CAMPBELLTOWN
CITY COUNCIL

LOCAL PLANNING PANEL

26 FEBRUARY 2025

MEETING NOTICE

Campbelltown City Council Local Planning Panel

The meeting of the Campbelltown City Council Local Planning Panel will be held via Teams on **Wednesday, 26 February 2025 at 3.00pm**.

MEETING AGENDA

1. ACKNOWLEDGEMENT OF LAND

I would like to acknowledge the Dharawal people whose ongoing connection and traditions have nurtured and continue to nurture this land. I pay my respects and acknowledge the wisdom of the Elders – past, present and emerging and acknowledge all Aboriginal people here today.

2. APOLOGIES

3. DECLARATIONS OF INTEREST

General Information

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

Public Involvement

When the Panel is holding a formal meeting to consider 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), provided that they have registered to speak by midday on the day prior to the meeting. In some circumstances where there have been no submissions received a development application may be determined by the Panel through the electronic circulation of documents rather than by holding a formal meeting. In these circumstances there is no opportunity to address the Panel.

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) 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 may, upon request, consider verbal submissions made in relation to the planning proposal from the applicant, if there is one.

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 speak at the appropriate time in the agenda. Verbal submissions to the Panel will be limited to 5 minutes each. The Chairperson has the discretion to extend the period if considered appropriate. Panel members will have the opportunity to ask you questions at the end of your submission.

Outcomes from the meeting

After the Panel has considered submissions made by interested parties, the Panel will close the public meeting to deliberate on the items reported to the Panel.

If the item before the Panel is a development application, the Panel will either determine the development application by approval with conditions or refusal or defer determination by seeking additional information.

If the item before the Panel is a planning proposal, the Panel will document its advice to the Council.

The Panel's decision/advice become public information when the minutes are published on the Council website usually by the Friday following the Local Planning Panel meeting.

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

4. REPORTS

4.1 Alterations and additions to building, use for veterinary hospital for koalas, erection of 10 koala enclosures and 2m high chain wire internal fence - 391 Wedderburn Road, Wedderburn

Community Strategic Plan

Objective		Strategy
3	Enriched Natural Environment	3.1.1 Protect, rehabilitate, and promote our natural areas, waterways and biodiversity 3.1.2 Ensure urban development is considerate of the natural environment

Delivery Program

Principal Activity	
PA	Environment and Sustainability

Referral Criteria

In accordance with section 4.8 of *Environmental Planning and Assessment Act 1979* and the Local Planning Panels Direction this application is to be determined by the Local Planning Panel as prescribed in Schedule 1 of that direction due to a prescribed conflict of interest.

The land on which the proposed development is to be carried out is owned by Campbelltown City Council.

Executive Summary

- A development application was lodged on 24 May 2024 for alterations and additions to an existing building for use as a veterinary hospital for the care of koalas at 391 Wedderburn Road, Wedderburn.
- The subject site is within land zoned RU5 Village.
- The application was publicly exhibited for 28 days in accordance with the Campbelltown Community Participation Plan 2018, between 24 June 2024 and 22 July 2024, and no submissions were received.
- An assessment under Section 4.15 of the *Environmental Planning and Assessment Act 1979* has been undertaken and it is recommended that the application be approved, subject to recommended conditions in attachment 1.

Officer's Recommendation

That development application 1706/2024/DA-O for alterations and additions to an existing building and use as a veterinary hospital for the care of koalas be approved subject to the conditions of consent in attachment 1.

Purpose

To assist the Local Planning Panel in its determination of the subject application in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Property Description	Lot 41 DP 752066, 391 Wedderburn Road, Wedderburn
Application No	1706/2024/DA-O
Applicant	Minto Planning Services Pty Ltd
Owner	Campbelltown City Council
Provisions	Campbelltown 2032 – Community Strategic Plan
	Campbelltown Local Environmental Plan 2015
	State Environmental Planning Policy (Resilience and Hazards) 2021
	State Environmental Planning Policy (Biodiversity and Conservation) 2021
Date Received	24 May 2024

Proposal

Approval is sought for the construction of a koala rehabilitation facility (veterinary hospital).

The proposal involves the re-purposing and fit-out of an existing 45 m^2 single storey structure including installation of a cool room, sink, benches and furniture. Other associated works include:

1. Construction of a new internal 2 m high chain wire fencing to prevent animals entering and exiting the facility.

2. Construction of 10 purpose-built koala enclosures comprising colourbond and galvanised mesh materials, with earth floor enclosed by concrete strip footing.

3. The removal of a single tree (Tree 16) as detailed in the arboricultural impact assessment report (attachment 4).

The proposal will be operated by NSW Wildlife Information Rescue and Education Service (WIRES), who will provide for the care and rehabilitation of injured and abandoned koalas prior to their release back into the wild.

Simple veterinary procedures and treatment will be undertaken on site and would include wound management, recording of routine weights and morphometrics (quantitative analysis of organism form), the taking of blood/tissue samples, administering medications and general diagnostics. Veterinarians would visit the site on a regular basis to perform these procedures.

The proposed facility will primarily operate during daylight hours. However, out of hours care and treatment may be required in the event of emergencies.

Site Description

The subject site is legally identified as Lot 4 in DP752066 and known as 391 Wedderburn Road, Wedderburn. The property is an irregular shaped allotment located on the eastern side of Wedderburn Road. The land has a gentle slope to the northwest and is vegetated with native trees.

Adjoining and nearby land uses include rural residential living, rural industries and publicly owned bushland.

Figure 1: Image of site surrounds

The site currently contains 2 adjacent buildings; the western structure is a single storey cottage used as a writer's facility by WestWords (Western Sydney Centre for Writing), and the eastern building would accommodate the proposed koala care facility as shown in Figure 2.

Figure 2: Image of subject site and adjacent buildings.

Report

1. Vision

Campbelltown 2032 Community Strategic Plan

This document establishes a set of strategic directions to guide decision making and development outcomes.

The Campbelltown 2032 Community Strategic Plan addresses 4 key strategic outcomes including Outcome 3, to enrich the Natural Environment.

This development will have significant conservation benefits, particularly in managing the impacts of bushfire on the koala population and will play an important role in community education and awareness.

2. Planning Provisions

The proposed development has been assessed in accordance with the matters for consideration under section 4.15 of the EP&A Act, and the following issues have been identified for further consideration.

2.1 State Environmental Planning Policy (Resilience and Hazards) 2021

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

A desktop audit indicates the site has been historically used as a writer's retreat and an outdoor resource centre by the Department of Education. There is no evidence of potentially contaminating land uses across the site. Accordingly, there is a low risk that land contamination will be encountered through construction and the site is therefore considered suitable for the proposed development.

A detailed assessment against the requirements of SEPPRH 2021 is included in attachment 2.

2.2 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 4 - Koala Habitat Protection 2021

State Environmental Planning Policy (Koala Habitat Protection) 2021 defines core koala habitat as an area of land where koalas are present, or an area of land which has been assessed by a suitably qualified and experienced person in accordance with the Guideline as being highly suitable koala habitat, and where koalas have been recorded as being present in the previous years.

A review of Council's Koala Habitat Planning Map indicates that the site is in an area of core Koala Habitat.

This SEPP applies to Local Government Areas identified in Schedule 2, including Campbelltown. Section 4.8(2) under Chapter 4 - Koala habitat protection 2021, requires the determination of a development application to be consistent with Council's Comprehensive Koala Plan of Management (CKPoM).

The proposed development will have a positive impact on koala habitat as it is intended to contribute to koala rehabilitation, and the single tree proposed for removal is not a koala feed tree. As such, the development is consistent with the requirements of the CKPoM, and therefore satisfies the requirements of the SEPP.

Chapter 6 – Water Catchments

Chapter 6 applies to land in the Georges River and Hawkesbury – Nepean Catchments. Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied that:

(a) The effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial, and
(b) The impact on water flow in a natural waterbody will be minimised.

The proposed development involves the repurposing of an existing building, with only minor works required to construct new enclosures. This work is not expected to impede or concentrate existing overland stormwater drainage, and conditions of consent have been recommended to ensure appropriate erosion and sediment control measures are used during the construction.

The proposed development is not expected to adversely impact water quality in the Georges River and Hawkesbury-Nepean catchments, and therefore satisfies the requirements of the SEPP.

