



**CAMPBELLTOWN
CITY COUNCIL**

LOCAL PLANNING PANEL

28 SEPTEMBER 2022

MEETING NOTICE

Campbelltown City Council Local Planning Panel

The meeting of the Campbelltown City Council Local Planning Panel will be via Microsoft Teams on **Wednesday, 28 September 2022 at 3.00pm.**

MEETING AGENDA

1. ACKNOWLEDGEMENT OF COUNTRY

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

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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 your questions at the end of your submission.

Recommendations of the Panel

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

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

Information

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

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

Lindy Deitz
General Manager

4. REPORTS

4.1 Mixed use development including centre-based child care facility, shop top housing, cafe tenancy and basement car parking - 10 Wickfield Circuit, Ambarvale

Community Strategic Plan

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

Referral Criteria

In accordance with Section 4.8 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the consent authority for the subject development application is the Campbelltown Local Planning Panel due to the contravention of the maximum height of building standard imposed by the Campbelltown Local Environmental Plan 2015 by more than 10 per cent and due to the applicability of State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development.

Executive Summary

- Development Application 1786/2020/DA-C seeks approval for a mixed use development including a 91 place centre-based child care centre and shop top housing consisting of a retail tenancy (café), 29 units and basement car parking with 69 spaces located at 10 Wickfield Circuit, Ambarvale.
- The site is zoned B1 Neighbourhood Centre under the provisions of Campbelltown Local Environmental Plan 2015. The proposed development is defined as 'shop top housing' and 'centre-based child care centre', both of which are permissible with development consent in the B1 zone.
- In accordance with Council's Community Participation Plan, the proposal was notified and placed on public exhibition from 7 August 2020 to 31 August 2021. One submission was received. The amended application was notified and placed on public exhibition from 14 January 2022 to 14 February 2022. Two submissions were received.
- The main concerns raised in the submissions relate to construction impacts, traffic generation and landscaping along the southern site boundary.
- The main issues identified during the assessment of the proposed development are:
 - The development exceeds the maximum permitted height (26.8 per cent non-compliance) under the provision of Campbelltown Local Environmental Plan 2015 (CLEP 2015). The application is supported by a clause 4.6 variation request.
 - Non-compliance with Design Criteria 1 of Objective 3E-1 of the Apartment Design Guide for the required minimum dimension of deep soil zone.

- Non-compliance with Design Criteria 1 of Objective 4E-1 for the minimum compliant balcony area and associated balcony depth of apartments A201 and A203.
- Non-compliance with Design Criteria 1 of Objective 4G-1 for the required minimum internal storage requirements for 15 units.
- A satisfactory Detailed Site Investigation was provided in response to clause 4.6(3) of State Environmental Planning Policy (Resilience and Hazards) 2021.
- This application has been assessed against the provisions of Section 4.15 of the EP&A Act. Having regard to these provisions, the application is recommended for approval subject to recommended conditions of consent which are listed in attachment 1.

Officer's Recommendation

That the development application 1786/2020/DA-C for the construction of a mixed use development including a 91 place centre-based child care centre and shop top housing consisting of a retail tenancy (café), 29 units and basement car parking consisting of 69 spaces located at 10 Wickfield Circuit, Ambarvale, be approved subject to the recommended conditions contained in attachment 1.

Purpose

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

Property Description	Lot 2 DP 1185139 10 Wickfield Circuit, Ambarvale
Application No	1786/2020/DA-C
Applicant	St Arena Investments Pty Ltd
Owner	St Arena Investments Pty Ltd
Provisions	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy 65 - Design Quality of Residential Flat Development State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 Campbelltown Local Environmental Plan 2015 Campbelltown (Sustainable City) Development Control Plan 2015
Date Received	15 June 2020

History

Site and Surrounding Locality

The site, legally described as Lot 2 DP 1185139, is an irregular shaped allotment with a total site area of 2697 m². The site has a north and west street frontage to Wickfield Circuit and one street frontage to an unnamed laneway to the east. The laneway provides vehicular access to the adjoining Aldi supermarket and associated car parking area to the south of the site.

The site is void of development and does not have any formal vehicular or pedestrian access.

Low density residential development is located to the north and north-west of the site, separated by Wickfield Circuit.

In the broader context, the site is approximately 700 m walking distance from Thomas Reddall High School and 650 m walking distance from Ambarvale Public School.

The nearest bus stop (Stop ID: 2560401) is located 220 m from the site on Woodhouse Drive.

Proposed Development

The development application seeks consent for the construction of a mixed use development comprising a retail tenancy (café), a 91 place centre-based childcare facility, shop top housing consisting of 29 units and basement car parking consisting of 69 spaces.

The proposed development consists of 2 levels of basement car parking, a ground floor centre-based child care facility and a retail tenancy (café) and 3 levels of residential accommodation consisting of 29 dwellings.

The works also include a 1.2 m wide pedestrian pathway along the laneway frontage.

The development application includes the following specific works:

Level	Proposed works
Basement Level 1	<ul style="list-style-type: none"> - 16 commercial parking spaces - 23 child care facility parking spaces, including 12 staff parking spaces. - Bicycle storage for 6 bicycles - Child care facility lobby with lift access to ground floor. - Car wash bay space
Basement Level 2	<ul style="list-style-type: none"> - 30 residential parking spaces including 3 accessible spaces. - Storage associated with individual units. - Lift access to all levels.
Ground Level	<ul style="list-style-type: none"> - Driveway access from Wickfield Circuit western frontage - Internal designated loading area - Waste collection areas - Plant area - Substation within setback from western street frontage - Café (68 m²) presenting to Wickfield Circuit including a kitchen

	<p>and internal seating areas</p> <ul style="list-style-type: none"> - 91 place centre-based childcare facility: <ul style="list-style-type: none"> • 7.00 am to 7.00 pm • 1.8 m high acoustic fencing around the perimeter of the outdoor play area. • 639.06 m² outdoor play area • Playroom 1: 15 x ages 2 – 3 (49 m²) • Playroom 2: 20 x ages 2 – 3 (67 m²) • Playroom 3: 20 x ages 3 – 5 (68 m²) • Playroom 4: 20 x ages 3 – 5 (68 m²) • Playroom 5: 16 x ages 0 – 2 (65 m²)
Level 1	<ul style="list-style-type: none"> - 13 units consisting of the following: <ul style="list-style-type: none"> • 1 x 1 bedroom units • 12 x 2 bedrooms units - Common open space area
Level 2	<ul style="list-style-type: none"> - 13 units consisting of the following: <ul style="list-style-type: none"> • 12 x 2 bedroom units • 1 x 1 bedroom unit
Level 3	<ul style="list-style-type: none"> - 3 x 3 bedroom units - Outdoor gym - 2 x common open space areas with seating and a BBQ area for both

Report

1. Vision

1.1 Campbelltown 2032 Community Strategic Plan (CSP)

Campbelltown 2032 is the 10 year Community Strategic Plan for the City of Campbelltown. The CSP addresses 5 key strategic outcomes that Council and other stakeholders will work to achieve over the next 10 years:

- Outcome 1: Community and belonging
- Outcome 2: Places for people
- Outcome 3: Enriched natural environment
- Outcome 4: Economic prosperity
- Outcome 5: Strong leadership

The key outcome most relevant to the proposed development is Outcome 2: Places for people.

The strategy most relevant to this application is:

- 4.2.1: Support the growth, productivity and diversity of the local economy.

The application provides increased housing and business opportunities for the local Ambarvale economy.

2. Planning Provisions

The development has been assessed against the relevant matters for consideration under Section 4.15 of the EP&A Act.

2.1 State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 (SEPP Resilience and Hazards) requires the consent authority to consider whether the subject land of any development application is contaminated.

In accordance with clause 4.6(2) of the SEPP Resilience and Hazards, a preliminary site investigation (PSI) of the land was provided. The PSI found evidence of foreign materials on the site. Therefore, in accordance with clause 4.6(3), a Detailed Site Investigation (DSI) report was provided, prepared by Anderson Environmental, dated 10 August 2022. The DSI did not identify contamination considered to pose a risk to human health or the environment for the future land use of the development.

The DSI was prepared in accordance with industry practice and to the applicable NSW EPA and National Environmental Protection Council (NEPC) Guidelines as necessary under the provisions of SEPP (Resilience and Hazards).

Clause 4.2(3) of SEPP (Resilience and Hazards) is satisfied.

2.2 State Environmental Planning Policy (Biodiversity and Conservation) 2021

The development site is located within the Georges River Catchment and therefore the provisions of Chapter 11 of State Environmental Planning Policy (Biodiversity and Conservation) 2021 (SEPP Biodiversity) apply to the subject application.

Clause 11.4 Aims and Objectives

The general aims and objectives of this policy are:

- (a) To maintain and improve the water quality and river flows of the Georges River and its tributaries and ensure that development is managed in a manner that is in keeping with the national, State, regional and local significance of the Catchment.
- (b) To protect and enhance the environmental quality of the Catchment for the benefit of all users through the management and use of the resources in the Catchment in an ecologically sustainable manner.
- (c) To ensure consistency with local environmental plans and also in the delivery of the principles of ecologically sustainable development in the assessment of development within the Catchment where there is potential to impact adversely on groundwater and on the water quality and river flows within the Georges River or its tributaries.
- (d) To establish a consistent and coordinated approach to environmental planning and assessment for land along the Georges River and its tributaries and to promote integrated catchment management policies and programs in the planning and management of the Catchment.

- (e) (Repealed)
- (f) To provide a mechanism that assists in achieving the water quality objectives and river flow objectives agreed under the Water Reform Package.

The proposal does not conflict with any of the general aims or objectives of the policy.

The proposed development is also not anticipated to impact any of the general principles and specific planning principles in clauses 8 and 9 of the plan. Accordingly, the proposed development is unlikely to result in any impact to adjacent or downstream local government areas, or impact the Georges River in any way, and is therefore considered acceptable.

2.3 State Environmental Planning Policy 65 - Design Quality of Residential Flat Development

State Environmental Planning Policy 65 – Design Quality of Residential Flat Development (SEPP 65) applies to development for the purpose of a residential flat building, shop top housing or mixed use development with a residential accommodation component if –

- (a) the development consists of any of the following –
 - (i) the erection of a new building,
 - (ii) the substantial redevelopment or the substantial refurbishment of an existing building,
 - (iii) the conversion of an existing building, and
- (b) the building concerned is at least 3 or more storeys (not including levels below ground level (existing) or levels that are less than 1.2 m above ground level (existing) that provide for car parking), and
- (c) the building concerned contains at least 4 or more dwellings.

The development is for the erection of a shop top housing and the residential accommodation component is at least 3 storeys.

Part 4 Application of design principles

Clause 28 Determination of development applications

Design Review Panel

Clause 28(1) of SEPP 65 states that after receipt of a development application for consent to carry out development to which SEPP 65 applies and before it determines the application, the consent authority is to refer the application to the relevant design review panel (if any) for advice concerning the design quality of the development. Accordingly, the application was referred to the Campbelltown Design Review Panel. In accordance with Clause 28(2)(a), the consent authority included the advice obtained from the design review panel in Council's Request for Additional Information dated 3 November 2020.

The general comments provided by the Panel were as follows:

- The use mix and general building massing is a good fit for the location.
- The design is an appropriate response to a sloping site.
- The breach of the 9 m proposed height limit considered minor in the context of the whole development and is supported.
- On balance this is a thorough application which has generally addressed the ADG requirements.

Design Quality Principles

Clause 28(2)(b) of SEPP 65 states that the consent authority is to take into consideration the design quality of the development when evaluated in accordance with the design quality principles. Schedule 1 of the SEPP outlines 9 design quality principles that apply to residential flat development. An assessment of the design quality principles is provided in attachment 3.

Clause 30(2)(c) Standards that cannot be used as grounds to refuse development consent or modification of development consent

Clause 30(2)(c) of SEPP 65 states that development consent must not be granted if, in the opinion of the consent authority, the development or modification does not demonstrate that adequate regard has been given to –

- (a) the design quality principles, and
- (b) the objectives specified in the Apartment Design Guide for the relevant design criteria.

In accordance with (a) above, the application provides detailed compliance with the design quality principles prepared by Robert Del Pizzo of Architex (attachment 10). The relevant Design Criteria are also generally complied with, however, the application proposes the following non-compliances which are provided below:

- Design criteria 3E-1.1 requires that sites which are greater than 1,500 m² in area are to provide 7 per cent of the total site area as a deep soil zone and also the deep soil zone area is required to have a minimum dimension of 6 m. The proposed deep soil area, as indicated on Drawing No. 21, is 439.8 m² (16.3 per cent of the site), is greater than 7 per cent of the site. However, the minimum required dimension of 6 m is not achieved. The site is within a business zone and is considered satisfactory in the circumstances of this case. See section 8 of this report for further discussion.
- Design criteria 4E-1.1 requires that 2 bedroom apartments require a minimum balcony area size of 10 m² with a minimum depth of 2 m. Units A201 and A203 do not achieve the required 2 m balcony depth for the required 10 m². However, the total balcony area, including non-compliant depth, for both balconies is 17 m² which is considered useable and therefore satisfactory. See section 8 of this report for further discussion.
- Design criteria 4G-1.1 requires the following storage provisions, which specifies that 50 per cent of the required storage is to be located within the apartment:

Dwelling Type	Storage size volume
Studio apartments	4 m ²
1 bedroom apartments	6 m ²
2 bedroom apartments	8 m ²
3+ bedroom apartments	10 m ²

15 of the proposed 29 apartments do not comply with the required storage capacity internal to the unit. However, the combined total of internal and external storage exceeds the minimum standard for all units which is considered satisfactory. See section 8 of this report for further discussion.

Statement by a qualified designer

A development application that relates to residential apartment development must be accompanied by a statement by a qualified designer. Under Clause 50(1AB) of the Environmental Planning and Assessment Regulation 2000, the statement must be prepared by a qualified designer and must:

- (a) verify that he or she designed, or directed the design, of the development, and
- (b) provide an explanation that verifies how the development:
 - (i) addresses how the design quality principles are achieved, and
 - (ii) demonstrates, in terms of the Apartment Design Guide, how the objectives in Parts 3 and 4 of that guide have been achieved.

Robert Del Pizzo of Architex has provided the required verification (NSW Architects Registration Board No. 3972), dated 30 March 2021 (attachment 10) which also addresses the design quality principles.

2.4 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Educational Establishments and Child Care Facilities). SEPP (Child Care) is applicable to this development proposal. SEPP (Child Care) seeks to facilitate the effective delivery of child care facilities throughout NSW through simplifying standards and improving regulatory certainty which in turn ensures consistency.

Clause 22 Centre-based child care facility—concurrence of Regulatory Authority required for certain development

Clause 22 of the SEPP Infrastructure applies to development for the purpose of a centre-based child care facility if the development does not comply with regulation 107 or regulation 108 as provided in the below table:

Clause 22(1)	Assessment Response
(a) The floor area of the building or place does not comply with regulation 107 (indoor unencumbered space requirements) of the Education and Care Services National Regulations, or	Regulation 107 requires that a proposed development includes at least 3.25 m ² of unencumbered indoor space for each child. 295.7 m ² is required to be provided to cater for 91 children and 317 m ² is proposed over five indoor play areas. (see note below table)
(b) The outdoor space requirements for the building or place do not comply with regulation 108 (outdoor unencumbered space requirements) of those Regulations.	Regulation 108 requires that a proposed development includes at least 7.0 m ² of unencumbered outdoor space for each child. 637 m ² is required to be provided to cater for 91 children and 639.06 m ² is provided over 2 outdoor play areas. See note below table

Note: Clause 22(2) provides that the consent authority must not grant development consent to development that does not comply with regulation 107 or regulation 108 except with the concurrence of the Regulatory Authority.

Feedback was sought from the Regulatory Authority, being the NSW Department of Education, due to the outdoor play area being covered by the above floor residential levels above. The response from the NSW Department of Education details that concurrence is not applicable for the outdoor play area for the reasons listed below:

- While the majority of outdoor play areas are covered by the building structure above, the solar access plan and the landscape plans provided indicate areas that are open to the elements, and the area is open more than one third of the perimeter, therefore deeming it to be partially covered outdoor space. The plans also indicate that the outdoor roof will include a horizontal louvered awning which will further provide open areas for light and ventilation and that roof height is in excess of 2.8 m high.
- The landscape plans provided indicate the outdoor play areas have natural features such as sandpits, sensory gardens, children's gardens and natural materials such as mulch and wooden logs have been incorporated into the spaces. The landscape plans also indicate that a combination of different floor types and textures are included such as artificial turf with mounds, stepping logs and mulch.
- We note the concerns of Council regarding the outdoor space being covered in most areas however under the Child Care Planning Guideline (the Guideline) the space is deemed to be a partially covered natural outdoor space. The outdoor play area is open more than one third of the perimeter and has a clear roof height of 2.8 m, given the outdoor area is deemed as covered actual outdoor area, there is no requirement for concurrence on this application.

Accordingly, the proposed development complies with the required indoor and outdoor play area requirements per child, there is no requirement for concurrence from the Regulatory Authority under Clause 22(1). The response from NSW Department of Education is provided in attachment 16.

Clause 23 Centre-based child care facility—matters for consideration by consent authorities

Clause 23 of State Environmental Planning Policy (Child Care), provides that prior to determining a development application for the purpose of a 'centre-based child care facility', the consent authority must take into consideration any applicable provisions of the (the Guideline), in relation to the proposed development.

The Child Care Planning Guideline, produced by the NSW Planning and Environment Department in August 2017, "establishes the assessment framework to deliver consistent planning outcomes and design quality for centre-based child care facilities in NSW".

An assessment against the Child Care Planning Guideline is provided in attachment 4.

Clause 25 Centre-based child care facility—non-discretionary development standards

Clause 25 (2) provides non-discretionary development standards for the purposes of section 4.15(2) and (3) of the Act in relation to carrying out of development for the purposes of a centre-based child care facility:

Clause 25	Assessment Response
(a) location - the development may be located at any distance from an existing or proposed early education and care facility,	Noted.
(b) indoor or outdoor space (i) for development to which regulation 107 (indoor unencumbered space requirements) or 108 (outdoor unencumbered space requirements) of the Education and Care Services National Regulations applies—the unencumbered area of indoor space and the unencumbered area of outdoor space for the development complies with the requirements of those regulations, or	Regulation 107 requires that a proposed development includes at least 3.25 m ² of unencumbered indoor space for each child. 295.75 m ² required. 317 m ² provided in the following play rooms: Playroom 1: 15 x ages 2 – 3 (49 m ²) Playroom 2: 20 x ages 2 – 3 (67 m ²) Playroom 3: 20 x ages 3 – 5 (68 m ²) Playroom 4: 20 x ages 3 – 5 (68 m ²) Playroom 5: 16 x ages 0 – 2 (65 m ²) Satisfactory
	Regulation 108 requires that a proposed development includes at least 7.0 m ² of unencumbered outdoor space for each child. 637 m ² required. 639.06 m ² provided in the following play areas:

	Outdoor play area 1: 231.04 m ² Outdoor play area 2: 408.02 m ²
(ii) for development to which clause 28 (unencumbered indoor space and useable outdoor play space) of the Children (Education and Care Services) Supplementary Provisions Regulation 2012 applies—the development complies with the indoor space requirements or the useable outdoor play space requirements in that clause,	The indoor space requirements and the useable outdoor play space requirements comply with clause 28 of the Children (Education and Care Services) Supplementary Provisions Regulation 2012. A cot room is provided, accessed from playroom 5.
(c) site area and site dimensions – the development may be located on a site of any size and have any length of street frontage or any allotment depth,	Noted.
(d) colour of building materials or shade structures – the development may be of any colour or colour scheme unless it is a State or local heritage item or in a heritage conservation area.	The subject site is not a State or local heritage item. Accordingly, the development may be of any colour or colour scheme.

2.5 Education and Care Services National Regulations (National Regulation)

The physical environment of a child care facility must be safe, suitable and provide a rich and diverse range of experiences that promote children's learning and development. This fundamentally underpins the National Regulations covering education and care services, which need to be met before a child care facility can be given service approval to operate. An assessment against the relevant provisions of the National Regulation which are required to be satisfied by the Regulatory Authority, is provided in attachment 5. Compliance is achieved with all relevant provisions.

2.6 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

In accordance with Schedule 1 of the Regulations and SEPP 2004, a BASIX Certificate (Certificate No. 1107786M_03) has been submitted in support of the application demonstrating that the proposal achieves the BASIX targets. A condition of development consent has been recommended for the development to comply with the BASIX commitments.

2.7 Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Zoning

The site is zoned B1 Neighbourhood Centre under the provisions of CLEP 2015. The proposed development is defined as 'shop top housing' and 'centre-based child care facility'.

Shop top housing is defined as:

shop top housing means one or more dwellings located above ground floor retail premises or business premises.

Note: Shop top housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

Centre-based child care facility means:

- (a) a building or place used for the education and care of children that provides any one or more of the following:
 - (i) long day care,
 - (ii) occasional child care,
 - (iii) out-of-school-hours care (including vacation care),
 - (iv) preschool care, or
- (b) an approved family day care venue (within the meaning of the Children (Education and Care Services) National Law (NSW)),

Note. An approved family day care venue is a place, other than a residence, where an approved family day care service (within the meaning of the Children (Education and Care Services) National Law (NSW)) is provided.

but does not include:

- (c) A building or place used for home-based child care or school-based child care, or
- (d) An office of a family day care service (within the meanings of the Children (Education and Care Services) National Law (NSW)), or
- (e) A babysitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or
- (f) A child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium) to care for children while the children's parents are using the facility, or
- (g) A service that is concerned primarily with providing lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or providing private tutoring, or
- (h) A child-minding service that is provided by or in a health services facility, but only if the service is established, registered or licensed as part of the institution operating in the facility.

The proposed development satisfies the above definitions of shop top housing and centre-based child care facility and is therefore permissible with development consent in the B1 Neighbourhood Centre zone.

Clause 2.3 Zone objectives and Land Use Table

In accordance with clause 2.3 of CLEP 2015, the consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone. Accordingly, the objectives of the B1 Neighbourhood Centre zone are as follows:

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.
- To support public transport patronage and encourage walking and cycling.
- To achieve an accessible, attractive and safe public domain.
- To allow small-scale residential development in conjunction with retail, business and commercial uses in a manner that increases the vitality of the surrounding neighbourhood.

The development has considered the above objectives as follows:

- The development includes 29 residential units and the construction of a small scale café and centre-based child care facility which are uses that would assist in serving the needs of the Ambarvale population whilst increasing the vitality of the surrounding neighbourhood.
- The development includes a café and a centre-based child care facility which will serve the local community.
- The development incorporates bicycle parking and includes the construction of a pedestrian path along the unnamed laneway which assists with providing safe pedestrian access to the commercial development to the south of the site which currently does not exist.
- The development includes an attractive, accessible public domain area which includes footpath construction and street tree plantings on site that is currently void of vegetation.

Part 4 Principal Development Standards

Clause 4.3 Height of buildings

Clause 4.3(2) of CLEP 2015 prescribes that the height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map. The Height of Buildings Map identifies a maximum building height of 9 metres for the proposed development site.

The objectives of Clause 4.3 are as follows:

- (a) to nominate a range of building heights that will provide a transition in built form and land use intensity across all zones,
- (b) to ensure that the heights of buildings reflect the intended scale of development appropriate to the locality and the proximity to business centres and transport facilities,
- (c) to provide for built form that is compatible with the hierarchy and role of centres,

- (d) to assist in the minimisation of opportunities for undesirable visual impact, disruption to views, loss of privacy and loss of solar access to existing and future development and to the public domain.

The proposed maximum height of the development is 11.43 m, resulting in a non-compliance of 2.43 m (26.8 per cent variation). The application includes a Clause 4.6 objection prepared by Think Planners (dated 1 September 2022) in respect of this standard, which is assessed below.

Clause 4.6 Exceptions to development standards

Clause 4.6 of CLEP 2015 provides that development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument, where certain matters are met.

The objectives of Clause 4.6 are to:

- (a) To provide an appropriate degree of flexibility in applying certain development standards to particular development,
- (b) To achieve better outcomes for and from development by allowing flexibility in particular circumstances.

The above clause provides a degree of flexibility in the application of certain development standards where the applicant has provided sufficient justification satisfying the provisions of Clause 4.6 and where the consent authority is satisfied of certain prescribed matters.

Building Height

In this instance, the development application is seeking departure from Clause 4.3 Building Height. The proposed development exceeds the applicable maximum building height numerical standard of 9 m, which is not a development standard that is expressly excluded from the operation of this clause.

Development departure	Clause 4.3 Building Height of CLEP - Maximum height is 45m as per the Height of Buildings map
Is the planning control a development standard	Yes - Clause 4.3 under the provisions of CLEP 2015.
4.6(3) Written request submitted by applicant contains a justification:	
(a) That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and	<p>The written variation request submitted with the development application provides written justification as to why compliance with the development standard is both unreasonable and unnecessary.</p> <p>The applicant has provided the following comments in addressing why compliance with the height development standard is unreasonable or unnecessary in this case as the proposal satisfies the objectives of the control (clause 4.3 of CLEP), as summarised:</p> <ul style="list-style-type: none"> - In relation to object (a) and (b), the overall height of the development presents as a compatible form of development in the context of surrounding development and the recently constructed development to the north and as such the building height as

	<p>proposed will provide a suitable land use intensity of the site in a B1 context. This height, despite the variation, reflects the intended scale of the development appropriate to the locality. It is noted that the extent of topographical fall on the site, being approximately 5 m, is a large driver of the breach in height standard on the site and a suitable design response is the 2 building volumes proposed and ensuring a compliant 'edge' to the buildings to the public domain areas (other than for the frame elements and a parapet element to Building B).</p> <ul style="list-style-type: none"> - In relation to objective (c), the built form is a shop top housing form of development of 3-4 storeys and is compatible with the hierarchy and role of the Ambarvale Neighbourhood Centre and reflective of the scale of intended within a B1 context and this is particularly the case because the extent of breach to the height standard is focussed centrally to Building A to the rooftop area and to a portion of Building B that is not highly visible from the public domain. In short a 3 storey presentation to the street frontage is what is anticipated for development in a B1 zone with a 9 m height limit. - In relation to objective (d): - The upper level of the building is recessed in so that the top of the building will not be visually prominent when viewed from the street level, noting a 3 storey presentation is generally maintained to the street frontages. - The height protrusion will not be highly visible from the adjoining properties. - The site sits lower than the adjoining shop top housing to the east which adopts a 4 storey form and sits higher in terms of topography. - This development will sit comfortably in the streetscape when considering its relationship to adjoining properties despite the height breach and will not have an undesirable visual impact. - The departure to the height control maintains satisfactory sky exposure to daylight to buildings, key areas and the public domain as well as surrounding developments. - The proposal presents a high quality urban form and provides suitable daylight access to surrounding properties. - The building height and associated height breach will not impact on existing view corridors or generate any additional privacy impacts and the development has been carefully designed to minimise amenity impacts to adjoining properties and does not prejudice redevelopment of nearby properties.
<p>(b) That there is sufficient environmental planning grounds to justify contravening the development standard.</p>	<p>The written request from the applicant does detail that there is sufficient environmental planning grounds to justify contravening the development standard.</p> <p>The following justification is put forward in the applicant's request in relation to the objects of the EP&A Act as set out below:</p> <p>(g) to promote good design and amenity of the built environment,</p> <p>(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,</p>

	<p>Building A</p> <ul style="list-style-type: none">- Penetration of the height limit for the front building is a direct consequence of the design of the proposed development which incorporates a communal rooftop terrace to the front building facing the street. The proposal as designed seeks to maximise amenity for future occupants via the provision of this communal rooftop open space area. Proposed rooftop structures i.e. lift overrun, lobby, seating, bbq facilities are directly correlated to the design, function and intended use of the rooftop communal open space area which forms an integral part of the proposed development. The structures service the rooftop communal open space area which has been provided to benefit the future occupants of the site. The non-compliance relates to features of the property which will significantly improve the amenity of the occupants. The additional height facilitates the delivery of the rooftop common area that facilitates the provision of a quality common open space that is partly covered to enable year round use and also enables compliance with the required solar access at mid-winter that would not be achievable in the absence of the rooftop common area.- The frame element to unit A202 facilitates a suitable design response and 'ties in' the architecture of the building and also serves as a cover over the balcony. <p>Building B</p> <ul style="list-style-type: none">- The departure is largely due to the site topography of the broader site which has a fall from RL 93 at the south-east corner to 88.32 at the north-west corner (approx. 5 m fall). This has resulted in the 2 buildings over the common basement and ground floor areas with the staggering of the buildings without creating unnecessary 'steps' in the floor plates that would undermine the commercial and residential uses in terms of functionality and useable. Hence the topography is a key driver of the breach on the site.- The cross-fall from south to the north means that the northern part of the upper level units protrudes above the height standard-namely the 3 x 3 bedroom units. The building needs to adopt a 'flat' floor plate for accessibility and buildability reasons and as a result the southern area is compliant and the northern edge varies the standard.- A step in the building throughout the whole of Building B (within individual units and the ground floor child care centre) would be necessary to strictly follow the topography and this would be a poor outcome and create accessibility issues and adverse amenity issues. It is preferred that a flat floor plate be achieved to the child care and residential units from an environmental planning perspective as it maximises accessibility and useability of the child care centre and units and the height breach facilitates this and is a preferred outcome.- The penetration of the height limit is also a consequence of the design of the proposed development which incorporates a communal rooftop terrace to this facing westwards towards the street with a roof structure over. The proposal as designed seeks to maximise amenity for future occupants via the provision of this communal rooftop open space area with a component with a roof
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	<p>for suitable shading (which does breach the height limit). Hence the rooftop structures i.e. lift overrun, lobby, seating, shade element, bbq facilities are directly correlated to the design, function and intended use of the rooftop communal open space area which forms an integral part of the proposed development. The structures service the rooftop communal open space area which has been provided to benefit the future occupants of the site. The non-compliance relates to features of the property which will significantly improve the amenity of the occupants as there is no quality communal areas available at the ground level owing to the site topography and orientation (i.e. ground floor COS would be a poor outcome). This area also overlooks the sportsfield which gives amenity to residents. The additional height facilitates the delivery of the rooftop common area that facilitates the provision of a quality common open space that is partly covered to enable year round use and also enables compliance with the required solar access at mid-winter that would not be achievable in the absence of the rooftop common area.</p> <ul style="list-style-type: none"> - Frame element to unit B202 facilitates a suitable design responsive and 'ties in' the architecture of the building and also serves as a cover over the balcony.
<p>4.6(4)(a) Consent authority is satisfied that:</p>	
<p>(i) The applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and</p>	<p>Compliance with the development standard is unreasonable or unnecessary</p> <p>In response to the comments raised above (3)(a), it is agreed that strict compliance with the applicable height control is unreasonable and unnecessary having regards to the following matters:</p> <ul style="list-style-type: none"> - In accordance with Test 1 of Wehbe (Wehbe v Pittwater Council), the objectives of the standard are achieved notwithstanding non-compliances with the standard. <p>The proposed development is consistent with the objectives of the standard for the following reasons:</p> <p>(a) to nominate a range of building heights that will provide a transition in built form and land use intensity across all zones,</p> <ul style="list-style-type: none"> - The site has a prescribed height limit under CLEP 2015 of 9 m. - The 9 m height limit applies to the Ambarvale centre, which includes the Ambarvale Sports Complex to the west, Thomas Reddall High School to the north, the development at 41 Woodhouse drive to the east and the sites along the western side of Woodhouse Drive to the south of the site. - The proposed height variation does not create an imbalance in the hierarchy of the height limit. The majority of the proposed built form complies with the height limit control. <p>(b) to ensure that the heights of buildings reflect the intended scale of development appropriate to the locality and the proximity to business centres and transport facilities</p> <ul style="list-style-type: none"> - The scale of the development is the intended scale of development for the B1 Neighbourhood Centre zone, being 3

	<p>storeys.</p> <ul style="list-style-type: none"> - The development largely reads as 3 storeys from the public domain, which is the intended scale of development with a 9 m height limit. <p>(c) to provide for built form that is compatible with the hierarchy and role of centres,</p> <ul style="list-style-type: none"> - It is not considered that the height breach will disrupt the hierarchy of the Ambarvale mixed use/business centre, given the location of the height breach. The maximum height of 9 m for the site is the highest maximum height permitted within the Ambarvale centre. <p>(d) to assist in the minimisation of opportunities for undesirable visual impact, disruption to views, loss of privacy and loss of solar access to existing and future development and to the public domain.</p> <ul style="list-style-type: none"> - The development does not impact views, create privacy issues or result in any significantly overshadowing impacts, particularly to the residential component of No. 41 Woodhouse Drive. - The development creates a desirable public domain interface, and proposes a safe pedestrian connection between the residential zoned land to the north of the site along the unnamed laneway. <p>Sufficient environmental planning grounds</p> <p>The detailed environmental planning grounds provided (summarised in response to clause 4.6(3)(b)), justifies contravening the development standard. The reasons put forward in the applicant's written request focus on the consequence of the design to provide a communal open space, on both Building A and Building B, which includes associated roof terrace area to facility increased amenity for the occupants of the development.</p> <p>The request also details that the height breaches on Unit A202 and B202 is necessary to facilitate a suitable design that is responsive and 'ties in' with the architecture of the building. The frame element height breach also provides amenity to the residence of Unit A202 and B202 as the architectural element provides weather protection over the balcony which is agreed.</p> <p>Further, specifically in relation to Building B, the request also details that the sites topography has a fall from RL 93 at the south-east corner to 88.32 at the north-west corner (approximately 5 m fall). The topography has resulted in the 2 buildings over the common basement and ground floor areas with the staggering of the buildings without creating unnecessary 'steps' in the floor plates that would undermine the commercial and residential uses in terms of functionality and useable. Hence, the topography is a key driver of the breach on the site.</p>
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<p>(ii) The proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and</p>	<p>Consistent with the objectives of the particular standard</p> <p>As discussed and detailed above, the proposed development is in the public interest as the objectives of the height standard are met.</p> <p>Consistent with the objectives for development within the zone</p> <p>The site is within a B1 Neighbourhood Centre zone. The relevant objectives of this zone are:</p> <ul style="list-style-type: none"> - To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. - To support public transport patronage and encourage walking and cycling. - To achieve an accessible, attractive and safe public domain. - To allow small-scale residential development in conjunction with retail, business and commercial uses in a manner that increases the vitality of the surrounding neighbourhood. <p>The proposal is in the public interest as the objectives of the B1 Neighbourhood Centre zone are met as detailed below:</p> <ul style="list-style-type: none"> - The development includes a café and centre-based child care facility which will serve the local community. - The development incorporates bicycle parking and includes the construction of a pedestrian path along the unnamed laneway which assists with providing safe pedestrian access to the commercial development to the south of the site which currently does not exist. - The development includes an attractive, accessible public domain area which includes footpath construction and street tree plantings on the site that is currently void of vegetation. - 29 residential units are proposed, which would increase the vitality of the surrounding neighbourhood.
<p>(b) The concurrence of the Secretary has been obtained.</p>	<p>Local Planning Panel may assume concurrence.</p>

In the circumstances of this case, it is considered appropriate in this instance to apply a degree of flexibility when applying clause 4.3 of CLEP 2015 having regard to the assessment carried out in the above table.

Clause 4.3A Height restrictions for certain residential accommodation

The objective of Clause 4.3A is to limit the number of storeys of certain types of residential development. Clause 4.3A(2) limits a dwelling that forms part of shop-top housing to 2 storeys. All of the proposed units within the proposed building would be single storey. The proposed development satisfies Clause 4.3A.

Clause 7.10 Essential Services

Clause 7.10(a) states that development consent must not be granted to development unless the consent authority is satisfied that any of the services, listed in the table below, that are

essential for the development are available or that adequate arrangements have been made to make them available when required:

Clause 7.10`	Assessment Response
(a) the supply of water	<p>A response was received from Sydney Water on 31 August 2020 which provided the following:</p> <ul style="list-style-type: none"> - The site has frontage to a 100 mm water main in Wickfield Circuit. - This main is supplied from a 250 mm trunk main located 70 m east of the site in Woodhouse Drive – Campbelltown South supply system. - The existing 100 mm water main has adequate capacity to service the proposed development. Amplifications may be required. <p>Satisfactory – recommended condition of development consent for a Section 73 Certificate.</p>
(b) the supply of electricity	<p>Provision has been made for a padmount substation to the western side of Building B.</p> <p>The application was referred to Endeavour Energy for comment.</p> <p>A condition of development consent has been recommended requesting the submission of documentary evidence from Endeavour Energy confirming that satisfactory arrangements have been made for the connection of electricity and the design requirements for the required padmount substations, prior to the release of the construction certificate.</p> <p>Satisfactory – subject to the above recommended condition.</p>
(c) the disposal and management of sewage	<p>Satisfactory – recommended condition of development consent for a Section 73 Certificate.</p> <p>A response was received from Sydney Water on 31 August 2020 which provided the following:</p> <ul style="list-style-type: none"> - The site is traversed by a 150 mm sewer main which discharges to a 750 mm trunk main located 75 m west of the site. - The developer will be required to deviate the existing sewer main outside of the proposed building/basement footprint. - The existing 150 mm sewer main should have adequate capacity to service the proposed development. - The developer will need to provide detailed hydraulic information at the Section 73 application phase. Detailed servicing

	requirements will also be provided at the Section 73 application phase.
(d) stormwater drainage or on-site conservation	The proposed stormwater drainage has been assessed by Council's engineers and is satisfactory, subject to recommended conditions of consent.
(e) suitable road and vehicular access	Road and vehicular access has been assessed by Council's engineers and is satisfactory, subject to recommended conditions of consent.
(f) telecommunication services	Satisfactory - subject to a recommended condition of development consent.
(g) the supply of natural gas	N/A - gas not proposed.

3. Section 4.15(1)(a)(ii) Any Proposed Instrument

There are no relevant draft instruments.

4. Section 4.15(1)(a)(iii) Any Development Control Plan

4.1 Campbelltown (Sustainable City) Development Control Plan 2015

Part 2 - Requirements Applying to All Types of Development

An assessment of the relevant sections of the Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP) is provided in attachment 6.

The non-compliance with SCDCP is discussed below.

Part 5.7.3(a)(ii) of SCDCP requires that mixed use development is setback 3 m from the secondary street boundary. A portion of the balcony area associated with units B108 and B208 in Building B are setback 2 m from the laneway, resulting in a non-compliance of 1 m.

The objectives of Part 5.7 are as follows:

- Encourage high quality, mixed-use development within the local and neighbourhood centres, which is innovative and responsive to the site's environmental characteristics and setting.
- Encourage quality designed mixed use development that makes a positive contribution to the streetscape and the locality.
- The ensure a high level of amenity for the occupants of mixed-use development, and adjoining occupants of dwellings.

The majority of the development is setback to comply with the minimum 3 m setback. The proposed setback from the laneway is considered satisfactory, particularly as the non-compliant setback only applies to a portion of a secondary street setback. The partial reduced setback does not detract from the high quality design of the development.

5. Section 4.15(1)(a)(iia) Any Planning Agreement that has been entered into under Section 93F, or any draft planning agreement that a development has offered to enter into under Section 93F

There are no planning agreements entered into or any draft agreement offered to enter into under Section 93F which affect the development.

6. Section 4.15(1)(a)(iv) The Regulations

Applicable Regulation considerations including demolition, compliance with the Building Code of Australia, compliance with the *Home Building Act*, PCA appointment, notice of commencement of works, sign on work sites, critical stage inspections and records of inspection have been addressed by appropriate consent conditions.

7. Developer Contributions

Section 7.11 development contributions are applicable to the proposed development as specified by Campbelltown Local Infrastructure Plan 2018. Accordingly, a condition of consent has been recommended.

8. Section 4.15(1)(b) The likely impacts of development

Section 4.15(1)(b) of the EP&A Act requires the consent authority to assess the developments potential impacts on the natural and built environment.

The key matters for consideration when identifying the potential impacts as a result of the development on the natural and built environment are provided below.

- Deep soil zones
- Balcony depth
- Storage
- Waste servicing
- Flooding
- Acoustic impacts
- Child care facility - plan of management
- Footpath connectivity
- Traffic matters
- Tree removal and protection
- Street Tree Plantings
- Access
- Crime Prevention Through Environmental Design

Deep Soil Zones

Design criteria 3E-1.1 requires that sites which are greater than 1,500 m² in area are to provide 7 per cent of the total site area as a deep soil zone and also the deep soil zone area is required to have a minimum dimension of 6 m.

The proposed deep soil area, as indicated on Drawing No. 21, is 439.8sqm (16.3per cent of the site), which is greater than 7 per cent of the site is a deep soil zone, however the minimum required dimension of the deep soil zone of 6 m is not achieved.

The objectives of 3E-1 is provided as follows:

- Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality

The design guidance for the deep soil zone criteria provides that achieving the design criteria may not be possible on some sites including where there are non-residential uses proposed at ground level. The site is also within a business zone. Accordingly, the reduced dimension of the deep soil areas is not considered to result in undesirable amenity impacts as there are no residential units on the ground level.

Balcony Depth

Design criteria 4E-1.1 requires that 2 bedroom units require a minimum balcony area size of 10 m² with a minimum depth of 2 m, 9 m² of compliant balcony size is proposed for units A201 and A203, not achieving the required 2 m balcony depth for the required 10 m². However, the total balcony area, for both balconies, including the non-compliant depth area, is 17m².

The objective of 4E-1 is provided as follows:

- Apartments provide appropriately sized private open space and balconies to enhance residential amenity.

In this case, the non-compliant balcony depth (1.4 m depth) included in the total 17 m² size is considered useable and is not deemed to significantly impact the residential amenity of unit A201 and A203.

Storage

Design criteria 4G-1.1 requires the following storage provisions, 50 per cent of the required storage is to be located within the unit:

Dwelling Type	Storage size volume
Studio apartments	4 m ²
1 bedroom apartments	6 m ²
2 bedroom apartments	8 m ²
3+ bedroom apartments	10 m ²

15 of the proposed 29 units do not comply with the required internal storage.

The objective of 4G-1 is provided as follows:

- Adequate, well designed storage is provided in each apartment.

The table below provides the combined total area of the internal and external storage exceeds the minimum standard for all units. The location of the external storage is accessible and has the capacity to store larger items. The non-compliance is considered satisfactory in the circumstances of this case.

Apartment	Required storage (m ²)	Proposed internal storage (m ²)	Proposed external storage (m ²)	Total storage (m ²)
A101	8	7.2	7.5	14.7
A103	6	2.4	6.7	9.1
A104	8	3.4	7.1	10.5
A201	8	3.15	10.7	13.85
A203	6	2.4	10.7	13.1
A204	8	3.4	9.35	12.75
B101	8	3.15	17	20.15
B103	8	3.15	11.55	14.7
B108	8	3.3	6.5	9.8
B201	8	3.15	6.5	9.65
B203	8	3.15	6.5	9.65
B208	8	3.3	6.7	10
B301	10	4.5	6.7	11.2
B302	10	4.7	13.44	18.14
B303	10	1.8	13.65	15.45

Waste Servicing

The Waste Management Plan, prepared by Loka Consulting Services (dated 31 March 2021), details the anticipated waste generation, management and collection provisions for the ongoing operation of the development.

The relevant waste servicing arrangements for the site are detailed below:

- The designated internal waste servicing area is within Building B and is accessed from the south western frontage of the site.
- The loading bay is designed with a height clearance of 4.1m to facilitate waste to be collected in 240 L and 660 L bins to be collected.
- Residential recycling collection, undertaken by Council, is to occur from the kerb until such time that recycling vehicles are able to access the designed internal waste collection area.

Overall, waste servicing is considered satisfactory subject to recommended conditions of consent regarding the development to be carried out in accordance with the details provided in WMP, construction requirements of the waste area and the requirement of a waste contractor to service the café and child care facility of the proposed development.

Flooding

Council's City Infrastructure Section provided the following in relation to flooding impacts for the site dated 5 May 2021:

- The subject property is not a Flood Control Lot as defined below however since the applicant has proposed significant cutting on site; it will change the flooding scenario for the site. The proposed driveway design is required to consider the impact of both localised and basin flooding.
- The crest on the drive (leading to the basement) and all building openings to the basement being proposed at PMF level of RL 88.4 metres AHD which complies with Council's requirement. It is also noted that the proposed childcare floor levels are proposed to be at the same level of RL 88.4 metres AHD.
- It is noted that the proposed floor level of the loading bay has been raised to RL 87.55 metres AHD which complies with Council's requirement.

The proposed levels of the development comply with Council's requirements.

Acoustic Impacts

An Acoustic DA Assessment Report, prepared by Acouras Consultancy (dated 23 March 2021), was lodged with the development application. The report was reviewed by Council's Senior Environment Officer who was satisfied with the report and associated recommendations.

The report recommends the following operation and construction requirements for the centre-based child care facility which are included in the recommended conditions of consent (attachment 1):

Childcare centre

- The ground level play area is located below the natural ground level, and on the natural ground level there is a 1.8 m high solid masonry/glass barrier around the perimeter of the outdoor play area, with no gaps in the barriers.
- On the ground level, the outdoor play area is partially covered by the underside of the building (level 1 above). The underside of the outdoor play area is to be lined with sound absorption material (min. NRC 0.5), such as Acoufelt or CSR Martini.
- Restricted outdoor activity before 9.00 am or after 5.00 pm
- If any pre-recorded music is played in the indoors activity rooms, it is recommended that all doors and windows are closed.
- The children activity noise level is expected to comply at the nearest receivers (41 Woodhouse Drive, 5 Wickfield Circuit and 8 Wickfield Circuit) with a maximum of 40 children aged 2 to 5 years. It is noted, there are no restrictions for children aged 0 to 2 years.

Façade glazing and building façade construction requirements

- The report specifies façade glazing and building façade construction requirements for the building which are recommended as conditions of development consent.

Mechanical services

- The report provides that the design and selection of mechanical equipment has not been finalised. A condition of consent has been recommended for a detailed assessment of all mechanical plant and equipment will be conducted to ensure compliance with the EPA and DCP noise criteria prior to the issue of any construction certificate.

Common area

- The report recommends the following measures for the users of the outdoor common open space and outdoor gym on level 3:
 - Not to use the common open space, outdoor gym and surrounds between the hours of 10.00 pm and 7.00 am.
 - Whilst using the area, not create any or allow any noise to be created (such as amplified music) which is likely to interfere with the peaceful enjoyment of the other residents or residents of the surrounding properties.
 - The areas are not to be used for commercial functions at any time.

It is also recommended that signs be placed in the common areas for users of the area to be considerate of other residents within the building and nearby residential neighbours and keep noise to a minimum when using the facilities.

Child Care Facility - Plan of Management

A plan of Management for the child care facility use has been provided (attachment 19), prepared by Architex (dated 29 March 2021).

The Plan recommends that the facility arranges staggered starting and finishing times as follows:

Age range	Start/finish time range
Morning period	
3 - 5 years	Start between 7.00 am and 8.00 am
0 - 3 years	Start between 8.00 am and 9.00 am
Afternoon period	
3 - 5 years	Finish between 5.00 pm and 6.00 pm
0 - 3 years	Finish between 4.00 pm and 5.00 pm

In accordance with the recommendations of the Acoustic DA Assessment report, prepared by Acouras Consultancy (dated 23 March 2021), in order for the centre to comply with the predicted cumulative noise limit from the outdoor play area, a maximum of 40 children aged between 2 to 5 years within the outdoor play areas at any one time, noting there is no restriction for the proposed 16 children aged 0 to 2 years. Accordingly, a condition of consent is recommended that the Plan of Management incorporate a play schedule which includes a maximum of 40 children aged 2 to 5 years to occupy the outdoor play area at any one time. It is noted that there are no restrictions for the proposed 16 children aged 0 to 2 years.

A condition of development consent has also been recommended for the plan of management to include the operational measures as provided in the Acoustic DA Assessment Report and Waste Management Plan.

Footpath connectivity and kerb construction

The unnamed laneway located between the subject site and 41 Woodhouse Drive, Ambarvale currently includes a mountable kerb. A footpath is proposed adjacent to the laneway to provide pedestrian connectivity to the Aldi supermarket.

A condition of consent has been recommended for the kerb to be changed to that of an upright design to assist in the protection of pedestrians from vehicles accessing the laneway.

Traffic Matters

A Traffic Management Report, prepared by LOKA Consulting Engineers, dated 1 November 2021, was provided with the development application.

The report provides that it is likely that the proposed development will result in a change in the traffic generation by approximately 57 additional vehicle trips per hour during morning peak and 24 additional vehicle trips per hour during afternoon peak and 31 additional vehicle trips per hour for evening peak. The traffic generation of the proposed development does not affect the level of service at all intersections.

The report was reviewed by Council's engineers who did not raise any concern regarding the traffic generation.

Tree Removal and Protection

A Tree Health and Longevity report', prepared by Anderson Environmental (dated 23 March 2021), was lodged with the development application. The report identified that all trees within the site are proposed to be removed. It is considered that the proposed landscaping plan includes sufficient replacement plantings.

The report also identifies trees in close proximity to the southern property boundary on the adjoining Aldi site. The trees on the adjoining Aldi site are identified as Trees 28-31.

The report details that Tree 28, Tree 30 and Tree 31 are too far away from the proposed development works to be impacted. Tree 28 is however close enough to the boundary to be potentially impacted. The report details that tree 29 requires a TPZ of 3.84 metres, and should not be significantly impacted by the proposed works.

A condition of development consent has been recommended for all works within the TPZ of Tree 29 to be supervised by an arborist with a minimum qualification of AQF and for tree protection measures for Tree 29 to be in place prior to the commencement of any works.

Street Tree Plantings

The application proposes spotted gums (*Corymbia maculata*) with an established pot size of 100 litres to be planted along the sites frontages to Wickfield Circuit and a variegated spotted gum species to the laneway frontage. These species are supported as they will establish within the streetscape as a tall canopy species.

Council's Coordinator of Open Space is satisfied regarding the proposed street tree plantings subject to the recommended conditions of consent requiring a plan to be provided detailing the following matters, prior to the issue of any construction certificate:

Prior to the issue of any construction certificate.

- A service-offset table for all below- and above-ground service allocations in the nature strips.
- A detailed schedule of all proposed trees, shrubs, groundcovers and turf, including botanical names, common names, pot sizes, sizes at maturity, plant densities and quantities of each plant with reference to the relevant Australian Standards and NATSPEC specification for trees.
- The extent of all tree pits where trees are to be containerised including the required soil volume and soil area.
- Show sightlines at intersections where landscaping is required within the road reserve including median and roundabout plantings.
- Provide details of any specific planting techniques, including but not limited to, planting methodology, maintenance, or any other requirements.

Access

Council's Building Specialist raised no objection in relation to disability access for the development and the following conditions were recommended:

- All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code).
- Access and services for people with disabilities shall be provided to the building in accordance with the requirements of the Access to Premises Standard 2010 and the National Construction Code. Detailed plans, documentation and specification must accompany the application for a Construction Certification to the satisfaction of the appointed Principal Certifier.

Crime Prevention Through Environmental Design

The development application was referred to New South Wales Police for review regarding the principles of Crime Prevention Through Environmental Design (CPTED). The NSW Police supported the development and recommended the following:

- Ensure that CCTV cameras are installed effectively around the premises, in accordance with Australian Standards. Suitably trained staff in the operation of the CCTV system should always be working.
- Lighting should be designed to the Australian Standards or higher
- Adequate lighting should be used when operating CCTV cameras during times of low light and darkness.
- Ensure that lighting illuminates pedestrian routes, dwelling entries, internal and external communal areas.

- Post warning signs around the perimeter of the business to warn intruders of what security treatments have been implemented to reduce opportunities for crime.
- A graffiti management plan is required to ensure graffiti attacks are removed within a 48 hour period
- The premises is to be fitted with single cylinder locksets which comply with the BCA.
- Shatter resistant film applied to the café windows.
- Locks to Australian Standard to be fitted to the storage ages in the basement.
- Mailboxes to be fitted with locks to Australian Standards.

The above recommendations are recommended as a condition of development consent for the development.

9. Section 4.15(1)(c) The Suitability of the Site for the Development

The proposal is considered appropriate with regard to the zoning of the subject site and is not anticipated to have adverse impacts on the immediate or surrounding locality.

10. Section 4.15(1)(d) Any Submissions Made in Accordance with This Act or the Regulations

The application was publicly exhibited and notified to nearby and adjoining residents on two occasions (once for the original proposed and once for the amended plans). The initial public notification occurred between 7 August 2020 and 31 August 2020. One submission was received during this period which detailed in-principle support for the proposed development. The application was re-notified and exhibited from 14 January 2022 to 14 February 2022. Council received 2 submissions during this period. The submissions have been grouped into issue, details and Council's assessment report in the table below.

Issue	Details	Response
Landscaping	The proposed landscaping does not adequately screen the southern boundary interface between the development and the ALDI store. Inadequate interface landscaping along the southern boundary.	The proposed landscaping is considered satisfactory.
Construction impact concerns	Concerns relating to adjoining commercial parking area (ALDI site), being utilised for construction workers associated with the subject development.	Recommended condition of consent included for a Construction Environmental Management Plan to be prepared in relation to the development. Part of the plan is to detail the vehicle parking location of the vehicles associated with the construction of the development. The condition notes that the vehicles are not to use the adjoining commercial site.
Parking	General parking concerns for users of the development utilising the adjoining car parking area associated with a	The proposed development includes sufficient internal car parking to service the development and does not rely on

Issue	Details	Response
Traffic concerns	<p>commercial use.</p> <p>Wickfield Circuit is already busy without additional traffic.</p> <p>Concerns relating to potential for cut through driving through the ALDI car park particularly for drop offs and pick ups associated with the child care facility.</p>	<p>external car parking areas.</p> <p>A Traffic Management Report, prepared by LOKA Consulting Engineers, dated 1 November 2021, was provided with the development application.</p> <p>The report provides that it is likely that the proposed development will result in a change in the traffic generation by approximately 57 additional vehicle trips per hour during morning peak and 24 additional vehicle trips per hour during afternoon peak and 31 additional vehicle trips per hour for evening peak. The traffic generation of the proposed development does not affect the level of service at all intersections.</p> <p>The report was reviewed by Council's engineers who did not raise any concern regarding the traffic generation resulting from the development.</p> <p>Further, the development application does not seek to utilise the adjoining commercial car park or change the existing access measures currently in place.</p> <p>However, a condition of development consent is recommended for the child care facility plan of management to specify that vehicles associated with child drop off/pick up are not to occur on the development site.</p>
Building Design	Obstructive and an eyesore.	<p>Details specific to the obstructive nature and the reasons why the building design is an 'eyesore' were not provided.</p> <p>It is considered that the development is an appropriate design for the site.</p>

11. Section 4.15(1)(e) The Public Interest

The public interest is a comprehensive requirement that requires consent authorities to consider the long term impacts of development and the suitability of the proposal in a larger context. Implicit to the public interest is the achievement of desired environmental and built form outcomes adequately responding to and respecting the desired future outcomes expressed in environmental planning instruments and development control plans.

In this instance, the proposed development is considered appropriate with consideration to the zoning and the future desired character of the Ambarvale business area.

Approval of the proposed development is considered to be in the public interest.

Conclusion

This application has been assessed against the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979*. The proposed development is permissible with consent under the provisions of Campbelltown Local Environmental Plan 2015 and is consistent with the objectives of the B1 Neighbourhood Centre zone. A Clause 4.6 in relation to a height variation request accompanied the development application and is supported.

The development is generally consistent with State Environmental Planning Policy 65 - Design Quality of Residential Flat Development and the Apartment Design Guide. Variations to Design Criteria for deep soil zones, balcony depth and apartment storage are considered satisfactory in the circumstances of this case.

The development appropriately creates an active street frontage to both the north and western interface with Wickfield Circuit. The proposed building form and scale is considered satisfactory and to positively contribute to the commercial core and public domain of the Ambarvale centre.

The submissions received during the notification period have been considered and have been addressed in this assessment report.

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

Attachments

- 4.1.1 Recommended conditions of development consent (contained within this report)
- 4.1.2 Apartment Design Guide Assessment (contained within this report)
- 4.1.3 Design Quality Principles Assessment (contained within this report)
- 4.1.4 Child Care Planning Guidelines Assessment (contained within this report)
- 4.1.5 Education and Care Services National Regulations (contained within this report)
- 4.1.6 Campbelltown (Sustainable City) Development Control Plan 2015 (contained within this report)
- 4.1.7 Architectural Plans (contained within this report)
- 4.1.8 Landscape Plans (contained within this report)
- 4.1.9 Stormwater Plans (contained within this report)
- 4.1.10 Design Verification Statement (contained within this report)
- 4.1.11 Clause 4.6 Variation Request (contained within this report)
- 4.1.12 Statement of Environmental Effects (due to size)(distributed under separate cover)
- 4.1.13 Waste Management Plan (contained within this report)
- 4.1.14 Acoustic DA Assessment (contained within this report)
- 4.1.15 Tree Health Assessment (contained within this report)
- 4.1.16 NSW Department of Education Response (contained within this report)
- 4.1.17 Traffic Management Report (due to size)(distributed under separate cover)
- 4.1.18 Detailed Site Investigation (due to size)(distributed under separate cover)
- 4.1.19 Plan Of Management (due to size)(distributed under separate cover)
- 4.1.20 Floor Plans (due to confidentiality)(distributed under separate cover)

Reporting Officer

Executive Manager Urban Centres

ATTACHMENT 1- Recommended Conditions of Consent
GENERAL CONDITIONS

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

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

1. Approved Development

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

Drawing Name	Drawing No.	Revision	Prepared by	Issue Date
Cover sheet	00	G	Architex	13/10/2021
BASIX commitments	00a	A	Architex	19/12/2019
Site analysis	01	A	Architex	19/12/2019
Site plan	02	G	Architex	01/06/2022
Site plan / existing tree location plan	02a	A	Architex	13/10/2021
Basement 2	03	K	Architex	01/06/2022
Basement 1	04	K	Architex	01/06/2022
Ground floor level	05	K	Architex	01/06/2022
Level 1	06	G	Architex	01/06/2022
Level 2	07	G	Architex	01/06/2022
Level 3	08	G	Architex	01/06/2022
Roof plan	09	G	Architex	01/06/2022
Elevations	10	G	Architex	13/10/2021
Elevations 2	11	E	Architex	13/10/2021
Elevations 3	12	F	Architex	13/10/2021
Elevations 4	13	E	Architex	14/04/2021
3D building height plane	14	E	Architex	01/06/2022
3D building height plane 2	14a	C	Architex	01/06/2022
3D building height plane 3	14b	C	Architex	01/06/2022
3D building height plane 4	14c	C	Architex	01/06/2022
Sections A & B	15	G	Architex	13/10/2021
Sections C	16	E	Architex	13/10/2021
Sections D & E	16a	A	Architex	01/06/2022
Driveway sections and window schedule	17	D	Architex	13/10/2021
Fence details	17a	B	Architex	13/10/2021
Waste management details	18	E	Architex	01/06/2022
Post-adaptable layouts	19	A	Architex	19/12/2019
Solar access & cross ventilation diagrams	20	B	Architex	24/03/2021
Solar access diagram – child care centre	20a	A	Architex	14/04/2021

Drawing Name	Drawing No.	Revision	Prepared by	Issue Date
Common open space & deep soil diagrams	21	C	Architex	14/04/2021
Child care play area calculations	22	E	Architex	01/06/2022
Shadow diagram - 9am, 21 June	23	C	Architex	13/10/2021
Shadow diagram - 12 noon, 21 June	24	B	Architex	24/03/2021
Shadow diagram - 3pm, 21 June	25	B	Architex	24/03/2021
Neighbouring building solar analysis	25a	A	Architex	13/10/2021
Neighbouring building solar analysis	25b	A	Architex	13/10/2021
Neighbouring building solar analysis	25c	A	Architex	13/10/2021
Shadow diagram - 3D view from sun	26	A	Architex	24/03/2021
Shadow diagram - 3D views from sun 2	27	A	Architex	24/03/2021
Shadow diagram - 3D views from sun 3	28	A	Architex	24/03/2021
Shadow diagram - 3D views from sun 4	29	A	Architex	24/03/2021
Shadow diagram - 3D views from sun 5	30	A	Architex	24/03/2021
Cut and fill plan	31	A	Architex	24/03/2021
Landscape plan	18-3813 L01	C	Zenith	18/10/2021
Landscape plan	18-3813 L02	C	Zenith	18/10/2021
Landscape plan	18-3813 L03	C	Zenith	18/10/2021
Landscape plan	18-3813 L04	C	Zenith	18/10/2021
Landscape plan	18-3813 L05	C	Zenith	18/10/2021
Cover sheet, legend and drawing schedule	D00	A	LOKA Consulting Engineers	19/12/2019
Basement 2 stormwater drainage plan	D01	D	LOKA Consulting Engineers	20/10/2021
Basement 1 stormwater drainage plan	D02	D	LOKA Consulting Engineers	20/10/2021
Basement stormwater drainage details	D03	C	LOKA Consulting Engineers	06/10/2021
Ground floor / site stormwater drainage plan	D04	D	LOKA Consulting Engineers	20/10/2021
Site stormwater drainage details	D05	C	LOKA Consulting Engineers	06/10/2021
Soil and water management plan and details	D06	A	LOKA Consulting Engineers	19/12/2019
Music result and details	D07	B	LOKA Consulting Engineers	19/03/2021

2. Building Code of Australia

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

3. Centre-based Child Care Centre Operator Approval

Prior to the commencement of the use of the centre-based child care facility, the applicant must obtain a Service Approval for the operation of a centre-based child care facility from the Regulatory Authority. The centre shall be operated in accordance with the Service Approval at all times.

4. Placement Numbers

The centre-based child care facility is approved to cater for a maximum of 91 children within the following age groups:

Ages	Total Number of Places
0-2	16
2-3	35
3-5	40
Total	91 places

5. Tree Protection Measures

Tree protection measures must be implemented on site in accordance with *Australian Standards AS4970 - Protection of Trees on Development Sites*:

- a. All compound/ stockpile, laydown, vehicle park up and amenities shall be located in cleared areas and beyond the dripline of existing trees on the adjoining site, being 45 Woodhouse Drive (Lot 1 DP 1185139); and
- b. Prior to the commencement of any works, the area required for site access will be clearly demarcated to ensure there is no damage to native vegetation, or the required tree protection zones, outside of the development impact zone on the adjoining site being 45 Woodhouse Drive (Lot 1 DP 1185139).

6. Landscaping

The provision and maintenance of landscaping shall be in accordance with the approved landscape plan containing Council's approved development stamp including the engagement of a suitably qualified landscape consultant/ contractor for landscaping works.

7. External Finishes

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

8. On-going Waste Requirements

The development is to include the following on-going waste measures:

- a) A sign is to be affixed to the external of the building, visible to waste collection drivers at the entry point which includes the contact details for the building manager/waste collection caretaker.

Residential waste

- b) Signs are to be provided in the domestic waste rooms to explain which materials are able to be placed in the chute e.g. recycling is not permitted to be placed in the chute.

Café and child care centre

- c) Sufficient bin capacity must be provided within the bin storage area to accommodate the volume of general waste and recycling generated at the centre and café during normal operations.
- d) Bin collections must be undertaken regularly to prevent any issues with odour, litter, vermin and overflow of bins.

Child Care Centre – nappies

- e) Used nappies must be handled, stored and disposed of in such a way that prevents the creation of any public health issues.
- f) Waste storage for disposable nappies located inside the interior design of the childcare centre must be waterproof, washable container with a disposable plastic liner, air tight lid. If both cloth and disposable nappies are used, separate containers must be provided.

All uses

- g) Bin storage area must be kept sufficiently cleaned and maintained at all times.
- h) Between collection periods, all waste/recycling materials generated onsite is required to be securely enclosed in bins and stored in a designated storage area as shown on the stamped approved plans.
- i) All bin storage rooms are required to be lockable.
- j) Signage is required to be provided on the waste storage rooms to identify the use i.e. child care centre only, café only, residential only.

9. Deliveries

Vehicles servicing the site, including waste collection vehicles (other than residential recycling collection), shall comply with the following requirements:

- a. All vehicles awaiting loading, unloading or servicing shall be parked as close as practicable to the development and shall not obstruct adjoining residential driveways or park within the 45 Woodhouse Drive, Ambarvale.
- b. All deliveries to the site shall occur within the designed internal loading bay area.

- c. All delivery vehicles are to enter and exit the site in a forward direction by utilising the internal turntable within the designated loading bay/waste collection area.

10. Switchboards/Utilities/Air Conditioning Units

Switchboards, air conditioning units, garbage storage areas and storage for other utilities shall not be attached to the front elevations of the building or side elevations that can be seen from a public place.

11. Driveway

The gradients of driveways and manoeuvring areas shall be designed in accordance with *Australian Standard AS 2890.1 and AS 2890.2 (as amended)*.

Driveways shall be constructed at the Developer's expense with a slip resistant coating and not interfere with public infrastructure.

12. Advertising Signs – Separate DA Required

This consent does not permit the erection or display of any advertising signs.

Most advertising signs or structures require development consent. You should make separate enquiries with Council prior to erecting or displaying any advertising or signage.

13. Lighting

Illumination of the site, including internal and external communal open space areas, pedestrian routes, dwelling entries, lifts and stairwells, is to be arranged to provide an appropriate level of lighting and in accordance with the requirements of *Australian Standard 4282 (as amended)* so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises or traffic.

Lighting shall be designed to minimise all forms of light pollution and must not use bright 'blue-white' LED lighting outside in order to avoid harmful effects on insects which has flow on effects for microbats and birds.

14. Storage of Goods

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

15. Waste Management Plan

The development is required to be carried out in accordance with the Waste Management Plan, prepared by Loka Consulting Engineers, dated 11 November 2021. The waste vehicle servicing the site is required to use the designated loading bay.

16. Graffiti Removal

In accordance with the environmental maintenance objectives of 'Crime Prevention Through Environmental Design', the owner/lessee of the building shall be responsible for the removal of

any graffiti which appears on the buildings, fences, signs and other surfaces of the property within 48 hours of its application.

17. 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.

18. Noise Management – Operation of the Development

Centre-based child care facility

- (a) All noise attenuation measures (including, without limitation, covers, silencers and mufflers) provided for mechanical plant items are to be maintained for the life of the development. These plant items shall not to be operated without these measures being properly fitted and closed. All mechanical plant items are to be maintained in a manner that ensures their noise emissions do not exceed the "as new" specifications of the manufacturer.
- (b) On the natural ground level there is a 1.8 metre high solid masonry/glass barrier around the perimeter of the outdoor play area, with no gaps in the barriers.
- (c) Restricted outdoor activity before 9.00am or after 5.00pm
- (d) The acoustic wall and noise advisory signage required by this consent are to be maintained for the life of the development.
- (e) When pre-recorded music is played in the indoor activity rooms, all doors and windows are to be closed. Suitable ventilation is to be maintained to allow for operation of the development with all external doors closed.
- (f) The maximum number of children occupying the outdoor play area at one time shall be 40.
- (g) No climbable element of any play equipment associated with this development may have a height that exceeds 1 metre above ground level.
- (h) A register for noise related complaints shall be maintained on site. Any noise complaints received shall be:
 - Forwarded to Council within 7 days,
 - Investigated within 14 days,
 - Rectified within 28 days if they result from any breach of the conditions of this consent,

- Rectified within 90 days if they do not result from a breach of the conditions of this consent but otherwise result in a breach of a noise policy that is in force in the State of NSW.

In all cases Council and the complainant are to be notified of the outcome of the complaint within 90 days.

Council may advise the person having benefit of this consent that a person may be regarded as a vexatious complainant for a specific period under this condition. If Council provides this advice in writing then complaints from that complainant are not subject to the requirements of this condition for the period specified in the notice.

Common area

The use of the outdoor common open space and outdoor gym on level 3 are to comply with the following:

- Not to use the common open space, outdoor gym and surrounds between the hours of 10.00 pm and 7.00 pm.
- Whilst using the area, not create any or allow any noise to be created (such as amplified music) which is likely to interfere with the peaceful enjoyment of the other residents or residents of the surrounding properties.
- The areas are not to be used for commercial functions at any time.

Signs are required to be placed in the common areas for users of the area to be considerate of other residents within the building and nearby residential neighbours and keep noise to a minimum when using the facilities.

19. Basement Storage

All basement storage for the residential dwellings is to be clearly allocated to each specific dwelling and have the ability to be secured/lockable.

20. 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 *Campbelltown (Sustainable City) DCP (as amended)*.

21. Operating Hours

The use of the premises/business shall be limited to:

Centre-based child care centre:

Monday to Friday	7:00 am – 7:00 pm
Saturday	Closed
Sunday	Closed

Café:

Monday to Friday	7:00 am – 7:00 pm
Saturday	8:00 am – 1:00 pm
Sunday	Closed

22. Car Parking Spaces

The following basement car parking spaces shall be designed, sealed and line marked in accordance with Australian Standards 2890.1 and 2 (as amended) and Australian Standard 2890.6:

- 16 commercial car parking spaces
- 23 centre-based child care facility parking spaces
- 30 residential car parking spaces.

23. Food Premises Ongoing Use

The ongoing operation of the food premises in relation to the fitout, fixtures, equipment installed and construction must be maintained in a manner to ensure compliance with the Food Act 2003, Food Regulations 2015, Food Standards Code Australia and New Zealand and Australian Standard 4674-2004: Design, construction and fitout of food premises.

24. Playground Equipment

Playground equipment associated with the ground floor outdoor play area of the centre-based child care facility shall be installed and maintained in accordance with the relevant Australian Standard(s) and the manufacturer's recommendations.

25. 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.

26. Offensive Odour

To ensure that adequate provision is made for the treatment of odours, suitable odour control equipment shall be fitted to the mechanical exhaust system within the development. This equipment shall be capable of enabling the operation of the exhaust system free from the emission of offensive odours from the premises as defined under the *Protection of the Environment Operations Act 1997* and Regulations.

27. Air Conditioning Units

The operation of air conditioning units shall operate as follows:

- a. be inaudible in a habitable room during the hours of 10pm – 7am on weekdays and 10pm to 8am on weekends and public holidays; and
- b. emit a sound pressure level when measured at the boundary of any neighbouring residential property, at a time other than those specified in (a) above, which exceeds the background (LA90, 15 minutes) by more than 5dB(A). The source noise level shall be measured as a LAeq 15 minute.

28. Food Safety Supervisor

Food businesses selling ready-to-eat potentially hazardous foods are required by law to appoint a Food Safety Supervisor that has undertaken food safety training at a registered training organisation approved by the NSW Food Authority. A current Food Safety Supervisor Certificate must be available at all time.

29. Construction Certificate

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

- a. the applicant shall appoint a Principal Certifier;
- b. the applicant shall obtain a construction certificate for the particular works; and
- c. when Council is not the Principal Certifier, the appointed Principal Certifier shall notify Council of their appointment no less than two days prior to the commencement of any works.

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

CCTV footage shall be provided to Council for all new pipes (in the road reserve) and for all existing pipes which are modified by works prior Occupation Certificate. The footage shall comply with the following:

- the files shall be in MP4 format
- file resolution shall be 640 by 480 pixels, 3 Mbps 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.

31. Unreasonable Noise, Odour, Dust and Vibration

In the event of a noise, fumes, odour, dust, or waste related issue arising during the implementation, construction and ongoing operation of this development, the person in charge of the premises shall when instructed by Council, cause to carry out an investigation by an appropriate consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to its satisfaction.

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

32. Waste Classification

Any waste material removed from the site must be pre-classified in accordance with NSW Waste Classification Guidelines (NSW DECCW, 2014).

33. Health and Public Nuisance

The use of the premises shall not give rise to an environmental health nuisance to the adjoining or nearby premises and environment. There are to be no emissions or discharges from the premises, which will give rise to a public nuisance or result in an offence under the *Protection of the Environment Operations Act 1997* and Regulations. The use of the premises and the operation of plant and equipment shall not give rise to the transmission of a vibration nuisance or damage other premises

34. Security Measures

The development is required to implement the following security measures:

- a. CCTV cameras are to be installed effectively around the café and child care facility premises, in accordance with Australian Standards. Adequate lighting should be used when operating CCTV cameras during times of low light and darkness.
- b. Ensure that lighting illuminates pedestrian routes, dwelling entries, internal and external communal areas.
- c. Post warning signs around the perimeter of the business to warn intruders of what security treatments have been implemented to reduce opportunities for crime.
- d. A graffiti management plan is required to ensure graffiti attacks are removed within a 48 hour period
- e. The café and child care facility are to be fitted with single cylinder locksets which comply with the BCA.
- f. Shatter resistant film applied to the café windows.
- g. Locks to Australian Standard to be fitted to the storage ages in the basement.
- h. Mailboxes to be fitted with locks to Australian Standards.

35. Pollution Control Management

The following conditions have been applied to ensure that all activities involving the operation of the facility are carried out in a manner which will prevent undue air, land, water and noise pollution, in accordance with the Protection of the Environment Operations Act 1997 Protection of the Environment Operations (Waste) Regulation 2014, Local Government Act 1993, Local Government Regulation 2015 and associated technical standards:

Car Wash Bay

- a. Any wastewater generated from the use of the car wash bay must be directed to sewer. The car wash bay must be bunded or graded as to prevent entry of wastewater into stormwater.

Amenity of The Neighbourhood

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

Noise Control

- c. No noise nuisances shall be caused through the operation of any plant or equipment at the premises. Noise generated from the premises must not exceed the limits as specified in the NSW Industrial Noise Policy.

Offensive Noise

- d. The development must be design so that the use of the premises, building services, operations, equipment, machinery, vehicles and ancillary fittings must not emit 'offensive noise' as defined in the Protection of the Environment Operation Act, 1997: Offensive noise means noise:
 - That, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:
 - i) Is harmful to (or likely to be harmful to) a person who is outside the premises from which it is emitted; or
 - ii) Interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted; of
 - That is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations.

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 the appointed Principal Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

36. Utility Servicing Provisions

Prior to Council or the appointed Principal Certifier issuing a construction certificate, the applicant shall obtain a letter from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development, including the design requirements for the padmount substation.

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

37. Waste Management Plan

Prior to Council or the appointed Principal Certifier issuing a construction certificate, the relevant provisions of Council's Waste Management Plan is to be completed to the satisfaction of Council.

38. Geotechnical Report

Prior to Council or an appointed Principal Certifier issuing a construction certificate, a comprehensive geo-technical engineering report prepared by a suitably qualified, experienced and practicing geotechnical engineer from a NATA registered laboratory shall be submitted to both Council and the Certifying Authority.

The report must include but not be limited to the following:

- a. provide an overall assessment of the engineering plans for the proposed development and their suitability in relation to the site's geotechnical characteristics, and compliance with geotechnical requirements outlined in the Campbelltown (Sustainable City) Development Control Plan, and Engineering Design for Development.
- b. determine land that will be subject to subsidence, slip, slope failure or erosion, where; excavation and/or filling exceeds 900mm in depth, or is identified as filled land.
- c. provide preferred excavation, retention and stabilisation techniques, and suitability of excavated materials for use in on-site earthworks.
- d. detail construction methods, especially where required to avoid problem areas associated with loose materials and groundwater seepage.
- e. provide requirements for surface and subsurface drainage lines.
- f. provide an analysis of the level of risk to existing adjacent structures/buildings, including the scenario of vibratory rollers and other large earthworks machines used anywhere within the site the subject of these works. In the event that the proposed development, it's construction, and use of vibratory rollers or other machinery could affect adjacent structures/buildings, both high risk areas and method of mitigation shall be identified on a plan and discussed in the report. This analysis shall include outlining the potential for possible damage to adjoining premises from excavation on the site, and specifying safe method(s) of underpinning the adjoining premises to prevent such damage.
- g. outline the recommended treatment of any unstable areas within privately owned allotments surrounding the site the subject of these works.

- h. determine the impact of the installation of services on overall site stability and specify recommendations on short term drainage methods, shoring requirements and other remedial measures that may be appropriate during installation.
- i. specify the foundation conditions and footing requirements of the site, such as bearing pressures, pile design parameters, special techniques for expansive clays, etc., and provide solutions for consideration of structural and civil engineers.
- j. determine the extent and stability of any existing and proposed embankments.
- k. specify all recommended Geotechnical testing requirements.
- l. specify the level of geotechnical supervision required for each part of the works as defined under AS3798 - Guidelines on Earthworks for Commercial and Residential Developments.

39. 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.

The SWMP must clearly identify site features, constraints and soil types together with the nature of the proposed land disturbing activities and also specifies the type and location of erosion and sediment control measures. In addition rehabilitation techniques that are necessary to deal with such activities should be referred to.

The SWMP must take into account the requirements of Landcom's publication *Managing Urban Stormwater - Soils and Construction (2004)* thus ensuring the following objectives are achieved, namely:

- a. minimise the area of soils exposed at any one time,
- b. conserve topsoil for reuse on site,
- c. identify and protect proposed stockpile locations,
- d. preserve existing vegetation and identify revegetation techniques and materials.
- e. control surface water flows through the development construction site on a manner that:
 - i. diverts clean run-off around disturbed areas.
 - ii. minimises slope gradient and flow distance within disturbed areas.
 - iii. ensures surface run-off occurs at non-erodible velocities.
 - iv. ensures disturbed areas are promptly rehabilitated.
- f. trap sediment on site to prevent off site damage. Hay bales are not to be used as sediment control devices. To ensure regular monitoring and maintenance of erosion and sediment control measures and rehabilitation works until the site is stabilized (includes landscaping).
- g. specifies measures to control dust generated as a result of construction activities on site.
- h. temporary sediment ponds must be fenced where the batter slope exceeds 1 vertical to 5 horizontal,
- i. design scour protection for the 10 year ARI event at all inlet and outlet structures.
- j. including measures to prevent the tracking of sediment off the site.

40. Pollution Control

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall provide engineering details to Council for approval of a suitable gross pollutant trap(s) and/or water quality treatment for the stormwater drainage system prior to discharge from the site, in accordance with the current versions of; *Campbelltown City Council's (Sustainable City) Development Control Plan, and Engineering Design for Development Guides*.

41. Street Tree Planting

Prior to the issue of any construction certificate, the following information is required to be shown on a detailed plan and written approval provided by the Director of City Development:

- a. A service-offset table for all below- and above-ground service allocations in the nature strips.
- b. A detailed schedule of all proposed trees, shrubs, groundcovers and turf, including botanical names, common names, pot sizes, sizes at maturity, plant densities and quantities of each plant with reference to the relevant Australian Standards and NATSPEC specification for trees.
- c. The extent of all tree pits where trees are to be in containerised including the required soil volume and soil area.
- d. Show sightlines at intersections where landscaping is required within the road reserve including median and roundabout plantings.
- e. Provide details of any specific planting techniques, including but not limited to, planting methodology, maintenance, or any other requirements.

42. Tree Protection Management Plan

Prior to Council or an appointed Principal Certifier issuing a construction certificate, the tree protection zone for tree 29 is required to be accurately shown on the stormwater plans, architectural plans and landscape plans. The distance of the TPZ for Tree 29 from the southern property boundary is also required to be shown on the plans. An arborist with a minimum qualification of AQF 5 is required to verify the nominated TPZ on all required plans.

A Tree Protection Plan is also required which is to detail site specific measures to protect Tree 29 on the adjoining site at 45 Woodhouse Drive, Ambarvale (Lot 1 DP 1185139) including appropriate mitigation measures to be implemented on site that adequately addresses any impacts to Tree 29 and the associated tree protection zone. The Tree Protection Plan is required to be approved by an arborist with a minimum qualification of AQF 5.

43. Dilapidation Report

Dilapidation surveys must be conducted and dilapidation reports prepared by a practising professional engineer (structural) of all buildings, (both internal and external), including ancillary structures located on land adjoining the site and of such further buildings located within the likely "zone of influence" of any excavation, dewatering and/or construction induced vibration. The survey must identify which properties are within the likely 'zone of influence'.

The dilapidation reports must be completed and submitted to Council and the Principal Certifying Authority with or prior to the Notice of Commencement and prior to the commencement of any development work.

The dilapidation reports must be provided to Council's Assets Department for record keeping purposes.

The adjoining building owner(s) must be given a copy of the dilapidation report for their building(s) prior to the commencement of any work.

Please note the following:

- a. The dilapidation report will be made available to affected property owners on request and may be used by them in the event of a dispute relating to damage allegedly due to the carrying out of the development.
- b. This condition cannot prevent neighbouring buildings being damaged by the carrying out of the development.
- c. Council will not be held responsible for any damage which may be caused to adjoining buildings as a consequence of the development being carried out.
- d. Council will not become directly involved in disputes between the Developer, its contractors and the owners of neighbouring buildings.
- e. In the event that access for undertaking the dilapidation survey is denied the applicant is to demonstrate in writing to the satisfaction of the Council that all reasonable steps were taken to obtain access to the adjoining property. The dilapidation report will need to be based on a survey of what can be observed externally.

44. Stormwater Management Plan

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

Floor levels of all buildings shall be a minimum of 150mm above the adjacent finished site levels and stormwater shall be conveyed from the site to the Council pit of Wickfield Circuit.

All proposals shall comply with the requirements detailed in Council's *Engineering Design Guide for Development (as amended)*.

45. Basement Operation and Car Parking Spaces

Prior to Council or an appointed Principal Certifier issuing a Construction Certificate the applicant shall submit to Council for approval engineering design plans and design report for the basement car parking space. The basement car parking space must be designed in accordance with the approved plans, Australian Standard 2890, Council's Engineering Design for Development, and must also include but not be limited to the following:

- a. Include a security shutter to the residential parking level (basement level 1).
- b. Have mirrors installed at the entry and exit points of all basement ramps and between circulation areas and parking aisles to assist sight distances.

- c. Have suitable signage installed in locations that provides easy navigation of the site once a vehicle enters the site driveway, directing residential visitors, customers and staff to appropriate parking spaces.
- d. Have clearly line marked or signposted parking spaces, identifying who as the right to use the parking bays.
- e. Have well-lit and delineated pedestrian access pathways, separated from the parking aisles and circulation areas, with direct links to basement access points.
- f. Have wheel stops installed in all parking bays where vehicles protrude into pedestrian pathways, or may damage basement walls and other infrastructure.
- g. Have basement ceilings finished in white paint along manoeuvring paths to increase the effectiveness of lighting.
- h. Be mechanically ventilated.

46. Statement by the Qualified Designer

Prior to the Council or the appointed Principal Certifier issuing a construction certificate, a statement is required to be provided to the certifier which has been prepared by the qualified designer verifying that the plans and specifications achieve or improve the design quality of the development for which consent was granted, having regard to the design quality principles.

47. On-site Detention Facility

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit details & design calculations of the On-Site Detention (OSD) system for the approval of the certifying authority. OSD system shall comply with the requirements detailed in the *Campbelltown City Council Engineering Design Guide for Development (as amended)*.

The ongoing maintenance of the on-site detention facility is a responsibility of the owner/owners of the property. In this regard, an Operation and Maintenance Manual for the detention facility shall be developed and submitted for approval. A copy of the manuals shall be submitted to Council for its records.

48. Subsurface Drainage

Prior to Council or the appointed Principal Certifier issuing a construction certificate, the applicant shall engage a qualified and experienced geotechnical engineer registered on the NER (or equivalent) to undertake relevant testing by a NATA registered laboratory for preparation of a Groundwater Assessment Report (GAR).

The Groundwater assessment report shall determine the impact of the proposed development upon existing ground water table, vice versa, and surrounding land, which shall be identified and discussed comprehensively.

