



**CAMPBELLTOWN**  
CITY COUNCIL

# **LOCAL PLANNING PANEL**

26 APRIL 2023

## **MEETING NOTICE**

### **Campbelltown City Council Local Planning Panel**

The meeting of the Campbelltown City Council Local Planning Panel will be held electronically.

## **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**

### **3. DECLARATIONS OF INTEREST**

<b>4. REPORTS</b>	<b>6</b>
4.1 Modification Application - Construction of amenities block and storage shed at Campbelltown Golf Course - 1 Golf Course Drive, Glen Alpine	6

## **General Information**

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

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

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

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

If you would like to make a verbal submission to the panel, it is necessary to submit the "request to address – community access to meetings" form available on Council's website by midday the day prior to the meeting. The panel chair will invite the registered speakers to the table at the appropriate time in the agenda. Verbal submissions to the panel will be limited to 5 minutes each. The chairperson has the discretion to extend the period if considered appropriate. Panel members will have the opportunity to ask 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 Modification Application - Construction of amenities block and storage shed at Campbelltown Golf Course - 1 Golf Course Drive, Glen Alpine

#### Community Strategic Plan

Objective	Strategy
2 Places For People	2.1.2 Provide public places and facilities that encourage leisure, recreation, and physical activity

#### Delivery Program

Principal Activity
2.1.2.2 Provide leading sports and leisure facilities

#### Referral Criteria

In accordance with the Ministerial Directions, Local Planning Panels are to determine applications under Section 4.55(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) for the modification of development consents granted by the Campbelltown Local Planning Panel (the Panel) that meet the criteria for development applications set out in the Schedules to those Directions relating to conflict of interest, contentious development or departure from development standards.

As the land subject of this development is owned by Campbelltown City Council (the Council), there would be a conflict of interest where the Council was also the determining authority for the application.

As such, this modification application is required to be determined by the Panel.

#### Executive Summary

- Council has received a modification application seeking to modify a development consent for the construction of an amenities block and storage shed at Campbelltown Golf Course at 1 Golf Course Drive, Glen Alpine.
- The development application was approved by the Panel at its meeting on 24 November 2021. The Notice of Determination is shown in attachment 2.
- The proposed modifications are a reduction in building size, modification of one toilet to an accessible toilet and inclusion of a shower, and removal of a parapet.
- The subject site is zoned R2 Low Density Residential under the Campbelltown Local Environmental Plan 2015 (CLEP 2015).

- The modification application was notified from 9 March 2023 until 30 March 2023. No submissions were received.
- It is recommended that the application be approved, subject to modified conditions.

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## Officer's Recommendation

That modification application 1824/2021/DA-O/A seeking to modify the development consent for the construction of an amenities block and storage shed at Campbelltown Golf Course, 1 Glen Alpine Drive be approved subject to modified conditions.

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## Purpose

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

<b>Property Description</b>	Pt Lot 993 DP 861788
<b>Application No</b>	1824/2021/DA-O/A
<b>Applicant</b>	Mr Luigi Brancato
<b>Owner</b>	Campbelltown City Council
<b>Provisions</b>	<i>Environmental Planning and Assessment Act 1979</i> State Environmental Planning Policy (Resilience and Hazards) 2021 Campbelltown Local Environmental Plan 2015 Campbelltown (Sustainable City) Development Control Plan 2015
<b>Date Received</b>	15 February 2023

## The Site

The subject land is known as 1 Golf Course Drive, Glen Alpine and is legally defined as Pt Lot 993 in DP 861788. The land has an area of 240,090 m<sup>2</sup>.

The land is currently occupied by a Golf Course with ancillary structures in accordance with the use.

The land is situated in a R2 low density residential area and surrounded by similarly zoned land that is characterised by single and double storey dwelling houses.

The land generally slopes from the east to west towards Heritage Way.