2.3 Planning for Bushfire Protection 2019

The proposed allotment is identified as bushfire prone land and therefore must conform with the requirements of the Planning for Bushfire Protection 2019 (PBP 2019) and the Building Code of Australia (BCA). However, the PBP 2019 or the BCA do not prescribe any specific provisions, specified standards, construction requirements for animal enclosures. However, a condition of consent has been recommended to require a bushfire emergency management plan for the proposed facility.

Biodiversity Values Map (Biodiversity Conservation Act 2016)

The Biodiversity Offsets Scheme applies to local development that exceeds the Biodiversity Offsets Scheme threshold, including development of land included on the Biodiversity Values Map. The subject site is mapped as 'Biodiversity Value' as shown in figure 3. The proposed development has therefore been supported by a Biodiversity Assessment Report (BDAR) prepared by an accredited assessor.

Figure 3: Biodiversity Values Mapping (Biodiversity Values Map and Threshold tool)

A BDAR was submitted (by Land Eco Consulting) indicating that direct impacts would be limited to 0.09 ha of non-threatened native vegetation, including one red bloodwood tree (*Corymbia gummifera).* The BDAR also indicates minor indirect impacts that may influence adjoining habitat in retained vegetation. However, these are not considered likely to impact the status quo. Moreover, no Serious and Irreversible Impacts (SAII) are considered likely because of this development.

The proponent is required to retire biodiversity offset credits to meet their obligations in offsetting residual impacts of the development. A condition is recommended requiring offsets to be retired prior to construction commencing as set out below:

Ecosystem Credits

Plant Community	PCT Number	Class	Trading Group	IBRA region	Credits Required
Sydney Hinterland Grey Gum Transition Forest	3616	Sydney Hinterland Dry Sclerophyll Forests This includes PCT's: 621, 3609, 3616	Sydney Hinterland Dry Sclerophyll Forests >=50% and <70%	Sydney Cataract, Burragorang, Cumberland, Illawarra, Moss Vale and Pittwater. or Any IBRA subregion that is within 100 kilometres of the outer edge of the impacted site.	2

Species Credits

Species	Offset Requirements (Like for Like) Spp	IBRA	Credits Required
Grevillea parviflora subsp. parviflora / Small-flower Grevillea	***Grevillea parviflora subsp. parviflora*** / Small-flower Grevillea	Any in NSW	2
Lathamus discolor / Swift Parrot	***Lathamus discolor /*** Swift Parrot	Any in NSW	3
Phascolarctos cinereus / Koala	***Phascolarctos cinereus / Koala***	Any in NSW	2

Campbelltown Local Environmental Plan 2015

The subject site is zoned RU5 Village under the Campbelltown Local Environmental Plan 2015 (CLEP 2015).

The objectives of the RU5 Village zone are:

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To minimise adverse environmental impacts on adjoining land uses and the natural environment.
- To maintain environmental and visual amenity.
- To promote healthy lifestyles by ensuring land is available for the local production and consumption of fresh food.

The proposal involving the use of an existing building with only minor ancillary works aligns with the objectives to minimise adverse environmental impacts on the natural environment and maintain environmental and visual amenity.

The proposed development is defined as a veterinary hospital, which is permissible with consent in the RU5 Village zone.

> **veterinary hospital** means a building or place used for diagnosing or surgically or medically treating animals, whether or not animals are kept on the premises for the purpose of treatment.

Additional matters for consideration under CLEP 2015 are addressed in attachment 2.

Campbelltown (Sustainable City) Development Control Plan 2015

The Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP) is required to be considered and read in conjunction with CLEP 2015.

Relevant parts of the SCDCP include Part 2 – Requirements Applying to All Types of Development, Part 4 – Rural Residential Development, Part 6 – Commercial Development and Part 11 – Vegetation and Wildlife Management. The proposed development satisfies all the requirements in the SCDCP as set out in attachment 2.

Section 4.15(1)(a)(iiia) The provisions of any Planning Agreement

The developer has not offered to enter into a Planning Agreement.

Section 4.15(1)(a)(iv) The provisions of the Regulations

The proposal does not contravene the Environmental Planning and Assessment Regulations 2021.

Section 4.15 (1)(b) The likely Impacts of the Development

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

Conditions are recommended to ensure measures are taken to mitigate constructions impacts on the environment. This includes installing impassable boundary fencing to prevent koalas entering the area of construction.

Removal of vegetation has been avoided through design, with one impacted tree to be offset. It is unlikely that the proposed development will significantly impact upon habitat connectivity.

The proposal is beneficial to the local economy through additional employment opportunities.

Section 4.15(1)(c) The suitability of the development

Section 4.15 (1)(c) of the EP&A Act requires the consent authority to consider the suitability of the site when determining a development application.

No constraints or hazards have been identified that would deem the site unsuitable for the proposed development.

3. Public Participation

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

The application was publicly exhibited for 28 days in accordance with the Campbelltown Community Participation Plan 2018, between 24 June 2024 and 22 July 2024, and no submissions were received.

4. Contributions

Contributions are not applicable to the proposed development.

Conclusion

After consideration of the development against Section 4.15 of the *Environmental Planning and Assessment Act 1979*, and the relevant statutory and policy provisions, the proposal for a koala care facility is considered suitable for the site and is in the public interest. Therefore, it is recommended that it be approved subject to the attached conditions.

Attachments

4.1.1 Recommended conditions of consent (contained within this report)
4.1.2 Compliance Table (contained within this report)
4.1.3 Architectural Plans (contained within this report)
4.1.4 Arboricultural Impact Assessment (contained within this report)
4.1.5 Bushfire Assessment Report (contained within this report)
4.1.6 Operational Management Plan (contained within this report)
4.1.7 Biodiversity Development Assessment Report - (due to size) (distributed under separate cover)

Reporting Officer

Manager Development Assessment

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.

Proposed Site Plan	Project No. 3281; Drawing No. DA051; Revision DA1.2	mdp Architecture	05.04.24
Detail Site Plan	Project No. 3281; Drawing No. DA052; Revision DA1.2	mdp Architecture	05.04.24
Typical Enclosure Plan, Elevation and Section	Project No. 3281; Drawing No. DA102; Revision DA1.2	mdp Architecture	05.04.24
Typical Fence Details	Project No. 3281; Drawing No. DA401; Revision DA1.2	mdp Architecture	05.04.24

1. Biodiversity Development Assessment Report, prepared by Land Eco consulting, dated 3 December 2024, v2.0.

2. Operation Plan proposed for Koala Facility Wedderburn.

3. Arboricultural Impact Assessment, prepared by Bradshaw Consulting Arborists, dated 11th April 2024.

4. Bushfire Assessment Report, prepared by BLACKASH Bushfire Consultants, dated 23 October 2023.

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

D01.Z01

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.

Condition reason: Prescribed condition under Section 69 of the Environmental Planning and Assessment Regulation 2021.

D01.02

The building that is proposed to be used, fitted or occupied as part of this development shall not be used for any other purpose other than a veterinary hospital, as defined in the Campbelltown Local Environment Plan 2015 for the rehabilitation of Koalas.

veterinary hospital means a building or place used for diagnosing or surgically or medically treating animals, whether or not animals are kept on the premises for the purpose of treatment.

	Condition reason: To ensure that the structure is used for the purposes described in the application and the use of the structure does not change without consent. D01.999
	This consent does not permit the erection or display of any advertising signs. Most advertising signs or structures require development consent. You should make separate enquiries with Council prior to erecting or displaying any advertising or signage. *Condition reason: To ensure signage is limited to the areas specified in the application.* D01.16
	All works, storage of goods, materials and any other item associated with the premises shall be contained wholly within the building. *Condition reason: To ensure goods are stored wholly within the premises and protect the amenity of the local area.* D01.22.01
	In accordance with the environmental maintenance objectives of 'Crime Prevention Through Environmental Design', the owner/lessee of the building shall be responsible for the removal of any graffiti which appears on the buildings, fences, signs and other surfaces of the property within 48 hours of its application. *Condition reason: To protect and preserve the visual amenity of the surrounding public domain.* D01.34
	Two (2) car parking spaces shall be designed, sealed, line marked and made available to all users of the site in accordance with Australian Standards 2890.1 and 2 (as amended). Landscape areas shall be separated from the driveways and car parking areas by a suitable device such as bollards or concrete wheelstops to ensure that the landscaping on site is damaged as a result of vehicular movement. *Condition reason: To ensure that parking facilities are designed in accordance with the relevant Australian Standards.* D01.49
	The rubbish and recycling bins shall not be stored within vehicle parking, vehicle manoeuvring areas or landscaped areas. *Condition reason: To ensure waste storage does not impact areas required to be dedicated to vehicle access and landscaping.* D01.51
	Before commencement of any works that require a construction certificate: 1. the applicant shall appoint a Principal Certifier; 2. the applicant shall obtain a construction certificate for the particular works; and