Basement and building construction methods that require or need sub-surface groundwater collection and disposal, shall not allow discharge of collected groundwater into the Council's stormwater system. The property owner is required to discuss and obtain an agreement with Sydney Water to discharge any collected groundwater into the sewer system. Approval from Sydney Water shall be obtained prior to issue of the construction certificate.

Where the GAR has indicated the site is likely to experience adverse issues associated with groundwater management, a Groundwater Management Plan (GMP) shall also be prepared by the

same geotechnical engineer, and include relevant recommendations for the preparation of engineering plans to fully-tank the basement with no external collection or disposal of groundwater, with allowance for hydrostatic pressures.”

49. Civil Works under S138 Roads Act

Prior to Council or an accredited certifier issuing any construction certificate, a S138 Roads Act application, including payment of plan assessment and inspection fees shall be lodged with Campbelltown City Council for construction of *stormwater drainage system, vehicle crossings in Wickfield Circuit*.

Detailed engineering plans for the proposed works in Wickfield Circuit shall be submitted to Council for approval. All works shall be carried out in accordance with Roads Act approval including the stamped approved plans and Council specifications.

To lodge your application you will need to submit the following information:

- a. detailed engineering drawings of the proposed works in the road and footpath area,
- b. traffic management plan,
- c. provision of public liability insurance,
- d. details of timing and length of works,
- e. details of road resurfacing on Wickfield Circuit and,
- f. details of the stormwater works

50. Design Details

Prior to Council or an appointed Principal Certifier issuing a construction certificate, detailed design plans are required to be provided to the satisfaction of the appointed Principal Certifier, providing the following details:

(a) Pit Grates

- (i) The detailed design plans are to show all pits having flush fitting grates installed. All pits larger than 600 mm x 600 mm are to be grated galvanised steel grid hinged and be heavy duty type where traffic loading is expected.

(b) Road Resurfacing

- (i) The detailed design plans are to show the cul-de-sac of Wickfield Circuit to be milled and resurfaced following the completion of stormwater works. The asphalt depth is to be a minimum thickness of 50 mm.

(c) Lintel Replacement

- (i) The detailed design plans are to show the existing damaged lintel on Wickfield Circuit to be replaced once the stormwater connection is complete.

(d) Upright Kerb & Gutter

- (i) The detailed design plans are to show the kerb on the laneway to be converted to upright kerb in accordance with Council Standard Drawing SD-R04.

(e) Design Compliance

- (i) The floor level of the building must comply with the requirements set out in Clause 3.1.3.3 of Volume 2 of National Construction Code 2019 Building Code of Australia and Section 4.5 of the Engineering Design Guide for Development. This is to be done to the satisfaction of the certifying authority.

(f) Sewer Pit

- (i) The detailed design plans are to show the sewer pit on Wickfield Circuit to be flush with the surface for the footpath and the surrounding paved area. The certifying authority is to ensure Sydney Water is contacted regarding this prior to the issue of a construction certificate.

51. Substation Details

Prior to the issue of a construction certificate, the applicant will provide details to Council or the appointed principal certifier for the construction and installation for the padmount style substation, external to the buildings. The substation shall be designed in accordance with Endeavour Energy's standards and requirements for access, noise influence and fire rating.

52. Construction Environmental Management Plan

Prior to the issue of any construction certificate, a comprehensive site-specific Construction Environmental Management Plan (CEMP) must be prepared by a qualified and experienced professional engineer registered on the NER (or equivalent), to the satisfaction of the appointed Principal Certifier. A copy of the CEMP shall be provided to Campbelltown City Council.

The objective of the CEMP is to provide an overarching framework to ensure that the development remains within the limits and standards required by these conditions and that works appropriately avoid, remedy or mitigate more than minor adverse environment impacts.

- (a) Details of all high hazard work required to facilitate construction, including Safe Work Method Statements, risk assessment and mitigation requirements and procedures, in accordance with Work Health and Safety Act and Regulations, and SafeWork NSW;
- (b) Location of the vehicle parking area for vehicles associated with the construction of the development. Vehicles associated with the development construction (i.e. staff vehicles) are not to use the ALDI Supermarket site.
- (c) Key Stakeholder Register including full name, 24hr contact details, emergency contact details of the Project Manager, Officers, Superintendents, and Foreman;
- (d) A plan of how the community will be engaged during the construction process to provide regular updates on;
- Any changes to pedestrian and vehicle access;
 - Construction progress and key dates for major milestones; and

- Communication on any other matters potentially affecting residents or business operations in the vicinity of the works.
 - Placement of notice boards that clearly identify the Consent Holder and the development name, together with the name, telephone number and email address of the Site Superintendent or Project Manager
- (e) Project's construction schedule, including construction hours of operation;
- (f) Means of ensuring the safety of the general public;
- (g) Noise control measures and hours of operation;
- (h) Air and Water quality control measures (including dust management);
- (i) The Tree Protection Measures in accordance with *Australian Standards AS4970 - Protection of Trees on Development Sites* including:
- All compound/ stockpile, laydown, vehicle park up and amenities shall be located in cleared areas and beyond the dripline of adjoining existing trees.
- (j) Hazardous material management protocols (i.e. fuel etc.) addressing storage, use, refuelling etc.;
- (k) Incident and emergency response protocols;
- (l) Competence, training and awareness procedures (ie. Environmental inductions, Toolbox talks, training and awareness);
- (m) Roles and responsibilities for implementing, monitoring and reviewing CEMP requirements;
- (n) An overview of relevant environmental management documentation;
- (o) Inspection, monitoring and auditing requirements for all environmental controls and adaptive management to ensure environmental mitigation measures remain effective;
- (p) Public Liability Certificate of Currency showing at least \$20 Million;
- (q) Machinery types and sizes to be used;
- (r) Access and egress including wet weather provisions;
- (s) Location of amenities, site sheds etc.;
- (t) Temporary water/electricity sources;
- (u) Details of procedures to follow if groundwater is intercepted during excavations, including -
- Groundwater quality must be investigated by a suitably qualified and experienced Environmental Scientist or equivalent.
 - Appropriate PPE must be worn by construction workers likely to come into contact with ground water.
 - Dewatering to stormwater is not permitted without qualitative data, appropriate filtration and approval from applicable consent authorities.

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

53. Mechanical Ventilation

Prior to the issue of a Construction Certificate, submit to Council details of the Mechanical Ventilation System for the Childcare Centre and café demonstrating how the proposed complies with the requirements of the Food Act 2003 and Australia New Zealand Food Standards Code and AS4674-2004: Design, construction and fit-out of food premises and Australian Standard 1168:2012.

54. Bin Storage Area Construction Requirements

Prior to Council or an appointed Principal Certifier issuing a construction certificate, plans are required to demonstrate the following construction requirements for the bin storage area and the internal waste collection turntable area:

- a. The internal designed turning bay/designated waste collection area is required to be designed to withstand a heavy rigid collection vehicle of 24 tonnes gross vehicle mass.
- b. A manual override function is required on the waste collection loading bay turntable in case of malfunction when vehicles are on the turntable. The turntable must be able to stop in any position to facilitate the collection of bins with different vehicle configurations.
- c. Ventilation system to comply with AS1668.4-2012 The use of ventilation and air conditioning in buildings.
- d. Ensure storage areas are well lit (sensor lighting preferred) and have lighting available 24 hours a day.
- e. The domestic waste chutes are required to be completely enclosed in a fire-rated shaft construction of an approved material and be fitted with sprinklers.
- f. Have a non-slip floor constructed of concrete or other approved material at least 75mm thick;
- g. Be graded and drained to a Sydney Waste approved drainage fitting;
- h. Have coving at all wall and floor intersections;
- i. Be finished with a smooth faced, non-absorbent material(s) in a light colour and capable of being easily cleaned;
- j. Be provided with an adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock; and
- k. Have a self-closing door openable from within the room.
- l. Bin storage rooms shall be ventilated by a mechanical exhaust ventilation system;
- m. All bin storage rooms and service rooms shall be constructed in such a manner to prevent the entry of vermin.
- n. The waste storage area/room must be provided with smooth and impervious surfaces (walls and floors) and coved at the intersection of the floor and walls.
- o. Floor areas must be graded and drained to a floor waste gully connected to the sewer. Waste storage rooms must be well ventilated and proofed against pests. The area or room must be provided with water service hose connectors to enable easy cleaning.

55. Soil and Water Management Plan (SWMP)

Prior to the issue of the Construction Certificate, the applicant must submit to and obtain the Certifying Authority approval of a Soil and Water Management Plan. The SWMP must clearly identify site features, constraints and soil types together with the nature of the proposed land disturbing activities and also specifies the type and location of erosion and sediment control measures. In addition rehabilitation techniques that are necessary to deal with such activities should be referred to. The SWMP must take into account the requirements of Landcom's publication *Managing Urban Stormwater - Soils and Construction (2004)* thus ensuring the following objectives are achieved, namely:

- a. minimise the area of soils exposed at any one time,
- b. conserve topsoil for reuse on site,
- c. identify and protect proposed stockpile locations,
- d. preserve existing vegetation and identify revegetation techniques and materials.
- e. control surface water flows through the development construction site on a manner that:
 - i. diverts clean run-off around disturbed areas.
 - ii. minimises slope gradient and flow distance within disturbed areas.
 - iii. ensures surface run-off occurs at non-erodible velocities.
 - iv. ensures disturbed areas are promptly rehabilitated.
- f. trap sediment on site to prevent off site damage. Hay bales are not to be used as sediment control devices. To ensure regular monitoring and maintenance of erosion and sediment control measures and rehabilitation works until the site is stabilized (includes landscaping).
- g. specifies measures to control dust generated as a result of construction activities on site.
- h. temporary sediment ponds must be fenced where the batter slope exceeds 1 vertical to 5 horizontal,
- i. design scour protection for the 10 year ARI event at all inlet and outlet structures.
- j. including measures to prevent the tracking of sediment off the site.

56. Basement Car Park

Prior to Council or the appointed Principal Certifier issuing a construction certificate, the stormwater drainage system for basement car park shall be designed in accordance with the requirements detailed in *AS3500.3* (as amended) and Section 4.13.8 of Council's *Engineering Design for Development* (as amended).

57. Traffic Control Plans

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

58. Design for Access and Mobility

Access and services for people with disabilities shall be provided to the building in accordance with the requirements of the Access to Premises Standard 2010 and the National Construction Code. Detailed plans, documentation and specifications must accompany the application for a Construction Certification to the satisfaction of the appointed Principal Certifier.

59. Sydney Water

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

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

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

60. Section 7.11 Contribution

Contribution

The developer must make a monetary contribution to Campbelltown City Council in the amount of **\$398,698.60** for the purposes of the Local Infrastructure identified in the Campbelltown Local Infrastructure Contributions Plan 2018 (the Plan).

Open space and recreation facilities	57% of total
Community facilities	16.4% of total
Traffic, transport and access facilities	16.1% of total
Cycleways	5.6% of total
Town centre public domain facilities	3.5% of total
Plan management and administration	1.4% of total
Total	\$398,698.60.

The contribution rate will be adjusted on a quarterly basis with CPI indexation as detailed in Section 6.3.2 of the Plan. The exact amount of the contribution will be calculated at the rate applicable at the time of payment.

Indexation

The monetary contribution must be indexed between the date of this certificate and the date of payment in accordance with the following formula:

$$\frac{SCC \times CPI_P}{CPI_C}$$

Where:

- \$CC is the contribution amount shown in this certificate expressed in dollars.
- CPI_p is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the payment of the contribution.
- CPI_c is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician which applied at the time of the issue of this certificate.

Time for payment

The contribution must be paid prior to the release of the construction certificate.

Works in kind agreement

This condition does not need to be complied with to the extent specified, if a works in kind agreement is entered into between the developer and the Council.

How to make the contribution payment

Contact Council's Development Contributions Officer on 4645 4000 or email, council@campbelltown.nsw.gov.au for an invoice which will also provide details of the various methods of payment available, prior to payment.

61. Dial Before You Dig

Prior to Council or an appointed Principal Certifier issuing a construction certificate, the applicant is required to obtain advise from Dial Before You Dig 1100 service in accordance with the requirements of the *Electricity Supply Act 1995 (NSW)* and associated Regulations.

62. Café and child care construction pre-meeting

Prior to the issue of a construction certificate, the applicant is required to contact Council's Environmental Health Officers are required to be contacted on (02) 4645 4604 to undertake a review of the construction plans for the café and child care facility food preparation areas to ensure/confirm compliance with the Food Act 2003, Food Regulation 2015, Food Standards Code Australia and New Zealand and AS 4674-2004: *Design, construction and fit-out of food premises*.

63. Professional Plans

Prior to the issue of a construction certificate, submit to Council a professional detailed plan of the proposed kitchen for the child care centre and café demonstrating exactly how the proposed development complies with the requirements of the Food Act 2003 and Australia New Zealand Food Standards Code and AS4674-2004: *Design, construction and fit-out of food premises*. The plans must include the following:

- a) A detailed floor plan, drawn to scale, and showing:
 - i. The proposed floor layout and use of each room/area.
 - ii. Details of all construction materials and other materials that will be used within the premises (i.e. finishes of all floors, coving, walls and ceilings).
 - iii. Elevations of the walls and floor finish, showing the type and method of installation of coving to be used.

- iv. Locations and design details of proposed hand washing facilities.
- v. Locations and design details of proposed washing facilities and any floor wastes.
- vi. Proposed location and details of all fixtures, fittings and appliances (including the proposed method of installation).
- vii. Details showing location, capacity and clearance of hot water services.
- viii. Design and construction details of cool rooms and/or freezer rooms, including condensation collection and disposal.
- ix. Proposed location and details of storage facilities for cleaning equipment and staff personal belongings.
- x. Proposed location and details of all waste storage areas.
- xi. Proposed location of the Grease Trap

64. 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 appointed Principal Certifier 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.

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.

65. 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.

66. 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.

67. Erection of Construction Sign

Prior to the commencement of any works on the land, signs must be erected in prominent positions 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 (a digital copy is provided with this consent that can be printed, laminated and affixed to the site or a corflute sign is available for free pick up at Council's administration office)
- 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 signs are to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

68. 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.

69. Vehicular Access during Construction

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

70. Geotechnical Reference

Prior to the commencement of any works, a certificate prepared by the designing structural engineer certifying that the design is in accordance with the geotechnical investigation of the site shall be submitted to the appointed Principal Certifier. The designing structural engineer shall also nominate a site classification in accordance with *AS2870 - Residential Slabs and Footings*.

71. Public Property

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

72. 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.

73. Structural Engineer Details

Prior to the commencement of any works, the submission to the principal certifying authority of all details prepared by a practicing structural engineer.

74. Site Management Plan

Prior to the commencement of works, the applicant must submit to and obtain approval for a construction and site management plan from Council or an accredited Certifier that clearly set out the following:

- a. what actions are proposed to ensure safe access to and from the site and what protection will be provided to the road and footpath area from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like,
- b. the proposed method of loading and unloading excavation machines, building materials and formwork within the site,
- c. the proposed areas within the site to be used for the storage of excavated material, construction materials and waste containers during the construction period,
- d. sediment and erosion control measures as per Landcom's publication 'Managing Urban Stormwater - Soils and Construction (2004)' also known as the 'Blue Book' or subsequent revisions.
- e. how it is proposed to ensure that soil/excavated materials are not transported on wheels or tracks of vehicles or plant and deposited on the roadway and,
- f. the proposed method of support to any excavation adjacent to adjoining buildings or the road reserve. The proposed method of support is to be certified by an appropriately qualified and experienced engineer.

75. Crane and Plant Equipment

Prior to the erection of any crane in association with the development, the applicant is to enter into an airspace license for the purpose of operating a crane, where such crane swings are proposed to traverse over land(s) which is not within the ownership of the applicant.

The applicant is to provide notification to Council's Property Team, Safety Manager of Police Transport and Public Safety Command and any other affected land owner where their airspace is affected, in relation to the following:

- a. Preliminary drawings of the crane on site
- b. RL of the crane fully extended; and
- c. Radius details of the crane

Correspondence provided by each party must be taken into consideration with finalising details of the erection of a crane, including any necessary approvals.

Written approval must also be obtained from the Safety Manager of Police Transport and Public Safety Command, in relation to the following:

- d. The start date including the commencement of construction of the crane;
- e. The end date of the crane including the deconstruction of the crane;
- f. RL of the crane fully extended;
- g. Confirmation that the crane is lit and marked;
- h. Drawings of the crane on site.

The response from the Safety Manager must be provided to Council for record keeping purposes.

76. Tree Protection Management Plan

Prior to any works commencing on the site, tree protection measures in accordance with *AS4970-2009 - Protection of Trees on Development Sites* are required to be in place for Tree 29. The required tree protection measures are to be sighted signed-off by an arborist with a minimum qualification of AQF 5.

All compound/ stockpile, laydown, vehicle park up and amenities shall be located in cleared areas and beyond the dripline of existing trees on the adjoining site, being 45 Woodhouse Drive (Lot 1 DP 1185139).

Prior to the commencement of any works, the area required for site access is required to be clearly demarcated to ensure there is no damage to native vegetation, or the required tree protection zones, outside of the development impact zone on the adjoining site being 45 Woodhouse Drive (Lot 1 DP 1185139).

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.

77. Construction Work Hours

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

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

78. Erosion and Sediment Control

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

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

79. Work Zones

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

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

If required, the location of the work zone must be consistent with the Construction Management Plan provided as part of the consent.

80. Excavation and Backfilling

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

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

- Must preserve and protect the building from damage; and
- If necessary, must underpin and support the building in an approved manner, and
- Must at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of

the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

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

81. Earth Works/Filling Works

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

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

82. 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 appointed Principal Certifier.

83. Certification of Location of Building during Construction

Prior to the positioning of wall panels/bricks or block work, the applicant shall submit to the appointed Principal Certifier a qualified practicing surveyor's certificate showing the boundaries of the allotment, distances of walls and footings from the boundaries, and the dimensions of the building.

84. Certification of Location of Building upon Completion

Upon completion of the building, the applicant shall submit to the appointed Principal Certifier a qualified practicing surveyor's certificate showing the boundaries of the allotment, distances of walls and footings from boundaries.

85. Certification of Levels of Building during Construction

Prior to the placement of any concrete of the basement/ground floor slab, the applicant shall submit to the appointed Principal certifier a qualified practicing surveyor's certificate showing that the formwork levels are in accordance with the approved plan.

86. Excess Material

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

87. Public Safety

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

88. 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.

89. Imported 'waste-derived' fill material

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

- virgin excavated natural material (within the meaning of the Protection of the *Environment Operations Act 1997*); and
- any other waste-derived material the subject of a resource recovery exemption under cl.51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material.

Any waste-derived material the subject of resource recovery exemption received at the development site must be accompanied by documentation as to the material's compliance with the exemption conditions and must be provided to the Principal Certifying Authority on request.

90. Footpath Kerb and Gutter

The applicant shall re-construct all damaged bays of concrete path paving and kerb & gutter, adjacent to the site, in Wickfield Circuit. Areas not concreted shall be re-graded, topsoiled and turfed. All works shall be 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)*.

91. Commercial Driveway and Layback Crossing

The applicant shall provide a reinforced concrete footpath crossing and layback at the entrance to the property, in accordance with Council's *Industrial/Commercial Vehicle Crossing Specification* and *Engineering Design Guide for Development (as amended)*.

A separate application for this work, which will be subject to a crossing inspection fee and inspections by Council, must be lodged with Council prior to pouring the concrete. Where necessary, conduits shall be provided under the footpath crossing, in accordance with the relevant service authority's requirements.

92. Tree Protection Measures

All works (including excavation, stormwater infrastructure and landscaping works), within the mapped tree protection zone of Tree 29 as provided in Appendix 2 of the Tree Health Report

(prepared by Anderson Environmental, dated 24 March 2021), are to be undertaken under the supervision of an arborist with a minimum qualification of AQF 5.

93. Maintenance of Soil and Water Management Plan (SWMP)

The soil and water management controls must be maintained at all times during each stage of the development and checked for adequacy daily. The controls must not be removed until the development is completed and the disturbed areas have been stabilised.

Maintenance must include but is not limited to ensuring:

- a. all sediment fences, sediment traps and socks are properly placed and are working effectively and,
- b. drains, gutters and roads are maintained clear of sediment at all times.

Note: It is an offence under the *Protection of the Environment Operations Act 1997* to allow soil or other pollutants to fall or be washed into any waters or be placed where it is likely to fall or be washed into any waters. Substantial penalties may be issued for any offence.

94. Connection to Council Pit

The stormwater connection to the Council pit on Wickfield Circuit must:

- a. be through a hole that is neatly made by cutting or drilling with any reinforcement encountered cut away,
- b. not protrude past the inner surface of the pit and/or pipe,
- c. have all junctions finished with 2:1 cement mortar,
- d. have a RCP pipe size of 375mm.

The Certifying Authority must arrange for a satisfactory inspection by Council prior to backfilling. At least one working day's notice is required for the inspection.

95. Compliance with Council Specification

All design and construction work shall be in accordance with:

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

96. Potentially Contaminated Material

During works, should any unidentified or potentially contaminated material be excavated or exposed whilst on site, it is recommended that the advice of a trained and experienced

contaminated lands consultant be sought. The site foreman should be advised immediately for appropriate action.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of an occupation certificate by the appointed Principal Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for an occupation certificate.

97. Section 73 Certificate

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

Application must be made through an authorised Water Servicing Coordinator.

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

The Section 73 Certificate must be submitted to the appointed Principal Certifier prior to the issue of an occupation certificate.

98. Structural Engineering Certificate

Prior to the appointed Principal Certifier issuing an occupation certificate, the submission of a certificate from a practising structural engineer certifying that the building has been erected in compliance with the approved structural drawings, the relevant Standards Association of Australia Codes and is structurally adequate.

99. Restriction on the Use of Land

Prior to the appointed 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.

- Substation restrictions

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.

100. Restoration of Public Roads

Prior to the appointed Principal Certifier issuing an occupation certificate, the restoration of public road and associated works required as a result of the development shall be carried out by Council and all costs shall be paid by the applicant.

101. Noise Management

Prior to Council or the appointed Principal Certifier issuing an occupation certificate, the Principal Certifier is required to be satisfied that all construction requirements/recommendation contained within the Acoustic DA Assessment, prepared by Acouras Consulting (dated 23 March 2021) have been completed/undertaken.

102. Positive Covenant

The applicant shall create positive covenant and appropriate restriction on the use of land under Section 88B of the Conveyancing Act over the constructed On-Site Detention facility prior to the appointed Principal Certifier issuing an occupation certificate.

The applicant shall liaise with Council regarding the required wording. 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.

103. Pre-Inspection

Prior to the release of the occupation certificate for the childcare centre and café, Council's Environmental Health Officer is to be contacted on (02) 4645 4604 to undertake an inspection of the premises to confirm compliance with this Consent, the Food Act 2003, Food Regulation 2015, Food Standards Code Australia and New Zealand and AS 4674-2004: *Design, construction and fit-out of food premises*.

104. Public Indemnity Insurance – Onsite Waste Collection

The applicant to the development application indemnifies Council and its contractors and agents against any claims, proceedings, actions or demands arising from or in relation to any damage howsoever caused to the road surface, paving or drainage within the Development by the operation by Council or its contractors or agents in the collection of domestic waste except to the extent that such damage results from any misconduct or negligent act or omission of Council or its contractors or agents.

Prior to the issue of an occupation certificate, the applicant shall provide Council with a copy of its public liability insurance policy valid for 12 months to satisfy Council that in the event that such a claim arises, a public liability insurance policy is in place to respond to any claim arising. Each year the body corporate must furnish Council with a copy of its renewed public liability insurance policy valid for the next 12 months to satisfy Council that in the event that such a claim arises, a public liability insurance policy is in place to respond to any claim arising.

105. Service Authorities

To ensure that an adequate level of services and infrastructure is provided to this development, prior to the occupation the following is required:

- a. Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development
- b. Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development

- c. Gas supplier (if relevant)- Evidence demonstrating that satisfactory arrangements have been made with a gas supplier to service the proposed development; and
- d. Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.

All construction work shall conform to the relevant authority's specifications.

106. Landscaping Species Selection

Prior to the appointed Principal Certifier issuing an occupation certificate, a statement from a suitably qualified arborist is required to be provided, to the satisfaction of the certifier, which specifies that the selected landscaping species on the site, and any trees/vegetation adjoining the site which are deemed capable of impacting the outdoor play area are:

- a) are not toxic or dangerous (see Appendix 7 of SCDCP 2015); and
- b) do not impose a safety hazard such as personal injury from falling branches and seeds, poisoning and/or choking.

If adjoining species are deemed to not satisfy point (i) and (ii) above, a management plan is required to be put in place to ensure the health and safety of the children.

107. Playground Equipment

Prior to the appointed Principal Certifier issuing any occupation certificate, the playground equipment is required to be installed in accordance with the relevant Australian Standard(s) and the manufacturer's recommendations.

108. Advance Warning Signage - Childcare Centre

Prior to the principal certifying authority issuing an occupation certificate, approved "Childcare Centre" warning signs shall be erected along the approach roads to the proposed development. In this regard, the applicant shall liaise with Council's Traffic Engineer to determine the specific locations and the relevant wording of the signs, prior to the preparation of a detailed signage and line-marking plan.

109. Completion of External Works Onsite

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

110. Maintenance Security Bond

Prior to the principal certifying authority issuing an occupation certificate, a maintenance security bond of \$5000 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 (completion of works to Council's satisfaction) 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*.

111. Evacuation Plan

Prior to the issue of an occupation certificate for the centre-based child care facility, an evacuation plan for the centre-based child care facility complying with AS3745 must be prepared and implemented. The emergency evacuation should consider:

- a. The mobility of children and how this is to be accommodated during an evacuation;
- b. The location of a safe congregation area, away from the evacuated building, busy roads, other hazards and the evacuation points of other residents or tenants within the building or surrounding buildings;
- c. Where the Child Care Centre is part of a larger building or complex, that the emergency evacuation plan is complementary and consistent with other emergency evacuation plans in place; and
- d. The supervision of children during the evacuation and at the safe congregation area with regard to the capacity of the Child Care Centre and the child/staff ratios.
- e. Centres which accommodate children under 2 years of age are to have a large mobile cot (on wheels) so groups of babies can be quickly evacuated.

112. Waste Servicing Agreement

Prior to Council or an appointed Principal Certifier issuing an occupation certificate, the applicant must provide, to the appointed principal certifier, with a copy to the Campbelltown City Council's Waste Coordinator, a letter from an appropriately licenced contractor/s confirming that contractor/s has been engaged to service the café and child care centre use of the development for the purpose of collecting general waste and recycling from the designated internal waste collection area.

All waste and recycling generated from the business are to be kept within an appropriate storage receptacle on the premises. Waste is not to be stored or placed outside of a waste storage receptacle or on Council/Public land or in such a manner that it will become a litter, odour or health nuisance.

Waste bins that are placed out on a public place for collection must only be placed out for collection on the day of the collection after 6.00pm and must be removed by 8.00am the following day. Any residual waste left on the public place as a result of bin placement must be removed within undue delay by the food business operator.

113. Public Utilities

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

114. Plan of Management

Prior to Council or an appointed Principal Certifier issuing an occupation certificate, a Plan of Management for the use of the centre-based child care facility is required to be provided to include the following operational matters:

- a. Incorporate a play schedule which includes a maximum of 40 children aged 2 to 5 years to occupy the outdoor play area at any one time to be consistent with the recommendations of the Acoustic DA Assessment Report (prepared by Acouras Consultancy, dated 23 March 2021). There are no restrictions for the proposed 16 children aged 0 to 2 years.
- b. No outdoor activity before 9.00am or after 5.00pm;
- c. Windows and doors closed in the indoor activity rooms if any pre-recorded music is played;
- d. Waste management procedures within the centre to reflect the Waste Management Plan (prepared by Loka Consulting Engineers, dated 1 November 2021).
- e. Waste storage for disposable diapers located inside the interior design of the childcare centre must be waterproof, washable container with a disposable plastic liner, air tight lid. If both cloth and disposable diapers are used, separate containers must be provided.
- f. Security measures.
- g. Arrival and departure procedure as detailed in Appendix B of the 'Design Certification, Building Code of Australia (BCA) Assessment and Plan of Management for a Child Care Centre', prepared by Architex (dated 29 March 2021).
- h. Ensure that all parking associated with the pick-up/drop-off of children to the facility is undertaken on the development site.

115. Landscape Maintenance Program

Prior to Council or an appointed Principal Certifier issuing an occupation certificate, the applicant must prepare a landscape maintenance program. The maintenance plan is required to cover a 12 month maintenance period to ensure that all approved landscape works become well-established by regular maintenance.

116. Final Inspection – Works as Executed Plans

Prior to the appointed principal certifying authority issuing an occupation certificate, the applicant shall submit to Council two complete sets of fully marked up and certified work as executed plans in accordance with Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and with the design requirements detailed in the Campbelltown (Sustainable City) DCP Volume 3 (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 5m within the site area.
- Where there is a change in finished ground levels that are greater than 0.3m between adjacent points within the above mentioned 5m grid, intermediate levels will be required.

- A minimum of 15 site levels.
- If the floor level is uniform throughout, a single level is sufficient.
- Details of all stormwater infrastructure including pipe sizes and types as well as surface and invert levels of all existing and/or new pits/pipes associated with the development.
- All existing and/or new footpaths, kerb and guttering and road pavements to the centre line/s of the adjoining street/s.
- The surface levels of all other infrastructure.

Format

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

AutoCAD Option

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

Package Type - zip
 File Format - AutoCAD 2004 Drawing Format or later
 Transmittal Options - Include fonts

Include textures from materials

Include files from data links

Include photometric web files

Bind external references

The drawing is **not** to be password protected.

MapInfo Option

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

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

117. Statement by a qualified designer

The development shall not be occupied until a statement by a qualified designer verifying that the development achieves the quality of design detailed in the approved construction certificate documentation.

119. BASIX

Prior to the appointed principal certifier issuing an occupation certificate, completion of all requirements listed in the relevant BASIX certificate for the subject development shall be completed/installed.

120. Grease Trap

Documentation supplied by Sydney Water regarding evidence of the trade waste agreement must be provided to the certifying authority prior to issue of an Occupation Certificate.

Please contact Sydney Water for information and requirements for grease arrestors by calling 13 20 92.

121. Registration with Council

The premise is required to be registered with Council prior to the occupation certificate being issued. Regular inspections will be carried out to ensure health standards are maintained. A business registration form is available on Council's website and must be completed and submitted to Council prior to the operation of the food business commencing (Food Safety Standard 3.2.2).

122. Council Fees and Charges

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

ADVISORY NOTES

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

Advice 1. Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires you to:

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

Advice 2. Tree Preservation Order

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

A tree is defined as a perennial plant with self supporting stems that are more than three metres or has a trunk diameter more than 150mm measured one metre above ground level, and excludes

any tree declared under the *NSW Biosecurity Act 2015* or included within the NSW Governments Greater Sydney Strategic Management Plan 2017-2022.

Advice 3. Provision of Equitable Access

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

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

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

Advice 4. Covenants

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

Advice 5. Tenancy Fit Out

A separate development application is required to be submitted for the fit out of individual tenancies.

Advice 6. Inspection within Public Areas

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

Advice 7. Adjustment to Public Utilities

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

Advice 8. Salinity

Please note that Campbelltown is an area of known salinity potential. As such any salinity issues should be addressed as part of the construction certificate application. Further information regarding salinity management is available within *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended)*.

Advice 9. Asbestos Warning

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

www.environment.nsw.gov.au
www.nsw.gov.au/fibro
www.adfa.org.au
www.workcover.nsw.gov.au

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

Advice 10. Smoke Free Environment Act

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

Advice 11. Dial before you Dig

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

Advice 12. Telecommunications Act 1997 (Commonwealth)

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

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

END OF CONDITIONS

Attachment 2 - Apartment Design Guide Assessment

Clause 30(2)(c) of SEPP 65 states that in determining a development application for consent to carry out a residential flat development, a consent authority is to take into consideration the Apartment Design Guide. As assessment of the key design criteria is provided in the below table:

Development Controls		
Site Analysis		
Objective 3A-1: Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		
Design Guidance:	Proposed	Compliance
Each element in the Site Analysis Checklist should be addressed (see Appendix 1)	Site analysis provided with development application documentation.	Satisfactory
Orientation		
Objective 3B-1: Building types and layouts respond to the streetscape and site while optimising solar access within the development		
Design Guidance	Proposed	Compliance
Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1)	Appropriate street access is provided.	Satisfactory
Where the street frontage is to the east or west, rear buildings should be orientated to the north	Solar access is achieved. Satisfactory orientation proposed.	Satisfactory
Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2)	Solar access is achieved. Satisfactory orientation proposed.	Satisfactory
Objective 3B-2: Overshadowing of neighbouring properties is minimised during mid-winter		
Design Guidance	Proposed	Compliance
Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access	See Section 3D and 4A for compliance.	See Section 3D and 4A for compliance.
Solar access to living rooms, balconies and private open spaces of neighbours should be considered	Consideration has been given to the residential units facing west located at 41 Woodhouse Drive, Ambarvale. The proposed development minimally impacts the western elevation of 41 Woodhouse Drive.	Satisfactory
Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%	N/A	N/A
If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond	N/A - Solar access received to the residential mixed use building at 41	N/A

minimums contained in section 3F Visual privacy	Woodhouse Drive, Ambarvale is not significantly reduced.	
Overshadowing should be minimised to the south or down hill by increased upper level setbacks	Overshadowing impacts are considered satisfactory to the south. The site adjoins a commercial development.	Satisfactory
It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing a car parking and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development	Overshadowing impacts are considered minor.	Satisfactory
A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings	Solar collectors are not identified on neighbouring buildings.	N/A
Public Domain Interface		
Objective 3C-1: Transition between private and public domain is achieved without compromising safety and security		
Design Guidance	Proposed	Compliance
Terraces, balconies and courtyard apartments should have direct street entry, where appropriate	A centre-based child care facility and retail tenancy is proposed on the ground floor.	N/A
Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1)	Ground level apartments are not proposed.	N/A
Upper level balconies and windows should overlook the public domain	Residential balconies are designed to overlook the public domain, Wickfield Circuit and the unnamed laneway.	Satisfactory
Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1 m	Fencing facing the public domain is associated with the ground floor child care centre. The 1.8 m high acoustic barrier fencing is considered to be suitable, particularly noting the ground floor use. The masonry and glass materials used for the acoustic barrier fence are considered appropriate, with interesting motifs creating visual interest.	Satisfactory
Length of solid walls should be limited along street frontages	Solid building walls are not proposed along the Wickfield Street frontages.	Satisfactory
Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets	Given the mixed use nature of the development, it is not considered appropriate for seating to be located within the public domain area. However, casual interactions are achieved at the entrances of the development.	Satisfactory
In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: <ul style="list-style-type: none"> architectural detailing 	Separate, identifiable entrances are proposed. Signage does not form part of this development proposal.	Satisfactory

<ul style="list-style-type: none"> • changes in materials • plant species • colours 		
Opportunities for people to be concealed should be minimised	CPTED report provided with the development application. Concealment opportunities considered controlled.	Satisfactory
Objective 3C-2: Amenity of the public domain is retained and enhanced		
Design Guidance	Proposed	Compliance
Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking	Proposed street plantings significantly improve the public domain.	Satisfactory
Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	Letter box included on western building façade, next to the lobby entrance for Building A.	Satisfactory
The visual prominence of underground car park vents should be minimised and located at a low level where possible	Vents not proposed to face the public domain area.	N/A
Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view	Ancillary services are appropriately screened behind a roller door.	Satisfactory
Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels	Ramping is minimised.	Satisfactory
Durable, graffiti resistant and easily cleanable materials should be used	Details not provided with the development application.	Satisfactory. Recommended condition of development consent for the owner to be responsible for the removal of graffiti.
Communal and Public Open Space		
Objective 3D-1: An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping		
Design Criteria	Proposed:	Compliance
1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) <i>Definition: outdoor space located within the site at ground level or on a structure that is within common ownership and for the recreational use of residents of the development. Communal open space may be accessible to residents only, or to the public.</i>	Three separate communal open spaces provided with a total areas of 771.31 m ² provided (29% of the site area - 771.31 m ² /2697 m ²)	Satisfactory
2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).	The communal open space areas are in three separate locations. 50% is provided.	Satisfactory

Design Guidance	Proposed	Compliance
Communal open space should be consolidated into a well-designed, easily identified and usable area	The communal open space areas are designed in three separate areas; one being for Building A, one for Building B and a communal open space area to connect the two buildings.	Satisfactory
Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions	Minimum 3 m dimension is achieved for all three common open space areas.	Satisfactory
Communal open space should be co-located with deep soil areas	Design criteria achieved. Deep soil areas are located on the ground floor and areas surrounding the development at street level. Sufficient landscaped areas provided within the communal open space areas which is considered to enhance the amenity of the residents utilising the communal open space areas.	Satisfactory
Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies	The communal open space areas are accessed from common circulation areas near lift access points.	Satisfactory
Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	Communal open space is provided at the room top level and on the podium between Building A and Building B.	Satisfactory
Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: <ul style="list-style-type: none"> provide communal spaces elsewhere such as a landscaped roof top terrace or a common room provide larger balconies or increased private open space for apartments demonstrate good proximity to public open space and facilities and/or provide contributions to public open space 	The design criteria is achieved.	Satisfactory
Objective 3D-2: Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		
Design Guidance	Proposed	Compliance
Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: <ul style="list-style-type: none"> seating for individuals or groups barbecue areas play equipment or play areas swimming pools, gyms, tennis courts or common rooms 	The proposed roof top communal open spaces provides the following amenities: <ul style="list-style-type: none"> seating for individuals or groups barbecue areas outdoor gym <p>The proposed amenities are considered to be attractive and inviting and to allow for a range of activities.</p>	Satisfactory
The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts	The location of the roof top facilities for Building A and Building B are considered usable throughout the year, given that a large portion of both areas are provided with a covered area.	Satisfactory

Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks	Services located on the roof top are sufficiently contained from the usable communal open space area.	Satisfactory												
Objective 3D-3: Communal open space is designed to maximise safety														
Design Guidance	Proposed	Compliance												
Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: <ul style="list-style-type: none"> • bay windows • corner windows • balconies 	Communal open spaces are proposed on the roof top of both Building A and Building B and on the podium level which is considered satisfactory. See Objective 4N-2.	Satisfactory												
Communal open space should be well lit	Details not provided with development application.	Recommended condition of consent.												
Where communal open space/facilities are provided for children and young people they are safe and contained	Facilities are specifically not proposed for children.	N/A												
Deep Soil Zones														
Objective 3E-1: Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality														
Design Criteria	Proposed	Compliance												
<p>1. Deep soil zones are to meet the following minimum requirements:</p> <table border="1"> <thead> <tr> <th>Site area</th> <th>Minimum dimensions</th> <th>Deep soil zone (% of site area)</th> </tr> </thead> <tbody> <tr> <td>Less than 650 m²</td> <td>-</td> <td rowspan="4">7%</td> </tr> <tr> <td>650-1,500 m²</td> <td>3 m</td> </tr> <tr> <td>Greater than 1,500 m²</td> <td>6 m</td> </tr> <tr> <td>Greater than 1,500 m² with significant existing tree cover</td> <td>6 m</td> </tr> </tbody> </table>	Site area	Minimum dimensions	Deep soil zone (% of site area)	Less than 650 m ²	-	7%	650-1,500 m ²	3 m	Greater than 1,500 m ²	6 m	Greater than 1,500 m ² with significant existing tree cover	6 m	<p>The site area is 2697 m². The deep soil area, as indicated on Drawing No. 21, is 439.8 m² (16.3%).</p> <p>Greater than 7% of the site is a deep soil zone, however the minimum dimension of 6 m is not achieved.</p> <p>The site is within a business zone and is considered satisfactory in the circumstances of this case.</p>	<p>Deep soil zone percentage is achieved, however the minimum dimension is not achieved. Considered satisfactory on merit. See Section 8 of the planning report for discussion.</p>
Site area	Minimum dimensions	Deep soil zone (% of site area)												
Less than 650 m ²	-	7%												
650-1,500 m ²	3 m													
Greater than 1,500 m ²	6 m													
Greater than 1,500 m ² with significant existing tree cover	6 m													
Design Guidance	Proposed	Compliance												
On some sites it may be possible to provide larger deep soil zones, depending on the site area and context: <ul style="list-style-type: none"> • 10% of the site as deep soil on sites with an area of 650 m² - 1,500 m² • 15% of the site as deep soil on sites greater than 1,500m² 	N/A - business zone.	N/A												

<p>Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include:</p> <ul style="list-style-type: none"> • basement and sub-basement car park design that is consolidated beneath building footprints • use of increased front and side setbacks • adequate clearance around trees to ensure long term health • co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil 	Existing trees not proposed to be retained on the site.	N/A												
<p>Achieving the design criteria may not be possible on some sites including where:</p> <ul style="list-style-type: none"> • the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) • there is 100% site coverage or non-residential uses at ground floor level 	Noted. The depth of the criteria is not met, however is considered satisfactory for a B1 Neighbourhood centre zone.	Satisfactory												
Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure.	N/A – deep soil percentage of area achieved. Acceptable stormwater concept proposed, subject to recommended condition of development consent.	N/A												
Visual Privacy														
Objective 3F-1: Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy														
Design Criteria	Proposed	Compliance												
<p>1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Building height</th> <th style="text-align: center;">Habitable rooms and balconies</th> <th style="text-align: center;">Non-habitable rooms</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Up to 12 m (4 storeys)</td> <td style="text-align: center;">6 m</td> <td style="text-align: center;">3 m</td> </tr> <tr> <td style="text-align: center;">Up to 25 m (5-8 storeys)</td> <td style="text-align: center;">9 m</td> <td style="text-align: center;">4.5 m</td> </tr> <tr> <td style="text-align: center;">Over 25 m (9+ storeys)</td> <td style="text-align: center;">12 m</td> <td style="text-align: center;">6 m</td> </tr> </tbody> </table>	Building height	Habitable rooms and balconies	Non-habitable rooms	Up to 12 m (4 storeys)	6 m	3 m	Up to 25 m (5-8 storeys)	9 m	4.5 m	Over 25 m (9+ storeys)	12 m	6 m	<p>The development is less than 12 m in height.</p> <p>The distance between the proposed development and the existing mixed use development is 9.2 m.</p> <p>The distance between the towers (habitable rooms and balconies) is a minimum of 9 m.</p>	Satisfactory
Building height	Habitable rooms and balconies	Non-habitable rooms												
Up to 12 m (4 storeys)	6 m	3 m												
Up to 25 m (5-8 storeys)	9 m	4.5 m												
Over 25 m (9+ storeys)	12 m	6 m												
Design Guidance	Proposed	Compliance												
Generally one step in the built form as the height increases due to building separations is desirable. Additional steps	The proposed building does not create a ziggurat appearance.	Satisfactory												

should be careful not to cause a 'ziggurat' appearance.		
For residential buildings next to commercial buildings, separation distances should be measured as follows: <ul style="list-style-type: none"> for retail, office spaces and commercial balconies use the habitable room distances for service and plant areas use the non-habitable room distances 	The residential component of the proposed development does not adjoin a building.	Satisfactory
New development should be located and oriented to minimise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: <ul style="list-style-type: none"> site layout and building orientation to minimize privacy impacts (see also section 3B Orientation) on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4) 	No privacy concerns raised.	Satisfactory
Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5)	Increased separation to the R2 zoned land to the north is provided by Wickfield Circuit.	Satisfactory
Direct lines of sight should be avoided for windows and balconies across corners No separation is required between blank walls	Sufficient separation is provided between the proposed development and 41 Woodhouse Drive.	Satisfactory
Objective 3F-2: Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space		
Design guidance	Proposed	Compliance
Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: <ul style="list-style-type: none"> setbacks solid or partially solid balustrades to balconies at lower levels fencing and/or trees and vegetation to separate spaces screening devices bay windows or pop out windows to provide privacy in one direction and outlook in another raising apartments/private open space above the public domain or communal open space 	The proposed development incorporates sufficient privacy measures.	Satisfactory

<ul style="list-style-type: none"> planter boxes incorporated into walls and balustrades to increase visual separation pergolas or shading devices to limit overlooking of lower apartments or private open space on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies 		
Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas	Separation is provided and considered satisfactory.	Satisfactory
Balconies and private terraces should be located in front of living rooms to increase internal privacy	Balconies are accessed directly from living areas.	Satisfactory
Windows should be offset from the windows of adjacent buildings	Sufficient building separation is provided to reduce privacy impacts between the proposed building and the adjoining mixed use development.	Satisfactory
Recessed balconies and/or vertical fins should be used between adjacent balconies		Satisfactory
Pedestrian Access and Entries		
Objective 3G-1: Building entries and pedestrian access connects to and addresses the public domain		
Design Guidance	Proposed	Compliance
Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge	Entrances to the building are considered to be clearly defined.	Satisfactory
Entry locations relate to the street and subdivision pattern and the existing pedestrian network	Entry locations are considered appropriate.	Satisfactory
Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries	Entrance to the café/child care centre are clearly defined.	Satisfactory
Objective 3G-2: Access, entries and pathways are accessible and easy to identify		
Design Guidance	Proposed	Compliance
Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces	The proposed building access is considered satisfactory and is clearly visible from the public domain.	Satisfactory
The design of ground floors and underground car parks minimise level changes along pathways and entries	Level changes are minimised. Part of the rationale for the height breach, given the topography of the site.	Satisfactory
Steps and ramps should be integrated into the overall building and landscape design	The proposed steps and ramps are considered to integrate into the overall building design.	Satisfactory

Objective 3G-3: Large sites provide pedestrian links for access to streets and connection to destinations		
Design Guidance	Proposed	Compliance
Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport	The proposed site is not considered large enough to facilitate pedestrian links.	N/A
Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate	The proposed site is not considered large enough to facilitate pedestrian links.	N/A
Vehicle Access		
Objective 3H-1: Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		
Design Guidance	Proposed	Compliance
Car park access should be integrated with the building's overall facade. Design solutions may include: <ul style="list-style-type: none"> the materials and colour palette to minimise visibility from the street security doors or gates at entries that minimise voids in the facade where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed 	Entrance to the basement car parking area is considered appropriate.	Satisfactory
Car park entries should be located behind the building line	The car park entry is suitably integrated into the building design.	Satisfactory
Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout	Car park entry is considered satisfactory.	Satisfactory
Car park entry and access should be located on secondary streets or lanes where available	Car park entry is accessed from Wickfield Circuit which is considered suitable.	Satisfactory
Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided	Vehicle standing areas are not proposed.	N/A
Access point locations should avoid headlight glare to habitable rooms Adequate separation distances should be provided between vehicle entries and street intersections	Residential levels are not located on the ground floor where headlight glare would be experienced.	Satisfactory
The width and number of vehicle access points should be limited to the minimum	The development proposes one vehicle access point for car parking associated with commercial and residential. A separate access is provided for loading and unloading which is required for a safety perspective.	Satisfactory
Visual impact of long driveways should be minimised through changing alignments and screen planting	Long driveways do not form part of the proposal.	N/A

The need for large vehicles to enter or turn around within the site should be avoided	Service vehicle ingress/egress is proposed from Wickfield Circuit.	Satisfactory
Garbage collection, loading and servicing areas are screened	The servicing area is proposed to be located behind a roller door.	Satisfactory
Clear sight lines should be provided at pedestrian and vehicle crossings	Site lines considered satisfactory.	Satisfactory
Traffic calming devices such as changes in paving material or textures should be used where appropriate	Traffic calming devices do not form part of the proposal.	N/A
Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: <ul style="list-style-type: none"> • changes in surface materials • level changes • the use of landscaping for separation 	Pedestrian and vehicle access is separated. Loading/unloading access is also separated from vehicular access associated with the commercial and residential uses.	Satisfactory
Bicycle and Car Parking		
Objective 3J-1: Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas		
Design Criteria:	Proposed	Compliance:
<p>1. For development in the following locations:</p> <ul style="list-style-type: none"> • on sites that are within 800 m of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400 m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre <p>the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less</p> <p>The car parking needs for a development must be provided off street.</p>	<p>N/A</p> <p>The development site is not located within 800 m of a railway station or light rail stop or on land zoned or within 400 m of land zoned B3 Commercial Core or B4 Mixed Use.</p>	N/A
Design Guidance:	Proposed:	Compliance:
Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site	A car share scheme does not operate locally in the Campbelltown LGA.	N/A
Where less car parking is provided in a development, council should not provide on street resident parking permits	Car parking permits are not proposed to be provided.	Satisfactory

Objective 3J-2: Parking and facilities are provided for other modes of transport		
Design Guidance:	Proposed:	Compliance:
Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters	Motorcycle parking is not provided. SCDCP 2015 does not require motorbike specific parking.	N/A
Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas	Undercover bicycle parking is provided. Racks are provided for 6 bicycles.	Satisfactory
Conveniently located charging stations are provided for electric vehicles, where desirable	Charging stations are not proposed.	N/A
Objective 3J-3: Car park design and access is safe and secure		
Design Guidance:	Proposed:	Compliance:
Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces	Access to services is considered satisfactory.	Satisfactory
Direct, clearly visible and well lit access should be provided into common circulation areas	Details not provided with the development application documentation.	Can comply. Recommended condition of consent.
A clearly defined and visible lobby or waiting area should be provided to lifts and stairs	The proposed development incorporates a clearly defined entrance and lobby area, accessed from Wickfield Circuit.	Satisfactory
For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards	Proposed car park is not considered large.	N/A
Objective 3J-4: Visual and environmental impacts of underground car parking are minimised		
Design Guidance:		
Excavation should be minimised through efficient car park layouts and ramp design	The proposed level of excavation is required to achieve the required basement car parking numbers.	Satisfactory
Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles	The proposed car parking layout is considered satisfactory.	Satisfactory
Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites	The proposed car park does not exceed 1m above ground level.	Satisfactory
Natural ventilation should be provided to basement and sub-basement car parking areas	Details not provided with the development application.	Can comply. Recommended condition of development consent for ventilation to be provided to the basement levels.

Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design	Screening devices not proposed. The car parking ingress/egress is sufficiently recessed and screening is not considered necessary.	N/A
Solar and Daylight Access		
Objective 4A-1: To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space		
Design Criteria:	Proposed:	Compliance:
1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	The applicant had provided solar access diagrams. 23 (79%) dwellings receive a minimum of 2 hours direct sunlight.	Satisfactory
2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter	N/A. The site is located within the Sydney Metropolitan Area.	N/A
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	3 (10%) of the proposed units receive minimal (almost nil) sunlight.	S
Natural Ventilation		
Objective 4B-1: All habitable rooms are naturally ventilated		
Design Guidance:	Proposed:	Compliance:
The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms	Cross ventilation diagrams were provided with the development application demonstrating that 25 (86%) of apartments are naturally cross ventilated.	Satisfactory
Depths of habitable rooms support natural ventilation	Habitable room depths support natural ventilation.	Satisfactory
The area of unobstructed window openings should be equal to at least 5% of the floor area served	Satisfactory	Satisfactory
Light wells are not the primary air source for habitable rooms	Light wells are not the primary air source for habitable rooms. Cross ventilation is the primary air source.	N/A
Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: <ul style="list-style-type: none"> adjustable windows with large effective openable areas a variety of window types that provide safety and flexibility such as awnings and louvres windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors 	Natural ventilation is considered sufficient.	Satisfactory

Objective 4B-3: The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents		
Design Criteria:	Proposed:	Compliance:
1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	Cross ventilation diagrams were provided with the development application demonstrating that 25 (86%) of apartments are naturally cross ventilated.	Satisfactory
2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Widths are less than 18m.	Satisfactory
Design Guidance:	Proposed:	Compliance:
The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths	The proposed development includes dual aspect apartments and corner apartments. The apartment depth is considered satisfactory.	Satisfactory
In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side)(see figure 4B.4)	The inlet and outlet side of the cross through apartments are of similar size.	Satisfactory
Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow	Apartment layout is considered to promote cross ventilation.	Satisfactory
Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow	Natural ventilation is considered satisfactory.	Satisfactory

Ceiling Heights																						
Objective 4C-1: Ceiling height achieves sufficient natural ventilation and daylight access																						
Design Criteria:	Proposed:	Compliance:																				
<p>1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <table border="1"> <thead> <tr> <th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th> </tr> </thead> <tbody> <tr> <td>Habitable rooms</td> <td>2.7 m</td> </tr> <tr> <td>Non-habitable</td> <td>2.4 m</td> </tr> <tr> <td>For 2 storey apartments</td> <td>2.7 m for main living area floor 2.4 m for second floor, where its area does not exceed 50% of the apartment area</td> </tr> <tr> <td>Attic spaces</td> <td>1.8 m at edge of room with a 30 m degree minimum ceiling slope</td> </tr> <tr> <td>If located in mixed used areas</td> <td>3.3 m for ground and first floor to promote future flexibility of use</td> </tr> </tbody> </table> <p>These minimums do not preclude higher ceilings if desired</p>	Minimum ceiling height for apartment and mixed use buildings		Habitable rooms	2.7 m	Non-habitable	2.4 m	For 2 storey apartments	2.7 m for main living area floor 2.4 m for second floor, where its area does not exceed 50% of the apartment area	Attic spaces	1.8 m at edge of room with a 30 m degree minimum ceiling slope	If located in mixed used areas	3.3 m for ground and first floor to promote future flexibility of use	<p>Habitable ceiling height = 2.8 m.</p> <p>Commercial ceiling height = 3.4 m.</p> <p>The ceiling height of the child care centre (located on the ground floor) is 2.8 m in height. The Applicant provides that the height is adequate for the proposed use.</p>	Satisfactory								
Minimum ceiling height for apartment and mixed use buildings																						
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Objective 4D-1: The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity																						
Design Criteria:	Proposed:	Compliance:																				
<p>1. Apartments are required to have the following minimum internal areas:</p> <table border="1"> <thead> <tr> <th>Apartment type</th> <th>Minimum internal area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35 m²</td> </tr> <tr> <td>1 bedroom</td> <td>50 m²</td> </tr> <tr> <td>2 bedroom</td> <td>70 m²</td> </tr> <tr> <td>3 bedroom</td> <td>90 m²</td> </tr> </tbody> </table> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5 m² each</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12 m² each</p>	Apartment type	Minimum internal area	Studio	35 m ²	1 bedroom	50 m ²	2 bedroom	70 m ²	3 bedroom	90 m ²	<table border="1"> <thead> <tr> <th>Apartment type</th> <th>Minimum internal area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>Nil</td> </tr> <tr> <td>1 bedroom</td> <td>55-56 m²</td> </tr> <tr> <td>2 bedroom</td> <td>75-88 m²</td> </tr> <tr> <td>3 bedroom</td> <td>96-103 m²</td> </tr> </tbody> </table> <p>Satisfactory</p>	Apartment type	Minimum internal area	Studio	Nil	1 bedroom	55-56 m ²	2 bedroom	75-88 m ²	3 bedroom	96-103 m ²	Satisfactory
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3 bedroom	96-103 m ²																					
<p>2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and</p>	<p>All proposed habitable rooms include an external window.</p>	Satisfactory																				

air may not be borrowed from other rooms		
Objective 4D-2: Environmental performance of the apartment is maximised		
Design Criteria:	Proposed:	Compliance:
1. Habitable room depths are limited to a maximum of 2.5 m x the ceiling height	2.5 m x 2.8 m (ceiling height) = 7 m	Satisfactory
2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8 m from a window	Depth achieved.	Satisfactory
Design Guidance:	Proposed:	Compliance:
Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths	Ceiling height is 2.8 m - maximum depth is satisfied.	Satisfactory
All living areas and bedrooms should be located on the external face of the building	Living areas and bedrooms are generally located on the external face of the building.	Satisfactory
Where possible: <ul style="list-style-type: none"> • bathrooms and laundries should have an external openable window • main living spaces should be oriented toward the primary outlook and aspect and away from noise sources 	The location and laundries and bathrooms are considered satisfactory.	Satisfactory
Objective 4D-3: Apartment layouts are designed to accommodate a variety of household activities and needs		
Design Criteria:	Proposed:	Compliance:
1. Master bedrooms have a minimum area of 10 m ² and other bedrooms 9 m ² (excluding wardrobe space)	All proposed master bedrooms are a minimum of 10 m ² and other bedrooms are a minimum of 9 m ² (excluding wardrobe space).	Satisfactory
2. Bedrooms have a minimum dimension of 3 m (excluding wardrobe space)	All proposed bedrooms have a minimum dimension of 3 m (excluding wardrobes).	Satisfactory
3. Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> • 3.6 m for studio and 1 bedroom apartments • 4 m for 2 and 3 bedroom apartments 	Studio and 1 bedroom apartments have a minimum width of 3.6 m. 2 and 3 bedroom apartments have a proposed minimum width of 4 m.	Satisfactory
4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Apartment width is considered satisfactory. Deep narrow apartment are not proposed.	Satisfactory
Design Guidance:	Proposed:	Compliance:
Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas	Satisfactory separation is provided.	Satisfactory

All bedrooms allow a minimum length of 1.5 m for robes	Minimum robe length is exceeded.	Satisfactory																														
The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8 m long, 0.6 m deep and 2.1 m high	Recommended condition of consent.	Can comply. Recommended condition of consent.																														
Apartment layouts allow flexibility over time, design solutions may include: <ul style="list-style-type: none"> • dimensions that facilitate a variety of furniture arrangements and removal • spaces for a range of activities and privacy levels between different spaces within the apartment • dual master apartments • dual key apartments • room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1)) • efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms 	Apartment layouts are considered to allow for satisfactory flexibility.	Satisfactory																														
Private Open Space and Balconies																																
Objective 4E-1: Apartments provide appropriately sized private open space and balconies to enhance residential amenity																																
Design Criteria:	Proposed:	Compliance:																														
1. All apartments are required to have primary balconies as follows: <table border="1" data-bbox="263 1077 695 1400"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>4 m²</td> <td>-</td> </tr> <tr> <td>1 bedroom apartments</td> <td>8 m²</td> <td>2 m</td> </tr> <tr> <td>2 bedroom apartments</td> <td>10 m²</td> <td>2 m</td> </tr> <tr> <td>3+ bedroom apartments</td> <td>12 m²</td> <td>2.4 m</td> </tr> </tbody> </table> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m</p>	Dwelling type	Minimum area	Minimum depth	Studio apartments	4 m ²	-	1 bedroom apartments	8 m ²	2 m	2 bedroom apartments	10 m ²	2 m	3+ bedroom apartments	12 m ²	2.4 m	Minimum areas for primary balconies are as follows: <table border="1" data-bbox="719 1077 1131 1400"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>1 bedroom apartments</td> <td>8 m²</td> <td>2.3 m</td> </tr> <tr> <td>2 bedroom apartments</td> <td>9 m²</td> <td>2 m</td> </tr> <tr> <td>3+ bedroom apartments</td> <td>41 m²</td> <td>3.1 m</td> </tr> </tbody> </table> <p>2 bedroom apartments A104 and A204 do not achieve the minimum balcony depth. The total balcony area of A104 and A204 exceeds 10 m² and is considered useable.</p>	Dwelling type	Minimum area	Minimum depth	Studio apartments	N/A	N/A	1 bedroom apartments	8 m ²	2.3 m	2 bedroom apartments	9 m ²	2 m	3+ bedroom apartments	41 m ²	3.1 m	Minor non-compliance. Satisfactory See section 8 of the report for discussion.
Dwelling type	Minimum area	Minimum depth																														
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Design Guidance:	Proposed:	Compliance:																														
Increased communal open space should be provided where the number or size of balconies are reduced	Minimum size of all proposed balconies comply with the design criterial.	N/A																														
Storage areas on balconies is additional to the minimum balcony size	Balcony storage not proposed.	N/A																														
Balcony use may be limited in some proposals by: <ul style="list-style-type: none"> • consistently high wind speeds at 10 storeys and above 	Balcony use is not anticipated to be limited.	N/A																														

<ul style="list-style-type: none"> close proximity to road, rail or other noise sources exposure to significant levels of aircraft noise heritage and adaptive reuse of existing buildings <p>In these situations, juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated</p>				
Objective 4E-2: Primary private open space and balconies are appropriately located to enhance liveability for residents				
Design Guidance:	Proposed:	Compliance:		
Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space	Balconies are accessible from main living areas.	Satisfactory		
Private open spaces and balconies predominantly face north, east or west	Balconies predominately face north.	Satisfactory		
Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms	Larger side of balcony faces outwards.	Satisfactory		
Objective 4E-4: Private open space and balcony design maximises safety				
Design Guidance:	Proposed:	Compliance:		
Changes in ground levels or landscaping are minimised	The private open space areas do not involve changes in levels.	Satisfactory		
Design and detailing of balconies avoids opportunities for climbing and falls	The proposed design of the balconies is not considered to increase opportunities for climbing.	Satisfactory		
Objective 4F-1: Common circulation spaces achieve good amenity and properly service the number of apartments				
Design Criteria:	Proposed:	Compliance:		
1. The maximum number of apartments off a circulation core on a single level is eight	Maximum 5 in Building A. Maximum 8 in Building B.	Satisfactory		
Storage Objective 4G-1: Adequate, well designed storage is provided in each apartment				
Design Criteria:	Proposed:	Compliance:		
1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	15 of the proposed 29 apartments do not comply with the required storage internal to the apartment and within the basement.	Satisfactory - on merit.		
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Dwelling Type</td> <td style="width: 50%;">Storage size volume</td> </tr> </table>	Dwelling Type	Storage size volume	The internal storage provided for the following apartments exceeds the	
Dwelling Type	Storage size volume			

Studio apartments	4 m ²	minimum storage size volume however less than 50% of the required storage is provided within the apartment. A101, A103, A104, A201, A203, A204. B101, B103, B108, B201, B203, B208. B301, B302, B303. See section 8 of the report for further discussion.							
1 bedroom apartments	6 m ²								
2 bedroom apartments	8 m ²								
3+ bedroom apartments	10 m ²								
At least 50% of the required storage is to be located within the apartment									
Objective 4G-2: Additional storage is conveniently located, accessible and nominated for individual apartments									
Design Guidance:		Proposed:	Compliance:						
Storage not located in apartments is secure and clearly allocated to specific apartments		Storage within the basement is assigned to each dwelling.	Satisfactory						
Storage is provided for larger and less frequently accessed items		Storage for larger items is provided in the basement which is easily accessible.	Satisfactory						
Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible		Storage is provided around the perimeter of the residential car parking area.	Satisfactory						
If communal storage rooms are provided they should be accessible from common circulation areas of the building		N/A – communal storage is not proposed.	N/A						
Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain		Storage in the basement is appropriately located.	Satisfactory						
Objective 4H-2: Noise impacts are mitigated within apartments through layout and acoustic treatments									
Design Guidance:		Proposed:	Compliance:						
Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: <ul style="list-style-type: none"> rooms with similar noise requirements are grouped together doors separate different use zones wardrobes in bedrooms are co-located to act as sound buffers 		The apartments layouts appropriate group together quiet spaces.	Satisfactory						
Apartment Mix									
Objective 4K-1: A range of apartment types and sizes is provided to cater for different household types now and into the future									
Design Guidance:		Proposed:	Compliance:						
A variety of apartment types is provided.		Assessment provided below.	Satisfactory						
The apartment mix is appropriate, taking into consideration: <ul style="list-style-type: none"> the distance to public transport, employment and education centres 		<table border="1"> <thead> <tr> <th>Apartment</th> <th>Number proposed</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>Nil</td> </tr> <tr> <td>1 bedroom</td> <td>2 (7%)</td> </tr> </tbody> </table>	Apartment	Number proposed	Studio	Nil	1 bedroom	2 (7%)	Satisfactory
Apartment	Number proposed								
Studio	Nil								
1 bedroom	2 (7%)								

<ul style="list-style-type: none"> the current market demands and projected future demographic trends the demand for social and affordable housing different cultural and socioeconomic groups 	2 bedroom	24 (83%)	
	3 bedroom	3 (10%)	
	Total	29	
Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households	Proposed apartment configurations are considered satisfactory.	Satisfactory	
Objective 4K-2: The apartment mix is distributed to suitable locations within the building			
Design Guidance:	Proposed:	Compliance:	
Different apartment types are located to achieve successful facade composition and to optimise solar access (see figure 4K.3)	Façade composition is considered satisfactory.	Satisfactory	
Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available	All three bedroom apartments are located on Level 3.	Satisfactory	
Facades			
Objective 4M-1: Building facades provide visual interest along the street while respecting the character of the local area			
Design Guidance:	Proposed:	Compliance:	
Design solutions for front building facades may include: <ul style="list-style-type: none"> a composition of varied building elements a defined base, middle and top of buildings revealing and concealing certain elements changes in texture, material, detail and colour to modify the prominence of elements 	The building facade is considered to be satisfactory.	Satisfactory	
Building services should be integrated within the overall facade	Building services are integrated into the building design and are not considered obtrusive or not in keeping with the design of the building.	Satisfactory	
Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: <ul style="list-style-type: none"> well composed horizontal and vertical elements variation in floor heights to enhance the human scale elements that are proportional and arranged in patterns public artwork or treatments to exterior blank walls 	The building façade is architecturally designed and is considered appropriate.	Satisfactory	

<ul style="list-style-type: none"> grouping of floors or elements such as balconies and windows on taller buildings 		
Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights	Proposed development is surrounded by Wickfield Circuit to the north and west and an unnamed laneway to the east.	N/A
Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals	It is anticipated that shadowing would be created on the facade of the building facing given the buildings articulation.	Satisfactory
Roof Design		
Objective 4N-1: Roof treatments are integrated into the building design and positively respond to the street		
Design Guidance:	Proposed:	Compliance:
Roof design relates to the street. Design solutions may include: <ul style="list-style-type: none"> special roof features and strong corners use of skillion or very low pitch hipped roofs breaking down the massing of the roof by using smaller elements to avoid bulk using materials or a pitched form complementary to adjacent buildings 	The roof design is flat to accommodate landscaping and open space for the apartment occupants.	N/A
Roof treatments should be integrated with the building design. Design solutions may include: <ul style="list-style-type: none"> roof design proportionate to the overall building size, scale and form roof materials compliment the building service elements are integrated 	The roof design is flat to accommodate landscaping and open space for the apartment occupants. In addition, services are integrated into the roof top, however are separated from the open space area.	N/A
Objective 4N-2: Opportunities to use roof space for residential accommodation and open space are maximised		
Design Guidance:	Proposed:	Compliance:
Habitable roof space should be provided with good levels of amenity. Design solutions may include: <ul style="list-style-type: none"> penthouse apartments dormer or clerestory windows openable skylights 	Proposed roof is flat, and therefore is not available for habitable purposes.	N/A
Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations	Suitable open space is provided. The use of the roof area as a common open space and outdoor gym has been considered within the Acoustic Report (prepared by Acouras Consultancy, dated 23 March 2021).	Satisfactory
Objective 4N-3: Roof design incorporates sustainability features		
Design Guidance:	Proposed:	Compliance:

Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: <ul style="list-style-type: none"> the roof lifts to the north eaves and overhangs shade walls and windows from summer sun 	The proposed development includes overhangs to assist with shading and improved amenity to the common open space areas on Building A and Building B.	N/A
Skylights and ventilation systems should be integrated into the roof design	Solar panels are integrated into the roof design and the garbage and kitchen exhausts.	Satisfactory
Landscape Design		
Objective 4O-1: Landscape design is viable and sustainable		
Design Guidance:	Proposed:	Compliance:
Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: <ul style="list-style-type: none"> diverse and appropriate planting bio-filtration gardens appropriately planted shading trees areas for residents to plant vegetables and herbs composting green roofs or walls 	Appropriate plantings proposed on the site and within the public domain.	Satisfactory
Ongoing maintenance plans should be prepared.	Information not provided with the development application.	Recommended condition of consent.
Planting on Structures		
Objective 4P-1: Appropriate soil profiles are provided		
Design Guidance:	Proposed:	Compliance:
Structures are reinforced for additional saturated soil weight	Details not provided with the development application. Recommended condition of consent for the applicant to provide a landscape management plan which includes information relating to the soil composition and weight to be provided prior to the issue of a construction certificate	Can comply. Recommended condition of consent.
Soil volume is appropriate for plant growth, considerations include: <ul style="list-style-type: none"> modifying depths and widths according to the planting mix and irrigation frequency free draining and long soil life span tree anchorage 	Details not provided with the development application. Recommended condition of consent for information to be provided within the landscape maintenance plan prior to the issue of a construction certificate.	Can comply. Recommended condition of consent.
Minimum soil standards for plant sizes should be provided in accordance with Table 5.	Details not provided with the development application. Recommended condition of consent for information to be provided within	Can comply. Recommended condition of consent.

	the landscape maintenance plan prior to the issue of a construction certificate.	
Objective 4P-2: Plant growth is optimised with appropriate selection and maintenance		
Design Guidance:	Proposed:	Compliance:
Plants are suited to site conditions, considerations include: <ul style="list-style-type: none"> drought and wind tolerance seasonal changes in solar access modified substrate depths for a diverse range of plants plant longevity 	Details not provided/demonstrated with the development application. Recommended condition of consent for the applicant to provide the listed specific details in the form of a landscape management plan.	Can comply. Recommended condition of consent.
A landscape maintenance plan is prepared	Details not provided with the development application. Recommended condition of consent for a landscape maintenance plan to be prepared prior to the issue of a construction certificate.	Can comply. Recommended condition of consent.
Irrigation and drainage systems respond to: <ul style="list-style-type: none"> changing site conditions soil profile and the planting regime whether rainwater, stormwater or recycled grey water is used 	Recommended condition of consent for information to be provided within the landscape maintenance plan prior to the issue of a construction certificate.	Can comply. Recommended condition of consent.
Objective 4P-3: Planting on structures contributes to the quality and amenity of communal and public open spaces		
Design Guidance:	Proposed:	Compliance:
Building design incorporates opportunities for planting on structures. Design solutions may include: <ul style="list-style-type: none"> green walls with specialised lighting for indoor green walls wall design that incorporates planting green roofs, particularly where roofs are visible from the public domain planter boxes 	The building design incorporates rooftop planting within the communal open space area to improve the amenity for the occupants of the development.	Satisfactory
Universal Design		
Objective 4Q-1: Universal design features are included in apartment design to promote flexible housing for all community members		
Design Guidance:	Proposed:	Compliance:
Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features	10% achieved.	Not a design criteria, 3 apartments considered satisfactory.

Objective 4Q-2: A variety of apartments with adaptable designs are provided		
Design Guidance:	Proposed:	Compliance:
Adaptable housing should be provided in accordance with the relevant council policy	No requirement specified in the DCP. 3 units are provided which is considered acceptable.	Satisfactory
Objective 4Q-3: Apartment layouts are flexible and accommodate a range of lifestyle needs		
Design Guidance:	Proposed:	Compliance:
Apartment design incorporates flexible design solutions which may include: <ul style="list-style-type: none"> rooms with multiple functions dual master bedroom apartments with separate bathrooms larger apartments with various living space options open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom 	Suitable layouts are provided.	Satisfactory
Mixed Use		
Objective 4S-1: Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		
Design Guidance:	Proposed:	Compliance:
Mixed use development should be concentrated around public transport and centres	The subject is within close proximity to bus services.	Satisfactory
Mixed use developments positively contribute to the public domain. Design solutions may include: <ul style="list-style-type: none"> development addresses the street active frontages are provided diverse activities and uses avoiding blank walls at the ground level live/work apartments on the ground floor level, rather than commercial 	Ground level is considered to appropriately address the public domain.	Satisfactory
Objective 4S-2: Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		
Design Guidance:	Proposed:	Compliance:
Residential circulation areas should be clearly defined. Design solutions may include: <ul style="list-style-type: none"> residential entries are separated from commercial entries and directly accessible from the street commercial service areas are separated from residential components 	Residential entrance are clearly defined.	Satisfactory

<ul style="list-style-type: none"> residential car parking and communal facilities are separated or secured security at entries and safe pedestrian routes are provided concealment opportunities are avoided 		
Landscaped communal open space should be provided at podium or roof levels	Landscaping is provided on the roof level and the podium level to enhance and contribute to the communal open space area and the amenity of the occupants.	Satisfactory
Objective 4T-2: Signage responds to the context and desired streetscape character		
Design Guidance:	Proposed:	Compliance:
Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development	Signage is not proposed – subject to future application.	N/A
Legible and discrete way finding should be provided for larger developments	Signage is not proposed – subject to future application.	N/A
Signage is limited to being on and below awnings and a single facade sign on the primary street frontage	Signage is not proposed – subject to future application.	N/A
Energy and Efficiency		
Objective 4U-1: Development incorporates passive environmental design		
Design Guidance:	Proposed:	Compliance:
Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)	Adequate natural light is provided to habitable rooms.	Satisfactory
Well located, screened outdoor areas should be provided for clothes drying	Recommended condition of consent for balconies to not be used as clothes drying areas.	Satisfactory
Waste Management		
Objective 4W-1: Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		
Design Guidance:	Proposed:	Compliance:
Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park	Sufficient storage areas are allocated for waste storage.	Satisfactory
Waste and recycling storage areas should be well ventilated	Mechanical ventilation notated on the ground floor plan. Recommended condition of consent for waste areas to be mechanically ventilated.	Can comply. Recommended condition of consent.
Circulation design allows bins to be easily manoeuvred between storage and collection points	Satisfactory areas to enable circulation provided.	Satisfactory
Temporary storage should be provided for large bulk items such as mattresses	A bulky goods storage area is proposed on the ground floor.	Satisfactory

A waste management plan should be prepared	A Waste Management Plan (WMP) is provided with the development application. Council's Waste Officer reviewed the WMP and provided recommended conditions of consent	Satisfactory
Objective 4W-2: Domestic waste is minimised by providing safe and convenient source separation and recycling		
Design Guidance:	Proposed:	Compliance:
All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste and recycling	All dwelling are capable of storing domestic waste temporarily.	Satisfactory
Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core	Waste rooms on each residential level are centrally located.	Satisfactory
For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses	Waste storage areas are separated according to use.	Satisfactory
Alternative waste disposal methods such as composting should be provided	Not provided.	Satisfactory
Building Maintenance		
Objective 4X-1: Building design detail provides protection from weathering		
Design Guidance:	Proposed:	Compliance:
A number of the following design solutions are used: <ul style="list-style-type: none"> • roof overhangs to protect walls • hoods over windows and doors to protect openings • detailing horizontal edges with drip lines to avoid staining of surfaces • methods to eliminate or reduce planter box leaching • appropriate design and material selection for hostile locations 	Most apartment windows are protected by the location of the balconies.	Satisfactory

Attachment 3 - Design Quality Principles Assessment

Clause 28(2)(b) of SEPP 65 states that the consent authority is to take into consideration the design quality of the development when evaluated in accordance with the design quality principles. The below table provides a response to the 9 Design Quality Principles stipulated in Schedule 1 of SEPP 65:

Principle	Response
Principle 1: Context and neighbourhood character	
<p>Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.</p> <p>Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.</p> <p>Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</p>	<p>The design of the development enhances the character of the Ambarvale centre by contributing to additional services and contributing to increased housing.</p>
Principle 2: Built form and scale	
<p>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.</p> <p>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p>	<p>The desired future character of the immediate area that is zoned B1 Neighbourhood Centre is development that would be 9 m in height, being 3 storeys. Although the development does breach the 9 m height limit, generally as viewed from the street and surrounding developments, the development is principally viewed as 3 storeys.</p>
Principle 3: Density	
<p>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</p> <p>Appropriate densities are consistent with the area's existing or projected population.</p> <p>Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.</p>	<p>The subject site is in close proximity to services, such as the adjoining commercial site, and existing bus stop locations on Woodhouse Drive which will be required by future residents.</p>

<p>Principle 4: Sustainability</p>	
<p>Good design combines positive environmental, social and economic outcomes.</p> <p>Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs.</p> <p>Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.</p>	<p>86% of units are naturally ventilated, 79% of units receive 2 hours of direct sunlight to internal and open space areas. These factors contribute to the sustainability of the development, and improve the amenity of the future residents.</p> <p>When the deep soil landscaping is established and the street tree landscaping, canopy cover will assist with reducing temperatures in summer.</p>
<p>Principle 5: Landscape</p>	
<p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.</p> <p>Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.</p> <p>Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.</p>	<p>The site includes a significant area of deep soil landscaping which positively contributes to the streetscape appearance of the development and improves the amenity of the residents and the resident's outlook from their dwellings and from the public domain.</p> <p>Deep soil planting, and species selection, along the southern boundary of the site will improve the outlook between the Aldi site and the subject site. It is also noted that there is a significant area within the Aldi site to also include increased plantings.</p> <p>The landscaped design of the communal area is well-considered. The communal areas promote resident interactions, with seating, gym facilities and BBQ facilities, landscaped areas which improves the experience of the communal space.</p>
<p>Principle 6: Amenity</p>	
<p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.</p> <p>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</p> <p>Room dimensions and shapes generally flow and are well-designed.</p>	<p>The internal amenity of the proposed dwellings is considered to be satisfactory. The development exceeds the design criteria for solar access, with 79% of dwellings (23 dwellings) receiving a minimum of 2 hours direct sunlight, and natural ventilation, with 86% of dwelling (25 dwellings) naturally ventilated.</p>

Principle 7: Safety	
<p>Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.</p> <p>A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.</p>	<p>Fencing is provided around the perimeter of the child care facility, along the northern and eastern boundaries of the site.</p> <p>The balconies of Building A and Building B are designed to provide passive surveillance to the street and the unnamed laneway adjoining the site.</p> <p>Pedestrian and vehicular access to the site is clearly defined.</p>
Principle 8: Housing diversity and social interaction	
<p>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</p> <p>Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.</p>	<p>A mix of 1-bed, 2-bed and 3-bed apartments are proposed which is considered an appropriate housing mix.</p> <p>The development has been designed in consideration of a mix of occupants. Three separate communal open space areas are proposed which include different uses.</p>
Principle 9: Aesthetics	
<p>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.</p> <p>The visual appearance of a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</p>	<p>The development presents as a well-articulated architecturally designed development.</p> <p>The visual appearance of the development is considered to be well-designed setting a high quality standard for future development in the neighbourhood centre zone.</p>

Attachment 4 – Child Care Planning Guidelines Assessment

Child Care Planning Guidelines			
Objective	Requirement	Proposed	Compliance
3.1 Site Selection and Location			
To ensure that appropriate zone considerations are assessed when selecting a site.	C1 For proposed developments in or adjacent to a residential zone, consider:	The site is separated from the R2 Low Density Residential zone by a local road, Wickfield Circuit.	Satisfactory – subject to recommended conditions of development consent regarding the Acoustic DA Assessment Report, prepared by Acouras Consulting, dated 23 March 2021.
	-the acoustic and privacy impacts of the proposed development on the residential properties -the setbacks and siting of buildings within the residential context -traffic and parking impacts of the proposal on residential amenity.	The Acoustic Report recommendations operational and construction requirements which would satisfactorily achieve the noise criteria. The proposed facility is within a mixed use building. The proposed setbacks and building form are considered appropriate for the zone. Fencing facing the public domain is associated with the ground floor child care centre. The 1.8 m high acoustic barrier fencing is considered to be suitable, particularly noting the ground floor use. The masonry and glass materials used for the acoustic barrier fence are considered appropriate, with interesting motifs creating visual interest at the streetscape level. A Traffic Management Report, prepared by LOKA Consulting Engineers, dated 1 November 2021, was provided with the development application and reviewed by Council’s engineer. The report was reviewed by Council’s engineers who did not raise any concern regarding the traffic generation.	

