



CAMPBELLTOWN
CITY COUNCIL

LOCAL PLANNING PANEL

26 JULY 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

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General Information

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

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

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

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

If you would like to make a verbal submission to the panel, it is necessary to submit the "request to address – community access to meetings" form available on Council's website by midday the day prior to the meeting. The panel chair will invite the registered speakers to the table at the appropriate time in the agenda. Verbal submissions to the panel will be limited to 5 minutes each. The chairperson has the discretion to extend the period if considered appropriate. Panel members will have the opportunity to ask 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 - Alterations and additions to a dwelling house and construction of a secondary dwelling - 43 Borthwick Street, Minto

Community Strategic Plan

Objective	Strategy
2 Places For People	2.3.1 Ensure all people in Campbelltown have access to safe, secure, and affordable housing

Delivery Program

Principal Activity
2.3.1.2 Lead and build partnerships to achieve diverse and affordable housing options

Referral Criteria

In accordance with the Ministerial Directions, Local Planning Panels are to determine applications under Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) 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.

The land subject to this application is part owned by Muhammad Ibrahim (Masud) Khalil who is a Councillor of Campbelltown City Council (the Council), resulting in a conflict of interest.

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

Executive Summary

- Council has received a modification application seeking to modify a development consent for alterations and additions to a dwelling house and the construction of a secondary dwelling at 43 Borthwick Street, Minto.
- The development application was approved under delegated authority on 22 February 2022.
- The proposed modifications are minor and relate to changes to the external materials and finishes and an additional window to the first floor.
- The subject site is zoned R2 Low Density Residential under the Campbelltown Local Environmental Plan 2015 (CLEP 2015).

- The modification application was notified from 22 June 2023 until 14 July 2023. No submissions were received.
- It is recommended that the application be approved, subject to modified conditions.

Officer's Recommendation

That modification application 2970/2021/DA-DSO/B seeking to modify the development consent for the construction of a first floor addition to the existing dwelling and construction of a detached secondary dwelling at 43 Borthwick Street, Minto be approved subject to modified conditions.

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 24 DP249972
Application No	2970/2021/DA-DSO/B
Applicant	Mr Nasir Ahmed
Owner	Mr Muhamad Ibrahim Khalil and Mrs Masuma Khalil
Provisions	Environmental Planning and Assessment Act 1979 State Environmental Planning Policy (Resilience and Hazards 2021) State Environmental Planning Policy (Building Sustainability Index: BASIX) State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 6 Water Catchment State Environmental Planning Policy (Housing) 2021 Campbelltown Local Environmental Plan 2015 Campbelltown (Sustainable City) Development Control Plan 2015
Date Received	14 April 2023

History

2970/2021/DA-DSO proposed alterations and additions to an existing dwelling house and the construction of a detached secondary dwelling was approved under delegated authority on 22 February 2022.

2970/2021/DA-DSO/A proposed minor changes to the external materials and finishes of the principal dwelling and was approved under delegated authority on 4 January 2023.

The Site

The subject land is known as 43 Borthwick Street, Minto and legally defined as Lot 24 DP 249972. The land is regular in shape with a total area of 739.3 m². Pedestrian and vehicular access is achieved from Borthwick Street from the east.

Works under 2970/2021/DA-DSO have commenced. The works proposed under this application relate to the first floor of the principal dwelling. The surrounding lands are characterised as low density residential development comprising of single and double storey dwelling houses.



Locality Plan with site boundaries in red

Proposal

The modification application seeks minor changes to 2970/2021/DA-DSO (as amended), which approved alterations and additions to an existing dwelling and the construction of a secondary dwelling. Specifically the modification proposes:

- Amendment to Condition 1 (Approved Development) to reflect the amended plans;
- Change of external finishes to the first floor of the principal dwelling;
- Additional window to the first floor southern elevation (Bed1) with privacy screen to a height of 1750 mm.

Report

1. Vision

The Community Strategic Plan 2023 for the City of Campbelltown establishes a set of strategic directions to guide decision making and development outcomes. These directions are broad in nature and form a prelude to a new statutory town plan for the City.

The 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 development as amended has been assessed with regard to the desired outcomes and objectives identified within Campbelltown. The proposal remains consistent with objective 2, focus area of 2.3.1 of this plan in that the development will ensure all people in Campbelltown have access to safe, secure, and affordable housing Campbelltown Local Government area.

2. Planning Provisions

The development as modified has been assessed in accordance with the heads of consideration under Section 4.15 and section 4.55 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 (1A) of the EP&A Act is the relevant modification type applicable to this application. Section 4.55 states:

(1A) Modifications involving minimal environmental impact 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 proposed modification is of minimal environmental impact, and
- (b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), 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 modification 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), (2) and (5) do not apply to such a modification.

Comment:

The modifications in this application are such that the development will remain substantially the same development and will result in minimal environmental impact. The application proposes a new window to the first floor together with a privacy screen to reduce potential overlooking impacts.

Consultation with the Minister or concurrence from another authority or body is not required.

The modification was notified in accordance with the Environmental Planning and Assessment Regulation 2021 (Regulations) and Council's Community Participation Plan from 22 June until 14 July 2023. There were no submissions received.

The proposed modification application is consistent with Section 4.55(1A) of the EP&A Act 1979.

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. At the time of determination of the original development application, Chapter 11 Georges River Catchment applied. This chapter has since been repealed and the provisions of Chapter 6 of this SEPP now replace Chapter 11.

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 Chapter 6. The proposed modification application is therefore 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.

The original development application continued the established residential use of the land and the proposed changes under this modification application do not raise any further contamination risks under Clause 4.6 of the SEPP.

2.4 Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The application proposes an additional window to the first floor southern elevation resulting in minor changes to the BASIX certificate submitted under the original application (and as amended).