	3. when Council is not the Principal Certifier, the appointed Principal Certifier shall notify Council of their appointment no less than two days before the commencement of any works. *Condition reason: To comply with legislation.* D01.54
	The Plan must: a) Ensure that CCTV cameras are operating at the extended operating hours. Suitably trained staff in the operation of the CCTV system should be working during this time. Adequate lighting should be used when operating CCTV cameras during times of low light and darkness; b) Lighting shall be designed to the Australian and New Zealand Lighting Standards or higher. Australia and New Zealand Lighting Standard 1158.1 – Pedestrian, requires lighting engineers and designers to consider crime risk and fear when selecting lamps and lighting levels; c) The implementation of effective signage and/or directional signs installed to provide guidance to visitors in locating prohibited areas. In addition, warning signs around the perimeter of the business must be provided to warn intruders of what security treatments have been implemented to reduce opportunities for crime, such as: i. Warning. This property is under electronic surveillance; and ii. Warning. Restricted access only. d) Emergency evacuation plans should be updated and maintained to assist staff and emergency services in the event of an emergency. This plan should be prominently displayed with staff being suitably trained in evacuation procedures. e) All spaces should always be secure and kept locked while not in use. *Condition reason: To comply with legislation.* D01.999
	Tree protection and retention is to be undertaken as set out in Appendix B - Tree location and Protection Plan of the Arboricultural Impact Assessment 391 Wedderburn Road, Wedderburn by Bradshaw Consulting dated 11 April 2023. *Condition reason: To protect and retain trees.* D01.999
	1. The tree Numbered 16 in the Arboricultural Impact Assessment 391 Wedderburn Road, Wedderburn by Bradshaw Consulting dated 11 April 2023 is approved for removal. 2. The recommendations as set out in Section 4 of the Arboricultural Impact Assessment 391 Wedderburn Road, Wedderburn by Bradshaw Consulting dated 11 April 2023 are to be undertaken.

	3. The Section 5 – Project Arborist monitoring stages are to be undertaken as set out in the Arboricultural Impact Assessment 391 Wedderburn Road, Wedderburn by Bradshaw Consulting dated 11 April 2023. *Condition reason: To provide for planting that will enhance the natural and built environment and replace existing trees that are to be removed as part of the development.* D01.999
	1. All premises wastewater is to be treated in the wastewater system. 2. No water supply used for livestock, drinking or other domestic purposes shall be polluted or rendered unwholesome by the disposal of effluent through the effluent application area. 3. Liquid trade wastes or mechanical oil/petroleum base products are not to be discharged into the Wastewater Management System, effluent application area or effluent distribution system. 4. Cooking fats, oils, lards, similar base products and food waste shall not be disposed into the Wastewater Management System, effluent application area or effluent distribution system. 5. Cleaning agents, antibiotics, detergents, disinfectants, bleaches, alkalis, acids, pesticides, and herbicides shall be used sparingly as these substances act to reduce performance of the Wastewater Management System, effluent application area or effluent distribution system. 6. The wastewater system shall be adequately protected from possible vehicle and livestock damage. Such work(s) shall be carried out to Councils satisfaction. 7. The wastewater system shall not be used as a storage or stockpiling area of any such items as vehicles (i.e. trucks, cars etc) materials (i.e. debris of any nature, pallets, boxes and crates). 8. The effluent application area shall not be used for passive or active recreational purposes that involve skin contact with effluent (treated or untreated). 9. Effluent shall be disposed of on to a non-trafficable effluent application area/s. 10. The effluent application area shall be well grassed at all times and be regularly mown and maintained to a maximum length of 150mm to aid in the efficiency of the effluent application area and prevention of overgrown vegetation. 11. Ensure that the effluent application area is maintained free of any depressions. 12. All grass clippings from the effluent application area are to be removed when mowing and maintaining the area to aid in the efficiency of maximum nutrient removal and increased surface contact for solar and wind exposure. 13. No paths, barbecues, entertaining or play areas, pergolas, concrete surfaces, garages or other structures shall be constructed over any portion of, or any buffer zone of, the wastewater system.

14. Fruit, vegetables and any other matter grown for human consumption shall not be sprayed or supplied with any effluent (treated or untreated) from any wastewater management system.

15. The effluent application area and the effluent distribution system shall be regularly monitored and maintained free of blockages, to allow the effluent to be evenly distributed within the required effluent area/s and to avoid surface ponding.

16. Livestock are not permitted to enter the effluent application area due to the potential for these animals to cause damage, impede the efficiency of such areas or cause destruction of effluent distribution equipment.

Condition reason: To ensure that waste from the building's construction is managed and disposed of to minimise impacts on the environment.

D01.999

a) The approved existing on-site wastewater management system shall be operated and maintained in such a way as to:

i. Prevent the spread of disease by micro-organisms;
ii. Prevent the spread of foul odours;
iii. Prevent the contamination of water;
iv. Prevent the degradation of soil and vegetation;
v. Discourage insects and vermin;
vi. Ensure that persons do not come into contact with untreated sewage or effluent (whether treated or not) in their ordinary activities on the premises concerned;
vii. Minimise any adverse impacts on the amenity of the land on which it is installed or constructed and other land in the vicinity of that land;
viii. If appropriate, provide for the re-use of resources (including nutrients, water, vegetative and organic matter);
ix. Comply with Subdivision 7, Clause 44 Local Government (General) Regulation 2005.

Condition reason: To ensure that waste from the building's construction is managed and disposed of to minimise impacts on the environment.

D01.999

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

Waste bins that are placed out on a public place for collection must only be placed out for collection on the day of the collection after 6.00pm and must be removed by 8.00am the following day. Any residual waste left on the public place as a result of bin placement must be removed within undue delay. Contaminated or medical waste bins must not be placed onto public land for collection.

Sharps and clinical waste must be placed into a sharps container immediately after use. A yellow sharps container must be approved by Australian Standards and comply with AS4261:1994 or AS 4031:1992. The sharps container and contaminated waste bins must be collected and disposed of appropriately by a waste transporter and treatment facility licensed by the EPA (Protection of the Environment Operations (Waste) Regulation 2014).

Condition reason: To ensure resource recovery is promoted and local amenity protected during construction.

D01.999

The development is to demonstrate compliance with the Bushfire report prepared by BLACKASH Bushfire Consultants, dated 23 October 2023. A bushfire emergency management plan to be in place in the event of bushfire. It is to be prepared and submitted to council for its records prior to commencement of any works on site.

Condition reason: To ensure that the development complies with the requirements of the NSW RFS.

D01.999

Before the issue of 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.

Stormwater shall be conveyed from the site to existing drainage system on street. All proposals shall comply with Council's 'Engineering Design Guide for Development' (as amended) and the applicable development control plan.

Condition reason: To protect the operation of stormwater systems.

D02.26

Ecosystem Credits

Plant Community	PCT Number	Class	Trading Group	IBRA region	Credits Required
Sydney Hinterland Grey Gum Transition Forest	3616	Sydney Hinterland Dry Sclerophyll Forests This includes PCT's: 621, 3609, 3616	Sydney Hinterland Dry Sclerophyll Forests >=50% and <70%	Sydney Cataract , Burragorang, Cumberland, Illawarra, Moss Vale and Pittwater. or Any IBRA subregion that is within 100 kilometres of the outer edge of the impacted site.	2

Species Credits

Species	Offset Requirements (Like for Like) Spp	IBRA	Credits Required
Grevillea parviflora subsp. parviflora / Small-flower Grevillea	Grevillea parviflora subsp. parviflora / Small-flower Grevillea	Any in NSW	2
Lathamus discolor / Swift Parrot	Lathamus discolor / Swift Parrot	Any in NSW	3

	Phascolarctos cinereus / Koala	Phascolarctos cinereus / Koala	Any in NSW	2

Evidence of ecosystem and species credit retirement (ie. a credit retirement certificate or equivalent) from the Biodiversity Conservation Trust must be provided to Campbelltown City Council's Manager Development Assessment (or nominated person) to demonstrate compliance with this condition, and written acknowledgement received from Council prior to the issuing of a construction certificate or the commencement of any works (whichever occurs first).

Condition reason: To comply with legislation

D02.999

Before any site work commences on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented.

Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.