<p>To ensure that the site selected for a proposed child care facility is suitable for the use.</p>	<p>C2 When selecting a site, ensure that:</p> <ul style="list-style-type: none"> • the location and surrounding uses are compatible with the proposed development or use • the site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazards • there are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous materials remediation is needed • the characteristics of the site are suitable for the scale and type of development proposed having regard to: <ul style="list-style-type: none"> - size of street frontage, lot configuration, dimensions and overall size - number of shared boundaries with residential properties - the development will not have adverse environmental impacts on the surrounding area, particularly in sensitive environmental or cultural areas • there are suitable drop off and pick up areas, and off and on street parking • the type of adjoining road (for example classified, arterial, local road, cul-de-sac) is appropriate and safe for the proposed use • it is not located closely to incompatible social activities and uses such as restricted premises, injecting rooms, drug clinics and the like, premises 	<p>The location of the facility is suitable and is compatible with the scale of the building.</p> <p>A DSI report has been provided. The DSI did not identify contamination considered to pose a risk to human health or the environment for the future land use of the development.</p> <p>The basement provides sufficient car parking spaces for the proposed number of children (23 spaces for 91 children which is in accordance with Council's SCDCP 2015).</p> <p>The site is not closely located to incompatible social activities and uses. The site adjoins an existing commercial supermarket use (ALDI) at 45 Woodhouse Drive, Ambarvale and a mixed use development at 41 Woodhouse Drive, Ambarvale.</p>	<p>Satisfactory</p>
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	licensed for alcohol or gambling such as hotels, clubs, cellar door premises and sex services premises.		
To ensure that sites for child care facilities are appropriately located.	<p>C3 A child care facility should be located:</p> <ul style="list-style-type: none"> • near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship • near or within employment areas, town centres, business centres, shops • with access to public transport including rail, buses, ferries • in areas with pedestrian connectivity to the local community, businesses, shops, services and the like. 	<p>It is considered that the site is appropriate for a child care centre. The site is located:</p> <ul style="list-style-type: none"> -700m walking distance from Thomas Reddall High School and 650m walking distance from Ambarvale Public School. -adjoins Ambarvale Sports Complex to the west of the site. -220m from the closest bus stop being Woodhouse Drive before Wickfield Circuit (Stop ID: 2560401). 	Satisfactory
To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards.	<p>C4 A child care facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions arising from:</p> <ul style="list-style-type: none"> • proximity to: <ul style="list-style-type: none"> - heavy or hazardous industry, waste transfer depots or landfill sites - LPG tanks or service stations -water cooling and water warming systems -odour (and other air pollutant) generating uses and sources or sites which, due to prevailing land use zoning, may in future accommodate noise or dour generating uses 	<p>The development is not directly adjoining any use associated with heavy industries, LPG tanks/ service stations, water systems; air pollution zones. It is considered that the proposed childcare centre, located on the ground floor (lower than the existing ground floor) is sufficiently separated from the existing service station located on the corner of Wickfield Circuit and Woodhouse Drive.</p>	Satisfactory
3.2 Local Character, Streetscape and the Public Domain Interface			
To ensure that the child care facility is compatible with the local character and surrounding streetscape.	<p>C5 The proposed development should:</p> <ul style="list-style-type: none"> • contribute to the local area by being designed in 	<p>The proposed centre is contained within a mixed use development. The centre is located on the ground floor, which is below existing ground level.</p>	Satisfactory

	<p>character with the locality and existing streetscape</p> <ul style="list-style-type: none"> • reflect the predominant form of surrounding land uses, particularly in low density residential areas • recognise predominant streetscape qualities, such as building form, scale, materials and colours • include design and architectural treatments that respond to and integrate with the existing streetscape • use landscaping to positively contribute to the streetscape and neighbouring amenity • integrate car parking into the building and site landscaping design in residential areas. 	<p>The subject site is zoned B1 Neighbourhood Centre zone. The centre, as viewed from the public domain, is not visually prominent and fits in with the scale of the development. The required acoustic fencing that faces the public domain along the north and eastern boundaries is associated with the centre. The 1.8 metre high acoustic barrier fencing is considered to be suitable, particularly noting the ground floor use. The masonry and glass materials used for the acoustic barrier fence is considered appropriate for the scale of the building, and includes interesting motifs which create visual interest.</p>	
<p>To ensure clear delineation between the child care facility and public spaces.</p>	<p>C6 Create a threshold with a clear transition between public and private realms, including:</p> <ul style="list-style-type: none"> • fencing to ensure safety for children entering and leaving the facility • windows facing from the facility towards the public domain to provide passive surveillance to the street as a safety measure and connection between the facility and the community • integrating existing and proposed landscaping with fencing. 	<p>The centre is located on the ground level of the mixed use development.</p> <p>1.8 metre high acoustic barriers are provided around the outdoor play area. The area of the centre is clearly defined.</p>	<p>Satisfactory</p>
<p>To ensure clear delineation between the child care facility and public spaces.</p>	<p>C7 On sites with multiple buildings and/or entries, pedestrian entries and spaces associated with the child care facility should be differentiated to improve legibility for visitors and children by changes in materials, plant species and colours.</p>	<p>The pedestrian entrance from the car parking area is clearly defined.</p> <p>A pedestrian access path is provided on basement level 1 in front of the client parking areas for safe pedestrian movement from the car parking spaces to the child care centre lobby.</p>	<p>Satisfactory</p>

To ensure clear delineation between the child care facility and public spaces.	C8 Where development adjoins public parks, open space or bushland, the facility should provide an appealing streetscape frontage by adopting some of the following design solutions: • clearly defined street access, pedestrian paths and building entries • low fences and planting which delineate communal/private open space from adjoining public open space • minimal use of blank walls and high fences.	Clearly defined street access to the site is provided from Wickfield Circuit. Private areas are clearly defined by the building form. Building entries are clear and identifiable and fencing around the perimeter of the child care centre clearly defines the boundaries of the facility.	Satisfactory
To ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain.	C9 Front fences and walls within the front setback should be constructed of visually permeable materials and treatments. Where the site is listed as a heritage item, adjacent to a heritage item or within a conservation area front fencing should be designed in accordance with local heritage provisions.	The fencing around the perimeter of the outdoor play area is acoustically treated and is a height of 1.8 m above ground level which is considered compatible with the size of the development and the B1 zone. The site is not a heritage item, adjacent to a heritage item or within a conservation area.	Satisfactory
To ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain.	C10 High solid acoustic fencing may be used when shielding the facility from noise on classified roads. The walls should be setback from the property boundary with screen landscaping of a similar height between the wall and the boundary.	The proposed fencing does not dominate the public domain and is considered suitable for the scale of the development.	Satisfactory
3.3 Building Orientation, Envelope and Design			
To respond to the streetscape and site, while optimising solar access and opportunities for shade.	C11 Orient a development on a site and design the building layout to: • ensure visual privacy and minimise potential noise and overlooking impacts on neighbours by: - facing doors and windows away from private open space, living rooms and bedrooms in adjoining	The location of the outdoor play area is located on the ground floor of the development. The location of the play area does not result in any overlooking of adjoining development. Acoustic privacy is achieved by a 1.8 m high acoustic fence along the	Satisfactory

	<p>residential properties</p> <ul style="list-style-type: none"> - placing play equipment away from common boundaries with residential properties - locating outdoor play areas away from residential dwellings and other sensitive uses <ul style="list-style-type: none"> • optimise solar access to internal and external play areas • avoid overshadowing of adjoining residential properties • minimise cut and fill • ensure buildings along the street frontage define the street by facing it • ensure that where a child care facility is located above ground level, outdoor play areas are protected from wind and other climatic conditions. 	<p>perimeter of the outdoor play area.</p> <p>Satisfactory solar access to the internal and external play areas is achieved. The applicant has provided an 'external and internal shadows' drawing which demonstrates satisfactory solar access.</p>	
<p>To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised</p>	<p>C12 The following matters may be considered to minimise the impacts of the proposal on local character:</p> <ul style="list-style-type: none"> • building height should be consistent with other buildings in the locality • building height should respond to the scale and character of the street • setbacks should allow for adequate privacy for neighbours and children at the proposed child care facility • setbacks should provide adequate access for building maintenance • setbacks to the street should be consistent with the existing character. 	<p>The proposed child care centre is located on the ground floor of the proposed development. The scale of the child care centre is appropriate when considering the scale of the mixed use development as a whole.</p>	<p>Satisfactory</p>

<p>To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.</p>	<p>C13 Where there are no prevailing setback controls minimum setback to a classified road should be 10 m. On other road frontages where there are existing buildings within 50 m, the setback should be the average of the two closest buildings. Where there are no buildings within 50 m, the same setback is required for the predominant adjoining land use.</p>	<p>N/A - not a classified road.</p>	<p>N/A</p>
<p>To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.</p>	<p>C14 On land in a residential zone, side and rear boundary setbacks should observe the prevailing setbacks required for a dwelling house.</p>	<p>The land is not zoned residential.</p>	<p>N/A</p>
<p>To ensure that the built form, articulation and scale of development relates to its context and buildings are well designed to contribute to an area's character.</p>	<p>C15 The built form of the development should contribute to the character of the local area, including how it:</p> <ul style="list-style-type: none"> • respects and responds to its physical context such as adjacent built form, neighbourhood character, streetscape quality and heritage • contributes to the identity of the place • retains and reinforces existing built form and vegetation where significant • considers heritage within the local neighbourhood including identified heritage items and conservation areas • responds to its natural environment including local landscape setting and climate 	<p>The proposed facility is within the larger proposed shop-top housing development. The child care facility contributes to the character of the area and the B1 Neighbourhood Centre zoning.</p> <p>The current site is vacant and has not been previously developed.</p> <p>The proposed centre-based child care facility is appropriately contained within the ground floor of the proposed shop-top development.</p>	<p>Satisfactory</p>

	<ul style="list-style-type: none"> • contributes to the identity of place 		
<p>To ensure that buildings are designed to create safe environments for all users.</p>	<p>C16</p> <p>Entry to the facility should be limited to one secure point which is:</p> <ul style="list-style-type: none"> • located to allow ease of access, particularly for pedestrians • directly accessible from the street where possible • directly visible from the street frontage • easily monitored through natural or camera surveillance • not accessed through an outdoor play area. • in a mixed-use development, clearly defined and separate from entrances to other uses in the building. 	<p>A clear entry to the child care centre is proposed at street level and from the car parking area on basement level 1.</p> <p>A clear pedestrian path (minimum 1.8 m) of travel is proposed along the front of the child care visitor car parking spaces.</p>	<p>Satisfactory</p>
<p>To ensure that child care facilities are designed to be accessible by all potential users.</p>	<p>C17</p> <p>Accessible design can be achieved by:</p> <ul style="list-style-type: none"> • providing accessibility to and within the building in accordance with all relevant legislation • linking all key areas of the site by level or ramped pathways that are accessible to prams and wheelchairs, including between all car parking areas and the main building entry • providing a continuous path of travel to and within the building, including access between the street entry and car parking and main building entrance. Platform lifts should be avoided where possible • minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath. 	<p>The Access Report provided with the application was reviewed by Council's Building Specialist. The referral response stated that no objections were raised to the proposal with regards to disabled access, subject to standard conditions of consent.</p>	<p>Can comply. Recommended condition of consent to comply with accessibility standards.</p>
<p>3.4 Landscaping</p>			

<p>To provide landscape design that contributes to the streetscape and amenity.</p>	<p>C18 Appropriate planting should be provided along the boundary integrated with fencing. Screen planting should not be included in calculations of unencumbered outdoor space.</p> <p>Use the existing landscape where feasible to provide a high quality landscaped area by:</p> <ul style="list-style-type: none"> • reflecting and reinforcing the local context • incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping. 	<p>The landscaping design of the child care centre cannot be viewed from the street due to the location of the centre located on the ground floor. The proposed landscaping that is viewed from the street creates an improved public domain outlook which overtime will create a landscaped canopy around the frontages of the site.</p>	<p>N/A</p>
<p>To provide landscape design that contributes to the streetscape and amenity.</p>	<p>C19 Incorporate car parking into the landscape design of the site by:</p> <ul style="list-style-type: none"> • planting shade trees in large car parking areas to create a cool outdoor environment and reduce summer heat radiating into buildings • taking into account streetscape, local character and context when siting car parking areas within the front setback • using low level landscaping to soften and screen parking areas. 	<p>Parking is provided below ground level and cannot be viewed from the street.</p>	<p>N/A</p>
<p>3.5 Visual and Acoustic Privacy</p>			
<p>To protect the privacy and security of children attending the facility.</p>	<p>C20 Open balconies in mixed use developments should not overlook facilities nor overhang outdoor play spaces.</p>	<p>Balconies above the childcare centre do not look directly into the child care centre below.</p> <p>Units B108, B107 and A105, A103 and A104 are directly above the child care centre open space area. Fixed horizontal louvered awnings are provided over the outdoor play area which is considered satisfactory</p>	<p>Satisfactory</p>

		to reduce direct overlooking into the play area. A fixed vertical aluminium screen is also provided to the southern elevation of the A105 balcony.	
To protect the privacy and security of children attending the facility.	<p>C21 Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through:</p> <ul style="list-style-type: none"> • appropriate site and building layout • suitably locating pathways, windows and doors • permanent screening and landscape design. 	Any potential overlooking from public areas into the child care centre is significantly reduced by a 1.8m acoustic fencing/barrier along the Wickfield childcare frontages. The fencing is considered to suitably screen the outdoor play area.	Satisfactory
To minimise impacts on privacy of adjoining properties.	<p>C22 Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through:</p> <ul style="list-style-type: none"> • appropriate site and building layout • suitable location of pathways, windows and doors • landscape design and screening. 	Overlooking from the child care centre is not anticipated by way of the 1.8 m high acoustic fence around the perimeter of the outdoor play area.	Satisfactory
To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.	<p>C23 A new development, or development that includes alterations to more than 50 per cent of the existing floor area, and is located adjacent to residential accommodation should:</p> <ul style="list-style-type: none"> • provide an acoustic fence along any boundary where the adjoining property contains a residential use. (An acoustic fence is one that is a solid, gap free fence). • ensure that mechanical plant or equipment is screened by solid, gap free material and constructed to reduce noise levels e.g. acoustic fence, building, or enclosure. 	The development proposes a 1.8m high acoustic fence along the perimeter of the outdoor play area, which is required to be constructed with no gaps, in accordance with the recommendations of the acoustic report, prepared by Acouras Consultancy (dated 23 March 2021).	Satisfactory

<p>To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.</p>	<p>C24 A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters:</p> <ul style="list-style-type: none"> • identify an appropriate noise level for a child care facility located in residential and other zones • determine an appropriate background noise level for outdoor play areas during times they are proposed to be in use • determine the appropriate height of any acoustic fence to enable the noise criteria to be met. 	<p>An acoustic impact assessment was provided, prepared by Acouras Consultancy (dated 23 March 2021) which details that acoustic barrier construction requirements, determines the maximum number of children to be in the outdoor play area at any one time to ensure.</p>	<p>Satisfactory. Recommended condition of consent to comply with the recommendations of the acoustic report.</p>
<p>3.6 Noise and Air Pollution</p>			
<p>To ensure that outside noise levels on the facility are minimised to acceptable levels.</p>	<p>C25 Adopt design solutions to minimise the impacts of noise, such as:</p> <ul style="list-style-type: none"> • creating physical separation between buildings and the noise source • orienting the facility perpendicular to the noise source and where possible buffered by other uses • using landscaping to reduce the perception of noise • limiting the number and size of openings facing noise sources • using double or acoustic glazing, acoustic louvers or enclosed balconies (wintergardens) • using materials with mass and/or sound insulation or absorption properties, such as solid balcony balustrades, external screens and softs 	<p>The noise source (outdoor play area) is separated from other residential received by Wickfield Circuit and the laneway to the east.</p> <p>A satisfactory landscape plan form part of the proposed works. Landscaping is proposed in between the boundary fence and the acoustic wall.</p> <p>The cot room is located away from the internal and external play areas.</p>	<p>Satisfactory</p>

	<ul style="list-style-type: none"> • locating cot rooms, sleeping areas and play areas away from external noise sources. 		
<p>To ensure that outside noise levels on the facility are minimised to acceptable levels.</p>	<p>C26 An acoustic report should identify appropriate noise levels for sleeping areas and other non-play areas and examine impacts and noise attenuation measures where a child care facility is proposed in any of the following locations:</p> <ul style="list-style-type: none"> • on industrial zoned land • where the ANEF contour is between 20 and 25, consistent with AS 2021 – 2000 • along a railway or mass transit corridor, as defined by State Environmental Planning Policy (Infrastructure) 2007 • on a major or busy road • other land that is impacted by substantial external noise. 	<p>The proposed development is not located within any of the locations listed in C26.</p>	N/A
<p>To ensure air quality is acceptable where child care facilities are proposed close to external sources of air pollution such as major roads and industrial development.</p>	<p>C27 Locate child care facilities on sites which avoid or minimise the potential impact of external sources of air pollution such as major roads and industrial development.</p>	<p>The proposed development is not located along a major road, nor is it within proximity to industrial development.</p>	Satisfactory
<p>To ensure air quality is acceptable where child care facilities are proposed close to external sources of air pollution such as major roads and industrial development.</p>	<p>C28 A suitably qualified air quality professional should prepare an air quality assessment report to demonstrate that proposed child care facilities close to major roads or industrial developments can meet air quality standards in accordance with relevant legislation and guidelines. The air quality assessment report should evaluate design considerations to minimise air pollution such as:</p>	<p>N/A The proposed development is not located along a major road, nor is it within proximity to industrial development.</p>	N/A

	<ul style="list-style-type: none"> • creating an appropriate separation distance between the facility and the pollution source. The location of play areas, sleeping areas and outdoor areas should be as far as practicable from the major source of air pollution • using landscaping to act as a filter for air pollution generated by traffic and industry. Landscaping has the added benefit of improving aesthetics and minimising visual intrusion from an adjacent roadway • incorporating ventilation design into the design of the facility. 		
3.7 Hours of Operation			
To minimise the impact of the child care facility on the amenity of neighbouring residential developments.	C29 Hours of operation within areas where the predominant land use is residential should be confined to the core hours of 7.00am to 7.00pm weekdays. The hours of operation of the proposed child care facility may be extended if it adjoins or is adjacent to non-residential land uses.	The development proposes to operate from 7:00am to 7:00pm Monday to Friday, excluding public holidays. However, outdoor play is restricted before 9.00am and after 5.00pm.	Satisfactory
To minimise the impact of the child care facility on the amenity of neighbouring residential developments.	C30 Within mixed use areas or predominantly commercial areas, the hours of operation for each child care facility should be assessed with respect to its compatibility with adjoining and co-located land uses.	The development proposes to operate from 7:00am to 7:00pm Monday to Friday, excluding public holidays. However, outdoor play is restricted before 9.00am and after 5.00pm.	Satisfactory
3.8 Traffic, Parking and Pedestrian Circulation			
To provide parking that satisfies the needs of users and demand generated by the centre.	C31 Of street car parking should be provided at the rates for child care facilities specified in a Development Control Plan that applies to the land. Where a Development Control Plan does not specify car parking rates, of street car parking should be provided at the following rates:	91 place child care centre proposed. In accordance with DCP, 1 space is required per 4 children. $91/4 = 22.75$ car parking space required. The development proposes 23 car parking spaces within basement level 1.	Satisfactory

	<p>Within 400 m of a metropolitan train station:</p> <ul style="list-style-type: none"> • 1 space per 10 children • 1 space per 2 staff. Staff parking may be stack or tandem parking with no more than 2 spaces in each tandem space. <p>In other areas:</p> <ul style="list-style-type: none"> • 1 space per 4 children. 		
<p>To provide parking that satisfies the needs of users and demand generated by the centre.</p>	<p>C32 In commercial or industrial zones and mixed use developments, on street parking may only be considered where there are no conflicts with adjoining uses, that is, no high levels of vehicle movement or potential conflicts with trucks and large vehicles.</p>	<p>N/A – on street parking is not proposed. All required parking is provided within basement level 1.</p>	<p>N/A</p>
<p>To provide parking that satisfies the needs of users and demand generated by the centre.</p>	<p>C33 A Traffic and Parking Study should be prepared to support the proposal to quantify potential impacts on the surrounding land uses and demonstrate how impacts on amenity will be minimised. The study should also address any proposed variations to parking rates and demonstrate that:</p> <ul style="list-style-type: none"> • the amenity of the surrounding area will not be affected • there will be no impacts on the safe operation of the surrounding road network. 	<p>A Traffic Management Report, prepared by LOKA Consulting Engineers, dated 1 November 2021, was provided with the development application. The report was reviewed by Council's engineers who did not raise any concern regarding the traffic generation.</p>	<p>Satisfactory</p>

<p>To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.</p>	<p>C34 Alternate vehicular access should be provided where child care facilities are on sites fronting:</p> <ul style="list-style-type: none"> • a classified road • roads which carry freight traffic or transport dangerous goods or hazardous materials. <p>The alternate access must have regard to:</p> <ul style="list-style-type: none"> • the prevailing traffic conditions • pedestrian and vehicle safety including bicycle movements • the likely impact of the development on traffic. 	<p>Alternative vehicular access is not required to be provided. Not applicable.</p>	<p>Not applicable</p>
<p>To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.</p>	<p>C35 Child care facilities proposed within cul-de-sacs or narrow lanes or roads should ensure that safe access can be provided to and from the site, and to and from the wider locality in times of emergency.</p>	<p>The Development Engineer did not raise any safety concerns in relation to the location of the child care centre being within a no-through-road/cul-de-sac street.</p>	<p>Satisfactory</p>
<p>To provide a safe and connected environment for pedestrians both on and around the site.</p>	<p>C36 The following design solutions may be incorporated into a development to help provide a safe pedestrian environment:</p> <ul style="list-style-type: none"> • separate pedestrian access from the car park to the facility • defined pedestrian crossings included within large car parking areas • separate pedestrian and vehicle entries from the street for parents, children and visitors • pedestrian paths that enable two prams to pass each other • delivery and loading areas located away from the main pedestrian access to the building and in clearly designated, separate facilities 	<p>Pedestrian line marking is provided in the car parking area.</p> <p>The development proposed separate ingress and egress driveways, to which vehicles can enter and leave the site in a forward direction.</p>	<p>Satisfactory</p>

	<ul style="list-style-type: none"> • in commercial or industrial zones and mixed use developments, the path of travel from the car parking to the centre entrance physically separated from any truck circulation or parking areas • vehicles can enter and leave the site in a forward direction. 		
To provide a safe and connected environment for pedestrians both on and around the site.	<p>C37 Mixed use developments should include:</p> <ul style="list-style-type: none"> • driveway access, manoeuvring areas and parking areas for the facility that are separate to parking and manoeuvring areas used by trucks • drop of and pick up zones that are exclusively available for use during the facility's operating hours with spaces clearly marked accordingly, close to the main entrance and preferably at the same floor level. Alternatively, direct access should avoid crossing driveways or manoeuvring areas used by vehicles accessing other parts of the site • parking that is separate from other uses, located and grouped together and conveniently located near the entrance or access point to the facility. 	<p>Separate vehicular access is provided to users of the child care centre and the loading/unloading operations within the designed loading zone on the ground floor.</p> <p>Drop-off and pick-up zones are not proposed, however it is recommended that the car parking spaces for the child care centre are specifically line marked.</p> <p>The car parking areas specifically designated for exclusive use of the child care centre use are located in close proximity to the child care centre lobby and lift area in basement level 1.</p>	Satisfactory
To provide a safe and connected environment for pedestrians both on and around the site.	<p>C38 Car parking design should:</p> <ul style="list-style-type: none"> • include a child safe fence to separate car parking areas from the building entrance and play areas • provide clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards • include wheelchair and pram accessible parking. 	<p>Pedestrian path is provided for the 'visitor' spaces along the western side of the car parking area.</p> <p>1 accessible car parking space would be provided close to the entrance.</p>	Satisfactory

Attachment 5 - Education and Care Services National Regulations

Education and Care Services National Regulations			
Clause	Requirement	Proposed	Compliance
25. Additional information about proposed education and care services	Regulation 25 (d) requires one of the following – (i) a soil assessment for the site of the proposed education and care service premises; (ii) if a soil assessment for the site of the proposed education and care service premises has previously been undertaken, a statement to that effect, specifying when the soil assessment was undertaken; (iii) a statement made by the applicant that states that, to the best of the applicant's knowledge the site history does not indicate that the site is likely to be contaminated in a way that poses an unacceptable risk to the health of children;	DSI report provided. The DSI did not identify contamination considered to pose a risk to human health or the environment for the future land use of the development.	Satisfactory
97. Emergency and evacuation procedures	Regulation 97 sets out the detail for what those procedures must cover including: • instructions for what must be done in the event of an emergency • an emergency and evacuation floor plan, a copy of which is displayed in a prominent position near each exit • a risk assessment to identify potential emergencies that are relevant to the service.	Recommended condition of consent for the emergency evacuation plan to be provided.	Recommended condition of development consent.
104. Fencing or barrier that encloses outdoor spaces	Outdoor space that will be used by children will be enclosed by a fence or barrier that is of a height and design that children preschool age or under	Outdoor play areas are securely enclosed.	Satisfactory

Education and Care Services National Regulations			
Clause	Requirement	Proposed	Compliance
	cannot go through, over or under it. Note: This clause does not apply to a centre-based service primarily for children over preschool age or a family day care residence or venue for over preschool age children.		
106. Laundry and hygiene facilities	The proposed development includes laundry facilities or access to laundry facilities OR explains the other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage of soiled clothing, nappies and linen prior to their disposal or laundering. Laundry/hygienic facilities are located where they do not pose a risk to children	The development proposes one laundry between playrooms 4 and 5.	Satisfactory
107. Unencumbered indoor space	The proposed development includes at least 3.25 m ² of unencumbered indoor space for each child.	295.75 m ² required (91 x 3.25). 317 m ² provided in total.	Satisfactory
108. Unencumbered outdoor space	The proposed development includes at least 7.0 m ² of unencumbered outdoor space for each child.	637 m ² required (91 x 7). 639.06 m ² provided.	Satisfactory
109. Toilet and hygiene facilities	The proposed development includes adequate, developmentally and age-appropriate toilet, washing and drying facilities for use by children being educated and cared for by the service. The location and design of the toilet, washing and drying facilities enable safe and convenient use by the children.	Satisfactory facilities provided.	Satisfactory
110. Ventilation and natural light	The proposed development includes	The design of the proposed childcare centre includes indoor spaces that have natural	Satisfactory

Education and Care Services National Regulations			
Clause	Requirement	Proposed	Compliance
	indoor spaces to be used by children that: <ul style="list-style-type: none"> • will be well ventilated; and • will have adequate natural light; and • can be maintained at a temperature that ensures the safety and well-being of children. 	light, and ventilation to be provided by mechanical means, which can be temperature controlled.	
111. Administrative space	The proposed development includes an adequate area or areas for the purposes of conducting the administrative functions of the service; and consulting with parents of children; and conducting private conversations. Note: This space cannot be included in the calculation of unencumbered indoor space - see regulation 107	The development is considered to propose adequate administrative, consulting and service spaces.	Satisfactory
112. Nappy change facilities	The proposed development includes an adequate area for construction of appropriate hygienic facilities for nappy changing including at least one properly constructed nappy changing bench and hand cleansing facilities for adults in the immediate vicinity of the nappy change area. The proposed nappy change facilities can be designed and located in a way that prevents unsupervised access by children.	A nappy change room is provided on the plans accessed from playroom 5.	Satisfactory
113. Outdoor space - natural environment	The proposed development includes outdoor spaces that will allow children to explore and experience the natural environment.	The landscape plan provides outdoor space that would allow children to interaction with the natural environment.	Satisfactory

Education and Care Services National Regulations			
Clause	Requirement	Proposed	Compliance
114. Outdoor space - shade	The proposed development includes adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun.	Outdoor shade would be provided by way of the overhead residential levels.	Satisfactory
115. Premises designed to facilitate supervision	The proposed development (including toilets and nappy change facilities) are designed in a way that facilitates supervision of children at all times, having regard to the need to maintain the rights and dignity of the children.	The design is generally open and promotes supervision.	Satisfactory
168. Education and care service must have policies and procedures	Clause 168 sets out the list of procedures that a care service must have, including procedures for emergency and evacuation.	Details not provided. Can comply.	Can comply – recommended condition of development consent.

Attachment 6 – Campbelltown (Sustainable City) Development Control Plan 2015

Part	Requirement	Proposed	Compliance
2. Requirements Applying to All Types of Development			
2.3 Views and Vistas			
2.3 Views and Vistas	a) Development shall appropriately respond to Campbelltown's important views and vistas to and from public places.	The development would not impact views/vistas.	Satisfactory
	b) District views and existing significant view corridors as viewed to and from public places shall be protected	The development would not impact Campbelltown's district views and existing view corridors.	Satisfactory
2.4 Sustainable Building Design			
2.4.1(a)	In addition to satisfying BASIX, residential development is encouraged to provide a rainwater tank for new building.	BASIX Certificate does not require a rainwater tank to be provided.	Satisfactory
2.4.2 (a)	The design of new buildings shall be encouraged to maximise opportunities for cross flow ventilation, where practical, thus minimising the need for air conditioning.	The proposed development maximises opportunities for cross flow ventilation.	Satisfactory
2.4.3 (a)	Outdoor lighting shall be designed to minimise pollution from the unnecessary dispersion of light into the night sky and neighbouring properties.	Recommended condition of consent.	Can comply. Recommended condition of consent.
2.5 Landscaping			
2.5	a) Landscape design shall enhance the visual character of the development and complement the design/use of spaces within and adjacent to the site.	A satisfactory landscaping plan was provided. Design details regarding street tree plantings required as a recommended condition of development consent.	Can comply – recommended condition of consent.
2.7 Erosion and Sediment Control			
2.7 Erosion and Sediment Control Design Requirements	a) An Erosion and Sediment Control Plan shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface.	Erosion and sediment control notes provided. Conditions of consent are imposed to ensure the proposed development would comply with Part 2.7 of the CSCDCP 2015.	Can be satisfied – recommended condition of development consent.
2.8 Cut, Fill and Floor Levels			

Part	Requirement	Proposed	Compliance
2.8 Cut and Fill	a) A Cut and Fill Management Plan (CFMP) shall be submitted with a development application where the development incorporates cut and/or fill operations.	A Cut and Fill Management Plan has been submitted.	Satisfactory
	c) Any excavation within the zone of influence of any other structure requires a 'dilapidation report' (prepared by a suitably qualified person) demonstrating that adequate ameliorative measures are to be implemented to protect the integrity of any structure.	A dilapidation report was not provided with the development application documentation.	Can be satisfied – recommended condition of development consent.
	e) All fill shall be 'Virgin Excavated Natural Material' (VENM).	Fill not proposed.	N/A
	f) No fill shall be deposited in the vicinity of native vegetation.	All vegetation proposed to be removed from the site.	Satisfactory
	g) All basement excavation shall be setback a minimum of 900mm from the property boundaries.	Basement proposed. All proposed cut is setback 1.5m from the southern property boundary.	N/A
2.10 Water Cycle Management			
2.10.2 Stormwater	a) All stormwater systems shall be sized to accommodate the 100-year ARI event (refer to Section 4 of Council's Engineering Design Guide for Development available from Council's website at www.campbelltown.nsw.gov.au).	Stormwater concept provided and assessed. Development engineer provided conditions, subject to recommended conditions of development consent.	Satisfactory
	h) Stormwater collected on a development site shall be disposed of (under gravity) directly to the street or to another Council drainage system/device. Where stormwater cannot be discharged directly to a public drainage facility, a drainage easement of a suitable width shall be created over a downstream property(s) allowing for the provision of a drainage pipe of suitable size to adequately drain the proposed development to a public drainage facility.	Stormwater concept plan provided and assessed. Development engineer provided conditions.	Satisfactory

Part	Requirement	Proposed	Compliance
	i) All proposed drainage structures incorporated within new development shall be designed to maintain public safety at all times.	A stormwater and drainage plan was provided. Conditions of consent are recommended.	Satisfactory
	j) Development shall not result in water run-off causing flooding or erosion on adjacent properties.	A stormwater and drainage plan was provided. Conditions of consent are recommended.	Satisfactory
	k) Stormwater run-off shall be appropriately channelled into a stormwater drain in accordance with Council's Engineering Design Guide for Development available from Council's website at www.campbelltown.nsw.gov.au .	A stormwater and drainage plan was provided. Conditions of consent are recommended.	Satisfactory
2.10.3 Stormwater Drainage	a) A stormwater Drainage Concept Plan shall be prepared by a suitably qualified person, and submitted with all development applications, involving construction (except for internal alterations/fitouts), demonstrating to Council how the stormwater will be collected and discharged from the site.	A stormwater and drainage plan was provided. Conditions of consent are recommended.	Satisfactory
	b) The stormwater concept plan shall include the following information as a minimum: i) locations, layouts and sizes of stormwater pipes and pits; ii) minimum grades and capacity of stormwater pipes; and iii) existing and proposed easements, site contours and overland flow path/s.	A stormwater and drainage plan was provided. Conditions of consent are recommended.	Satisfactory
2.13 Security			
(a)(i)	Development shall be designed to maximise, where possible, casual surveillance opportunities to the street and surrounding public places;	Casual surveillance to all Wickfield Circuit frontages is provided.	Satisfactory
(a)(ii)	Development shall be designed to minimise dead ends and other possible entrapment areas;	Entry points to the site are clear for residential, café and childcare.	Satisfactory
(a)(iii)	Development shall be designed to clearly identify and illuminate access points to buildings and designated public places; and	Lighting details not provided. Recommended condition of development consent for pedestrian access paths,	Can be satisfied – recommended condition of

Part	Requirement	Proposed	Compliance
		common open and internal space areas, entrances to the buildings and individual apartments to be appropriately lit.	development consent.
(a)(iv)	Development shall be designed to clearly differentiate between private and public space.	Fencing to the child care centre to the northern and eastern outdoor play area clearly delineates between public and private spaces.	Satisfactory
(b)	External lighting shall be designed to: i) encourage the use of safe areas; ii) define safe corridors for movement of people; and iii) allow facial recognition of approaching pedestrians at 15 m.	External lighting has not been proposed with the development application. Conditions of consent are recommended.	Can be satisfied – recommended condition of development consent.
(c)	Development shall incorporate appropriate landscaping, fencing and security devices to assist in crime prevention.	NSW Police recommendation provided and included in the recommended conditions of consent.	Can comply – recommended condition of development consent.
2.14 Risk Management			
2.14.1 Contaminated Land	a) The requirements of Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (EPA, DUAP, 1998) shall be satisfied on sites known to have, or may give Council reason to suspect, a potential for previous contamination.	DSI provided – satisfactory.	Satisfactory.
2.14.3 Bushfire	Development applications relating to land identified on the Bushfire Prone Land Map shall be accompanied by a Bushfire Hazard Assessment Report prepared by a suitably qualified person.	The development is not located within bushfire prone land.	N/A
2.14.4 Subsidence	Any development on a site located within South Campbelltown Mine Subsidence District, or Appin Mine Subsidence District may be at risk of the effects of subsidence from past and/or future underground mining. An appropriate engineering outcome shall be achieved.	The development is not located within a mine subsidence district.	N/A
2.15 Waste Management			

Part	Requirement	Proposed	Compliance
2.15.1 Waste Management Plan	a) A detailed 'Waste Management Plan' (WMP) shall accompany development applications for certain types of development/land uses, as detailed in Table 2.15.1.	On-going WMP provided. Recommended condition of consent to comply with the WMP recommendations.	Satisfactory
2.16 Provision of Services			
2.16.1 Water	a) Where connection to the reticulated water supply system is not available, development shall be provided with: i) sufficient water storage to cater for all relevant activities of the proposed use of the development; ii) sufficient storage for fire fighting purposes in accordance with Planning for Bushfire Protection 2006, NSW Rural Fire Service.	Existing services are available, subject to standard conditions as per response from Sydney Water.	Satisfactory
2.16.2 Electricity	a) Details of the proposed method of power supply shall be provided as part of the development application for any development involving the construction of a building within rural and environmental protection zones.	Condition of consent requires the service authority to review the development prior to the issue of a construction certificate.	Satisfactory
2.17 Work on, Over or Near Public Land			
2.17.1 Approval Required Prior to Working On or Over Public Land	a) Written approval shall be obtained from Council, prior to the commencement of any works, activities or occupancy upon public land, including roads, road related areas, stormwater connections, Council car parks, footpaths or nature strips.	Works within the public area are proposed. Section 138 condition is recommended.	Can comply - Condition of development consent recommended.

Part 5.7 - Mixed-Use Development (Zones RU5, B1 and B2)

Part 5.7 of Campbelltown (Sustainable City) Development Control Plan 2015 applies to mixed use development in areas zoned RU5, B1 and B2.

Objectives:

- Encourage high quality, mixed-use development within the local and neighbourhood centres, which is innovative and responsive to the site's environmental characteristics and setting.
- Encourage quality designed mixed use development that makes a positive contribution to the streetscape and the locality.

- To ensure a high level of amenity for the occupants of mixed-use development, and adjoining occupants of dwellings.

Part	Requirement	Proposed	Compliance
5.7.1 General Requirements (areas zoned RU5, B1 and B2)			
(a)	Mixed use developments shall only be occupied at ground level by retail and/or commercial office or like uses, subject to land use permissibility under CLEP.	Ground level is occupied by a proposed café and centre-based child care facility. Both uses are permitted with consent under CLEP.	Satisfactory
(b)	Any mixed use development that are designed to accommodate the preparation of food from a commercial tenancy, shall provide ventilation facilities to ensure that no odour is emitted in a manner that adversely impacts upon any residents or other occupants using the building.	Kitchen exhaust to be discharged to the roof in accordance with the proposed plans. Conditions of consent for the development to comply with the Food Premises Standards.	Satisfactory
(c)	Entries to the residential dwellings shall be separate to commercial entries.	Separate entrances for the residential components of the development are provided.	Satisfactory
(d)	Each residential dwelling within a mixed use development shall have an identifiable address.	The residential dwellings can be separately identified.	Satisfactory
(e)	Advertising shall not be permitted on any part of the residential dwelling.	Advertising is not proposed.	Satisfactory
(f)	Balconies for residential dwellings shall address the street and any adjacent open space.	Balconies address the laneway and Wickfield Circuit which is considered appropriate.	Satisfactory
(g)	Exterior lighting should be of low intensity and shielded so that light does not spill out onto the residential dwellings or project above the horizontal plane.	Details not provided. Recommended condition of development consent for external lighting to be provided.	Can we satisfied subject to recommended condition of development consent.
(h)	Lighting shall be static and shall not strobe. Flash, oscillate, be of unusually high intensity of brightness or uncovered.	Details not provided. Recommended condition of development consent for external lighting to be provided.	Can we satisfied subject to recommended condition of development consent.
(i)	Stairs providing access to residential dwellings shall be enclosed.	Stairs for residential access are enclosed.	Satisfactory

Part	Requirement	Proposed	Compliance
(j)	Building facades shall be articulated and blank walls shall be avoided.	Blank walls not proposed. Building is considered to be well designed and articulated.	Satisfactory
5.7.2 Solar Access (areas zoned RU5, B1 and B2)			
(a)	Buildings shall be oriented and sited to maximise northern sunlight to internal living and open spaces.	Compliance with Design Criteria 4A-1.1 of ADG achieved.	Satisfactory
(b)	A minimum 20 m ² area of the required private open space on adjoining land (having a minimum width of 3 m), shall receive 3 hours of continuous direct solar access on 21 June between 9.00am and 3.00pm measured at ground level.	Minor impacts to western elevation of 41 Woodhouse Drive. Impact is considered satisfactory.	Satisfactory
5.7.3 Setbacks (areas zoned RU5, B1 and B2)			
(a)	Mixed use development shall be setback a minimum of:	See below.	See below.
(a)(i)	Zero metres from the primary street boundary	Primary street is identified as Wickfield Circuit to the northern and western street frontages. 1.8 m fencing is proposed within the setback area from Wickfield Circuit.	Satisfactory
(a)(ii)	3 m from the secondary street boundary	Minimum 2 m (Level 2 balcony). Most of the proposed built form is setback a minimum of 2 m. 1.8 m high fencing is proposed within the setback area from the unnamed laneway – setback 2 m from the eastern property boundary.	Non-compliance. Considered satisfactory. See section 8 of the report for discussion.
(a)(iii)	3 m from any side boundary where it adjoins residential properties or public open space	The site does not adjoin residential properties.	N/A
(a)(iv)	0.9 m from the side boundary in any other case	Minimum 1.2 m. Majority of built form is proposed to be setback 3 m.	Satisfactory

Part	Requirement	Proposed	Compliance
(a)(v)	6 metres from the rear boundary where it adjoins residential properties or public open space	The site does not adjoin residential properties or land zoned specifically for the purposes of public open space.	N/A
(a)(vi)	3 metres from the rear boundary in any other case	3 m provided.	Satisfactory
(b)	Despite clause 5.7.3 a) iv) above, mixed use development shall be permitted to be built on the side boundary where in Council's opinion the proposed development is considered a continuation of an adjacent development within the same section of the streetscape.	N/A	N/A

Part 5.7.4 Car Parking and Access (areas zoned RU5, B1 and B2)

The proposed development site is not within 800 m of a railway station or light rail stop or is on land zoned or within 400 m of land zoned B3 or B4. Consequently, the car parking requirements of the proposed development are provided below and assessed against the relevant section of Council's (Sustainable City) Development control Plan 2015.

Part	Requirement	Proposed	Compliance
5.7.4 Car Parking and Access (areas zoned RU5, B1 and B2)			
(a)	Each residential dwelling shall be provided with a minimum of one car parking space.	29 dwellings/units are proposed. 30 car parking spaces (including 3 accessible spaces) are proposed on basement level 2.	Satisfactory
(b)	Provide car parking for the residential component of a mixed use development/shop top housing shall be clearly identified and separated from regular business/retail car parking.	Separate parking identified on the proposed plans.	Satisfactory
(c)	In addition to the required residential car parking rates in section 5.7.4. a), the development shall provide one (1) car parking space per 25 m ² of leasable floor space at ground level and one (1) car parking space at upper levels for all commercial/retail parts of the building.	40 m ² of leasable floor area is proposed for the business/retail unit. 68/25 = 3 spaces required. 16 spaces are provided. Car parking is provided in the basements levels which is considered satisfactory.	Satisfactory

Part	Requirement	Proposed	Compliance
(d)	Pedestrian access to residential dwellings shall be separated from the commercial/retail uses.	Two lifts are provided to service the dwellings independently of the child care centre and commercial uses.	Satisfactory
(e)	The development shall provide adequate space for the on-site parking, loading and unloading of all delivery/service vehicles as detailed in Part 6.5.2 of this Plan.	Separate on-site loading area provided for waste and vehicle servicing.	Satisfactory
Part 5.7.5 Balconies and Ground Level Courtyards			
(a)	Dwellings shall be provided with a private courtyard and/or balcony.	A balcony or terrace is provided for all dwellings.	Satisfactory
(b)	Courtyards/balconies shall be:	See below.	See below.
(b)(i)	Not less than 8sqm in area and have a minimum depth of 2 m.	All balconies are at least 8 m ² . A minimum depth of 2 m is not achieved for 2 units. See section 8 of the report for discussion.	Satisfactory on merit. See section 8 of the report for discussion.
(b)(ii)	Clearly defined and screened for private use and secured so as not to impact on privacy of adjoining residential properties or properties that can be directly viewed from the balcony.	Appropriate privacy measures are incorporated into the design of the proposed balconies.	Satisfactory
(b)(iii)	Accessible from a main living area of the dwelling.	All balconies are accessible from the main living area of the unit.	Satisfactory
5.7.6 Mixed-use Development and Waste Management (areas zoned RU5, B1 and B2)			
(a)	In addition to the development controls under section 5.4.8, self-contained and lockable areas shall be provided for commercial and residential waste. See below table for assessment of section 5.4.8.	Lockable areas are provided for the residential and commercial waste rooms.	Satisfactory
(b)	Areas for commercial and residential waste shall be kept separate.	Separate waste areas provided for the commercial area, residential area and the centre-based child care centre.	Satisfactory

Part	Requirement	Proposed	Compliance
5.7.7 Access for People with Disabilities			
(a)	Mixed use development shall comply with the minimum access requirements contained with the BCA, the Disability (Access to Premises – Buildings) Standards 2010 and AS 1428 (as amended).	Conditions of consent recommended. Council's Building Specialist recommended standard conditions of consent for compliance with the BCA and Access to Premises standards.	Can comply - recommended conditions of consent.

Part 5.4.8 Waste Management

Part	Requirement	Proposed	Compliance
5.4.8.2 Waste Service Rooms, Garbage Chutes and Provisions for Recyclables Bins			
a)	All buildings with a rise of 4 storeys or more shall make provision for a waste service room on each section of each level which is accessible for all occupants.	A waste room is provided on each residential floor.	Satisfactory
b)	All waste service rooms shall have chutes to enable residents to dispose of garbage.	A chute is provided within the waste room on each residential floor.	Satisfactory
c)	Chutes shall not be located adjacent to bedrooms or living rooms unless bedrooms are outside the sound transmission barrier surrounding each unit.	Chutes are located adjacent lift/stairs and not adjacent to residential units.	Satisfactory
d)	Chutes shall feed into appropriately sized bins located in the bin storage room.	Appropriate bin sizes located below chute.	Satisfactory
e)	The outlet area, in which the chute outlets and mechanical collection devices are located, shall be secured to prevent access by unauthorised persons.	Recommended condition of consent to restrict access to the outlet area.	Can comply. Recommended condition of development consent.
f)	While mechanical devices are permitted in order to assist with waste collection (eg. carousel), no compaction is permitted for either garbage or recyclables.	Compaction is not proposed.	Satisfactory

Part	Requirement	Proposed	Compliance
g)	Each waste service room shall make provision for a sufficient number of 240-litre mobile recyclable bins for residents on each floor to dispose of recyclables.	One 240L recycle bin is provided on each residential level within the bin disposal room.	Satisfactory
5.4.8.3 Bin Storage Room			
a) i)	The storage room shall be located behind the primary and secondary building alignment.	The bin storage room is located within the building which is considered satisfactory.	Satisfactory
a) ii)	The storage room shall have a non-slip floor constructed of concrete or other approved material at least 75 mm thick and provided with a ramp to the doorway (where necessary)	Recommended condition of consent for the waste storage area and associated storage rooms to be of non-slip floor construction at least 75 mm thick.	Can comply. Recommended condition of development consent.
a) iii)	The storage room shall be graded and drained to a Sydney Water approved drainage fitting.	Recommended condition of consent for the waste room to be graded and drain into a Sydney Water approved drainage fitting.	Can comply. Recommended condition of development consent.
a) iv)	The storage room shall have coving at all wall and floor intersections.	Recommended condition of consent.	Can comply. Recommended condition of development consent.
a) v)	The storage room shall:	Assessment provide below.	
a) vi)	The storage room shall be provided with an adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock.	Details not provided with the development application.	Can comply. Recommended condition of development consent.
a) vii)	The storage room shall have a self-closing door openable from within the room.	Details not provided with the development application.	Recommended condition of consent for the storage room door to be self-closing, openable from within the room.

Part	Requirement	Proposed	Compliance
b)	Bin storage rooms shall be ventilated by: i) a mechanical exhaust ventilation system; or ii) permanent, unobstructed natural ventilation openings having direct access to external air, and a total area of not less than one-twentieth (1/20th) of the floor area of the room.	Recommended condition of consent to provide a mechanical exhaust ventilation system in the bin storage room.	Can comply. Recommended condition of consent.
c) i)	Exterior doors of communal bin storage rooms shall be consistent with the overall design of the building	External doors are not visible from the street – considered satisfactory.	Satisfactory
c) ii)	Exterior doors of communal bin storage rooms shall be located away from the frontage of the building.	The exterior doors are located away from the frontage of the building.	Satisfactory
c) iii)	Exterior doors of communal bin storage rooms shall be (if collection service is to be carried out by Council), fitted with a Council compatible keyed locking system that provides access to the room or activates the electronic opening and closing of the door.	Waste will be presented within the loading zone area. A condition of consent required a sign to be affixed at the point of entry to include contact details for the building manager/waste collection caretaker.	N/A
d)	All bin storage rooms and service rooms shall be constructed in such a manner to prevent the entry of vermin.	Details not provided with the development application.	Recommended condition of development consent.
e)	All bin storage rooms must be located in an area where bins can be easily moved to the waste collection point.	The main waste storage area is proposed on the ground floor in close proximity to the waste collection loading bay.	Satisfactory
f)	Where waste collection personnel are required to enter the premises to service bins, the collection point shall be no further than 5 m from the collection vehicle.	The collection point is no further than 5 m from the collection vehicle location.	Satisfactory

Part	Requirement	Proposed	Compliance
g)	Where residents have access to bin storage rooms, signage on the correct use of the waste management system shall be displayed in all bin storage rooms.	Residents not proposed to have access to waste storage room on the ground floor. Residential only to have access to the waste points on each residential level.	N/A
h)	Developments must make provision for the storage of bulk waste (kerbside clean-up) materials, including: i) a minimum area of 10sqm ii) the area must be accessible to all residents; iii) the area must not be more than 10 m from the waste collection point.	A bulky waste area is provided in the waste collection load bay area on the ground floor. The WMP details that the manager will contact Council for arranged collection.	Satisfactory
5.4.8.4 Waste Collection			
(a)(i)	There shall be a minimum height clearance of 5.2 m	Clearance of 4.1 m provided which will allow for the waste provided in 240L and 660L bins to be collected. However, Council currently does not use rear loading recycling collection vehicles. The residential recycling bins will be presented to the kerb for collection by Council.	Satisfactory
(a)(ii)	There shall be provision for a waste collection vehicle to empty bins on the vehicle's left side, allowing for a width of 3.8 m from the right side of the vehicle to the collection point.	The waste collection area provides for a rear loading waste vehicle. Council's recycling collection vehicle will service the recycling bins from the street.	Satisfactory
(a)(iii)	Where the waste collection vehicle is required to turn around on site, there must be provision for a vehicle of 10.4 m length to negotiate a maximum three-point turn allowing the waste collection truck to enter and leave the property in a forward direction.	An internal waste vehicle turntable is provided which provides adequate clearance for a 10.4 m length vehicle.	Satisfactory

Part	Requirement	Proposed	Compliance
(a)(iv)	The maximum grade of any path of travel for collection vehicle shall be 1V:20H for the first 6 metres from the street, and 1V:12H thereafter.	Grade is sufficient,	Satisfactory
(a)(v)	The minimum path width for a collection vehicle shall be 3.6 metres wide.	Width of roller door is 4.5 m.	Satisfactory
(a)(vi)	Constructed to withstand the loaded mass of the waste collection vehicle of 24 tonnes	Details not submitted with the development application. Recommended condition of consent for the waste collection area to withstand the loaded mass of a waste collection vehicle of 24 tonnes.	Can comply. Recommended condition of development consent.

Part 6.4.2 Car Parking and Access

Part 5.6.3 (c) of Campbelltown (Sustainable City) DCP 2015 states that the development shall provide adequate space for the on-site parking, loading and unloading of all delivery/service vehicles as detailed in Part 6.4.2 of this Plan. The following assessment is undertaken:

Campbelltown (Sustainable City) Development Control Plan			
Control	Requirement	Proposed	Complies
6.4.2.2 Loading and Unloading			
(a)	Where practicable, loading bays shall be separated from parking and pedestrian access.	A separate servicing/loading/waste collection area is provided.	Satisfactory
(b)	All loading and unloading shall take place wholly within the site.	Loading and unloading of goods can be accommodated within the designated loading area on the ground floor.	Satisfactory
(c)	No loading or unloading shall be carried out across parking spaces, landscaped areas pedestrian aisles or on roadways.	Loading/unloading is proposed to be carried out wholly within the designated loading bay.	Satisfactory

Campbelltown (Sustainable City) Development Control Plan			
Control	Requirement	Proposed	Complies
(d)	Parking and loading bays shall be provided and clearly identified on site.	The roller door clearly identifies the loading area on the site.	Satisfactory
(e)	Required manoeuvring areas for heavy vehicles shall not conflict with car parking.	Separate loading area provided.	Satisfactory
(f)	Each new commercial building/unit having a gross floor area: i) up to 200m ² shall provide a loading area to allow for a small rigid vehicle to manoeuvre on site;	Loading bay designed for a vehicle larger than a small rigid vehicle. The turntable is designed for a 10.4 m length waste collection vehicle.	Satisfactory
(g)	Loading docks and service areas shall not be visible from any public place and shall be suitably screened from adjacent properties. Screening may be achieved by locating such areas behind the buildings, by fencing, landscaping, mounding or a combination of these, or by other means to Council's satisfaction.	Loading dock/waste collection area screened via a roller door.	Satisfactory

Part 8 – Centre-based Child Care Facilities

Part 8 of Campbelltown (Sustainable City) Development Control Plan 2015 sets out controls relating to centre-based child care facilities in the City of Campbelltown.

Part	Requirement	Proposed	Compliance
8.2 Licence Requirement			
8.2 Licence Requirement	In order to operate a Centre-based Child Care Facility in Campbelltown, the applicant needs to obtain: i) a development consent from Council under the EP&A Act; and ii) a licence to operate from the NSW Department of Family and Community Services.	A licence was not provided. Recommended condition of consent.	Can be satisfied – recommended condition of development consent.
8.3 Building Form and Character			
8.3.1 Locality Requirements			
(a)(i)	Centre-based Child Care Facilities shall not be located on an allotment that:	The site is not accessed from a State road.	Satisfactory

	-is accessed from a State road		
(a)(ii)	- is within 100 m of the intersection of a State road;	the site is not within 100 m of an intersection with a state road.	Satisfactory
(a)(iii)	-is within a no through road;	Wickfield Circuit is not considered a no-through road.	Satisfactory
(a)(iv)	-has vehicular access to a road where the carriageway is less than 6.5 m in width;	Carriageway of Wickfield Circuit is greater than 6.5 m in width.	Satisfactory
(a)(v)	-has a building erected upon it that is constructed of materials that contain asbestos or lead paint;	The child care centre will be purpose built and is not within an existing building.	Satisfactory
(a)(vi)	-is adjacent to a: - potentially hazardous industry; - hazardous industry; - potentially offensive industry; - offensive industry; - agricultural produce industries; - livestock processing industries; - heavy industrial storage establishment or - waste or resource management facility.	The site is not directly adjacent to potentially hazardous industry.	N/A
(a)(vii)	-is within a 150 m radius of a sex restricted premises; sex services premises or home occupation (sex services);	The site is not within 150 m of a known sex premises.	Satisfactory
(a)(viii)	-resents a potential safety hazard for vehicle and pedestrian traffic, unless it can be demonstrated to Council's satisfaction that there would be no vehicular/pedestrian conflict (refer to Figure 8.3.1);	The site does not create a potential safety hazard.	Satisfactory
(b)	Centre-based Child Care Facilities shall not be located within a basement of a building (excluding storage rooms and offices ancillary to the Centre-based Child Care Facility).	The proposed facility is located on the ground floor and is not proposed within the basement level.	Satisfactory
(c)(i)	Centre-based Child Care Facilities shall not be permitted on a local street, unless it can be demonstrated to Council's satisfaction that: - the proposed Centre-based Child Care Facility will not impact negatively on the	The Traffic Management Report was reviewed by Council's engineers who did not raise any concern regarding the traffic generation.	

	local traffic network;		
(c)(ii)	- the proposed Centre-based Child Care Facility has adequate on-site parking and manoeuvring/turning spaces; and	On-site parking and manoeuvring reviewed by Council's engineers who did not raise any matter of concern.	Satisfactory
(c)(iii)	the amenity of the surrounding properties is maintained.	The Traffic Management Report was reviewed by Council's engineers who did not raise any concern regarding the traffic generation.	Satisfactory
(d)	Where a Centre-based Child Care Facility is proposed to be located in a building on land within Business zones, the Centre-based Child Care Facility (excluding storage rooms and offices) shall: i) be directly accessible by car; ii) not occupy more than one (1) storey; and iii) be located no higher than the first floor to ensure the easy evacuation of children in case of emergency.	The childcare centre is directly accessible by car, does not occupy more than one storey and is not located higher than the first floor.	Satisfactory
8.3.2 Site Requirements			
(a)	Council may consider a proposal for a Centre-based Child Care Facility within an existing building on sites within areas zoned B3, B4 or B5 that do not necessarily meet the site width requirement.	The facility would be located within a B1 zone.	N/A
8.3.3 Streetscape			
(a)	The design of new purpose built buildings (including facade treatments, building massing, roof design and entrance features, setbacks and landscaping) shall complement the scale of surrounding development, character and qualities of the desired streetscape.	The proposed development is a purpose built development on the ground floor. Fencing facing the public domain is associated with the ground floor child care centre. The 1.8 metre high acoustic barrier fencing is considered to be suitable, particularly noting the ground floor use. The masonry and glass materials used for the acoustic barrier fence are considered appropriate, with interesting motifs creating a visual interest.	Satisfactory
8.3.4 Fencing			
(a)	a) Fencing along the primary and secondary street boundaries shall:	Controls not considered appropriate for B1 Neighbourhood Centre zone.	N/A

	<p>i) not be constructed of bonded sheet metal;</p> <p>ii) not be higher than 1.2 metres;</p> <p>iii) be articulated, incorporate landscape treatments and complement the design and finish of the development.</p>		
(b)	<p>Fencing to the rear and side boundaries shall be:</p> <p>i) located behind the primary and secondary street setbacks; and</p> <p>ii) a maximum of 2.1 m in height (excluding retaining walls).</p>	Controls not considered appropriate for B1 Neighbourhood Centre zone.	N/A
(c)	<p>Bonded sheet metal fencing shall only be permitted where all of the following criteria have been met:</p> <p>i) the fence is located behind a 1.5 m wide landscaped buffer; and</p> <p>ii) the fence is located behind the building line of all street frontages.</p>	Bonded sheet metal fencing not proposed.	N/A
8.3.5 Visual and Acoustic Privacy			
(a)	<p>An acoustic report prepared by a suitably qualified person shall be submitted with all Centre-based Child Care Facility development applications demonstrating:</p> <p>i) that the noise levels generated from the Centre-based Child Care Facility, when measured over a 15 minute period, does not exceed the background noise by more than 5 dBA;</p> <p>ii) that the noise levels comply with the requirement of the <i>Protection of The Environment Operations Act 1997</i>; and</p> <p>iii) illustrating ways to minimise the impacts of noise on adjoining properties.</p>	An Acoustic DA Assessment Report, prepared by Acouras Consultancy (dated 23 March 2021), was lodged with the development application. The report was reviewed by Council's Senior Environment Officer who was satisfied with the report and associated recommendations	Satisfactory – subject to recommended conditions of consent.
(b)	<p>Direct views to and from neighbouring and surrounding properties shall be minimised through:</p> <p>i) appropriate building design and location of outdoor play areas; and</p> <p>ii) the use of fencing and landscaping buffers.</p>	No overlooking anticipated to/from the facility.	Satisfactory

8.3.6 Waste Management			
(a)	Waste storage, collection areas and service/delivery areas shall be screened from public view and located to minimise adverse impacts on adjoining properties.	Waste area appropriately screened.	Satisfactory
(b)	The waste collection area shall be located and designed to minimise safety hazards for any person within the site or within the adjacent private/public areas.	Waste storage and collection area considered appropriately located.	Satisfactory
(c)	A waste management plan shall be submitted for all Centre-based Child Care Facility developments including information with regard to the storage and disposal of used nappies, general waste and recycling.	WMP provided and supported.	Satisfactory
8.4 Car Parking and Access			
8.4.1 Car Parking and Access			
(a)	Car parking areas shall be setback a minimum of 3 metres from the front boundary and any secondary boundary.	N/A - basement car park.	N/A
(b)	A minimum of one on site car parking space shall be provided for every 4 children approved to attend the Centre-based Child Care Facility.	91 space child care centre is proposed which equates to 23 car parking spaces. 23 car parking spaces are provided within the basement.	Satisfactory
(c)	Off street parking and loading shall be designed in accordance with Australian Standards 2890.1 and 2 (as amended), except as otherwise provided by this Plan.	Satisfactory.	Satisfactory
(d)	No required car parking space shall be designed in a stacked configuration.	Stacked car parking is not proposed.	Satisfactory
(e)	Parking spaces that are stacked will not be considered for the purpose of parking calculations.	Stacked car parking is not proposed.	N/A
(f)	Pedestrian access shall be separated from vehicular access with clearly defined paths to and from the building.	Pedestrian access to the site from the car parking area is provided via a designated car parking area.	Satisfactory
(g)	Each site shall have a maximum of one ingress and one egress driveway.	Combined ingress/egress provided for access to the basement car parking.	Satisfactory
(h)	The minimum width of a driveway shall be: ii) 6 m for two way traffic movement; and	Driveway width is 6 m and is satisfactory.	Satisfactory
(h)	Driveways shall be located a minimum distance of 6 m from	Driveways are both located more than 6 m from the tangent point.	Satisfactory

	the tangent point of any unsignalised intersection.		
(j)	Sufficient space shall be provided on site so that no vehicle shall be required to make more than a three-point turn to exit the site in a forward direction.	Three point turns are not required to exit the site in a forward direction.	Satisfactory
(k)	All car parking spaces shall be line marked and delineated with appropriate signage and pavement marking.	Recommended condition of consent for the spaces to be appropriately linemarked.	Satisfactory
(l)	Facilities catering for 20 or more children shall include a Traffic Impact Statement, prepared by a suitably qualified person addressing the following criteria: i) the existing traffic environment; ii) anticipated traffic generation from the proposed development; iii) the potential cumulative impact on the locality; iv) the need for local traffic improvements in the locality; v) traffic egress/ingress; and vi) sight distance and other relevant safety issues including vehicular/pedestrian movements.	A Traffic Management Report, prepared by LOKA Consulting Engineers, dated 1 November 2021, was provided with the development application. The report was reviewed by Council's engineers who did not raise any concern regarding the traffic generation.	Satisfactory
8.4.2 Access for People with Disabilities			
(a)	Centre-based Child Care Facilities shall comply with the minimum access requirements contained within the BCA, the Disability (Access to Premises – Buildings) Standards 2010 and Australian Standard 1428 – Design for Access and Mobility (as amended).	Access report provided and reviewed. Conditions of consent recommended.	Can comply – recommended conditions of consent.
8.4.3 Emergency Evacuation			
(a)	Development applications for Centre-based Child Care Facilities catering for 20 or more children shall include an Emergency Evacuation Plan prepared by a suitably qualified person in accordance with Australian Standard 3745 Emergency Control Organization and Procedures for Buildings, Structures and Workplaces (as amended), addressing:	Recommended conditions of consent for an emergency evacuation plan to be prepared in accordance with AS 3745 prior to the issue of any construction certificate.	Can be satisfied – Recommended condition of development consent.

	<p>i) the mobility of children and how this is to be accommodated during an evacuation;</p> <p>ii) the location of a safe congregation area, away from the evacuated building, busy roads, other hazards and the evacuation points of other residents or tenants within the building or surrounding buildings;</p> <p>iii) where the Centre-based Child Care Facility is part of a larger building or complex, that the emergency evacuation plan for the Centre-based Child Care Facility is complementary and consistent with other emergency evacuation plans for the complex; and</p> <p>iv) the supervision of children during an evacuation and at the safe congregation area, giving regard to the capacity of the Centre-based Child Care Facility and its approved child:staff ratios.</p>		
8.5 Landscaping			
(a)	<p>Landscaping shall be provided to a minimum of a:</p> <p>i) 3 m wide strip along the primary and secondary street frontage (other than vehicle driveways); and</p> <p>ii) 1.5 m wide strip along the full length of side and rear setbacks.</p>	Not considered a relevant control in the context of the B1 Neighbourhood Centre zone.	N/A
(d)	<p>All existing vegetation on the site and on adjoining sites shall be assessed to ensure that the plants:</p> <p>i) are not toxic or dangerous (refer to Appendix 7 for a list of Unsuitable Plant Species); and</p> <p>ii) do not impose a safety hazard such as personal injury from falling branches and seeds, poisoning and/or choking.</p>	Recommended condition of consent for a suitably qualified arborist to provide confirmation that plants to be used on site are not toxic or dangerous.	Can be satisfied – recommended condition of development consent.
8.6 Play Areas			
(a)	<p>Centre-based Child Care Facility play areas shall:</p> <p>i) comply with the Children (Education and Care Services) Supplementary</p>	i) Regulations have been assessed and the development is considered compliant with the provisions (see attachment 5).	Satisfactory

	<p>Provisions Regulation 2004 (as amended);</p> <p>ii) be appropriately designed and located to minimise noise impacts to adjoining properties; and</p> <p>iii) be naturally lit and ventilated.</p>	<p>ii) Appropriate acoustic mitigation measures proposed and conditions recommended.</p> <p>iii) The NSW Department of Education provides that while the majority of outdoor play areas are covered by the building structure above, the solar access plan and the landscape plans provided indicate areas that are open to the elements, and the area is open more than one third of the perimeter.</p>	
(b)	<p>The siting of outdoor play areas shall:</p> <p>i) be located on a predominantly flat gradient;</p> <p>ii) allow direct supervision from within the centre; and</p> <p>iii) provide adequate fencing.</p>	<p>The siting of the outdoor play area is satisfactory. Advice from NSW Department of Education was sought and confirmation was provided that under the Child Care Planning Guidelines the space is deemed to be a partially covered natural outdoor space.</p>	Satisfactory
8.7 Advertising Signs			
(b)	<p>An advanced warning sign that is approved by Council shall be provided on each road approach, warning motorists that they are approaching a child care facility. The sign shall be provided and erected by Council at the applicant's expense.</p>	<p>Recommended condition of development consent for the advanced warning sign to be erected prior to occupation of the development.</p>	<p>Can be satisfied - recommended condition of development consent.</p>

10 Wickfield Circuit, Ambarvale



CALCULATIONS

Site Calculations	2,697 m ²
Site Area	1,703.85 m ²
Building Area	63.1%
Site Coverage	
Floor Areas	
Ground floor area	659.65 m ²
Level 1 area	1,096.66 m ²
Level 2 area	1,096.66 m ²
Level 3 area	307.37 m ²
TOTAL Gross floor area	3,151.58 m²
Floor Space Ratio	1:188 : 1
Basement Areas	
Basement 1	1,196.04 m ²
Basement 2	1,207.36 m ²
Landscaping Calculations	
Landscape + Deep Soil Area	397.95 m ² (25.6%)
Deep Soil Area	499.8 m ² (18.8%)
Common Open Space	777.77 m ² (28.6%)

RESIDENTIAL TENANCIES

Block	Block A			Block B			TOTAL
	1 Bed	2 Bed	3 Bed	1 Bed	2 Bed	3 Bed	
Residential Units	6	6	6	14	3	17	
Adaptable Units	1	2	3				
Silver Level Units	1		1				
TOTAL Residential Units							10
Block B							TOTAL
Residential Units	14	3	17				
Adaptable Units							
Silver Level Units	2						
TOTAL Adaptable Units							3
TOTAL Silver Level Units							3
TOTAL RESIDENTIAL UNITS							29
*Including 3 Basements & Silver Level Units							
COMMERCIAL TENANCIES							
Cafe							68 m ²
TOTAL							68 m²

PARKING

Category	Count	Area (m ²)
Residential Parking	30	16
Commercial Parking	3	3
TOTALS	33	19
CHILD CARE CALCULATIONS		
Internal Play areas	playroom #	area
	1	2-3 48.0sqm
	2	2-3 67.0sqm
	3	3-5 68.0sqm
	4	3-5 68.0sqm
	5	0-2 65.0sqm
TOTAL		317.0sqm
Outdoor Play areas	area	children
	63.06 sqm	91
TOTAL		91

APARTMENT SCHEDULE - BLOCK A

Name	Occupancy	Area	Bakery/Consigned Area	Unit Type
A101	2 Bed	88 m ²	14.05 m ²	Adaptable
A102	2 Bed	82 m ²	10.65 m ²	Adaptable
A103	1 Bed	54 m ²	11.55 m ²	Adaptable
A104	2 Bed	83 m ²	17.05 m ²	Adaptable
A201	2 Bed	75 m ²	10.05 m ²	Adaptable
A301	2 Bed	88 m ²	14.05 m ²	Adaptable
A302	2 Bed	82 m ²	10.65 m ²	Adaptable
A303	1 Bed	54 m ²	11.55 m ²	Silver Level
A304	2 Bed	83 m ²	17.05 m ²	Silver Level
A305	2 Bed	75 m ²	10.05 m ²	Silver Level
A306	2 Bed	75 m ²	10.05 m ²	Silver Level
Grandtotal: 10				

APARTMENT SCHEDULE - BLOCK B

Name	Occupancy	Area	Bakery/Consigned Area	Unit Type
B101	2 Bed	82 m ²	11.20 m ²	
B102	2 Bed	88 m ²	21.05 m ²	
B103	2 Bed	82 m ²	11.20 m ²	
B104	2 Bed	81 m ²	15.05 m ²	
B105	2 Bed	81 m ²	15.75 m ²	
B106	2 Bed	81 m ²	12.00 m ²	
B107	2 Bed	81 m ²	12.00 m ²	
B108	2 Bed	83 m ²	15.15 m ²	Silver Level
B301	2 Bed	82 m ²	11.20 m ²	
B302	2 Bed	88 m ²	21.05 m ²	
B303	2 Bed	82 m ²	11.20 m ²	
B304	2 Bed	81 m ²	15.05 m ²	
B305	2 Bed	81 m ²	15.75 m ²	
B306	2 Bed	81 m ²	11.00 m ²	
B307	2 Bed	81 m ²	11.00 m ²	
B308	2 Bed	83 m ²	13.50 m ²	Silver Level
B301	3 Bed	96 m ²	41.00 m ²	
B302	3 Bed	96 m ²	43.00 m ²	
B303	3 Bed	101 m ²	52.00 m ²	
Grandtotal: 19				

DRAWING LIST

DRAWING NO.	DRAWING NAME	CURRENT REVISION	ISSUE DATE
00	Cover Sheet	G	13.10.21
01a	Basic Commitments	A	15.12.19
01	Site Analysis	A	15.12.19
02	Site Plan	A	13.10.21
03	Site Plan (Existing Tree Locations)	A	13.10.21
04	Basement 1	K	01.06.22
05	Basement 2	K	01.06.22
06	Ground Floor Level	G	01.06.22
07	Level 1	G	01.06.22
08	Level 2	G	01.06.22
09	Level 3	G	01.06.22
10	Roof Plan	G	01.06.22
11	Elevations 1	E	13.10.21
12	Elevations 2	E	13.10.21
13	Elevations 3	F	13.10.21
14	Elevations 4	E	14.04.21
15	3D Building Height Plans	E	01.06.22
16	3D Building Height Plans 2	C	01.06.22
17	3D Building Height Plans 3	C	01.06.22
18	3D Building Height Plans 4	C	01.06.22
19	Sections A & B	G	13.10.21
20	Sections C	E	13.10.21
21	Sections D & E	A	01.06.22
22	Driveway Sections & Window Schedules	D	13.10.21
23	Fence Details	E	01.06.22
24	Waste Management Details	E	01.06.22
25	Pre-Adaptable Layouts	A	15.12.19
26	Solar Access & Cross-Ventilation Diagrams	B	24.03.21
27	Solar Access Diagram - Child Care Centre	A	14.04.21
28	Solar Access Diagram - Deep Soil Diagrams	C	14.04.21
29	Child Care Play Area Calculations	E	01.06.22
30	Child Care Play Area Calculations	E	01.06.22
31	Shed Diagram - Area 1, June	B	24.03.21
32	Shed Diagram - Area 2, June	B	24.03.21
33	Shed Diagram - Area 3, June	B	24.03.21
34	Shed Diagram - Area 4, June	B	24.03.21
35	Neighbouring Building Solar Analysis	A	13.10.21
36	Neighbouring Building Solar Analysis	A	13.10.21
37	Neighbouring Building Solar Analysis	A	13.10.21
38	Shed Diagram - 3D View from Sun 1	A	24.03.21
39	Shed Diagram - 3D View from Sun 2	A	24.03.21
40	Shed Diagram - 3D View from Sun 3	A	24.03.21
41	Shed Diagram - 3D View from Sun 4	A	24.03.21
42	Shed Diagram - 3D View from Sun 5	A	24.03.21
43	Site and Fill Plans	A	24.03.21

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DEVELOPMENT APPLICATION

PROPOSED MIXED USE DEVELOPMENT

ISSUE 0 - AMENDMENTS - 13.10.21

- Basement 2 Areas amended
- Residential Parking allocation relocated to basement level 2
- Basement 2 play areas amended
- Site Plan / Existing Tree Locations Drawing added
- Neighbouring solar analysis Drawings added
- Child care centre outdoor play areas amended to accommodate AC Enclosures.

10 Wickfield Circuit, Ambarvale

BASIX COMMITMENTS

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential Flat Buildings - Block A

(e) Dwellings

(i) **Water**
The applicant must plant indigenous or low water use species of vegetation throughout the area of least specified for the dwelling in the 'indigenous species' column of the table in the BASIX Certificate, as private landscaping for that dwelling.

(ii) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table of the BASIX Certificate.

(iii) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table of the BASIX Certificate. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.

(iv) **Energy**
(a) The applicant must install each hot water system specified for the dwelling in the table of the BASIX Certificate, so that the dwellings hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwellings hot water is supplied by that central system.

(b) This commitment applies to each room or area of the dwelling which is referred to in a heading to the 'Natural lighting' column of the table of the BASIX Certificate, to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.

(v) Thermal Comfort

(a) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the thermal comfort protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the accredited assessor, to certify that this is the case.

(b) Where there is an in-slab heating or cooling system, the applicant must:

(aa) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
(ab) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.

(c) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table of the BASIX Certificate.

(d) Common areas and central systems/facilities

(i) Water

(a) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the 'Central systems' column of the table of the BASIX Certificate. In each case, the system must be sized, be configured, and be connected, as specified in the table of the BASIX Certificate.

(c) A swimming pool or spa listed in the table must not have a volume (in kL) greater than that specified for the pool or spa in the table of the BASIX Certificate.

(ii) Energy

(a) The applicant must install the systems and fixtures specified in the 'Central energy systems' column of the table in the BASIX Certificate. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table of the BASIX Certificate.

2. Commitments for Residential Flat Buildings - Block B

(e) Dwellings

(i) **Water**
The applicant must plant indigenous or low water use species of vegetation throughout the area of least specified for the dwelling in the 'indigenous species' column of the table in the BASIX Certificate, as private landscaping for that dwelling.

(ii) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table of the BASIX Certificate.

(iii) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table of the BASIX Certificate. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.

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(a) The applicant must install each hot water system specified for the dwelling in the table of the BASIX Certificate, so that the dwellings hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwellings hot water is supplied by that central system.

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(b) Where there is an in-slab heating or cooling system, the applicant must:

(aa) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
(ab) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.

(c) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table of the BASIX Certificate.

(d) Common areas and central systems/facilities

(i) Water

(a) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the 'Central systems' column of the table of the BASIX Certificate. In each case, the system must be sized, be configured, and be connected, as specified in the table of the BASIX Certificate.

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(ii) Energy

(a) The applicant must install the systems and fixtures specified in the 'Central energy systems' column of the table in the BASIX Certificate. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table of the BASIX Certificate.

3. Commitments for Common areas & central systems/facilities for the development (Non-building specific)

(e) Dwellings

(i) Common areas and central systems/facilities

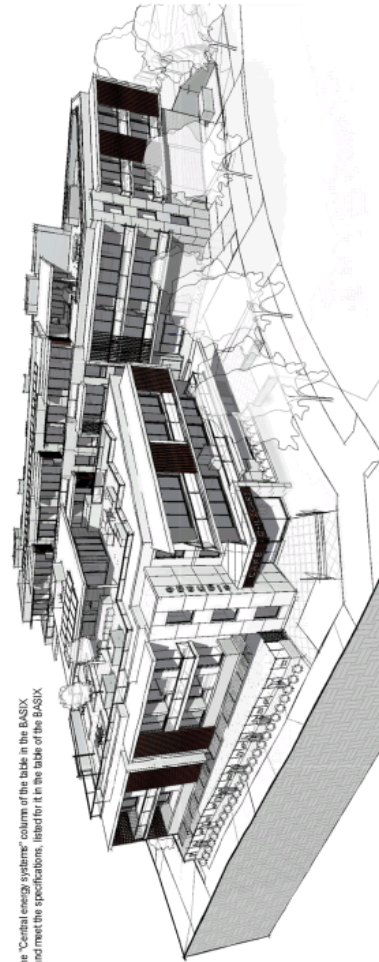
(i) Water

(a) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the 'Central systems' column of the table of the BASIX Certificate. In each case, the system must be sized, be configured, and be connected, as specified in the table of the BASIX Certificate.

(c) A swimming pool or spa listed in the table must not have a volume (in kL) greater than that specified for the pool or spa in the table of the BASIX Certificate.

(ii) Energy

(a) The applicant must install the systems and fixtures specified in the 'Central energy systems' column of the table in the BASIX Certificate. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table of the BASIX Certificate.



DEVELOPMENT APPLICATION

PROPOSED MIXED USE DEVELOPMENT

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10 Wickfield Circuit, Ambarvale



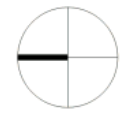
LOCATION MAP

N.T.S.
 - refer to information regarding the site and its surrounds-
 refer to the written site analysis statement
 - refer to ground floor plan and survey drawings for site
 dimensions and bearings
 ARCHITECTURAL CHARACTER :
 refer to written site analysis statement

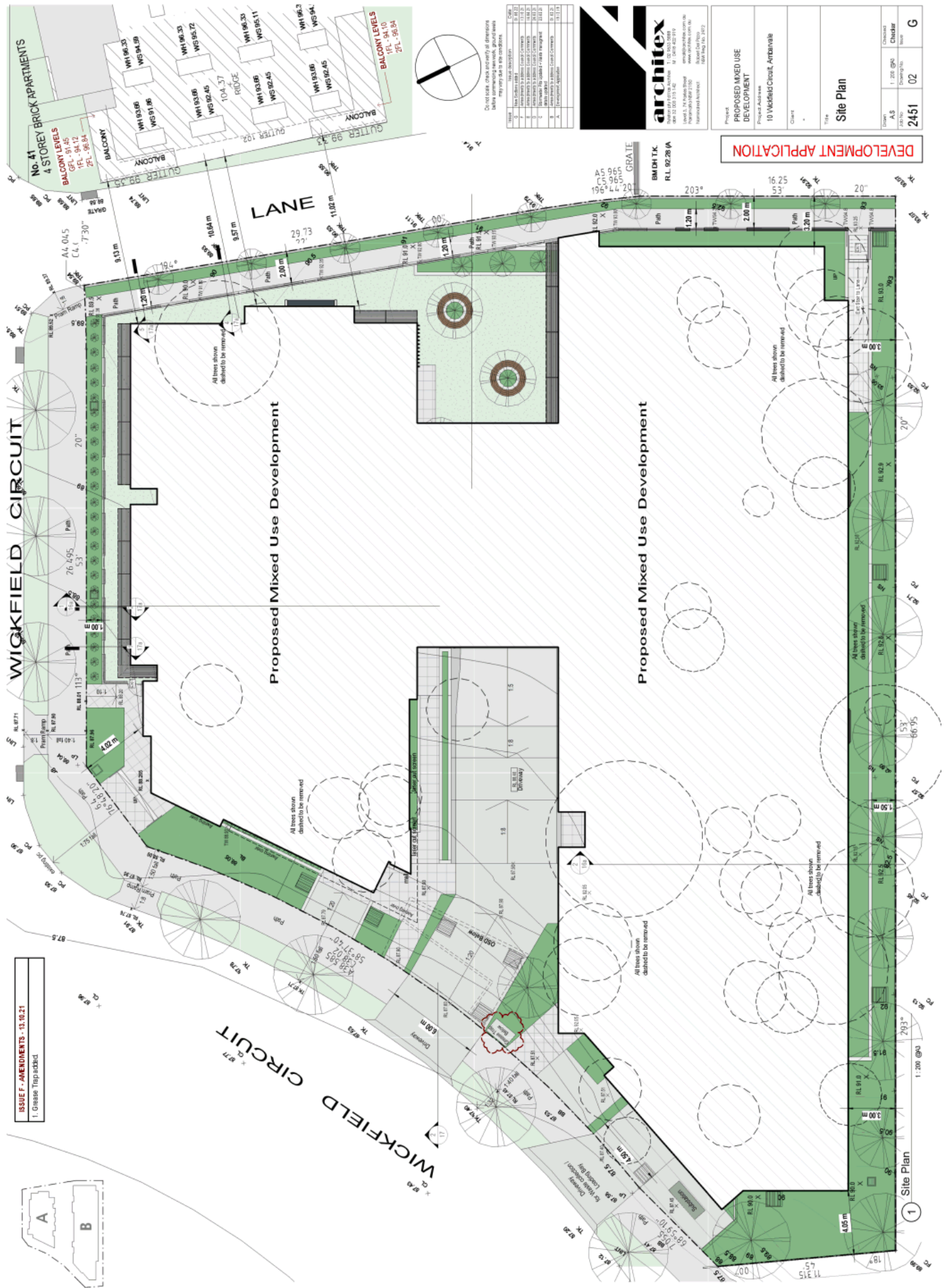
SITE ANALYSIS

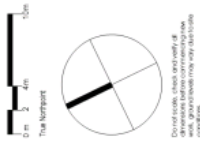
DEVELOPMENT APPLICATION

PROPOSED MIXED USE DEVELOPMENT



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Do not scale. Check all details of dimensions before commencing work. All dimensions are to centre lines unless otherwise stated.

LEGEND

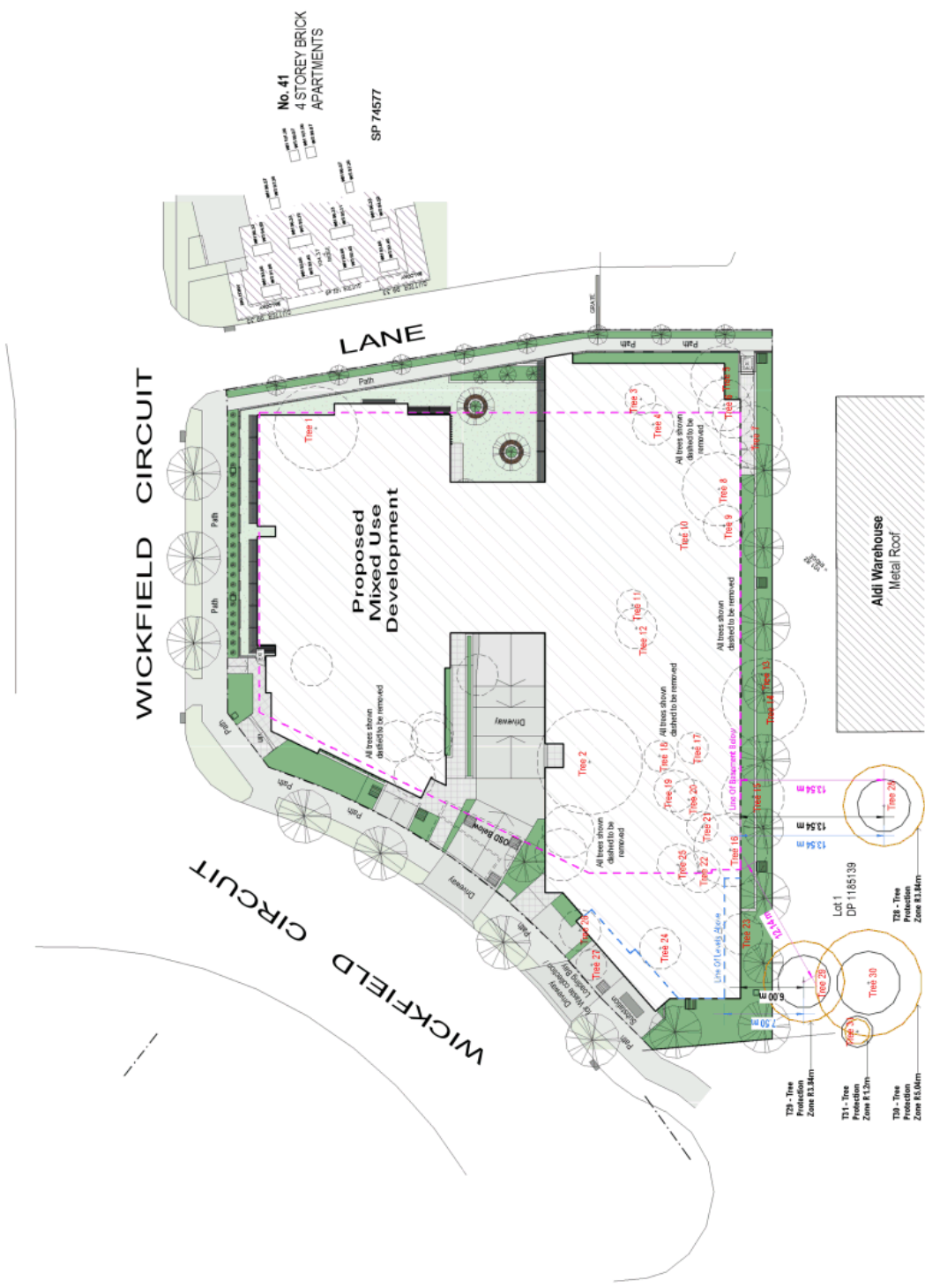
- TREES TO BE REMOVED
- TREES TO BE RETAINED
- TREE PROTECTION ZONE

DATE	DESCRIPTION	BY
11/11/22	REVISION 1: APPROVED 3 STOREY BRICK APARTMENTS	AS

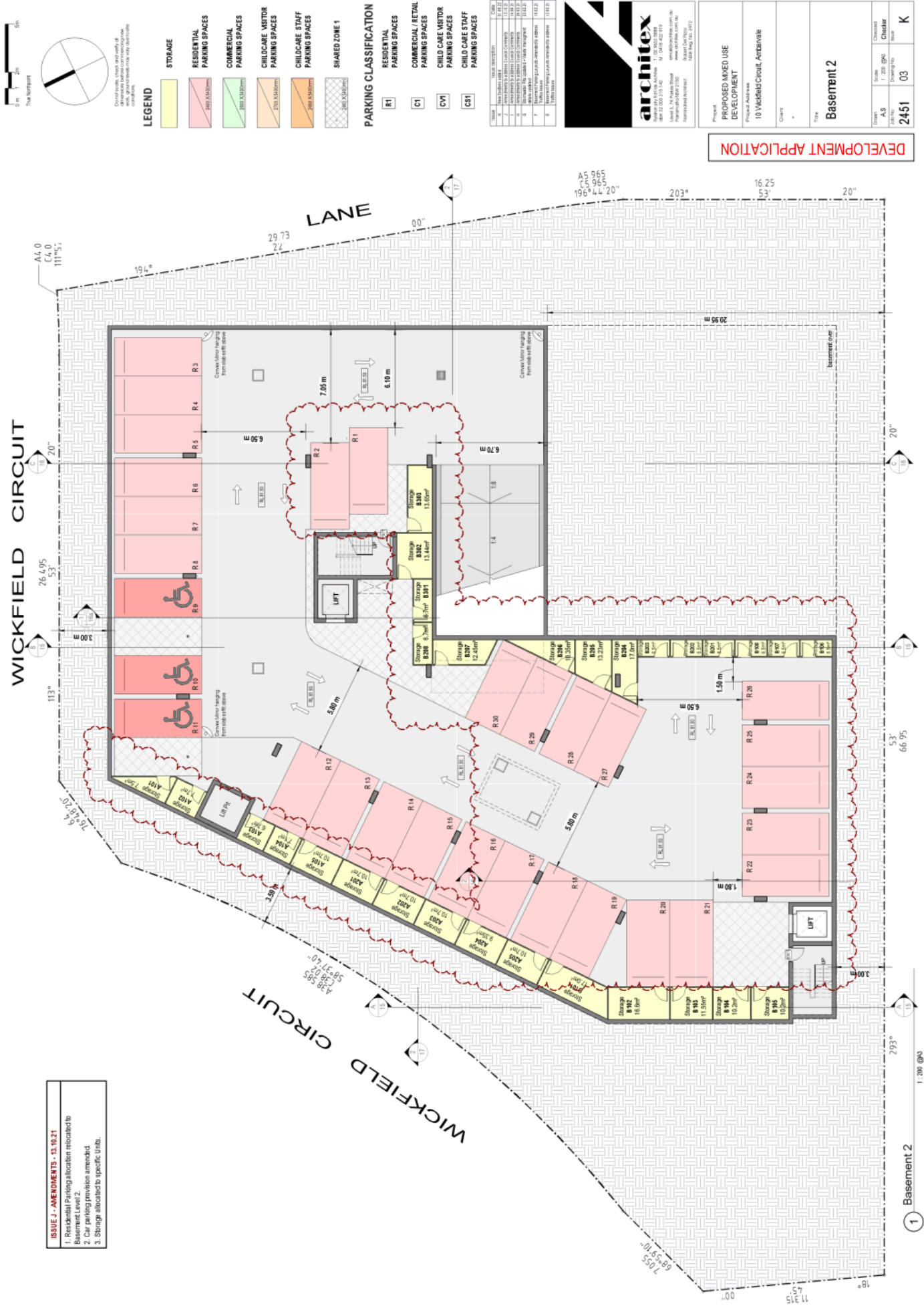
architex
 10 Wickfield Circuit, Ararat
 VIC 3464
 PH: 03 4732 2888
 FAX: 03 4732 2899
 MOB: 08 000 331 142
 WWW: www.architex.com.au
 HANDED OVER TO: 10 Wickfield Circuit, Ararat
 VIC 3464
 PH: 03 4732 2888
 FAX: 03 4732 2899
 MOB: 08 000 331 142

Project	PROPOSED MIXED USE DEVELOPMENT
Project Address	10 Wickfield Circuit, Ararat
Client	*
Drawn	A.S
Checked	J.C.E @G
Project No	2451
Issue	02a
Scale	A

DEVELOPMENT APPLICATION



1 Site Plan / Existing Tree Location Plan 1:40 @A



ISSUE 1 - AMENDMENTS - 13.10.21

1. Residential Parking allocation relocated to Basement Level 2.
2. Car parking provision amended.
3. Storage allocated to specific units.