**Locality Plan with site boundaries in red**

## **Proposal**

The modification application submitted is for the modification to the approved amenities block and storage shed. Specifically the modifications include:

- Modification to Condition 1 Approved Development to reflect the amended plans;
- Reduction in overall building size from 499 m<sup>2</sup> to 440 m<sup>2</sup>;
- Cubicle toilet one changed to an accessible toilet;
- Addition of a shower in toilet one; and
- Removal of parapet from all elevations.

## **Report**

### **1. Vision**

#### **Campbelltown 2032 Community Strategic Plan**

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

Campbelltown 2032 is the Community Strategic Plan for the City of Campbelltown. The Strategic Plan 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 approved development and proposed modifications have been assessed with regard to the desired outcomes and objectives identified within Campbelltown. The proposal is consistent with focus area of 2.1.2 of this plan in that the development will provide recreation opportunities for existing and future residents within Campbelltown Local Government area.

## **2. Planning Provisions**

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

### **2.1 Environmental Planning and Assessment Act 1979 – Section 4.55(2)**

It is considered that the proposed modification is a modification under Section 4.55(2) of the EP&A Act given that the proposed modifications have the potential to have an environmental impact. Section 4.55(2) of the EP&A Act states the following:

- (2) **Other modifications** –A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if –
- a) It is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and
  - b) It has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of concurrence to the consent or in accordance with the general terms of approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and
  - c) It has notified the application in accordance with –
    - i) the regulations, if the regulations so require, or
    - ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modifications of a development consent, and
  - d) It has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.

Subsections (1) and (1A) do not apply to such a modification.



The modifications requested in the modification application are such that the development will remain substantially the same development. Consultation with the Minister or concurrence from another authority or body is not required. The modification was notified in accordance with the Regulations and Council's Community Participation Plan. As such, the proposed modifications are consistent with Section 4.55(2).

## **2.2 State Environmental Planning Policy (Biodiversity and Conservation) 2021**

The subject land is located within the Georges River Catchment and as such the State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP) applies to the application. The Biodiversity and Conservation SEPP generally aims to protect the environment of the Georges River system by ensuring that the impacts of future land uses are considered in a state, regional, and local context.

The proposed modifications do not conflict with any of the relevant provisions of the Biodiversity and Conservation SEPP or alter the development in any way that impacts any of the matters with which the consent authority must be satisfied under Division 2 of Part 6.2 of the Biodiversity and Conservation SEPP, and therefore the proposed modifications are considered acceptable in this regard.

## **2.3 State Environmental Planning Policy (Resilience and Hazards) 2021**

Pursuant to Clause 4.6(1) of State Environmental Planning Policy (Resilience and Hazards) 2021, the consent authority must not consent to the carrying out of any development on land unless:

- a) It has considered whether the land is contaminated, and
- b) If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
- c) If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

Any potential contamination issues were addressed in the assessment of the original development application with the proposed modifications not creating any further contamination issues.

## **2.4 Campbelltown Local Environmental Plan 2015**

The subject site is zoned R2 Low Density Residential under the provisions of CLEP 2015. The proposal involves construction of an ancillary structure consisting of an amenities block and storage shed with associated works at 1 Golf Course Drive, Glen Alpine and all other associated works, all of which are permissible with consent within the R2 Low Density Residential Zone:

A recreation facility (outdoor) defined by the CLEP 2015 as:

A building or place - (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool,

equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

The proposed modifications remain consistent with this definition. Recreation facility (outdoor) is permissible with consent.

The objectives of the R2 zone are:

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

Clause 2.3 of the CLEP 2015 provides that the consent authority must have regards to the objectives for development in a zone when determining a development application. The proposed modifications do not alter the consistency of the proposal with the zone objectives. The proposed development as modified still provides a facility to meet the day to day needs of residents.

**Clause 4.3 Height of Building** – Clause 4.3 provides that the height of a building on any land is not to exceed the maximum height shown for the land on the Height of Building Map. The height of building map identifies a maximum height of 8.5 m for the subject site. The approved development proposed a building height of 6.8 m. The proposed modifications result in a maximum height of 5.544 m which is below the prescribed height limit and complies with this clause.