D03.01

Before any site work commences on the land, signs must be erected in prominent positions on the site:

1. 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
2. Stating that unauthorised entry to the work site is prohibited
3. 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)
4. Stating the approved construction hours in which all works can occur
5. Showing the name, address and telephone number of the Principal Certifier 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.

Condition reason: Prescribed condition under Section 70 of the Environmental Planning and Assessment Regulation 2021.

D03.02

Before any site work commences 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.

Condition reason: To ensure all waste is moved off-site for disposal.

D03.04

	Before any site work commences on the land, a single vehicle/plant access to the site shall be provided, to minimise ground disturbance and prevent the transportation of soil onto any public road system. Single sized aggregate, 40mm or larger placed 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement. *Condition reason: To ensure that construction vehicles do not disturb the soil and adversely impact Council infrastructure.* D03.05
	Before any site work commences 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. *Condition reason: To ensure the condition of public infrastructure is recorded before the commencement of any works.* D03.06
	An appropriate fence preventing public access to the site shall be erected for the duration of construction works. *Condition reason: To protect workers, the public and the environment.* D03.11

	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. *Condition reason: To protect the amenity of the surrounding area.* D04.01
	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 Certifier. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated. On the spot penalties will be issued for any non-compliance with this requirement without any further notification or warning. *Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater and waterways.* D04.02

	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. *Condition reason: To comply with legislative requirements and minimise impacts on traffic safety and efficiency.* D04.03
	While site work is being carried out, no trees are to be cut down, lopped, destroyed or removed without the separate written approval of Council unless those trees are within three metres of the footprint of a building that has been approved by Council. All trees that are to be retained are to be protected by fencing, firmly staked within the drip line/ canopy of the tree and maintained during the duration of the works. The area within the fencing must not be used for stockpiling of any material, nor for vehicle or pedestrian convenience. All useable trees and shrubs shall be salvaged for re-use, either in log form, or as woodchip mulch for erosion control or garden beds or site rehabilitation. Non-salvable materials such as roots and stumps shall be disposed of to a waste management centre or other approved form. *Condition reason: To protect and retain existing trees.* D04.04
	Any landfill used on the site is to be validated in accordance with the Environment Protection Authority's guidelines for consultants reporting on contaminated sites. The validation report shall state in an end statement that the fill material is suitable for the proposed use on the land. *Condition reason: To ensure any fill material used on site is not contaminated and is safe for future occupants.* D04.07
	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. *Condition reason: To minimise the impacts of the development construction on the environment.* D04.08
	All excess material is to be removed from the site. The spreading of excess material or stockpiling on site will not be permitted without prior written approval from Council.

	Condition reason: To ensure that the levels of the land remain consistent with the approved plans. D04.14
	Any works undertaken in a public place are to be maintained in a safe condition at all times in accordance with AS 1742.3. Council may at any time and without prior notification make safe any such works Council considers to be unsafe, and recover all reasonable costs incurred from the applicant. *Condition reason: To protect workers, the public and the environment.* D04.19
	The applicant shall undertake any works external to the development, that are made necessary by the development, including additional road and drainage works or any civil works directed by Council, to make a smooth junction with existing work. *Condition reason: To ensure that work on public land is undertaken with approval in accordance with Councils requirements.* D04.31
	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 Certifier on request. *Condition reason: To ensure any fill material used on site is not contaminated and is safe for future occupants.* D04.36

	Before the issue of the relevant 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. *Condition reason: To ensure that there are no outstanding fees, charges or rectification works associated with the approved development.* D05.40.0

	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. *Condition reason: To ensure any damage to public infrastructure is rectified.* ZD05.22
	Prior to the appointed Principal Certifier issuing an occupation certificate, any adjustments to public utilities, required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense. *Condition reason: To ensure any damage to public infrastructure is rectified.* ZD05.23

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the *Conditions of development consent: advisory notes*. The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a Principal Certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

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.

DAADV.01

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.

DAADV.02

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

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

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

DAADV.03

All NSW residents are required to have at least one working smoke alarm installed on each level of their home. This includes owner occupier, rental properties, relocatable homes and any other residential building where people sleep.

The installation of smoke alarms is required to be carried out in accordance with AS 3786. The licensed electrical contractor is required to submit to the appointed Principal Certifier a certificate certifying compliance with AS 3000 and AS 3786.

DAADV.04

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.

DAADV.23

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.

DAADV.31

In certain situations, where adequate controls (such as temporary fences), are in place, separate written approval may be obtained from Council to permit temporary stock access to a portion of an effluent application area not currently under irrigation. Such approval will only apply to effluent application areas serviced by mobile (and not fixed) distribution lines.

1. Ease of access shall be provided to the approved system and its components to allow system servicing, maintenance and monitoring.

2. The following buffer distances from the perimeter of all effluent application areas shall be maintained:

   a) 100 metres to permanent surface water (eg. Rivers, streams, creeks, lakes etc);

   b) 250 metres to a domestic groundwater well;

   c) 40 metres to other water sources (eg. Farm dams, intermittent waterways and drainage channels, etc).

DAADV.999

In the event when the site is no longer required and enclosures are to be removed, the site will need to be reinstated.

Please contact Council for information and requirements for reinstating the site.
council@campbelltown.nsw.gov.au

DAADV.999

Attachment Compliance Table

State Environmental Planning Policy (Resilience and Hazards) 2021

Requirement	Response
Clause 4.6(2): 1. Is the development for a **change of use** to a *sensitive land use* or for *residential subdivision*? **Sensitive land use** include residential, educational, recreational, child care purposes or hospital.	Yes. The proposal seeks consent for use of a building for a koala rehabilitation facility.
Clause 4.6(1) 2. Is Council aware of any previous investigation or orders about contamination on the land?	A desktop audit indicates an extensive history for purposes of outdoor resource center and as writers retreat. As the proposal is wholly contained within an existing lot, with minimal cut and fill, the development is unlikely to encounter contaminated land
Clause 4.6(1) 3. Do existing records held by Council show that a contaminating land activity has occurred on the land?	A search of Council records did not include any reference to previous land uses that may have caused contamination.
Clause 4.6(1) 4. Has the land previously been zoned for potentially contaminating uses?	The site has historically been zoned for rural residential purposes.
Clause 4.6(1) 5. Is the land currently being used for a potentially contaminating use or is there any evidence of a potentially contaminating use on site?	A site inspection did not reveal any obvious signs of contamination, or a use that would potentially have resulted in contamination.

Campbelltown Local Environmental Plan 2015

The proceeding table highlights compliance with the relevant clauses of the CLEP 2015.

LEP Clause	Requirement	Proposed	Compliance
Clause 4.3 Maximum Building Height	(2) 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.	No changes to building height proposed. The proposed koala enclosures are within the height limit of 9.0 m. Maximum 2.7 m height proposed.	Yes

Clause 7.10 Essential Services	Development consent must not be granted to development unless adequate arrangements have been made to the supply of water, electricity, sewage, stormwater, roads, telecommunications, and gas.	Essential services already exist at this location.	Yes
Clause 7.20 Terrestrial Biodiversity	a) whether the development is likely to have— (i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and (ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and (iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and (iv) any adverse impact on the habitat elements providing connectivity on the land, and (b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.	The proposal results in removal of one tree and retain 36 trees. Where feasible removal of vegetation is avoided. The proposal does not adversely affect the ecological value of the fauna and flora on site. Koalas are known to exist on the subject property; however, the proposed development does not result in removal of any PKFT's or shelter trees defined under CKPom. The proposed is for koala rehabilitation centre that will benefit the community and kola population. The removal of a small area of foraging habitat is unlikely to have significant impact on any species on land. The proposed development will not substantially alter habitat connectivity across landscape. The BDAR submitted with the development application documents the reasonable measures to be taken by the proponent to avoid or minimise clearing of vegetation and measures to mitigate impacts to existing landscape, non-native vegetation and habitat connectivity.	Yes

Campbelltown (Sustainable Cities) Development Control Plan 2015.

Assessment against the development standards outline SCDCP has been undertaken.