CLASS	DESCRIPTION	AREA (sqm)
1	RESIDENTIAL	11,315
2	COMMERCIAL	1,150
3	CHILD CARE VISITOR	1,150
4	CHILD CARE STAFF	1,150
5	SHARED ZONE 1	1,150
6	STORAGE	1,150
7	RESIDENTIAL	11,315
8	COMMERCIAL	1,150
9	CHILD CARE VISITOR	1,150
10	CHILD CARE STAFF	1,150
11	SHARED ZONE 1	1,150
12	STORAGE	1,150

architex
 10 Wickfield Circuit, Arvendale
 Phone: 01206 200000
 Email: info@architex.co.uk
 Website: www.architex.co.uk

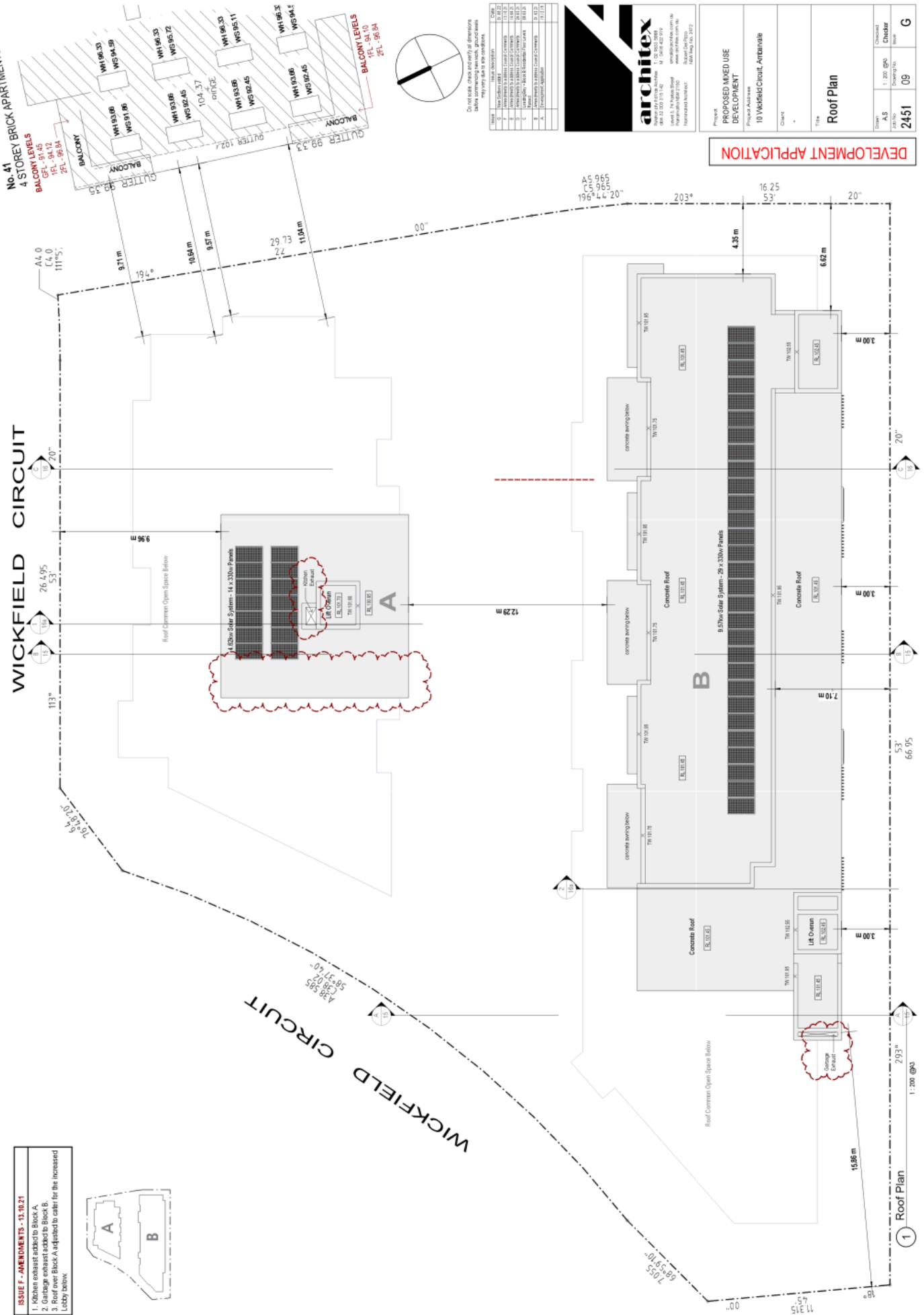
Project	PROPOSED MIXED USE DEVELOPMENT
Project Area name	10 Wickfield Circuit, Arvendale
Client	-
Title	Basement 2
Drawn	A.S.
Scale	1:200 @A3
Checked	Chider
Date	28/09/2022
Issue	03
Sheet	2451
Block	K

DEVELOPMENT APPLICATION

1 Basement 2







ISSUE F - AMENDMENTS - 13.10.21

1. Kitchen exhaust added to Block A.
2. Garbage exhaust added to Block B.
3. Roof over Block A adjusted to cater for the increased Lobby below.



DEVELOPMENT APPLICATION

architect

PROJECT: PROPOSED MIXED USE DEVELOPMENT
 PROJECT ADDRESS: 10 Wickfield Circuit, Aranzvale

Client: [Redacted]

Title: **Roof Plan**

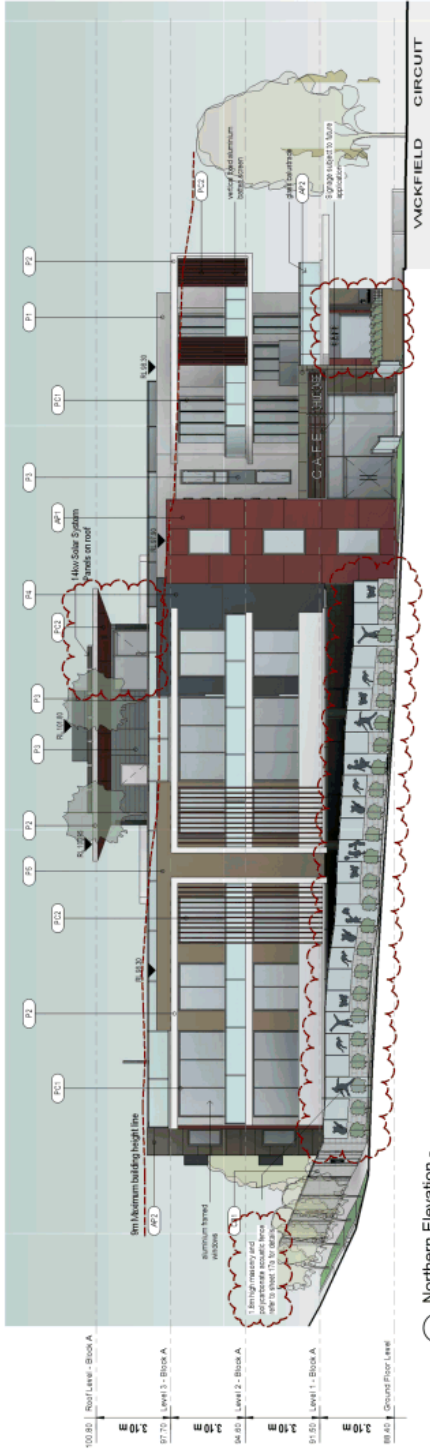
Drawn: A.S. / 1:200 @A3
 Checked: C.H. / 1:200 @A3
 Scale: 1:200 @A3

2451 09 G



- ISSUE G - AMENDMENTS - 13.10.21**
1. Fence along Wickfield circuit amended
 2. Cafe fence amended
 3. Planter Boxes to Cafe Breaks
 4. Rear over Block A adjusted to cater for the increased Lockup
 5. Planting added to fence along Wickfield circuit.

- NOTE:**
The revised drawing amends, circulation paths and details in red areas and is subject to the approval of the Council and the relevant service providers.
- Valid to:** Draw no. 17 & 18
 - Post-Adoptable Layouts:** Refer to drawing 19
 - Landscape Details:** Refer to Landscape Drawings
 - Stormwater Details - Site Levels:** Refer to Hydraulic Eng. Drawings
- Legend**
- RC33000 Structural Floor Level
 - RL33000 Finished Retention Level
 - RL33000 Ramp Up Gradient



1 Northern Elevation - Wickfield Circuit 1:200 @A3



2 Western Elevation - Wickfield Circuit 1:200 @A3

MATERIAL SCHEDULE LEGEND

EXTERNAL FINISHES SCHEDULE	
P1	PAINT FINISH 1 Clear Stone Finish
P2	PAINT FINISH 2 Dark Limestone
P3	PAINT FINISH 3 Dark Stone Mtl
P4	PAINT FINISH 4 Dark Grey
P5	PAINT FINISH 5 Dark Anthracite
P6	PAINT FINISH 6 Dark Anthracite
P7	PAINT FINISH 7 Dark Anthracite
P8	ALUMINIUM PANEL 1 Aluminium Panel
P9	ALUMINIUM PANEL 2 Aluminium Panel
P10	ALUMINIUM PANEL 3 Aluminium Panel
P11	ALUMINIUM PANEL 4 Aluminium Panel
P12	ALUMINIUM PANEL 5 Aluminium Panel
P13	ALUMINIUM PANEL 6 Aluminium Panel
P14	ALUMINIUM PANEL 7 Aluminium Panel
P15	ALUMINIUM PANEL 8 Aluminium Panel
P16	ALUMINIUM PANEL 9 Aluminium Panel
P17	ALUMINIUM PANEL 10 Aluminium Panel
P18	ALUMINIUM PANEL 11 Aluminium Panel
P19	ALUMINIUM PANEL 12 Aluminium Panel
P20	ALUMINIUM PANEL 13 Aluminium Panel
P21	ALUMINIUM PANEL 14 Aluminium Panel
P22	ALUMINIUM PANEL 15 Aluminium Panel
P23	ALUMINIUM PANEL 16 Aluminium Panel
P24	ALUMINIUM PANEL 17 Aluminium Panel
P25	ALUMINIUM PANEL 18 Aluminium Panel
P26	ALUMINIUM PANEL 19 Aluminium Panel
P27	ALUMINIUM PANEL 20 Aluminium Panel
P28	ALUMINIUM PANEL 21 Aluminium Panel
P29	ALUMINIUM PANEL 22 Aluminium Panel
P30	ALUMINIUM PANEL 23 Aluminium Panel
P31	ALUMINIUM PANEL 24 Aluminium Panel
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P35	ALUMINIUM PANEL 28 Aluminium Panel
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P102	ALUMINIUM PANEL 95 Aluminium Panel
P103	ALUMINIUM PANEL 96 Aluminium Panel
P104	ALUMINIUM PANEL 97 Aluminium Panel
P105	ALUMINIUM PANEL 98 Aluminium Panel
P106	ALUMINIUM PANEL 99 Aluminium Panel
P107	ALUMINIUM PANEL 100 Aluminium Panel

DEVELOPMENT APPLICATION

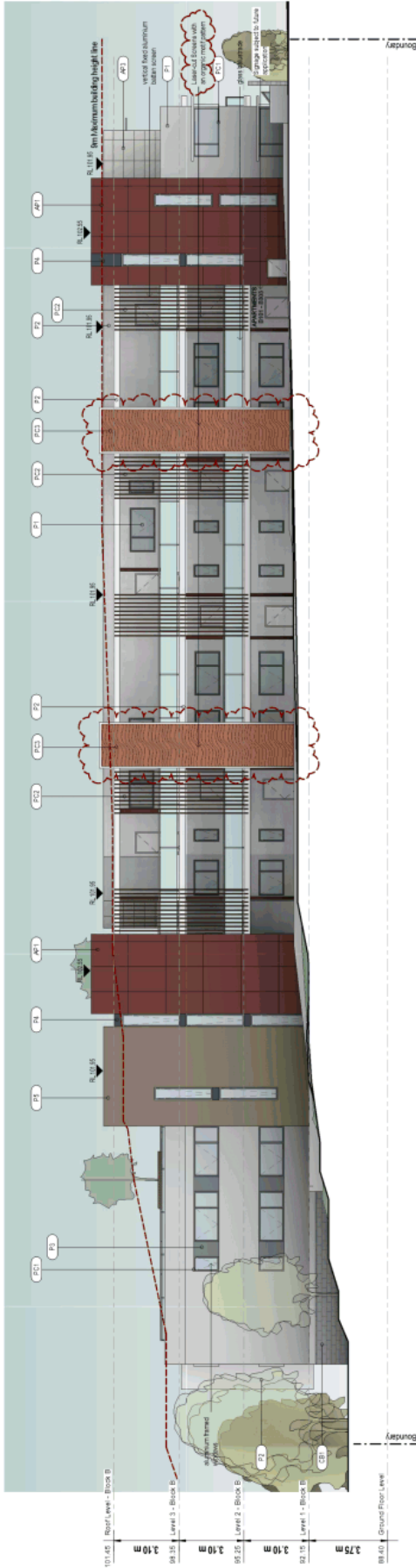
architect
 10 Wickfield Circuit, Arnhem
 Phone: 08 93 33 1142 Fax: 08 93 33 1143
 Email: info@architect.com.au
 Website: www.architect.com.au

Project: PROPOSED MIXED USE DEVELOPMENT
 Project Address: 10 Wickfield Circuit, Arnhem

Client: [Redacted]

Title: Elevations

Drawn	Scale	Checked	Sheet
A.S.	1:200 @A3	[Redacted]	G
Drawn By	Scale	Checked By	Sheet No.
[Redacted]	[Redacted]	[Redacted]	2451



1 Southern Elevation 1:200 @A3



2 Eastern Elevation 1:200 @A3

ISSUE E - AMENDMENTS - 15.10.21
1. Green wall replaced with Laser-cut Screens.

NO.	DATE	DESCRIPTION	BY
1	15/10/21	ISSUE E - AMENDMENTS - 15.10.21	ARCHITEX
2	15/10/21	ISSUE E - AMENDMENTS - 15.10.21	ARCHITEX
3	15/10/21	ISSUE E - AMENDMENTS - 15.10.21	ARCHITEX
4	15/10/21	ISSUE E - AMENDMENTS - 15.10.21	ARCHITEX
5	15/10/21	ISSUE E - AMENDMENTS - 15.10.21	ARCHITEX
6	15/10/21	ISSUE E - AMENDMENTS - 15.10.21	ARCHITEX
7	15/10/21	ISSUE E - AMENDMENTS - 15.10.21	ARCHITEX
8	15/10/21	ISSUE E - AMENDMENTS - 15.10.21	ARCHITEX
9	15/10/21	ISSUE E - AMENDMENTS - 15.10.21	ARCHITEX
10	15/10/21	ISSUE E - AMENDMENTS - 15.10.21	ARCHITEX



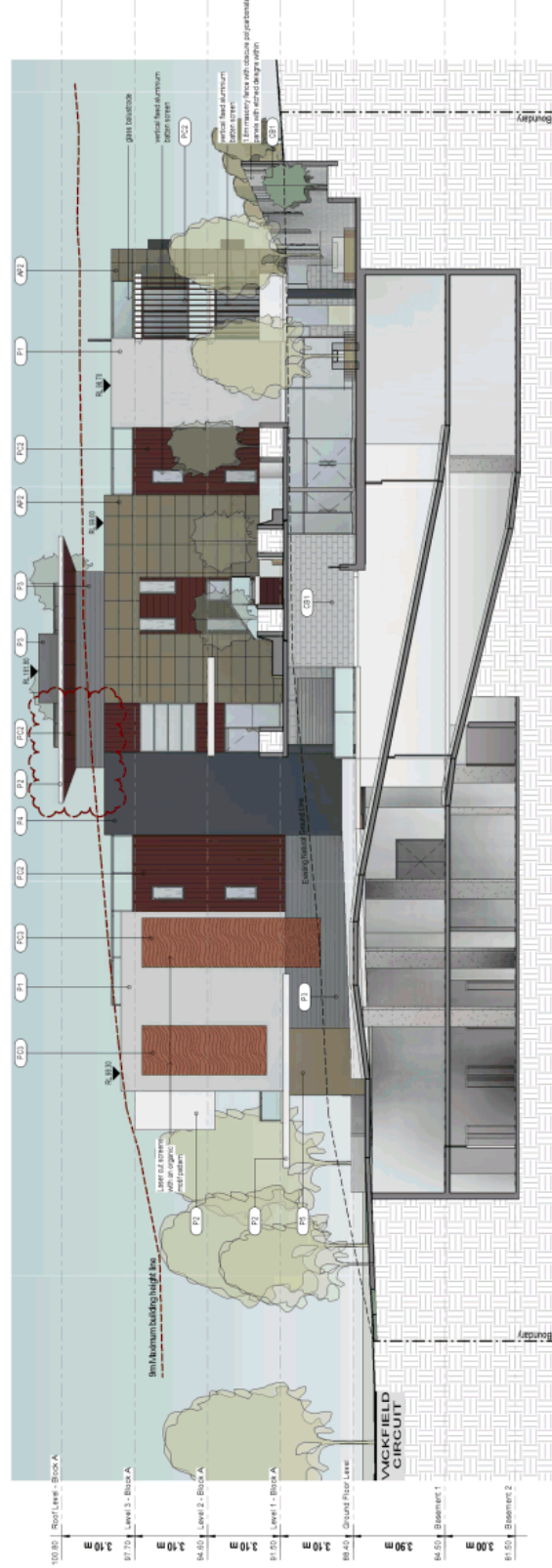
Project	PROPOSED MIXED USE DEVELOPMENT
Project Address	10 Wilkins Circuit, Arnhem
Client	
Scale	1:200 @A3
Checked	Chider
Date	15/10/21
Sheet	2451
Total	11
Page	E

DEVELOPMENT APPLICATION

MATERIAL SCHEDULE LEGEND

EXTERNAL FINISH SCHEDULE

P1	PAINT FINISH 1 Dark Iron Oxide	PK1	VACUUMFORMED POLYURETHANE Dark Powdered Epoxy 25 Liter Part
P2	PAINT FINISH 2 Dark Iron Oxide	PK2	BATHY SCREENS (SUNSCREEN WALLS) Level 3 - Block A - 100% Shaded
P3	PAINT FINISH 3 Dark Iron Oxide	PK3	LASER-CUT SCREENS Coffered - Upper level system
P4	PAINT FINISH 4 Dark Iron Oxide	AP2	ALUMINIUM PANEL 2 Anodized Extruded Wall
P5	PAINT FINISH 5 Dark Iron Oxide	AP3	ALUMINIUM PANEL 3 Anodized Wall
P6	PAINT FINISH 6 Dark Iron Oxide	CB1	CONCRETE BLOCK 800x400x200mm - 100% Shaded



① Southern Elevation - 1:200 @A0
Block A

MATERIAL SCHEDULE LEGEND
EXTERNAL FINISHES SCHEDULE

P1	PAINT FINISH 1 Dark Stone Finish	P6	PAINT FINISH 4 Dark Grey	A02	ALUMINIUM PANEL 2 Assorted Bronze Mesh	P04	VANCOVANA BRICK Dark Powder Coat Brick - Dark Grey
P2	PAINT FINISH 2 Dark Grey	P8	PAINT FINISH 5 Dark Army Blue	A03	ALUMINIUM PANEL 3 Assorted Grey	P05	BATTEN SCREENS Dark Grey
P3	PAINT FINISH 3 Dark Iron Ore	A01	ALUMINIUM PANEL 1 Assorted Grey	C01	CONCRETE BLOCK Dark Grey	P06	WOOD CLADDING Dark Grey

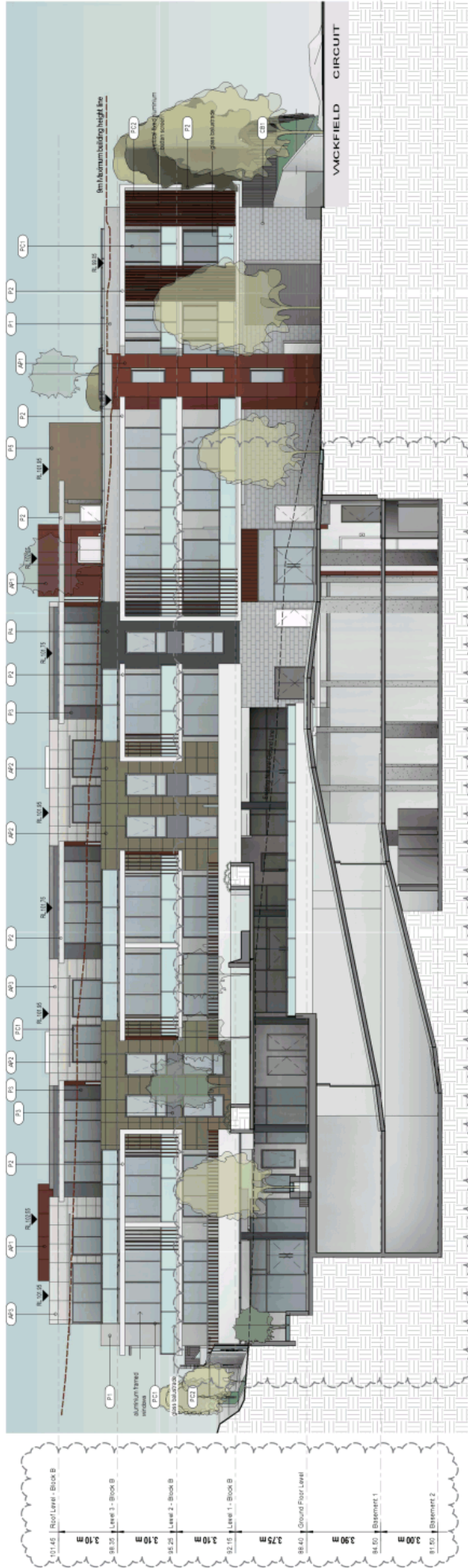
DEVELOPMENT APPLICATION

Project PROPOSED MIXED USE DEVELOPMENT	Client x
Project Address 10 Wickfield Circuit, Araratville	Scale 1:200 @A0
	Checklist
	Drawn AJB
	Scale 1:200 @A0
	Checked x
	Checker F
	Date 24/12
	Sheet 12
	Page F

ISSUE F - AMENDMENTS - 03.09.21
1. Roof over Block A adjusted to cater for the increased Lobby.

NO.	REVISION	DATE
1	ISSUE F - AMENDMENTS	03.09.21
2	ISSUE F - AMENDMENTS	03.09.21
3	ISSUE F - AMENDMENTS	03.09.21
4	ISSUE F - AMENDMENTS	03.09.21
5	ISSUE F - AMENDMENTS	03.09.21
6	ISSUE F - AMENDMENTS	03.09.21
7	ISSUE F - AMENDMENTS	03.09.21
8	ISSUE F - AMENDMENTS	03.09.21
9	ISSUE F - AMENDMENTS	03.09.21
10	ISSUE F - AMENDMENTS	03.09.21
11	ISSUE F - AMENDMENTS	03.09.21
12	ISSUE F - AMENDMENTS	03.09.21

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 10 Wickfield Circuit, Araratville
 VIC 3463
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 www.architex.com.au



① Northern Elevation -
Block B
1:200 @AU

NO.	DESCRIPTION	DATE
1	PRELIMINARY DESIGN	10/01/2022
2	REVISED DESIGN	10/01/2022
3	REVISED DESIGN	10/01/2022
4	REVISED DESIGN	10/01/2022
5	REVISED DESIGN	10/01/2022
6	REVISED DESIGN	10/01/2022
7	REVISED DESIGN	10/01/2022
8	REVISED DESIGN	10/01/2022
9	REVISED DESIGN	10/01/2022
10	REVISED DESIGN	10/01/2022

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 F: 03 4842 2119
 M: 0438 422 019
 www.architex.com.au
 info@architex.com.au
 10 Wickfield Circuit, Ararat
 VIC 3471
 Australia
 10 Wickfield Circuit, Ararat
 VIC 3471

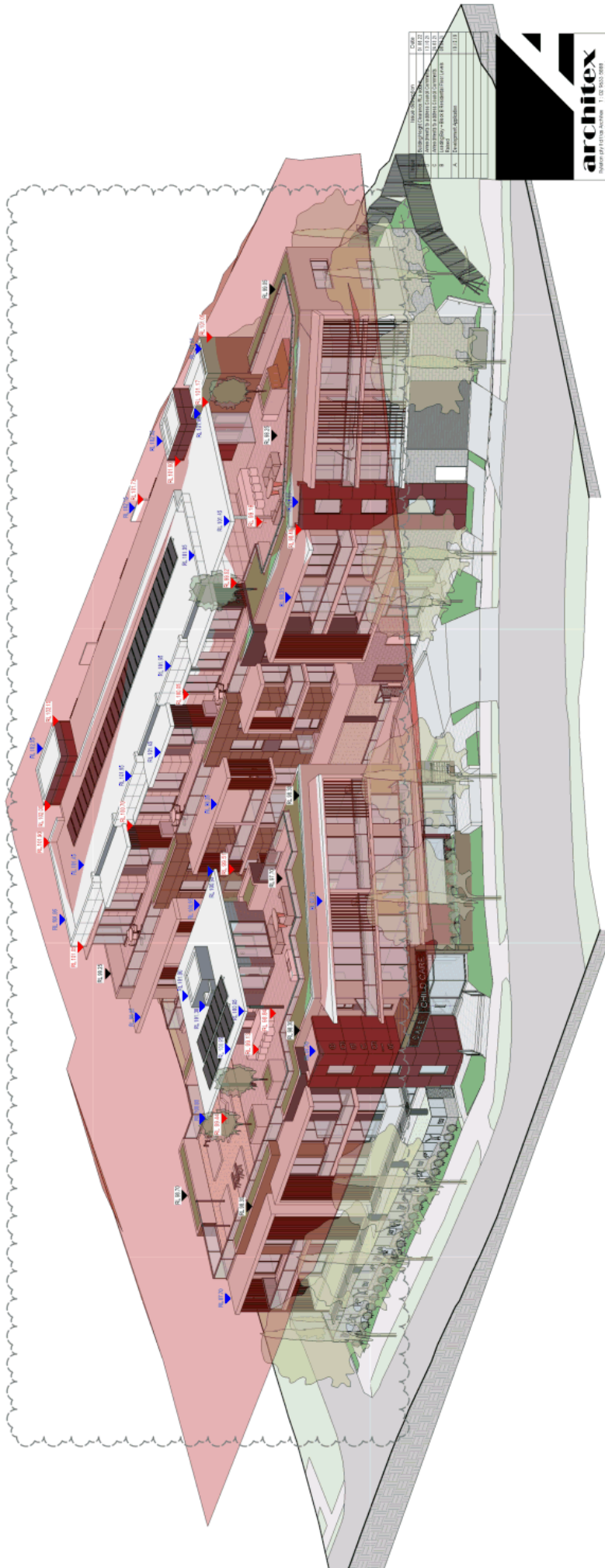
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Project Address	10 Wickfield Circuit, Ararat
Client	*
Title	Elevations 4
Drawn	AJG
Scale	1:200 @AU
Checked	Chedor
Date	24/09/22
Sheet	13
Total	E

DEVELOPMENT APPLICATION

MATERIAL SCHEDULE LEGEND

EXTERNAL FINISHES SCHEDULE		PC1	PC2	PC3
P1	PAINT FINISH 1 Dark Iron Oxide	ALUMINIUM PANEL 2 Alpine Grey/Black	WOOD/PANELS BALUSTRADES Dark Wood/Black/White/Black	
P2	PAINT FINISH 2 Dark Iron Oxide	ALUMINIUM PANEL 3 Alpine Grey/Black	BATTEN SCREENS / FEATURE WALLS Dark Wood/Black/White/Black	
P3	PAINT FINISH 3 Dark Iron Oxide	CONCRETE BLOCK Dark Grey/Black - Honeycomb/Black	WALLS OF TUBS Dark Wood/Black/White/Black	

ISSUE D - AMENDMENTS - 13.10.21
1. Building Levels added.



DEVELOPMENT APPLICATION

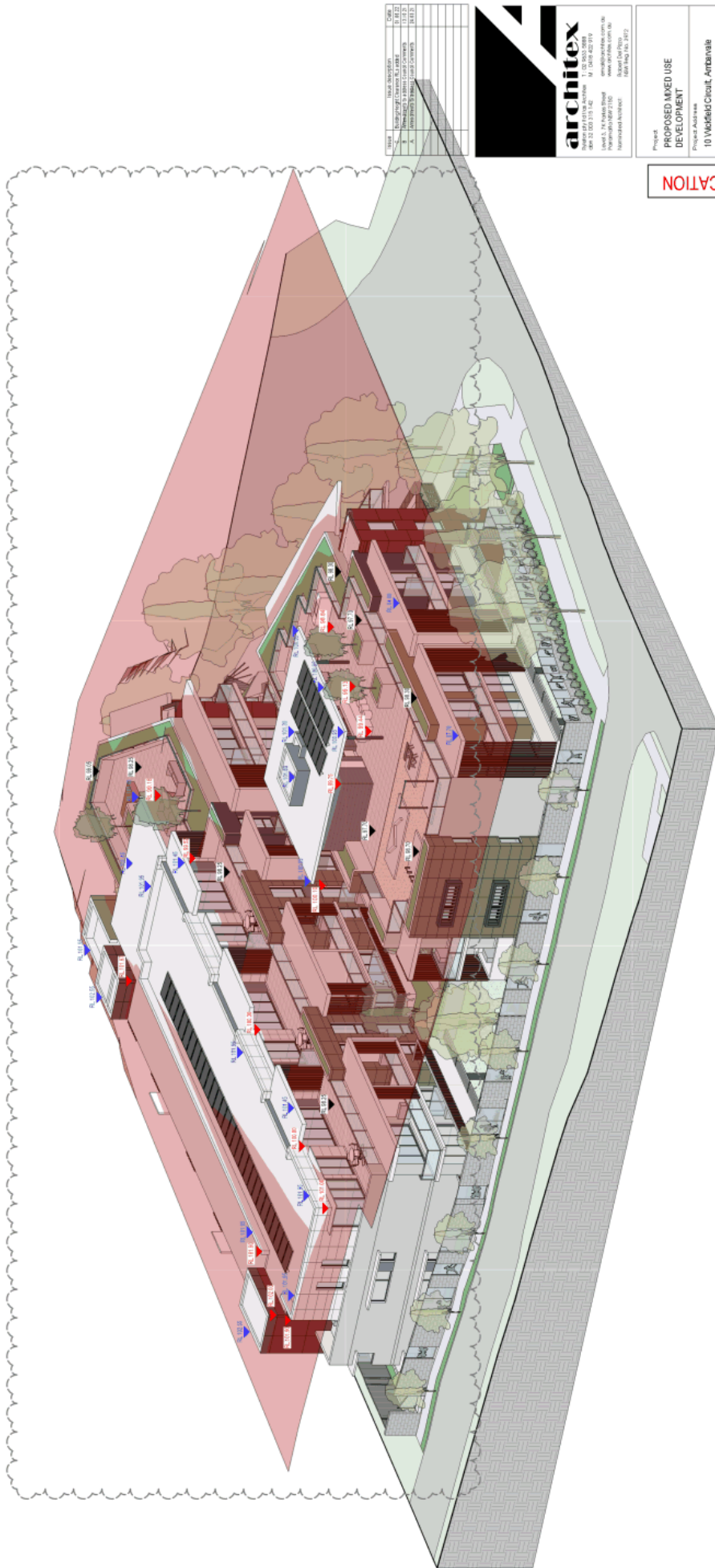
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Project Address	10 Wickham Circuit, Aranzavale
Client	*
Title	3D Building Height Plane
Drawn	A.S
Checked	Checker
Scale	1:1
Sheet No	2451
Scale	14
Sheet	E

- BUILDING HEIGHT LEGEND**
- ▲ Building Height - Habitable Area
 - ▲ Building Height - Non Habitable Area
 - ▲ Max Building Height plane Level
- LEGEND**
- Minimum/Building height Plane

1 3D Building Height Plane

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 10 Wickham Circuit, Aranzavale, QLD 4208
 Phone: 07 5533 1342 Fax: 07 5533 1343
 Email: info@architex.com.au www.architex.com.au
 10 Wickham Circuit, Aranzavale QLD 4208
 13.10.21

ISSUE B - AMENDMENTS - 13.10.21
1. Building Levels added.



DATE	DESCRIPTION	BY
13/10/21	ISSUE B - AMENDMENTS - 13.10.21	ARCHITEX

architex
 10 Wickless Circuit, Aranzvale
 QLD 4208
 Tel: 07 552 131 142
 Fax: 07 552 131 143
 Email: info@architex.com.au
 Website: www.architex.com.au

Project	PROPOSED MIXED USE DEVELOPMENT
Project Area name	10 Wickless Circuit, Aranzvale
Client	*
Title	3D Building Height Plane 2
Drawn	AJS
Scale	1:100
Checked	14B
Checked	C

DEVELOPMENT APPLICATION

BUILDING HEIGHT LEGEND

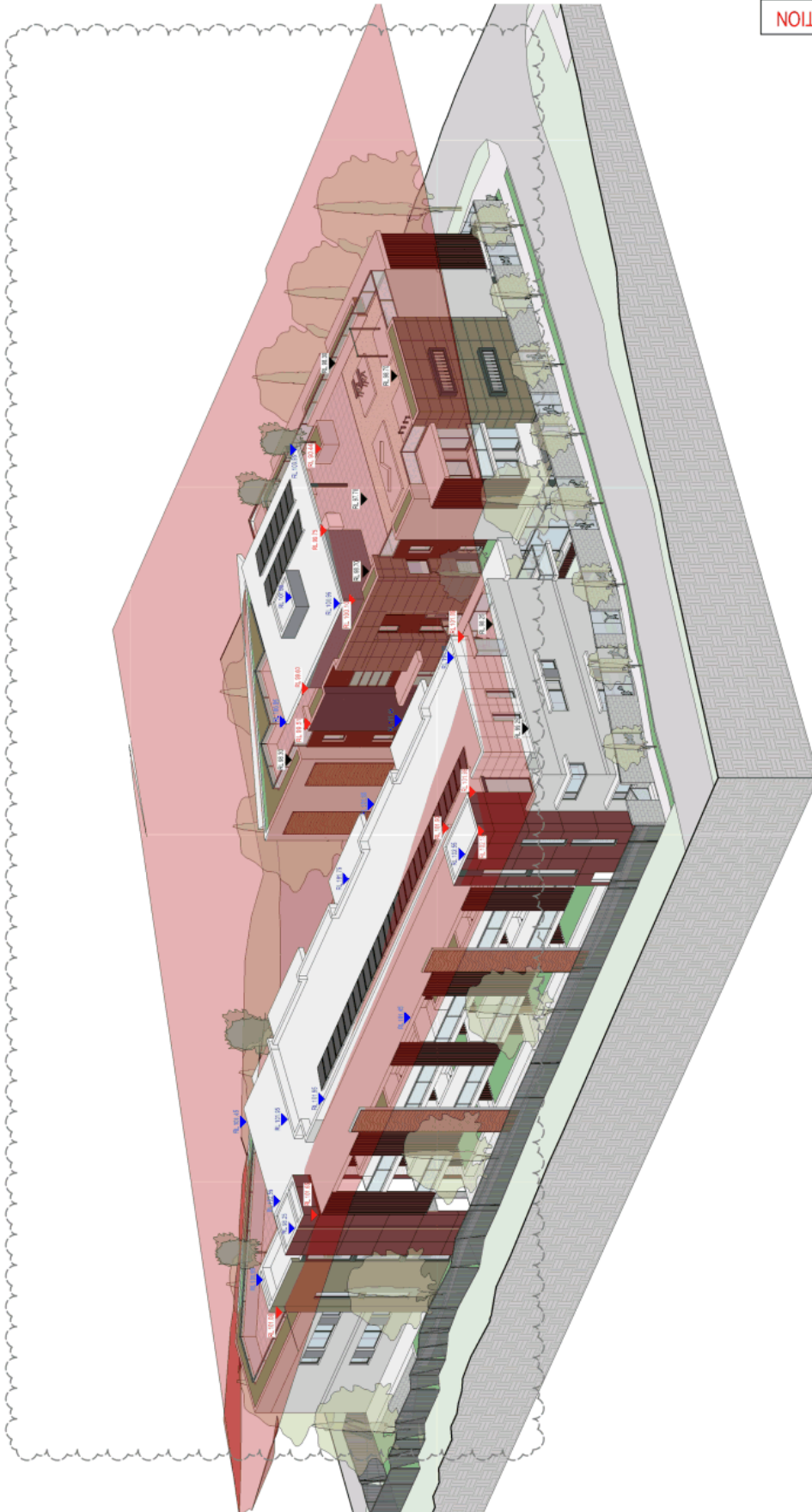
- Building Height - Habitable Area
- Building Height - Non Habitable Area
- Max. Building Height plane Level

LEGEND

- 9m Maximum building height Plane

1 3D Building Height Plane 2

ISSUE B - AMENDMENTS - 13.10.21
1. Building Levels added.



DATE	DESCRIPTION	BY
13.10.21	ISSUE B - AMENDMENTS	ARCHITEX
13.10.21	ISSUE B - AMENDMENTS	ARCHITEX
13.10.21	ISSUE B - AMENDMENTS	ARCHITEX

architex
 10 Wickham Street, Adelaide SA 5000
 Phone: 08 8333 1142 Fax: 08 8333 1143
 Email: info@architex.com.au www.architex.com.au
 Incorporated in Australia
 Robert Day Project Manager
 Lisa King 08 8333 1143

Project	PROPOSED MIXED USE DEVELOPMENT
Project Area name	10 Wickham Circuit, Adelaide
Client	*
Title	3D Building Height Plane 3
Drawn	A.S
Scale	1:100
Checked	C
Project No	2451
Sheet	14b

DEVELOPMENT APPLICATION

BUILDING HEIGHT LEGEND

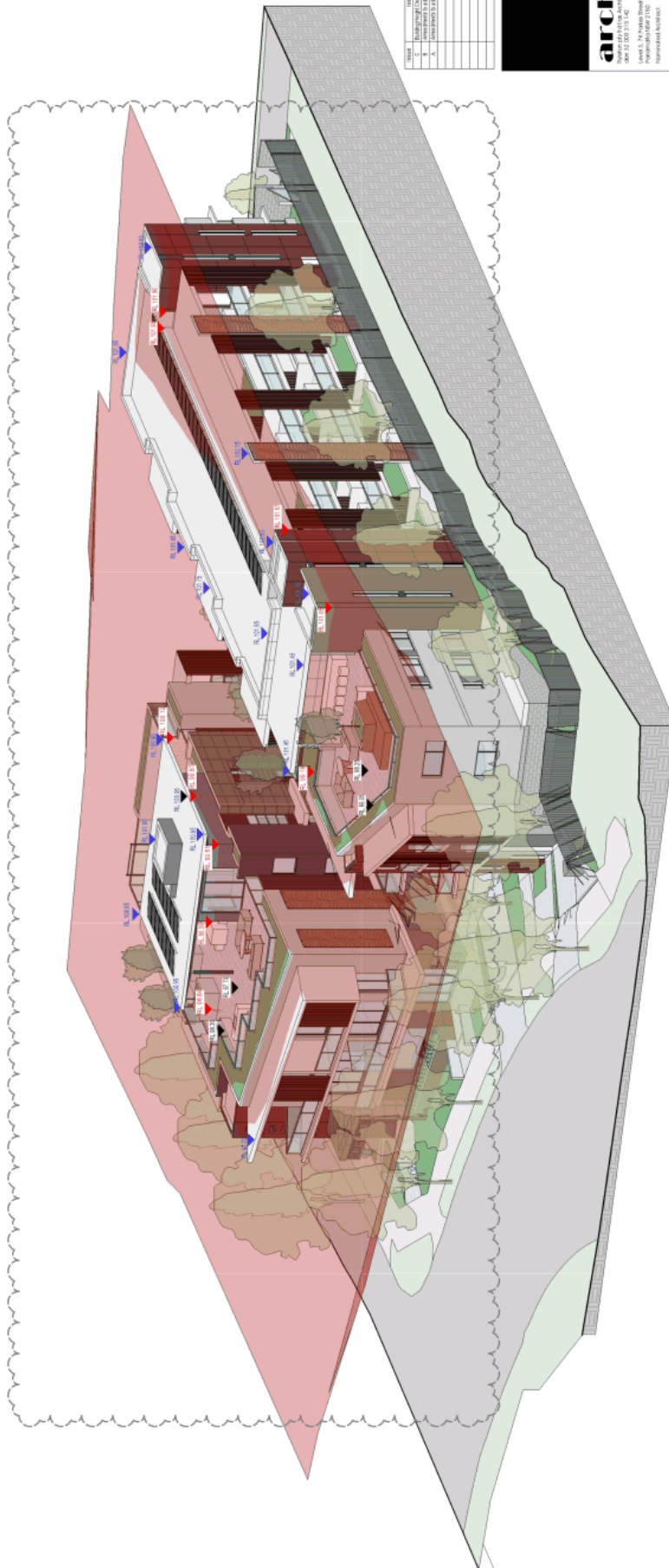
- RL.F Building Height - Habitable Area
- RL.F Building Height - Non Habitable Area
- RL.F Max Building Height plane Level

LEGEND

- Maximum building height plane

1 3D Building Height Plane 3

ISSUE B - AMENDMENTS - 13.10.21
1. Building Levels added.



NO.	REVISION	DATE	BY
1	ISSUE B - AMENDMENTS - 13.10.21		
2			
3			
4			
5			

architex
 10 Wickham Street, Wickham, SA 5161
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 Registered Architect
 10 Wickham Street, Wickham, SA 5161
 Phone: (08) 8533 1142 Fax: (08) 8533 1143

Project	PROPOSED MIXED USE DEVELOPMENT
Project Area name	10 Wickham Circuit, Aranzvale
Client	*
Title	3D Building Height Plane 4
Drawn	A.S
Scale	1:100
Checked	
Scale	14C
Checker	C

DEVELOPMENT APPLICATION

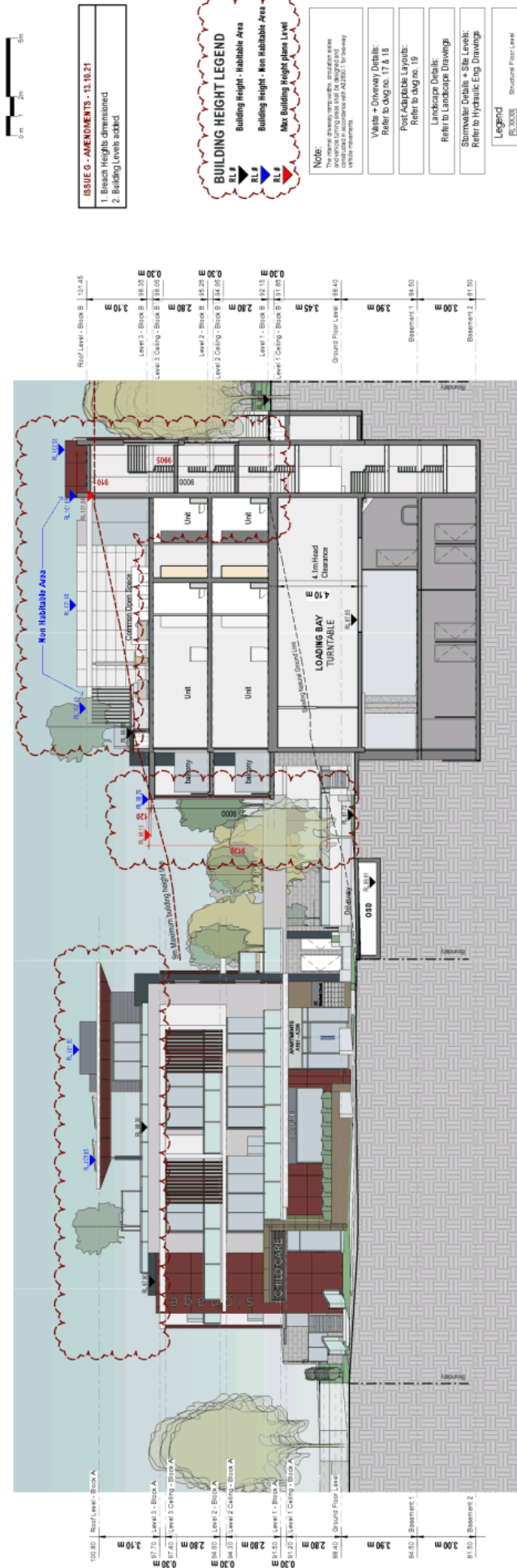
BUILDING HEIGHT LEGEND

- RL# Building Height - Habitable Area
- RL# Building Height - Non Habitable Area
- RL# Max Building Height plane Level

LEGEND

- 4m Maximum building height plane

① 3D Building Height Plane 4



A Section A



B Section B

BSUJE G - AMENDMENTS - 13.10.21
 1. Branch Heights determined
 2. Building Levels added



BUILDING HEIGHT LEGEND
 Building Height - Habitable Area
 Building Height - Non Habitable Area
 Max Building Height plane Level

- Note:**
 The current drawings are provided for information only. Construction shall be in accordance with AS 2001.1 for fire-resistive construction.
- Weights + Dimensions Details:**
 Refer to OAG no. 17 & 18
- Foot-Adaptable Layouts:**
 Refer to OAG no. 19
- Landscaping Details:**
 Refer to Landscape Drawings
- Structural Details + S/Ss Details:**
 Refer to Hydraulic Eng. Drawings
- Legend**
 RC XXXXX Structural Foot Level
 XL XXXXX Finished Reduced Level
 () () Refer to OAG no. 17 & 18

DEVELOPMENT APPLICATION

architect
 10 Wickfield Circuit, Ararat
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 Fax: 03 4722 2001
 Email: info@architect.com.au
 www.architect.com.au

Project: PROPOSED MIXED USE DEVELOPMENT
Project Area: 10 Wickfield Circuit, Ararat
Client: [Redacted]

Title: Sections A & B

Drawn: A.S.
Scale: 1:200 @A3
Checked: C.H.
Project No.: 2451
Sheet: 15
Total: G



ISSUE E - AMENDMENTS - 13.10.21

1. Branch Heights determined.
2. Building Levels added.

BUILDING HEIGHT LEGEND

RL.F Building Height - Habitable Area
 RL.H Building Height - Non Habitable Area
 Max Building Height plane Level

Note:
 The above drawing represents a conceptual design and is not intended to be used for construction without the approval of the relevant authorities.

Units & Dimensions Details:
 Refer to drawing no. 17 & 18

Post-Adoptable Layouts:
 Refer to drawing no. 19

Landscape Details:
 Refer to Landscape Drawings

Structural Details & Site Layouts:
 Refer to Hydraulic Eng. Drawings

Legend
 (R)XXXX Structural Floor Level
 (R)XXXXXX Finished Reduced Level
 (C)XXXX Ramp up Gradient

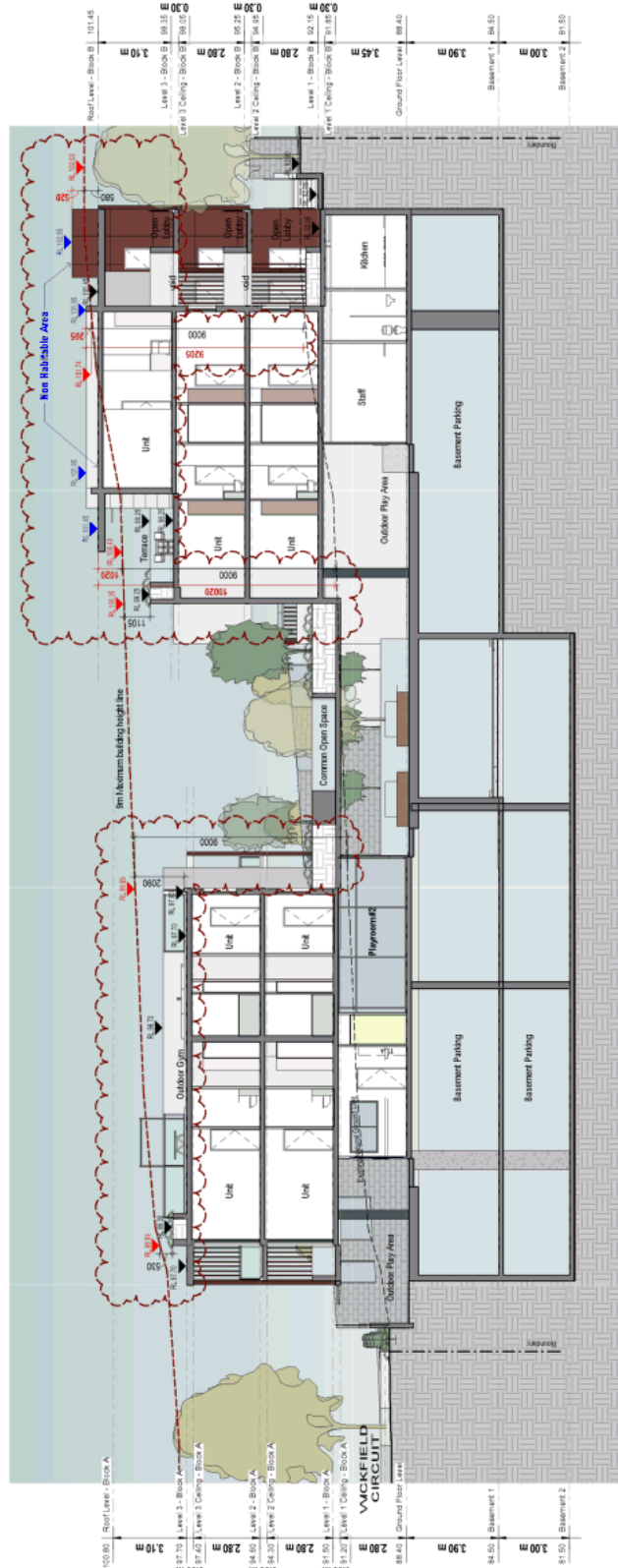
NO.	DESCRIPTION	DATE
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2	ISSUE D - AMENDMENTS - 13.10.21	13/10/21
3	ISSUE C - AMENDMENTS - 13.10.21	13/10/21
4	ISSUE B - AMENDMENTS - 13.10.21	13/10/21
5	ISSUE A - AMENDMENTS - 13.10.21	13/10/21

architex

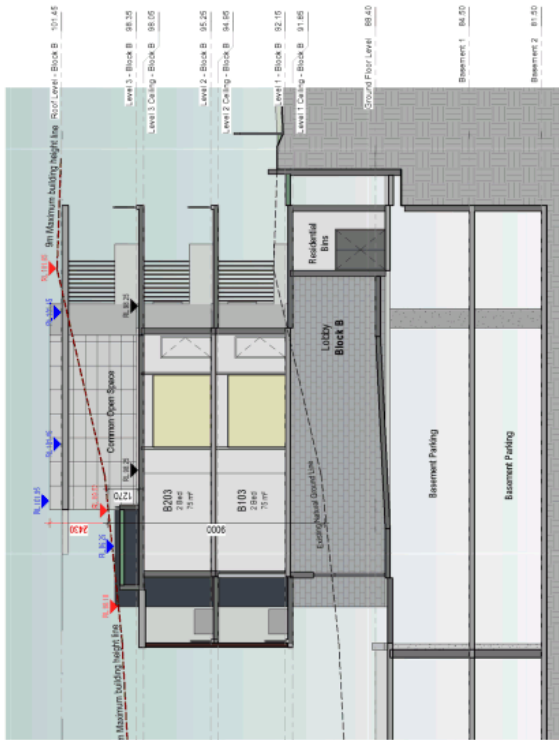
10 Wickham Circuit, Ararat
 VIC 3471
 T: 03 4743 2088
 F: 03 4743 2089
 M: 0438 422 019
 www.architex.com.au
 info@architex.com.au

Project	PROPOSED MIXED USE DEVELOPMENT
Project Address	10 Wickham Circuit, Ararat
Client	*
Title	Sections C
Drawn	AJS
Scale	1:200 @N
Checked	Chador
Project No.	2451
Page No.	16
Sheet	E

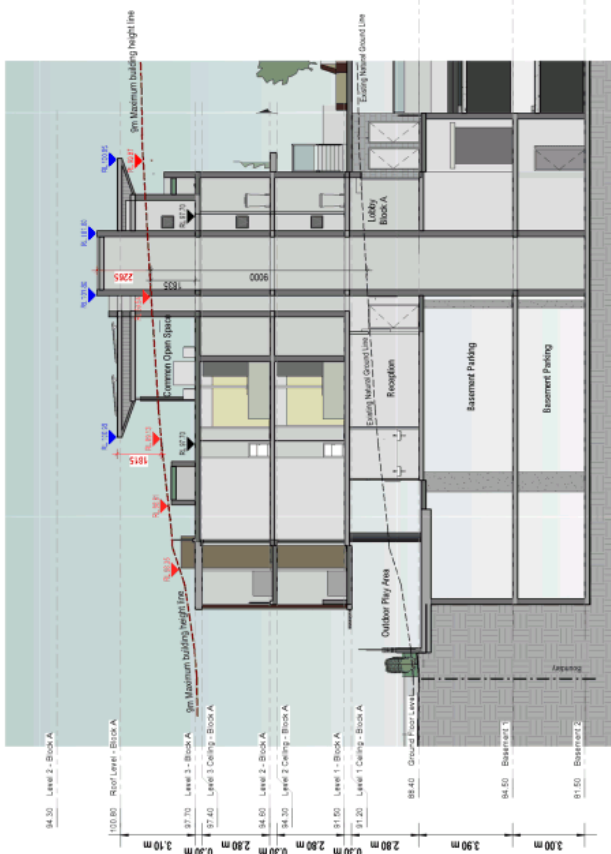
DEVELOPMENT APPLICATION



Section C
 1:200 @N



2 Section E (Block B) 1:100



1 Section D (Block A) 1:100

Drawn	Checked	Date

architex
 10 Wickham Street, Perth WA 6000
 Phone: (08) 9442 2000
 Fax: (08) 9442 2001
 Email: info@architex.com.au
 Website: www.architex.com.au

Project	PROPOSED MIXED USE DEVELOPMENT	
Project Address	10 Wickham Circuit, Perth WA	
Client		
Title	Sections D & E	
Drawn	Scale	Checked
Author	1:100	Checker
2451	16a	A

DEVELOPMENT APPLICATION

Window Schedule			
No.	WtH	Qty	Window Style
1481	1400 x 1400	2	Fixed
1482	1500 x 700	2	Awning
1483	1050 x 1400	4	Fixed
1484	1400 x 1400	4	Awning
1485	1050 x 1400	4	Fixed
1486	1050 x 1050	4	Awning
1487	1050 x 1050	2	Fixed
1488	2000 x 1000	2	Awning
1489	2000 x 1000	2	Awning
1490	1000 x 1000	2	Awning
1491	1000 x 1000	2	Awning
1492	1000 x 1000	2	Awning
1493	1000 x 1000	2	Awning
1494	1000 x 1000	2	Awning
1495	1000 x 1000	2	Awning
1496	1000 x 1000	2	Awning
1497	1000 x 1000	2	Awning
1498	1000 x 1000	2	Awning
1499	1000 x 1000	2	Awning
1500	1000 x 1000	2	Awning
1501	1000 x 1000	2	Awning
1502	1000 x 1000	2	Awning
1503	1000 x 1000	2	Awning
1504	1000 x 1000	2	Awning
1505	1000 x 1000	2	Awning
1506	1000 x 1000	2	Awning
1507	1000 x 1000	2	Awning
1508	1000 x 1000	2	Awning
1509	1000 x 1000	2	Awning
1510	1000 x 1000	2	Awning

* indicates approximate dimension to be determined on site

Changes to window schedule may still comply with 2014 & 2016 AS/NZS 2208:2015 & 2017 AS/NZS 2208:2015

Windows existing are and to be replaced with the following schedule: as shown



- 1. Windows amended
- 2. Potential recently installed window

DEVELOPMENT APPLICATION

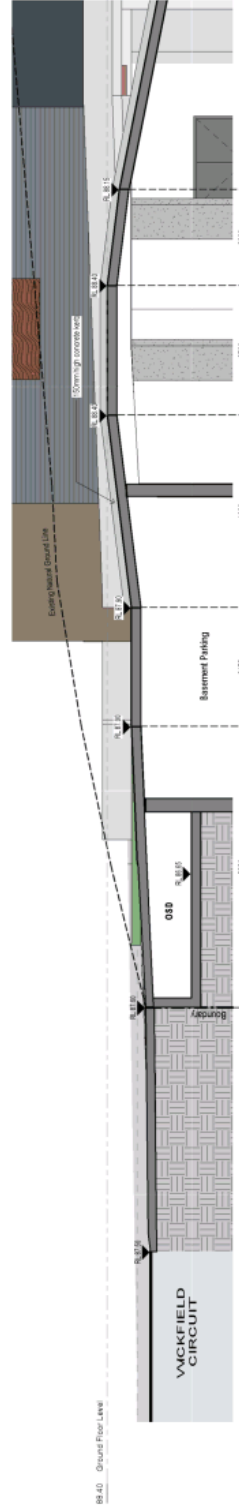
PROPOSED MIXED USE DEVELOPMENT

Project Area: 10 Wickfield Circuit, Araratville

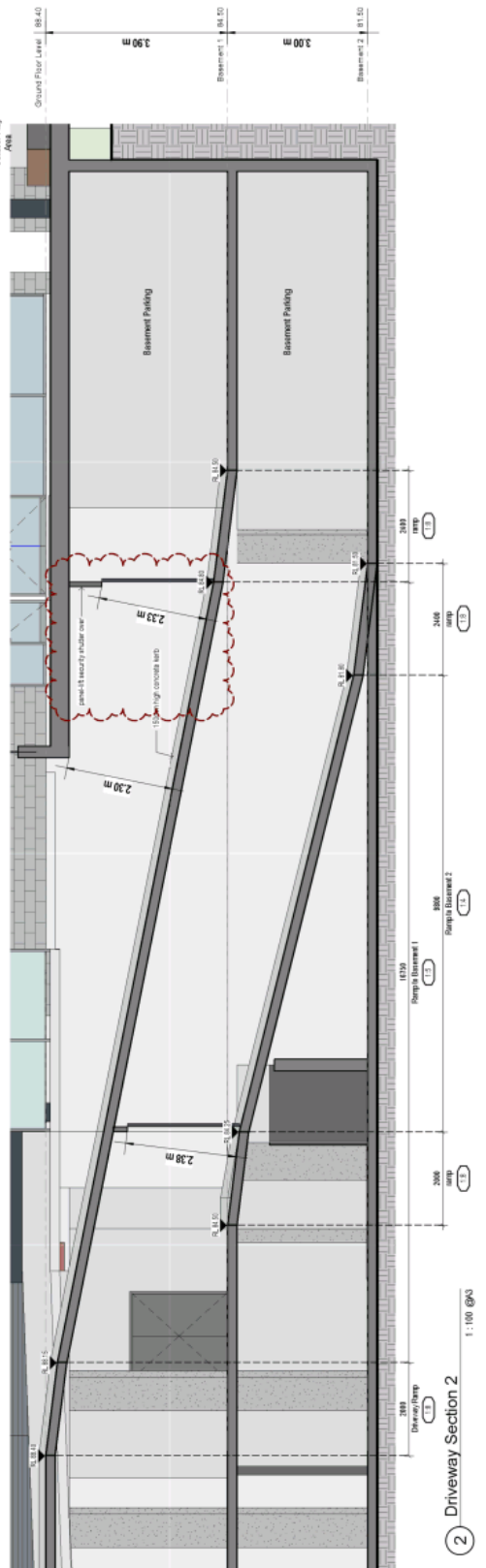
Driveaway Sections & Window Schedule

Drawn	Scale	Checked	Checked
AJS	1:100 @A	GCW	Chodor
Project No.	2451	Sheet No.	17
Date		Scale	D

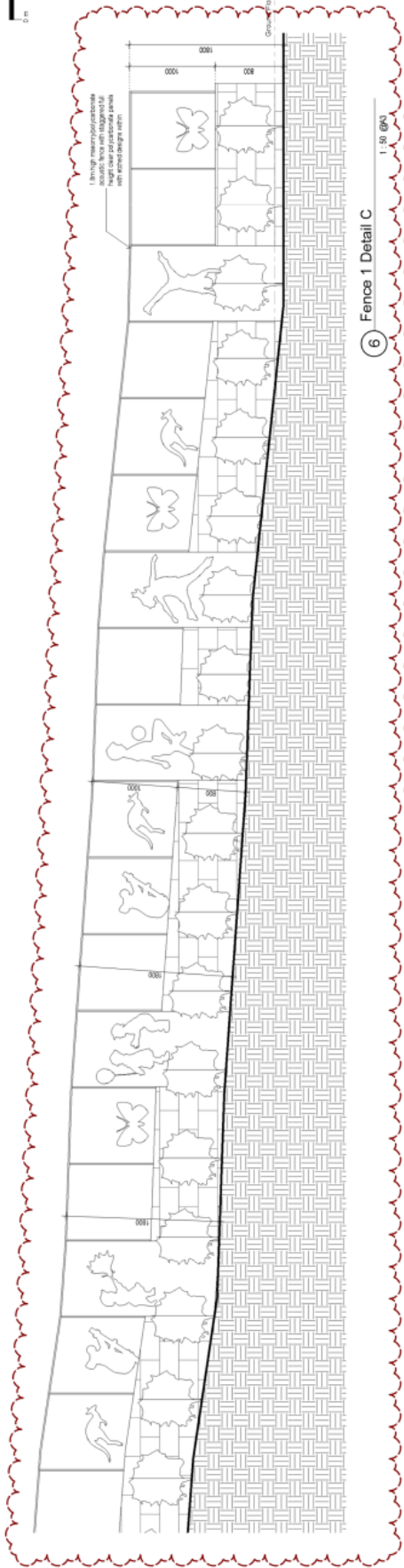
architex
 Residential Architects
 100 Wickfield Circuit, Araratville
 T: 03 4265 2988
 F: 03 4265 2989
 M: 0438 425 919
 www.architex.co.nz
 Project No. 2451
 Project Name: 10 Wickfield Circuit, Araratville
 Date: 28/09/2022



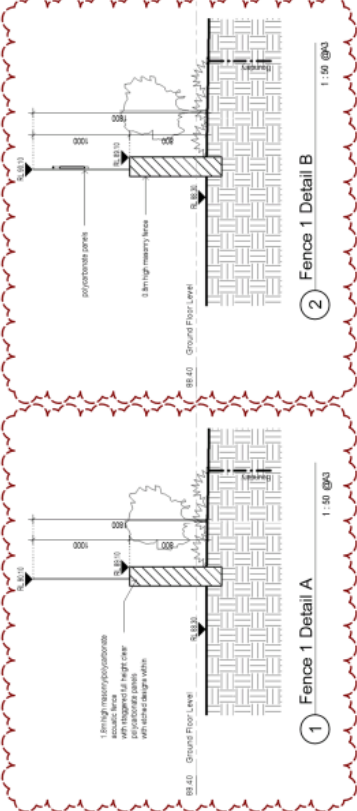
1 : 100 @A



1 : 100 @A

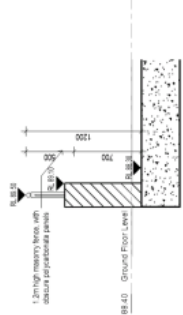


⑥ Fence 1 Detail C 1:50 @A3

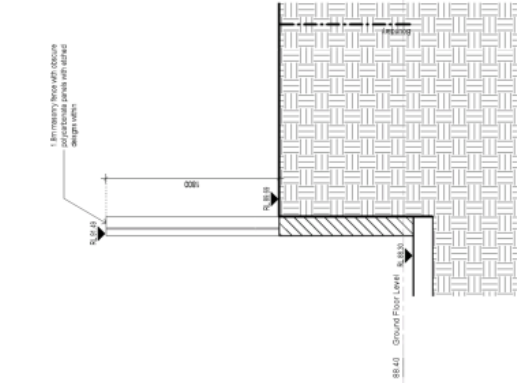


① Fence 1 Detail A 1:50 @A3

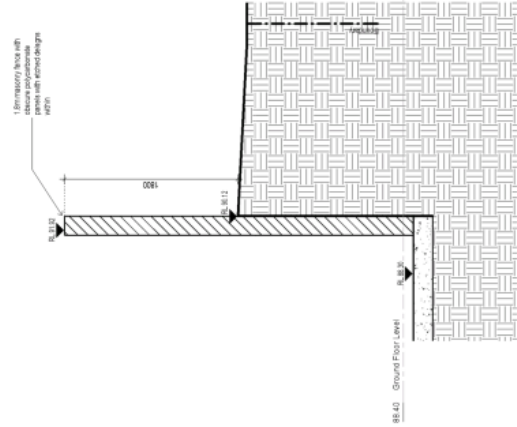
② Fence 1 Detail B 1:50 @A3



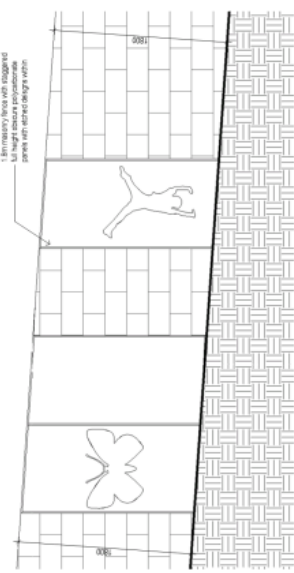
③ Fence 3 Detail 1:50 @A3



⑤ Fence 2 Detail B 1:50 @A3



④ Fence 2 Detail A 1:50 @A3



⑦ Fence 2 Detail C 1:50 @A3

ISSUE B - AMENDMENTS - 13.10.21
 1. Fence 1 along weedfield circuit amended to be 1.8m high with more etched designs within.
 2. Paving added to fence along weedfield circuit.



Project	PROPOSED MIXED USE DEVELOPMENT				
Project Area name	10 Wealds Circuit, Artravale				
Client	*				
Title	Fence Details				
Drawn	AJ	Scale	1:25	Checked	Chedder
Issue	2451	Sheet	17a	Block	B

DEVELOPMENT APPLICATION

DEVELOPMENT APPLICATION

Project	PROPOSED MIXED USE DEVELOPMENT
Project Area Name	10 Wickham Circuit, Aranzvale
Client	...
Title	Waste Management Details
Drawn	A.S
Scale	1:100 @A
Checked	Chedder
Project No.	2451
Sheet	18
Block	E



NO	DATE	DESCRIPTION
1	09/08/2022	ISSUED FOR PERMIT
2	10/08/2022	REVISED TO ADD COMMENTS
3	15/08/2022	REVISED TO ADD COMMENTS
4	22/08/2022	REVISED TO ADD COMMENTS
5	22/08/2022	REVISED TO ADD COMMENTS
6	22/08/2022	REVISED TO ADD COMMENTS
7	22/08/2022	REVISED TO ADD COMMENTS
8	22/08/2022	REVISED TO ADD COMMENTS
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98	22/08/2022	REVISED TO ADD COMMENTS
99	22/08/2022	REVISED TO ADD COMMENTS
100	22/08/2022	REVISED TO ADD COMMENTS

NOTE:
The structural drawings, site works, installation details and other drawings are not to be used for construction purposes without the consent of ARCHITEX. For further information, please contact ARCHITEX.

Waste + Driveway Details:
Refer to diag. no. 17 & 18

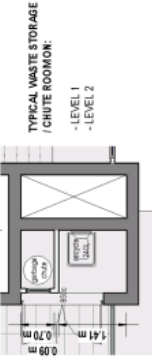
Post-Accessible Layouts:
Refer to diag. no. 19

Landscaping Details:
Refer to Landscape Drawings

Submittal Details + Site Levels:
Refer to Hydraulic Eng. Drawings

ISSUE D - AMENDMENTS - 13.10.21

1. Waste collection area to be amended to be clear of all obstructions.
2. Bin wash down area to be added to Waste collection area.
3. Garbage exhaust added.
4. Cafe & Child care Bin storage areas amended to accommodate more bins.
5. Block A Residential Bin storage area increased
6. Floor waste's added to all Bin storage rooms.

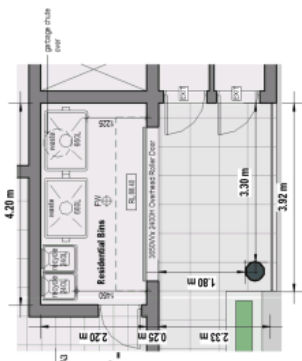


4 Residential Block A Typical Waste Chute Room 1:100 @A

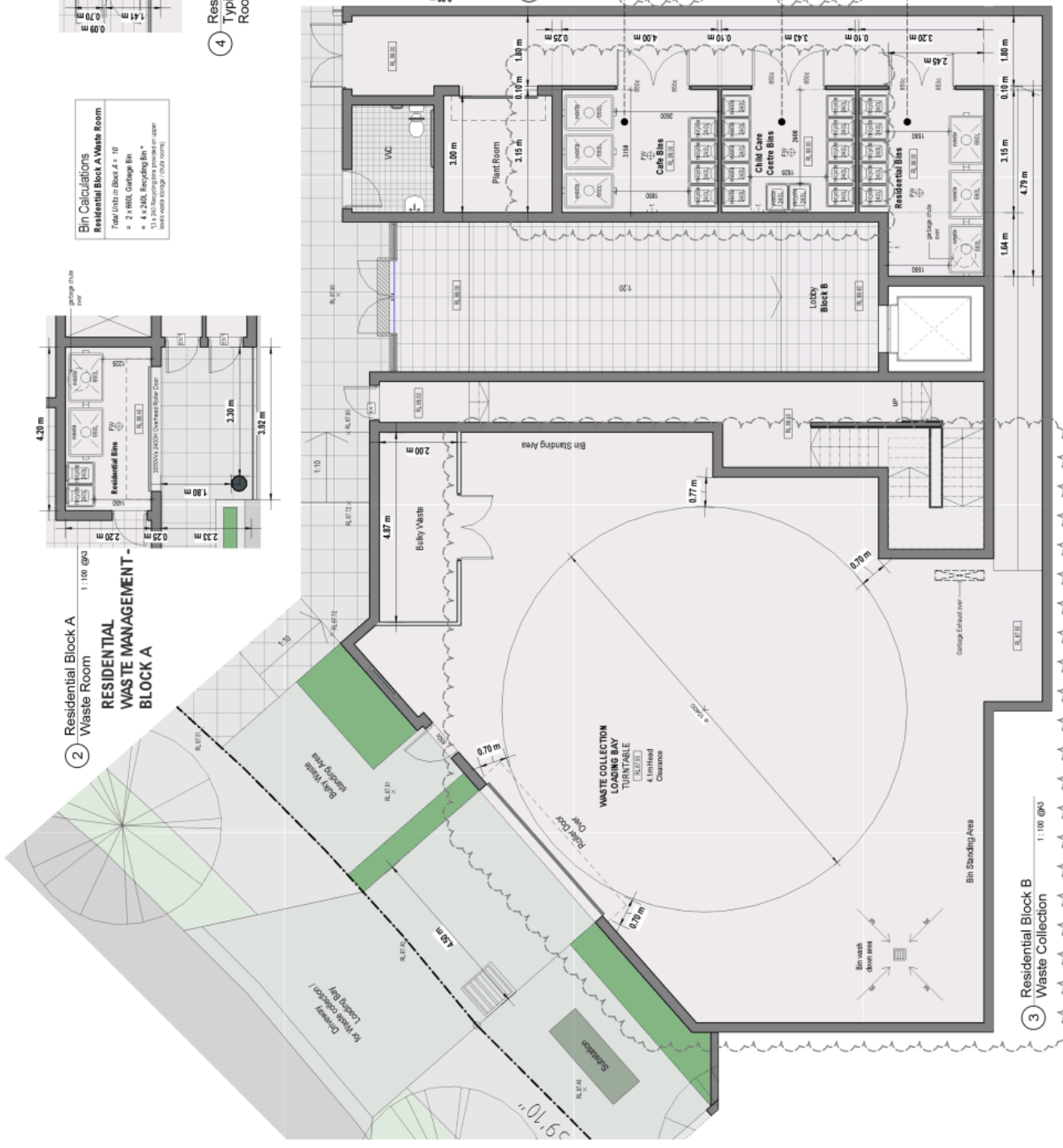


5 Residential Block B Typical Waste Chute Room 1:100 @A

Bin Calculations Residential Block A Waste Room
Total Units in Block A = 10
= 2 x 60L Garbage Bin
= 4 x 240L Recycling Bin
13 x 240L Recycle bins provides 30870L total waste storage (3000 litres)



RESIDENTIAL WASTE MANAGEMENT - BLOCK A



3 Residential Block B Waste Collection 1:100 @A

Bin Calculations Residential Block B Waste Room
Total Units in Block B = 19
= 3 x 60L Garbage Bin
= 8 x 240L Recycling Bin
19 x 240L Recycle bins provides 45720L total waste storage (45000 litres)

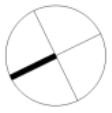
RESIDENTIAL WASTE MANAGEMENT - BLOCK B





ISSUE D - AMENDMENTS - 13.10.21
 1. Child care centre outdoor play areas amended to accommodate AC Enclosures.

1 Ground Floor - Play Area Calculations



Do not scale, check all details of drawings before commencing work. All dimensions are to be confirmed on site.



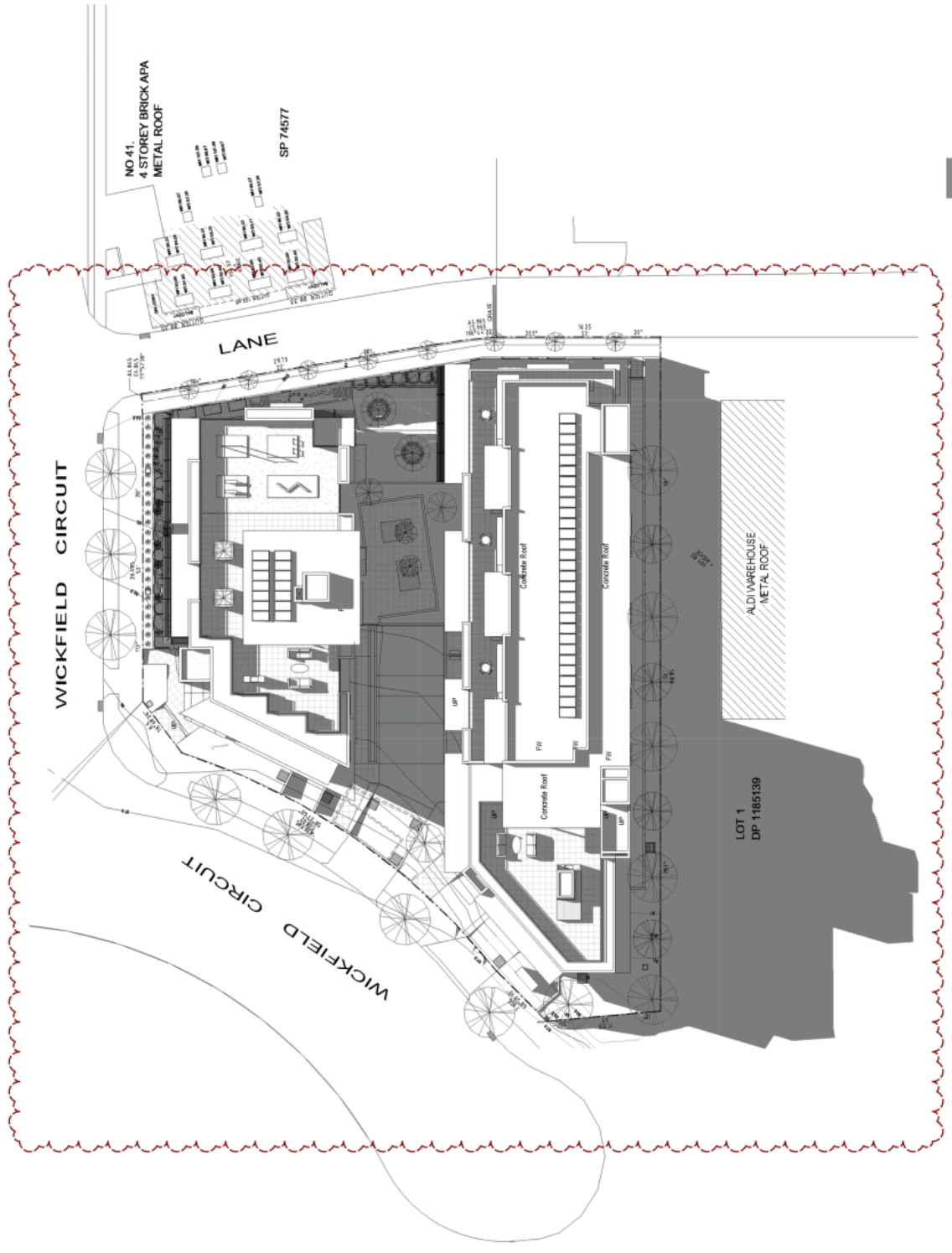
ISSUE C - AMENDMENTS - 13.10.21
1. 8am Shadow Diagram Discrepancy rectified

DATE	DESCRIPTION	BY
13.10.21	Issue C - Amendments	AS
13.10.21	Issue C - Amendments	AS
13.10.21	Issue C - Amendments	AS

architex
 10 Wickfield Circuit, Araratville
 VIC 3084
 Tel: 03 9488 2288
 Fax: 03 9488 2219
 Email: info@architex.com.au
 www.architex.com.au
 Robert Day (CEO)
 Lisa Kelly (MD)

Project	PROPOSED MIXED USE DEVELOPMENT
Project Address	10 Wickfield Circuit, Araratville
Client	*
Drawn	AS
Scale	1:100 GPO
Checked	Cheder
Date	24/10/21
Sheet	23
Case	C

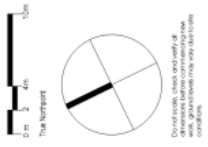
DEVELOPMENT APPLICATION



SHADOWS CASTED BY PROPOSED BUILDING

1 Shadow Diagram - 9 am, 21 June

1 - 400 @A



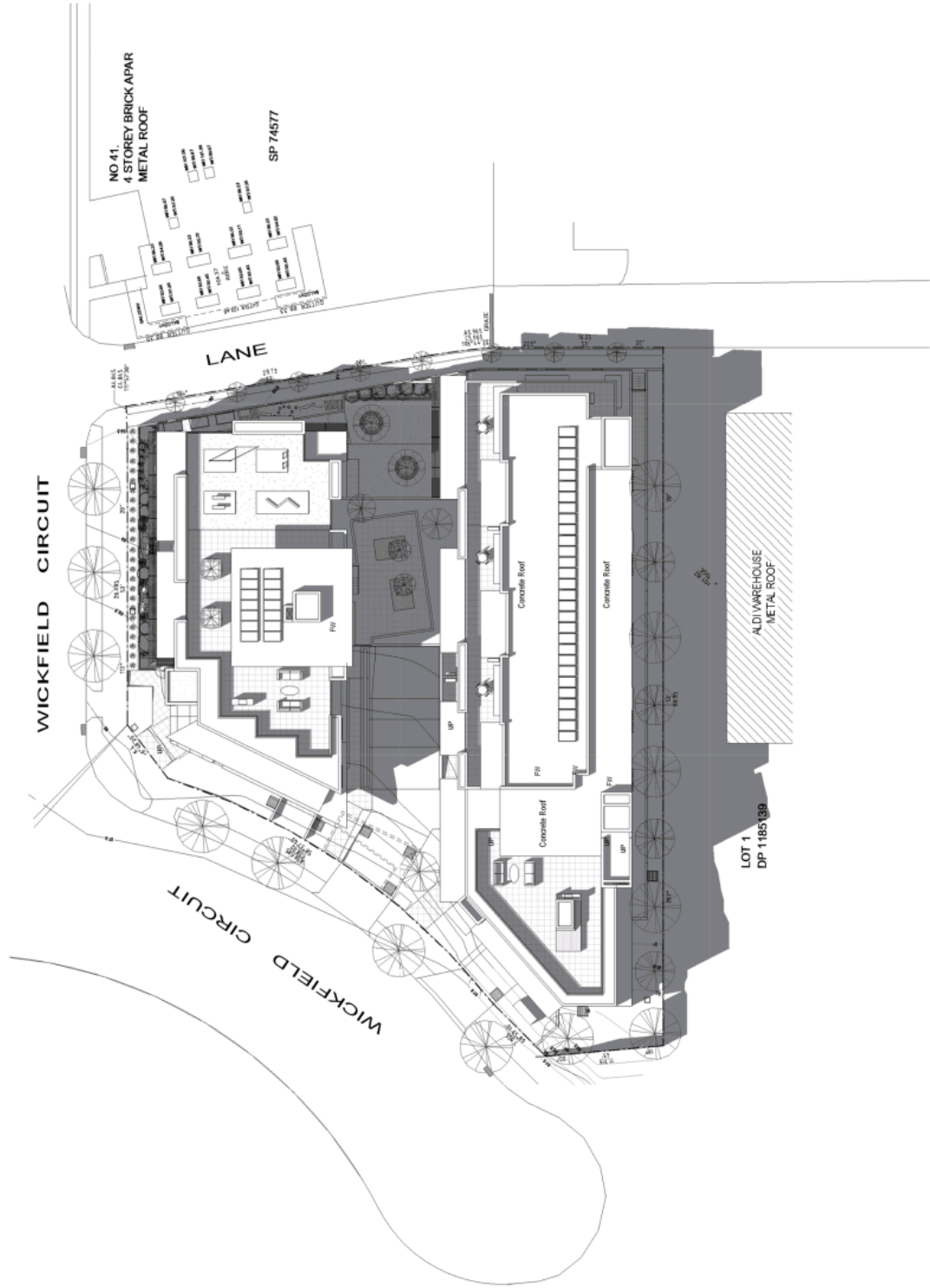
Do not scale. Check all details of dimensions before commencing construction. All dimensions are to face unless otherwise stated.