A revised BASIX certificate has been submitted and is considered acceptable in this regard.

2.5 State Environmental Planning Policy (Housing) 2021

2970/2021/DA-DSO approved alterations and additions to an existing dwelling house and the construction of a detached secondary dwelling. The secondary dwelling was approved under the provisions of the Housing SEPP 2021 as secondary dwellings are not permissible with consent in the R2 zone under the Campbelltown Local Environmental Plan 2015 (CLEP 2015).

The development as modified relates to changes to the principal dwelling and no changes to the approved secondary dwelling.

2.6 Campbelltown Local Environmental Plan 2015

The subject site is zoned R2 Low Density Residential under the provisions of the CLEP 2015.

The application as modified continues to propose alterations and additions to an existing dwelling house and secondary dwelling. A dwelling house is defined under the CLEP 2015 as follows:

Dwelling house means a building containing only one dwelling.

The proposal as modified remains consistent with the land use definition of a dwelling house under the CLEP 2015.

The objectives of the R2 Low Density Residential zone under the CLEP 2015 are as follows:

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

The proposal as modified continues to uphold the objectives of the land use zone, specifically the first objective.

The development as modified continues to comply with the applicable clauses of the CLEP2015.

2.7 Campbelltown (Sustainable City) Development Control Plan 2015

Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP) applies to the subject land. Volume 1, Part 2 contains controls that apply to all types of development and Part 3 contains controls for Low and Medium Density Residential development. The proposed modifications do not alter the consistency of the proposed development with the SCDCP, except as extracted below:

Volume 1, Part 3.4.3.2 contains controls that relate to visual privacy. The modification application proposes an additional window to the first floor southern elevation (bed 1) and has the potential to overlook the private open space associated with the adjoining residence. To address this potential impact, the modification proposes an external privacy screen to a height of 1.7 m consistent with the SCDCP requirements for upper level living rooms. The proposed modifications are therefore considered satisfactory.

The development as modified, does not change the approved private open space area, landscaped area, gross floor area or building height when measured at ground level.

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. Built Form and siting
2. Construction
3. Social and Economic Impacts

Built Form and Sitting

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 face brick on the building façade provides for a low maintenance durable façade which is consistent with the character of the surrounding area.

The modification application proposes changes to condition 1 approved plans, which detail the approved material and finishes for the dwellings. Proposed changes to external finishes only relate to the principal dwelling.

Construction

The construction phase of the development has the potential to generate short term environmental impacts through the generation of dust, noise and vibration.

The modification application does not propose any changes to existing conditions of consent regarding construction management.

Social and Economic Impacts

The development, as amended would continue to contribute to the provision of additional housing choice within the local government area that meet the housing needs of the local community.

The development as amended would continue to provide minor flow on economic benefits for the locality, through the generation of employment during the demolition and construction phases.

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

Section 4.15 (1)(c) of the EP&A Act requires that the consent authority must consider the suitability of the site for the proposed development.

The modification proposed only minor change to the approved dwelling façade, and the site is therefore develop A.

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 required to be notified from 22 June until 14 July 2023. There were no submissions received.

Conclusion

The development application has been assessed against the relevant matters for consideration under Section 4.55 and Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

The modifications requested in this application are such that the development will remain substantially the same development and will result in minimal environmental impact. The development as modified continues to be permissible with consent under the provisions of Campbelltown Local Environmental Plan 2015 and SEPP (Housing) 2021 and is consistent with the objectives of the R2 Low Density Residential Zone.

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

Attachments

- 4.1.1 Draft Amended Conditions(contained within this report)
- 4.1.2 Amended Plans(contained within this report)
- 4.1.3 Statement of Environmental Effects(contained within this report)
- 4.1.4 BASIX Certificate(contained within this report)
- 4.1.5 Floor Plans(Due to confidentiality)(distributed under separate cover)

Reporting Officer

Executive Manager Urban Centres

ATTACHMENT 1
2970/2021/DA-DSO/B
Recommended Conditions of Consent
GENERAL CONDITIONS

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

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

1. Approved Development

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

Plan Detail	Job Number	Prepared by	Date
Site Plan	Project No. A1_1 Issue: C	CROFT LAND HOMES	11/02/2022
Ground Floor Plan	Project No. A1_2 Issue: C	CROFT LAND HOMES	11/02/2022
First Floor Plan	Project No. A1_2A Issue: C	CROFT LAND HOMES	11/02/2022
First Floor Plan	Project No. A1_2A Issue: D	CROFT LAND HOMES	19/05/2023
Granny Floor Plan	Project No. A1_2B Issue: C	CROFT LAND HOMES	11/02/2022
Site Plan – Alteration and Demolition	Project No. A1_3A Issue: C	CROFT LAND HOMES	11/02/2022
Ground Floor Plan – Alteration and Demolition	Project No. A1_3B Issue: C	CROFT LAND HOMES	11/02/2022
Ground Floor Plan – Alteration and Demolition	Project No. A1_3B Issue: C	CROFT LAND HOMES	11/02/2022
Elevation Plans	Project No. A1_4, A1_5 & A1_5.5 (inclusive) Issue: C	CROFT LAND HOMES	11/02/2022
Elevation Plans	Project No. A1_4, A1_5 & A1_5.5 (inclusive) Issue: D	CROFT LAND HOMES	19/05/2023
Section Plan	Project No. A1_6 Issue: C	CROFT LAND HOMES	11/02/2022
Landscape Plan	Project No. A3_7 & A3_7A Issue: C	CROFT LAND HOMES	11/02/2022

As amended on 26 July 2023 by way of Section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

2. Amended Plans

The development is to incorporate the following amendments and the amended plans are to be submitted to the Principal Certifier, for approval, prior to the issuing of a Construction Certificate:

- The upper floor windows of bedroom 1 and the living room shall have a sill height of 1.7 metres above the floor level or have a fixed translucent glazing in any part of the window within 1.7 metres of the floor level.