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

- a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development
- b) the effect of the development on the likely future use or redevelopment of the land
- c) the quality of the fill or the soil to be excavated, or both
- d) the effect of the development on the existing and likely amenity of adjoining properties
- e) the source of any fill material and the destination of any excavated material
- f) the likelihood of disturbing relics

- g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area
- h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development

Development consent 1824/2021/DA-O approved a maximum cut of 300 mm and a maximum fill of 1 m. This application does not propose any changes to the approved earthworks.

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

Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP) applies to the subject land. The aims of the SCDCP are:

- To ensure that the aims and objectives of the CLEP 2015 are complemented by the Plan
- Ensure that the principles of ecological sustainability are incorporated into the design, construction and ongoing operation of development
- Facilitate innovative development of high quality design and construction in the City of Campbelltown
- Ensure that new development maintains or enhances the character and quality of the natural and built environment
- Ensure that new development takes place on land that is capable of supporting development
- Encourage the creation of safe, secure and liveable environments
- Ensure that new development minimises the consumption of energy and other finite resources, to conserve environmental assets and to reduce greenhouse gas emissions; and
- Provide for the design requirements for a variety of housing within the City of Campbelltown.

It is considered that the development is consistent with the relevant aims of the SCDCP as it would facilitate a development on land that is capable of supporting development. The proposed modifications do not alter the consistency of the proposed development with the SCDCP.

## Part 2 – Requirements applying to all Types of Development

The general provisions of Part 2 of the Plan apply to all types of development and were satisfied in the approval of the original development application. Compliance with the relevant provisions of Part 2 of the Plan is discussed below.

Part	Requirement	Proposed	Compliance
<b>2.2 Site Analysis</b>	A Site Analysis Plan shall be lodged with the development application for all development involving the construction of a building and the Torrens title subdivision of land	A satisfactory site analysis plan has been submitted in support of this application.	Yes
<b>2.3 Views and Vistas</b>	Development shall appropriately respond to Campbelltown's important views and vistas to and from public places.	The proposed modifications will not impact on views and vistas.	Yes
<b>2.4 Sustainable Building Design</b>	BASIX Certificate to be provided in accordance with State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.	A BASIX certificate is not required.	N/A
<b>2.5 Landscaping</b>	A landscape concept plan is required to be submitted with a development application	A landscape plan was not required for the original DA.	N/A
<b>2.7 Erosion and Sediment Control</b>	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.	The proposed modifications do not modify the previous sediment and erosion control management practices as approved.	Yes
<b>2.8 Cut, Fill and Floor Levels</b>	A Cut and Fill Management Plan (CFMP) shall be submitted with a development application where the development incorporates cut and/or fill operations.	There are no changes proposed to the previously approved earthworks and floor levels.	Yes
<b>2.10.3 Stormwater Drainage</b>	A Stormwater Drainage Concept Plan shall be prepared by a suitably	The proposed modifications do not modify the previous stormwater management as	Yes

<b>Part</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
	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.	approved.	
<b>2.12 Retaining Walls</b>	Any retaining wall that is not complying or exempt development as specified in the Exempt and complying Development Code shall be designed by a suitably qualified person	No retaining walls are proposed.	N/A
<b>2.14.1 Contaminated Land</b>	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.	Any potential contamination issues were addressed in the assessment of the original development application with the proposed modifications not having any further contamination issues.	Yes
<b>2.14.2 Salinity</b>	This section details requirements for salinity affected sites.	Any potential salinity issues were addressed in the assessment of the original development application with the proposed modifications not having any further salinity issues.	Yes
<b>2.14.4 Subsidence</b>	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 subject site is not located within an area of Mine Subsidence.	N/A