NAME	MR. MICHAEL J. O'NEILL	DATE	12/06/2022
DESIGNER	ARCHITEX ARCHITECTS	PROJECT NO.	2451
CLIENT	10 Wickfield Circuit, Araratville	SCALE	1:400 @A3
DATE	12/06/2022	STATUS	Final



Project	PROPOSED MIXED USE DEVELOPMENT		
Project Address	10 Wickfield Circuit, Araratville		
Client	*		
Title	Shadow Diagram- 12 Noon, 21 June		
Drawn	AJG	Checked	Chedor
Scale	1:400 @A3	Project No.	2451
Sheet	24	Scale	B

DEVELOPMENT APPLICATION

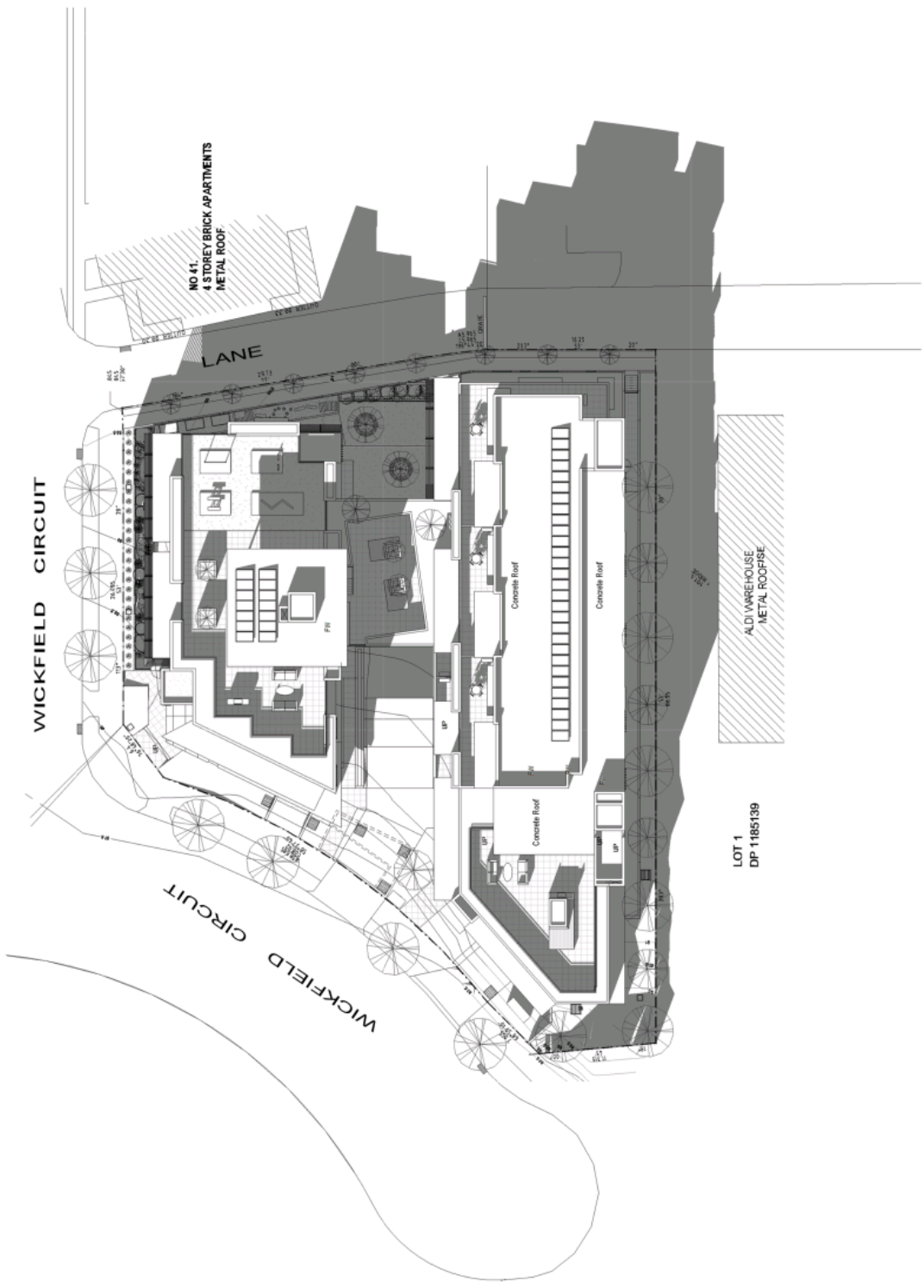


SHADOWS CASTED BY PROPOSED BUILDING

1 Shadow Diagram - 12pm, 21 June 1:400 @A3



Do not scale. Check all details of dimensions before construction. Dimensions are subject to change without notice.



SHADOWS CASTED BY PROPOSED BUILDING

DEVELOPMENT APPLICATION

DATE	DESCRIPTION	BY
11/11/21	ISSUED FOR COMMENT	AL
11/11/21	REVISIONS	AL
11/11/21	REVISIONS	AL

architex
 10 Wickfield Circuit, Ararat
 VIC 3465
 T: 03 4742 2088
 F: 03 4742 2119
 M: 0438 422 019
 www.architex.com.au
 info@architex.com.au
 10 Wickfield Circuit, Ararat
 VIC 3465
 T: 03 4742 2088
 F: 03 4742 2119
 M: 0438 422 019

Project	PROPOSED MIXED USE DEVELOPMENT
Project Address	10 Wickfield Circuit, Ararat
Client	*
Title	Shadow Diagram-3 pm 21 June
Drawn	AL
Scale	1:1000 GPO
Checked	Chadler
Project No	2451
Sheet	25
Block	B

1 Shadow Diagram - 3pm, 21 June

1:406 @A3



LEGEND
 Shadow cast by Proposed Development

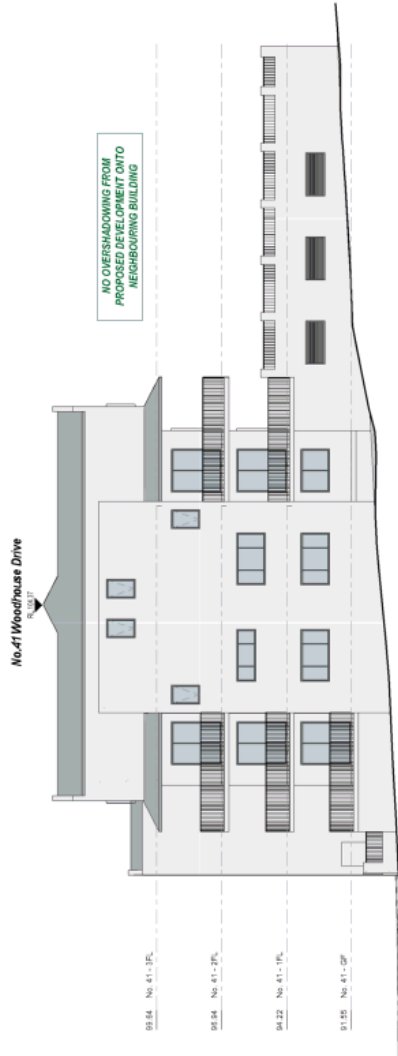
DATE	ISSUE	DESCRIPTION	STATUS
11/11/22	1	PRELIMINARY 3D RENDERING	IN PROGRESS



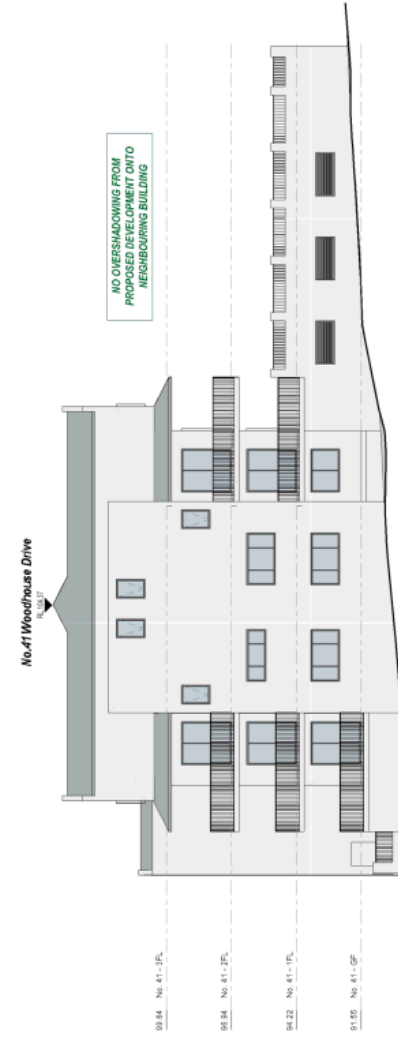
architex
 10 Wickham Street, Adelaide SA 5000
 Phone: 08 8342 1142 Fax: 08 8342 1143
 Email: info@architex.com.au
 Website: www.architex.com.au
 Incorporated in Australia
 ABN 56 000 114 212
 Robert Day
 Director
 10 Wickham Street, Adelaide
 SA 5000
 Australia
 Phone: 08 8342 1142

Project		PROPOSED MIXED USE DEVELOPMENT	
Project Address		10 Wickham Street, Adelaide	
Client		-	
Title		Neighbouring Building Solar Analysis	
Drawn	Checked	Scale	Sheet
A.S	J.C.G	1:200 @A3	Chester
2451	25a		A

DEVELOPMENT APPLICATION



① Elevation 11 am - Winter Solstice
1:200 @N3



② Elevation 12 Noon - Winter Solstice
1:200 @N3

DEVELOPMENT APPLICATION

LEGEND
 Shadow cast by Proposed Development

DATE	ISSUE / REVISIONS	BY
17/11/22	REVISION 1: 100% DEVELOPMENT APPLICATION	ALJ

architex
 10 Wickham Street, Wickham, SA 5115
 Phone: 08 8363 1342 | Fax: 08 8363 2088
 Email: info@architex.com.au | www.architex.com.au
 Incorporated in South Australia
 ABN 52 603 175 142
 Director: David Perry
 Licensed Architect
 Lic No: 121 272

Project		PROPOSED MIXED USE DEVELOPMENT
Project Address		10 Wickham Circuit, Aranzvale
Client	-	
Title		
Neighbouring Building Solar Analysis		
Drawn	Checked	Checked
ALJ	1:200 @N3	Cheddar
Scale	Project No	Issue
2451	25b	A



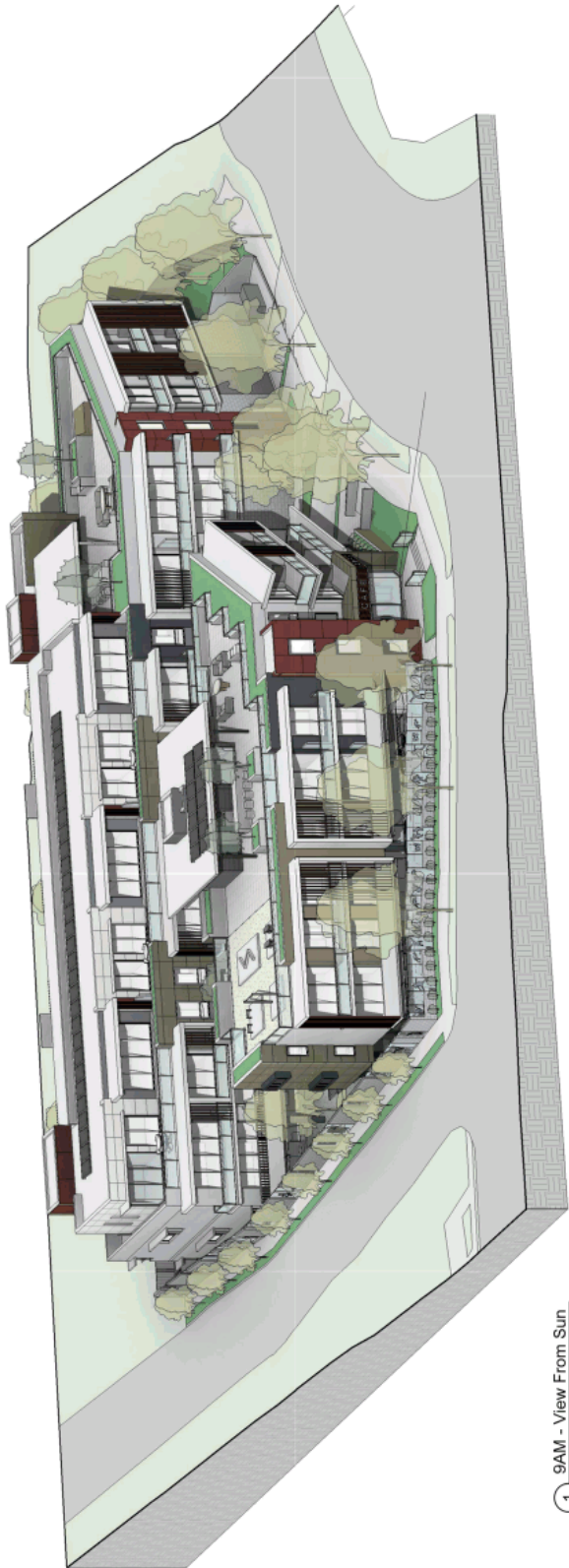
LEGEND
 Shadow cast by Proposed Development

DATE	DESCRIPTION	BY
12/11/21	REVISION 1	ARCHITECT

architex
 10 Wickless Circuit, Ararat
 VIC 3463
 T: 03 4843 2088
 F: 03 4843 2019
 www.architex.com.au

Project	PROPOSED MIXED USE DEVELOPMENT
Project Address	10 Wickless Circuit, Ararat
Client	
Title	Neighbouring Building Solar Analysis
Drawn	A.S
Checked	G.P
Scale	2451 25C
Sheet	A

DEVELOPMENT APPLICATION



① 9AM - View From Sun



② 10AM - View From Sun

DATE	DESCRIPTION	BY
	REVISIONS / APPROVALS	

architex
 2800 W. 171st Ave., Suite 2000, Denver, CO 80230
 303.555.1142 | 303.555.2088
 www.architex.com

Project	PROPOSED MIXED USE DEVELOPMENT
Project Address	10 W. Meeker Circuit, Ardenvale
Client	

Sheet	AS	Checked	Chedar
Number	2451	Date	
Scale	26		A

DEVELOPMENT APPLICATION



1 11 AM - View From Sun



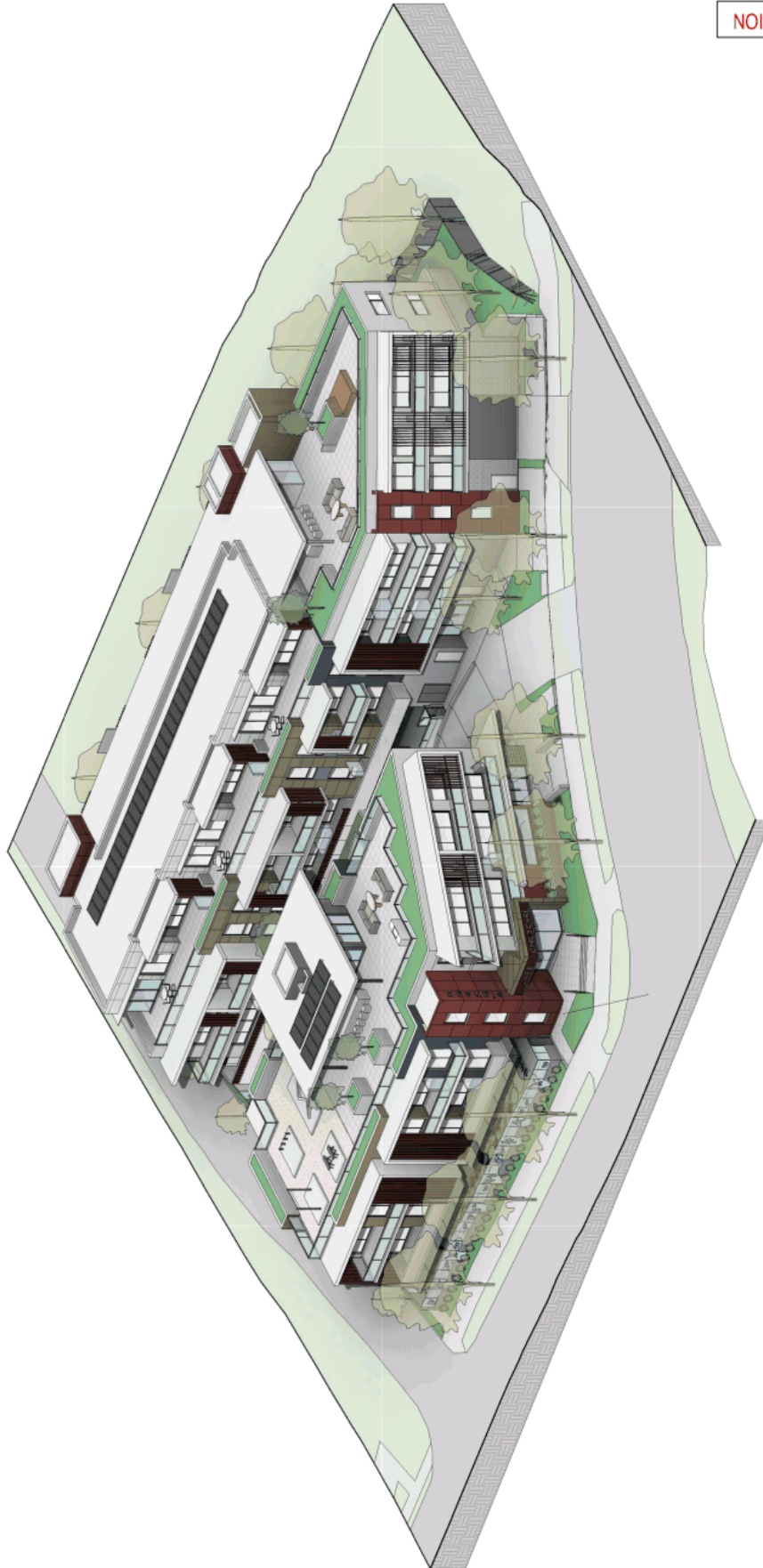
2 12 NOON - View From Sun

DATE	DESCRIPTION	DATE
10/11/2022	REVISIONS TO ARCHITECTURAL DRAWINGS	10/11/2022

architex
ARCHITECTURE & INTERIOR DESIGN
10 WALKERS CIRCUIT, ARIZONA
PHOENIX, AZ 85016
TEL: 602.955.1142
WWW.ARCHITEX.COM
ARCHITEX IS AN EQUAL OPPORTUNITY EMPLOYER
ARCHITEX IS AN EQUAL OPPORTUNITY EMPLOYER
ARCHITEX IS AN EQUAL OPPORTUNITY EMPLOYER

Project:	PROPOSED MIXED USE DEVELOPMENT
Project Address:	10 Walkers Circuit, Arizona
Client:	*
Title:	Shadow Diagram - 3D Views from Sun 2
Drawn:	A.S.
Checked:	Chester
Scale:	1/4" = 1'-0"
Sheet No.:	2451
Revision No.:	27
Scale:	A

DEVELOPMENT APPLICATION



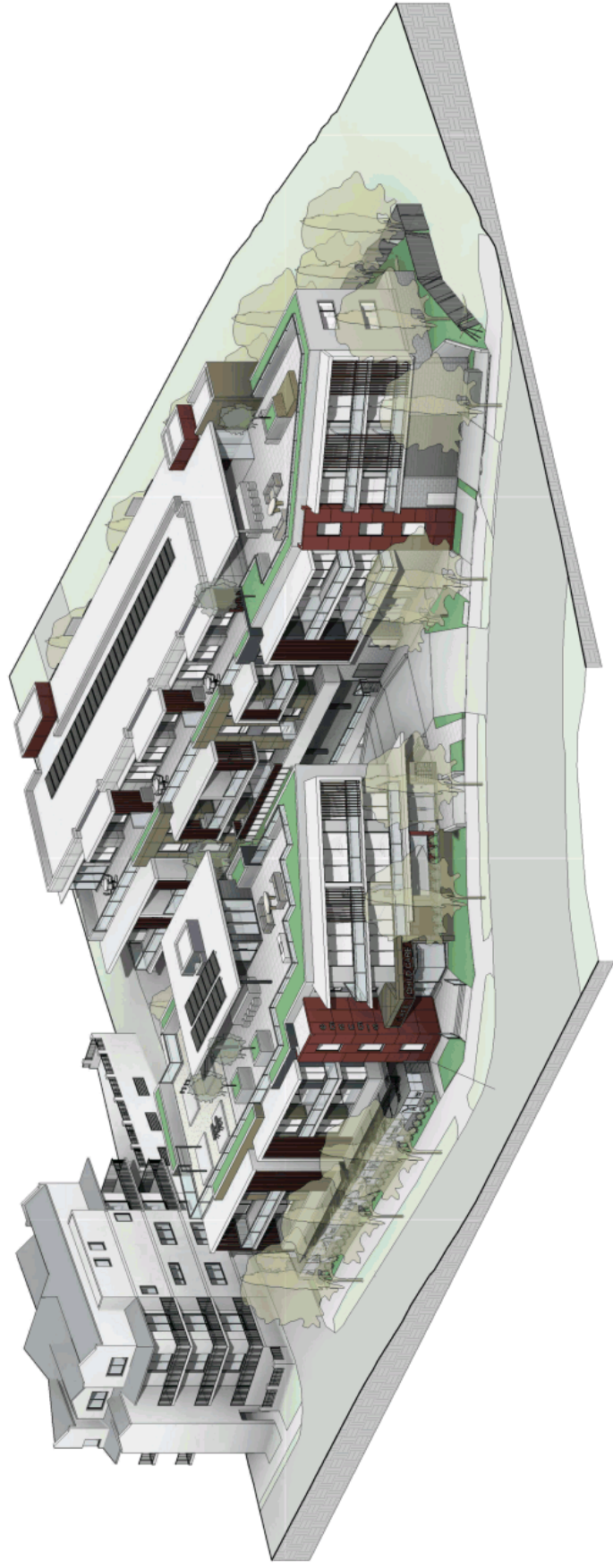
DEVELOPMENT APPLICATION

DATE	ISSUED	BY

architex
 10 Wickham Street, Adelaide SA 5000
 Phone: 08 8333 1142 Fax: 08 8333 1143
 Email: info@architex.com.au www.architex.com.au
 Incorporated in Australia
 ABN: 62 629 629 114
 Registered Office: 10 Wickham Street, Adelaide SA 5000

Project	PROPOSED MIXED USE DEVELOPMENT
Project Address	10 Wickham Street, Adelaide
Client	*
Title	Shadow Diagram- 3D Views from Sun 3
Drawn	AJG
Checked	Cheddar
Scale	2451 28
Sheet	A

① 1PM - View From Sun



DEVELOPMENT APPLICATION

DATE	ISSUED	BY

architex
 10 Wickham Street, Adelaide SA 5006
 Phone: (08) 833 3342 Fax: (08) 833 3343
 Email: info@architex.com.au www.architex.com.au
 Incorporated in Australia
 Boarded Out Party
 Date Issued: 08/09/2022

Project	PROPOSED MIXED USE DEVELOPMENT
Project Address	10 Wickham Street, Adelaide
Client	*
Title	
Shadow Diagram- 3D Views from Sun	
4	
Drawn	Checked
AS	Cheddar
Date	Date
24/51	29
A	

1 2PM - View From Sun



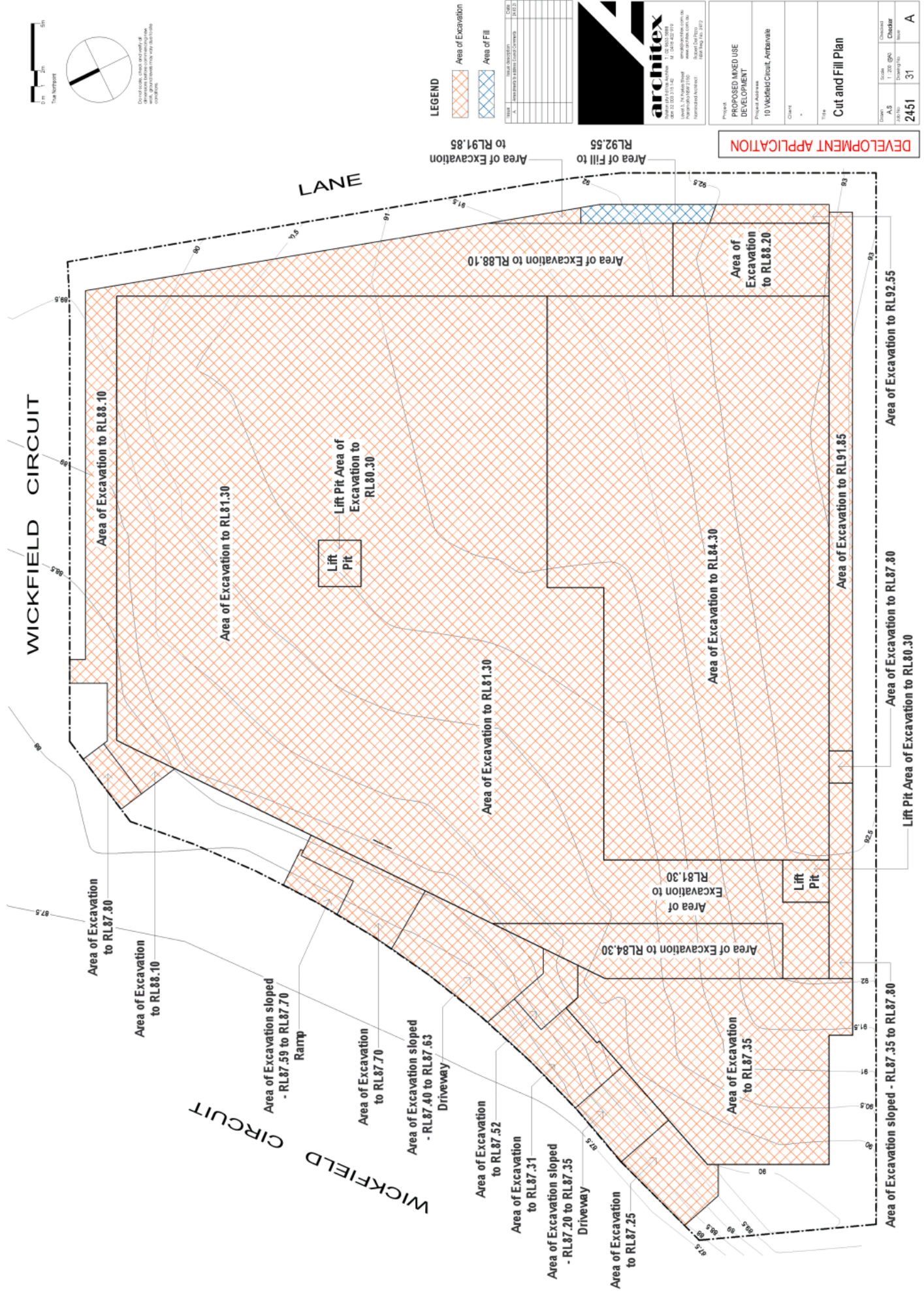
DEVELOPMENT APPLICATION

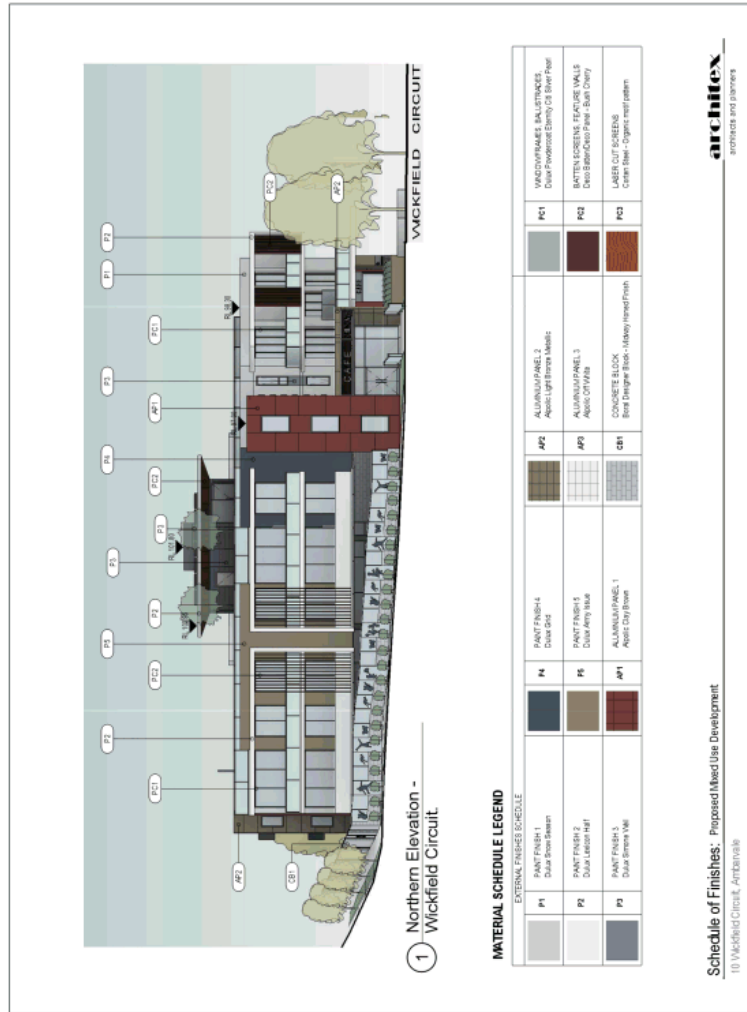
DATE	ISSUED	BY

architex
 10 Wickham Street, Brisbane QLD 4000
 Phone: 07 3251 1142 Fax: 07 3251 1143
 Email: info@architex.com.au www.architex.com.au
 Registered Architect
 Queensland Architects Board
 Registration No. 12472

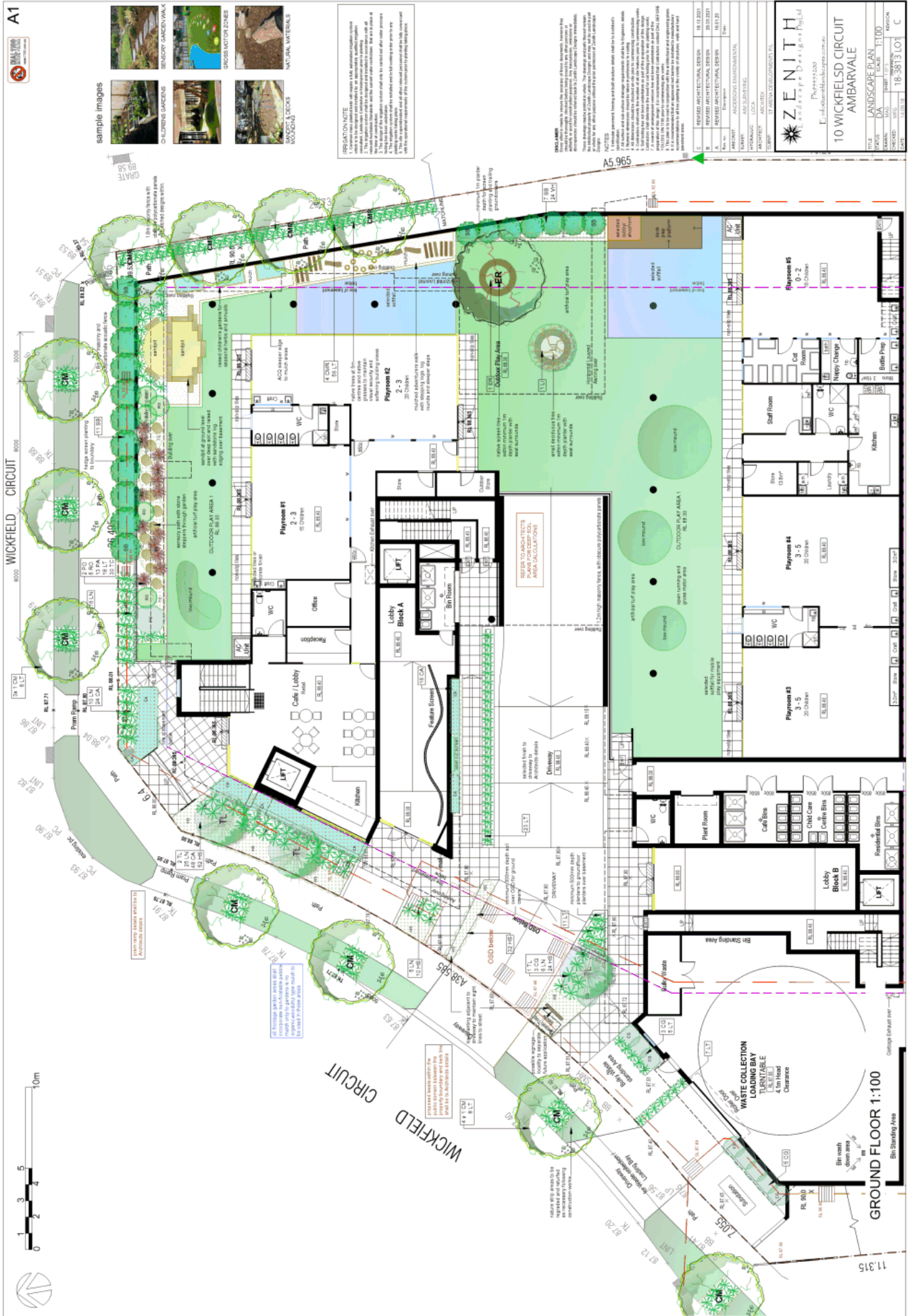
Project	PROPOSED MIXED USE DEVELOPMENT
Project Address	10 Wickham Street, Brisbane
Client	*
Title	Shadow Diagram- 3D Views from Sun 5
Drawn	AS
Checked	Chedder
Scale	2451 30
Sheet	A

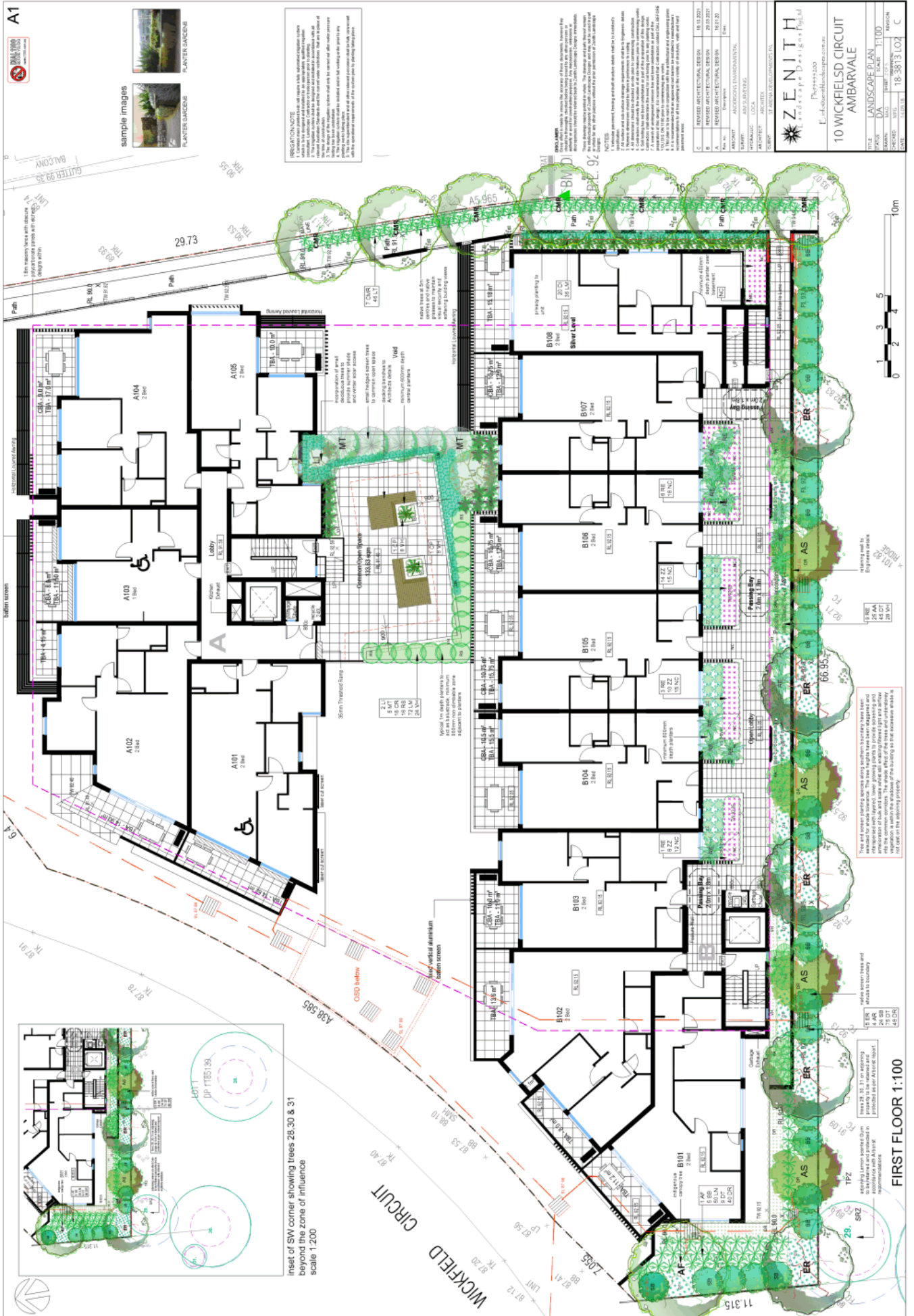
1 3PM - View From Sun













A1



LANDSCAPE OVERLAYS

- 1. The Controller and the Council are required to give effect to the following objectives:
- 2. To ensure that the proposed development is consistent with the objectives of the relevant landscape overlay.
- 3. To ensure that the proposed development is consistent with the objectives of the relevant landscape overlay.
- 4. To ensure that the proposed development is consistent with the objectives of the relevant landscape overlay.
- 5. To ensure that the proposed development is consistent with the objectives of the relevant landscape overlay.
- 6. To ensure that the proposed development is consistent with the objectives of the relevant landscape overlay.
- 7. To ensure that the proposed development is consistent with the objectives of the relevant landscape overlay.
- 8. To ensure that the proposed development is consistent with the objectives of the relevant landscape overlay.
- 9. To ensure that the proposed development is consistent with the objectives of the relevant landscape overlay.
- 10. To ensure that the proposed development is consistent with the objectives of the relevant landscape overlay.

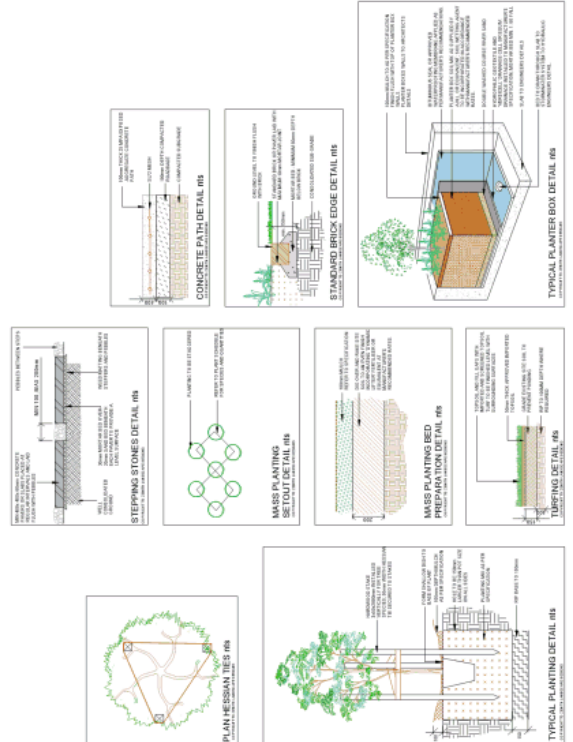
MAINTENANCE

- 1. These works shall be carried out in accordance with the following objectives:
- 2. To ensure that the proposed development is consistent with the objectives of the relevant landscape overlay.
- 3. To ensure that the proposed development is consistent with the objectives of the relevant landscape overlay.
- 4. To ensure that the proposed development is consistent with the objectives of the relevant landscape overlay.
- 5. To ensure that the proposed development is consistent with the objectives of the relevant landscape overlay.
- 6. To ensure that the proposed development is consistent with the objectives of the relevant landscape overlay.
- 7. To ensure that the proposed development is consistent with the objectives of the relevant landscape overlay.
- 8. To ensure that the proposed development is consistent with the objectives of the relevant landscape overlay.
- 9. To ensure that the proposed development is consistent with the objectives of the relevant landscape overlay.
- 10. To ensure that the proposed development is consistent with the objectives of the relevant landscape overlay.

APPENDIX 2: TREE HEALTH TABLE

Tree No.	Species	Health	Notes
1
2
3
4
5
6
7
8
9
10

Notes: All 'A' class trees are identified as being in good health...



SPACES	No.	Plant Size	Mat. Hgt.	Spac.	COMMON NAME
01	7	1000	150	yes	Southern Gum
02	11	1000	150	yes	Unspined Spotted Gum
03	1	1000	150	yes	Rough Barked Apple
04	6	1000	75	yes	Bleeding Gum
05	1	1000	75	yes	Crack Gum
06	4	1000	75	no	Lily Lily
07	4	2000	75	yes	White Gum
08	3	1000	45	yes	Silver Grass Myrtle
09	5	750	30	no	Dwarf Magnolia
10	47	2000	20	no	Dwarf Shear Cherry
11	22	2000	20	no	Bottle Lilly Palm
12	3	2000	20	no	Spruce Yucca
13	2	2000	150	no	Pink Diamond
14	50	2000	150	no	Dwarf Mistletoe
15	2	2000	150	no	Dark Leafed Bush
16	11	2000	150	no	Dwarf Callistemon
17	20	2000	150	no	Bottle Neck Fern
18	24	1500	150	no	Dwarf Conyza
19	28	2000	150	no	White Lilies Heath Gum
20	5	2000	150	no	Reynaria
21	50	1500	150	no	Dwarf Snow Wattle
22	30	1500	150	no	Pink Eucalyptus
23	115	1500	150	no	Black Mat Bush
24	13	1500	150	no	Narrow Foliage
25	22	1500	150	no	Dwarf Phlox
26	240	1500	150	no	Dwarf Mat Bush
27	65	1500	150	no	Zoster Fern
28	120	1500	150	no	Fine Lily
29	72	1500	150	no	Turf Lily
30	88	1500	150	no	Bleeding Boninella
31	54	1500	150	no	Narrow Foliage
32	88	1500	150	no	Narrow Foliage Plant
33	118	1500	150	no	Yellow Gum Vine
34	91	1500	150	no	Prostrate Reynaria
35	62	1000	150	no	Black Chalk Stick
36	30	1500	150	no	Lemon Thyme
37	60	1500	150	no	Narrow Vase
38	3	1500	150	no	Sagebrush Balm Turf

STORMWATER CONCEPT PLAN AT 10 WICKFIELD CIRCUIT, AMBARVALE NSW



NOTE RE: SERVICES
APPROXIMATE LOCATIONS OF EXISTING SERVICES SHOWN FOR REFERENCE ONLY. EXACT LOCATIONS SHOWN TO BE ACCURATELY LOCATED BY BUILDER CONTRACTOR BY CONTACTING THE RELEVANT AUTHORITIES BEFORE COMMENCEMENT OF ANY WORKS.

GENERAL NOTES

- 1. ALL LINES ARE TO BE MIN. 1000 UPVC @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE.
- 2. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORKS. ALL SERVICES TO BE LAYED DOWN ON THE CONCRETE BERTH OF ANY WORK.
- 3. ALL FITS TO HAVE MIN 200mm COVER IF LOCATED WITHIN PROPERTY (500mm IF LOCATED IN BACKYARD CITY COUNCIL).
- 4. ALL FITS IN DRAINWAYS BE HEAVY DUTY GRATES. SURFACE FLOOR TO ALL GRATED SURFACE INLET PITS.
- 5. ALL WORK TO BE DONE IN ACCORDANCE WITH COUNCIL'S DCP AND TO COUNCIL'S SATISFACTION.
- 6. LOCATION OF DOWNPIPES & FLOOR WASTES ARE INDICATIVE ONLY. DOWNPIPE & FLOOR WASTE LOCATIONS SHOULD BE CONFIRMED BY THE BUILDER IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- 7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE SITE SPECIFIC DRAINAGE DESIGN, LANDSCAPE AND SITE PLAN.
- 8. ANY PROPOSALS FOR AMENDMENTS SHALL BE REFERRED TO THE DESIGN ENGINEER AND COUNCIL ENGINEER FOR RESOLUTION.
- 9. ALL FITS OR GRATES IN TRAFFICABLE AREAS TO BE HEAVY DUTY.
- 10. ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO REMOVE LEAF GARBAGE PRIOR TO THE DOWNPIPES.
- 11. ALL FIT GRATES ON SITE MUST BE HINGED WITH J-PIN LOCKDOWN SYSTEM.
- 12. FITS DEEPER THAN 3m REQUIRE STEP IRONS IN A STAGGERED MANNER. THE DEPTH OF ANY FIT IN EXCESS OF 1.5m SHOULD BE REFERRED TO ANY CERTIFIED BY A STRUCTURAL ENGINEER AND APPROVED BY COUNCIL PRIOR TO CONSTRUCTION. PROVIDE GUARDED STAIRS IN ALL OTHER AREAS TO THE SKY INCLUDING STAIRS AND CONNECT TO RECESSED STORMWATER SYSTEM.
- 13. PROVIDE EMERGENCY SPITTERS TO ALL BALCONIES.
- 14. PROVIDE AGG PIPE IN ALL LANDSCAPE AREA AND CONNECT TO THE STORMWATER DRAINAGE SYSTEM.
- 15. PROVIDE AGG PIPE BEHIND THE REPAIRING WALL AND CONNECT TO THE STORMWATER DRAINAGE SYSTEM.
- 16. TOP OF KERB AND INVERT OF GUTTER LEVELS & SERVICES ARE TO BE CHECKED ON SITE PRIOR ANY COMMENCEMENT OF WORK. ANY DISCREPANCY INTERNAL DRAINAGE SYSTEM CONTACT ENGINEER IMMEDIATELY IF LEVEL VARIES FROM DESIGN.
- 17. ALL RETAINING WALLS ARE TO BE FULLY CONSTRUCTED WITHIN THE PROPERTY BOUNDARY.

DRAWING SCHEDULE

DRAWING NO	DRAWING TITLE
DD00	COVER SHEET, LEGEND & DRAWING SCHEDULE
DD01	BASINMENT 2 STORMWATER DRAINAGE PLAN
DD02	BASINMENT 1 STORMWATER DRAINAGE PLAN
DD03	BASINMENT STORMWATER DRAINAGE DETAILS
DD04	GROUND FLOOR / SITE STORMWATER DRAINAGE PLAN
DD05	GROUND FLOOR STORMWATER DRAINAGE DETAILS
DD06	MUSIC RESULTS AND DETAILS
DD07	SOIL AND WATER MANAGEMENT PLAN

SYMBOLS

- F.F.L. FINISHED FLOOR LEVEL
- T.C. TOP OF KERB
- I.L. INVERT LEVEL
- STORMWATER DRAINAGE PIPE
- DOWNPIPE TO RAINWATER TANK
- 1000mm DRAIN PIPE (U.I.O.)
- VERTICAL DROP PIPE
- VERTICAL RISER
- INSPECTION OPENING

ABBREVIATIONS

- CLEARANCE
- CONCRETE
- DRAINAGE
- DOWNPIPE
- FLOOR WASTE 3000
- FLOOR WASTE 1000
- FINISHED FLOOR LEVEL
- GALVANIZED STEEL
- GRATED INLET PIT
- GRATED DRAIN
- INLET LEVEL
- INSPECTION OPENING
- OVERLAND FLOW PATH
- SPREADER
- EMERGENCY SPITTER
- SOIL PROFILE
- STAINLESS STEEL

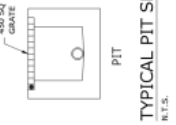
ON-SITE DEFINITION NOTE:
THIS DESIGN (DRAWING) IS TO BE BUILT TO THE CORRECT LEVEL & SIZE AS PER THIS DESIGN. ANY VARIATIONS ARE TO BE APPROVED BY THE DESIGNER FROM OUR OFFICE ONLY. ANY AMENDMENTS WITHOUT OUR APPROVAL WOULD RESULT IN AN ADDITIONAL 10% ESTIMATE FOR REVISIONS. NO ALTERATIONS TO A SOLUTION CANNOT BE REQUIRED UNDER THE CONTRACTOR'S EXPENSES.

- NOTES: DRAINAGE LINES**
- DRAINAGE LINES SHOWN CONTINUOUS TO COLLECT SURFACE WATER
 - - - - - DRAINAGE LINES SHOWN DASHED TO COLLECT ROOF WATER ONLY TO RAINWATER TANK

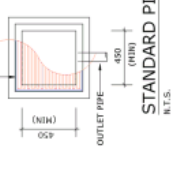
DP : 1000 DOWN PIPE U.I.O.
----- STORMWATER PIPE REFER TO AS 3500 PART 3 TABLE 7.2
P1 : 1000 UPVC PIPE AT 1.0% MIN. GRADE
P2 : 1500 UPVC PIPE AT 1.0% MIN. GRADE
P3 : 2000 UPVC PIPE AT 0.4% MIN. GRADE
P4 : 3000 UPVC PIPE AT 0.4% MIN. GRADE
P5 : 3750 UPVC PIPE AT 0.4% MIN. GRADE
P6 : 4500 UPVC PIPE AT 0.4% MIN. GRADE

REMOVE EXISTING GRATES FROM SITE AND IF BLOCK WALL PROVIDED, THEN PROVIDE OPENING FOR EMERGENCY OVERTLOW.

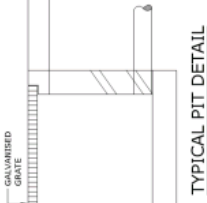
* NEW LEVEL
+ EXISTING LEVEL



TYPICAL PIT SECTION
N.T.S.



STANDARD PIT
N.T.S.



TYPICAL PIT DETAIL
N.T.S.

SITE OF WORK



LOCALITY SKETCH
NOT TO SCALE

NOT FOR CONSTRUCTION	
REVISION	DATE
1	14/10/2021
2	14/10/2021
3	14/10/2021

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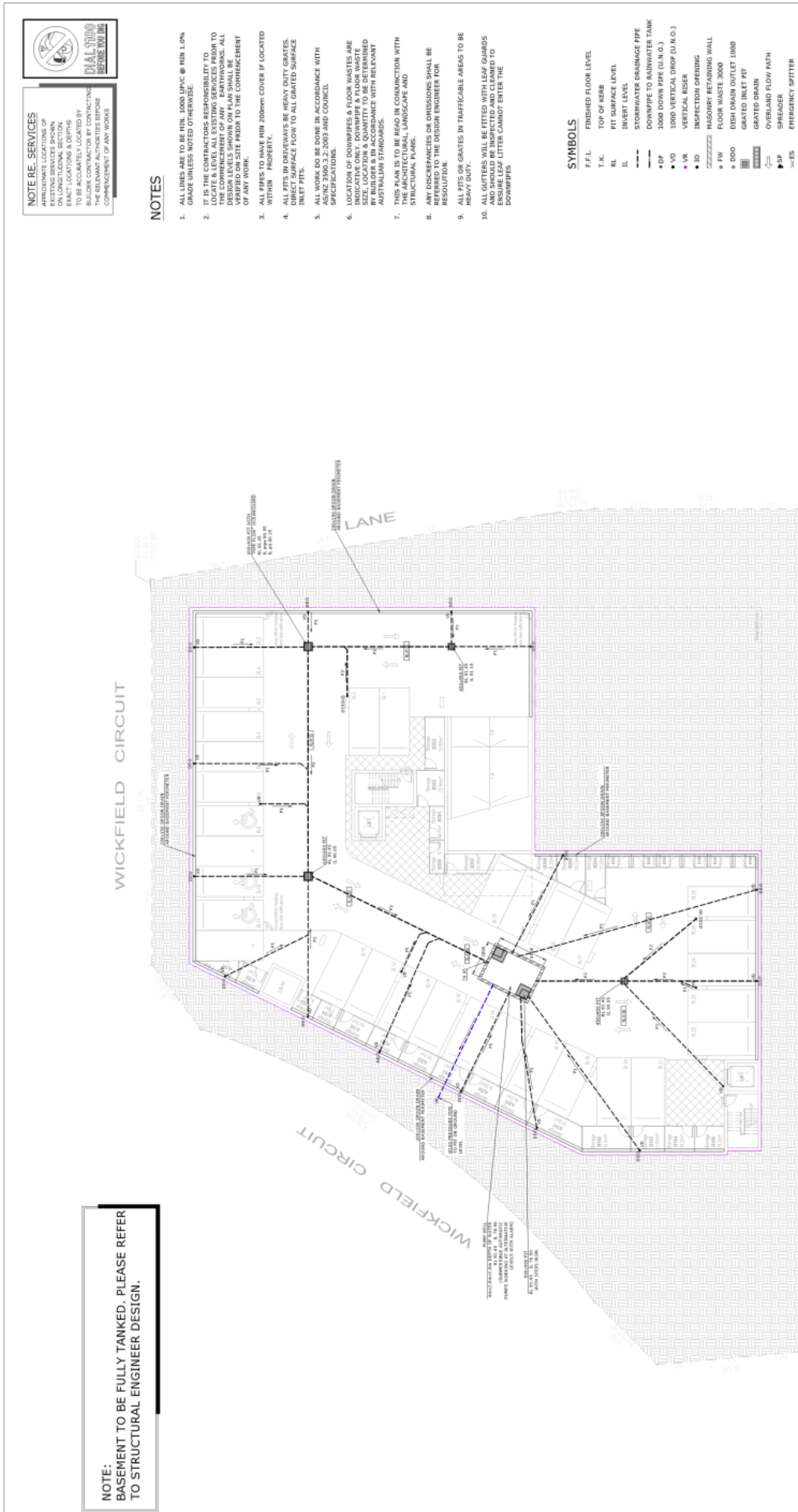


PROPOSED MIXED USE DEVELOPMENT
10 WICKFIELD CIRCUIT,
AMBARVALE, NSW
CONSULT AUTHORITY:
CAMPBELLTOWN CITY COUNCIL

COVER SHEET, LEGEND AND
DRAWING SCHEDULE

NO	REVISED	DATE	BY	CHKD BY
1		19/11/20	J.P.	N.L.
2			J.P.	N.L.
3				

PROJECT: 10 WICKFIELD CIRCUIT, AMBARVALE NSW
DATE: DEC 19 2019
DRAWN BY: J.P.
CHECKED BY: N.L.
DATE: 19/11/20
SCALE: N.T.S.
DESIGNED BY: NERMEN LOKA
DATE: 01/10/19
SCALE: A



BASEMENT 2 STORMWATER DRAINAGE PLAN
SCALE 1:150

NOTES: COUNCIL ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.

NOTES: ROAD RESERVE & FOOTWAY DRAINAGE ELEMENTS SHALL BE CONSTRUCTED UNDER THE SUPERVISION AND TO THE SATISFACTION OF COUNCIL'S ENGINEER.

NO. 10	10 WICKFIELD CIRCUIT, AMBARVALE NSW	DATE	10 OCT 21	DESIGNED BY	J.P.	SCALE	N.L.
NO. 11		DATE	AS SHOWN	DESIGNED BY	NERRIEEN LOKA	SCALE	D01

PROPOSED MIXED USE DEVELOPMENT
 10 WICKFIELD CIRCUIT,
 AMBARVALE, NSW

CONSENT AUTHORITY:
 CAMPBELLTOWN CITY COUNCIL

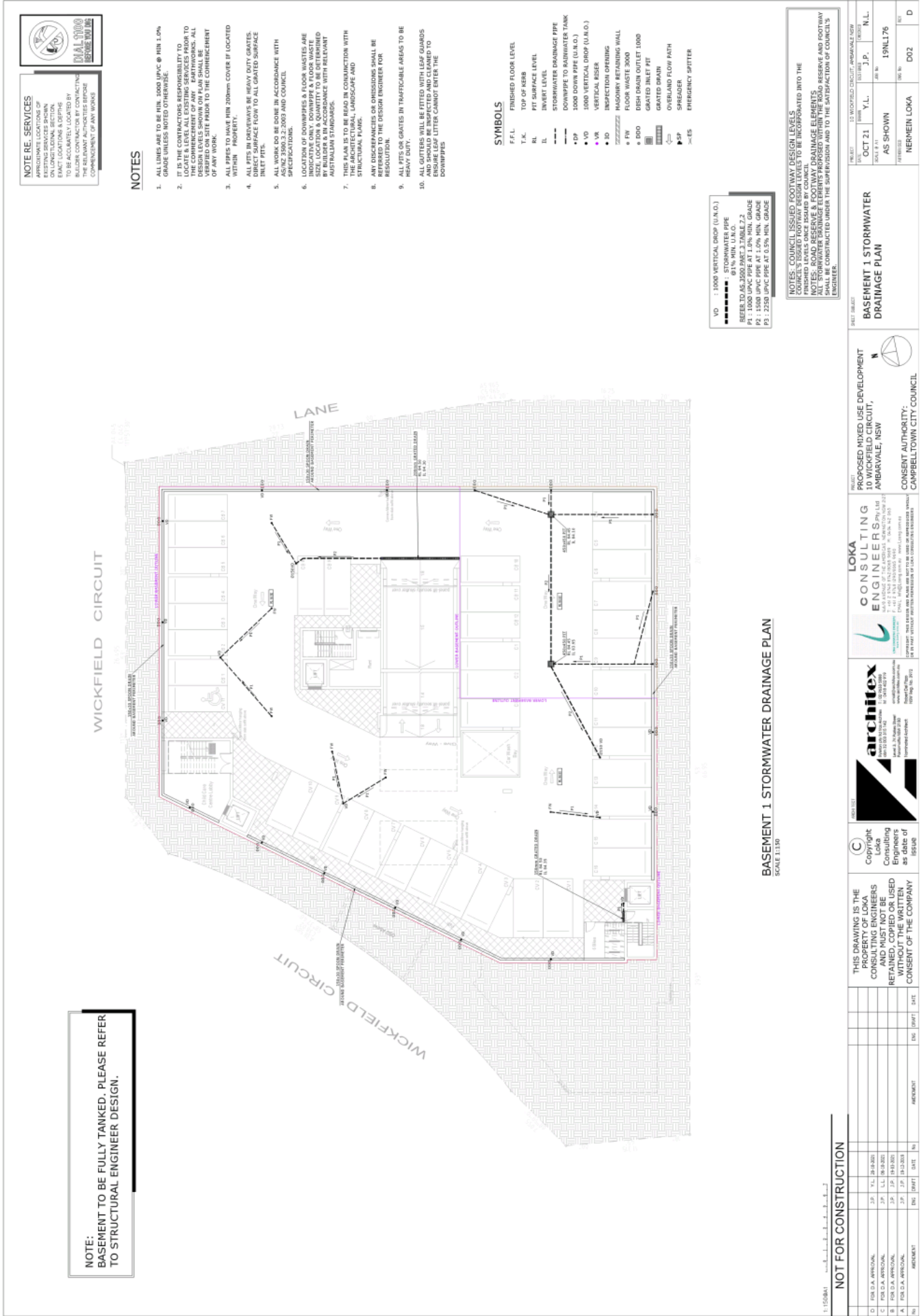


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Copyright
 Loka Consulting
 on behalf of
 SESAR

NOT FOR CONSTRUCTION

NO	REVISION	DATE	BY
D	FOR D.A. APPROVAL	20.10.2021	J.P.
C	FOR D.A. APPROVAL	06.10.2021	L.L.
B	FOR D.A. APPROVAL	19.03.2021	J.P.
A	FOR D.A. APPROVAL	10.03.2021	J.P.



NOTE: BE SERIOUS
APPROXIMATE LOCATIONS OF APPROXIMATE LOCATIONS OF EXACT LOCATIONS & DEPTHS TO BE ACCURATELY LOCATED BY THE RELLEVANT AUTHORITIES BEFORE COMMENCEMENT OF ANY WORKS

DIAL 1000
FOR ALL UTILITIES

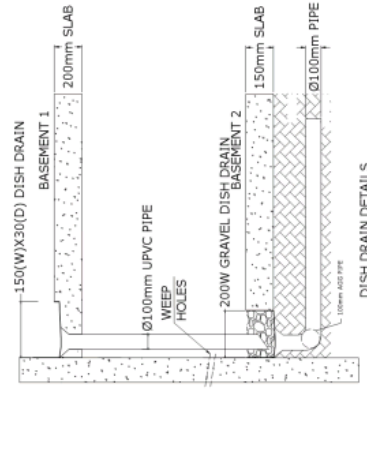
NOTES

- ALL LINES ARE TO BE MIN. 1000 UPVC @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FROM THE COMPETENT OF ANY AUTHORITIES. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE THE FINISH LEVEL PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL PIPES TO HAVE MIN. 200mm COVER IF LOCATED WITHIN PROPERTY.
- ALL FITS IN DRAINWAYS BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLETS.
- ALL WORK DO BE DONE IN ACCORDANCE WITH THE RELEVANT STANDARDS AS SET OUT IN THE SPECIFICATIONS.
- LOCATION OF DOWNPIPES & FLOOR WASTES ARE INDICATIVE ONLY. DOWNPIPE & FLOOR WASTE SIZE, LOCATION & QUANTITY TO BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, LANDSCAPE AND STRUCTURAL PLANS.
- ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE DESIGN ENGINEER FOR RESOLUTION.
- ALL FITS OR GRATES IN TRAFFICABLE AREAS TO BE HEAVY DUTY.
- ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO PREVENT LEAF LITTER COMING ENTER THE DOWNPIPES

PUMP SPECIFICATIONS

STANDARD PUMP-OUT NOTES
THE PUMP-OUT SYSTEM IS DESIGNED TO WORK IN THE FOLLOWING MANNER -
1. THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATELY SO AS TO ALLOW BOTH PUMPS TO HAVE EQUAL OPERATION LOAD & PUMP LIFE.
2. A LOW LEVEL FLOAT SWITCH SHALL BE PROVIDED TO INSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED AT ALL TIMES.
3. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS.
4. A SECOND FLOAT SHALL BE PROVIDED AT A HIGHER LEVEL, APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL. WHEREBY ONE OF THE PUMPS WILL OPERATE & DRAIN THE TANK TO THE LEVEL OF THE LOW LEVEL FLOAT. THE OTHER PUMP WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHOULD START THE OTHER PUMP THAT IS NOT OPERATING & ACTIVATE THE ALARM.
5. AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT & A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE PROPERTY. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.

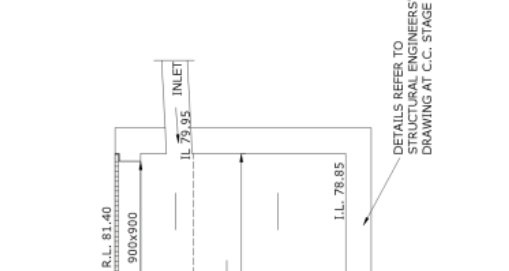
PUMP WELL DETAILS
SUMP SIZE AND PUMP SIZE BASE ON 100 YEAR 2 HR STORM INTENSITY IS 41.2mm/hr. AREA DRAINING TOWARDS SUMP IS 132m²
Q-CIA/3600 = 1.0x41.2x(132/3600) = 1.51 L/s
VOLUME REQUIRED IS 1.51x(2x60x60) = 10,872L
THEREFORE ADOPTABLE STORAGE PROVIDED IS 10,200L
PUMP OUT RATE BASED ON 100YR SHINS. STORM = 231 mm/hr
Q-CIA/3600 = 1.0x231x(132/3600) = 8.47 L/s
USE KS 30 OR EQUIVALENT DUAL PUMPS TO BE INSTALLED IN SUMP AND CONNECTED TO CONTROL PANEL WHICH WILL ALLOW FOR THE PUMPS TO ACT ALTERNATIVELY AT 10L/S AT 10m HEAD



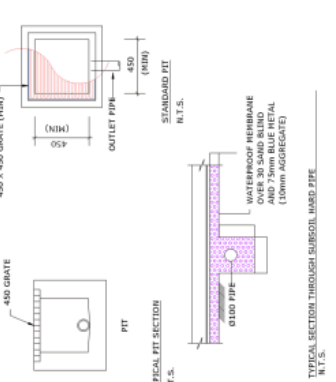
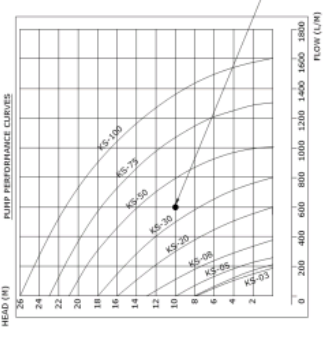
WARNING
PUMP OUT SYSTEM FAILURE IN BASEMENT WHEN LIGH IS FLASHING AND SIREN SOUNDING

BASEMENT PUMP OUT FAILURE WARNING SIGN

NOTE:-
1. SIGN SHALL BE PLACED IN A CLEAR AND VISIBLE LOCATION WHERE VEHICLES ENTER THE DRIVEWAY.
COLOURS:-
WARNING - RED
BORDER AND OTHER COLOURING - BLACK
NOTE: A SUITABLE ALARM SYSTEM MUST BE INSTALLED AND MAINTAINED AS PART OF THE PUMP OUT SYSTEM IN CASE OF PUMP FAILURE TO COMPLY WITH THE RELEVANT STANDARDS AS SPECIFIED ABOVE.



SECTION A
N.T.S.
TYPICAL SECTION A THROUGH PUMP PIT
PUMP WELL VOLUME 11.200m³



Type	MP	W	H	mm	Inch	Head Capacity		Weight		Dimension		
						M	LPM	M	Kg	U(mm)	W(mm)	H(mm)
KS-50	1/3	0.35	40	1 1/2"	3	130	8	180	9	188	141	305
KS-58	1/2	0.4	50	2"	5	150	8	270	11	208	140	319
KS-75	3/4	0.5	50	2"	5	180	10	300	13	250	150	330
KS-90	1	0.6	50	2"	5	210	10	330	15	280	160	343
KS-100	1 1/4	0.8	60	2 1/4"	6	240	10	360	16	310	170	354
KS-150	2	1.2	80	3"	8	300	15	420	20	370	200	406
KS-200	3	1.7	100	4"	10	360	20	480	25	440	240	457
KS-300	5	2.7	150	6"	15	540	25	720	35	660	330	635

RECOMMENDED PUMP

KS-75	1.8	0.7	50	2"	5	180	10	300	13	250	150	330
KS-100	2.2	0.8	60	2 1/4"	6	240	10	360	16	310	170	354

PROVIDE GALVANISED STEEL IRONS AT 300mm CS IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AT ALL ACCESS POINTS OF TANK

CLASS D (HEAVY DUTY) HINGED GALVANISED MILD STEEL GRATE & FRAME, PROVIDE LOCKING DEVICE

BOTH PUMPS ON & ALARM SOUNDS @ RL 80.68

Ø100mm PVC PUMP LINE

CLASS 9 RISING MAIN

NON-RETURN FLAP VALVE

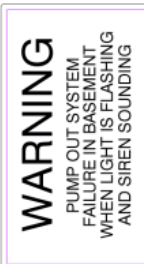
PUMP ON

PUMP OFF

2 AUTO SUBMERSIBLE PUMPS OPERATING ALTERNATIVELY AND PUMPING AT 10L/S AT 10m HEAD. PUMPS TO BE INSTALLED AND SPECIFIED TO MANUFACTURERS DETAIL AND CALCULATION SHEET

OWNER TO MAINTAIN THIS AREA CLEAN REGULARLY FROM SILTATION EVERY 3-6 MONTHS

DETAILS REFER TO STRUCTURAL ENGINEERS DRAWING AT C.C. STAGE



DATE	15 WICKFIELD CIRCUIT, AMBARVALE NSW	DESIGNER	
DATE	01 OCT 21	J.P.	L.L.
DATE	19 NOV 17	N.T.S.	
DESIGNER	NERMEEN LOKA	DOB	

BASEMENT STORMWATER DRAINAGE DETAILS

PROPOSED MIXED USE DEVELOPMENT
10 WICKFIELD CIRCUIT,
AMBARVALE, NSW

CONSENT AUTHORITY:
CAMPBELLTOWN CITY COUNCIL

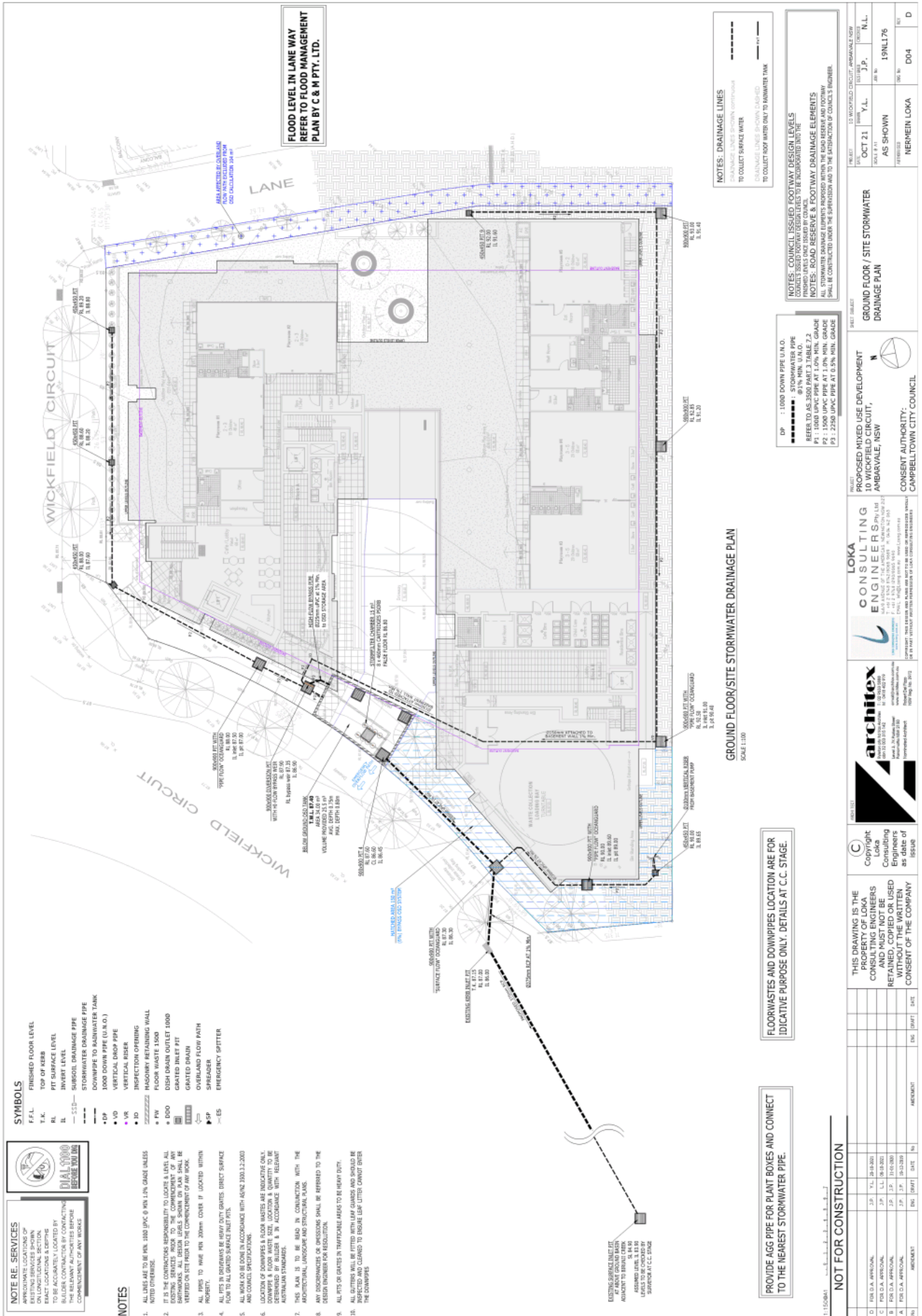
LOKA CONSULTING ENGINEERS Pty Ltd
2/412-414 WICKFIELD CIRCUIT
AMBARVALE NSW 1518
Ph: (02) 9439 1000 Fax: (02) 9439 1001
www.lokaconsulting.com.au
GST INVOICING NO: 1518082504
GST REG NO: 1518082504
LICENCE NO: 1518082504
LICENCE EXPIRES: 31/12/2024

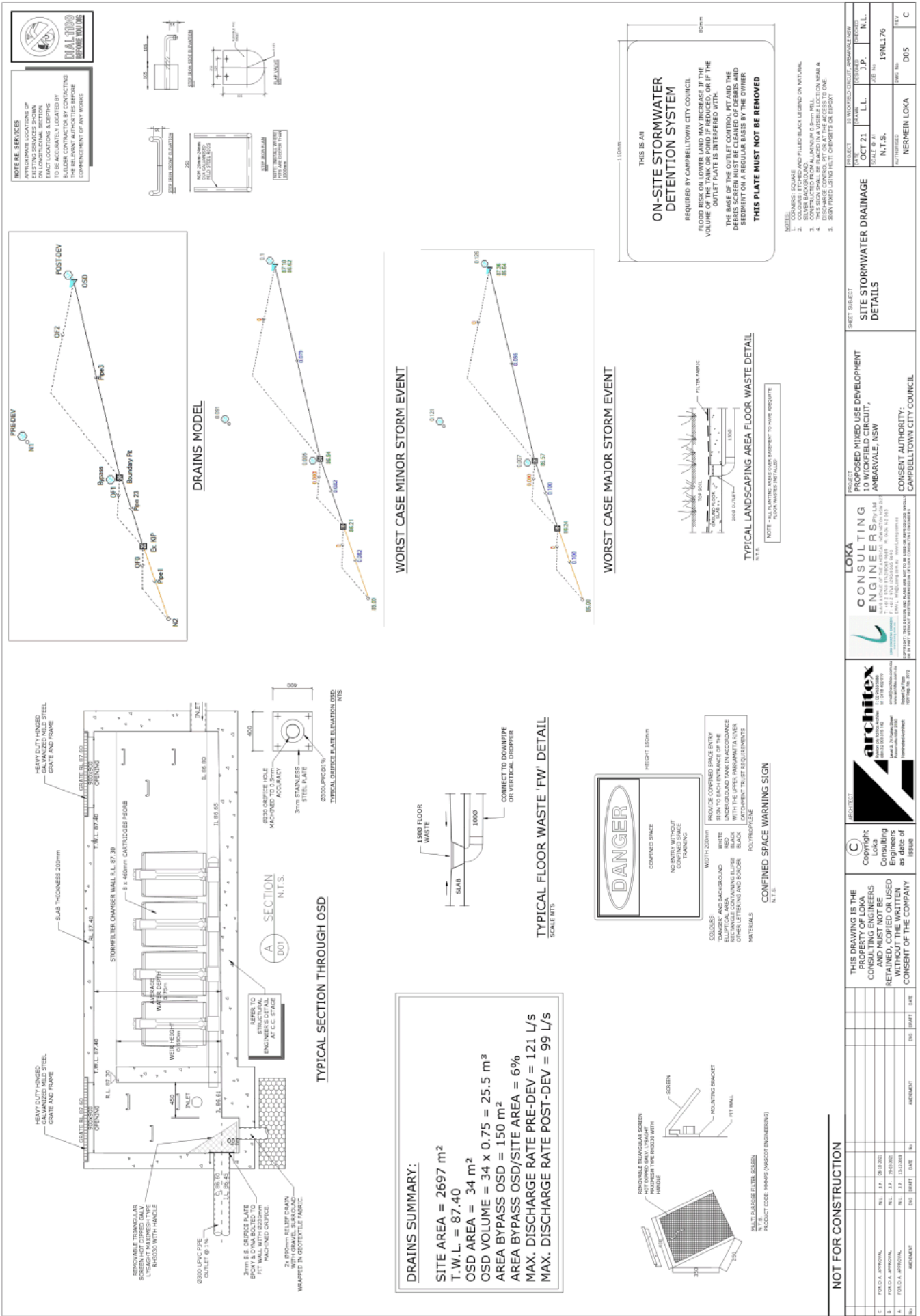
architex
ARCHITECTS
10/100 WICKFIELD CIRCUIT
AMBARVALE NSW 1518
Ph: (02) 9439 1000 Fax: (02) 9439 1001
www.architex.com.au
GST INVOICING NO: 1518082504
GST REG NO: 1518082504
LICENCE NO: 1518082504
LICENCE EXPIRES: 31/12/2024

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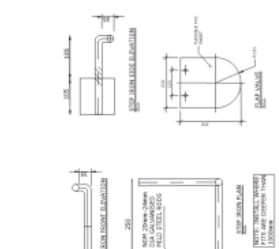
NOT FOR CONSTRUCTION

NO	REVISION	DATE	BY	CHKD
C	FOR D.O.A. APPROVAL	15/09/2022	J.P.	L.L.
B	FOR D.O.A. APPROVAL	09/09/2022	J.P.	J.P.
A	FOR D.O.A. APPROVAL	13/12/2018	J.P.	J.P.
1	ISSUED		J.P.	J.P.

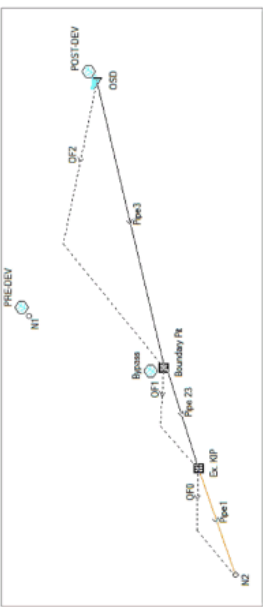




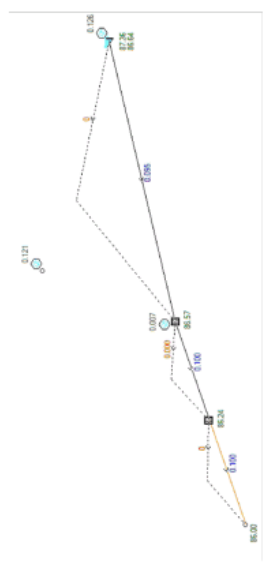
NOTE RE SERVICES
 THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SERVICES ON LONGITUDINAL SECTION, EXIST LOCATIONS & DEPTHS BY SUELLER CONTRACTOR BY CONTACTING THE RELEVANT AUTHORITIES BEFORE COMMENCEMENT OF ANY WORKS



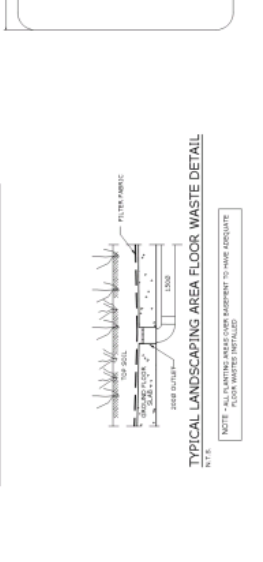
DRAINS MODEL



WORST CASE MINOR STORM EVENT



WORST CASE MAJOR STORM EVENT



ON-SITE STORMWATER DETENTION SYSTEM
 REQUIRED BY CAMPBELLTOWN CITY COUNCIL
 FLOOD RISK ON LOWER LAND MAY INCREASE IF THE VALUING OF THE SITE IS INTERFERED WITH.
 THE BASE OF THE OUTLET CONTROL PIT AND THE DEBRIS SCREEN MUST BE CLEANED OF DEBRIS AND SEDIMENT ON A REGULAR BASIS BY THE OWNER
THIS PLATE MUST NOT BE REMOVED

1. COLOURED SQUARE
2. COLOURED STORED AND FILLED BLACK LEAD ON NATURAL
3. CONSTRUCTED FROM ALUMINIUM 6.3mm WALL THICKNESS WITH A DISCHARGE COVER, FIT OR AT THE ACCESS TO ONE
4. CONSTRUCTED FROM ALUMINIUM 6.3mm WALL THICKNESS WITH A DISCHARGE COVER, FIT OR AT THE ACCESS TO ONE
5. SIGN PLATED USING HELIX CHEMISTS OR EQUIV

PROJECT		SHEET SUBJECT		PROJECT		PROJECT	
NO	REVISION	DATE	BY	CHKD	NO	REVISION	DATE
C	FOR C.A. APPROVAL	N/L, J.P.	09/03/2022		10 WICKFIELD CIRCUIT, AMBARVALE, NSW	PROPOSED MIXED USE DEVELOPMENT	10 WICKFIELD CIRCUIT, AMBARVALE, NSW
B	FOR C.A. APPROVAL	N/L, J.P.	04/03/2022		LOKA CONSULTING ENGINEERS Pty Ltd	ENGINEERS	LOKA CONSULTING ENGINEERS Pty Ltd
A	FOR C.A. APPROVAL	N/L, J.P.	23/03/2021		10 WICKFIELD CIRCUIT, AMBARVALE, NSW	PROPOSED MIXED USE DEVELOPMENT	10 WICKFIELD CIRCUIT, AMBARVALE, NSW
	REVISION	DATE	BY	CHKD	CONSULTANT	PROJECT	PROJECT

STORMWATER TREATMENT SUMMARY
SITE AREA = 2697 m²

"MUSIC" HAS BEEN USED FOR WATER QUALITY TREATMENT ANALYSIS

AS PER YOUR REQUEST PLEASE SEE OCEANPROTECT'S REPORT FOR THE DETAILED ANALYSIS OF THE SITE. THE CATCHMENT IN MUSIC IS MODELLED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES & PARAMETERS:

- MUSIC VERSION 6.3.0
- RAINFALL STATION 67034, LIVERPOOL TO 8776
- CAMPBELLTOWN CITY COUNCIL UTILIZING RAINFALL DATA FROM 1987
- NO DRAINAGE ROUTING BETWEEN MODES
- THE SYSTEM HAS BEEN MODELLED TO MEET THE CURRENT CAMPBELLTOWN CITY COUNCIL (CCP) (2019) TARGETS:
- TSS: 80% REDUCTION
- GP: 45% REDUCTION
- GP: 90% REDUCTION

TREATMENT DEVICES:

1. B-CARTRIDGE (450mm PSORB) DETENTION STORMFILTER SYSTEM
2. B-CARTRIDGE (450mm PSORB) DETENTION STORMFILTER SYSTEM
3. 5 x OCEANGUARD - 200 MICRON

MUSIC MODELING RESULT

Source	Residual Load	% Reduction
Total Suspended Solids (kg/yr)	395	26.7
Total Phosphorus (kg/yr)	6.08	61.3
Total Nitrogen (kg/yr)	2.26	1.85
Storm Pollutants (kg/yr)	45.9	1.20
		96.1

SUMMARY:

THE PROPOSED STORMWATER QUALITY TREATMENT TRAIN ARE COMPOSED OF 8-CARTRIDGE (450mm PSORB) DETENTION STORMFILTER SYSTEM AND 5 OCEANGUARDS TO REMOVE DIFFERENT SOURCE POLLUTANTS. IT IS OUR OPINION THAT IF THESE MEASURES ARE IMPLEMENTED, THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE INTENT OF THE RAINING-CAT COUNCIL REQUIREMENT. IN ADDITION, THE PROPOSED STORMWATER QUALITY TREATMENT TRAIN WILL BE MAINTAINED AND SERVICED BY THE OWNERS OF THE PROPOSED DEVELOPMENT AT NO COST TO COUNCIL.