3. Building Code of Australia

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

4. Contract of Insurance (residential building work)

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

This clause does not apply:

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

5. Notification of Home Building Act 1989 Requirements

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the 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.

6. Landscaping

The provision and maintenance of landscaping shall be in accordance with the approved landscape plan containing Council's approved development stamp including the engagement of a suitably

qualified landscape consultant/ contractor for landscaping works. The landscape design shall incorporate a significant portion of native, low water demand plants consistent with BASIX requirements.

7. Fencing

A 1.8 metre high fence shall be erected on the site's side and rear boundaries behind the front building alignment and between each required courtyard at the sole cost of the developer. 'Colorbond' style metal fences that face a public space are not permitted.

8. Switchboards/Utilities/Air Conditioning Units

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

9. Engineering Design Works

The design of all engineering works shall be carried out in accordance with the requirements set out in Council's 'Engineering Design Guide for Development' (as amended) and the applicable development control plan.

10. 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.

11. Rain Water Tank(s)

Rain water tank/s shall be installed on site for the collection and storage of stormwater for irrigation and reuse purposes (eg the flushing of toilets), in accordance with the approved plans.

12. 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.

13. Acoustic Measures

The development shall comply with the recommendations contained within the DA Traffic Noise Assessment prepared by Blackett Acoustics, Project Number: BA220105, Dated: 8 February 2022

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.

14. 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.

15. Soil and Water Management Plan

Prior to Council or the appointed Principal Certifier issuing a construction certificate, a detailed soil and water management plan shall be submitted for approval.

16. Stormwater Management Plan

Prior to Council or appointed Principal certifier issuing a construction certificate, a plan indicating all engineering details and calculations relevant to site regrading and the collection and disposal of stormwater from the site, building/s and adjacent catchment, shall be submitted for approval and general in accordance with the submitted stormwater drainage design, prepared by Nastasi & Associates, Dwg No.27535/C2 & C3/Rev A, dated 17/11/2021.

Stormwater run-off from the Granny Flat shall be discharged to the existing Stormwater System and incorporating the following:

- Rainwater Tanks of capacity 1,000 litres is to be provided to collect roof water only and overflows directed to the Grated Pit.
- Gravity flow is to be maintained across the footpath.
- Discharge of stormwater from the Grated Pit to the Kerb and Gutter under gravity;
- Certification is required from a Professional Civil Engineer to state that the existing stormwater system for the dwelling is in good working condition and has sufficient capacity to accept flows.

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

Floor levels of all buildings shall be a minimum of 150mm above the adjacent finished site levels.

17. Existing Drainage

Prior to Council or appointed Principal certifier issuing a construction certificate, the applicant shall submit design details and related calculations for the analysis of the existing drainage system for the Dwelling House, where it is proposed to discharge stormwater from the existing dwelling house, to determine whether the existing system has sufficient capacity to adequately convey the flows.

18. 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.

19. Section 7.11 Contribution

Contribution

The developer must make a monetary contribution to Campbelltown City Council in the amount of **\$11,591.06** 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	\$11,591.06

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:

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

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 a [construction certificate for any works authorising construction above the floor level of the ground floor.]

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.

20. Tree Protection Measures

The development shall comply with the protection measures identified in section 5 & 6 of the Aboricultural Impact Assessment Statement prepared by Our Garden Path Pty Ltd, Dated: 10 February 2022

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with prior to the commencement of any works on site.

21. Erosion and Sediment Control

Prior to the commencement of any works on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented.

22. Erection of Construction Sign

Prior to the commencement of any works on the land, 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.

23. Toilet on Construction Site

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

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

24. Trade Waste

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

25. Public Property

Prior to the commencement of any works on site, the applicant shall provide Council with a report establishing the condition of the property which is controlled by Council which adjoins the site including (but not limited to) 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.

26. Demolition Works

Demolition works shall be carried out in accordance with the following:

- a) Prior to the commencement of any works on the land, a detailed demolition work plan designed in accordance with Clause 1.7.3 of Australian Standard AS 2601-2001 – The Demolition of Structures, prepared by a suitably qualified person with suitable expertise or experience, shall be submitted to and approved by Council and shall include the identification of any hazardous materials, method of demolition, precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
- b) Prior to commencement of any works on the land, the demolition Contractor(s) licence details must be provided to Council.
- c) The handling or removal of any asbestos product from the building/site must be carried out by a NSW Work Cover licensed contractor irrespective of the size or nature of the works. Under no circumstances shall any asbestos on site be handled or removed by a non-licensed person. The licensed contractor shall carry out all works in accordance with NSW Work Cover requirements.
- d) An appropriate fence preventing public access to the site shall be erected for the duration of demolition works
- e) Immediately prior to the commencement of the demolition or handling of any building or structure that contains asbestos, the applicant shall request that the principal certifying authority attend the site to ensure that all appropriate safety measures are in place. The applicant shall also notify the occupants of the adjoining premises and Workcover NSW prior to the commencement of any works.

27. Fencing

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

28. 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*.

29. Engineering Design Works

The design of all engineering works shall be carried out in accordance with the requirements set out in the *Campbelltown (Sustainable City) DCP, and Engineering Design for Development guides (as amended)*.

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.

30. 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.

31. 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.

32. 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.

33. Protection of Existing Trees

During construction, no trees are to be cut down, lopped, destroyed or removed without the separate written approval of Council unless those trees are within three metres of the footprint of a building that has been approved by Council.

All trees that are to be retained are to be protected by fencing, firmly staked within the drip line/ canopy of the tree and maintained during the duration of the works. The area within the fencing must not be used for stockpiling of any material, nor for vehicle or pedestrian convenience.