Part	Requirement	Proposed	Compliance
<b>2.15.1 Waste Management</b>	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.	The proposed modifications do not modify the previous waste management practices as approved.	Yes
<b>2.16 Provision of Services</b>	Ensure that development is provided with adequate water and power supply	The site has access to suitable water, electricity and sewage service.	Yes
<b>3.4 General Requirements for Low and Medium Density Residential Development - Zones R2, R3, R4 and R5</b>			
<b>3.4.1.1 Streetscape</b>	Building design (including façade treatment, massing, roof design and entrance features), setbacks and landscaping shall complement the scale of development, and the desired future character of the residential neighbourhoods.	The proposed amenities block and storage shed remain located within the subject site away from the primary frontage. The building design including façade treatment, massing and setbacks will remain consistent with the desired use of the site as a recreation facility (outdoor) within the R2 Low Density Residential Zone.	Yes
	Development on corner sites shall incorporate facade treatments that address both street frontages and achieve positive articulation in building design.	The subject site is not a corner lot.	
	The built form shall relate to the natural landform and setting.	Built form has been sited appropriately.	
	On-site parking areas shall be designed and sited to reduce the visual prominence of garage doors and external parking spaces as viewed from the street or other public place.	The proposed modifications do not modify the previous car parking arrangements as approved.	
	No bathroom, ensuite,	Bathroom windows do not	

Part	Requirement	Proposed	Compliance
	toilet or laundry windows shall face the primary street of an allotment.	face the street.	
<b>3.4.1.2 Building Height</b>	The height of development shall not result in any significant loss of amenity (including loss of solar access and visual and acoustic privacy) to adjacent properties and public place.	The proposed modifications result in reduction in overall building height.	Yes
<b>3.4.2 Car Parking and Access</b>	The minimum dimensions of any required parking space shall be 2.5 m x 5.5 m. If the car parking space adjoins a vertical edge which is 100 mm or higher, the minimum width of the car parking space shall be 2.7 m.	The proposed modifications do not modify the previous car parking arrangements as approved.	Yes
<b>3.5 Ancillary Structures</b>			
<b>3.5.2 Outbuildings</b>	a) Outbuildings shall:	The proposed modifications do not modify the previous materials and finishes as approved.	Yes
	i) incorporate similar or complementary design features, finishes, materials and colours to those of the principal dwelling house		
	ii) not contain any other sanitary fixtures other than a toilet and a hand basin; and	A shower has been incorporated into the accessible toilet. This is considered acceptable as the use of the site is not residential and a condition was imposed on the original consent that the building is not to be used for habitable purposes.	
	iii) Not be used for any habitable, commercial or industrial purposes.	A condition has been imposed on the original consent to address this. This condition is not modified or deleted under this modification.	
<b>3.5.2.2 Maximum</b>	The combined areas of all 'detached' outbuildings	The development, as approved, has a floor area of	Complies on merit



Part	Requirement	Proposed	Compliance
<b>Floor Area for Outbuildings</b>	(including carports and garages) shall be a maximum of 55 m <sup>2</sup> .	<p>499 m<sup>2</sup>.</p> <p>The variation was supported by Council staff and the Panel as the proposal was considered to meet the objectives of the zone and to have minimal impact on the surrounds given the size of the amenities block in relation to the size of the lot.</p> <p>Given that this modification proposes a reduction in floor area from 499 m<sup>2</sup> to 440 m<sup>2</sup> this variation remains acceptable as there will be less impacts than originally approved.</p>	
<b>3.5.2.3 Setbacks for Outbuildings</b>	by a minimum of: i) 6 m from the primary street boundary;	All setbacks are greater than 100m	Yes
	ii) 3 m from the secondary street boundary for all domestic outbuildings other than any garage that is accessed directly from the secondary street.	As above.	
	iii) 5.5 m from the secondary street boundary for the garage, where the garage is directly accessed from the secondary street.	As above.	
	iv) 0.45 m from the side boundaries;	As above.	
	vi) 0.9 m from the rear boundary	As above.	

### **3. Planning Assessment**

#### **3.1 Impacts on the natural and built environment**

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

The key matters that were considered previously were as follows:

1. Ecological Impacts
2. Flood Impacts
3. Social and Economic Impacts
4. Construction

#### **Ecological Impacts**

The previous application was referred to Council's Senior Environmental Officer to assess the potential impacts on the vegetation and tree located within proximity to the proposal. An aboricultural impact assessment and ecological report were submitted and the officer raised no concerns with the proposal subject to conditions of consent.