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TOTAL SITE AREA 2697 m²

- ROOF: 980 m²
- HARD PAVED: 821 m²
- DRIVEWAY: 147 m²
- UNPAVED BYPASS: 71 m²
- AREA COLLECTED BY OCEANGUARD: 434 m²
- PLANTER BOX: 348 m²
- DEEP SOIL LANDSCAPE: 148 m²
- DEEP SOIL LANDSCAPE BYPASS OSD/WSUD SYSTEM: 78 m²
- FLOODED AFFECTED AREA: 104 m²

PLAN LAYOUT

SECTION A

TYPICAL OSD WITH FILTER CHAMBER DETAILS

MUSIC RESULT AND DETAILS

PROPOSED MIXED USE DEVELOPMENT
10 WICKFIELD CIRCUIT,
AMBARVALE, NSW

CONSULTANT:
LOKA CONSULTING ENGINEERS Pty Ltd

ARCHITECT:
architect

DATE: 19/11/20

SCALE: 1:100

PROJECT NO: 19N1176

CLIENT: CAMPBELLTOWN CITY COUNCIL

DESIGNER: NERMEEN LOKA

DATE: 19/11/20

SCALE: 1:100

PROJECT NO: 19N1176

CLIENT: CAMPBELLTOWN CITY COUNCIL

State Environmental Planning Policy Number 65 (SEPP 65) Design Verification Statement for a Mixed Use Development with Retail, Child Care Centre and Residential Shop-top Housing located at 10 (Lot 2 in DP1185139) Wickfield Circuit, Ambarvale for St Arena Investments Pty Ltd

SEPP 65 DESIGN VERIFICATION STATEMENT

State Environmental Planning Policy Number 65 (SEPP 65) Design Verification Statement for a Mixed Use Development with Retail, Child Care Centre and Residential Shop-top Housing located at 10 (Lot 2 in DP1185139) Wickfield Circuit, Ambarvale for St Arena Investments Pty Ltd

SEPP65 DESIGN VERIFICATION STATEMENT

PROJECT **Mixed Use Development**
10 Wickfield Circuit
Ambarvale NSW 2560

CLIENT **St Arena Investments Pty Ltd**
Unit 12, 10 Dunn Street
Smeaton Grange NSW 2567

DATE **30th March, 2021**

ARCHITECTS **architex**

Level 3
7K Parkes Street
Parramatta NSW 2150

Telephone : 9633 5888

Email : email@architex.com.au

State Environmental Planning Policy Number 65 (SEPP 65) Design Verification Statement for a Mixed Use Development with Retail, Child Care Centre and Residential Shop-top Housing located at 10 (Lot 2 in DP1185139) Wickfield Circuit, Ambarvale for St Arena Investments Pty Ltd

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 - 2.0 SITE ANALYSIS**
 - 3.0 DESIGN STATEMENT**
 - 4.0 ENVIRONMENTAL ASSESSMENT**
 - 5.0 SEPP 65 DESIGN VERIFICATION STATEMENT**
 - 5.1 Context and Neighbourhood Character**
 - 5.2 Built Form and Scale**
 - 5.3 Density**
 - 5.4 Sustainability**
 - 5.5 Landscape**
 - 5.6 Amenity**
 - 5.7 Safety**
 - 5.8 Housing Diversity and Social Interaction**
 - 5.9 Aesthetics**
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State Environmental Planning Policy Number 65 (SEPP 65) Design Verification Statement for a Mixed Use Development with Retail, Child Care Centre and Residential Shop-top Housing located at 10 (Lot 2 in DP1185139) Wickfield Circuit, Ambarvale for St Arena Investments Pty Ltd

1.0 INTRODUCTION

On behalf of our client and developer of the project above, we hereby lodge a State Environmental Planning Policy No. 65 (SEPP65) Design Verification Statement for the proposed mixed-use development comprising of :-

- Construction of a child-care centre with café, indoor play areas, amenities for staff and children within the site for 91 children;
- Provision of outdoor play areas, shade structures and play equipment on the perimeter of the building;
- Construction of twenty-nine (29) residential units, comprising of "Shop-Top Housing" above the commercial Ground Floor Level;
- Provision for car parking spaces within a basement car parking level on the site;
- External works including landscaping, driveways, paths and fences.

The design of the development has been influenced by the planning guidelines contained in the performance criteria of the **Campbelltown Development Control Plan (DCP)** and the **Campbelltown Local Environmental Plan 2015 (LEP)**, for a Shop-Top Housing in a **B1 – Neighbourhood Centre Zone**, under the LEP, as well as the **State Environmental Planning Policy (Affordable Rental Housing) 2009 (NSW) (SEPP2009)** policy.

The development also integrates the design principles contained in the **State Environmental Planning Policy Number 65 (SEPP65)** and the related design controls and recommendations of the **Apartment Design Guide (ADG)** recently issued by **Planning NSW**.

2.0 SITE ANALYSIS

Understanding the site conditions and character of a site is the first step in the design process. Site analysis is the process of identifying and recording the dominant features and elements of the site and surrounding locality.

Through this process, combined with an understanding of the future character of the area, the range of design options and issues will emerge, to be addressed in the design process. Development, which is designed in context with the surrounding built-form enhances the streetscape and reinforces the character and quality of the environment.

A site analysis drawing has been submitted with the original development application. Relevant considerations in any site analysis include the site's topography, orientation and microclimate, existing structures and vegetation, views, access, drainage and services, and any other special site features.

The site analysis established the opportunities and constraints for the site development and created the platform upon which the design is based and integrates with the immediate surroundings for the best possible solution and greatest contribution.

PART A : THE SITE

2.1 Site Dimensions

The site consists of a new allotment of land, with two (2) street frontages to Wickfield Circuit of 26.495, 6.40, 38.02, 7.055 and 11.315 metres. The eastern side boundary is formed by a laneway with frontages of 29.732 and 16.25 metres. The rear southern boundary is 66.95 metres.

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The total site area is calculated to be 2,697 square metres. The attached survey by AIM Surveying illustrates the allotment.

The topography of the site provides a gradient from the south-eastern rear corner at EL93.07, falling to the front northern corner to EL88.23. The fall of 4.84 metres in a distance of approximately sixty (60) metres generates a gradient of over eight (8) per cent.

A covenant (Noted as Y on the Survey) and a restriction of the use of land (Noted as X on the survey) require deletion. A sewer traverses the site and will require redirection.

There are existing trees remaining on the allotment of land, which will require removal.

All services are connected to the site and available for the development.

2.2 Current uses

The development site is Zoned B1 Neighbourhood Centre under the provisions of the Campbelltown LEP. The subject site has been vacant and provides an opportunity for a centre-based child care facility and residential units above with proximity to complementary uses such as schools and public open spaces.

2.3 Adjoining Development

The property is irregular in shape and occupies three street frontages being Wickfield Circuit to the north and eastern boundaries, with an unnamed laneway to the east.

A residential flat building is positioned on the eastern side of the laneway and is illustrated in the attached survey.

The southern side boundary is elevated and accommodates an ALDI Store with at-grade car parking to the east of the building.

2.4 Existing Road Network

The property is irregular in shape and occupies three street frontages being Wickfield Circuit to the north and eastern boundaries, with an unnamed laneway to the east.

2.5 Topography

The topography of the site provides a gradient from the south-eastern rear corner at EL93.07, falling to the front northern corner to EL88.23. The fall of 4.84 metres in a distance of approximately sixty (60) metres generates a gradient of over eight (8) per cent.

The site achieves a natural slope from one corner of the site to the opposite corner. The site accommodates a natural topography, which will provide a gravitational flow for the storm-water catchment and management system to the proposed discharge point along the rear boundary.

2.6 Services

Consultation with relevant utility supply authorities, Sydney Water, Energy Australia, Telstra, Australian Postal Services and AGL, has been made prior to the commencement of the development process. The electricity supply and telecommunications services are readily available to the site without restrictions.

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The supply of water and sewerage services has also been investigated. All services are available to the site and reticulation of water and sewerage will be provided in accordance with the requirements of Sydney Water.

2.7 Existing Vegetation

The accompanying survey plan, illustrates the existing site topography and the location of the existing vegetation. There are a number of small and large trees located within the site and along the street frontage, of which some are regarded as being necessary to remove, in order to accommodate the proposed residential development.

The locations of the trees, height of canopy and trunk diameter are noted on the accompanying survey drawing. An Arborist Report is submitted to assess the species and condition of each tree on the site.

2.8 Micro Climates

There is no impact on rural land, extractive resources or water supply catchment areas by the development of the site. The site is occupied by low-scale residential development with associated car parking areas. The allotment will eventually be surrounded by medium-rise residential development, with substantial open space areas, separating each project.

The subject site is not identified as containing any ecological communities that would cause the Threatened Species Conservation Act to be transgressed. There is no disturbance to any existing fauna or flora if the development is restricted to the current site area. The subject site is not affected by land-slip, subsidence, soil erosion or degradation, or any other related soil conservation factors.

2.9 Location of Existing Features

The accompanying site plan illustrates the location of existing vegetation and remaining site features.

PART B : THE SURROUNDS

2.13 Neighbouring Buildings

Eastern development

A residential flat building is positioned on the eastern side of the laneway and is illustrated in the attached survey.

Southern development

The southern side boundary is elevated and accommodates an ALDI Store with at-grade car parking to the east of the building.

2.14 Privacy

The adjacent buildings are located along the eastern and southern side boundary of the site. The issue of privacy for the existing residents must be considered and accounted for by good site planning.

The site planning should provide adequate separation distances and landscaped screening devices to protect the privacy of the existing and future neighbours. The proposed development considered the impact on the existing residential units of the development to ensure that living areas and balconies are significantly protected from any adverse intrusion from proposed developments.

State Environmental Planning Policy Number 65 (SEPP 65) Design Verification Statement for a Mixed Use Development with Retail, Child Care Centre and Residential Shop-top Housing located at 10 (Lot 2 in DP1185139) Wickfield Circuit, Ambarvale for St Arena Investments Pty Ltd

2.15 Walls on the boundary

There are no significant structures located on or near the common boundaries of the site, which would require special consideration in the design. The survey does not indicate any substantial differences in natural ground levels between buildings on or near common boundaries.

2.16 Difference in levels

The site inspection revealed that the eastern and western property boundaries are the only common boundaries shared with an adjoining residential development of any concern. There are no significant differences in natural ground levels located on or near the common boundaries of the site, which would require special consideration in the design.

3.0 DESIGN STATEMENT

The design of the development has been influenced by the planning guidelines contained in the performance criteria of the **Campbelltown Development Control Plan (DCP)** and the **Campbelltown Local Environmental Plan 2015 (LEP)**, for a Shop Top Housing in a **B1 – Neighbourhood Centre Zone**, under the LEP.

The design of the development has also been determined by the performance criteria and design controls contained in **State Environmental Planning Policy Number 65 (SEPP65)** with particular reference to the original **Residential Flat Design Code (RFDC)**, which has been replaced by the new **Apartment Design Guide (ADG)**, which came into force on the 17th July, 2015.

The Design Statement will address these issues and encompasses several areas. The first section of the design statement is a general statement on the urban design aspects, responding to the site analysis and constraints of the site parameters.

4.0 ENVIRONMENTAL ASSESSMENT

The Statement of Environmental Effects will address the issues of the compliance of the development with the appropriate SEPP, LEP and DCP policies and guidelines.

5.0 STATE ENVIRONMENTAL PLANNING POLICY NUMBER 65

The **State Environmental Planning Policy Number 65 – Design Quality of Residential Apartment Development (SEPP65)** has recently been amended and gazetted. SEPP65 sets a consistent policy direction for residential development in NSW and provides a uniform, state-wide framework for more detailed planning guidance.

SEPP65 has a statutory effect on development and as a consequence may modify or supplement the provisions of other state environmental planning policies, local environmental plans and development control plans.

The **Apartment Design Guide (ADG)** came into force on the 17th July, 2015, replacing the Residential Flat Design Code (RFDC). The ADG seeks to achieve better design and planning for residential apartment developments, by providing bench marks for designing and assessing these developments.

State Environmental Planning Policy Number 65 (SEPP 65) Design Verification Statement for a Mixed Use Development with Retail, Child Care Centre and Residential Shop-top Housing located at 10 (Lot 2 in DP1185139) Wickfield Circuit, Ambarvale for St Arena Investments Pty Ltd

The following summary provides a basis for assessment of these planning and design elements in a numerical form. These are not intended to be compulsory compliance issues but a guide on what can be considered to be the appropriate options for design.

Where these are varied, there are established principles on why such variations are warranted. Objectives, design criteria and design guidance in Parts 3 and 4 of the ADG that are referred to in SEPP65 will prevail over any inconsistent DCP control.

PLANNING PRINCIPLES

SEPP65 establishes nine (9) design quality principles to be applied in the design and assessment of residential apartment development. The ADG provides greater detail on how residential development proposals can meet these principles through good design and planning practice.

SEPP65 and the ADG apply to residential flat buildings, shop top housing and the residential component of mixed use developments. They apply to buildings that are three or more storeys and that have four or more dwellings.

Urban design must recognise the creation of a sustainable urban environment where there is a balance between what the community needs are, what the community can afford and also sustain, in the long-term, preservation of our environment.

Urban design must address the concerns not only of sustaining the physical environment, but also the economic, financial and social environment.

The urban design of the project has been developed in response to the assessment of a number of site characteristics and design parameters, which have been determined by the site analysis and evaluation of the existing environment.

Urban planning issues may include:-

- The fulfilment of ecologically sustainable development (ESD) principles relies heavily on the optimum orientation of the proposed building on the site;
- The bulk and scale of the proposed development should complement the existing character of the neighbourhood and site;
- Street alignments of buildings and setbacks are important elements, which need to be reinforced if harmony is to prevail, and contrasted with, if a focal point or prominence is preferred;
- Building heights and building forms have additional significance in the urban design of the project;
- Building heights and building locations should minimise the degree of over-shadowing onto adjoining properties and attempt to reduce the potential impact and loss of sunlight of adjoining properties.

The urban design process commenced with an assessment of the site characteristics and an analysis of the inherent features of the site as well as the adjoining development.

The site analysis evaluated the topography of the site, orientation, aspect, prevailing winds, adjoining structures, existing landscape and vegetation, streetscape, location of the amenities and services to the site, heights of existing buildings and location of adjoining windows overlooking the site.

State Environmental Planning Policy Number 65 (SEPP 65) Design Verification Statement for a Mixed Use Development with Retail, Child Care Centre and Residential Shop-top Housing located at 10 (Lot 2 in DP1185139) Wickfield Circuit, Ambarvale for St Arena Investments Pty Ltd

PRINCIPLE 1 : Context and Neighbourhood Character

Context is the assessment of the key, natural and built forms of an area surrounding the site. Good design, which responds to the context of the site, will integrate the desirable elements of a location's character and utilise them to contribute to the quality, identity and integrity of the existing built form. Context also includes social, economic, health and environmental conditions.

Context involves identifying the desirable elements of an area's existing and future character. The proposed development responds and enhances the qualities and identity of the site, set out in the Site Analysis.

The development must respond and sympathetically reflect the context into which it is placed. The key natural features of a site, together with the existing built forms determine the features of the site area. Therefore, good design responds and contributes to its context.

Context includes social, economic and environmental factors as well as the physical form of the area and surrounds. Responding to the local context involves identifying the desirable elements of the current character or the key aspects of character that are important to its future.

The design of the development is influenced by :-

- Regional context and urban centres
- Neighbourhood and precinct areas
- Open space
- Views
- Topography
- Street layout
- Streetscape
- Precinct blocks
- Allotment sizes and shapes
- Existing uses

The development responds to these influences by proposing a design that reflects the location of the site in the precinct, accommodates the desired setbacks and height controls. The design responds to the street frontages and activates the Ground Floor Level while maintaining the passive surveillance of the public domain from the residential levels above.

The design accommodates the key natural features of a site, together with the existing built forms, which determine the features of the site area. Therefore, the proposed design responds and contributes to its context.

PRINCIPLE 2 : Built Form and Scale

The general approach to design is linked to the assessment of built form and scale, which complements the existing streetscape and surrounding development. The appropriate scale, bulk and height of a development is determined by an assessment of the existing and future character of the area.

The scale of the development is defined by the extent of the overall building zone in plan and section within which a future building can be located. Building envelopes set the appropriate scale of the future development in terms of bulk and height in relation to the street layout, allotment size and location in the precinct. Building envelopes ensure that the built form and density of the new development respects the scale, density and desired future character of the area.

State Environmental Planning Policy Number 65 (SEPP 65) Design Verification Statement for a Mixed Use Development with Retail, Child Care Centre and Residential Shop-top Housing located at 10 (Lot 2 in DP1185139) Wickfield Circuit, Ambarvale for St Arena Investments Pty Ltd

The scale of the development is defined by :

- Building height
- Building depth
- Building separation
- Street setbacks
- Side and rear setbacks
- Floor space ratio

Building height

The height of a development has a major impact on the physical and visual amenity of an area. The height controls are defined by the impact upon the solar access, residential amenity, setting, topography and heritage impacts of the site within its context.

The height proposed should ensure that the development responds to the desired scale and character of the street and local area. The proposed height should allow reasonable solar access to all developments and the public domain.

There is a height limit of nine (9) metres applicable over the site. The proposed height of the development is generally within the Building Height Plane, with only minor encroachments generated by the sloping topography of the site, cascading from north to the south.

A variation to the strict application of the height limit is submitted under Clause 4.6 of the LEP. The minor encroachments allow for the roof terrace to be made accessible with lift service and fire egress stairway. The roof forms integrate architectural features to enhance the profile of the building and to contribute to the architectural presentation to the street frontages.

Building depth

The depth of a building is the horizontal cross-section dimension of a building and is important in the potential impact on the residential amenity for the building occupants. In general, it is recommended that narrow cross-section buildings with a dual aspect provide better natural ventilation and optimum solar access to internal spaces.

The design should ensure sufficient daylight access to habitable rooms, without the need for artificial lighting.

The maximum depth for adequate daylight penetration is 10 to 18 metres (ADG). Council's DCP has adopted a maximum building depth of eighteen (18) metres.

The design adopts the objectives and guidelines of the DCP and proposes two (2) residential buildings, which accommodate a maximum of eight (8) units per floor level (Southern Block) and five (5) units per floor (Northern Block), positioned around a central atrium space with garden feature and communal open space, forming the link between the two buildings.

Each dwelling unit is provided with a single or a dual-aspect, orientated to the northern front, eastern or western side of the property. Balconies extend the residential units to provide the opportunity to extend living and bedroom areas to the outdoors.

The maximum depth of the building is 8.0 and 9.0 metres in depth with a central void or open space, providing natural lighting and ventilation between buildings.

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The buildings provide significant indentations and variations in the facades to ensure natural lighting and ventilation into as many units as possible per floor level, with minimal depth of the single-aspect unit not exceeding the eight (8) metres.

The residential units are designed around the central staircase and lift core, with indentations provided along the facades to generate articulation of the building form.

The lift lobby receives natural lighting and ventilation near the lift from the roof level, with an open staircase enabling natural lighting to filter through each floor level.

The variations in the facades provide articulation and movement of form with projections and recesses in the facades to provide the character and scale represented in the area by existing development.

Building separation

The spatial relationship of buildings is an important determinant of urban form. Building separation relates to urban form because it relates to the legible scale of an area.

Building separation controls are set in conjunction with the height controls and controls for open space and solar exposure. The primary development controls for building separation, as set out in the RFDC, Figure 01.61, sets out the following distances :-

Up to four storeys in height	12 metres between habitable rooms/balconies
	9 metres between habitable and non-habitable
	6 metres between non-habitable and non-habitable

The proposed building is four (4) storeys in height and the proposed separation distances vary from a minimum of 9.15 metres to a maximum of 10.65 metres. There are no visual privacy issues as opposing windows are avoided.

Street setback

Street setbacks establish the front building alignment. The controls over these distances create the proportions of the street and contribute to the public domain by enhancing streetscape. The street setback also controls the street character and the continuity of street facades. Street setbacks enhance the setting for the building and provide for landscape areas, entrances and deep-soil zones.

The proposed setbacks to the streets form active street frontages, adequate open space areas for communal recreation spaces and to ensure the development addresses the parameters such as privacy, acoustic transmission control and open space.

The primary setback has been determined in accordance with Council's guideline in the DCP for the precinct and also in context with the adjacent development, which has been recently completed. The front setback distances vary from a minimum of three (3) metres to a maximum of 4.50 metres.

The building is substantially set back from the street to accommodate substantial areas of landscaping and deep soil.

Side and rear setbacks

Side and rear setbacks are important controls to ensure that the building height and distance of the building from its boundaries maintain the amenity of the neighbouring sites and within the new development.

Setbacks vary according to the building context and type of residential development being proposed.

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Side and rear setbacks can be used to create useable land, which contributes to the amenity of the side and rear buildings through landscape design and open space. The prescribed setback is three (3) metres and 4.5 metres.

These setbacks are achieved on the site. The setbacks proposed are considered sufficient to achieve the required result in minimising the overall impact of the building and ensuring that the existing scale of the general area is acknowledged and sympathetically treated.

Floor space

Floor space area and the ratio to the site area (Floor Space Ratio or FSR) controls ensure that the development is in keeping with the optimum capacity of the site and the local area.

There is no maximum FSR for this site.

The total site area is 2,697 square metres. The Gross Floor Area is 3,151.58 square metres. The proposed FSR is therefore, 1.168 : 1.

The design achieves an appropriate built form for the site and accommodates the desired purpose in terms of building alignments, proportions, building type, articulation and the manipulation of the building elements.

The impact of the proposed scale of the development has been controlled and reduced by acknowledging the established built form and providing a degree of association or design to link elements of the building with established elements of the built forms in the precinct.

The assessment of the built form is an analysis of the building alignments, proportions, building character and building elements of the surrounding development. The appropriate built form defines the public domain and contributes to the streetscape.

The design is in accordance with the building envelope requirements of DCP and therefore, is considered to be appropriate by relating to the surrounding development, as envisaged by LEP and DCP provisions for other future developments.

PRINCIPLE 3 : Density

The proposed density of the development has been determined by a number of design factors contained in the DCP. The density allowable has been controlled by the height, landscaped area and setback controls.

The density of development has been established as complying when the planning controls have been complied with, in particular :-

- height
- floor space ratio
- landscaped area

The sustainable bulk and scale of the development responds to the density allowable and ensures compliance provides a viable development, which is in context with the future character of the area.

The approach to the design of the development is linked to the overall density of acceptable development and the appropriateness of that development in the context into which the development is being proposed.

State Environmental Planning Policy Number 65 (SEPP 65) Design Verification Statement for a Mixed Use Development with Retail, Child Care Centre and Residential Shop-top Housing located at 10 (Lot 2 in DP1185139) Wickfield Circuit, Ambarvale for St Arena Investments Pty Ltd

The appropriate density of development must be sustainable, of a high level of amenity and be consistent with the existing character of the area or future density, in areas undergoing a transitional phase of development.

Appropriate densities are consistent with the area's existing or projected population. These densities are predicated on the planning controls and guidelines provided by the LEP and DCP guidelines.

The bulk of the development is also controlled by the appropriate setbacks required to achieve solar access for the development and by the provisions for deep-soil and landscaped areas. The stepped façade levels above the street frontage and the fragmentation of the building façades have been significantly increased to ensure that the bulk of the building diminishes in proportion with the height and scale of the building.

Compliance with the planning parameters would indicate that the objectives of the Council's planning policies and instruments are being observed and complied with.

The planning controls have been met and the design is considered to be appropriate with a comfortable relationship to adjoining development in the vicinity of the site.

By complying with the landscaped area requirements, the overall bulk and scale of the development is considered to be within the building controls. These controls have been complied with.

PRINCIPLE 4 : Sustainability

The concept of ecologically sustainable development is defined as "...using, conserving and enhancing the community's resources so that ecological processes, on which life depends are maintained and the total quality of life, now and in the future, can be increased".

Therefore, the fulfilment of energy efficiency is based upon these ESD principles, which rely heavily on the optimum use of land, water and energy resources.

Good design should incorporate these ESD principles by incorporating energy and water saving devices, which will insure that residents and occupants of the development will positively contribute to the conservation of these valuable resources.

Resources

The concept of ecologically sustainable development is defined as "...using, conserving and enhancing the community's resources so that ecological processes, on which life depends are maintained and the total quality of life, now and in the future, can be increased". Therefore, the fulfilment of energy efficiency is based upon these ESD principles, which rely heavily on the optimum use of land, water and energy resources.

ESD principles are based upon a need to create a sustainable urban environment without jeopardising or compromising the long-term protection and enhancement of the environment in the future. ESD principles involve the economic demolition of the existing structures by recycling the available materials, products and re-use of site foundation materials.

The main emphasis in the design of any residential development is the utilisation of appropriate and sustainable materials in the construction of the project. The incorporation of recyclable building products and sustainable resources will ensure that the future quality of life and environment will be protected.

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The building construction proposed will reflect these ideals by adopting renewable products and materials. Recycling of materials and the reduction of waste products will contribute to the achievement of these goals.

The design of the development is also influential in the achievement of ESD principles. The integration in the design to achieve natural ventilation and good heat insulation will minimise the dependency on energy resources in heating and cooling a space.

The achievement of these goals then contributes significantly to the reduction of energy consumption, resulting in a lower use of valuable resources and the reduction of costs.

Energy Efficiency

The energy rating of the residential units being proposed has been assessed and the accompanying ratings indicate a high percentage of units achieve a greater rating than the minimum required. This target has been met by integrating the following inclusions :-

- Energy efficient gas hot water system
- Internal planning of dwelling
- Orientation
- Natural ventilation
- Solar access

Water Efficiency

The project will integrate a system of rainwater collection and storage from the roof drainage system and be utilised in the irrigation system proposed for the planter-boxes and deep-soil areas, within the development. The design will also incorporate the following water saving devices :-

- AAA-rated shower heads
- AAA-rated taps
- Dual-flush toilet systems
- Rainwater tank storage system

PRINCIPLE 5 : Landscape

Good design combines landscape and the built form to operate as an integrated and sustainable system, resulting in aesthetic developments with good amenity. The objectives of landscaping are to ensure that the proposed landscaping treatments integrate with and enhance the setting of the building, both indoors and outdoors, while contributing to the landscape character of the streetscape and neighbourhood.

Landscape design should also be integrated into the proposed design and contribute to the energy efficiency and performance of the building, thereby contributing and providing a sustainable living environment. The landscape component in the design clearly addresses these objectives and illustrated in the submitted Landscape Plans.

PRINCIPLE 6 : Amenity

The amenity of a residential development is a composition of the physical, spatial and environmental qualities, which combined provide a desirable standard of living conditions.

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Appropriate room dimensions, configurations, spatial flow, access to sunlight, natural ventilation, cross-ventilation, visual and acoustic privacy, storage space, indoor and outdoor entertainment and recreation spaces, energy efficiency, views, accessibility and aesthetics are all relevant aspects of the amenity of the development.

The amenity issues are outlined in previous sections of the Design Statement and may be listed as follows :-

- Integration of accessibility for those with physical disabilities or visual impairments in accordance with AS1428;
- Adaptable housing accommodation in accordance with AS4299;
- Affordable housing under SEPP (Affordable Rental Housing) 2009;
- Access and amenities for all residents, visitors and tenants to comply with the Disability Discrimination Act 1992;
- Integration of "best practice" design standards to ensure appropriate floor areas, ceiling heights, spatial flow, solar access, natural ventilation and privacy is achieved.

In any such residential development, it is important that consideration is placed on the residential amenity of the development. The amenity of the development incorporates the physical, spatial and environmental quality of the development.

The amenity requires the appropriate room configurations with good access to northern sunlight and shading, together with appropriate consideration for access and mobility. Amenity also incorporates visual privacy.

Visual privacy measures are incorporated to provide for private functions within all rooms and private open spaces, without compromising views, outlook, ventilation and solar access. The consideration of visual privacy requires an understanding of the adjacent context, site configuration, topography, the scale of the development and the layout of the apartments.

The building design has been developed to provide for the amenity of the occupants as well as the public domain. The following summary identifies the key elements of the building design incorporating access and circulation, apartment layouts, floor area, ceiling height, private open space, common open space, energy efficiency rating, adaptability and diversity, safety, security and site facilities.

The design of the residential development also accommodates for the elderly and disabled members of the community. In response to the introduction of the Disability Discrimination Act 2010 (DDA), the intention in any design is not to discriminate against a potential resident or occupant on the grounds of disability. It is therefore now imperative to provide access and use of the premises for the general public, without discrimination against the disabled or elderly members.

PRINCIPLE 7 : Safety

The safety and security is vital to both internal and external aspects of the development. The design should integrate the surveillance of public and communal open spaces to ensure vigilant exposure of these areas, while maintaining privacy to residents and the public domain.

Design should avoid dark and non-visible areas, maximise internal privacy, activity along street frontages, provide clear and safe access points, separate pedestrian and vehicular traffic, provide quality public and open spaces that cater for the desired recreational uses.

Illumination at night should be an inherent aspect of any design to ensure safe access and security at night, providing a clear definition between public and private spaces.

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The built environment has an impact on the perceptions of safety and security, as well as on the actual opportunities for crime. The objective in the design is to ensure that residential flat developments are safe and secure for residents and visitors, as well as contributing to the safety of the public domain.

These principles are based upon the guidelines provided by "**Crime Prevention Through Environmental Design**" (CPTED). The four principles of CPTED are :-

- **Surveillance**
- **Access/Egress Control**
- **Territorial Reinforcement**
- **Space Management**

The project has been designed with these principles in mind and seeks to have an impact on the perceptions of safety and security, as well as on the actual opportunities for crime within the site.

PRINCIPLE 8 : Housing Diversity and Social Interaction

Social dimensions would include lifestyles, affordability, accessibility and living standards. Good design would provide housing to meet the social demands of the community. The proposed development will offer a range of residential accommodation in a centralised location in the centre of the business district. The affordability of such residential accommodation is based upon the construction of efficient developments, which maximise the returns for the expenditure invested.

PRINCIPLE 9 : Aesthetics

Quality in aesthetics is a composition of the appropriate building elements, textures, materials and colours to reflect the use, internal design and structure of the development. The aesthetics are addressed in the proposed design section of this Design Statement.

The proposed development will seek to appeal to the general public by achieving a high standard of architectural design, detailing and construction finishes in materials and textures.

In any development, it is important that consideration is placed on the visual appearance of the development. The appropriate composition of the elevations should integrate architectural "best practice" policy of incorporating architectural character and style appropriate for the development.

The quality of the aesthetic presentation of the development must address the elements of the building such as building form, fenestration, façade treatment and features, roof profiles, textures, materials and colours. The proposal integrates a number of recesses and projections into the facades of the structure to articulate the overall mass and form smaller segments.

The bulk of the overall building and height is reduced by the incorporation of smaller building segments with aesthetic architectural elements, in order to minimise the overall bulk and scale of the development.

The design of the building elements utilises a tiered style, with a strong base of textured wall to identify the basement floor level and to provide the pediment of the development upon which the upper floors are projected.

The Schedule of Finishes submitted in Appendix "A" provides an indication of the high quality materials and finishes being considered for the project design.

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Apartment Design Guide (ADG) Comparison

The achievement of the SEPP65 guidelines may be assessed by examining the compliance with the planning guidelines contained in the Apartment Design Guide (ADG), recently issued by Planning NSW. The ADG provides a summary of "best practice" design parameters for residential apartments.

Apartment Design Guide (ADG) Compliance

DESCRIPTION	DESIGN QUALITY	PROPOSAL	COMPLIANCE
Building height	Where there is an existing FSR, test height controls and number of storeys with ceiling heights to achieve a good fit 9 metre height control applies	Design complies with the objectives of terracing the development in context with the topography and generally meets the 9 metre height limits for the development	Clause 4.6 Variation for minor encroachments into the building height plane
Building depth	An apartment building depth of 10 to 18 metres is appropriate Developments that propose wider than 18 metres must demonstrate satisfactory day lighting and natural ventilation are to be achieved	Proposed width of 8, 9 maximum for the building and therefore ensures adequate natural lighting and ventilation	Yes
Apartment width	A minimum width of an apartment to be 4 metres	10.0 metres minimum width is proposed	Yes
Building separation	Design and test building separation controls to ensure daylight access to buildings Building separation may be varied in response to site context constraints Developments that propose less must demonstrate daylight access, urban form, visual and acoustic privacy has been achieved	ADG prescribes 12 metres of separation from adjoining developments for 4 storeys in height Proposed separation distance will be minimum 9.15 metres and maximum 10.65 metres with offset windows and privacy measures	Yes
Street Setbacks	Identify the desired streetscape character and establish the common setback of buildings in the street	The built form and streetscape character is varied with buildings 3 metres from the street	Yes
Side and Rear Setbacks	Relate side setbacks to existing streetscape patterns Test side and rear setbacks with building separation, open space and deep soil zones Test setbacks for over-shadowing of other parts of the development or adjacent properties	The recommended side setback is 3.0 and 4.5 metres The proposed side setbacks are complied with Rear setback is 3 and 4.5 metres	Yes

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Apartment Design Guide (ADG) Compliance

DESCRIPTION	DESIGN QUALITY	PROPOSAL	COMPLIANCE
Floor Space Ratio (FSR)	Test the desired built form outcome against the proposed FSR to ensure consistency with height, footprint, built form, open space before establishing a blanket FSR control	There is no FSR control for this area under the LEP Proposed FSR is 1.168 :1 maximum	Yes
Deep Soil Areas	A minimum of 7% of the open space area of a site should be a deep soil zone for sites less than 1,500 sqm and 15% for sites over with a minimum of 6 metres in dimension	There is 499.18 square metres or 18.5% of deep soil proposed	Yes
Fences and Walls	Fences and walls should be designed to define the boundaries between the development, provide privacy and security and contribute to the public domain	1.2 metre high fencing is proposed to street frontage	Yes
Landscape design	A landscape design should improve the amenity of the open space and contribute to the streetscape character	A Landscape Plan has been submitted and achieved the objectives	Yes
Open Space	The area for communal space should be 25 to 30 per cent of the site area Where developments are unable to achieve this demonstrate that residential amenity is provided by an increase in private open space	Communal areas for the proposed development is 771.31 sqm 28.6 % of the total site area	Yes
Private open space	Private open space should be a minimum of 15 sqm of courtyard with 3 metres dimension or 10 square metres of balcony area with a 2 metres minimum depth	Courtyards exceed 15 sqm with 3 metres dimension Balconies exceed 10 sqm with 2.4 minimum depth	Yes
Orientation	Optimise solar access to living spaces	North – 27 units (93%) East – 00 units (00%) West – 00 units (00%) South – 02 units (07%) Southern units are dual-aspect	Yes
Planting on Structures	There is no minimum standard for planting on structures	Refer to the Landscape Plan for details	Yes

State Environmental Planning Policy Number 65 (SEPP 65) Design Verification Statement for a Mixed Use Development with Retail, Child Care Centre and Residential Shop-top Housing located at 10 (Lot 2 in DP1185139) Wickfield Circuit, Ambarvale for St Arena Investments Pty Ltd

Apartment Design Guide (ADG) Compliance

DESCRIPTION	DESIGN QUALITY	PROPOSAL	COMPLIANCE
Safety	Carry out a formal crime risk assessment for residential developments of more than 20 units	CPTED principles have been adopted in the design	Yes
Visual Privacy	Refer to building minimum standards	Design complies with the ADG provisions for building separation	Yes
Pedestrian Access	Follow the accessibility standards set out in AS1428 as a minimum and provide barrier free access to at least 20% of the dwellings	All of the ground floor level units and upper floor units are Accessible units to AS1428	Yes
Vehicle Access	Limit the width of driveways to a maximum of 6 metres and locate entries away from the main pedestrian entries	Maximum width of the driveway is 6.0 metres to comply with the DCP provisions	Yes
Apartment Layout	Single-aspect units should be limited to 8 metres in depth from a window Kitchens should be no more than 8 metres from a window Dwellings not meeting the standard must demonstrate how day lighting and natural ventilation is achieved	Single-aspect units are a maximum of 8 metres in depth 23 units (79%) are cross-ventilated units	Yes
Affordable Housing	The Affordable Housing Service suggest the following minimum apartment sizes :- 50 sqm – one-bedroom 70 sqm – two-bedroom 95 sqm – three-bedroom	Apartments proposed have the following minimum net floor areas :- 54.0 sqm – one-bedroom 75.0 sqm – two-bedroom 96.0 sqm – three-bedroom	Yes Yes Yes
Balconies	Provide primary balconies for all apartments with a minimum depth of 2 metres	All balconies have a minimum depth of 2.4 metres	Yes
Ceiling Heights	Provide the following minimum ceiling heights :- 3.3 m for ground and first floor commercial areas 2.7 metres for all residential areas Developments which seek to vary the recommended ceiling heights must demonstrate that the apartment will receive satisfactory day light	Ceiling heights are :- 3.3 metres to commercial 2.7 metres to residential areas	Yes Yes

State Environmental Planning Policy Number 65 (SEPP 65) Design Verification Statement for a Mixed Use Development with Retail, Child Care Centre and Residential Shop-top Housing located at 10 (Lot 2 in DP1185139) Wickfield Circuit, Ambarvale for St Arena Investments Pty Ltd

Apartment Design Guide (ADG) Compliance

DESCRIPTION	DESIGN QUALITY	PROPOSAL	COMPLIANCE
Ground Floor Apartments	Optimise the number of ground floor apartments with separate entries and consider accessibility	Site topography does not permit direct street access to the units on the ground floor level	No
Internal Circulation	The number of units accessible from a single core/corridor is eight (8) If not achievable – maximum is ten (10) with added amenity	Eight (8) and five (5) units per floor are proposed Lift lobby has natural lighting and ventilation	Yes
Storage	In addition to kitchen and bedroom storage provide the following storage facilities :- 6 cum for one-bedroom unit 8 cum for two-bedroom unit 10 cum for a three-bedroom unit	Each residential unit is provided with a minimum of 6, 8 and 10 cubic metres of storage space with half in the basement car parking level and half in the residential unit	Yes
Day Light Access	Living rooms and private open spaces for at least 70% of the units should receive 3 hours of sunlight in mid-winter In dense urban areas a minimum of 2 hours may be acceptable	North – 27 units (93%) East – 00 units (00%) West – 00 units (00%) South – 02 units (07%) Southern units are dual-aspect	Yes
Day Light Access	Limit the number of single-aspect apartments with a southerly aspect to a maximum of 10%	No (0%) single-aspect units are facing south. 2 units face south but are dual aspect.	Yes
Ground Floor Apartments	Optimise the number of ground floor apartments with separate entries Provide ground floor apartments with access to private open space, preferably as a terrace or garden	Ground Floor Level is retail and child care centre No residential units are located on the ground level	No
Storage	In addition to kitchen and bedroom storage provide the following storage facilities :- 6 cum for one-bedroom unit 8 cum for two-bedroom unit 10 cum for a three-bedroom unit	Each residential unit is provided with a minimum of 6, 8 and 10 cubic metres of storage space with half in the basement car parking level and half in the residential unit	Yes

State Environmental Planning Policy Number 65 (SEPP 65) Design Verification Statement for a Mixed Use Development with Retail, Child Care Centre and Residential Shop-top Housing located at 10 (Lot 2 in DP1185139) Wickfield Circuit, Ambarvale for St Arena Investments Pty Ltd

Design Verification Statement

In conclusion, I verify that as a Registered Architect, duly registered with the Architects Registration Board of NSW (Registration Number 3972) and an Associate of the Royal Australian Institute of Architects, I, Robert Del Pizzo, have participated in the design and development of this project.

6.0 CONCLUSION

In conclusion, we believe the proposed development satisfies the matters in the heads of consideration, listed under Section 79C of the Environmental Planning and Assessment Act, 1997 and is generally in accordance with the general guidelines and recommendations contained in Council's LEP and DCP codes and general planning policies.

Yours faithfully,

architex

Robert Del Pizzo

Associate of the Australian Institute of Architects

NSW Board of Architects Reg. No. 3972

QLD Board of Architects Reg. No. 3761

State Environmental Planning Policy Number 65 (SEPP 65) Design Verification Statement for a Mixed Use Development with Retail, Child Care Centre and Residential Shop-top Housing located at 10 (Lot 2 in DP1185139) Wickfield Circuit, Ambarvale for St Arena Investments Pty Ltd

APPENDIX "A" - SCHEDULE OF FINISHES

The project will be developed in a modern style, which will provide a visually aesthetic development in an area undergoing transformation. The development will complement the desired future character of this precinct, established by the recently completed residential developments.

The built form will be segmented into sections, each articulated and fragmented by indentation and terraced levels, providing a varied façade and fenestration. The building elements will create a rhythm and harmony, reflected by the schedule of materials and finishes.

A Schedule of External Finishes accompanies the development application.



Clause 4.6 Variation Request Building Height

10 WICKFIELD CIRCUIT,
AMBARVALE

1 SEPTEMBER 2022





QUALITY ASSURANCE	
PROJECT:	Clause 4.6 – Height
ADDRESS:	10 Wickfield Circuit, Ambarvale
LOT/DP:	Lot 2 in DP 1185139
COUNCIL:	Campbelltown City Council
AUTHOR:	Think Planners Pty Ltd

Document Management		
<i>Prepared by:</i>	<i>Purpose of Issue:</i>	<i>Date:</i>
Sean Riddell	Draft Issue	9 November 2021
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Jonathon Wood	Final Amended Issue	1 September 2022



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CLAUSE 4.6 VARIATION REQUEST – BUILDING HEIGHT

BACKGROUND & THE VARIATION

This Clause 4.6 departure has been prepared in support of a development application proposes the construction of a part three, part four storey mixed use development comprising a retail tenancy (café) a centre-based child care facility and shop top housing over basement car parking at 10 Wickfield Circuit, Ambarvale.

The site is identified by Campbelltown LEP 2015 as having a mapped height of 9m.

As reflected on the building height limit diagram below the proposal exceeds the height limit, noting:

- Building A is limited to the roof element to the communal area and lift over-run which equates to a departure of 2.085m at the highest point to the top of the roof to the integrated roof element over the communal open space area and then an exceedance of 2.26m to the lift over-run. This equates to a departure of 23.16% and 25.1%. There is also a very minor component of the top of the 'frame' element to Unit A202 that breaches the height limit by up to 300mm.
- Building B is to the front portion of the roof form and a small part of the lift over-run and roof to the communal area. This equates to 2.43m to the top of the roof structure and 1.51m to the top of the lift. This equates to 16.7% to the lift and 26.8% to the top of the roof structure. There is also a very minor component of the top of the 'frame' element to Unit B202 that breaches the height limit by up to 300mm on the corner of this area.

The departure is largely due to the site topography which has a fall from RL 93 at the south-east corner to 88.32 at the north-west corner (approx. 5m fall). This has resulted in the 2 buildings over the common basement and ground floor areas with the staggering of the buildings without creating unnecessary 'steps' in the floor plates that would undermine the commercial and residential uses in terms of functionality and useable. Hence the topography is a key driver of the breach on the site.

The departure is also associated with the desire to provide for rooftop communal open space areas to the development with associated lift access and shade elements to maximise amenity for residents. Accordingly there are environmental planning grounds for the departure as proposed that are set out further in this statement.

It is noted that the shadow cast is from a 'compliant' portion of the building and noting that the 3 street frontages and relationship to the Aldi site mean that the impact of shadows is limited, and adjoining properties maintain appropriate solar access.



The architectural plan set has provided revised 3D building heights planes with RLs. An extract is provided overleaf for context and a visual appreciation of the departure and the areas of the breach.

Figure 1: 3D building height plane (Source: Architex).

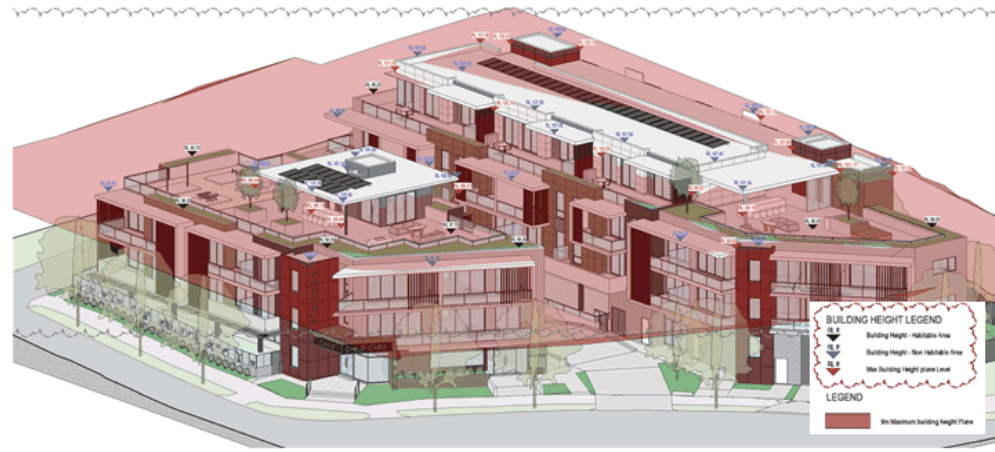
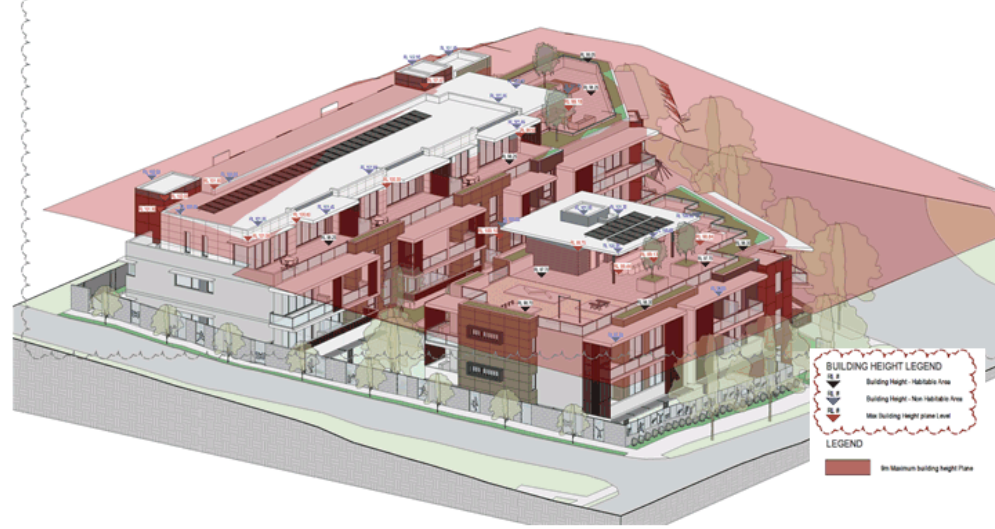


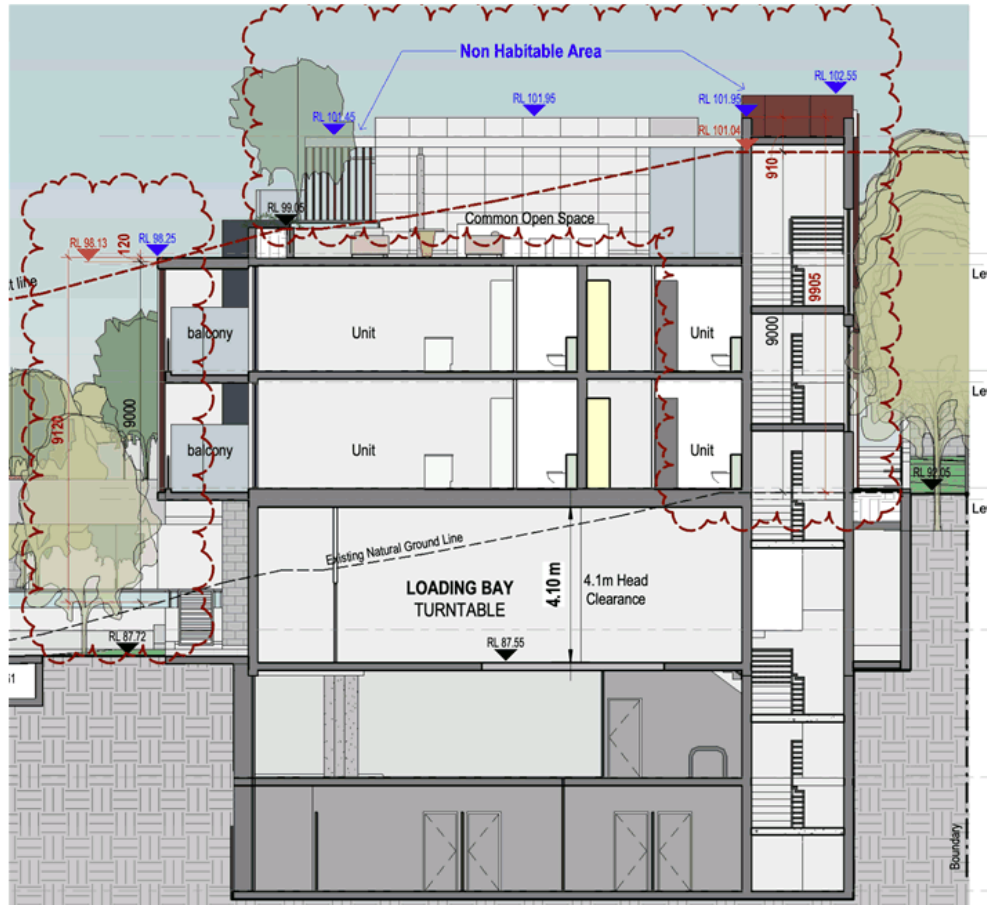
Figure 2: 3D building height plane (Source: Architex).





Extracts of the section drawings are also provided below.

Figure 3: Section A- Building B



Clause 4.6 Departure
10 Wickfield Circuit, Ambarvale
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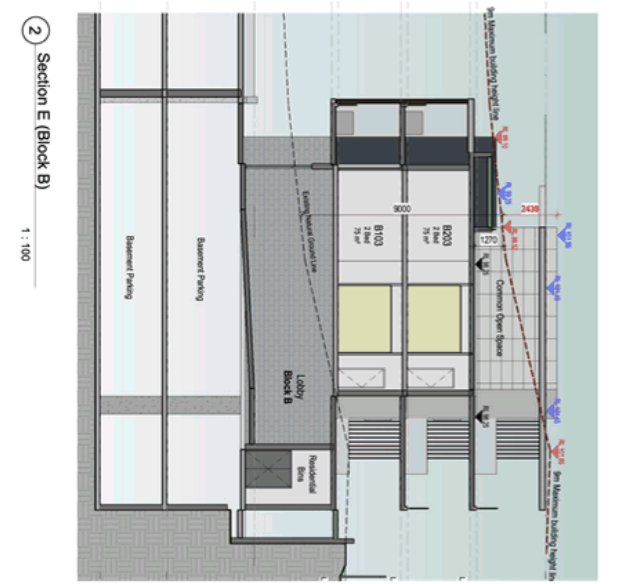
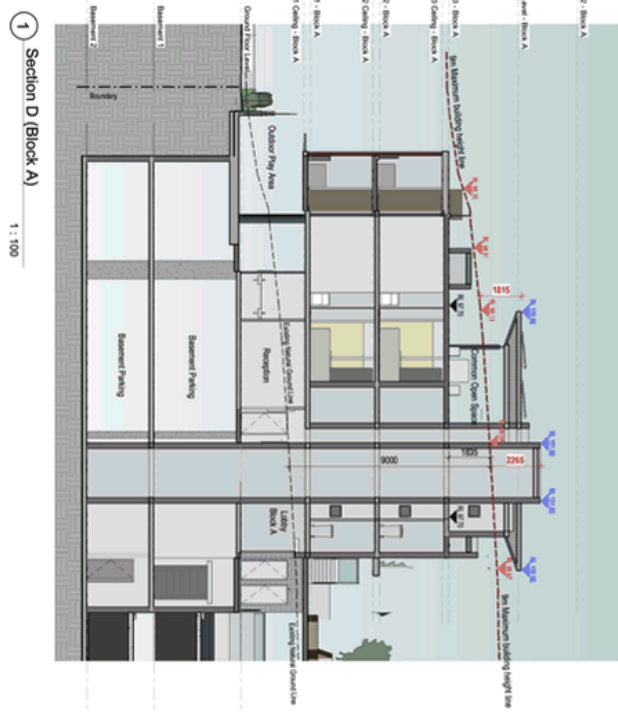
Figure 4: Section B- Building A and B



Clause 4.6 Departure
10 Wickfield Circuit, Ambarvale
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Figure 5: Section D & E- Building A and B



Clause 4.6 Departure
10 Wickfield Circuit, Ambarvale
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An address of the relevant provisions of Clause 4.6 are provided below to enable the development to be granted consent despite the non-compliance to the development standard.

In terms of relevant case law it is noted that a recent judgement in *Initial Action Pty Ltd v Woollahra Municipal Council (2018) NSWLEC 118* confirmed that it is not necessary for a non-compliant scheme to be a better or neutral outcome and that an absence of impact is a way of demonstrating consistency with the objectives of a development standard. Therefore, this must be considered when evaluating the merit of the building height departure.

Further a decision in *Al Maha Pty Ltd v Huajun Investments Pty Ltd [2018] NSWCA 245* has adopted further consideration of this matter which requires that a consent authority must be satisfied that:

- The written request addresses the relevant matters at Clause 4.6 (3) and demonstrates compliance is unreasonable or unnecessary and that there are sufficient environmental planning grounds; and
- The consent authority must consider that there are planning grounds to warrant the departure in their own mind and there is an obligation to give reasons in arriving at a decision.

The approach in *Al Maha* was reinforced by ***RebelMH Neutral Bay Pty Limited v North Sydney Council [2019] NSWCA 130*** where it was found that:

... in order for a consent authority to be satisfied that an applicant's written request has "adequately addressed" the matters required to be demonstrated by cl 4.6(3), the consent authority needs to be satisfied that those matters have in fact been demonstrated. It is not sufficient for the request merely to seek to demonstrate the matters in subcl (3) (which is the process required by cl 4.6(3)), the request must in fact demonstrate the matters in subcl (3) (which is the outcome required by cl 4.6(3) and (4)(a)(i)).

Finally the decision in *Baron Corporation Pty Limited v Council of the City of Sydney [2019] NSWLEC 61* confirmed that the consent authority must be directly satisfied that the matters are adequately addressed in the written Clause 4.6 variation request.

On that basis it is necessary that the following be satisfied.

- The consent authority must be satisfied the written request demonstrates the matters in Clause 4.6(3).
- The consent authority be satisfied the proposed development will be in the public interest because it is "consistent with" the objectives of the development standard and zone is not a requirement to "achieve" those objectives.



It is a requirement that the development be compatible with the objectives, rather than having to 'achieve' the objectives.

- Establishing that 'compliance with the standard is unreasonable or unnecessary in the circumstances of the case' does not always require the applicant to show that the relevant objectives of the standard are achieved by the proposal (Wehbe "test" 1). Other methods are available as per the previous 5 tests applying to SEPP 1, set out in *Wehbe v Pittwater*.
- The proposal is required to be in 'the public interest'.

CLAUSE 4.6 OF THE LEP

Clause 4.6 of the Campbelltown LEP 2015 provides that development consent may be granted for development even though the development would contravene a development standard. This is provided that the relevant provisions of the clause are addressed, in particular sub clause 3-5 which provide:

- 3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
 - a. *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - b. *that there are sufficient environmental planning grounds to justify contravening the development standard.*
- 4) *Development consent must not be granted for development that contravenes a development standard unless:*
 - a. *the consent authority is satisfied that:*
 - i. *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - ii. *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*
 - b. *the concurrence of the Secretary has been obtained.*
- 5) *In deciding whether to grant concurrence, the Secretary must consider:*



- a. *whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
- b. *the public benefit of maintaining the development standard, and*
- c. *any other matters required to be taken into consideration by the Secretary before granting concurrence.*

Each of these provisions are addressed in turn.

CLAUSE 4.6(3)- COMPLIANCE WITH THE STANDARD UNREASONABLE AND UNNECESSARY AS OBJECTIVES OF THE STANDARD ARE SATISFIED

In accordance with the provisions of this clause it is considered that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case as the underlying objectives of the control are achieved.

The objectives of the building height development standard are stated as:

1) *The objectives of this clause are as follows:*

(a) to nominate a range of building heights that will provide a transition in built form and land use intensity across all zones,

(b) to ensure that the heights of buildings reflect the intended scale of development appropriate to the locality and the proximity to business centres and transport facilities,

(c) to provide for built form that is compatible with the hierarchy and role of centres,

(d) to assist in the minimisation of opportunities for undesirable visual impact, disruption to views, loss of privacy and loss of solar access to existing and future development and to the public domain.

The development proposal seeks to depart from the numerical height standard.

Despite this, the proposal remains consistent with the objectives of the clause because:

- In relation to objective (a) and (b) the overall height of the development presents as a compatible form of development in the context of surrounding development and the recently constructed development to the north and as such the building height as proposed will provide a suitable land use intensity of the site in a B1 context. This height, despite the variation, reflects the intended scale of development appropriate to the locality. It is noted that the extent of topographical fall on the site, being approximately 5m, is a large driver



of the breach in the height standard on the site and a suitable design response is the 2 building volumes proposed and ensuring a compliant 'edge' to the buildings to the public domain areas (other than for the frame elements and a parapet element to Building B).

- In relation to objective (c) the built form is a shop top housing form of development of 3-4 storeys and is compatible with the hierarchy and role of the Ambarvale Neighbourhood Centre and reflective of the scale intended within a B1 context and this is particularly the case because the extent of breach to the height standard is focussed centrally to Building A to the rooftop area, and to a portion of Building B that is not highly visible from the public domain. The presentation to the street frontages is generally a presentation of 3 storeys which is appropriate in a B1 context and within the context of the Ambarvale Neighbourhood Centre and broader commercial hierarchy with the LGA. In short a 3 storey presentation to the street frontage is what is anticipated for development in a B1 zone with a 9m height limit.
- In relation to objective (d):
 - The upper level of the building is recessed in so that the top of the building will not be visually prominent when viewed from the street level, noting a 3 storey presentation is generally maintained to the street frontages of the site (of which there are 3) and the height protrusion will not be highly visible from the adjoining properties which aligns with the intent of the planning controls. Importantly the site also sits 'lower' than the adjoining shop top housing to the east which adopts a 4 storey form and sits higher in terms of topography. So this development will sit comfortably in the streetscape when considering its relationship to adjoining properties despite the height breach and will not have an undesirable visual impact;
 - It is also noted that the departure to the height control maintains satisfactory sky exposure to daylight to buildings, key areas and the public domain as well as surrounding developments as demonstrated on the submitted shadow diagrams;
 - The proposal presents a high quality urban form and provides suitable daylight access to surrounding properties;
 - The visual impact of the development is acceptable despite the non-compliance and presents a high quality form 'in the round' that is responsive to the context of the site, adjoining properties and open space areas and facilitates a suitable outcome in the context of the topography of the site.



- The building height and associated height breach will not impact on existing view corridors or generate any additional privacy impacts and the development has been carefully designed to minimise amenity impacts to adjoining properties and does not prejudice redevelopment of nearby properties.

Therefore, the proposal satisfies the objectives of the control and compliance is unreasonable and unnecessary.

CLAUSE 4.6(3)- SUFFICIENT ENVIRONMENTAL PLANNING GROUNDS

In relation to environmental planning grounds the variation to the height standard is satisfactory on these grounds for the following reasons:

Building A

The environmental planning grounds associated with the penetration to Building A relates to a number of key elements.

1. Rooftop Common Open Space and Access to That Space.

The penetration of the height limit for the front building is a direct consequence of the design of the proposed development which incorporates a communal rooftop terrace to the front building facing the street. The proposal as designed seeks to maximise amenity for future occupants via the provision of this communal rooftop open space area. Proposed rooftop structures i.e. lift overrun, lobby, seating, bbq facilities are directly correlated to the design, function and intended use of the rooftop communal open space area which forms an integral part of the proposed development. The structures service the rooftop communal open space area which has been provided to benefit the future occupants of the site. The non-compliance relates to features of the property which will significantly improve the amenity of the occupants. The additional height facilitates the delivery of the rooftop common area that facilitates the provision of a quality common open space that is partly covered to enable year round use and also enables compliance with the required solar access at mid-winter that would not be achievable in the absence of the rooftop common area.

2. Frame Element to Unit A202

The frame element to Unit A202 facilitates a suitable design responsive and 'ties in' the architecture of the building and also serves as cover over the balcony. This is a better outcome despite the point encroachment to the height standard to this area.



The departure to the height standard, in relation to both items set out above, furthers the objects of the Environmental Planning and Assessment Act 1979 as set out below:

(g) to promote good design and amenity of the built environment,

(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,

Building B

The environmental planning grounds associated with the penetration to Building A relates to a number of key elements.

1. Topography of the Site

The departure is largely due to the site topography of the broader site which has a fall from RL 93 at the south-east corner to 88.32 at the north-west corner (approx. 5m fall). This has resulted in the 2 buildings over the common basement and ground floor areas with the staggering of the buildings without creating unnecessary 'steps' in the floor plates that would undermine the commercial and residential uses in terms of functionality and useable. Hence the topography is a key driver of the breach on the site.

The cross-fall from south to the north means that the northern part of the upper level units protrudes above the height standard- namely the 3 x 3 bedroom units. The building needs to adopt a 'flat' floor plate for accessibility and buildability reasons and as a result the southern area is compliant and the northern edge varies the standard.

A step in the building throughout the whole of Building B (within individual units and the ground floor child care centre) would be necessary to strictly follow the topography and this would be a poor outcome and create accessibility issues and adverse amenity issues. It is preferred that a flat floor plate be achieved to the child care and residential units from an environmental planning perspective as it maximises accessibility and useability of the child care centre and units and the height breach facilitates this and is a preferred outcome.

2. Rooftop Communal Open Space:

The penetration of the height limit is also a consequence of the design of the proposed development which incorporates a communal rooftop terrace to this facing westwards towards the street with a roof structure over. The proposal as designed seeks to maximise amenity for future occupants via the provision of this communal rooftop open space area with a component



with a roof for suitable shading (which does breach the height limit). Hence the rooftop structures i.e. lift overrun, lobby, seating, shade element, bbq facilities are directly correlated to the design, function and intended use of the rooftop communal open space area which forms an integral part of the proposed development. The structures service the rooftop communal open space area which has been provided to benefit the future occupants of the site. The non-compliance relates to features of the property which will significantly improve the amenity of the occupants as there is no quality communal areas available at the ground level owing to the site topography and orientation (i.e. ground floor COS would be a poor outcome). This area also overlooks the sportsfield which gives amenity to residents. The additional height facilitates the delivery of the rooftop common area that facilitates the provision of a quality common open space that is partly covered to enable year round use and also enables compliance with the required solar access at mid-winter that would not be achievable in the absence of the rooftop common area.

3. Frame Element to Unit AB202 & Cover Over Upper Level Balconies

The frame element to Unit B202 facilitates a suitable design responsive and 'ties in' the architecture of the building and also serves as cover over the balcony. This is a better outcome despite the point encroachment to the height standard to this area. In addition the three (3) roof cover elements over the top floor balconies also articulates the façade and provides cover and weather protection over the balcony which represents a better outcome to simply removing them to lower the extent of breach of the height limit.

- The departure to the height standard, in relation to the items set out above, furthers the objects of the Environmental Planning and Assessment Act 1979 as set out below:

(g) to promote good design and amenity of the built environment,

(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,

Given the above, and as a result of the natural topography of the site the flexible application of the height standard is appropriate and there are sufficient environmental planning grounds for the departure.



ZONE OBJECTIVES OF THE B1 ZONE

The relevant objectives are prescribed as:

Zone B1 Neighbourhood Centre

1 Objectives of zone

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.*
- To support public transport patronage and encourage walking and cycling.*
- To achieve an accessible, attractive and safe public domain.*
- To allow small-scale residential development in conjunction with retail, business and commercial uses in a manner that increases the vitality of the surrounding neighbourhood.*

The proposal is consistent with the objectives of the zone, providing a mixture of compatible uses and for redevelopment in an accessible location that will further the objective to maximise public transport patronage as well as encouraging walking and cycling.

The proposal provides small scale retail and community uses (child care and commercial space) to serve the need of people who live or work in the surrounding area. The proposed development has been designed to appropriately transition with existing building forms and the R2 zone, minimising adverse impact upon the character and amenity of the surrounding local area. The residential component will increase the vitality of the neighbourhood centre.

The proposal is consistent with the future desired character of the area as envisaged by the current planning controls. The proposal is consistent with the objectives of clause 4.6 and the B1 zone.

CLAUSE 4.6(4)

In accordance with the provisions of Clause 4.6(4) Council can be satisfied that this written request has adequately addressed the matters required to be demonstrated by Clause 4.6(3). As addressed the proposed development is in the public interest as it remains consistent with the objectives of the building height control. In addition, the proposal is consistent with the objectives of the zone as addressed previously in this statement.

It is understood that the concurrence of the Secretary can be assumed in the current circumstances.



CLAUSE 4.6(5)

The Secretary (of Department of Planning and Environment) can be assumed to have concurred to the variation. This is because of Department of Planning Circular PS 18–003 'Variations to development standards', dated 21 February 2018. This circular is a notice under 64(1) of the *Environmental Planning and Assessment Regulation 2000*.

A consent granted by a consent authority that has assumed concurrence is as valid and effective as if concurrence had been given.

The points contained in Clause 4.6 (5) are a matter for consideration by the consent authority however the following points are made in relation to this clause:

- a) The contravention of the Height limit does not raise any matter of significance for State or regional environmental planning given the nature of the development proposal and unique site attributes associated with the subject site; and
- b) There is no public benefit in maintaining the development standard as it relates to the current proposal. The departure from the height control is acceptable in the circumstances given the underlying objectives are achieved and it will not set an undesirable precedent for future development within the locality particularly when considering the proposal is consistent with the bulk and scale and building heights of nearby and approved dwellings.

Strict compliance with the prescriptive building height requirement is unreasonable and unnecessary in the context of the proposal and its particular circumstances.

The proposed development meets the underlying intent of the control and is a compatible form of development that does not result in unreasonable environmental amenity impacts.

The proposal promotes the economic use and development of the land consistent with its zone and purpose. Council is requested to invoke its powers under Clause 4.6 to permit the variation proposed.

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Job Number: 19NL176 – WMP7**Date: 1ST November, 2021**

Waste Management Plan for 10 Wickfield Circuit, Ambarvale, NSW

Prepared by

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1. Introduction

Loka Consulting Engineers Pty Ltd has been engaged by Architex Pty Ltd to provide a Waste Management Plan for the site at 10 Wickfield Cct, Ambarvale, NSW located within Campbelltown City Council (refer to Figure 1.1 and Figure 1.2).

A waste management plan and report are required for the proposed development to support the design during demolition, construction and service conditions, along with achieving the objectives to promote sustainable operation of the development. The development achieves the waste management objectives set out in the council codes as well as any statutory requirements. The details which will be addressed include:

- a description of the site and details of the development proposal;
- reuse, recycling and disposal of materials during demolition, excavation, construction and service conditions;
- a review of the design features of the proposed waste management system for compliance with relevant codes, standards and regulations; and
- identification of procedures for on-going waste management.

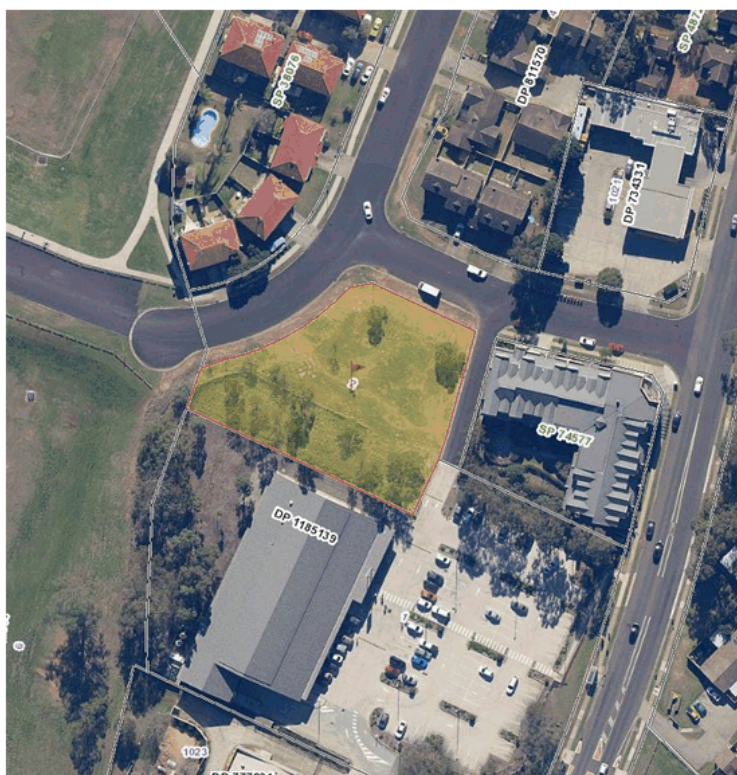


Figure 1.1: Subject site (Source: SIX Maps)



Figure 1.2: Site location (Source: SIX Maps)

2. Property Description

The proposed development will facilitate the construction of 2 blocks of 4-storey mixed use development over 2 levels of shared basement car parking within a site area of approximately 2697m². A child care centre is proposed on ground floor with 4 indoor playrooms and an outdoor play area to accommodate 91 children. A total of 29 residential units are proposed across Level 1 to 4. There is also a 68 m² of Gross Floor area for Café Shop.

The proposed development is bounded by:

- ALDI service lane on the East
- Wickfield Cct on the West
- Wickfield Cct on the North,
- ALDI Ambarvale on the South.

3. Project Proposal

Waste storage and transportation will be managed during demolition, excavation and construction stages as well as in service conditions. Waste produced from the excavation and construction stages will be reused or recycled as appropriate, or disposed using certified waste collection contractors.

The management of waste during service conditions of the development will involve the strata manager, retail and child care staff maintaining the respective Waste Storage and Recycling Area located on site, with the collection of residential waste primarily involving the council and retail and child care waste the respectively nominated private waste contractor.

It is proposed that a total of **2 x 660L** waste bins and **2 x 240L** recycling bins for Block A residential; **3 x 660L** waste bins and **5 x 240L** recycling bins for Block B residential; **3 x 660L** garbage bins and **4 x 240L** recycling bins for Café; **6 x 240L** garbage bins and **6 x 240L** recycling bins for child care centre are provided. The strata manager, retail and child care staff will transfer the bins to the loading bay where they will be collected by a private contractor.

4. Demolition & Excavation

Materials from the demolition stage shall be reused, recycled or disposed in accordance with the provisions outlined in this WMP and the requirements of the Protection of the Environment Operations (Waste) Regulation 2014.

Where possible, waste materials should be managed so most materials will be reused or recycled, with only a small proportion of waste going to landfill.

Prior to any demolition works, a suitably qualified inspector shall conduct inspection of asbestos construction materials (ACMs) on the existing structures to be demolished. The inspector shall certify to council in writing if the asbestos materials are less than 10m². If more than 10m², a licensed asbestos remover shall conduct the asbestos removal and tipping. In the latter case, the name, address and asbestos license number of the remover, as well as the name and address of the licensed landfill where all asbestos will be taken shall be informed to the council. All records covering All records covering the transport and tipping of any asbestos construction materials or any asbestos contaminated materials must be maintained on site for the inspection of a Council officer or other Principal Certifying Authority.

Asbestos-contaminated soils must be wetted down. All asbestos waste must be transported in a part of the vehicle that is covered and leak-proof; and disposed of at a landfill site that can lawfully receive it. The project manager will ensure a unique consignment number is created and report to EPA using Waste Locate if over 100 kilograms or 10 square meters of asbestos is being disposed of. No asbestos waste is disposed to general waste or recycle bin; or reuse, recycle or illegally dumped.

4.1 Managing Materials from Demolition

Table 1 below details the amount of material that is estimated to be produced from the demolition stage, as well as the planned reuse, recycling or disposal plans.

Table 1: Management of demolition materials

Materials on-site		Reuse and recycling		
Type of Material	Estimated volume (m ³) or area (m ²) or weight (t)	On-site How materials will be reused or recycled on-site	Off-site Contractor and recycling outlet (Or appointed by private contractor)	Disposal Contractor and landfill site (Or appointed by private contractor)
Green waste	200m ³	Separated, chipped and stored on site for reuse in landscaping	SUEZ Spring Farm Centre Spring Farm, NSW 2570	Penrith Landfill Depot 842 Mulgoa Rd, Mulgoa NSW 2745

4.2 Managing Materials from Excavation

Excavated materials from the Excavation stage shall be reused, recycled or disposed in accordance with the provisions outlined in this WMP and the requirements of the Protection of the Environment Operations (Waste) Regulation 2014.

Table 2: Management of Excavated materials

Materials on-site		Reuse and recycling		Disposal
Type of Material	Estimated volume (m ³) or area (m ²) or weight (t)	On-site How materials will be reused or recycled on-site	Off-site Contractor and recycling outlet (Or appointed by private contractor)	Contractor and landfill site (Or appointed by private contractor)
Excavated material	12000m ³	Reuse for backfilling, landscaping	SUEZ Spring Farm Centre Spring Farm, NSW 2570	Penrith Landfill Depot 842 Mulgoa Rd, Mulgoa NSW 2745

4.3 Site Operation and Management

The site operation will be managed to reduce waste creation and maximise reuse and recycling by setting waste management requirements in contracts with sub-contractors, on-going checks by supervisors on site and the use of clear signage at designated waste areas.

In addition, the project team leader will:

- Liaise with contractors to identify areas where they can reduce waste and reuse materials in their respective trades

- Meet local, state and federal waste minimisation legislation and environmental standards
- Prevent pollution and damage to the environment
- Protect the safety and health of our employees and the public

Waste will be separated and stored onsite for reuse and recycling through maintaining separate areas for sorted wastes with one area for recyclables and another area for waste going to landfill. Utilising selective deconstruction rather than straight demolition will ensure that good quality material can be reused or recycled.

5. Construction

Materials that are not used in the construction stage shall be reused, recycled or disposed in accordance with the provisions outlined in this WMP and the requirements of the Protection of the Environment Operations (Waste) Regulation 2014.

Where possible, waste materials should be managed so most materials will be reused or recycled, with only a small proportion of waste going to landfill.

5.1 Managing Waste Materials from Construction

Table 3 below details the amount of waste material that is estimated to be produced from the construction stage, as well as the planned reuse, recycling or disposal plans.

Table 3: Management of waste construction materials

Materials on-site		Reuse and recycling		
Type of Material	Estimated volume (m ³) or area (m ²) or weight (t)	On-site How materials will be reused or recycled on-site	Off-site Contractor and recycling outlet (Or appointed by private contractor)	Disposal Contractor and landfill site (Or appointed by private contractor)
Timber	500m ³	N/A	SUEZ Spring Farm Centre Spring Farm, NSW 2570	Penrith Landfill Depot 842 Mulgoa Rd, Mulgoa NSW 2745
Concrete	500m ³	N/A	SUEZ Spring Farm Centre Spring Farm, NSW 2570	Nil to landfill
Bricks/Pavers	1000m ³	Clean & reuse for landscaping, bricks in good condition used for internal walls	SUEZ Spring Farm Centre Spring Farm, NSW 2570	Nil to landfill
Plasterboard	500m ³	Break up and use in landscaping	SUEZ Spring Farm Centre	Penrith Landfill Depot

			Spring Farm, NSW 2570	842 Mulgoa Rd, Mulgoa NSW 2745
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5.2 Construction Design and Management

Waste avoidance has been incorporated into the design by incorporating as much detail as possible within the design, and using pre-fabricated materials to ensure a reduction in waste generated on-site. Materials purchased will be checked against previously known quantities required to build similar projects, and adjusted as construction progresses for this particular project. Reduction in waste can also be achieved through the reuse of building materials in good condition from the demolition phase.

6. Management of Waste

6.1 Design Requirements

6.1.1 Waste production and storage per unit

Since Campbelltown (Sustainable City) Development Control Plan 2015 does not provide waste generation rates, the following shown in Table 4 has been adopted:

Table 4: Calculations for waste/recycling storage space required

Land use	Garbage generation	Recycling generation	Source
Residential	80L/unit/week	40L/unit/week	EPA Better Practice Guide for Waste Management in Multi-Unit Dwellings
Café	500L/100m ² floor area/day	220L/100m ² floor area/day	EPA Better Practice Guide for Waste Management Commercial Waste
Child care	80L/100m ² floor area/day	80L/100m ² floor area/day	Penrith City Council Industrial, Commercial and Mixed-Use Waste Management Guidelines

The waste generated and required number of bins is shown in Table 5.

Table 5: Calculations for waste/recycling storage space required

Land use	Service type	Quantity	Generated waste (L/week)
Residential Block A	Garbage	10 units	10 x 80 = 800
	Recycling		10 x 40 = 400

Residential Block B	Garbage	19 units	$19 \times 80 = 1520$
	Recycling		$19 \times 40 = 760$
Café	Garbage	68m ²	$68 \times 500 / 100 \times 7 = 2380$
	Recycling		$68 \times 220 / 100 \times 7 = 1047$
Child care	Garbage	300m ²	$317 \times 80 / 100 \times 5 = 1268$
	Recycling		$317 \times 80 / 100 \times 5 = 1268$

6.1.2 Collection frequency and bins required

To service the generation of waste/recycling expected from the proposed development, the following number of bins and frequency of collection is outlined in the Table 4 below. Refer Appendix C for Bins configuration.

Table 4: Waste collection service requirements

Land use	Service type	Number of containers	Collection frequency
Residential Block A	Garbage	2 x 660L	Once a week
	Recycling	2 x 240L	Once a week
Residential Block B	Garbage	3 x 660L	Once a week
	Recycling	5 x 240L	Once a week
Café	Garbage	3 x 660L	Twice per week
	Recycling	4 x 240L	Twice per week
Child care	Garbage	6 x 240L	Once a week
	Recycling	6 x 240L	Once a week

6.2 Design Detail

6.2.1 Overall waste and recycling storage and servicing within the complex

Residential, Childcare centre and Café waste service will be collected by a private waste contractor/s. Bin storage area for commercial and residential tenancies can be locked and its configurations and waste route for collection are shown in Figure 6 below. there is sufficient floor space for bins rotation & manoeuvrability to rotate the bins inside each storage area.

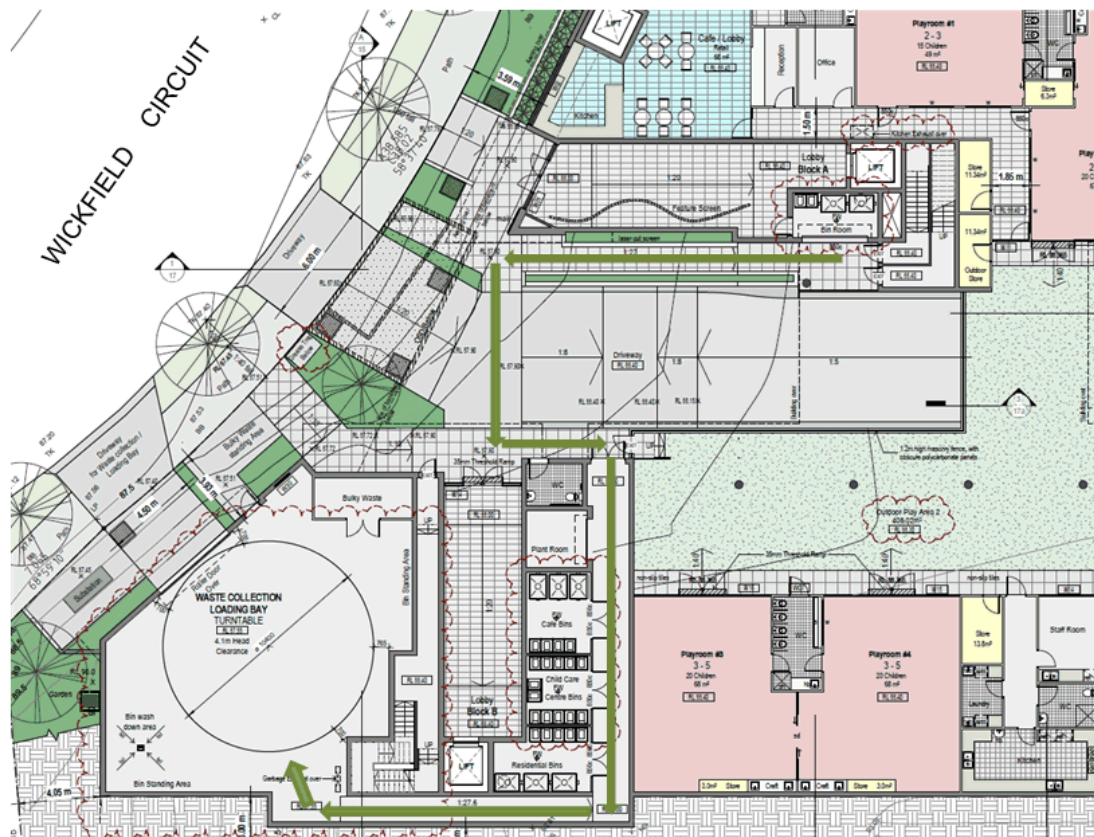


Figure 6 Bin Rooms and Waste collection route.

For each residential waste room, a garbage chute system is proposed to connect all upper levels. Strata shall manage the bins as required for the garbage chutes. For each residential block, a waste chute room is proposed on each level where a 240L recycling bin is provided for interim storage of recycling materials.

Signage and written information will be provided, so the occupants are aware of how to use the chute. The occupants must bag their waste before depositing into the chutes, however recycling must not be bagged. Strata shall transfer these 240L bins to the ground floor waste rooms for collection. The emptied 240L bins shall be transferred back to the original waste chute rooms on upper levels. The interim recycle areas at each floor must be cleaned after bins transfer.

The strata manager will take responsibility for transportation of all bins to the loading bay adjacent to waste room B for collection of waste and recycling. The bin transportation path is maximum 60m long with approximately flat gradient.

The Café shop owner and child care staff will take responsibility for transportation of all 240L bins to the loading bay located right outside of the waste rooms for collection of waste and recycling by the nominated private waste contractor.