Control	Design Requirement	Proposed	Compliance
Part 2 Requirements Applying to all Types of Development			
2.3 Views & Vistas	Development shall appropriately respond to Campbelltown's important views and vistas to and from public places.	Proposal would not significantly impact views and vistas	Yes
2.13 Security	Designed to enhance safety and security	The site provides appropriate security features in accordance with CPTED principles.	Yes
2.15.1 Waste management plan	A detailed Waste Management Plan (WMP) shall accompany development applications.	Submitted and considered to be satisfactory.	Yes
2.15.2 Waste Management During Demolition and Construction	a) All waste and recyclable streams shall be stored separately on site. b) All storage areas/containers for each waste and recycling stream shall be kept on the site at all times and shall be indicated on the site plans/drawings as part of the WMP. c) Where material cannot be reused or recycled, it shall be disposed of at an appropriately licensed waste management facility. Details of disposal arrangements shall be specified in the WMP. d) Convenient and safe vehicular access to waste and recycling material storage areas shall be provided. e) The removal, handling and disposal of asbestos or other hazardous materials shall be carried out in accordance with WorkCover NSW, Office	a) Conditioned to comply. b) Storage areas for waste and recycling streams to be kept on site. c) Conditioned to comply d) Vehicular access exists on site, no changes proposed. e) Conditioned to comply.	Yes

	of Environment and Heritage and other regulatory authority guidelines and requirements.		

Part 4 - Rural Residential Development

Section	Requirement	Proposed	Compliance
Part 4 – General Requirements for Rural Residential Development – Zones RU2, RU5,E3 AND E4.			
4.3.1.1 Siting & Streetscape	a) Developments shall be designed to fit the existing contours and landform of the site and to minimise the amount of cut and fill. b) Materials, colours and finishes of roofing, walls, driveways and fencing shall: i) not be obtrusive; ii) not be highly reflective and/or include bright colours; iii) complement or be recessive to the landscape setting in which the building is to be situated; and iv) be submitted to Council as part of the development application. c) Garages and outbuildings shall be designed and located so that they do not dominate the primary street frontage of the building as viewed from the street and prominent public places. e) Highly reflective materials and bright colours for roofing shall not be allowed. f) Building shall not be sited downstream from existing dams in order to reduce the potential for inundation of the buildings if the dam fails or overtops.	The proposed koala enclosures are designed considering the existing contours on site minimising cut and fill. The enclosure will comprise of a combination of Colourbond cladding and open galvanised mesh, that will compliment with surrounding landscape. The enclosures are located on the rear of the property, with internal 2m high fencing, resulting in less visibility from the primary street and prominent public spaces. Conditioned to comply. No existing dam in the immediate vicinity of the subject site.	Yes

4.3.1.2 Building Height	a) The height of development shall not result in any significant loss of amenity (including loss of solar access and visual and acoustic privacy) to adjacent properties.	The enclosures are located at the rear of the property and the heigh of the enclosures is 2.4m and material used is galvanised steel mesh it's unlikely that this development would result in significant loss of amenity to adjacent property.	Yes
Ancillary Rural Residential Structures – Zones RU2, RU5, E3 and E4			
4.4.1 Fencing – Rural Residential	a) Fencing shall: i) be a maximum of 1.8 metres in height. ii) be of an open style for any part of the fence that is higher than 0.6 metres, except for the parts of the fence that are pillars or columns (refer to Figure 4.4.1). iii) not be constructed of solid metal sheeting unless required by a Bush fire Risk Management Plan prepared by a qualified person; and iv) complement the design of the development. c) Fencing shall not obstruct power, water, sewer, gas or telephone services, drainage systems, (including overland	Existing boundary fencing on subject site is consistent with the 1.8m height requirement. No changes proposed to existing boundary fence. However, internal 2m high chain wire fencing proposed with shade cloth considered acceptable as it is consistent with **6.4.1.3 Fencing** commercial development requirement (see below). this fence will act as a barrier to prevent animals entering and existing the proposed facility. No fencing proposed is constructed of solid metal sheeting. Proposed internal fencing complements the design of the development by acting as a barrier to prevent animals entering and existing the proposed facility. Internal fencing proposed does not obstruct any power or drainage line or easements.	Yes

	flow paths) or any easements or rights of way. e) Details of fencing shall be submitted with the development application for the principal dwelling. f) If the land on which a fence is to be erected is bush fire prone land, the fence or retaining wall shall be constructed from non-combustible materials.	 Details of the fencing provided with the application. Subject site is bushfire prone, and the proposed fencing is from non-combustible and fire-resistant material.	
4.4.2 Outbuilding – Rural Residential	a) The combined areas of all 'detached' outbuildings shall be a maximum of: i) 150sqm on land having a site area less than 2 hectares b) The minimum setbacks for a domestic outbuilding shall be in accordance with the setback requirements; -50m or in line with the front elevation of an existing dwelling on the allotment, whichever is lesser. - 10m secondary setback. - Side and rear setback, 10m for rural properties with site areas larger than 0.4 hectares.	The subject site is 0.8 hectares, and the proposed 10 enclosures have a combined area of 191.8sqm. Non-compliance of 41.8 sqm considered acceptable as the control applies to Residential ancillary structure and not commercial. The proposed development is ancillary to commercial development. The domestic setback is not applicable as the enclosures are not for domestic purpose.	Yes

Part 6 – Commercial Development

Section	Requirement	Proposed	Compliance
Part 6.4 – General Requirements for Commercial Development			
6.4.1 Building Form	a. All building facades, including rear and side	Proposal is for change of use to the existing	Yes

and Character	elevations visible from a public place or adjacent to residential areas, shall be architecturally treated to enhance the quality of the streetscape.	premises and construction of 10 koala enclosures at the rear.	
	b. Large buildings shall incorporate the following elements to assist in achieving a high quality architectural outcome: i. The provision of vertical and/or horizontal offsets in the wall surfaces at regular intervals, including columns, projections, and recesses; variation to the height of the building so that the building appears to be divided into distinct massing elements; ii. Articulation of the different parts of a building's facade by use of colour, arrangement of facade elements, or by varying the types of materials used; and iii. Maximising the interior and exterior interactions at the ground level.	No proposed large building. Small koala enclosures proposed.	
	c. The main entry to the building shall be easily identifiable from the street and directly accessible through the front of the building.	Main entry is to remain unaltered; and is easily identified from the street.	
	d. Large expansive blank walls on ground floor levels or side and rear boundaries shall not be permitted unless abutting a building on an adjoining allotment.	No expansive blank wall proposed.	
	e. Roof mounted plant rooms, air conditioning units and other services and equipment shall be	Conditioned to comply.	Conditioned

	effectively screened from view using integrated roof structures and architectural elements.		
	f. Solid opaque roller doors/shutters over windows and entry doors shall not be permitted on any building that has frontages to a street or a public place.	No rollers proposed.	N/A
	g. Buildings shall not incorporate highly reflective glass.	Highly reflective glass not proposed.	N/A
	h. A schedule of proposed colours, materials and finishes shall accompany all development applications for new buildings.	No New building proposed	Yes
	i. Development on corner sites shall incorporate splays, curves, building entries and other architectural elements to reinforce the corner as a land mark feature of the street.	Not a corner site	Yes
	j. Except in the case of an outdoor cafe, the design of the development shall not provide for outdoor display and/or storage.	Not an outdoor café.	Yes
	k. Commercial development shall be designed to address both primary and secondary street setbacks.	Existing building addresses street setbacks.	Yes
	l. Infill development shall respect and maintain consistency with the established setbacks of existing shopfronts	Not Infill proposed.	N/A
6.4.1.1 Commercial Development Floor Area	Design Requirements: b) Despite Clause 6.4.1.1 a) bulky goods premises shall: i) have a minimum gross floor area of 200 square metres; and	No changes proposed to the existing floor area of the building.	Yes

	ii) be permitted to have a gross floor area greater than 500 square metres		
6.4.1.2 Building Setbacks	a) All commercial development outside areas zoned B3 and B4 shall be setback from property boundaries in accordance with this section. iv) 10 metres from any other primary street frontage.	The existing building consistent with the 10m setback. No changes proposed to the building footprint.	
6.4.1.3 Fencing	a) Commercial fencing shall be a maximum 2.4 metres in height.	The proposed internal fencing is 2m high.	Yes
6.4.2 Car Parking and Access	a.Off street parking and loading shall be designed in accordance with Australian Standards 2890.1 and 2 (as amended), except as otherwise provided by this Plan. b.The minimum car parking rates shall be provided in accordance with Table 6.4.2.1. If in the opinion of Council, additional car parking spaces are required due to the constraints of the site and or the nature of the use, additional car parking spaces shall be provided as part of the development.	Existing car parking to be utilised. Required 1.3 space as per 1 space for 35 sqm of the GFA. Two spaces proposed for the proposed development. Conditioned to comply.	Yes
6.4.4 Landscaping	a. A detailed landscape plan and report shall be prepared by a suitably qualified person and submitted with all development applications for commercial development involving the construction of a new development. b. Landscaping shall be provided between the primary street boundary and the building in accordance with Section 2.5 Landscaping of this Plan.	A landscape concept plan not submitted as part of this application. However the architectural plans submitted addresses changes to landscape, that are considered satisfactory. No changes proposed to the landscaping between the primary street boundary and the building.	Yes