The proposed modifications will not impact on any previous conclusions regarding ecological impacts.

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

Socially, the proposal would deliver an updated amenities block and storage area for use by the employees and aiding in improving the functionality of the golf course, which is consistent with the strategic and statutory controls.

Economically, the proposal would be beneficial to the overall local economy with workers being employed during the construction phase of the development, whilst providing storage and amenity facilities for the employees of the golf course.

#### **Construction**

The construction of the proposed development would see construction vehicles accessing the site via Golf Course Drive. Conditions have been imposed to address any potential construction impacts

The proposed modifications will not impact on any previous conditions regarding construction management.

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

Section 4.14 (1)(c) of the EP&A Act requires that the consent authority must consider the suitability of the site for the proposed development.

The proposed modifications will still contribute positively to the urban streetscape and create a positive outcome for function of the golf course and for the use by the employees.

### **4. Public Participation**

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

The application was notified from 9 March until 30 March 2023. There were no submissions received.

### **Conclusion**

The development application has been assessed against the relevant matters for consideration under Section 4.15 and Section 4.55 of the *Environmental Planning and Assessment Act 1979*. The proposed modifications still provide a development that is permissible with consent under the provisions of Campbelltown Local Environmental Plan 2015 and is consistent with the objectives of the R2 Low Density Residential Zone.

Overall, having regard to the matters for consideration under Section 4.15 and Section 4.55 of the *Environmental Planning and Assessment Act 1979*, and the relevant matters discussed within this report, it is recommended that the development be approved, subject to the modified conditions listed in attachment 1.

### **Attachments**

- 4.1.1 Modified Conditions of Consent (contained within this report)
- 4.1.2 Approved Conditions (contained within this report)
- 4.1.3 Modified Plans (contained within this report)
- 4.1.4 Approved Plans (contained within this report)

### **Reporting Officer**

Executive Manager Urban Centres

## GENERAL CONDITIONS

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

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

### 1. Approved Development

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

Plan Detail	Job Number	Prepared by	Date
Cover Sheet	Job No. 2022-0169 Revision. B Drawing No. A000	Rainsford Architecture Design +	03.02.2023
Site Plan	Job No. 2022-0169 Revision. C Drawing No. A100	Rainsford Architecture Design +	14.03.2023
Floor Plans	Job No. 2022-0169 Revision. B Drawing No. A110	Rainsford Architecture Design +	03.02.2023
Elevations & Sections	Job No. 2022-0169 Revision. B Drawing No. A200	Rainsford Architecture Design +	03.02.2023

### 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. Contract of Insurance (residential building work)

In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

This clause does not apply:

- a. To the extent to which an exemption is in force under Clause 187 or 188 of the Environmental Planning and Assessment Regulation 2000, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4) of that regulation, or
- b. To the erection of a temporary building.

#### **4. Notification of Home Building Act 1989 Requirements**

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the appointed Principal Certifier for the development to which the work relates (not being Council) has given Council written notice of the following information:

- a. In the case of work for which a principal certifier is required to be appointed:
  - i. The name and licence number of the principal certifier, and
  - ii. The name of the insurer by which the work is insured under Part 6 of that Act.
- b. In the case of work to be done by an owner-builder:
  - i. The name of the owner-builder, and
  - ii. If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the appointed Principal Certifier for the development to which the work relates (not being Council) has given Council written notification of the updated information.

#### **5. 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.

#### **6. Construction Certificate**

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

- a. the applicant shall appoint a Principal Certifier;
- a. the applicant shall obtain a construction certificate for the particular works; and

- b. 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.

## **7. Pollution 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 pollution, noise pollution and waste management practices in accordance with the Protection of the Environment Operations Act 1997 Protection of the Environment Operations (Waste) Regulation 2014, Protection of the Environment Operations (Noise) Regulation 2017, Local Government Act 1993, Local Government Regulation 2015 and associated technical standards:

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

**OFFENSIVE NOISE** – The development must be designed 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:

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

**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.

## **8. Use of Outbuilding**

The amenities and storage building shall not be used as a dwelling.