All useable trees and shrubs shall be salvaged for re-use, either in log form, or as woodchip mulch for erosion control or garden beds or site rehabilitation. Non-salvageable materials such as roots and stumps shall be disposed of to a waste management centre or other approved form.

34. 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.

35. 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.

36. 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.

37. Floor Level

The floor level of all habitable rooms shall be a minimum 300mm above finished ground level, when measured 1 metre clear of the external wall.

All regraded areas shall be free draining with a minimum grade of 2 per cent falling away from the dwelling. Regraded areas shall not direct flows into adjoining lots.

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.

38. 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.

39. Final Inspection – Works as Executed Plans

Prior to the appointed principal certifying authority issuing an occupation/a subdivision certificate, the applicant shall submit to Council two complete sets of fully marked up and certified work as executed plans in accordance with 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.

40. 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.

41. Retaining

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

42. 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.

43. 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.

44. Noise Treatment

Prior to the appointed Principal Certifier issuing an occupation certificate, all relevant noise treatment recommendations required to mitigate against the acoustic effects from road and rail operations shall be constructed/implemented.

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
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 5. Rain Water Tank

It is recommended that water collected within any rainwater tank as part of the development be limited to non-potable uses. NSW Health recommends that the use of rainwater tanks for drinking purposes not occur where a reticulated potable water supply is available.

Advice 6. 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 7. 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.

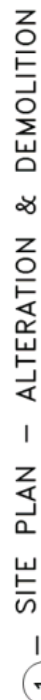
Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity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

END OF CONDITIONS

Page 27





Page 28

- ONLY TWO INTERNAL WALL WILL BE DEMOLISHED.
- THE TIMBER WASTE MATERIAL WILL BE RECYCLED ON SITE.
- EXISTING KITCHEN CABINETS WILL BE RENEWED WITH NEW MODERN DESIGN CABINETS AND COUNTERS
- ANY OPENING WHICH IS MARKED SHALL BE CLOSED USING SAME WALL BUILDING MATERIAL



1 : 150

REVISION:
ALL SETBACKS ARE AMENDED TO BE CONSISTENT WITH SITE PLAN

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	<table border="1"> <thead> <tr> <th>ISSUE</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>DA Additional Info</td> <td>5/1/2022</td> </tr> <tr> <td></td> <td></td> <td>11/02/2022</td> </tr> </tbody> </table>	ISSUE	DESCRIPTION	DATE	C	DA Additional Info	5/1/2022			11/02/2022	<table border="1"> <tr> <td colspan="2"> ALTERATION & DEMOLITION PLAN - SITE PLAN </td> </tr> <tr> <td>  </td> <td> PROJECT NUMBER: AH PROJECT NUMBER: 24 </td> </tr> <tr> <td> DRAWN BY: - CHECKED BY: - </td> <td> LOT NUMBER: 249972 COUNCIL: CAMPBELLTOWN </td> </tr> <tr> <td> DATE STAMP: 18/02/2023 9:03:13 AM </td> <td> 1: 150 </td> </tr> </table>	ALTERATION & DEMOLITION PLAN - SITE PLAN			PROJECT NUMBER: AH PROJECT NUMBER: 24	DRAWN BY: - CHECKED BY: -	LOT NUMBER: 249972 COUNCIL: CAMPBELLTOWN	DATE STAMP: 18/02/2023 9:03:13 AM
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DATE STAMP: 18/02/2023 9:03:13 AM	1: 150																	
<table border="1"> <tr> <td> MUHAMMAD IBRAHIM KHALIL 43 BORTHWICK STREET, MINTO NSW 2566 LOT NUMBER: 24 </td> <td> ACCEPTED BY: _____ DATE: _____ SIGNATURE: _____ (PRINT NAME AND SIGNATURE OF ARCHITECT OR ARCHITECT IN CHARGE) PLEASE NOTE: NO VARIATION WILL BE ACCEPTED FOR THIS PLAN AFTER PLACING TENDERS. REQUESTED TWO LEGAL ADVICE </td> </tr> </table>			MUHAMMAD IBRAHIM KHALIL 43 BORTHWICK STREET, MINTO NSW 2566 LOT NUMBER: 24	ACCEPTED BY: _____ DATE: _____ SIGNATURE: _____ (PRINT NAME AND SIGNATURE OF ARCHITECT OR ARCHITECT IN CHARGE) PLEASE NOTE: NO VARIATION WILL BE ACCEPTED FOR THIS PLAN AFTER PLACING TENDERS. REQUESTED TWO LEGAL ADVICE														
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BUILDING TO BE 150MM MINIMUM ABOVE GROUND LINE

WINDOW SCHEDULE:

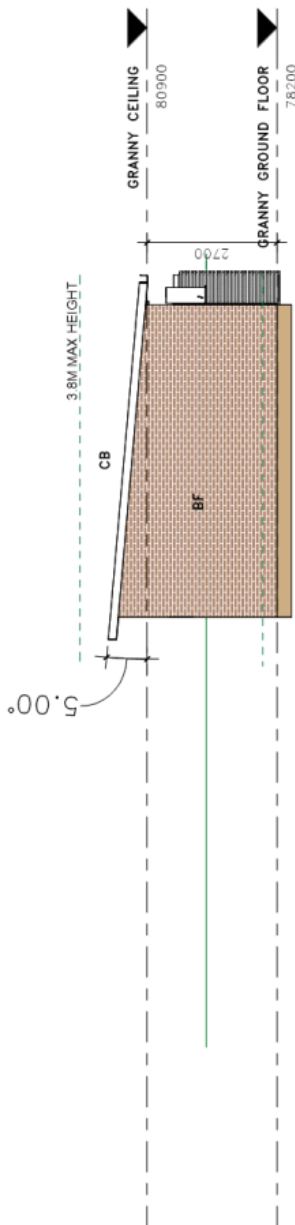
DEFAULT WINDOW HEAD HEIGHT: 2250MM

BF	SELECTED FACE BRICK WORK TO BE CONSTRUCTED
BR	SELECTED FACE BRICK TO BE CONSTRUCTED & RENDERED
BC	350 X 350 mm BRICK COLUMN
TF	90 X 90 mm TIMBER COLUMN
RT	SELECTED ROOFTILE TO BE CONSTRUCTED AT 22.5 DEGREE PITCH WITH METAL FASCIA, GUTTER AND FC LINING
CB	SELECTED COLORBOND TO BE CONSTRUCTED AT 22.5 DEGREE PITCH WITH METAL FASCIA, GUTTER AND FC LINING
WT	1000 L WATER TANK
AU	AIR CONDITIONER UNIT
CJ	CONSTRUCTION JOINT
CS	CONCRETE SLAB TO BE DESIGNED BY ENGINEER
CW	CLADDING WALL

1

GRANNY FRONT ELEVATION

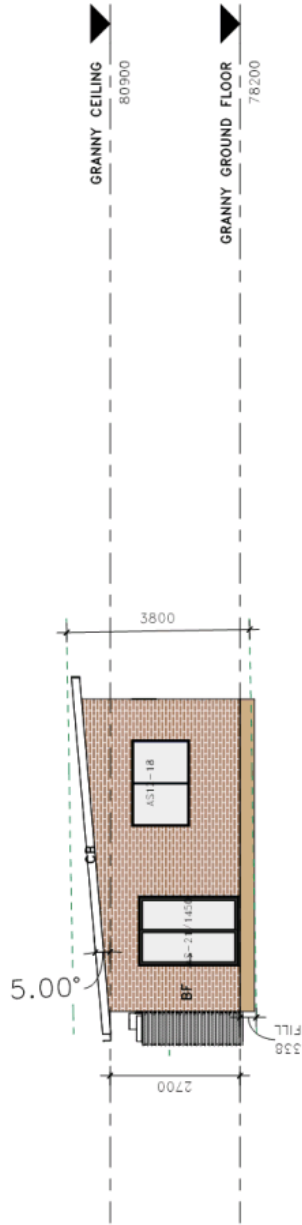
1 : 100



2

GRANNY REAR ELEVATION

1 : 100



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ISSUE

DESCRIPTION

DATE

B

D.A.

5/10/2023

C

D.A. Additional Info

11/02/2022

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ISSUE

DESCRIPTION

DATE

B

D.A.

5/10/2023

C

D.A. Additional Info

11/02/2022

PROJECT NUMBER: Project Number

A1_5

DRAWN BY:

IM

CHECKED BY:

AH

DATE STAMP:

18/09/2023 9:03:30 AM

MUHAMMAD IBRAHIM KHALIL

53 BORTHWICK STREET, MINTO NSW 2566

LOT NUMBER: 24

DP NUMBER: 249972

COUNCIL: CAMPBELLTOWN

Scale:

As indicated

ACCEPTED BY:

SIGNATURE:

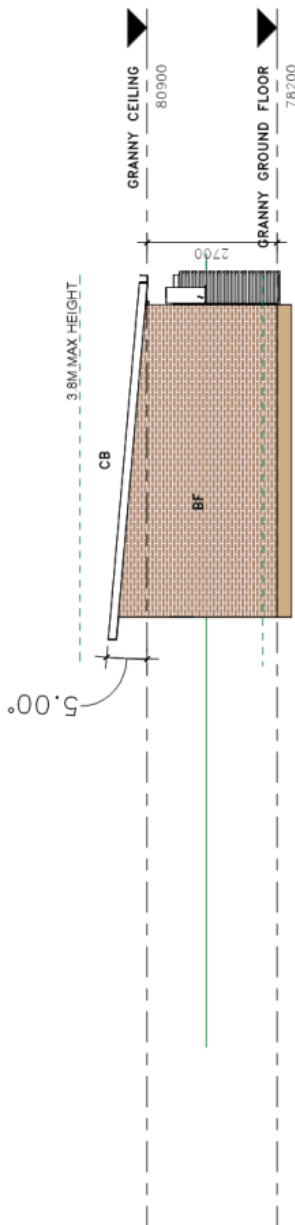
DATE:

PLEASE NOTE: NO VARIATION WILL BE ACCEPTED ON THIS PLAN UNLESS LEAVING UNLESS REQUESTED FOR LOCAL APPROVAL.

1

GRANNY FRONT ELEVATION

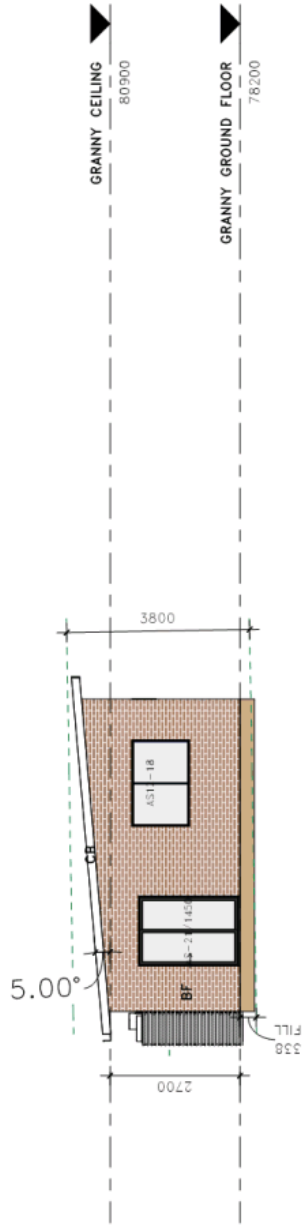
1 : 100



2

GRANNY REAR ELEVATION

1 : 100



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ABN Number: 21 623 225 141

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ISSUE

DESCRIPTION

DATE

B

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DESCRIPTION

DATE

B

D.A.