	c. All landscaped bays shall be a minimum 2m wide and allow for deep soil planting. d.Landscaped areas shall be separated from driveways and car parking areas by a suitable device such as bollards or concrete wheel stops to ensure that the landscaping is not damaged as a result of vehicular movement. e.Landscaped area at ground floor level shall be incorporated within the car park at all the outer edges of car parking bays as illustrated in Figure 6.4.4.1 f. High canopy trees shall be used to allow for clear lines of sight within car parking areas and to internal site access pathways.	No landscape bay proposed. Can be conditioned to comply. No changes to landscape around existing car park. No Trees proposed.	
6.4.5 Residential Interface	a) Buildings adjoining residential zones and/or open space shall be setback a minimum of 3 metres from that property boundary.	No new building proposed.	Yes
6.7 Commercial Waste Management	a) Commercial development shall make provision for an enclosed onsite waste and recycling facility that has adequate storage area to accommodate the waste generated from the development. Minimum commercial waste generation rates are contained in Table 6.7.1. b) The waste storage area shall:	Details specified in WMP. Conditioned to comply.	Yes

	i. be more than 30m from the point of collection. ii. Be appropriately screened from public view by a visual barrier of at least 1.5m high c) Any commercial premises that generates more than 20% of total weekly waste generated or 50 litres by weight or volume (whichever is the lesser) of meat/seafood product shall be collected daily or refrigerated awaiting collection. d) All commercial premises shall produce evidence of a collection contract with a licensed garbage and recycling collection contractor. d) All waste and recycling generated from the business is to be kept within an appropriate storage receptacle on the premises. Waste is not to be stored or placed outside of a waste storage receptacle or in such a manner that it will become a litter, odour or health nuisance.	The storage is more than 30m away from the point of collection on site. Will be screened by 2m high fence. Details specified in WMP. Residual waste collected 3-4 times weekly. Ongoing waste Management on site. A condition of consent can be recommended.	

Part 11 – Vegetation and Wildlife Management

Control	Design Requirement	Proposed	Compliance
Part 11 Vegetation and Wildlife Management			
11.2.1 Management of Native Vegetation and Wildlife Habitat	a) For sites containing native vegetation and/or fauna habitat: i) the development shall be sited, designed and managed	 The enclosures are located and designed considering	Yes

	to avoid any negative impact on biodiversity where possible;	the vegetation on site, result in removal of only one tree and retaining 36 trees.	
	ii) where an impact on biodiversity cannot be avoided and no reasonable alternative is available the proposed development shall be sited, designed, constructed and managed in a manner that minimises the impact on native biodiversity and maintains habitat connectivity as much as practicable;	A biodiversity development assessment report has been prepared by the Land Eco Consulting. The BDAR documents the reasonable measures taken by the proponent to avoid or minimise clearing of native vegetation and threatened species habitat during proposal design, including placement of temporary and permanent ancillary construction and maintenance facilities.	
	iii) any impact on biodiversity shall be essential for the development and limited to the extent necessary to facilitate the safe and orderly use of the land for the purpose of the development;	The proposal has been designed to limit proposed prescribed impacts to human-made structures, non-native vegetation and habitat connectivity.	
	iv) arrangements must be put into place to ensure that the biodiversity values on site will be proactively managed to mitigate the impacts.	Conditioned to comply.	
	v) in circumstances where impacts on biodiversity cannot be avoided, a Biodiversity Statement shall be prepared and submitted with the DA to demonstrate how Clause 11.2.1 a) ii) and iv) above have been addressed.	A biodiversity development assessment report has been submitted with this development application.	
	b) A Native Flora and Native Fauna Assessment Report prepared in accordance with the Office of Environment and Heritage's Threatened Species Survey and Assessment Guidelines and Field Survey Methods is	An Arboricultural Impact Assessment has been submitted with this application to support the proposal. Considered satisfactory.	Yes

	required to be lodged with the development application		
	c) As part of the Native Flora and Native Fauna Assessment, an Assessment of Significance shall be undertaken for each threatened species, population and ecological community which is likely to be directly or indirectly impacted, by the proposal. All Assessments of Significance must be undertaken in accordance with the Threatened Species Guidelines – The Assessment of Significance (DECC 2007). These guidelines are available on the Office of Environment and Heritage's website.	An assessment of significance includes in the Arboricultural Impact Assessment. Considered satisfactory.	Yes
	d) Koala Habitat Assessments undertaken as part of 11.2.1 b) above shall meet the requirements of SEPP 44 and Council's Guidelines for Koala Habitat Assessments (Refer to Appendix 4 of Volume 1 of the Plan).	The koala habitat assessment included under the BDAR. No significant impacts identified to the koala habitat. The proposed development is for the rehabilitation of koala species.	Yes
11.4.1 Management of koala habitat	a) Development applications for properties less than one hectare that contain koala habitat, are required to address key risks and indirect impacts to koalas and their habitat, and demonstrate consistency with the following management measures: i) be designed and located in such a way as to avoid any adverse impacts to Preferred Koala Food Trees ((P)KFTs) and/ or shelter trees; v) implement site-specific koala protection measures on the development site; to mitigate construction impacts on koalas;	The proposed enclosure is designed and located to avoid any diverse impacts to PKfts and /or shelter trees. Mitigation and tree protection measures are set out in section 8.4 of the BDAR.	

	vi) establish Tree Protection Zones (TPZ) around any koala trees within the site area and preclusion of any development activities within the TPZ to protect koalas from disturbance; vii) require replacement tree plantings and maintenance there of, in accordance with the applicable Diameter at Breast Height (DBH) ratio (or monetary equivalent) for every individual (P)KFT or shelter tree that is removed; to compensate for any loss of habitat: – - Small (DBH<100mm), 1:10 - Medium (DBH>100<300mm) 1:15 - Large (DBH>300mm) 1:20	Conditioned to comply No replacement of trees proposed	

Referrals comments

Internal Referrals	**Comment**
Waste Water	Supported and recommended conditions of consent for performance and operation of on-site wastewater management system.
Environmental Health	Supported, and recommended conditions of consent for waste management on site.
Environment	Supported, subject to conditions.
Engineering	Supported, and recommended conditions of consent for drainage on site.
External Referral	**Comment**
RFS – Rural Bushfire Service	Supported, subject to conditions. See attachment

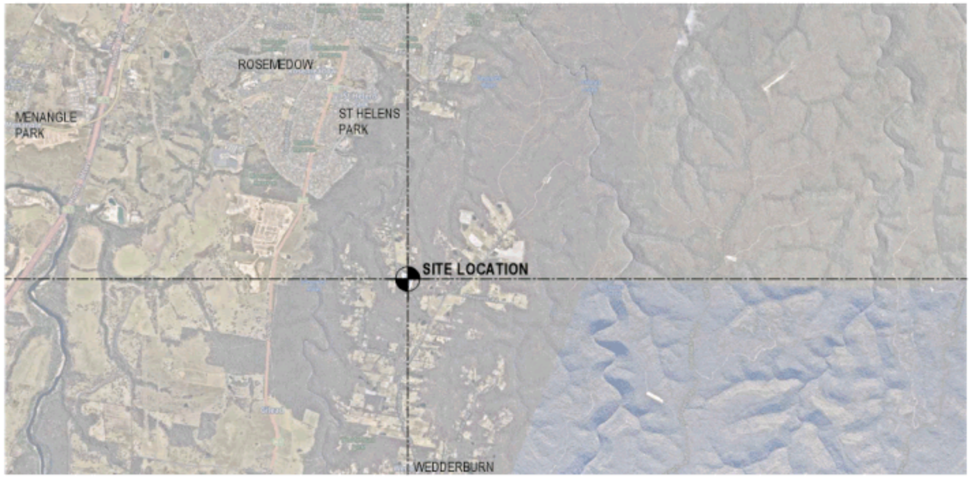
KOALA ENCLOSURE

LOT 41 / DP 752066
391 WEDDERBURN RD,
WEDDERBURN, NSW, 2560

DEVELOPMENT APPLICATION

DRAWING LIST

DRAWING NO.	REVISION	DRAWING TITLE
DA000	DA1.2	COVER SHEET AND LOCATION PLAN
DA051	DA1.2	PROPOSED SITE PLAN
DA052	DA1.2	DETAIL SITE PLAN
DA101	DA1.2	TYPICAL ENCLOSURE PLAN, ELEVATIONS, & SECTION
DA401	DA1.2	TYPICAL FENCE DETAILS.