### **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.

**9. Tree Protection Measures**

Prior to the Principal Certifier issuing a Construction Certificate or the commencement of any works the tree protection zones of native trees located to the east of the development footprint are to be fenced and signed as per the requirements of AS 4970-2009 Protection of Trees on development sites by an Arborist with a minimum qualification of AQF 5. This fencing is to remain in place until all construction works have been completed.

**10. Geotechnical Report**

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

**11. 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](http://www.sydneywater.com.au).

**12. Stormwater Drainage**

Stormwater drainage from the outbuilding shall be drained into the gravel rubble pit.

The gravel rubble pit is to be designed and certified by a suitably qualified and practising engineer to ensure no adverse impacts on adjoining properties by the diversion, damming or concentration of stormwater flows.

The proposed method of stormwater discharge shall be detailed in the construction certificate issued by the appointed principal certifier.

**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.

**13. 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.



**14. 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.

**15. 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.

**16. 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.

**17. Fencing**

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

**18. 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*.

## **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.

### **19. Tree Protection Measures**

No works are permitted to be undertaken within the fenced Tree Protection Zones and no vehicles or machinery are permitted to enter the fenced Tree Protection Zones. Further, all stockpiles and building materials must be located in existing cleared areas and outside of the fenced Tree Protection Zones.

### **20. 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.

### **21. 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.**

### **22. Fill Compaction Requirements**

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

Any lot filling operations carried out in accordance with this consent shall be tested to establish the field dry density every 300mm rise in vertical height. Test sites shall be located randomly across the fill site with 1 test per 500m<sup>2</sup> (minimum 1 test per 300mm layer) certified by a qualified geotechnical engineer.

### **23. 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.

**24. 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.

**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.

**25. 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.

**26. 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.

**27. 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. 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 4. 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](http://www.environment.nsw.gov.au)  
[www.nsw.gov.au/fibro](http://www.nsw.gov.au/fibro)  
[www.adfa.org.au](http://www.adfa.org.au)  
[www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au)

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

#### **Advice 5. Dial before you Dig**

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

**Advice 6. Telecommunications Act 1997 (Commonwealth)**

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

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

## DEVELOPMENT APPLICATION NOTICE OF DETERMINATION

**Issued in accordance with Sections 4.16 and 4.17 of the  
Environmental Planning and Assessment Act 1979**

### APPLICATION DETAILS

Application Number	1824/2021/DA-0
Applicant	Local Consultancy Services
Land to be developed	Pt Lot 993 DP 861788, Campbelltown Golf Course, 1 Golf Course Drive, GLEN ALPINE
Proposed Development	Construction of an ancillary structure consisting of an amenities block and storage shed

### DETERMINATION - APPROVED

Determination Date	24 November 2021
Consent to be effective from	20 December 2021
Consent to lapse on	20 December 2026
Determination Authority	Campbelltown City Council

### RIGHTS OF APPEAL

Division 8.2 of the Act may allow an applicant who is dissatisfied with the determination of an application, a right to request Council review its determination within 12 months from the date of this notice.

Section 8.7 of the Act allows an applicant who is dissatisfied with the determination of a consent authority, a right of appeal to the Land and Environment Court within 12 months from the date of this notice.

Signature

removed

Rad Blagojevic  
**Coordinator Urban Development**

Contact: Harrison Weir (02) 4645 4608

## GENERAL CONDITIONS

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

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

### 1. Approved Development

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

Plan Detail	Job Number	Prepared by	Date
Site Plan	Job No. 397664 Sheet No.3 Revision A	Campbelltown City Council	20.5.2021
General arrangement Plan	Job No. 397664 Sheet No.4 Revision B	Campbelltown City Council	20.10.2021
Floor Plan	Job No. 397664 Sheet No.5 Revision A	Campbelltown City Council	20.5.2021
Elevation and Section Plan	Job No. 397664 Sheet No.6 Revision B	Campbelltown City Council	19.10.2021
Colours and Materials Schedule			N.D

### 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. Contract of Insurance (residential building work)

In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

This clause does not apply:

- a. To the extent to which an exemption is in force under Clause 187 or 188 of the Environmental Planning and Assessment Regulation 2000, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4) of that regulation, or
- b. To the erection of a temporary building.