5/10/2023

C

D.A. Additional Info

11/02/2022

PROJECT NUMBER: Project Number

A1_5

DRAWN BY:

IM

CHECKED BY:

AH

DATE STAMP:

18/09/2023 9:03:30 AM

MUHAMMAD IBRAHIM KHALIL

53 BORTHWICK STREET, MINTO NSW 2566

LOT NUMBER: 24

DP NUMBER: 249972

COUNCIL: CAMPBELLTOWN

Scale:

As indicated

ACCEPTED BY:

SIGNATURE:

DATE:

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Item 4.1 - Attachment 2

Page 30

NEW WINDOW SCHEDULE					
LEVEL	MARK	HEIGHT	WIDTH	WINDOW TYPE	COUNT
GRANNY GROUND FLOOR	AS12-18	1200	1800	SLIDING WINDOW	1
GRANNY GROUND FLOOR	AS12-18	1200	1800	SLIDING WINDOW	1
GRANNY GROUND FLOOR	AS05-18	514	1810	SLIDING WINDOW	1
GRANNY GROUND FLOOR	AS05-12	514	1210	SLIDING WINDOW	1
GRANNY GROUND FLOOR: 4					
FIRST FLOOR LINE	AS09-24	854	2410	SLIDING WINDOW	1
FIRST FLOOR LINE	AS09-24	854	2410	SLIDING WINDOW	1
FIRST FLOOR LINE	AS18-12	1800	1210	SLIDING WINDOW	1
FIRST FLOOR LINE	AS10-09	1027	850	SLIDING WINDOW	1
FIRST FLOOR LINE	AW18-09	1800	850	SLIDING WINDOW	1
FIRST FLOOR LINE	AS18-12	1800	1210	SLIDING WINDOW	1
FIRST FLOOR LINE	AS12-09	1200	850	SLIDING WINDOW	1
FIRST FLOOR LINE	AS10-15	1000	1450	SLIDING WINDOW	1
FIRST FLOOR LINE	AS05-18	514	1810	SLIDING WINDOW	1
FIRST FLOOR LINE	AS18-12	1200	1450	SLIDING WINDOW	1
FIRST FLOOR LINE: 10					
Grand total: 14					


Table 5-2 Recommended Glazing for Window System – Secondary Dwelling

Room	Recommended Minimum Glazing Requirement
Bath & Ensuite	Standard 4mm glass with a minimum rating of R _w 25.
Media, Kitchen, Living & Dining	6.38mm laminated glass with a minimum rating of R _w 32.
Bed	10.38mm laminated glass with a minimum rating of R _w 35.

Table 5-1 Recommended Glazing for Window System – Main Dwelling

Level	Room	Recommended Minimum Glazing Requirement
First	Bath & Ensuite	Standard 4mm glass with a minimum rating of R _w 25.
	Master Bed, Bed 02, Study, Lounge & Stairs Void	6.38mm laminated glass with a minimum rating of R _w 32.
	Bed 01	10.38mm laminated glass with a minimum rating of R _w 35.

NEW DOOR SCHEDULE					
LEVEL	MARK	HEIGHT	WIDTH	DOOR TYPE	COUNT
GRANNY GROUND FLOOR	720	2100	720	INTERIOR DOOR	1
GRANNY GROUND FLOOR	820	2100	820	INTERIOR DOOR	1
GRANNY GROUND FLOOR	820	2100	820	INTERIOR DOOR	1
GRANNY GROUND FLOOR	AS-21/1450	2110	1450	SLIDING DOOR	1
GRANNY GROUND FLOOR	E820	2100	820	ENTRY DOOR	1
GRANNY GROUND FLOOR	WD/1440	2100	1440	WARDROBE DOOR	1
GRANNY GROUND FLOOR	WD/1440	2100	1440	WARDROBE DOOR	1
GRANNY GROUND FLOOR: 7					
GROUND FLOOR (EXISTING)	720	2100	720	INTERIOR DOOR	1
GROUND FLOOR (EXISTING)	720	2100	720	INTERIOR DOOR	1
GROUND FLOOR (EXISTING)	720	2100	720	INTERIOR DOOR	1
GROUND FLOOR (EXISTING)	720	2100	720	INTERIOR DOOR	1
GROUND FLOOR (EXISTING)	E820	2100	820	EXTERNAL DOOR	1
GROUND FLOOR (EXISTING)	E920	2100	920	ENTRY DOOR	1
GROUND FLOOR (EXISTING)	S720	2100	720	INTERIOR DOOR	1
GROUND FLOOR (EXISTING)	S720	2100	720	INTERIOR DOOR	1
GROUND FLOOR (EXISTING)	WD2/1457	2100	1440	EXTERNAL DOOR	1
GROUND FLOOR (EXISTING)	WD2/1458	2100	1440	EXTERNAL DOOR	1
GROUND FLOOR (EXISTING): 10					
FIRST FLOOR LINE	720	2100	720	INTERIOR DOOR	1
FIRST FLOOR LINE	720	2100	720	INTERIOR DOOR	1
FIRST FLOOR LINE	720	2100	720	INTERIOR DOOR	1
FIRST FLOOR LINE	820	2100	820	INTERIOR DOOR	1
FIRST FLOOR LINE	820	2100	820	INTERIOR DOOR	1
FIRST FLOOR LINE	820	2100	820	INTERIOR DOOR	1
FIRST FLOOR LINE	AS-21/1840	2100	1840	SLIDING DOOR	1
FIRST FLOOR LINE	AS-21/1840	2100	1840	SLIDING DOOR	1
FIRST FLOOR LINE	AS-21/1840	2100	1840	SLIDING DOOR	1
FIRST FLOOR LINE	WD2/1440	2100	1440	WARDROBE DOOR	1
FIRST FLOOR LINE	WD2/1443	2100	720	WARDROBE DOOR	1
FIRST FLOOR LINE: 12					
Grand total: 29					