SITE LOCATION PLAN
NOT TO SCALE

REV	DATE	AMENDMENT	INITIALS	CHECK
P1	230413	PRELIMINARY	THW	GO
P2	230626	PRELIMINARY	RAS	RAS
DA1	231206	DA ISSUE	THW	THW
DA1.1	240213	DA ISSUE	THW	THW
P3	240318	REVIEW ISSUE	THW	GO
P4	240404	REVIEW ISSUE	THW	THW
DA1.2	240405	DA ISSUE	THW	THW

CLIENT
NSW WILDLIFE INFORMATION RESCUE & EDUCATION SERVICE INC.
P.O.BOX 7276
WARRINGAH MALL
NSW 2100

WIRES

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PROJECT
KOALA ENCLOSURE
391 WEDDERBURN RD, WEDDERBURN, NSW, 2560
LOT 41 DP 752066

DRAWING TITLE
COVER SHEET & LOCATION PLAN

DEVELOPMENT APPLICATION

PROJECT NO. 3281 | DRAWING NO. DA000 | REVISION DA1.2
SCALE : AS SHOWN
DRAWN : THW
DATE : 5 April 2024
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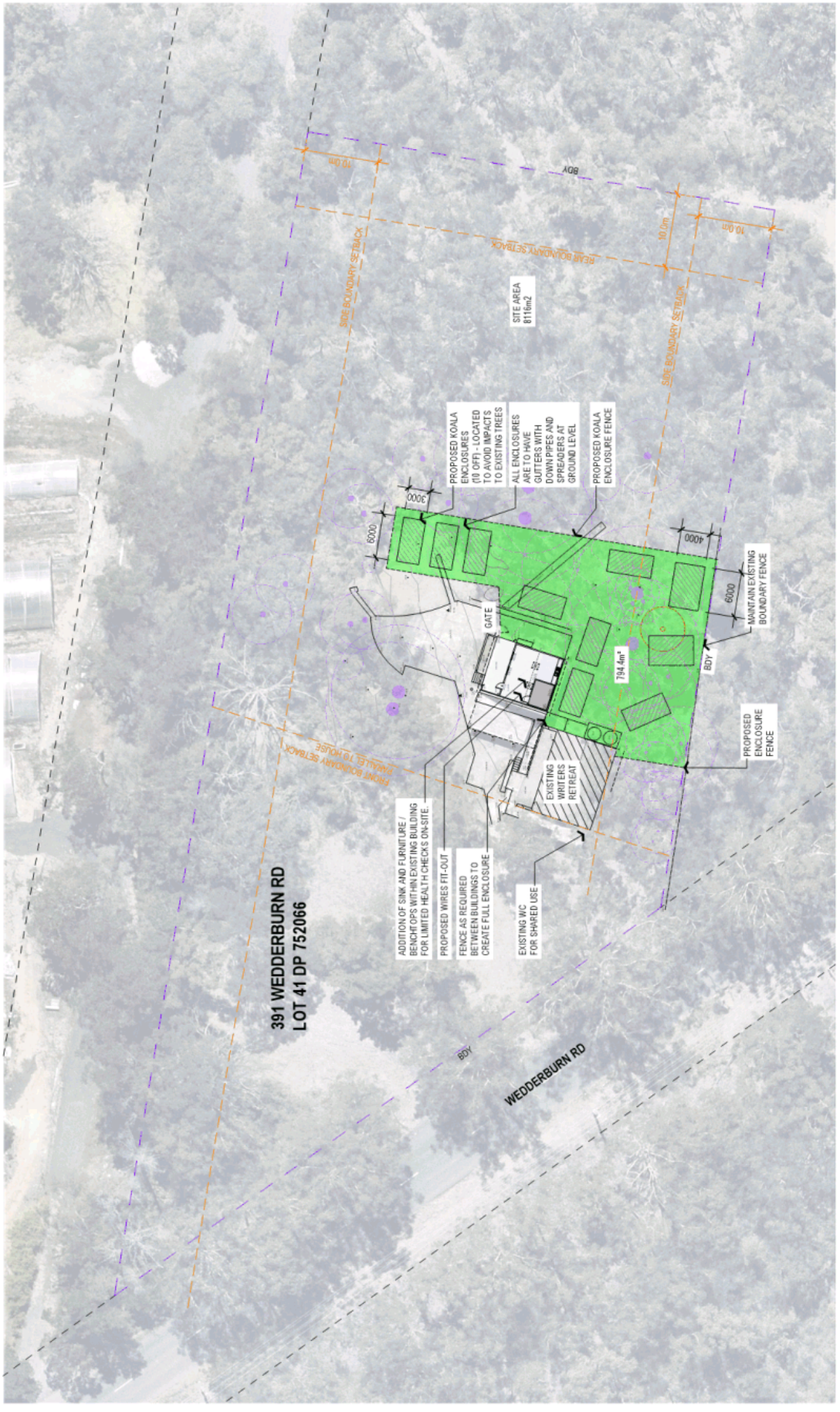

PROPOSED SITE PLAN
SCALE 1:500

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DA1	240213	DA ISSUE	THW	THW
P5	240308	REVIEW ISSUE	THW	THW
P6	240308	REVIEW ISSUE	THW	THW
P7	240404	REVIEW ISSUE	THW	THW
DA1.2	240405	DA ISSUE	THW	THW

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NSW 2100

WIRES

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391 WEDDERBURN RD,
WEDDERBURN, NSW, 2560
LOT 41 DP 752066