### 4. Notification of Home Building Act 1989 Requirements



Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the appointed Principal Certifier for the development to which the work relates (not being Council) has given Council written notice of the following information:

- a. In the case of work for which a principal certifier is required to be appointed:
  - i. The name and licence number of the principal certifier, and
  - ii. The name of the insurer by which the work is insured under Part 6 of that Act.
- b. In the case of work to be done by an owner-builder:
  - i. The name of the owner-builder, and
  - ii. If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the appointed Principal Certifier for the development to which the work relates (not being Council) has given Council written notification of the updated information.

#### **5. 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.

#### **6. 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.

#### **7. Pollution 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 pollution, noise pollution and waste management practices in accordance with the Protection of the Environment Operations Act 1997 Protection of the Environment Operations (Waste) Regulation 2014, Protection of the Environment Operations (Noise) Regulation 2017, Local Government Act 1993, Local Government Regulation 2015 and associated technical standards:

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

**OFFENSIVE NOISE** – The development must be designed 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:

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

**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.

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Prior to the Principal Certifier issuing a construction certificate or the commencement of any works the tree protection zones of native trees located to the east of the development footprint are to be fenced and signed as per the requirements of AS 4970-2009 Protection of Trees on development sites by an Arborist with a minimum qualification of AQF 5. This fencing is to remain in place until all construction works have been completed.

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**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.**

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

#### **Advice 5. Dial before you Dig**

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at



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

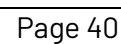
**Advice 6. Telecommunications Act 1997 (Commonwealth)**

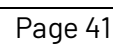
Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any persons interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution.

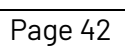
Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity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

**THIS DOCUMENT HAS BEEN ISSUED WITHOUT ALTERATION OR ERASURE**











**DIAL 1100**  
BEFORE YOU DIG

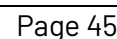


**SITE PLAN**  
not to scale

 <p><b>Campbelltown City Council</b></p> <p><small>© 2022 Campbelltown City Council. All rights reserved. This document is the property of Campbelltown City Council and is not to be distributed or reproduced without the written permission of Campbelltown City Council.</small></p>		Approved Director City Delivery K. Lynch Signed Date		Recommended Executive Manager Infrastructure M. Wozniak Signed Date		Recommended Signed Date		Checked Drawn L. Brancato Designed L. Brancato		Surveyed Date May 2021 Datum AHD		Project Campbelltown Golf Club New Amenities / Storage Building SITE PLAN Sheet no 3 of 8 Job no: 397664	
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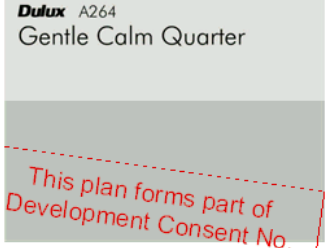
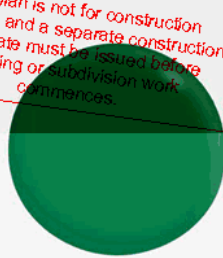







## Colours and Materials Schedule

### **Proposed Amenities Building – 1 Golf Course Dr GLEN ALPINE**

<p>Roof, gutters, downpipes: Colourbond Pale Eucalypt</p>	 <p><b>PALE EUCALYPT®</b></p>
<p>Concrete wall Panels: Dulux colours as per example picture below:</p> 	<p>Top: Dulux Gentle Calm Quarter <b>Dulux</b> A264 Gentle Calm Quarter</p>  <p>Middle: Dulux Picture Green Picture Green</p>  <p>Bottom: Dulux Herb planter Herb planter</p> 

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**W** [campbelltown.nsw.gov.au](http://campbelltown.nsw.gov.au)