Store areas are allocated adjacent to each Playrooms for the storage and disposal of used nappies. There shall be bins for nappies located below the bench in Nappy Change room and Bathrooms. Used nappies shall be transferred to Childcare Centre Bin room at the end of the day. Figure 6.4 illustrates storage areas located nearby every Playrooms.

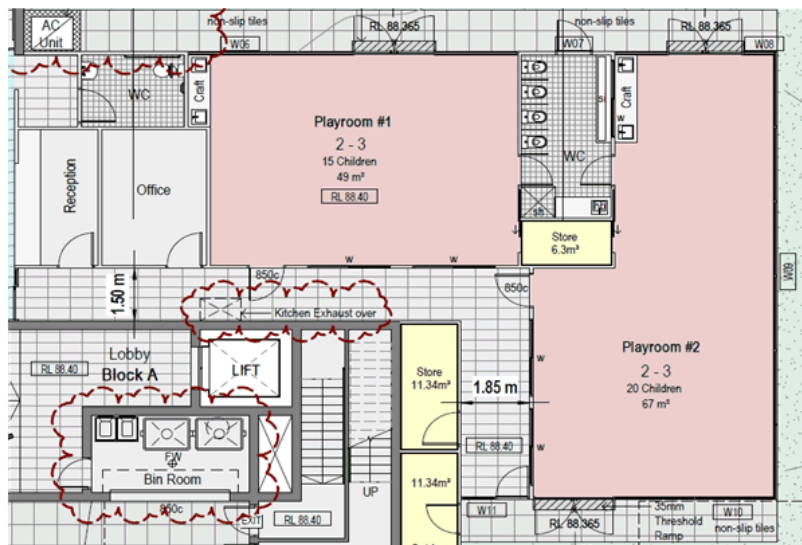


Figure 6.4 Storage area for Playroom 1 & 2 (indicates Yellow)

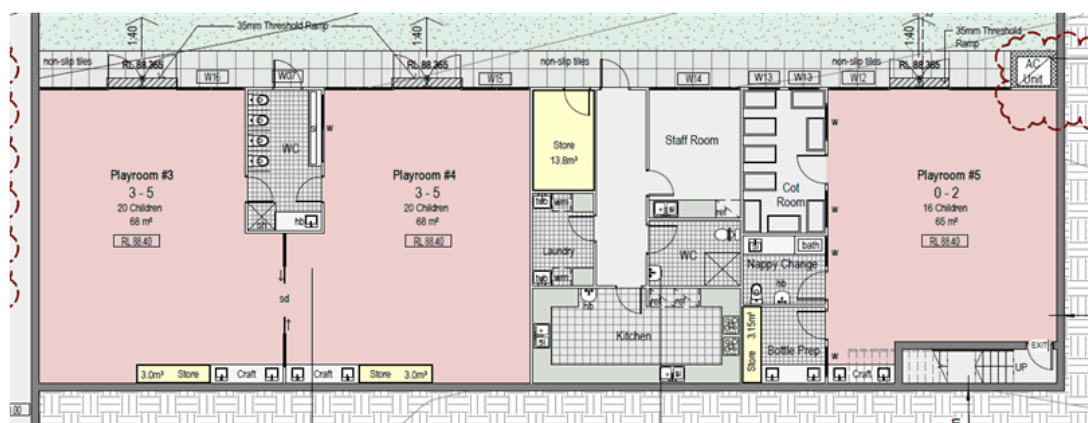


Figure 6.5 Storage areas for Playroom 3, 4 & 5 (indicated Yellow)

6.2.2 Loading Bay

A loading bay is provided inside the development is shown in figure 6.6 below. due to the site limitation a turning table is provided. This turning table is capable to turn the waste truck with maximum length of 10.4m to enter & exit the development in a forward direction. there is a minimum 700mm clearance between the turntable and all obstructions to facilitate safe use turntable for private contractor’s waste collection vehicles. The turntable must be able to stop in any position to facilitate the collection of bins with different vehicle configuration. A turntable

manual should be provided beside the turning bay at all time. This manual should show override function in case of malfunction when vehicles are on board the turntable.

A ventilation is supplied in the loading bay to extrude collection vehicle exhaust fumes created while carrying out collections, more details will be provided at CC stage.

A bins washing area is proposed beside the turning table so that bins can be washed immediately after they are emptied.

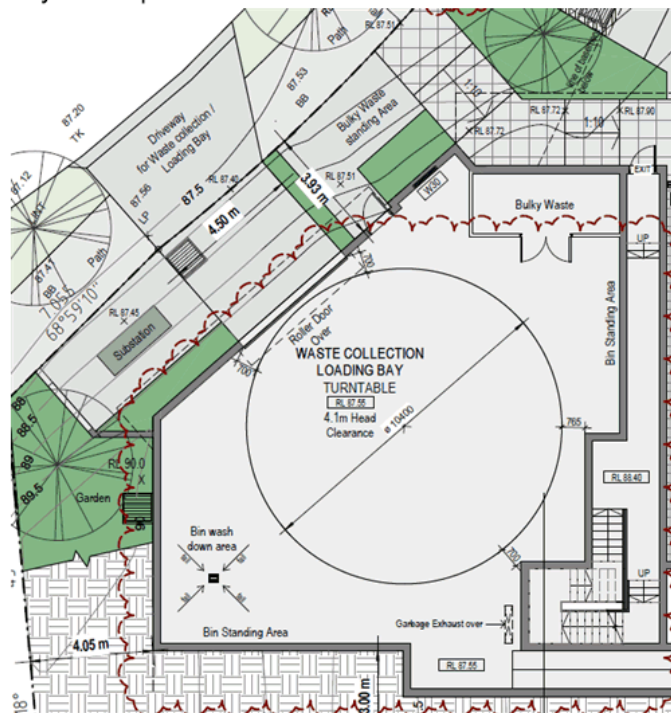


Figure 6.6 Loading Bay

6.2.3 Green waste

Strata shall contact private green waste contractor for service if required.

6.2.4 Bulky waste

According to Penrith City Council Residential Flat Building Waste Management Guidelines, the following bulky waste storage area must be provided.

$$\text{Bulky Goods Room Area (m}^2\text{)} = \left[\text{Number of Units} \times 8 \right] \div 52$$

NOTE: All calculations are rounded up to next whole number (ie. 4.1m² = 5m²)

Therefore, bulky waste storage area of 29 x 8/52=5m² is required and 9m² is provided in waste room B, separated from the bins. The strata manager shall contact council for arranged collection.

6.3 Further Design Requirements

Other design details that will be required as per Council and other relevant regulations are listed below:

- Waste water in waste storage areas discharge to sewer, with a cold water tap to facilitate cleaning of floor waste
- Waste storage is aesthetically pleasing and integrated with overall design
- Floors and walls are to be finished with a smooth, impervious and easily cleaned material
- Cavities and penetrations are to be sealed to prevent access to vermin
- Inclusion of signage to guide correct usage of facilities in compliance with AS1319
- Building management/caretaker will take responsibility for the provision of bin servicing and transport as well as maintaining waste areas
- Storage is of adequate size to store the required number of bins
- Amenities are easily accessible to residents, but not for non-residents to discourage illegal dumping
- Ventilation complying with AS1668, with ventilation openings located close to ceiling and floor and away from windows of dwellings
- All lighting and electrical components will be built to comply with standards and building regulations

6.4 On-going Waste Management

The on-going management of waste on-site will be stipulated with conditions set out in the conditions presented to occupants before they use the facility. The strata manager, Café owner and child care staff will transport the bins to and from the storage area for collection and clean the waste area at a regular interval of once a week.

Each unit will be supplied with a collection area suitable for one day's storage of waste and recycling.

The occupants must bag their waste before depositing into waste bins; however, recycling must not be bagged.

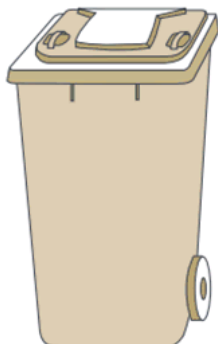
Signage and written information will be provided, so the occupants are aware of how to use and manage the waste and recycling services.

Appendix A – Signage used in waste storage areas



Appendix B – Indicative Bin Sizes

Mobile containers with a capacity from 80L to 360L with two wheels



Bin Type	80 Litre MGB	120 Litre MGB	140 Litre MGB	240 Litre MGB	360 Litre MGB
Height	870 mm	940 mm	1065 mm	1080 mm	1100 mm
Depth	530 mm	560 mm	540 mm	735 mm	885 mm
Width	450 mm	485 mm	500 mm	580 mm	600 mm

Mobile containers with a capacity from 500L to 1700L with four wheels



Dome or flat lid containers

Bin Type	660 Litre MGB	770 Litre MGB	1100 Litre MGB	1300 Litre MGB	1700 Litre MGB
Height	1250	1425	1470	1480	1470
Depth	850	1100	1245	1250	1250
Width	1370	1370	1370	1770	1770

Source: EPA Better Practice Guide for Waste Management in Multi-Unit Dwellings



St Arena Developments Pty Ltd

10 Wickfield Circuit, Ambarvale

Acoustic DA Assessment

Author	Fu Siong Hie, B.Eng, MAAS Principal Consultant
Document Reference:	SYD2020-1008-R001D
Date	23/03/2021
Comments:	New drawings- Section 3.5, Figure 2

ST ARENA DEVELOPMENTS PTY LTD
 10 WICKFIELD CIRCUIT, AMBARVALE - ACOUSTIC DA ASSESSMENT
 SYD2020-1008-R001D



23/03/2021

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1 Introduction

The following report has been prepared by Acuras Consultancy on behalf of St Arena Developments Pty Ltd to assess the potential for noise impact associated with the 10 Wickfield Circuit, Ambarvale. The residential development will include:

- Two (2) levels of basement carpark.
- Proposed childcare centre and retail/commercial space on ground floor.
- Residential apartment on ground to level 3.
- Common open space and outdoor gym on roof level.

The proposed residential development is surrounded by existing residential buildings and retail buildings. The site location is shown in Figure 1.



Figure 1 – Site Location, Nearest Residents and Noise Logger Position

2 Noise Criteria

The following standards and guidelines are applicable to this project:

- Campbelltown (Sustainable City) Development Control Plan 2015 Part 3.
- NSW Department of Planning “Development Near Rail Corridors and Busy Roads”.
- NCC/BCA Part F5.
- NSW EPA “Noise Policy for Industry” (NPfI).
- Australian standard AS/NZS 2107-2016: Acoustics – Recommended design sound levels and reverberation times for building interiors.
- Australian standard AS 1055.1-1997: Acoustics – Description and measurement of environmental noise - General procedures.

2.1 Internal Noise Levels

Part 3 of the Campbelltown (Sustainable City) Development Control Plan 2015 recommends the NSW Department of Planning “Development Near Rail Corridors and Busy Roads” guideline that requires that if the development is for the purpose of a building for residential use, the consent authority must be satisfied that appropriate measures will be taken to ensure that the following L_{Aeq} levels are not exceeded.

Table 1— Development near Rail Corridors and Busy Roads – Interim Guideline

Residential Space	Internal Noise Criteria
in any bedroom in the building	35dB(A) at any time 10pm–7am
anywhere else in the building (other than a garage, kitchen, bathroom or hallway)	40dB(A) at any time

Mitigation measures are based on having windows and external doors closed. If internal noise levels with windows or doors open exceed the criteria by more than 10dBA, the design of the ventilation for these rooms should be such that occupants can leave windows closed, if they so desire, and also to meet the ventilation requirements of the Building Code of Australia.

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The AS/NZS 2107–2016 outlines the acceptable internal noise levels such that a satisfactory acoustic environment within non-residential spaces in new and existing buildings can be achieved. Table 2 presents the recommended internal design noise levels.

Table 2— Recommended Internal Design Noise Levels (AS/NZS 2107)

Type of occupancy/activity	Design sound level (L _{Aeq,t}) range
Houses and apartments in suburban areas or near minor roads—	
Apartment common areas (e.g. foyer, lift lobby)	45 to 50
Small retail stores (general)	< 50
Childcare Centre	
Administration	35 to 40
Staff common rooms	40 to 45
Toilets	< 55
Enclosed Carparks	< 65

2.2 Childcare Centre Requirements

In the Campbelltown DCP Part 8 “Child Care Centres”, the acoustic requirements for childcare centres require the following design consideration:

- a) An acoustic report prepared by a suitably qualified person shall be submitted with all child care centre development applications demonstrating:*
- i) that the noise levels generated from the child care centre, when measured over a 15 minute period, does not exceed the background noise by more than 5 dBA;*
 - ii) that the noise levels comply with the requirement of the Protection of The Environment Operations Act 1997; and*
 - iii) illustrating ways to minimise the impacts of noise on adjoining properties.*

Association of Australian Acoustical Consultants (AAAC) “Guideline for Child Care Centre Acoustic Assessment” (September 2010) recommends the following criteria for noise intrusion from traffic, rail and industry.

The noise level $L_{eq,1hr}$ from road, rail traffic or industry at any location within the outdoor play or activity area during the hours when the Centre is operating shall not exceed 55 dB(A). The noise level $L_{eq,1hr}$ from road, rail traffic or industry at any location within the indoor play or sleeping areas of the Centre during the hours when the centre is operating shall not exceed 40 dB(A).

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2.3 Sound Insulation Requirement (Part F5 NCC/BCA)

For sound transmission and insulation between sole occupancy units (SOU) within the same development, walls and floors to be constructed in accordance with requirements of Part F5 of the Building Code of Australia (BCA). Sound insulation requirements are summarised in Table 3.

Table 3 - NCC Part F5 Requirements (Class 2 or 3)

Building Element	Minimum NCC Part F5 Requirements
Sound Insulation Rating of Walls (Class 2 or 3)	
Walls between separate sole occupancy units.	Rw + Ctr 50 (airborne)
Walls between wet areas (bathrooms, sanitary compartment, laundry or kitchen) and a habitable room (other than kitchen) in adjoining apartments.	Rw + Ctr 50 (airborne) & of discontinuous construction
Walls between sole occupancy unit and stairway, public corridors, public lobby or the like or parts of a different classification.	Rw 50 (airborne)
Walls between a plant room or lift shaft and a sole occupancy unit.	Rw 50 (airborne) & of discontinuous construction
Sound Insulation Rating of Floors (Class 2 or 3)	
Floors between sole occupancy units or between a sole occupancy unit and plant room, lift shaft, stairway, public corridor, public lobby or the like.	Rw + Ctr 50 (airborne) & Ln,w + CI < 62 (impact)
Apartment Entry Doors (Class 2 or 3)	
A door incorporated in a wall that separates a sole-occupancy unit from a stairway, public corridor, public lobby or the like.	Rw 30 (airborne)
Services (Class 2, 3 or 9c)	
If a storm water pipe, a duct, soil, waste or water supply pipe including a duct or pipe that is located in a wall or floor cavity serves or passes through more than one sole occupancy unit must be separated:	
if the adjacent room is a habitable room (other than a kitchen); or	Rw + Ctr 40
if the room is a kitchen or non-habitable room	Rw + Ctr 25

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**Construction Deemed to Satisfy**

The forms of construction must be installed as follows:

(a) Masonry—Units must be laid with all joints filled solid, including those between the masonry and any adjoining construction.

(b) Concrete slabs—Joints between concrete slabs or panels and any adjoining construction must be filled solid.

(c) Sheeting materials—

(i) if one layer is required on both sides of a wall, it must be fastened to the studs with joints staggered on opposite sides; and

(ii) if two layers are required, the second layer must be fastened over the first layer so that the joints do not coincide with those of the first layer; and

(iii) joints between sheets or between sheets and any adjoining construction must be taped and filled solid.

(d) Timber or steel-framed construction—perimeter framing members must be securely fixed to the adjoining structure and—

(i) bedded in resilient compound; or

(ii) the joints must be caulked so that there are no voids between the framing members and the adjoining structure.

(e) Services—

(i) Services must not be chased into concrete or masonry elements.

(ii) A door or panel required to have a certain $R_w + C_{tr}$ that provides access to a duct, pipe or other service must—

(A) not open into any habitable room (other than a kitchen); and

(B) be firmly fixed so as to overlap the frame or rebate of the frame by not less than 10 mm, be fitted with a sealing gasket along all edges and be constructed of—

(aa) wood, particleboard or blockboard not less than 33 mm thick; or

(bb) compressed fibre reinforced cement sheeting not less than 9 mm thick;
or

(cc) other suitable material with a mass per unit area not less than 24.4 kg/m²

(iii) A water supply pipe must—

(A) only be installed in the cavity of discontinuous construction; and

(B) in the case of a pipe that serves only one sole-occupancy unit, not be fixed to the wall leaf on the side adjoining any other sole-occupancy unit and have a clearance not less than 10 mm to the other wall leaf.

(iv) Electrical outlets must be offset from each other—

(A) in masonry walling, not less than 100 mm; and

(B) in timber or steel framed walling, not less than 300 mm.

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2.4 Noise Survey and Project Specific Limits

An unattended noise survey was carried out at the site to measure the background and ambient noise levels. Noise monitoring was conducted between Wednesday 29th January to Wednesday 5th February 2020. The monitor was positioned as shown in Figure 1.

Measurements were conducted using the following equipment:

- SVAN 958A Type 1 Real time Analyser/Noise Logger. Serial No. 36624.
- SVAN SV30A Type 1 Sound Level Calibrator. Serial No. 31830.

Noise monitoring was conducted in general accordance with Australian standard AS 1055.1-1997: Acoustics-Description and measurement of environmental noise-General procedures.

The noise analyser was calibrated immediately before and after measurements were taken with no discernible differences between these two recorded levels. The sound analyser is Type 1 and complies with Australian standard AS1259.2: 1990.

During the monitoring period any adverse weather condition have been excluded. The noise logger results are presented in Appendix C.

2.4.1 Ambient and Traffic Noise Levels

Table 4 presents a summary of the measured ambient noise level (including retail and commercial activity) surrounding the site and traffic noise impacting the proposed development.

Table 4 – Measured Ambient and Traffic Noise and Levels, dBA

Location	Period	Average L_{eq}	Highest L_{eq} 1hr
Wickfield Crt	Day (07:00-22:00)	51	56
	Night (22:00-07:00)	46	56

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2.4.2 Project Noise Limits

The DCP does not specify any specific noise limit for the residential developments. Therefore, Table 5 presents a summary of the measured background noise level and the allowable intrusive noise limit for this project in accordance with the EPA "Noise Policy for Industry" (NPfi). Table 5 presents a summary of the measured background noise level and the allowable intrusive noise limit for this project. The amenity criteria are based on a suburban receiver.

Table 5—EPA NPfi Noise Limits, dBA

Time Period	Existing Noise Levels		NSW EPA NPfi			Project Noise Trigger Level Leq(15min)
	Leq (period)	RBL	Recommended ANL	Project ANL ¹ Leq(15min)	Intrusiveness Criteria, Leq(15min)	
Day	51	43	55	53	48	48
Evening	52	42	45	43	47	43
Night	46	38	40	38	43	38

During detailed design stage, the design and selection of the mechanical equipment required to service the proposed development will be required to achieve the EPA noise limits as presented in the table above.

2.4.3 Childcare Centre Noise Limits

Table 6 presents a summary of the measured background noise level and the allowable intrusive noise limit for the childcare centre in accordance with the DCP. Background noise level has been determined using the RBL in accordance with the method given in the EPA NPfi.

Table 6—Childcare Centre Noise Limits, dBA

Time Period	Existing Noise Levels		DCP Noise Limits, Leq
	Leq (period)	RBL	
Day	51	43	48
Evening	52	42	47
Night	46	38	43

At this stage, the full activities of the future childcare centre on the ground. A separate DA assessment would be submitted prior to occupation detailing proposed use and to ensure that any potential noise impacting the amenity of the adjoining residence is protected.

¹ 2. Project ANL is recommended ANL minus 5 dB(A) and plus 3 dB(A), to convert from a period level to a 15-minute level.

3 Assessment and Recommendations

3.1 Façade Glazing Requirements

Acoustic glazing for the apartments are given in Table 7 are required to reduce noise impact on the internal occupants and should result in noise levels within such units in accordance with the Department of Planning Noise Guidelines and AS/NZS 2107:2016.

Table 7 – Schedule of Window and Glazing (R_w)

Level	Façade	Space	Glazing Thickness	Minimum R_w (Glazing+Frame)
All	All	Living & Bedroom	6.38mm laminated	30
		Childcare Centre	6.38mm laminated	30
		Retail	6.38mm laminated	30

All other non-habitable spaces, such as bathrooms and laundries require minimum 6mm monolithic glass (R_w 28).

All Windows/doors should be well sealed (air tight) when closed with good acoustic seals around the top and bottom sliders. Mohair seals are not considered to be acoustic seals.

3.2 Building Façade Construction

To provide sufficient acoustic attention of noise, the general external construction of the proposed building would need to be constructed as detailed in Table 8.

Table 8 – External Façade Construction (R_w)

Building Element	Proposed Construction	Minimum R_w
External Wall	Masonry or cavity brick	45
Roof and ceiling	Concrete with a plasterboard cavity ceiling	45

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**3.3 Mechanical Services**

At the DA stage, the design and selection of mechanical equipment has not been finalised. Following the DA approval of the proposed development, during the Construction Certification Stage a detail assessment of all mechanical plant and equipment will be conducted to ensure compliance with the EPA and DCP noise criteria. Typical acoustic measures may include the construction of acoustic barriers, enclosures, attenuators and/or acoustic louvres.

3.4 Use of Common Facilities

The use of the common area on level 3 has the potential to cause disturbance to the owner/occupier within the same building. Under the Strata Schemes Management Act 1996, a model by-law relating to noise states that:

An owner or occupier of a lot must not create any noise on a lot or the common property likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any person lawfully using common property.

Owners and occupiers of the strata scheme lots are required to comply with the by-laws and action to enforce a by-law is the responsibility of the owner's corporation.

For the use of the outdoor common open space and outdoor gym on level 3, for the owners and occupiers shall:

- (a) not to use the common open space, outdoor gym and surrounds between the hours of 10.00PM and 7.00AM.
- (b) whilst using the area, not create any or allow any noise to be created (such as amplified music) which is likely to interfere with the peaceful enjoyment of the other residents or residents of the surrounding properties.
- (c) The areas are not to be used for commercial functions at anytime.

It is recommended that signs should be placed to indicate to owners and occupiers to be considerate of other residents with the building and nearby residential neighbours and keep noise to a minimum when using the facilities.

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3.5 Childcare Centre Noise Assessment

The proposed childcare centre intends to operate Monday to Friday only between 7.00am to 7.00pm to accommodate a total of 91 children. The facility will be closed on Public Holidays. To control activity noise, there will be restricted outdoor activity before 9:00am or after 5.00pm.

The assessment of children activity noise in the external playscape have been predicted based on the following parameters:

- Source noise is averaged of the entire area of the outdoor playarea. For each outdoor playarea we have assumed the following number of children:
 - Nursery (0-2), up to 16 children.
 - Toddler (2-3) up to 35 children.
 - Preschool (3-5) up to 40 children.
- Source height is taken a 1m above the playarea level.
- During outdoor play times, all the children aged 2-3 and 3-5 are able to use the ground level outdoor playarea 1. The outdoor (undercover) playarea 2 would be used by children aged 0-2.
- On the ground level, the outdoor playarea is partially covered by the underside of the building (level 1 above). The underside of the outdoor playarea is to be lined with sound absorption material (min. NRC 0.5), such as Acoufelt or CSR Martini.
- The ground level playarea is located below the natural ground level, and on the natural ground level there is a 1.8m high solid masonry/glass barrier around the perimeter of the outdoor playarea. Refer to Figure 2.
- There are to be no gaps in the barriers.
- Calculations have been conducted based on ISO9613 using CadnaA (version 4.5.149).
- Pre-recorded music played in the centre has not been included in these predictions. However, if any pre-recorded music is played in the indoors activity rooms, it is recommended that all doors and windows closed.
- The internal noise level (with windows/doors closed) is predicted to be less than 35dBA at the receivers and therefore has not been included in the calculation tables below.
- For this assessment, the assumed sound power for children noise is presented in Table 9 below depending on the age range. The sound power levels given in the table below have been extrapolated for the proposed number of children in each outdoor area or activity room as outlined above.

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Table 9—Typical Sound Power Levels from Children (Source: AAAC)

Description	Sound Power Level
10 Children aged 0-2 years	77-80
10 Children aged 2-3 years	83-87
10 Children aged 3-6 years	84-90

For the childcare centre, the nearest affected receiver are the residents located at:

- R1 – Residential apartments at No.41 Woodhouse Dr.
- R2 – Residential townhouses at No.5 Wickfield Cct.
- R3 – Residential townhouses at No.8 Wickfield Cct.

Table 10 presents the predicted noise from the ground outdoor playarea occupied with a maximum of 40 children (age 2 to 5) and the cumulative noise level at the nearest receivers. There are no restrictions for 0-2 year old children.

Based on our predictions, children activity noise level is expected to comply at the nearest receivers.

Table 10 – Predicted Cumulative Noise from Outdoor Playarea

Receiver	No. Children (max)	SWL dBA	Receiver Noise Level, $L_{eq15min}$ dBA	Noise Limit $L_{eq15min}$ dBA (Day)	Complies (Y/N)
R1 (G to L2)	Age 2-5: 40 (outdoor playarea)	91	47-48	48	Y
R2	Age 2-5: 40 (outdoor playarea))	91	42	48	Y
R3	Age 2-5: 40 (outdoor playarea)	91	36	48	Y

Note, this is considered the worst case scenario with the outdoor fully occupied, which is an event that is unlikely or would rarely occur during outdoor play time.

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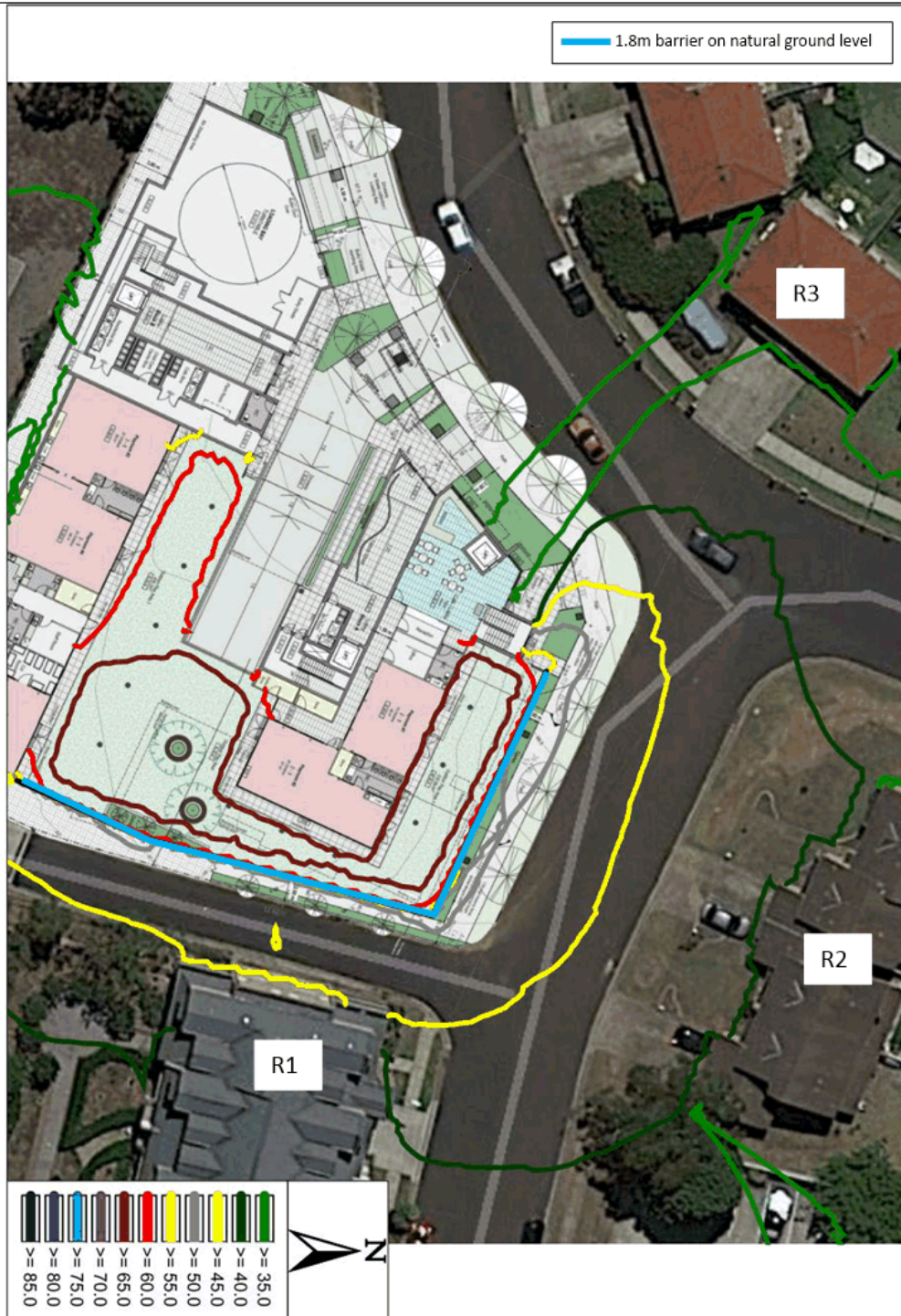


Figure 2 – Ground Level Outdoor Play Area – Noise Model (Ground Level)

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4 Conclusion

An acoustic assessment of the proposed development has been carried out in accordance with the requirements of Campbelltown (Sustainable City) DCP and the NSW EPA.

An environmental noise survey of the site has been conducted and the noise limiting criteria for mechanical plant/equipment noise emission has been determined based on the EPA NPfl. The limits are presented in Table 5.

Construction for glazing, external walls and the roof/ceiling systems have been provided to achieve the internal noise criteria and are detailed in Section 3.1 and Section 3.2 based on the impact of surround commercial/retail ambient noise and road traffic noise.

Section 3.5 details our assessment of the potential noise impact from children in the indoor activity rooms and outdoor playscapes. Based on our predictions, activity noise emissions will comply with the Council DCP noise criteria for children activity in the childcare centre.

Providing the recommendations in this report are implemented, the noise from the proposed development is predicted to comply with acoustic requirements of the Campbelltown (Sustainable City) DCP, NSW EPA, BCA Part F5 and relevant Australian standards.

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Appendix A – Acoustic Terminology

Decibel, dB: A dimensionless unit which denotes the ratio between two quantities that are proportional to power, energy or intensity. One of these quantities is a designated reference by which all other quantities of identical units are divided. The sound pressure level in decibels is equal to 10 times the logarithm (to the base 10) of the ratio between the pressure squared divided by the reference pressure squared. The reference pressure used in acoustics is 20 micro Pascals.

A-WEIGHTING: A measure of sound pressure level designed to reflect the response of the human ear, which does not respond equally to all frequencies. To describe sound in a manner representative of the human ear's response it is necessary to reduce the effects of the low and high frequencies with respect to medium frequencies. The resultant sound level is said to be A-weighted, and the units are in decibels (dBA). The A-weighted sound level is also called the noise level.

Sound Pressure Level, L_p (dB), of a sound: 20 times the logarithm to the base 10 of the ratio of the r.m.s. sound pressure to the reference sound pressure of 20 micro Pascals. Sound pressure level is measured using a microphone and a sound level meter, and varies with distance from the source and the environment.

Ambient Noise/Sound: All noise level present in a given environment, usually being a composite of sounds from many sources far and near. Traffic, HVAC, masking sound or even low-level background music can contribute to ambient level of noise or sound.

Percentile Level - L₉₀ , L₁₀ , etc: A statistical measurement giving the sound pressure level which is exceeded for the given percentile of an observation period, e.g. L₉₀ is the level which is exceeded for 90% of a measurement period. L₉₀ is commonly referred to as the "background" sound level.

Background Noise (L₉₀): The sum total of all unwanted residual noise generated from all direct and reflected sound sources in a space that can represent an interface to, or interfere with good listening and speech intelligibility.

Rating Background Level – RBL: Method for determining the existing background noise level which involves calculating the tenth percentile from the L_{A90} measurements. This value gives the Assessment Background Noise Level (ABL). Rating Background Level is the median of the overall ABL.

L_{AEQ,T}: Equivalent continuous A-weighted sound pressure level. The value of the A-weighted sound pressure level of a continuous steady sound that, within a measurement time interval T, has the same A-weighted sound energy as the actual time-varying sound.

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Appendix B – Architectural Drawings

This assessment was based on the following architectural drawings provided by Architex.

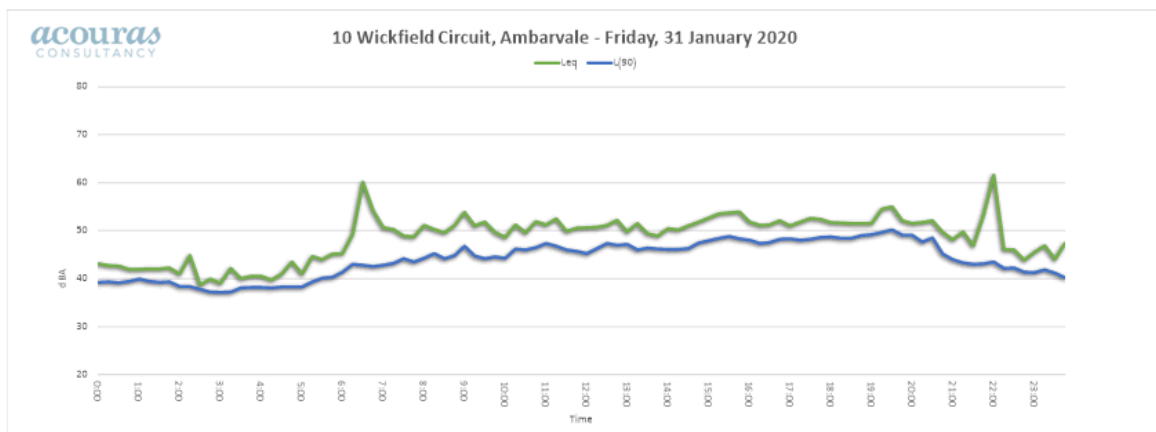
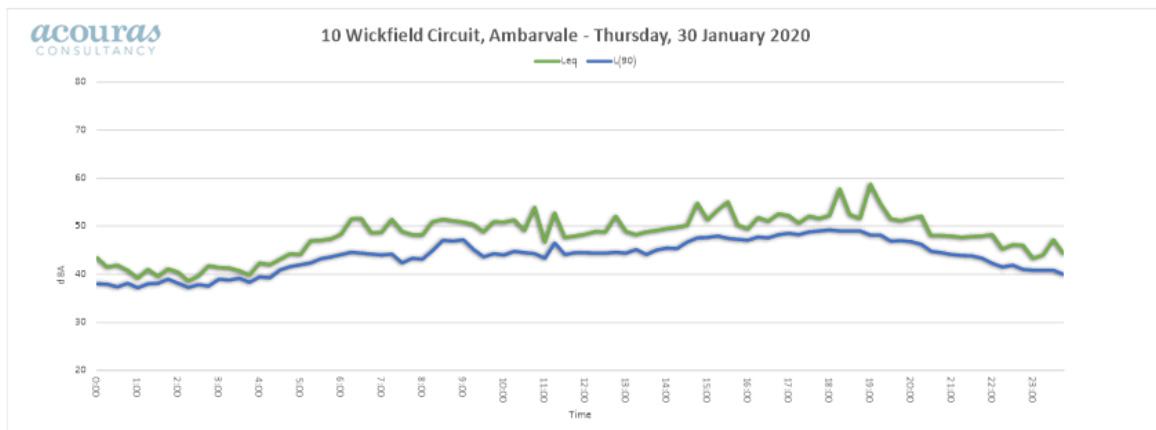
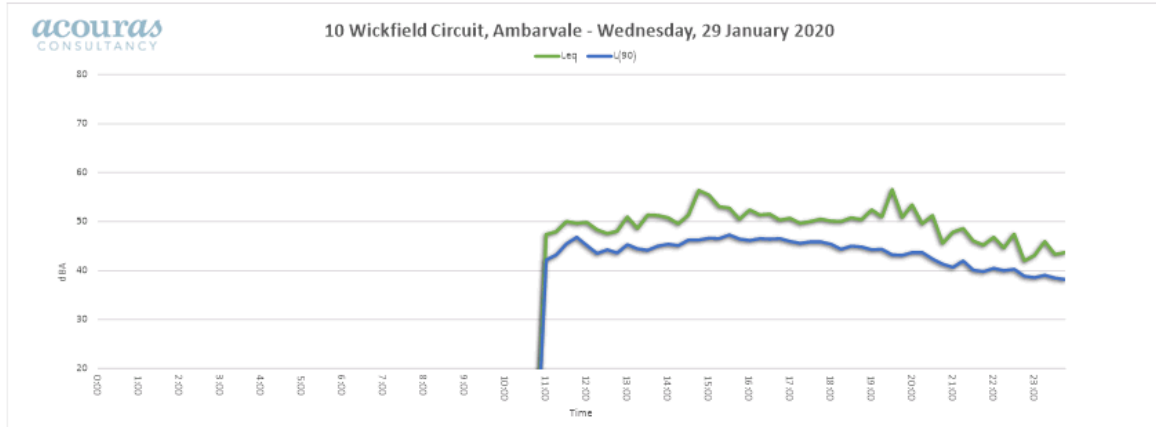
Drawing	Issue	Date	Description
02	23.03.21	C	Site Plan
03	23.03.21	G	Basement 2
04	23.03.21	G	Basement 1
05	23.03.21	F	Ground Floor
06	08.03.21	C	Level 1
07	08.03.21	C	Level 2
08	08.03.21	C	Level 3
09	08.03.21	C	Roof Plan
10	08.03.21	D	Elevations
11	01.02.21	B	Elevations 2
12	08.03.21	C	Elevations 3
13	08.03.21	C	Elevations 4
15	08.03.21	D	Sections A & B
16	08.03.21	D	Sections C

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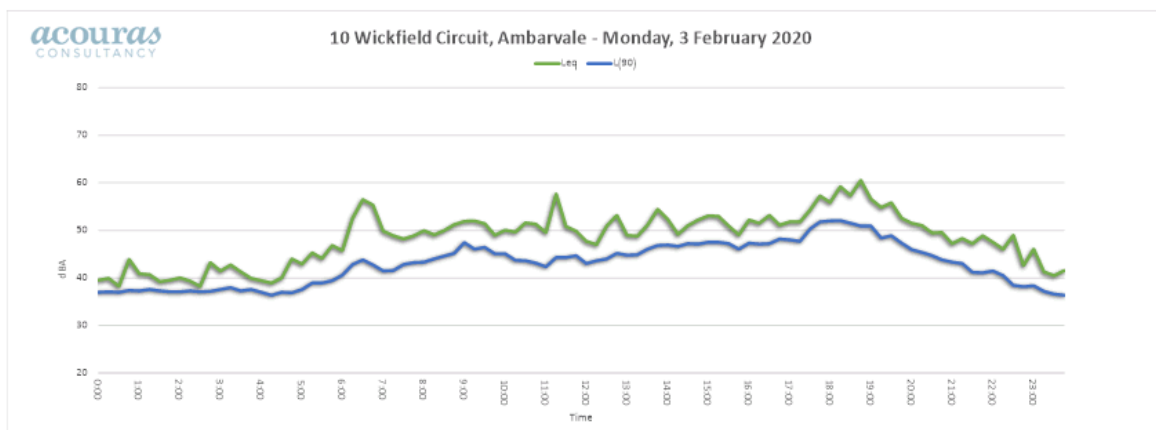
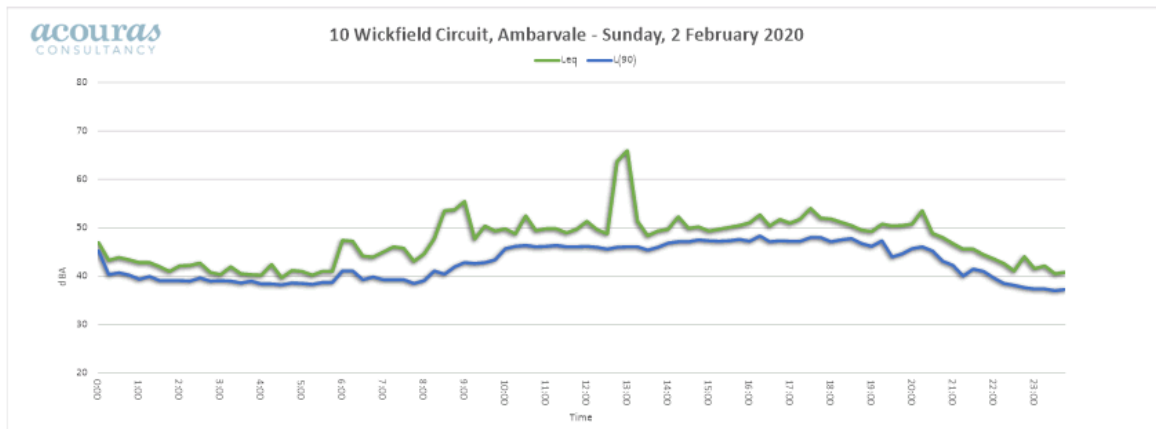
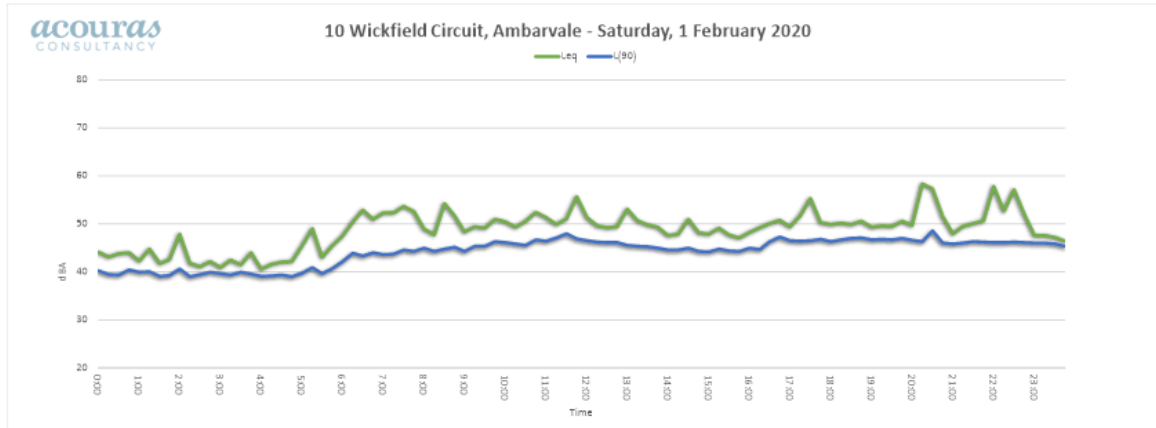
Appendix C – Noise Logger Results



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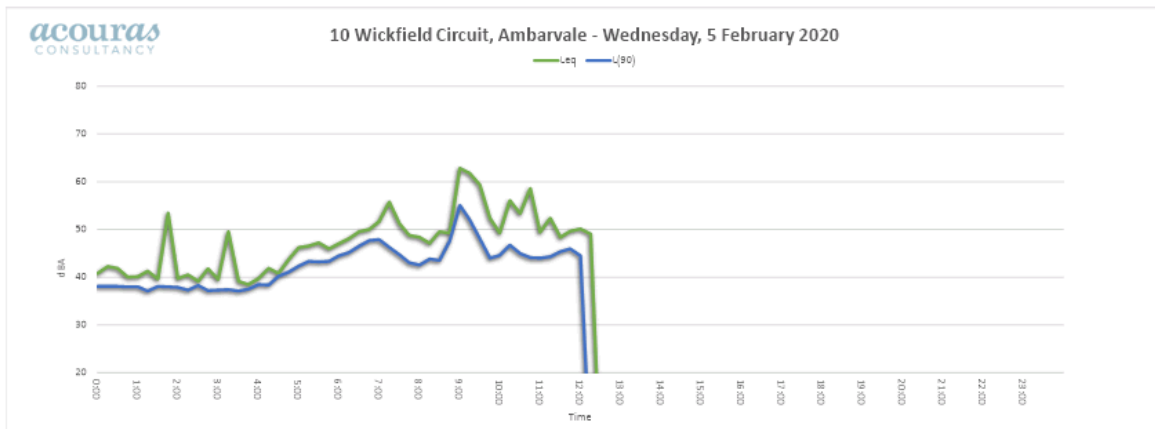
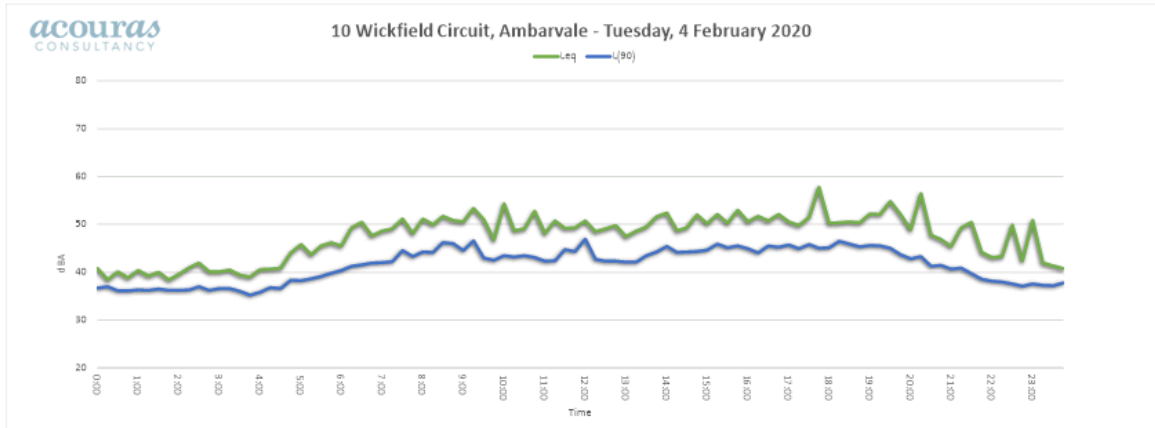
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PRELIMINARY
TREEAZ ASSESSMENT OF TREE HEALTH AND
LONGEVITY (SULE)
10 WICKFIELD CIRCUIT
AMBARVALE
CAMPBELLTOWN CITY COUNCIL
LOCAL GOVERNMENT AREA

Job number: 2338

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Version 1

Version	Date drafted	Drafted by
1	20/03/2021	Jason Anderson
Version	Date reviewed	Reviewed by
1	24/03/2021	Jason Anderson
Approved by		Date
Jason Anderson (Director)		24/03/2021

EXECUTIVE SUMMARY

Introduction

Anderson Environmental was engaged to undertake a preliminary tree health assessment to determine the health of trees on the subject site – 10 Wickfield Circuit, Ambarvale within Campbelltown City Council Local Government Area (LGA), referred to hereafter as the subject site. The consultant was requested to examine the trees outlined in this report as part of this assessment. As the proposal involves deep soil works the trees likely to be potentially impacted on the adjoining ALDI site were also examined.

Methodology

The subject site was assessed by Anderson Environmental during on the 10th of March 2021. Trees were assessed from the ground and classified based on visible external features following the TreeAZ methodology. No invasive assessment techniques were used.

The trees were assessed using the Visual Tree Assessment (VTA) methodology described in The Body Language of Trees: A Handbook for Failure Analysis by Mattheck C. and Breloer H. 1994. Trees were classified using the Tree AZ assessment methodology developed by Barrell Tree Consultancy. This methodology utilises a range of tree attributes to classify a tree as retainable (A1-A4 class) or not retainable (Z1-Z12 class). This method of tree assessment has been widely adopted by most councils and is directly comparable with the Safe Useful Life Expectancy (SULE).

Results

The proposed development would require the removal of all trees on the subject site. Trees 28-31 occur on the ALDI Site. Of these trees only tree 29 is close enough to the boundary to be potentially impacted. Analysis however based on its TPZ indicates that it would require a 3.84 metre TPZ. This is available and the excavation on the subject site is unlikely to significantly impact this species. TPZ's have not been undertaken for the other tree species as they will either require removal or are too far away to be impacted (trees 28, 30 and 31) on the ALDI site.

Conclusion and Recommendations

The trees assessed in this report are not required to be retained regardless of their health rating. The TreeAZ method provides an impartial assessment of a trees suitability for retention to inform planning decisions. All of the trees on the site would require removal to facilitate the development. Tree 29 on the adjoining ALDI site should not be significantly impacted by the required works on the subject site.

GLOSSARY OF ACRONYMS

APZ – Asset Protection Zone

DA – Development Application

GPS – Global Positioning System

LGA – Local Government Area

SRZ – Structural Root Zone

SULE – Safe Useful Life Expectancy

TPG – Tree Protection Guidelines

TPZ – Tree Protection Zone

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1. INTRODUCTION

1.1 Background

Introduction

Anderson Environmental was engaged to undertake a preliminary tree health assessment to determine the health of trees on the subject site – 10 Wickfield Circuit, Ambarvale within Campbelltown City Council Local Government Area (LGA), referred to hereafter as the subject site. The consultant was requested to examine the trees outlined in this report as part of this assessment. As the proposal involves deep soil works the trees likely to be potentially impacted on the adjoining ALDI site were also examined.

The aim of the assessment was to determine the health of the trees present and to determine trees suitable for retention. This approach provides a considered assessment for the removal of trees in poor health.

1.2 Scope, aims and limitations

The aim for the tree health assessment is to provide an arborist report that will provide baseline data for the health of the trees on the subject site. This data along with accompanying recommendations can be used for the determination of tree retention and removal.

The inspection of all trees is made from the ground and involves inspection of the external features only; no invasive, diagnostic or laboratory testing is carried out. The identification of these trees is based on observable features at the time of inspection. It is not based upon a full taxonomical identification or comparison against an herbarium specimen. Wherever possible the selection of genus and probable species is provided. No attempt is made for specific identification of exotic species, although common exotic species are identified when they are encountered.

Parties other than Anderson Environmental typically determine the location of trees requiring assessment and provide indicative plans. When provided, only these plans are used in assessing the impact of a proposed Development Application (DA) on trees. Where recommendations are made, including those recommendations contained in the Tree Protection Guidelines (TPG) it is essential that these recommendations be able to be implemented. Any additional drawings, details or redesigns that impact on the ability to do so may negate the conclusions made in the report.

As per **Section 3.3.1** of the TreeAZ guidelines, the methodology used in this assessment classifies trees based on their physical attributes alone, it does not consider the needs of any proposed development or any other proposed site use.

TreeAZ is a simplistic measure of the potential trees have to contribute to amenity, which provides an indication of the benefits they could impart to the future land use.

In a planning context, the detail of the future land use is undecided in the early stages and so that potential has to be assessed in a way that is independent of the multitude of future land use options.

1.3 Subject site description

The subject site represents an urban area. Most of the trees on this site represent native specimens.

Note: All figures in this report are to be considered indicative only. No decisions should be made without mapping from a qualified surveyor and/or on the ground measurements.

2. METHODOLOGY

2.1 Introduction

The field assessment was undertaken on the 10th of March 2021. The assessment was carried out by Bo Davidson (M. Environment).

2.2 Methodology

Trees were assessed from the ground and classified based on their external physical traits (defects, location, species etc.). Each tree was assigned a specific number with an aluminum tag.

The following data was collected for each tree:

- Tree number;
- Species;
- Height (m);
- Diameter at Breast Height (DBH) (mm);
- Maturity;
 - Young (300 to 349mm DBH);
 - Maturing (350 to 449mm DBH); and
 - Mature (450mm or greater DBH).
- Retention category (Z1-Z12 or A1-A4);
- Any notable features (e.g. faults, unbalanced); and
- Habitat potential (presence of hollows, significant loose bark, bird nests etc.).

The methodology used for the health assessment of the trees on the subject site followed the TreeAZ methodology developed by Barrell Tree Consultancy (Barrell Tree Consultancy, 2010). This method of tree assessment has been widely adopted by most councils. It is directly comparable with the Safe Useful Life Expectancy (SULE). The tree codes and retention categories are provided in **Appendix 3** of this report.

It is presumed that all trees have an A class rating before the individual assessment is undertaken. Observational data that does not support the A rating then qualifies a tree into one of the Z class ratings. Features of Z class tree include structural defects, borer infestation, instability, canopy crowding etc. Trees of this class will not have priority with regard to tree retention, as it is unlikely these specimens will prosper in later years. The tree assessment methodology flowchart is also shown in **Appendix 3**.

Assessment of individual trees followed the Visual Tree Assessment (VTA) methodology described in *The Body Language of Trees: A Handbook for Failure Analysis* (Mattheck and Breloer 1994). This methodology incorporates a holistic visual assessment of a tree's potential for failure, considering structural, faults, ground loading (weight distribution) as well as biological factors (presence of fungal bodies, borers etc.) to identify trees susceptible to significant failure within a realistic time frame.

Using the data collected in the field, the required Tree Protection Zone (TPZ) (in meters) for
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each tree assessed was also calculated, based on the following formula from **Section 3.2** of Australian Standard (AS) 4970 – 2009 (+ Amendment 1):

$$\text{TPZ} = \text{DBH} \times 12$$

where

DBH = Diameter at Breast Height measured at 1.4m above ground level

The TPZ is designed to provide an adequate standoff distance around any retained tree to prevent damage during constructions works and allow for the ongoing vitality of the tree into the future.

The TPZ calculated using this formula will not always incorporate the full crown spread of tree due to trailing branches or unsymmetrical heads. If the calculated TPZ is less than the estimated crown spread, then the TPZ is to be extended to incorporate the full crown spread; however, this is not required to be symmetrical as shown in **Figure 2.1** below.

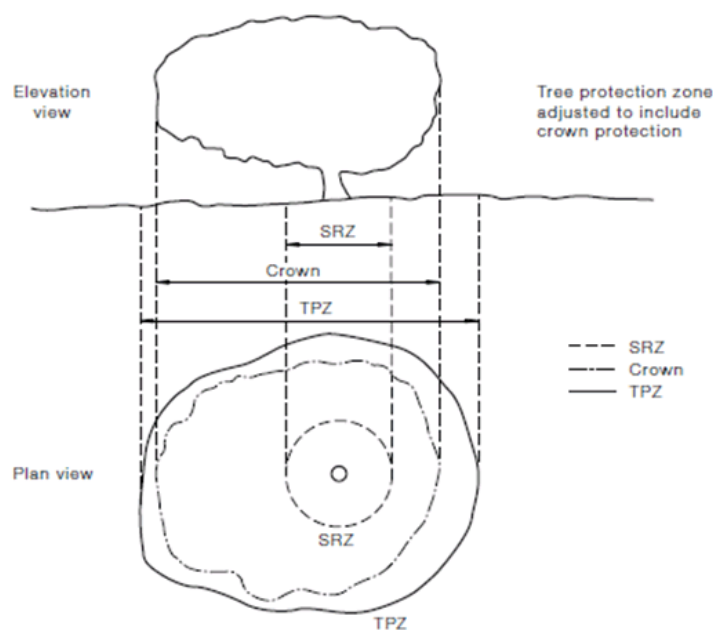


Figure 2.1: Example of modification of calculated TPZ to incorporate full crown spread (AS4970 – 2009 (+A1))

The underground area requiring protection is referred to as the Structural Root Zone (SRZ) and is calculated using the following formula (**Section 3.3.5** of AS4970 – 2009 (+A1)):

$$\text{SRZ radius} = (D \times 50)^{0.42} \times 0.64$$

where

D = trunk diameter, in m, measured above the root buttress

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As the SRZ is always smaller than the TPZ, it is therefore subsumed within the TPZ and is not usually required to be calculated separately. However, if any intrusion into the TPZ is required (for underground services or exploratory excavation etc.), then the SRZ is to be calculated and considered.

3. RESULTS

The proposed development would require the removal of all trees on the subject site. Trees 28-31 occur on the ALDI Site. Of these trees only tree 29 is close enough to the boundary to be potentially impacted. Analysis however based on its TPZ indicates that it would require a 3.84 metre TPZ. This is available and the excavation on the subject site is unlikely to significantly impact this species. TPZ's have not been undertaken for the other tree species as they will either require removal or are too far away to be impacted (trees 28, 30 and 31) on the ALDI site.

The full results of the assessment are detailed in **Appendix 2**.

4 CONCLUSION AND RECOMMENDATIONS

4.1 Conclusion

The trees assessed in this report are not required to be retained regardless of their health rating. The TreeAZ method provides an impartial assessment of a trees suitability for retention to inform planning decisions. All of the trees on the site would require removal to facilitate the development. Tree 29 on the adjoining ALDI site should not be significantly impacted by the required works on the subject site.

4.1.1 Tree Protection Requirements (AS4970 – 2009 (+A1))

The TPZ is the primary method of protecting retained trees during development activities. It is the minimum area required to be left undisturbed during constructing to allow for the ongoing viability of the tree. The TPZ is intended to protect both the above and below ground portions of the tree.

Section 4 of AS4970 – 2009 (+A1) describes standard tree protection measures within a TPZ. The primary protection measure is the erection of boundary fencing and signage around the calculated TPZ.

Note: As all trees are proposed to be removed TPZ's were not calculated.

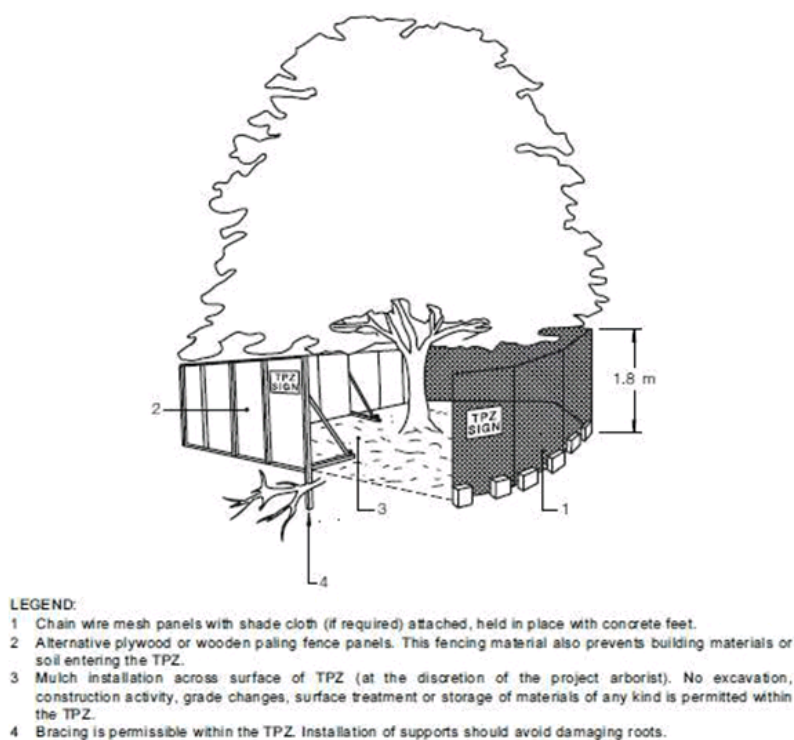


Figure 4.1: Example of TPZ fencing and signage design from Section 4.4 of AS4970 – 2009 (+A1)

Typically, this fencing and signage will prevent any intrusion within the TPZ during works and

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would be removed following the completion of works. However, works such as the installation of underground services or scaffolding to support construction for a nearby structure may be required to intrude within a TPZ, if no alternatives are practicable.

Intrusion within a TPZ is considered to be minor (less than 10% of the TPZ and outside of the SRZ) or major (greater than 10% or within the SRZ). Minor encroachment typically does not require further assessment; however, under the standard an arborist is required to be consulted prior to any TPZ encroachment, to certify that no significant impact on the tree is likely. A major encroachment will require additional works such as root mapping to determine the location of all portions of the tree within the proposed works area. Any such works must be approved by an arborist and it must be demonstrated that the tree will remain viable following these works.

Any intrusion within a TPZ must be compensated for through the extension of the TPZ on another face, commensurate with the area impacted. For example, if a minor encroachment (10%) is required on one face, then the TPZ is to be extended by 10% on the opposite face.

AS4970 – 2009 (+A1) also lists tree protection measures for such works. These include:

- Branch protection for trunks and limbs within the swing range of machinery;
- Ground mulching and placement of ground pads to protect the upper root zone;
- Hand digging of trenches within the TPZ to minimise damage to any roots present; and
- Acceptable pruning of trees within areas required for the erection of scaffolding.

All works within a TPZ are to be supervised and certified by an arborist. The measures described above are not exhaustive and all protection requirements described in AS4970 – 2009 (+A1) must be considered prior to the carrying out of any such works.

4.2 Recommendations

The trees assessed in this report are not required to be retained regardless of their health rating. The TreeAZ method provides an impartial assessment of a trees suitability for retention to inform planning decisions.

Although all trees will likely be removed by the proposed development, assessment of the nature and extent of any intrusion into the TPZ of any retained tree would be required. Under AS4970 – 2009 (+A1) any incursion within a TPZ requires an arborist to supervise such works.

5 REFERENCES

Australian Standard AS 4373 – 1996, Pruning of Amenity Trees, Standards Australia

Australian Standard AS4970-2009, Protection of trees on Development Sites. **Amendment 1.** Standards Australia

Barrell Tree Consultancy (2010)a. TreeAZ Assessment Guidelines, Australia and New Zealand Version. Barrell Tree Consultancy. Field House, Fordingbridge Business Park, Ashford Road, Fordingbridge, Hampshire, SP6 1BY, United Kingdom

Barrell Tree Consultancy (2010)b. TreeAZ – Detailed Guidance on its Use – Australian and New Zealand Version 10.10.ANZ. Barrell Tree Consultancy. Field House, Fordingbridge Business Park, Ashford Road, Fordingbridge, Hampshire, SP6 1BY, United Kingdom

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Matheny, N.P. and Clark. J.R (1994). A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas. Second Edition. International Society of Arboriculture, Savoy, Illinois

Mattheck, C and Breloer, H (1994). The Body Language of Trees: A handbook for failure analysis, The Stationery Office, London

6 APPENDIX 1: DISCLAIMER AND LIMITATION OF LIABILITY

The use of this report is for the client only and is based on an assessment of the site at the point in time of assessment. The material in this report reflects the judgement of Anderson Environmental Pty Ltd in light of background information and site conditions at the time of assessment and we take no responsibility for any database inaccuracies or other inaccuracies in background and or other information. The report is not to be reproduced or released to any other party, in whole or in part, without the express written consent of Anderson Environmental Pty Ltd. This report is Copyright protected and is not to be reproduced in part or whole or used by a third party without the express written permission of Anderson Environmental Pty Ltd. If you are not the client who commissioned this report or a local government authority for which approval is being sought as part of the formal DA process and are in possession of this report you are in breach of the law and we reserve the right to recover damages from any individuals, companies or other parties as a result of such breaches. Any use, which a third party makes of this report, or any reliance or discussions based on it, is the responsibility of such Third Parties and as outlined above is in breach of the law. Anderson Environmental and its staff accepts no responsibility for damages, if any, suffered by any third party because of decisions made or actions taken based on this report and reserves the right to recover damages from the third party from breaches as outlined above.

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7 APPENDIX 2: TREE HEALTH TABLE

Note: All 'A' class trees are identified as being in good health however there is no requirement to retain such trees; All 'Z' class trees and exotics are not worthy of retention. (All trees under 300mm DBH can be classified as 'Z1' as they are replaceable with advanced planted replacements).

Table A2.1: Tree health Table

Tree Number	Scientific Name	Common Name	Height (m)	DBH (metres)	Buttress Diameter (metres)	Spread (m)	Maturity	Tree AZ Category	TPZ Radius (metres)	SRZ Radius (metres)	TPZ Radius 10% Encroachment Threshold	Notes
1	<i>Acacia decurrens</i>	Black Wattle	4	0.1	0.1	1.5	Z4	Z4	1.2	1.26	0.82	Numerous dead limbs and sap weep points. Short lived species
2	<i>Corymbia citriodora</i>	Lemon-scented Gum	10	0.26	0.27	4	A1	A1	3.12	1.91	2.14	Good form and health
3	-	Stag	4	0.15	0.15	1	Z4	Z4	1.8	1.49	1.24	Dead
4	-	Stag	4	0.08	0.08	1	Z4	Z4	0.96	1.15	0.66	Dead
5	<i>Corymbia maculata</i>	Spotted Gum	10	0.23	0.23	5	A1	A1	2.76	1.79	1.90	Good form and health
6	<i>Casuarina glauca</i>	Swamp Oak	10	0.21	0.21	5	Z5	Z5	2.52	1.72	1.73	Split main leader, one leader fallen
7	<i>Eucalyptus tereticornis</i>	Forest Red Gum	12	0.24	0.25	6	A1	A1	2.88	1.85	1.98	Good form and health
8	<i>Eucalyptus tereticornis</i>	Forest Red Gum	10	0.31	0.32	6	Z5	Z5	3.72	2.05	2.56	Low cleft trunk with significant occluded bark. Potential failure point
9	-	Stag	6	0.2	0.2	1	Z4	Z4	2.4	1.68	1.65	Dead
10	-	Stag	6	0.1	0.1	1	Z4	Z4	1.2	1.26	0.82	Dead
11	<i>Acacia decurrens</i>	Black Wattle	5	0.08	0.08	4	Z4	Z4	0.96	1.15	0.66	Numerous dead limbs, sparse discoloured foliage. Diseased or senescing
12	-	Stag	6	0.12	0.13	2	Z4	Z4	1.44	1.40	0.99	Dead
13	<i>Acacia decurrens</i>	Black Wattle	6	0.06	0.06	4	Z4	Z4	0.72	1.02	0.49	Short-lived species, unsuitable for long term retention
14	<i>Eucalyptus amplifolia</i>	Cabbage Gum	15	0.46	0.5	5	Z5	Z5	5.52	2.47	3.79	Cleft trunk with significant occluded bark. Potential failure point
15	<i>Triadica sebifera</i>	Chinese Tallow	5	0.17	0.18	3	A1	A1	2.04	1.61	1.40	Good form and health. Coppiced trunk typical for species
16	<i>Corymbia citriodora</i>	Lemon-scented Gum	15	0.24	0.25	5	Z5	Z5	2.88	1.85	1.98	Low cleft trunk with significant occluded bark. Potential failure point
17	<i>Corymbia maculata</i>	Lemon-scented Gum	7	0.12	0.12	4	A1	A1	1.44	1.36	0.99	Good form and health
18	-	Stag	6	0.13	0.13	1	Z4	Z4	1.56	1.40	1.07	Dead
19	-	Stag	6	0.1	0.1	1	Z4	Z4	1.2	1.26	0.82	Dead
20	-	Stag	6	0.11	0.12	1	Z4	Z4	1.32	1.36	0.91	Dead
21	-	Stag	6	0.11	0.12	1	Z4	Z4	1.32	1.36	0.91	Dead
22	-	Stag	6	0.14	0.14	1	Z4	Z4	1.68	1.45	1.15	Dead
23	-	Stag	6	0.14	0.15	1	Z4	Z4	1.68	1.49	1.15	Dead
24	-	Stag	6	0.14	0.15	1	Z4	Z4	1.68	1.49	1.15	Dead
25	-	Stag	6	0.11	0.12	1	Z4	Z4	1.32	1.36	0.91	Dead
26	<i>Acacia decurrens</i>	Black Wattle	4	0.09	0.09	3	Z4	Z4	1.08	1.20	0.74	Numerous dead limbs, sparse discoloured foliage. Diseased or senescing
27	-	Stag	6	0.18	0.19	1	Z4	Z4	2.16	1.65	1.48	Dead
28	<i>Corymbia citriodora</i>	Lemon-scented Gum	16	0.32	0.35	5	Z5	Z5	3.84	2.13	2.64	Cleft trunk with exposed deadwood. Potential failure point
29	<i>Angophora floribunda</i>	Rough-barked Apple	13	0.32	0.33	5	A1	A1	3.84	2.08	2.64	Good form and health
30	<i>Corymbia citriodora</i>	Lemon-scented Gum	17	0.42	0.5	6	Z5	Z5	5.04	2.47	3.46	High cleft, heavily weeping. Potential failure point
31	<i>Acacia implexa</i>	Lightwood x 6	6	0.1	0.1	3	A1	A1	1.2	1.26	0.82	Overall good form and health. Individuals crowded, some senescing individuals.

8 APPENDIX 3: TREEAZ GRADING FORMAT AND ASSESSMENT METHODOLOGY

**TreeAZ: Detailed guidance on its use
Australia and New Zealand (Version 10.10-ANZ)**

Figure 1: TreeAZ Categories (Version 10.10-ANZ)

CAUTION: TreeAZ assessments must be carried out by a competent person qualified and experienced in arboriculture. The following category descriptions are designed to be a brief field reference and are not intended to be self-explanatory. They must be read in conjunction with the most current explanations published at www.TreeAZ.com.

Category Z: Unimportant trees not worthy of being a material constraint

Local policy exemptions: Trees that are unsuitable for legal protection for local policy reasons including size, proximity and species

Z1	Young or insignificant small trees, i.e. below the local size threshold for legal protection, etc
Z2	Too close to a building, i.e. exempt from legal protection because of proximity, etc
Z3	Species that cannot be protected for other reasons, i.e. scheduled noxious weeds, out of character in a setting of acknowledged importance, etc
High risk of death or failure: Trees that are likely to be removed within 10 years because of acute health issues or severe structural failure	
Z4	Dead, dying, diseased or declining
Z5	Severe damage and/or structural defects where a high risk of failure <u>cannot</u> be satisfactorily reduced by reasonable remedial care, i.e. cavities, decay, included bark, wounds, excessive imbalance, overgrown and vulnerable to adverse weather conditions, etc
Z6	Instability, i.e. poor anchorage, increased exposure, etc
Excessive nuisance: Trees that are likely to be removed within 10 years because of unacceptable impact on people	
Z7	Excessive, severe and intolerable inconvenience to the extent that a locally recognized court or tribunal would be likely to authorize removal, i.e. dominance, debris, interference, etc
Z8	Excessive, severe and intolerable damage to property to the extent that a locally recognized court or tribunal would be likely to authorize removal, i.e. severe structural damage to surfacing and buildings, etc
Good management: Trees that are likely to be removed within 10 years through responsible management of the tree population	
Z9	Severe damage and/or structural defects where a high risk of failure can be <u>temporarily</u> reduced by reasonable remedial care, i.e. cavities, decay, included bark, wounds, excessive imbalance, vulnerable to adverse weather conditions, etc
Z10	Poor condition or location with a low potential for recovery or improvement, i.e. dominated by adjacent trees or buildings, poor architectural framework, etc
Z11	Removal would benefit better adjacent trees, i.e. relieve physical interference, suppression, etc
Z12	Unacceptably expensive to retain, i.e. severe defects requiring excessive levels of maintenance, etc

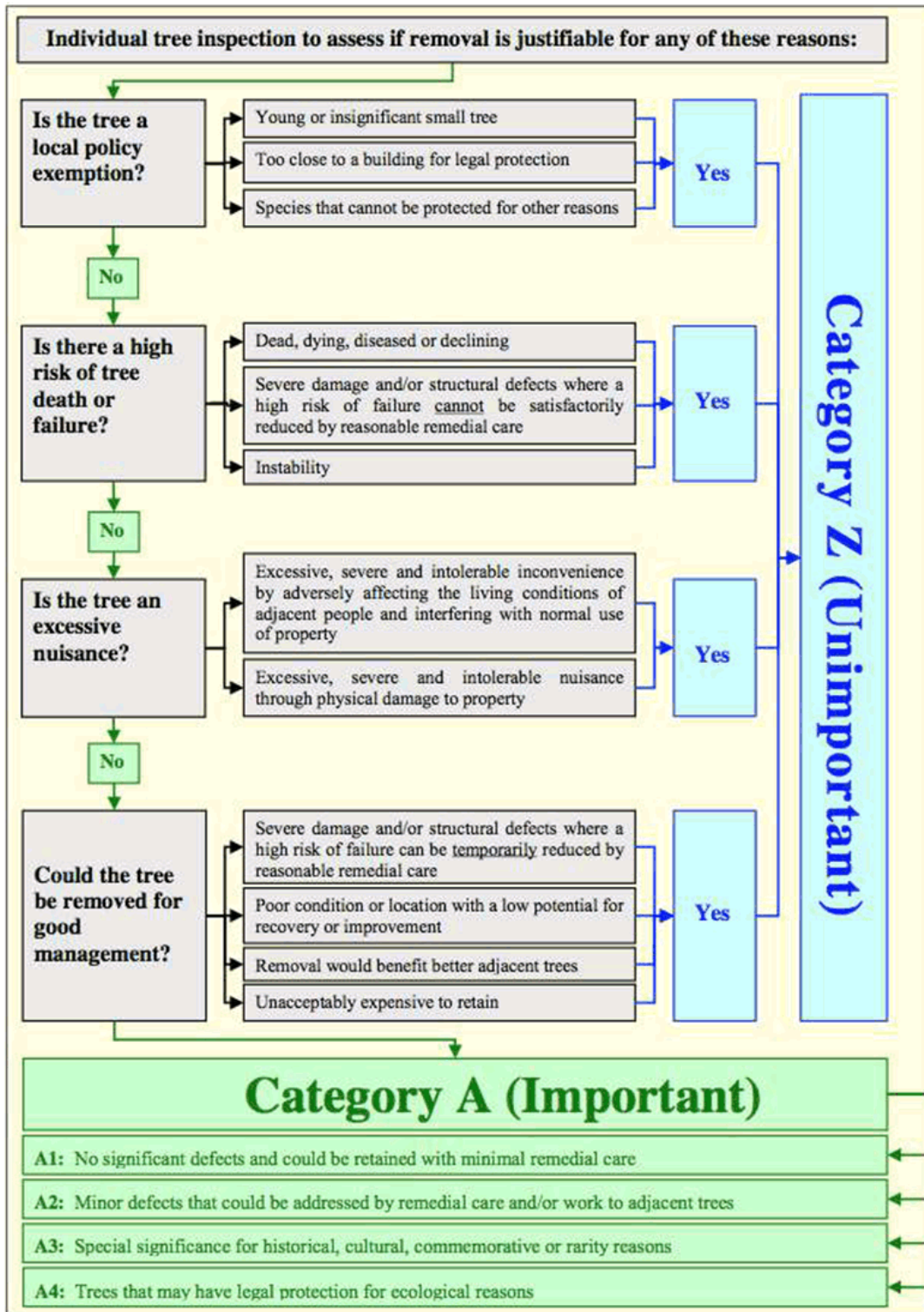
NOTE: Z trees with a high risk of death/failure (Z4, Z5 & Z6) or causing severe inconvenience (Z7 & Z8) at the time of assessment and need an urgent risk assessment can be designated as ZZ. ZZ trees are likely to be unsuitable for retention and at the bottom of the categorization hierarchy. In contrast, although Z trees are not worthy of influencing new designs, urgent removal is not essential and they could be retained in the short term, if appropriate.

Category A: Important trees suitable for retention for more than 10 years and worthy of being a material constraint

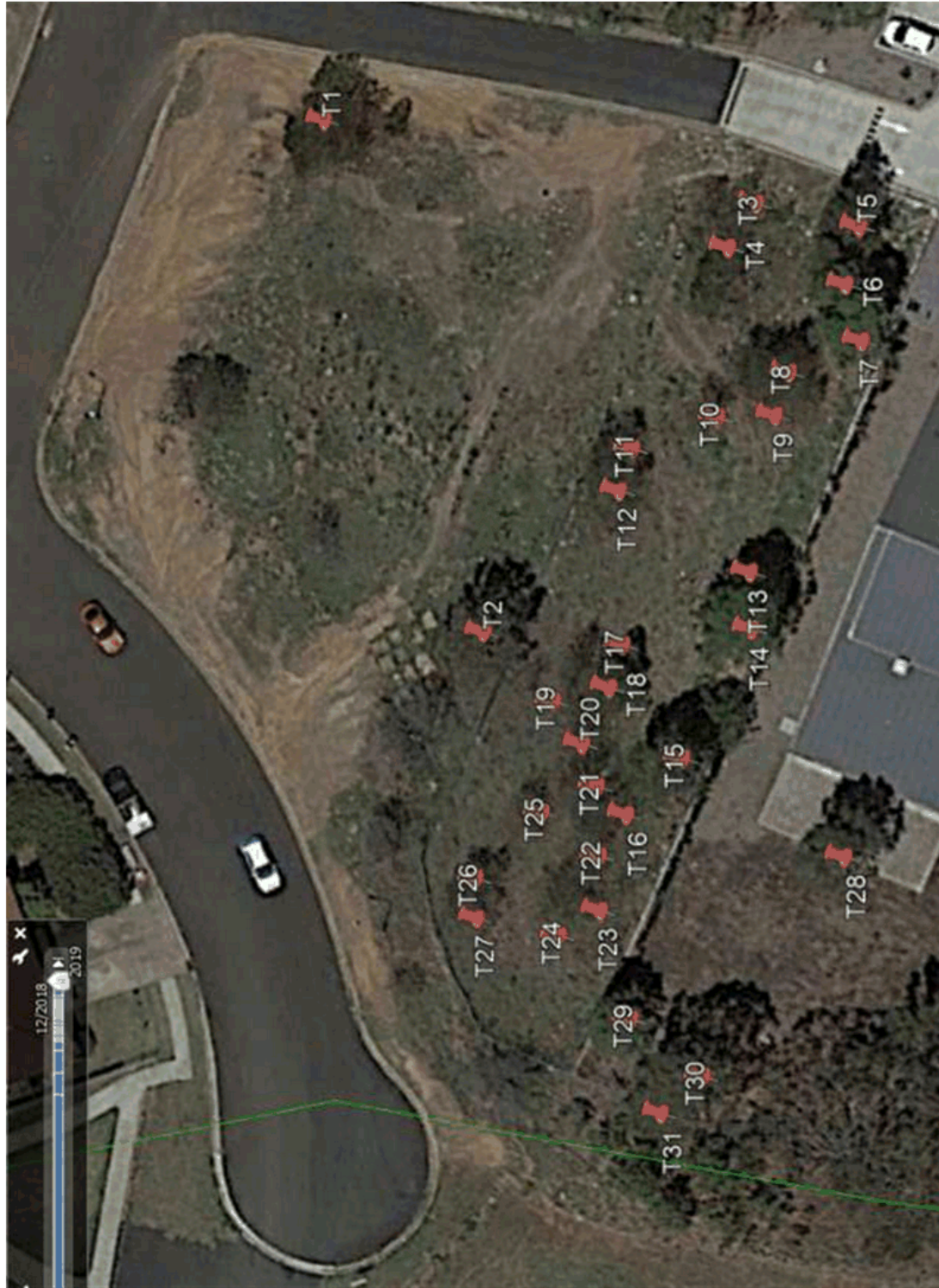
A1	No significant defects and could be retained with minimal remedial care
A2	Minor defects that could be addressed by remedial care and/or work to adjacent trees
A3	Special significance for historical, cultural, commemorative or rarity reasons that would warrant extraordinary efforts to retain for more than 10 years
A4	Trees that may be worthy of legal protection for ecological reasons (Advisory requiring specialist assessment)

NOTE: Category A1 trees that are already large and exceptional, or have the potential to become so with minimal maintenance, can be designated as AA at the discretion of the assessor. Although all A and AA trees are sufficiently important to be material constraints, AA trees are at the top of the categorization hierarchy and should be given the most weight in any selection process.

Figure A3.1: TreeAZ grading format



9 APPENDIX 4: TREE LOCATIONS



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Planning Ref: 1786/2020/DS-C
Our Ref: KS

Emma Page
Campbelltown City Council
Emma.Page@campbelltown.nsw.gov.au

Dear Emma

Notice of concurrence

Section 22(5) of the *State Environment Planning Policy (Educational Establishments and Childcare Facilities) 2017* ('the SEPP')

On 9 February 2021, the NSW Department of Education (the "Department") received your referral for the development application described below:

Application Number: 1786/2020/DS-C
Property: 10 Wickfield Circuit AMBARVALE

Reason for Referral

The development application for the purpose of centre-based child care facility was referred to the Department under section 22 of the SEPP which states:

- (1) *This clause applies to development for the purpose of a centre-based child care facility if:*
- (b) *the outdoor space requirements for the building or place do not comply with clause 108 (outdoor unencumbered space requirements) of the Education and Care Services National Regulations.*

Decision

Following review of the development application the Department has determined that a concurrence is not applicable.

EARLY CHILDHOOD EDUCATION

Locked Bag 5107 Parramatta NSW 2124

T 1800 619 113 F 02 8633 1810 E ececd@def.nsw.edu.au www.dec.nsw.gov.au

Reasons for decision

The applicant has indicated that they intend to care for up to 91 children and have provided plans indicating a total of 317m² of indoor space and a total of 639.14m² of outdoor space. The total square metres of space is sufficient for the intended 91 children.

The proposed centre will be located exclusively on the ground floor of a part three, part four storey mixed use development, also comprising of a business/retail tenancy and shop top housing over basement parking.

While the majority of outdoor play areas are covered by the building structure above, the solar access plan and the landscape plans provided indicate areas that are open to the elements, and the area is open more than one third of the perimeter, therefore deeming it to be partially covered outdoor space. The plans also indicate that the outdoor roof will include a horizontal louvered awning which will further provide open areas for light and ventilation and that roof height is in excess of 2.8m high.

The landscape plans provided indicate the outdoor play areas have natural features such as sandpits, sensory gardens, children's gardens and natural materials such as mulch and wooden logs have been incorporated into the spaces. The landscape plans also indicate that a combination of different floor type and textures are included such as artificial turf with mounds, stepping logs and mulch.

We note the concerns of council regarding the outdoor space being covered in most areas however under the Child Care Planning Guidelines the space is deemed to be a partially covered natural outdoor space. The outdoor play area is open more than one third of the perimeter and has a clear roof height of 2.8m. Given the outdoor area is deemed as covered actual outdoor area, there is no requirement for concurrence on this application.

This decision is based on the Architectural Plans marked, Rev C dated 14 April 2021, the Landscape Plans marked, Rev B dated 29 March 2021 and the stipulation that the space meets the requirements of the National Regulations and The Department of Planning and Environments Child Care Planning guideline at the time of completion.

Service approval, any relevant waivers and the number of children allowed will be determined on the final fit out and completion of the space.

Service approval

A person may not operate an education and care services, as defined by the National Law or the *Children (Education and Care Services) Supplementary provisions Act 2011*, unless they hold a service approval.

EARLY CHILDHOOD EDUCATION

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Contact

Should you have any questions about this letter please contact Cassandra Janssen (Assessment and Risk Coordinator) on 1800 619 113 or concurrence.ece@det.nsw.edu.au.

Yours sincerely

Michelle Leedham
Manager, Approvals and Services
Early Childhood Education
Delegate of the Secretary, Department of Education
15 June 2021



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4.2 Demolition of dwelling and construction of a 10 room boarding house - 1 Jaclyn Street, Ingleburn

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 is in receipt of a development application for the demolition of an existing dwelling and the construction of a 10 room boarding house at 1 Jaclyn Street, Ingleburn.
- The subject site is zoned R2 low density residential zone under the Campbelltown Local Environmental Plan 2015 (CLEP 2015). The proposed boarding house was permitted with consent on the site at the time the development application was lodged with Council. The proposal is considered to be generally consistent with the objectives of the R2 low density residential zone.
- The application has been notified to adjoining and nearby properties between 15 April 2021 and 18 May 2021. In response, 15 submissions including one petition and one submission from a State MP were received.
- The application was referred to the Design Excellence Panel on 19 August 2021.
- Amended plans were lodged with Council on 16 December 2021, however these did not include all required information to enable a complete assessment of the proposal.
- The remaining additional information was requested from the applicant on 12 April 2022 and 18 July 2022, to date no additional information has been submitted.
- An assessment under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) has been undertaken and the application is recommended for refusal, due to the lack of detailed information to enable for the reasons listed in attachment 1.