Builder Number: 320795C
ABN Number: 21 623 225 141

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ISSUE

DESCRIPTION

DATE

A

CONCEPT

26/05/2021

B

DIA

5/10/2021

SCHEDULE

PROJECT NUMBER: 43 BORTHWICK STREET, MINTO NSW 2566

PROJECT NUMBER: A2_1

LOT NUMBER: 24

DP NUMBER: 249972

Scale: AH

DATE STAMP: 16/07/2023 9:03:36 AM

NORTH

ACCEPTED BY:

SIGNATURE:

DATE:

PLEASE NOTE: NO VARIATION WILL BE ACCEPTED ON THIS PLAN AFTER THE DATE OF APPROVAL.



Statement of Environmental Effects

Modification of an Approved Development Application
– (2970/2021/DA-DSO/A)

Site:

43 Borthwick Street, Minto NSW 2566

May 2023 – Rev 1

Prepared By:

Croft Land Homes

3 Montore Rd, Minto NSW 2566

Table of Contents

1. Introduction.....

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2. Demonstrating that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified and the conditions sought for amendments and ensuring the compliance of this modification with current Development Control.....

4

3. Demonstrating that the proposed modification is of minimal environmental impact.....

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1. Introduction

This Statement of Environmental Effects (SEE) accompanies a Modification to development application (DA) (2970/2021/DA-DSO/A) to Campbelltown City Council and consent of approval was determined on 22nd February 2022. The modification sought is change of the first-floor external wall front to remain render and other walls to be brick face for first floor.

This statement is set out as follows:

1. Introduction
2. Demonstrating that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified and the conditions sought for amendments and ensuring the compliance of this modification with current Development Control.
3. Demonstrating that the proposed modification is of minimal environmental impact.

Background

The intention of the application is the modification sought under s4.55 (1A)

Statement of Environmental Effects – 43 Borthwick Street, Minto NSW 2566



2. Demonstrating that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified and the conditions sought for amendments and ensuring the compliance of this modification with current Development Control. Its has an impact on condition 2.

The modification sought under s4.551(A) in this application is for the change of material in the external wall from current approved Brick Face to Render.

First Floor External Wall in the approved plan:

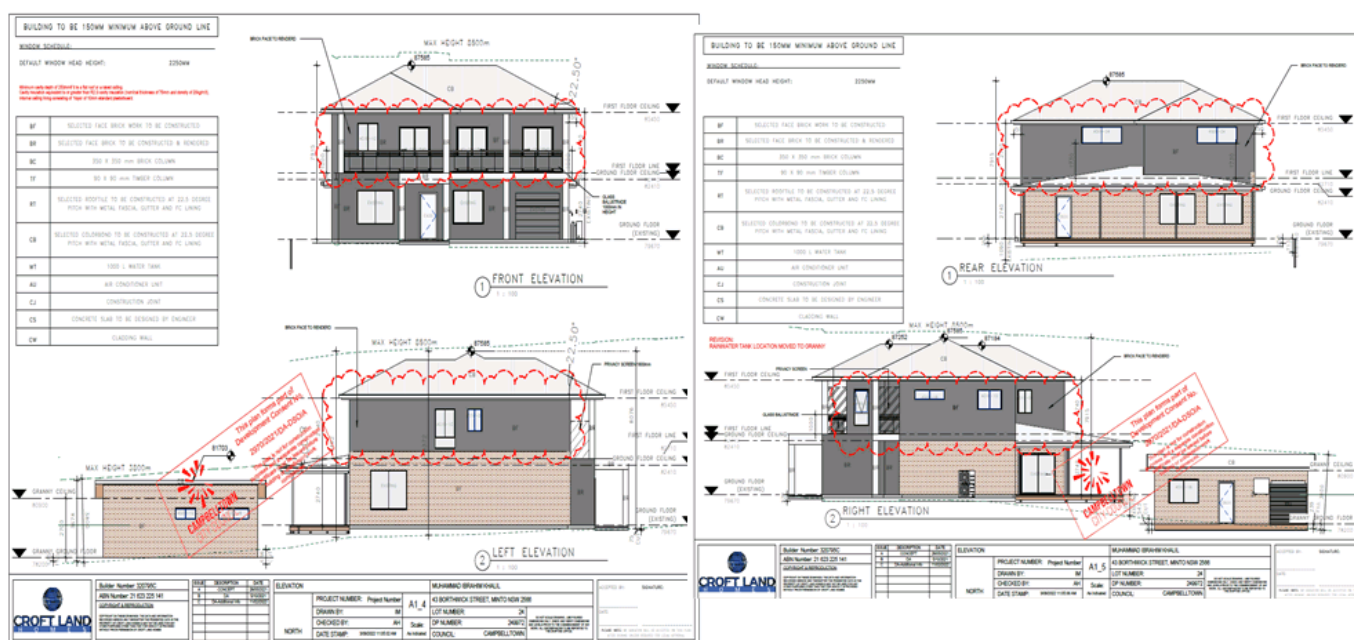


Figure 1 – Approved Plan, External First Floor wall was of Rendered.