Officer's Recommendation

That 680/2021/DA-BH for the demolition of existing dwelling and construction of a 10 room boarding house at Lot 20 DP 13118, 1 Jaclyn Street, Ingleburn be refused for the reasons detailed in attachment 1.

Purpose

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

Property Description	Lot 20 DP 13118, 1 Jaclyn Street, Ingleburn
Application No	680/2021/DA-BH
Applicant	Mr Michael Formosa
Owner	Milicia Pty Ltd
Provisions	State Environmental Planning Policy (Affordable Rental Housing) 2009 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Sydney Region Growth Centres) 2006 State Environmental Planning Policy (Biodiversity and Conservation) 2021 Campbelltown Local Environmental Plan 2015 Campbelltown (Sustainable City) Development Control Plan 2015 Campbelltown 2032 – Community Strategic Plan
Date Received	4 March 2021

History

Application History

A letter was issued to the applicant inviting them to withdraw the application on 17 May 2021 due to issues relating to the design of the proposal, waste, insufficient documentation and stormwater and engineering.

The applicant requested a meeting with Council where the proposal was discussed in detail and it was decided to defer the application and refer the application to the Campbelltown Design Excellence Panel (DEP) for comments.

The application was sent to the DEP on 19 August 2021 and the following comments were provided:

General Comments from the Panel	
1.	This boarding house design is very dense for the proposed site. Whilst the FSR may be compliant, the combination of a high number of units and the site shape has created compromises in the unit planning and also the building's relationship to its neighbours. The Panel suggest ensuring through design adjustments that the design constraints and opportunities add to the quality of life for this type of accommodation typology and demographic.
2.	Greater consideration needs to be given to ground floor amenity, vehicle/pedestrian separation/safety and quality of street address.

The DEP provided additional detailed comments to the applicant. The DEP in relation to the overall design concluded that the ground floor planning is not acceptable and needs to be redesigned.

Amended plans were lodged with Council on 16 December 2021, however these did not include all required information to enable a complete assessment of the proposal.

The remaining additional information was requested from the applicant on 12 April 2022 and 18 July 2022, to date no additional information has been submitted.

Referrals

The application was referred to Council's Development Engineer, Waste, Environment Team, a Building Surveyor and Environmental Health Officers Responses have been received and additional information was requested from the applicant.

Site and Surrounds

The site is identified as Lot 20 DP 13118, known as 1 Jaclyn Street, Ingleburn. The site is irregular in shape with a north-east (front) boundary measuring 30.48 m, south-east (side) boundary measuring 60.35 m and south-west (rear) boundary measuring 9.155 m and north-west (side) boundary measuring 64.01 m. The site has an area of 1195 m² and the site falls from the south-west to the north by approximately 1.2 m.

The site is occupied by a single storey detached dwelling with vehicular access provided from Jaclyn Street to a carport centrally located on the site. There are 8 existing trees on site.

The subject site is adjoined by a detached dwelling and secondary dwelling to the south of the site and multi dwelling developments to the north of the site. The locality is characterised by a variety of residential developments including detached dwellings and multi dwelling developments.

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



Figure 1: Locality map.

Proposal

The proponent has sought consent for the demolition of the existing dwelling and the construction of a 10 room boarding house. The development comprises of the following:

- Eight one bedroom boarding rooms and 2 x 2 bedroom boarding rooms. Nine of the rooms are double rooms and one single room is proposed. In total, the proposal will have a capacity to house 19 lodgers.
- Each room is provided with a bathroom and kitchen.
- A common room is provided with kitchen and bathroom facilities including shower.
- A bin room is attached to the building.
- A communal open space area is located on the northern side of the building.
- A carpark is located in the front setback and has 5 parking spaces including one accessible space and three motorbike parking spaces.
- The site is proposed to be landscaped and fenced.

Report

1. Vision

Campbelltown 2032

Campbelltown 2032 is the Community Strategic Plan (CSP) for the City of Campbelltown. The CSP addresses 5 key strategic outcomes that Council and other stakeholders will work to achieve over the next 10 years:

- Outcome 1: Community and Belonging
- Outcome 2: Places for People

- Outcome 3: Enriched Natural Environment

- Outcome 4: Economic Prosperity

- Outcome 5: Strong Leadership.

The proposal is generally consistent with the long term vision for Campbelltown, and is of particular relevance to Outcome 2, Strategy 2.3.1 Ensure all people in Campbelltown have access to safe, secure, and affordable housing.

2. Planning Provisions

State Environmental Planning Policy (Affordable Rental Housing) 2009

The application for a boarding house has been made in accordance with the requirements of the State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP) the aims of the SEPP are outlined as follows:

- (a) To provide a consistent planning regime for the provision of affordable rental housing
- (b) To facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards
- (c) To facilitate the retention and mitigate the loss of existing affordable rental housing
- (d) To employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing
- (e) To facilitate an expanded role for not-for-profit-providers of affordable rental housing
- (f) To support local business centres by providing affordable rental housing for workers close to places of work
- (g) To facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation

Clause 26 - Land to which Division applies (division of SEPP relating to boarding houses)

This Division applies to land within any of the following land use zones or within a land use zone that is equivalent to any of those zones:

- (a) Zone R1 General Residential
- (b) Zone R2 Low Density Residential
- (c) Zone R3 Medium Density Residential
- (d) Zone R4 High Density Residential
- (e) Zone B1 Neighbourhood Centre
- (f) Zone B2 Local Centre
- (g) Zone B4 Mixed Use

The subject site is located within the R2 Low Density Residential zone. The R2 Low Density Residential zone is listed above as being a zone within which this division of the ARHSEPP applies. Therefore, this Division of the ARHSEPP applies to the subject land.

Clause 27 - Development to which Division applies

- (1) This Division applies to development, on land to which this Division applies, for the purposes of boarding houses.
- (2) Despite subclause (1), this Division does not apply to development on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone in the Sydney region unless the land is within an accessible area.
- (3) Despite subclause (1), this Division does not apply to development on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone that is not in the Sydney region unless all or part of the development is within 400 m walking distance of land within Zone B2 Local Centre or Zone B4 Mixed Use or within a land use zone that is equivalent to any of those zones.

Comment:

This application proposes the construction of a boarding house in the R2 Low Density Residential Zone and is approximately 200 m from the bus stop on Chester Road near Drumalbyn Street. This bus stop is serviced by bus route No 873 which satisfies the definition of an accessible area. Therefore, this Division of the ARHSEPP applies to the subject development application.

Clause 28 - Development may be carried out with consent

Development to which this Division applies may be carried out with consent.

Comment: The proposed construction of a boarding house in the R2 Medium Density Residential zone is permissible with consent.

Standard	Proposal	Compliance
29 Standards that cannot be used to refuse consent		
Maximum FSR 0.55:1 (657.25 m ²)	The proposal has a FSR of 0.42:1 (510.6m ²)	Yes

Building Height 9m	The proposal has a maximum height of 5m.	Yes
Landscape area Compatible with the streetscape	The proposed landscaping continues and existing trend of shrubbery to the frontage of Jaclyn Street.	Yes – however the proposed landscaping does not fully screen the proposed car park at the front of the property.
Solar Access Communal living room receives 3 hours of solar access.	The windows to the northern elevation receive 3 hours solar access.	Yes
Private Open Space One area at least 20 m ² with a minimum dimension of 3 m	Communal open space is 37 m ² and adjoins the communal room.	Yes
Boarding house manager open space area of at least 8 m ²	19 boarders are proposed, which is less than the threshold of 20 borders for a mandated manger on site	N/A
Parking 0.5 parking spaces per boarding room	5 spaces proposed	Yes
one parking space per employee		N/A
Accommodation size 12 m ² per single room	The single room is 15.76 m ²	No
16 m ² per double room	Double rooms range in size from 21.11 m ² to 24.95 m ²	
	One room is slightly over 25 m ²	
30 Standards for boarding houses		
At least one communal living room	Communal room is 30 m ²	Yes
No boarding room will have a gross floor area (excluding kitchen and bathroom) of more than 25 m ²	Room one exceeds 25 m ²	No
No more than 2 lodgers per room	Maximum 2 lodgers	Yes
Adequate bathroom and kitchen facilities	Bathroom and kitchen facilities are provided to each room.	Yes
More than 20 lodgers	19 lodgers, no boarding house manager	Yes

requires managers boarding room	room required	
One bike and motorbike space per 5 rooms	3 motorbike spaces proposed	Yes
	No bike parking detailed on the plans	No
30AA Boarding House in R2 Low Density Residential		
No more than 12 boarding rooms	10 boarding rooms	Yes

30A Character of local area

A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.

An assessment of the proposal in terms of various aspects of its built form is provided below:

Building height

The proposed boarding house would be single storey in height, which is consistent with the height of the existing dwellings and dual occupancy developments within the surrounding locality. The local streetscape is predominately single storey interspersed with 2 storey developments.

Building bulk and scale/site coverage

The scale of the overall development as measured by its floor space ratio is compliant with the provisions of the ARHSEPP, which allows the proposed boarding housing development to achieve the maximum floor space ratio applicable to residential development permissible on the land. In this case, the floor space ratio applicable to the proposed development is 0.55:1 with the proposed development having a floor space ratio of 0.42:1 and as such the proposal does not exceed the FSR specified under the CLEP 2015 for the site.

Setbacks

The front and side setbacks of the proposed development are consistent with those specified for boarding house developments. In this regard, the proposed development has a minimum front setback of 6 m, a minimum side setback of 1.3 m, and a rear setback of 5 m. The proposal provides for a design that responds to the askew northern boundary and the car park to the front setback provides a significant setback to the remainder of the building. It is considered the setbacks are acceptable.

Architectural style/materials

The proposed boarding house when viewed from the street would give the appearance of a single storey dwelling house which would be visually compatible with the existing surrounding residential development. The proposed boarding house would be constructed of hebel, cladding and metal roofing which would not be visually incompatible with the existing dwellings that are predominately fibro or brick construction. The flat and pitched roof is considered to be acceptable and in keeping with contemporary building design.

However, the overall architectural design was not supported by the Campbelltown Design Excellence Panel, as discussed further in this report.

Landscaping/Fencing

Landscaping would be provided within the front, side and rear setback areas of the boarding house. The proposed landscaping to the front setback is not sufficient to screen the proposed car park in the front setback.

Clause 52 - No Subdivision of Boarding Houses

This clause states that the consent authority is not to grant consent to the strata subdivision or community title subdivision of a boarding house. The subject boarding house is not proposed to be subdivided.

State Environmental Planning Policy (Building Sustainability Index): BASIX) 2004

State Environmental Planning Policy (Building Sustainability Index: Basix) 2004 applies to the proposed development. A Basix Certificate (No. 1180797M) was submitted for the proposal which satisfies the targets for water, thermal and energy requirements. The applicant has failed to provide an amended BASIX Certificate to reflect the amended proposal.

In addition, all requirements as detailed within the Basix certificate that are required to be detailed on the plans at the development application stage, have not been detailed on the plans.

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 (SEPP RH) aims to provide a state-wide planning approach to the remediation of contaminated land. In particular the policy aims to promote the remediation of contaminated land in order to reduce the risk of harm to human health or any other aspect of the environment.

The SEPP RH requires the consent authority to consider whether the subject land of any development application is contaminated. An assessment of Clause 4.6 of SEPP RH is provided in table below.

State Environmental Planning Policy 55 - Remediation of Land

Requirement	Action	Response
<p>Clause 4.6(1) 1. Is the development for a change of use to a sensitive land use or for residential subdivision?</p>	a. Check if the DA proposes a new childcare centre, residential accommodation or residential subdivision.	Change of residential use proposed, from a dwelling to a proposed boarding house.
<p>Sensitive land use include residential, educational, recreational, child care</p>	b. If the DA is for a dwelling (including dual occupancies and secondary dwellings) on lots subdivided as part of a residential subdivision consent	The subject site was subdivided prior to 1998 and has been used as a dwelling house for many years.

State Environmental Planning Policy 55 - Remediation of Land

Requirement	Action	Response
purposes or hospital.	issued after 28/8/1998 then you should answer no to this question.	
Clause 4.6(1) 2. Is Council aware of any previous investigation or orders about contamination on the land?	a. Is there any property information for any evidence of contamination information? b. Check for contamination information and planning certificates linked to the property.	A search of Council's records for evidence of potentially contaminating activities was undertaken. No evidence was found of contaminating land activities having occurred on the land. A search of planning certificates linked to the property was undertaken. No evidence was found of contaminating land activities having occurred on the land.
Clause 4.6(1) 3. Do existing records held by Council show that a contaminating land activity has occurred on the land?	a. Check the approval for any potentially contaminating uses have been approved on the site.	A search of previous contaminated land uses approved on the site was undertaken. No evidence was found of approved contaminated land activities having occurred on the land.
Clause 4.6(1) 4. Has the land previously been zoned for potentially contaminating uses?	a. Check if the land is currently zoned, or was zoned under the previous LEP, Rural, Industrial or Special Purposes for a contaminating use. NB: if the proposal is industrial then you should answer no to this question.	The Campbelltown (Urban Area) Local Environmental Plan 2002 was the previous EPI that applied to the land and the site was previously zoned 2 (b)– Residential B which did not allow for potentially contaminating uses.
Clause 4.6(1) 5. Is the land currently being used for a potentially contaminating use or is there any evidence of a potentially contaminating use on site?	a. Conduct site inspection to check for any obvious signs on the site or adjoining land of an industrial use, underground storage tanks, land filling, agriculture, chemical storage, dumping or unregulated building demolition (especially fibro material).	No evidence of potentially contaminated signs were present on site when the site was inspected.

Based on the above assessment, the provisions of Clause 4.6 of SEPP RH have been considered and the contaminated land planning guidelines and the site is considered suitable for the proposed development.

State Environmental Planning Policy (Transport and Infrastructure) 2021

The proposed development is not adjacent to or located on a classified road. The proposed development is not considered to be affected by road noise or vibration. Therefore, Clause 2.119 of the SEPP is not applicable in this instance.

The number of vehicles does not meet the requirements under schedule 3 to be classified as traffic generating development. Therefore, referral to the RMS is not required in this instance

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

The Sydney Region Growth Centres SEPP (GC SEPP) was amended on 6 December 2019 to include the Greater Macarthur Growth Area as a designated growth centre. The subject site is located within the boundaries of the Greater Macarthur Growth Area, and is therefore subject to the provisions of the SEPP. Clauses 16 and 17 of the SEPP are relevant to the application and are discussed below.

The GC SEPP does not include a precinct plan for the Greater Macarthur Growth Area, and therefore Clause 16 of the GC SEPP is to be considered. In this regard, the Ingleburn Precinct Plan released under the Glenfield to Macarthur Urban Renewal Corridor Strategy (which is not a Precinct Plan for the purposes of the GC SEPP but is rather a structure plan) does not include the subject site. However, the proposed development is considered to be satisfactory with regard to Clause 16 of the GC SEPP.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The proposal is within the Georges River Catchment and thus this policy applies. The general aims and objectives of this plan are as follows:

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

The proposal does not conflict with any of the relevant provisions of the State Environmental Planning Policy (Biodiversity and Conservation) 2021, and is therefore considered acceptable in this regard.

State Environmental Planning Policy (Housing) 2021

The Housing SEPP was published and commenced operation on 26 November 2021. The Housing SEPP repeals (among other SEPPs) the State Environmental Planning Policy (Affordable Rental Housing) 2009.

Under the new Housing SEPP, boarding houses are now required to be affordable in perpetuity, so developments that would previously have proceeded as boarding houses would now be lodged as "co-living housing".

The Housing SEPP contains a savings provision, which states that "The former provisions of a repealed instrument continue to apply to development application made, but not yet determined, on or before the commencement date". In this regard, as this development application was made before the commencement date of the Housing SEPP, the provisions of the Housing SEPP do not apply to this application.

Campbelltown Local Environmental Plan 2015

The site is zoned **R2 Low Density Residential** under the CLEP 2015. The proposed boarding house is permissible with consent. In accordance with the provisions of the CLEP 2015, the consent authority must have regard to the zone objectives in the determination of the application.

The objectives for the **R2 Low Density Residential** zone are:

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

The proposed development is consistent with these objectives.

It is noted that since the adoption of State Environmental Planning Policy (Housing) 2021, boarding houses are no longer permissible in the R2 zone.

Clause 4.3 Height of Buildings

Clause 4.3 sets the maximum building height in accordance with the Height of Buildings map. The subject site has a height limit of 9 m. The proposed boarding house have a maximum height of 5 m. The proposed development does not exceed the maximum building height.

Clause 4.4 Floor Space Ratio

Clause 4.4 sets out the floor space ratio requirements for all developments in accordance with Clause 4.4(2). Clause 4.4 (2) provides for FSR of 0.55:1 for dwellings in the R2 zone. The proposed development has a maximum floor area of 510.6 m² or an FSR of 0.42:1.

Clause 5.6 Architectural Roof Features

The objectives of this clause are to permit variations to the maximum height standards only where roof features contribute to the building design and to ensure that the majority of the roof is contained within the maximum building height. The proposed roof height is contained within the 9m height limit and as such this clause does apply to the proposal.

Clause 5.21 Flood Planning

This clause aims to minimise the flood risk to life and property associated with the use of land, allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change, avoid adverse or cumulative impacts on flood behaviour and the environment and enable the safe occupation and efficient evacuation of people in the event of a flood. The proposed development has been designed to not have any adverse impacts on flood hazards and as such is considered to be satisfactory.

Clause 7.1 Earthworks

The objectives of this clause are to ensure that required earthworks will not have a detrimental impact on environmental functions and processes. Earthworks are required for the proposed development however it is considered that the proposed excavation would not adversely impact on environmental functions and processes, subject to standard conditions of consent being applied in regards to sediment control.

Clause 7.4 Salinity

Pursuant to Clause 7.4 of 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.

The proposed development has been designed to minimise the disturbance of the existing ground levels, where possible.

Clause 7.10 Essential Services

This clause ensures that development consent is not granted to development unless the consent authority is satisfied that essential services such as the supply of water, the supply of electricity, the disposal and management of sewage, stormwater drainage or on-site conservation, suitable road and vehicular access, telecommunication services and the supply of natural gas are available. All required essential services are already in place for the existing dwelling and available for the proposed development.

Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP)**Section 2.4.3 BASIX**

The applicant has not provided an amended BASIX Certificate and BASIX stamped plans to address the requirement of BASIX and the SCDCP. The proposed development requires a revised BASIX Certificate and plans to satisfy the SCDCP and the SEPP (BASIX).

The proposed development is inconsistent with the submitted BASIX certificate with regard to the required size of the rainwater tanks and the proposed rainwater tanks. In this regard, the BASIX certificate requires an 8000 litre rainwater tank and the proposal has 2 x 2000 litre tanks proposed as part of the development.

2.10.2 Stormwater

The submitted stormwater details do not provide sufficient details for the drainage of the car park. The pre and post development flow has not been provided for the proposed development to demonstrate the proposal does not impact downstream properties.

2.10.3 Stormwater Drainage

The proposed stormwater drainage design plan does not demonstrate compliance with the Engineering Design Guide. It is also noted the proposed stormwater kerb connection was not supported by Council's Engineer. The proposal does not demonstrate the proposal satisfies the stormwater requirements of the SCDCP and is therefore not supported.

2.12 Retaining Walls

The proposed development includes retaining walls adjacent to the southern boundary, the proposed retaining wall is not appropriately setback from the boundary and does not comply with the SCDCP in this regard. The proposed retaining wall setback is not acceptable and the owner's consent of the adjoining neighbour has not been provided for the proposed retaining wall. Therefore, the application is not supported and is recommended for refusal.

2.21 Acoustic Privacy

Part 2.21 of the SCDCP requires the submission of an acoustic report to demonstrate the acoustic impacts from the proposed boarding house in particular the communal room, open space areas and car park would not result in adverse amenity impacts upon the adjoining residences. An acoustic report has not been submitted in support of the proposal and the application does not demonstrate the acoustic impacts of the proposal would be acceptable for the proposal. Therefore, the application is not supported and is recommended for refusal.

3.5.1 Fencing

The proposed development has not provided sufficient fencing details for the proposed development. The proposal does not include sufficient information and is therefore not supported.

Part 11 – Vegetation and Wildlife Management

The proposed development includes the removal seven trees, the tree species are predominantly exotic species, with one native on the site. The arborist report submitted did not include sufficient detail and a revised report was requested. However this has not been submitted.

17.3.1 Car Parking

The overall car parking design does not demonstrate compliance with the AS2890 and the SCDCP with regard to car park design and entering and exiting the site in a forward direction. It is noted the site does not include a turning bay to facilitate entering and departing in a forward direction.

17.3.2 Access for People with Disabilities

The application does not include an access report to demonstrate the proposal complies with AS1428 – Design for Access and Mobility.

17.6 Management Plan

The applicant has not submitted a Plan of Management with regards to the operation of the proposed boarding house. The report is required to undertake a thorough assessment of the application, the proposal is therefore not considered to comply with the control and as such the application is recommended for refusal.

3. Planning Assessment

The provisions of the Regulations

The proposed development does not satisfy Clause 27 with regard to BASIX. And therefore the proposal does not satisfy the regulations.

The likely impacts of the Development

Section 4.15(1)(b) of the EP&A Act requires Council to assess the development's potential impacts on the natural and built environment, as well as potential social and economic impacts.

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

- Access and transport and traffic
- Noise and vibration
- Safety security and crime prevention
- Site design and internal design

- Construction
- Built Form
- Privacy

Access and transport and traffic

The proposed development does not include detailed plans for the proposed car park. It is further noted that it has not been demonstrated the proposed car park can achieve compliance with Australian Standard 2890. The submitted details with regard to the proposed car parking are not acceptable.

Noise and vibration

The applicant has not submitted an acoustic report and the application does not demonstrate that the proposal would not result in adverse impacts on the adjoining properties with regard to noise and vibration, therefore it is recommended that the application be refused.

Site design and internal design

The design of the proposal with a large at grade car park within the front setback is considered to be inconsistent with the residential character of the wider locality. It is further noted that sufficient information has not been provided with regard to the proposed car park and stormwater calculations and the removal of water accumulation in the car park area.

Construction

The construction phase of the development has the potential to generate short term environmental impacts through the generation of dust, noise and vibration.

Built Form

The proposed development provides an appropriate design with a range of building materials which reflect the predominant building materials in the local area. The use of hebel, cladding and metal roofing on the building façade provides for a low maintenance durable façade which reflects the desired future character of the local area. However, it is noted the proposed car park in the front setback is inconsistent with the built form and design of the locality.

Privacy

The proposed development provides for a number of windows and projections to the side elevation. The ground level windows of the building are acceptable and will be screened by the boundary fence.

Social, economic and environmental impacts

Having regard to social and economic impacts generated by the development, the principal dwelling will contribute to the provision of housing choice within the Campbelltown locality, to meet the housing needs of the local community.

The demolition and construction phases of the development will have minor flow on economic benefits for the locality, through the generation of employment.

The Suitability of the Development

Section 4.15(1)(c) of the EP&A Act requires the assessment of the suitability of the site for the proposed development.

It is considered the proposed development is of a scale and design that it is suitable for the site. However, the application submitted does not demonstrate the site is suitable for the development proposed with regard to a number of matters including stormwater and the acoustic impacts of the proposed development. Therefore, the application is recommended for refusal.

Developer Contributions

The application was referred to Councils contribution officer who has recommended a relevant condition with regard to developer contributions, should the application be approved.

4. Public Participation

Section 4.15(1)(d) of the EP&A Act requires Council to consider submissions

Notification of the development was from 15 April 2021 to 18 May 2021 and 15 submissions were received including one petition and one submission from a State MP. The issues raised in the submissions are addressed in detail below.

Issue: Safety of local families and children

Response: The objectors have stated the proposal is not safe to be located near schools. The use of the site as a boarding house is not considered to result in undue safety impacts upon residents in the locality and does not pose a threat to children within the area. There are no requirements within the planning rules that limit the proximity of boarding houses to schools.

Issue: Existing density of the locality

Response: The objectors have stated the proposal is contrary to the existing density of the local area. The proposed development appears as a single storey dwelling within the streetscape. Boarding houses were permissible within the zone on the date the application was lodged with Council. It is considered the proposal is an acceptable density for the locality. However there are other issues with the application as detailed throughout this report and it is recommended that the application be refused.

Issue: Car parking

Response: Objections relate to the lack of onsite car parking for the proposed development and the impact of overflow car parking will have on available on street car parking.

The proposed development complies with the ARHSEPP with regard to the required number of parking spaces for the proposed development. Overflow

impact of car parking on the local street network is not considered to be significant for a development of 10 boarding houses. The site also has motorbike available to residents on the site. However there are concerns in regards to the location of the car parking, its impact on character and in regard to the ability for a car to enter and exit the site in a forward direction.

Issue: Home values

Response: This objection relates to the impact the proposed boarding house may have on monetary values of residential property in the immediate area. It is considered the proposed development would not affect local property values. Further to this, the objection to a development on the basis of property values is not a consideration under Clause 4.15 of the EP&A Act.

Issue: Streetscape

Response: The proposed development in term of the size of the building and façade is generally consistent with the wider locality. The provision of a car park in the front setback is not consistent with the prevailing character of the surrounding properties and therefore it is recommended that the application be refused.

Issue: Noise and pollution

Response: The concern relating to potential noise impacts are valid as the proposed development may result in an increased acoustic impact. The applicant has not submitted an acoustic report that shows the acoustic impacts of the proposed development and any proposed measures that are required to mitigate noise impacts on adjoining properties.

In this regard, issues relating to the noise pollution from the proposed development have not been addressed or satisfied and as such the application is recommended for refusal.

Issue: Removal of koala trees

Response: The proposed development includes the removal of exotic tree species and does not include the removal of Koala Feed Tree species.

Issue: Car park location and streetscape

Response: The submission relates to concerns regarding the location of the car park in the front setback. The proposed car park in the front setback is not consistent with the streetscape of the locality nor the desired future streetscape. The applicant has provided landscaping to the front setback to mitigate the visual impact of the car park, however the selected plant species for the proposed landscaping does not sufficiently screen the car park from Jaclyn Street. Further assessment of the streetscape and landscaping is addressed in detail elsewhere in this report.

Issue: Rental protection of boarding house residents

Response: The objection relates to the concern for the protection of the residents of the boarding house with regard to rental stress and private management of boarding houses. Under the provisions of the ARHSEPP, there is no legislative requirement to cap the rent for boarding houses.

Issue: Privacy

Response: The proposed development is single storey and would not result in overlooking to the adjoining residential properties.

Issue: Residents didn't receive notification letters

Response: Council's records indicate all property owners within 100 m of the subject site were notified of the proposed development by letters dated 16 April 2021.

Issue: Operation of the boarding house

Response: The operation of the boarding house has not been addressed sufficiently within the application submitted and as such the application is not supported.

Public Interest

The proposed development has not addressed all relevant requirements of the applicable planning instruments and development controls. The application submitted has not demonstrated the proposed development is suitable for the subject site and it is therefore considered the proposed development is not in the public interest and the application has been recommended for refusal.

Conclusion

The subject development application (680/2021/DA-BH) proposing the demolition of existing dwelling and construction of a 10 room boarding house at 1 Jaclyn Street, Ingleburn (Lot 20 DP 13118) has been assessed under the heads of Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

The proposed development is consistent with the general intent of Campbelltown 2032 which outlines the long term vision for the Campbelltown and Macarthur Region. The proposed development would add to housing diversity. At the time of lodgement, the proposed use was permissible with consent in the R2 Low Density Residential zone and is not inconsistent with the zone objectives.

The proposal was assessed by the Campbelltown Design Excellence Panel and found to be poorly designed.

In assessing the Development Application against the development standards and objectives outlined in ARHSEPP and the SCDCP, the proposal has been found not to satisfy the requirements with regards to acoustic impacts, minimum room sizes, stormwater, BASIX, bike parking, landscaping, management and streetscape with regard to the location of the car

parking area. It is therefore recommended that the application be refused for the reasons listed in attachment 1.

Attachments

- 4.2.1 Reasons for refusal (contained within this report)
- 4.2.2 Compliance Tables (contained within this report)
- 4.2.3 Plans (contained within this report)
- 4.2.4 Floor Plan (due to confidentiality)(distributed under separate cover)

Reporting Officer

Executive Manager Urban Centres

ATTACHMENT 1
680/2021/DA-BH
Recommended Reasons for Refusal

REASONS FOR REFUSAL

You are advised that the subject application has been refused pursuant to Section 80 of the Environmental Planning and Assessment Act 1979 for the following reasons:

1. Inconsistent with State Environmental Planning Policy

Pursuant to the provisions of Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, it is considered that the proposed development is inconsistent with State Environmental Planning Policy (Affordable Rental Housing) 2009 with regard to Clause (1)(b) with regard to the maximum size of boarding rooms and Clause (1)(h) with regard to the provision of bike parking.

2. Inconsistent with State Environmental Planning Policy

Pursuant to the provisions of Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, it is considered that the proposed development is inconsistent with State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 with regard to the provision of a BASIX Certificate for the amended development and provision of architectural plans

3. Inconsistent with Development Control Plan

Pursuant to the provisions of Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, it is considered that the proposed development is inconsistent with Campbelltown (Sustainable City) Development Control Plan 2015 with respect to the following:

- a. The proposal does not provide rainwater tanks in accordance with the requirement of SEPP BASIX and Clause 2.4.1(a) of the SCDCP 2015.
- a. The proposal does not provide an amended BASIX certificate to reflect the amended proposal and does not comply with Clause 2.4.3 (a) of the SCDCP 2015.
- b. The application does not include sufficient information with regard to Part 2.10.2 of the SCDCP 2015.
- c. The application does not include sufficient information with regard to Part 2.10.3 of the SCDCP 2015.
- d. The proposed retaining walls do not comply with Part 2.12 of the SCDCP 2015 with regard to the setback of the proposed retaining walls.
- e. Insufficient information has been provided to determine whether or not the proposed development can achieve compliance with Part 2.21 of the SCDCP 2015 with regard to acoustic privacy, in this regard an acoustic report has not been submitted with the proposed development.
- f. The application does not detail the proposed fencing to the front and side boundaries of the proposed development.

- g. Insufficient information has been provided to demonstrate the proposed car park can comply with AS2890 and Part 17.3.1 of the SCDCP 2015.
- h. The proposed landscaping provided to the front setback would not be sufficient to screen the proposed car park in the front setback and does not comply with (c) of 17.4 of the SCDCP 2015.
- i. The application does not contain sufficient information to demonstrate the proposal complies with Part 17.6 of the SCDCP 2015.

4. Development Fails to Demonstrate

Pursuant to the provisions of Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979, the proposed development fails to demonstrate the proposed development would be suitable for the subject site as insufficient information has been provided to determine the application.

5. Failure to Demonstrate Acceptable Stormwater Disposal

Pursuant to the provisions of Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979, the proposed development fails to demonstrate the acceptable disposal of stormwater from the subject property.

6. Adverse Environmental Impact

Pursuant to the provisions of Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979, it is considered that the development would have an adverse impact upon the environment with respect to the acoustic privacy of the adjoining residents.

7. Public Submissions

Pursuant to the provisions of Section 79C(1)(b) of the Environmental Planning and Assessment Act 1979, it is considered that the development would have an adverse impact upon the environment with respect to acoustic privacy and streetscape character of the proposal with regard to the proposed car park.

8. Public Interest

Pursuant to the provisions of Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, it is considered that in the circumstances of the case, approval of the development would set an undesirable precedent for similar inappropriate development and is therefore not in the public interest.

END OF DOCUMENT

Campbelltown Sustainable City Development Control Plan 2015

Part 2 of the SCDCP 2015 aims to reduce the resultant environmental impacts of all development proposed within the Campbelltown Local Government Area.

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
Part 2 Requirements Applying to all Types of Development			
2.3 Views and Vistas	a) Development shall appropriately respond to Campbelltown's important views and vistas to and from public places.	The proposed development is not considered to obstruct views and vistas.	Yes
	b) District views and existing significant view corridors as viewed to and from public places shall be protected	The proposed development is not considered to obstruct views and vistas.	Yes
2.4.1 Rain Water Tanks	a) In addition to satisfying BASIX, residential development is encouraged to provide a rain water tank for new buildings	Rain water tanks are insufficient in size.	No
2.4.2 Natural Ventilation	a) The design of new buildings shall be encouraged to maximise opportunities for cross flow ventilation, where practical, thus minimising the need for air conditioning.	Cross flow ventilation is provided.	Yes
2.4.3 BASIX	A BASIX certificate is to be submitted with residential development in accordance with the SEPP (Building Sustainability Index) 2004.	The BASIX Certificate does not reflect the amended plans.	No
2.5 Landscaping - Design Requirements	a) Landscape design shall enhance the visual character of the development and complement the design/use of spaces within and adjacent to the site.	The applicant has submitted a landscape plan.	Yes
	b) Landscape design shall retain and enhance the existing native flora and fauna characteristics of a site wherever possible.	All trees proposed for removal.	No

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	c) Landscape design shall add value to the quality and character of the streetscape.	The proposed landscaping will improve the local streetscape character.	Yes
	e) The Landscape Concept Plan shall illustrate mature height, spread of species, trees to be removed/retained and shall be prepared by a suitably qualified person.	Details provided in the landscape plan are satisfactory.	Yes
	f) Landscaping shall maximise the use of locally indigenous and other drought tolerant native plants and avoid the use of invasive species.	Local indigenous species are proposed.	Yes
2.7 Erosion and Sediment Control – Design Requirements	a) An Erosion and Sediment Control Plan shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface.	An erosion and sediment control plan was submitted.	Yes
2.8 Cut, Fill and Floor Levels	a) A Cut and Fill Management Plan (CFMP) shall be submitted with a development application where the development incorporates cut and/or fill operations.	The level of cut and fill management plan has been provided.	Yes
	b) For any dwellings within residential zones, the maximum level of cut shall not exceed 1.0 metres below the ground level (existing) and the maximum level of fill shall not exceed 1.0 metre above ground level (existing), when measured at any corner of the building platform.	Cut and fill does not exceed 1m.	Yes
	e) All fill shall be 'Virgin Excavated Natural Material' (VENM).	No fill is proposed.	N/A

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	f) No fill shall be deposited in the vicinity of native vegetation.	No native vegetation on the site.	N/A
2.9 Demolition – Design Requirements	<p>a) A development application involving demolition shall be considered having regard to the following information:</p> <ul style="list-style-type: none"> i) a detailed work plan prepared by a suitably qualified person, in accordance with AS2601-2001- The Demolition of Structures (as amended); ii) details of the licensed demolition contractor engaged to carry out the work (including name, address and building licence number); iii) a hazardous materials report that lists details of methods to prevent air, noise and water pollution and the escape of hazardous substances into the public domain; iv) details of any asbestos or other hazardous substances to be removed from the site and/or damaged during demolition; and v) a dilapidation report where any demolition work is to be undertaken within the zone of influence of any other structure. 	Demolition of the dwelling and associated structures could be managed with conditions of consent.	Yes
2.10.2 Stormwater – Design requirements	a) All stormwater systems shall be sized to accommodate the 100-year ARI event (refer to Section 4 of Council's Engineering Design Guide for Development.	Calculations have not been provided.	No
2.10.3 Stormwater	a) A stormwater Drainage Concept Plan shall be prepared	The concept plan details drainage via gravity however	No

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
Drainage – Design requirements	by a suitably qualified person, and submitted with all development applications, involving construction (except for internal alterations/fitouts), demonstrating to Council how the stormwater will be collected and discharged from the site.	sufficient information has not been provided.	
	b) The stormwater concept plan shall include the following information as a minimum: <ul style="list-style-type: none"> i) locations, layouts and sizes of stormwater pipes and pits; ii) minimum grades and capacity of stormwater pipes; and iii) existing and proposed easements, site contours and overland flow path/s. 	Calculations have not been provided.	No
2.12 Retaining Walls – Design requirements	a) Any retaining wall that is not complying or exempt development as specified in the E&CDC shall be designed by a suitably qualified person.	600 mm retaining walls are proposed, which are not considered to be exempt development.	No
	c) In the case of retaining walls constructed to support proposed cut on an allotment, the following design criteria shall apply: <ul style="list-style-type: none"> i) The retaining wall shall be setback a minimum of 450 mm from the rear and side boundary of the lot containing the cut. 	Retaining wall setbacks have not been achieved.	No
	e) Any retaining wall and associated structures shall be designed to be located wholly within the property boundary, except where written or legal agreements have been reached between relevant parties to Council's satisfaction.	Retaining wall adjoins the boundary. Plans do not demonstrate all structures would be located wholly within the boundary.	No

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	g) Where retaining walls are proposed along the side boundary of the property, the side setback where the retaining wall is proposed shall be increased from 0.9 m to 1.2 m.	Side setback is 1.8 m.	Yes
	h) Any retaining wall requiring work on neighbouring properties shall require the consent of the adjoining owner/s.	No consent has been provided.	No
2.13 Security - Design requirements	a) Development shall be designed to maximise, where possible, casual surveillance opportunities to the street and surrounding public places.	The development was referred to the police.	Yes
2.15.1 Waste Management Plan - Design requirements	a) A detailed 'Waste Management Plan' (WMP) shall accompany development applications for certain types of development/land uses, as detailed in Table 2.15.1 and for any other development that in the opinion of Council a WMP is required.	A waste management plan was submitted with the application and reviewed by the waste officer.	Yes
2.21 Acoustic Privacy	a) Development shall comply with any relevant provisions in the following documents. The event of an inconsistency between the noise related controls in this plan and the documents below, the documents below prevail to the extent of the inconsistency. i) The NSW Noise Policy for Industry (NPfI) ii) The NSW Road Noise Policy iii) The NSW Development Near Rail Corridors and Busy Roads - Interim Guideline iv) Association of Australasian Acoustical Consultants	An acoustic report has not been provided.	No

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	Guideline for Child Care Centre Acoustic Assessment		
	b) A Noise Impact Assessment prepared by a suitably qualified acoustic consultant will be required in cases where the consent authority is not satisfied that a development will: <ul style="list-style-type: none"> i) Achieve a satisfactory level of acoustic amenity for occupants within the existing noise environment; and ii) Produce noise only at levels that will not exceed the relevant noise criteria. 	An acoustic report has not been provided.	No

The proposal is generally consistent with Part 2 of the SCDCP2015 and as such should be positively considered in this regard.

Part 3 – Low and Medium Density Residential Development and Ancillary Residential Structures

The development application was further assessed under the relevant controls outlined in Part 3 of the SCDCP 2015 with regard to requirements for residential development.

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
Part 3 – Low and Medium Density Residential Development and Ancillary Residential Structures			
3.5.1 Fencing	b) Residential fencing along the rear and side boundaries shall be: <ul style="list-style-type: none"> i) located behind the primary street building line; ii) a maximum 2.1m in height (excluding retaining walls); and iii) a maximum 1.8 m in height, if adjoining a secondary street. 	Fencing details have not been provided.	No

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	c) Front residential fencing shall be a maximum of 1.2 m in height and complement the design of the development.	Front fencing details have not been provided.	N/A
	e) Fencing shall not obstruct power, water, sewer, gas or telephone services, drainage systems, (including overland flow paths) or any easements or rights	Details have not been provided.	No

Part 11 – Vegetation and Wildlife Management

The proposed development includes the removal seven trees, the tree species are predominantly exotic species, with one native on the site. The arborist report submitted did not include sufficient detail and a revised report was requested. However this has not been submitted.

Part 17 – Boarding Houses

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
Part 17 Boarding Houses			
17.2.1 Site and Size Requirements	a) Boarding houses located within low density residential areas shall only be located on sites with a minimum area of 700 m ² and a road frontage of 15 m.	Site is 1195 m ² with a frontage of 30 m.	Yes
	b) Boarding houses located within land zoned R2 Low Density Residential zone under the CELP or land zoned Zone 2(b) Residential B Zone under LEP 2002 shall have a maximum of 12 boarding rooms.	10 boarding rooms proposed.	Yes
	c) Boarding houses shall not be erected on battle-axe allotment.	The lot is not a battle-axe.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	d) Boarding houses shall only be permitted on a site where no part of the allotment is within 50 m of the commencement of the head of a cul-de-sac to which vehicular access to the site is obtained.	Site is not located near a cul-de-sac.	Yes
	e) Boarding houses shall only be allowed on streets that provide for on street parking.	The street has parking.	Yes
17.2.2 Streetscape	a) The design of new purpose built buildings (including facade treatments, building massing, roof design and entrance features, setbacks and landscaping) shall complement the scale of the surrounding development, and the desired character of the locality.	The development has the appearance of a single storey dwelling to the street elevation.	Yes
	b) New buildings on corner sites shall incorporate facade treatments that address both street frontages and achieve positive articulation in building design.	The site is not a corner allotment.	N/A
	c) Clothes lines and air conditioning units shall be screened and not visible by the public when viewed from a public area.	Clothes lines are located in the rear setback.	Yes
17.2.3 Setbacks - Low and medium density Residential Areas	a) A boarding house development shall be set back a minimum of: i) 5.5 m from the primary street boundary; ii) 3 m from the secondary street boundary; iii) 0.9 m from any side boundary at the ground level;	7.47 m front setback N/A 1.14 m to side setback	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	iv) 1.5 m from any side boundary for all levels above the ground level; v) 5 m from the rear boundary at the ground level; and	N/A 5 rear setback	
	b) Notwithstanding 17.2.3 a) i) and ii), any garage shall be setback a minimum of 6 metres from any street boundary.	No garage proposed	Yes
17.2.7 Shared facilities	a) Where shared bathroom facilities are proposed, they shall be provided at the following rates: i) A minimum of 1 bath or shower for each 10 occupants or part thereof; and ii) in addition, one accessible toilet and one accessible shower where the number of residents exceeds 5 or more; and iii) a closet pan and a washbasin with hot and cold running water for each toilet provided; and	No shared facilities proposed.	N/A
	b) Where the number of residents is 5 or less, the common toilet/shower shall also be accessible for people with disabilities.	No shared facilities proposed.	N/A
	c) Toilets shall be able to be accessed separately from the shower, so that toilet and the shower may be used by two separate people at the same time.	No shared facilities proposed.	N/A
	d) Where communal kitchen facilities are proposed, they shall be provided at the following rates: i) a minimum area of 8sqm for up to 10 occupants and 1sqm	No shared facilities proposed.	N/A

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	additional area for every 2 occupants thereof.		
	e) laundry and clothes drying facilities are to be provided at a rate of: i) 1 washing machine and washing tub for every 10 occupants or part thereof; plus ii) 1 clothes dryer for every 10 occupants or part thereof and; iii) 1 fixed clothesline of at least 30 metres for every 10 occupants or part thereof.	Washing machines are provided to each boarding room. Common clothes drying facilities are provided in the rear setback.	Yes
17.2.8 Indoor Communal living areas	a) Indoor communal living areas shall be provided with a minimum dimension of 3 m and a minimum total area of 20 m ² or 1.2 m ² /resident, whichever is greater.	The communal room complies.	Yes
17.2.9 Solar Access	a) Dwellings on adjoining properties are to receive a minimum of 3 hours sunlight in habitable rooms and in at least 50% of the private open space between 9:00am and 3:00pm on 21 June.	3 hours solar access is retained.	Yes
	b) Where existing adjoining development currently receives less sunlight than this requirement, this should not be unreasonably reduced. In order to demonstrate what can be achieved, shadow diagrams may be required with the development application.	The reduction of solar access is not unreasonable.	Yes
17.2.10 Site Services Boarding Houses	a) The location, design and construction of utility services shall satisfy requirements of the relevant servicing authority and Council.	Services are acceptable.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	b) Adequate provision shall be made available for all essential services (i.e. water, sewerage, electricity, gas, telephone, internet and stormwater drainage).	Services are available.	Yes
	c) All site services shall be placed underground.	Services can be relocated underground.	Yes
17.2.11 Visual Privacy	a) No window of a habitable room or balcony shall directly face a window of another habitable room, balcony or private open space of another dwelling located within 6 m of the proposed window or balcony unless appropriately screened.	The proposed windows and would be screened by the boundary fences.	Yes
	b) Notwithstanding Clause 3.4.3.2 a) any window of a living room located on an upper level shall: <ul style="list-style-type: none"> i) be offset by 2 m to limit views between windows and balconies; or ii) have a sill height 1.7 m above the floor level; or iii) be splayed to avoid direct views between windows; or iv) have fixed translucent glazing in any part of the window within 1.7 m of the floor level. 	The development is single storey.	Yes
17.2.12 Signage	a) Signage shall be limited to a maximum of 1 sign per building, detailing only the name and address of the premises and contact details of the managing agent. b) Signage must be affixed to the front elevation and not to the fence.	No signage is proposed	N/A

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	c) The sign shall have a maximum area of 0.25 m ² and a maximum height of 0.5 m. d) Signage shall be non-illuminated.		
17.2.12 Private Open Space	a) A minimum of one private open space area of 20 m ² with a minimum dimension of 3 m shall to be provided for use by lodgers.	A communal open space area is provided.	Yes
	b) Where the boarding house is not within walking distance (400 m) to a park it should provide 30 m ² of communal private open space.	The communal open space area exceeds 30 m ² .	Yes
17.3.1 Car Parking	a) Car parking areas shall be setback a minimum of 3 m from the front boundary and any secondary boundary.	The car park is setback 3 m from the front boundary.	Yes
	b) Off street parking and loading shall be designed in accordance with Australian Standards 2890 (as amended), except as otherwise provided by this Plan.	The plans submitted do not demonstrate compliance with the control.	No
	c) No required car parking space shall be designed in a stacked configuration.	No stacked parking is proposed.	Yes
	d) A boarding house shall have a maximum of one ingress and one egress driveway.	A shared driveway is proposed.	Yes
	e) The minimum width of a driveway serving a boarding house shall be 3 m.	The driveway is 6 m wide.	Yes
	f) Driveways shall : i) be located a minimum distance of 6 m from the tangent point of any unsignalled intersection; and ii) be sealed.	The driveway is not within 6 m of an intersection.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	g) Sufficient space shall be provided on site so that no vehicle shall be required to make more than a three-point turn to exit the site in a forward direction.	No turning bay is provided.	No
	h) All car parking spaces shall be line marked and delineated with appropriate signage and pavement marking.	No details have been provided.	No
	i) Car parking areas shall be designed and sized so that only one three-point turn is required for exiting/entering the site in a forward direction.	The car parking is appropriately sized.	Yes
17.3.2 Access for People with Disabilities	a) Boarding houses shall comply with the minimum access requirements contained within the BCA and Australian Standard 1428 - Design for Access and Mobility (as amended).	An access report has not been provided. One accessible room is provided.	No
17.4 Landscaping	a) Landscaping shall be provided to a minimum of a: i) 3 m wide strip along the primary and secondary street frontage (other than vehicle driveways); and ii) 1.5 m wide strip along the full width of the rear setbacks.	Landscaping is acceptable.	Yes
	b) Native mature trees on site shall be retained.	No trees are to be retained on the site.	Yes
	c) Car parking areas located in the front building setbacks must be screened by appropriate hedging plant species at suitable spacing.	The proposed landscaping to the front setback would not screen the car park.	No
	d) Development applications for boarding houses shall include a Landscape Plan and report, prepared by a suitably qualified	A landscape plan was submitted.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	<p>person addressing the following:</p> <p>i) species, location and mature height of proposed planting;</p> <p>ii) driveway areas; and</p> <p>iii) fencing height and materials.</p>		
17.5.1 Boarding Housing and Waste Management	<p>a) Boarding houses shall make provision for waste storage, allocated behind the primary and secondary setbacks and out of public view. Provision shall be made for the following rates of waste generation:</p> <p>i) Garbage: 1 x 240-litre bin for every 3 boarding rooms per week if bins are to be used on a shared basis, or 1 x 140-litre bin for every boarding room per week if bins are to be allocated to individual boarding rooms</p> <p>ii) Recyclables: 1 x 240-litre bin for every 3 boarding rooms per fortnight if bins are to be used on a shared basis, or 1 x 240-litre bin for every boarding room per fortnight if bins are to be allocated to individual boarding rooms.</p>	<p>The waste storage room is located behind the front setback.</p> <p>The proposal provides space for 4 garbage bins and recycling bins.</p>	Yes
	<p>b) All boarding house developments shall make provision for an appropriately sized waste/recycling bin storage facility that is centrally located and provides convenient access for occupants and collection contractors. Such storage shall:</p> <p>i) provide for storage of a sufficient number of bins, as outlined under Section 17.5.1 a) above;</p> <p>ii) be no more than 25 m from the street;</p>	A waste room is provided.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	<p>iii) be covered;</p> <p>iv) contain a hose connection;</p> <p>v) have an impervious floor that is connected to the sewer; and</p> <p>vi) incorporate design and construction (including colours, materials and finishes) that complement the development.</p>		
	c) The communal waste/recycling bin storage facility shall not be located in such a place that requires any bins to be transported through any habitable part of the boarding house to reach the collection point.	The waste room is appropriately located.	Yes
	d) All bins located within waste/recycling bin storage facility shall be presented to the kerbside for collection by a site manager, no earlier than the evening prior to scheduled collection and returned directly to the communal bin storage area within four hours of collection.	Bins can be collected from the kerb.	Yes
	e) Any development containing 20 or more bedrooms , and/or when the number of bins proposed cannot be accommodated within 50% of the development's frontage width on collection day, the development shall be designed to accommodate forward-in, forward-out, drive-on vehicular collection for on-site servicing (for the purpose of calculating the minimum area behind the kerb and gutter required for bin placement, each bin shall be provided a clear width of 1.0 m which allows for a 300 mm	On site collection is not required.	N/A

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	separation distance either side of each bin).		
	f) Developments shall make provision for the storage of bulky waste (kerbside clean up) materials on site including: i) a minimum area of 10 m ² i) the area must be accessible to all residents; i) the area must not be more than 10 m (10 m) from the waste collection point.	A bulky waste room is provided.	Yes
	a) A management plan shall be prepared and lodged with the Development Application for any proposed boarding house.	A plan of management has not been provided.	No
17.6 Management Plan	b) The management plan shall provide the following information: i) 24 hour contact details of the manager / caretaker (including phone number and mobile phone number); ii) proposed staffing arrangements during the daytime and at night-time; iii) proposed measures to control any potential noise or amenity impacts within the building and upon the surrounding locality; iv) proposed safety and security measures to be employed within the boarding house including prominent display boards within the building containing emergency telephone numbers and other essential telephone numbers; v) proposed management practices to prevent the use of outdoor common open space	A plan of management has not been provided.	No

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	areas between 10.00pm and 7.00am.; and vi) professional cleaning and vermin control arrangements for at a minimum, the shared facilities, such as kitchens, bathrooms, laundries and indoor and outdoor common areas.		

NOTES: DRAWINGS SHALL BE USED ONLY FOR THE PURPOSES STATED HEREON. ANY OTHER USE, REPRODUCTION, OR ALTERATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF M.A.D.S. ARCHITECTURAL SERVICES IS STRICTLY PROHIBITED. THESE DRAWINGS SHALL BE VOID WITHOUT THESE NOTES.

DATE: 13.12.2021
 DRAWING NO: 5081-6
 SHEET: 1/11
 CLIENT: FORMOSA

PROPOSED BOARDING HOUSE

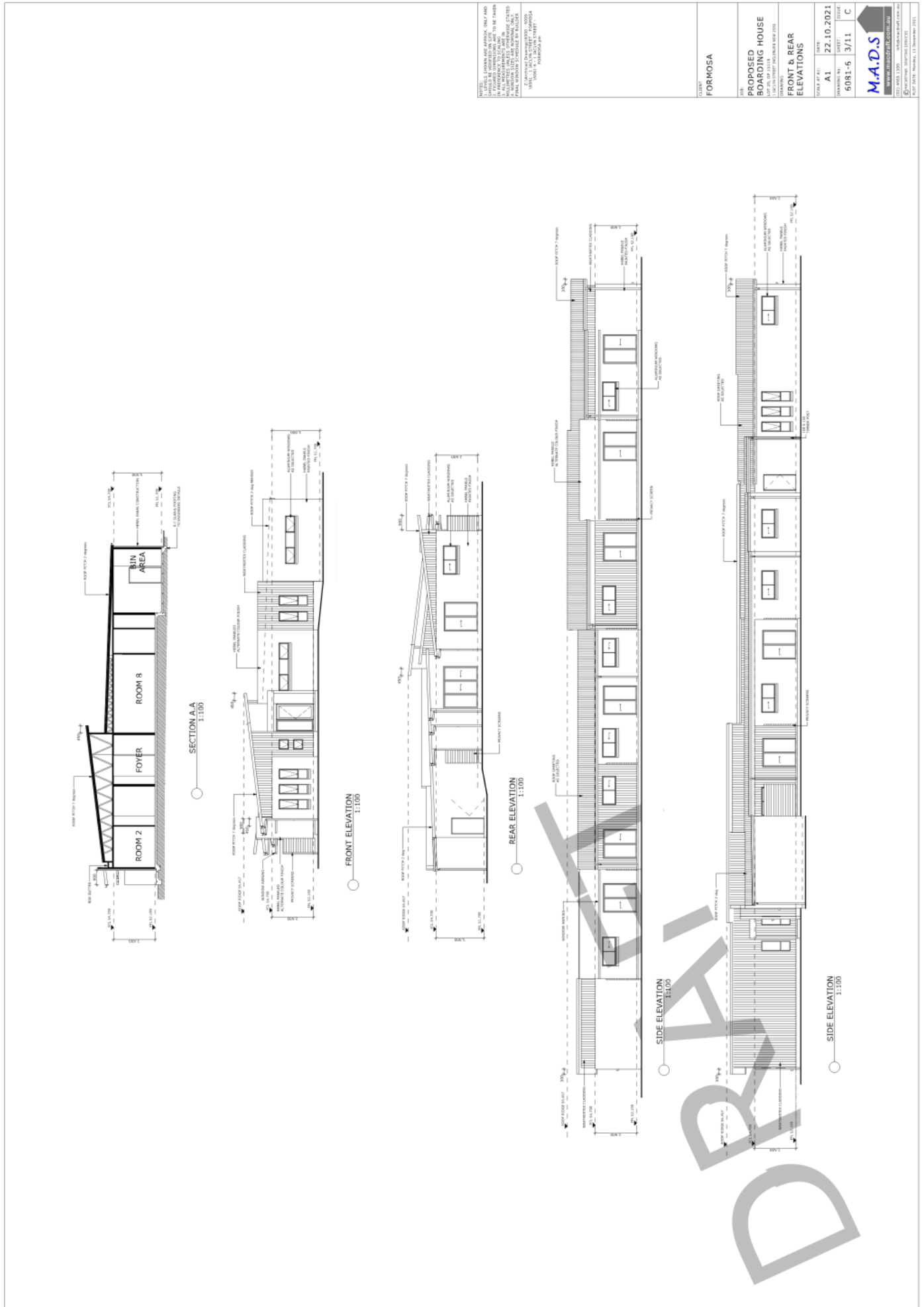
COVER PAGE

DATE OF ISSUE: 22.10.2021
 DRAWING NO: 5081-6
 SHEET: 1/11
 CLIENT: C

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Sheet Number	Sheet Name
1	COVER PAGE
2	GENERAL NOTES
3	FRONT & REAR ELEVATIONS
4	SITE PLAN
5	CUT / FILL AND FLOOR PLANS
6	STRUCTURAL AND SHADING DIAGRAMS
7	COMMON ROOM ELEVATIONS
8	SITE ANALYSIS AND DESIGN
9	COORDINATION SHEETS
10	CONSTRUCTION DETAILS
11	SAFETY NOTES

ISSUE	AMENDMENT	DATE	DRAWN
A	ISSUED FOR CLIENT APPROVAL	22.10.2021	B.P.
B	ISSUED FOR CLIENT APPROVAL	3.12.2021	B.P.
C	ISSUED FOR CLIENT APPROVAL	13.12.2021	J.P.



GENERAL NOTES:

1. ALL BUILDINGS AND BUILDING COMPONENTS ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. ALL EXISTING UTILITIES ARE TO BE IDENTIFIED AND RECORDED ON THE PLANS. EXISTING UTILITIES ARE TO BE MAINTAINED OR RELOCATED AS NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT. ALL UTILITIES ARE TO BE RECORDED ON THE PLANS AND TO BE MAINTAINED OR RELOCATED AS NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT.
3. ALL EXISTING UTILITIES ARE TO BE IDENTIFIED AND RECORDED ON THE PLANS. EXISTING UTILITIES ARE TO BE MAINTAINED OR RELOCATED AS NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT. ALL UTILITIES ARE TO BE RECORDED ON THE PLANS AND TO BE MAINTAINED OR RELOCATED AS NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT.
4. ALL EXISTING UTILITIES ARE TO BE IDENTIFIED AND RECORDED ON THE PLANS. EXISTING UTILITIES ARE TO BE MAINTAINED OR RELOCATED AS NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT. ALL UTILITIES ARE TO BE RECORDED ON THE PLANS AND TO BE MAINTAINED OR RELOCATED AS NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT.

CLIENT: FORMOSA

PROJECT: PROPOSED BOARDING HOUSE

DRAWINGS: SITE PLAN

DATE: 22.10.2021

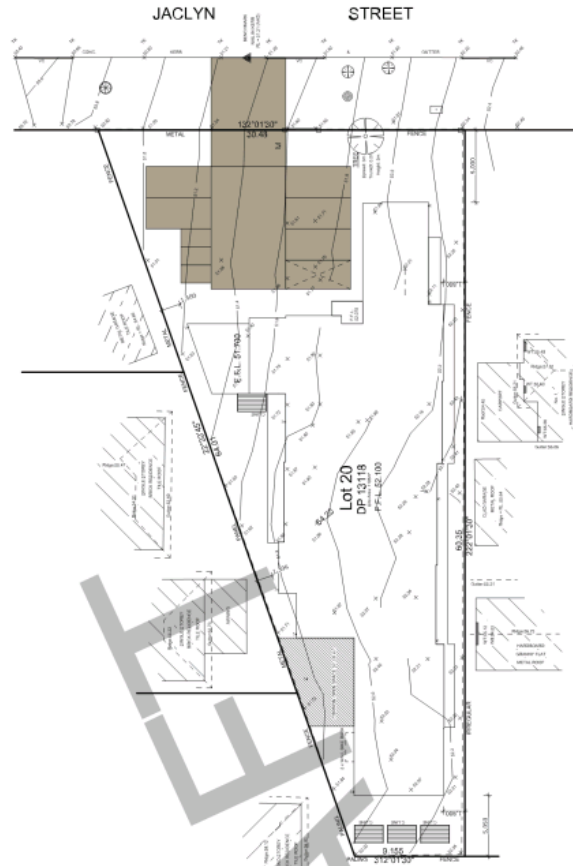
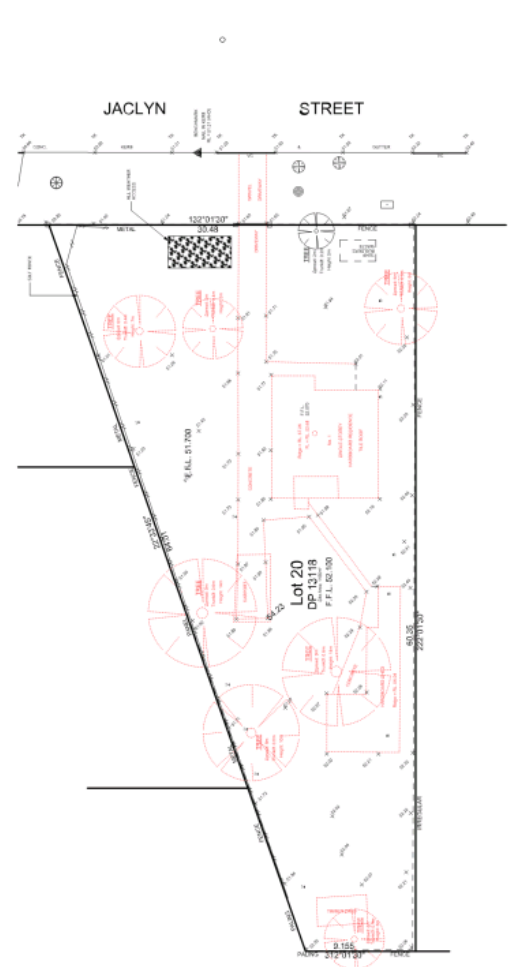
PROJECT NO: 5081-6

SHEET NO: 4/11

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SETBACK REQUIREMENTS:

MINIMUM SETBACKS:

MINIMUM FRONT SETBACK: 1.0m

MINIMUM SIDE SETBACK: 1.0m

MINIMUM REAR SETBACK: 1.0m

MINIMUM CORNER SETBACK: 1.0m

MINIMUM OVERHANG: 0.5m

MINIMUM CLEARANCE: 2.0m

MINIMUM HEIGHT: 2.4m

MINIMUM FLOOR AREA: 100m²

MINIMUM GROUND COVER: 50%

MINIMUM OPEN SPACE: 20%

MINIMUM PARKING: 1 space per 100m²

MINIMUM GREEN SPACE: 10%

MINIMUM TREES: 1 tree per 100m²

MINIMUM BIODIVERSITY: 10%

MINIMUM WATER SENSITIVE ZONE: 10%

MINIMUM CULTURAL HERITAGE: 10%

MINIMUM ENVIRONMENTAL SENSITIVE ZONE: 10%

MINIMUM SOCIAL INFRASTRUCTURE: 10%

MINIMUM COMMUNITY INFRASTRUCTURE: 10%

MINIMUM ECONOMIC INFRASTRUCTURE: 10%

MINIMUM CULTURAL INFRASTRUCTURE: 10%

MINIMUM SOCIAL INFRASTRUCTURE: 10%

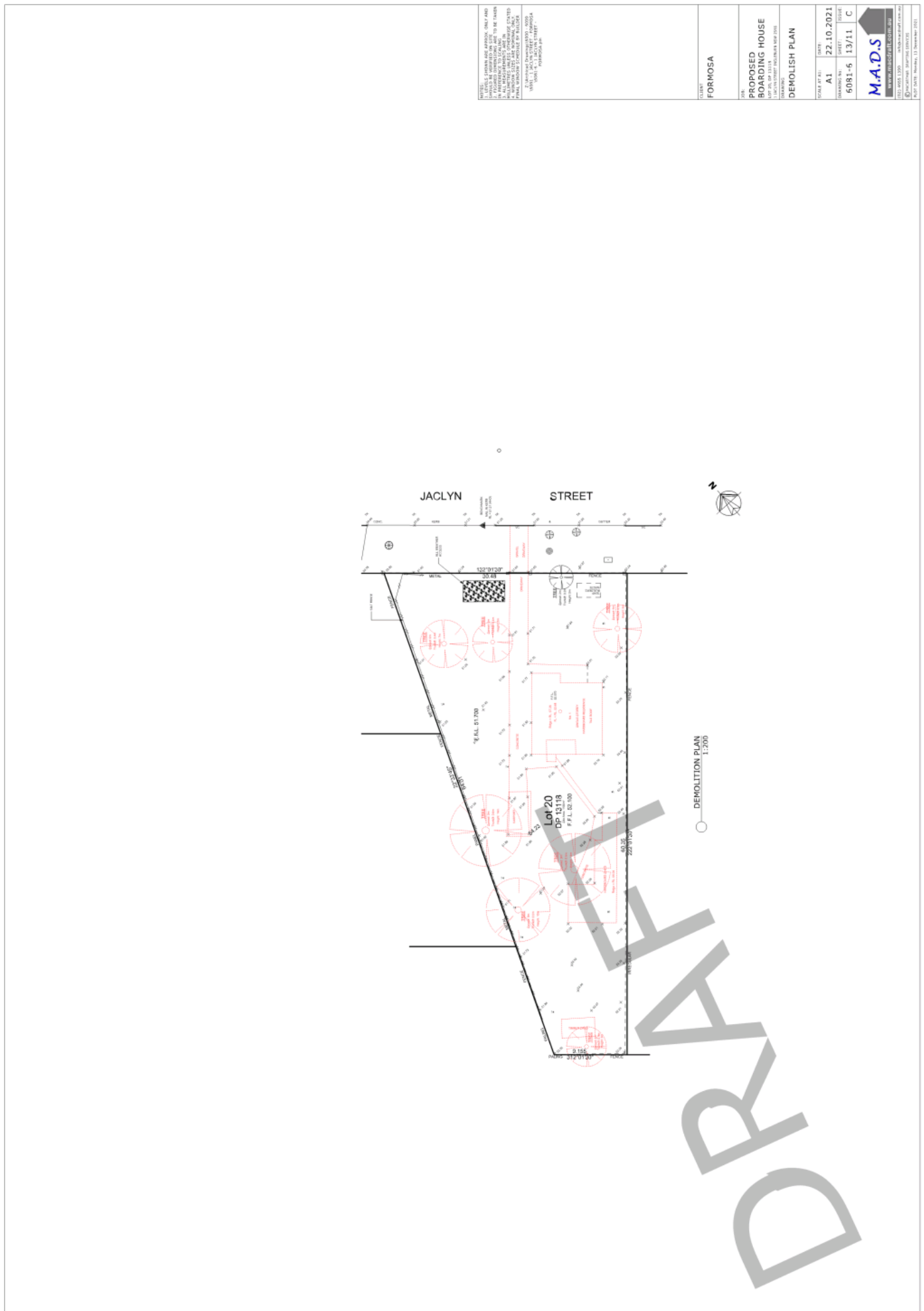
MINIMUM COMMUNITY INFRASTRUCTURE: 10%

MINIMUM ECONOMIC INFRASTRUCTURE: 10%

MINIMUM CULTURAL INFRASTRUCTURE: 10%

DA Area Calculations:

Lot Area	1000.00
Building Area	100.00
Open Space	100.00
Water Sensitive Zone	100.00
Cultural Heritage	100.00
Environmental Sensitive Zone	100.00
Social Infrastructure	100.00
Community Infrastructure	100.00
Economic Infrastructure	100.00
Cultural Infrastructure	100.00
Social Infrastructure	100.00
Community Infrastructure	100.00
Economic Infrastructure	100.00
Cultural Infrastructure	100.00





NOTES: 1. THIS PLAN IS FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES (E.G. ELECTRICAL, PLUMBING, GAS, etc.) FROM QUALIFIED PROFESSIONALS. 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES (E.G. ELECTRICAL, PLUMBING, GAS, etc.) FROM QUALIFIED PROFESSIONALS. 5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES (E.G. ELECTRICAL, PLUMBING, GAS, etc.) FROM QUALIFIED PROFESSIONALS.

CLIENT: FORMOSA

PROJECT: PROPOSED BOARDING HOUSE

DRAWING NO.: 5081-6

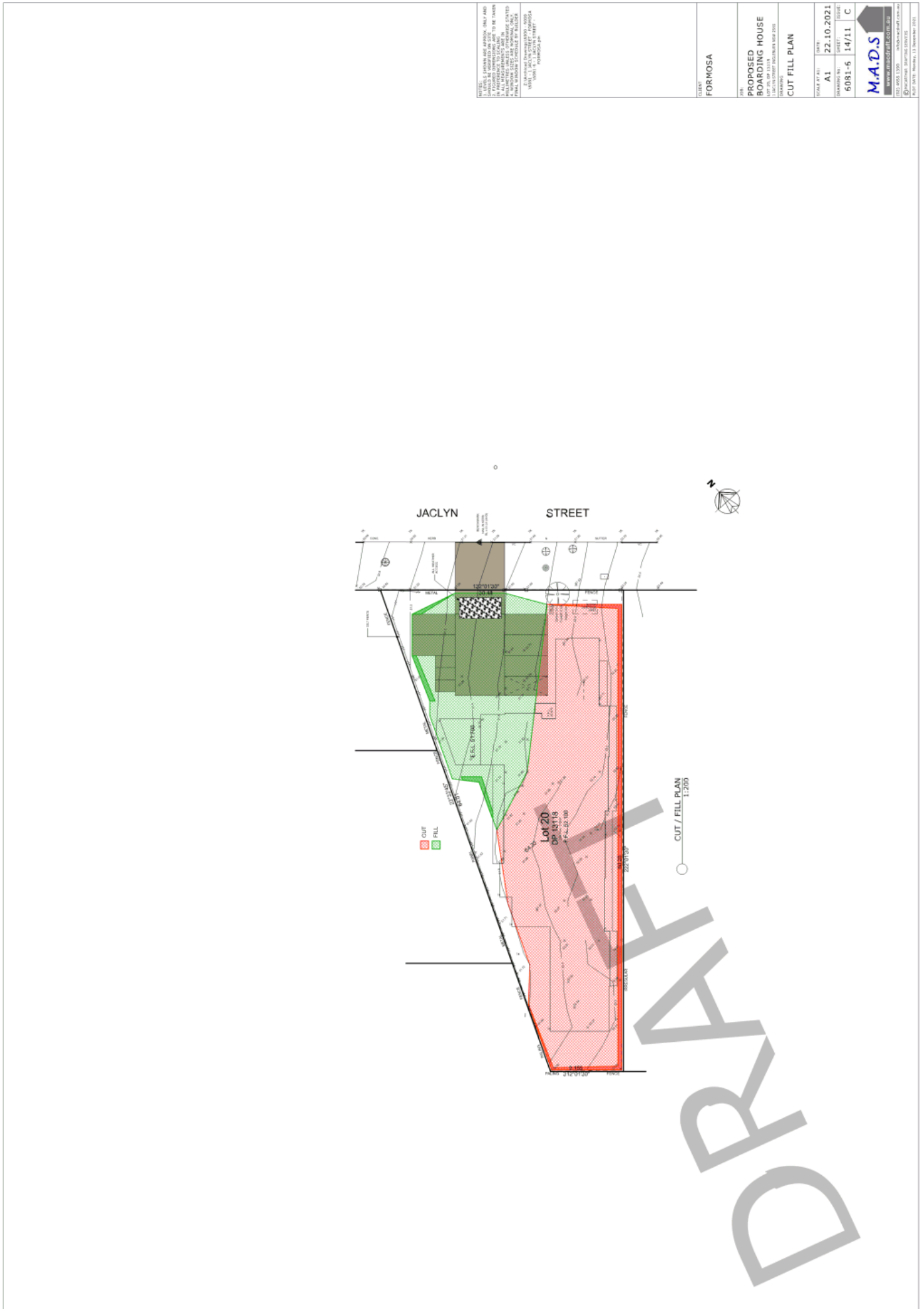
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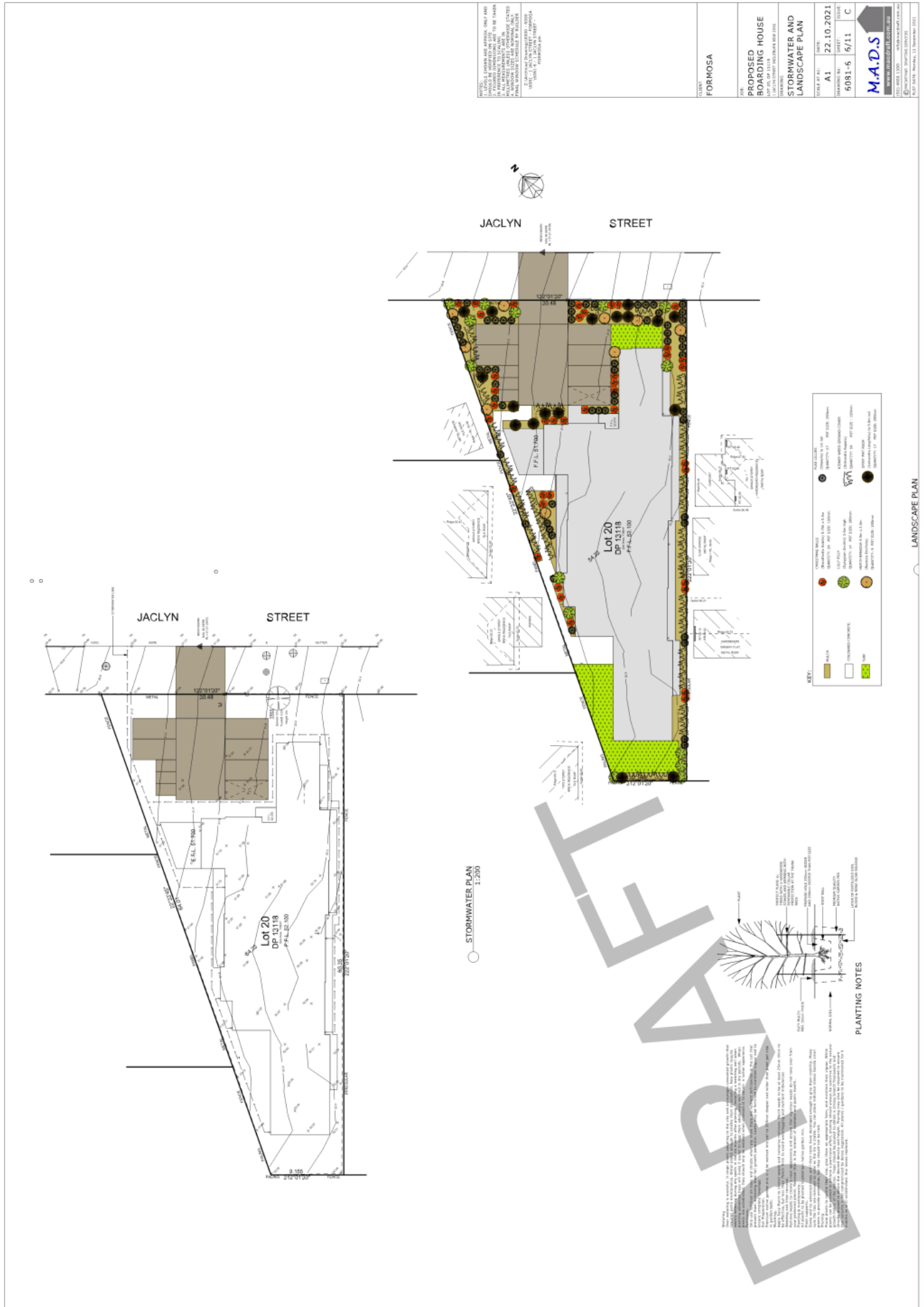
PROJECT NO.: 5081-6

SHEET NO.: 5/11

SCALE: C

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ELEVATION SHADOW 1PM

ELEVATION SHADOW 12PM

ELEVATION SHADOW 3PM

ELEVATION SHADOW 2PM

COMMON ROOM WINDOWS

COMMON ROOM WINDOWS

COMMON ROOM WINDOWS

COMMON ROOM WINDOWS

NOTES: THESE SHADOW STUDIES ONLY PROVIDE AN INDICATION OF THE SHADOWS CAST BY THE PROPOSED DEVELOPMENT. THE SHADOWS SHOWN ARE BASED ON THE ASSUMPTIONS THAT THE SUN IS AT AN ALTITUDE OF 45 DEGREES AND AN AZIMUTH OF 135 DEGREES. THE SHADOWS SHOWN ARE NOT TO BE USED AS A BASIS FOR DECISIONS ON THE PROPOSED DEVELOPMENT. THE SHADOWS SHOWN ARE NOT TO BE USED AS A BASIS FOR DECISIONS ON THE PROPOSED DEVELOPMENT. THE SHADOWS SHOWN ARE NOT TO BE USED AS A BASIS FOR DECISIONS ON THE PROPOSED DEVELOPMENT.

CLIENT: FORMOSA

PROJECT: PROPOSED BOARDING HOUSE

DRAWING: COMMON ROOM ELEVATION SHADOW

DATE: 22.10.2021

SCALE: A1

SHEET: 5081-6

DATE: 8/11

CODE: C

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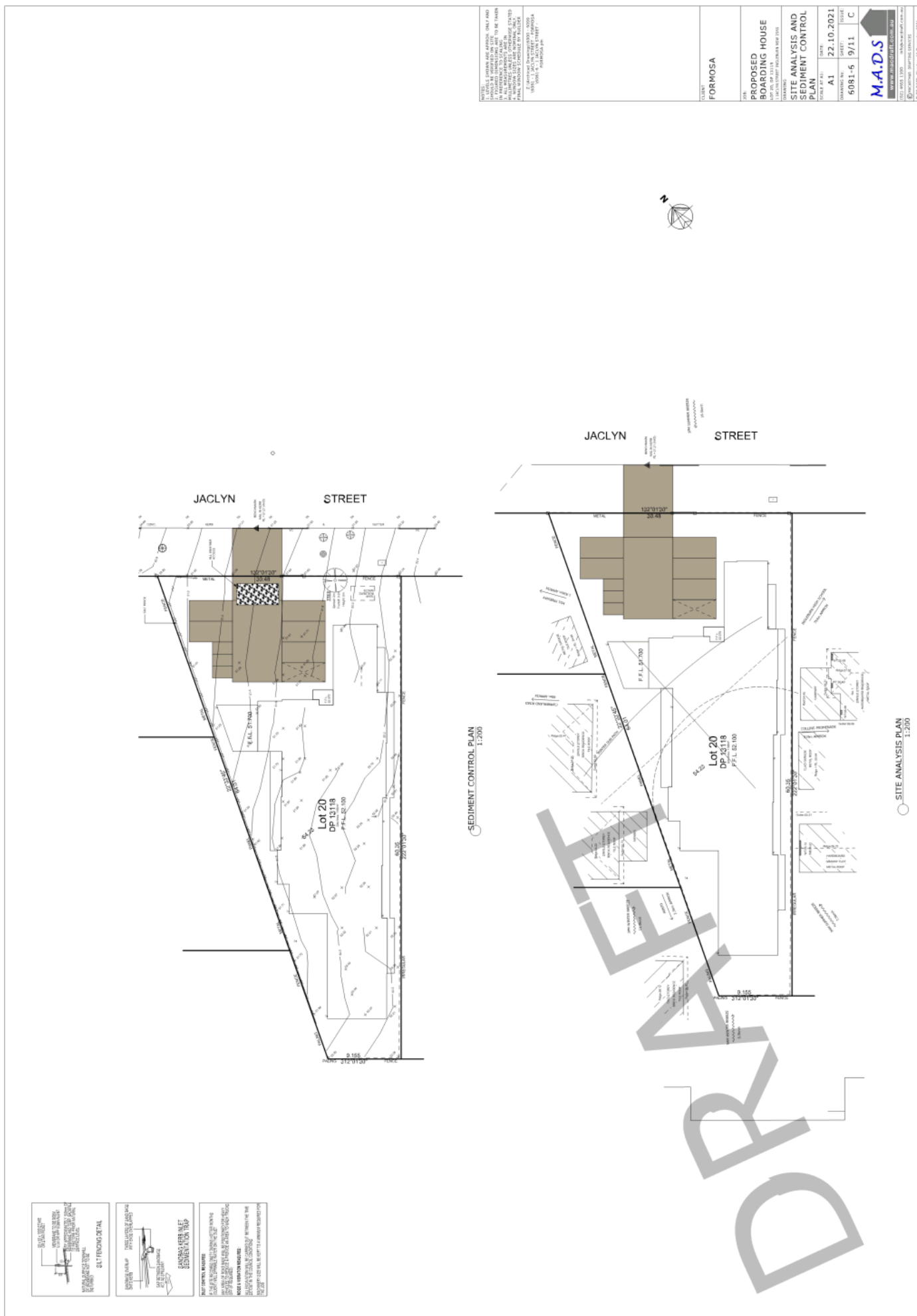
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<p>1. FALLS, SLIPS, TRIPS</p> <p>a) WORKING AT HEIGHTS</p> <p>DURING CONSTRUCTION</p> <p>Designers should ensure that the building should be designed to minimise the risk of falls from height. Designers should ensure that the building is designed to minimise the risk of falls from height. Designers should ensure that the building is designed to minimise the risk of falls from height.</p> <p>DURING OPERATION OR MAINTENANCE</p> <p>For houses or other low-rise buildings where scaffolding is used, the design should ensure that the building is designed to minimise the risk of falls from height. Designers should ensure that the building is designed to minimise the risk of falls from height.</p>	<p>2. FALLING OBJECTS</p> <p>LOOSE MATERIALS OR SMALL OBJECTS</p> <p>Construction, maintenance or demolition work on a ground level building is likely to involve persons working above ground level or on a roof. Designers should ensure that the building is designed to minimise the risk of falling objects. Designers should ensure that the building is designed to minimise the risk of falling objects.</p>	<p>5. MANUAL TASKS</p> <p>Components within this design with a mass in excess of 25kg should be designed to be lifted in a safe manner. Designers should ensure that the building is designed to minimise the risk of manual tasks. Designers should ensure that the building is designed to minimise the risk of manual tasks.</p>	<p>7. CONFINED SPACES</p> <p>EXCAVATION</p> <p>Construction of this building and some maintenance on the building should be designed to minimise the risk of confined spaces. Designers should ensure that the building is designed to minimise the risk of confined spaces. Designers should ensure that the building is designed to minimise the risk of confined spaces.</p>
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<p>3. TRAFFIC MANAGEMENT</p> <p>For buildings on a major road, narrow road or steeply sloping road, parking of vehicles or loading/unloading of vehicles on the roadway may cause a traffic hazard. Designers should ensure that the building is designed to minimise the risk of traffic management. Designers should ensure that the building is designed to minimise the risk of traffic management.</p>	<p>6. HAZARDOUS SUBSTANCES</p> <p>Designers should ensure that the building is designed to minimise the risk of hazardous substances. Designers should ensure that the building is designed to minimise the risk of hazardous substances. Designers should ensure that the building is designed to minimise the risk of hazardous substances.</p>	<p>8. PUBLIC ACCESS</p> <p>Public access to construction and demolition sites and the work under construction or demolition should be designed to minimise the risk of public access. Designers should ensure that the building is designed to minimise the risk of public access. Designers should ensure that the building is designed to minimise the risk of public access.</p>	<p>10. OTHER HIGH RISK ACTIVITY</p> <p>All other work should be designed to minimise the risk of other high risk activity. Designers should ensure that the building is designed to minimise the risk of other high risk activity. Designers should ensure that the building is designed to minimise the risk of other high risk activity.</p>
<p>4. SERVICES</p> <p>GENERAL</p> <p>Locations with overhead power lines should be designed to minimise the risk of services. Designers should ensure that the building is designed to minimise the risk of services. Designers should ensure that the building is designed to minimise the risk of services.</p>	<p>9. OPERATIONAL USE OF BUILDING</p> <p>NON-RESIDENTIAL BUILDINGS</p> <p>Designers should ensure that the building is designed to minimise the risk of operational use of building. Designers should ensure that the building is designed to minimise the risk of operational use of building. Designers should ensure that the building is designed to minimise the risk of operational use of building.</p>	<p>10. OTHER HIGH RISK ACTIVITY</p> <p>All other work should be designed to minimise the risk of other high risk activity. Designers should ensure that the building is designed to minimise the risk of other high risk activity. Designers should ensure that the building is designed to minimise the risk of other high risk activity.</p>	<p>10. OTHER HIGH RISK ACTIVITY</p> <p>All other work should be designed to minimise the risk of other high risk activity. Designers should ensure that the building is designed to minimise the risk of other high risk activity. Designers should ensure that the building is designed to minimise the risk of other high risk activity.</p>
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THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

5. CONFIDENTIAL ITEMS

5.1 Planning Proposal - Reclassification of Land - Campbelltown

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(f) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following:

-

details of systems and/or arrangements that have been implemented to protect council, councillors, staff and Council property.

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