Statement of Environmental Effects – 43 Borthwick Street, Minto NSW 2566

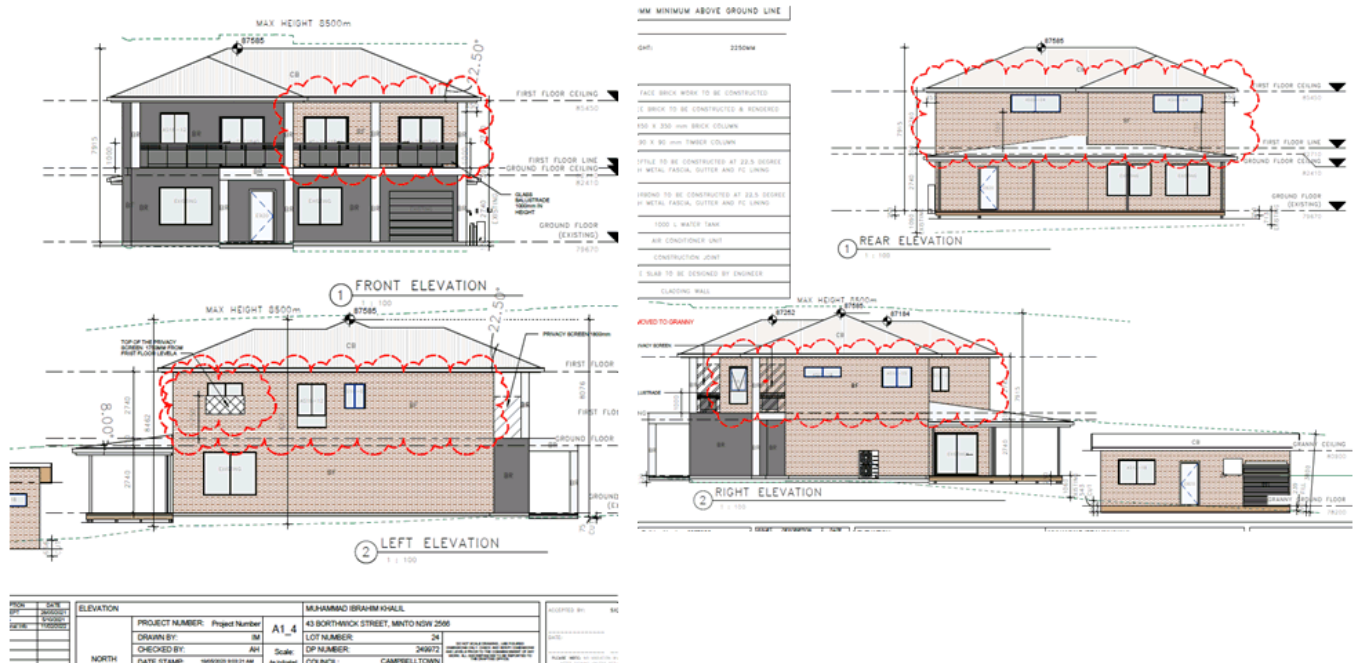


Figure 2 Architectural plan showing the External material of the First floor partial render and rest to be brick face and additional window

The Figure 1 & Figure 2 demonstrates the changes that this Application of modification is sought for. In the approved plan the front first floor external wall was consisted of Render finish which now is sought to be changed to brick face except front left hand portion. And an additional window on first floor southern side in bed 1 by 1.4m x 1.2m for sunlight with a privacy screen.

This proposed modification relates substantially the same development as the development for which the consent was originally granted and before the consent is originally granted is modified since no other change in plan or material is sought other than this external first floor wall which was originally granted for Render and now sought to be modified of to be some render and rest brick face.

Proposed application of modification is of no conflict and ensures compliance with all applicable and current Development Control as it is the same to the granted application: 2970/2021/DA-DSO/A

3. Demonstrating that the proposed modification is of minimal environmental impact.

This application of modification is only sought for first floor external wall from render to front some part render and rest brick face and additional window to be placed. No other change in plan or material is sought to the granted application. Its has an impact on condition 2

This minimal change of material will not have any impact on Environment as it was demonstrated in the Statement of Environmental Effects of previous approved application: 2970/2021/DA-DSO/A;

Description of project

BASIX[®]CertificateBuilding Sustainability Index www.basix.nsw.gov.au**Alterations and Additions**

Certificate number: A434406_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Thursday, 30, March 2023

To be valid, this certificate must be lodged within 3 months of the date of issue.


**Planning,
Industry &
Environment**

Project address	
Project name	24_MINTO_03
Street address	43 BORTHWICK Street MINTO 2566
Local Government Area	Campbelltown City Council
Plan type and number	Deposited Plan 249972
Lot number	24
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: CROFTLAND HOMES

ABN (if applicable): 21623225141

BASIX Certificate number: A434406_03

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Fixtures and systems		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting				
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.			✓	✓
Fixtures				
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.			✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.			✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.			✓	

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Construction		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements				
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.		✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications		
concrete slab on ground floor.	nil			
floor above existing dwelling or building.	nil			
external wall: brick veneer	R1.16 (or R1.70 including construction)			
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	dark (solar absorptance > 0.70)		

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Glazing requirements		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check		
Windows and glazed doors						
<p>The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.</p> <p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <p>Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.</p> <p>For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.</p> <p>Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.</p> <p>Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.</p> <p>Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.</p>						
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Height (m)	Distance (m)	Shading device	Frame and glass type
AS05-18	N	0.92	5.5	1.8	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
AS10-15	N	1.45	5.5	5.5	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
AS12-09	N	1.02	5.5	15	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
AS09-24	W	2.05	12	6.5	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device		Frame and glass type		
			Height (m)	Distance (m)					
AS09-24	W	2.05	18	24	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
AS18-12	S	2.16	5.5	4.5	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
AS10-09	S	0.86	5.5	4.5	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
AS18-12	E	2.16	10	14	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
AS-21/1840	E	3.86	10	14	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
AS-21/1840	E	3.86	10	17.5	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
AS-21/1840	E	3.86	10	17.5	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
AW18-09	N	1.53	5.5	9.7	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
AS18-12	S	1.74	1.45	1.2	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

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Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

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