DRAWING TITLE
PROPOSED SITE PLAN

DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
3281	DA051	DA1.2

SCALE : AS SHOWN
DRAWN : THW
DATE : 4 April 2024

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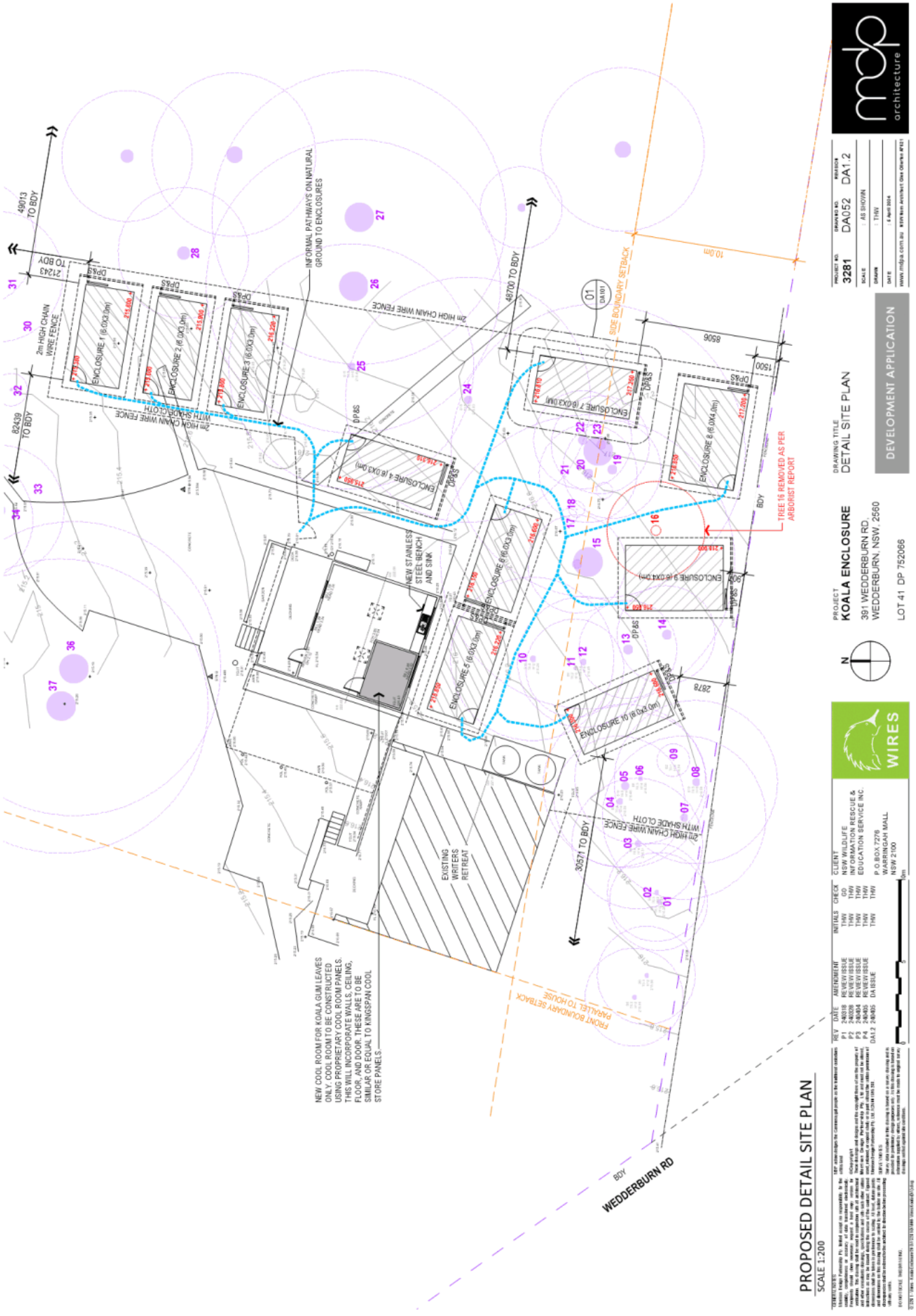
PROPOSED DETAIL SITE PLAN
SCALE 1:200
DRAWING TITLE
DETAIL SITE PLAN
DEVELOPMENT APPLICATION
PROJECT
KOALA ENCLOSURE
391 WEDDERBURN RD,
WEDDERBURN, NSW, 2560
LOT 41 DP 752066
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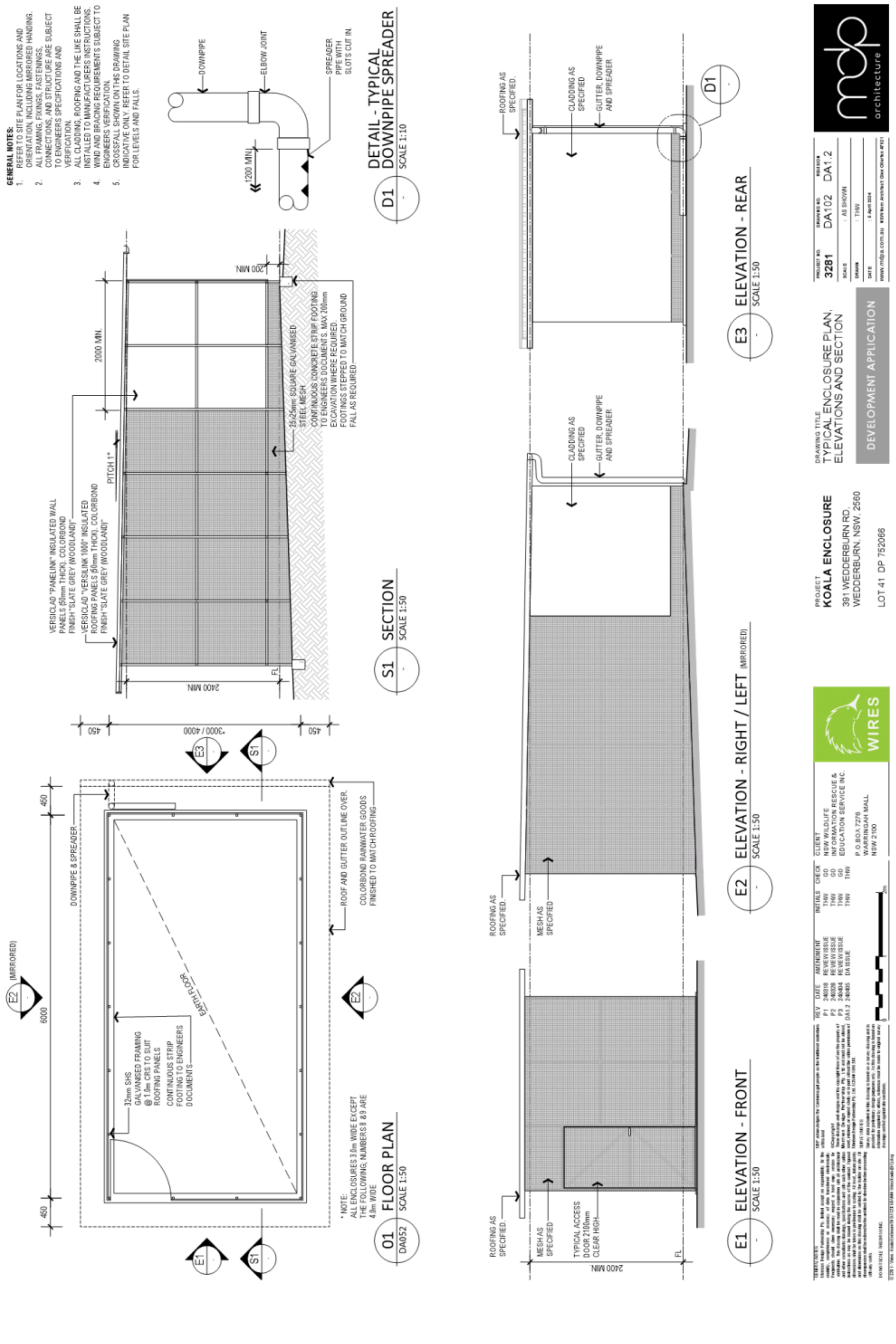
WEDDERBURN RD
EXISTING
WRITERS
RETREAT
NEW COOL ROOM FOR KOALA GUM LEAVES
ONLY. COOL ROOM TO BE CONSTRUCTED
USING PROPRIETARY COOL ROOM PANELS.
THIS WILL INCORPORATE WALLS, CEILING,
FLOOR, AND DOOR. THESE ARE TO BE
SIMILAR OR EQUAL TO KINGSPAN COOL
STORE PANELS
NEW STAINLESS
STEEL BENCH
AND SINK
INFORMAL PATHWAYS ON NATURAL
GROUND TO ENCLOSURES
2m HIGH CHAIN WIRE FENCE
WITH SHADE CLOTH
SIDE BOUNDARY SETBACK
FRONT BOUNDARY SETBACK
PARALLEL TO HOUSE
TREE 16 REMOVED AS PER
ARBORIST REPORT
ENCLOSURE 1 (6.0X2.0m)
ENCLOSURE 2 (6.0X2.0m)
ENCLOSURE 3 (6.0X3.0m)
ENCLOSURE 4 (6.0X3.0m)
ENCLOSURE 5 (6.0X3.0m)
ENCLOSURE 6 (6.0X3.0m)
ENCLOSURE 7 (6.0X3.0m)
ENCLOSURE 8 (6.0X4.0m)
ENCLOSURE 9 (6.0X4.0m)
ENCLOSURE 10 (6.0X2.0m)
49013 TO BDY
21243 TO BDY
82439 TO BDY
48700 TO BDY
30571 TO BDY
8506
1500
2878
10.0m
BDY


GENERAL NOTES:
1. REFER TO SITE PLAN FOR LOCATIONS AND ORIENTATION, INCLUDING MIRRORED HANDING.
2. ALL FRAMING, FIXINGS, FASTENINGS, CONNECTIONS, AND STRUCTURE ARE SUBJECT TO ENGINEERS SPECIFICATIONS AND VERIFICATION.
3. ALL CLADDING, ROOFING AND THE LIKE SHALL BE INSTALLED TO MANUFACTURERS INSTRUCTIONS.
4. WIND AND BRACING REQUIREMENTS SUBJECT TO ENGINEERS VERIFICATION.
5. CROSSFALL SHOWN ON THIS DRAWING INDICATIVE ONLY. REFER TO DETAIL SITE PLAN FOR LEVELS AND FALLS.
DOWNPIPE & SPREADER
32mm SHS GALVANISED FRAMING @ 1.0m CRS TO SUIT ROOFING PANELS
CONTINUOUS STRIP FOOTING TO ENGINEERS DOCUMENTS
EARTH FLOOR
* NOTE: ALL ENCLOSURES 3.0m WIDE EXCEPT THE FOLLOWING; NUMBERS 8 &9 ARE 4.0m WIDE
ROOF AND GUTTER OUTLINE OVER.
COLORBOND RAINWATER GOODS FINISHED TO MATCH ROOFING
01 FLOOR PLAN
DA052 SCALE 1:50
VERSICLAD "PANELINK" INSULATED WALL PANELS (50mm THICK). COLORBOND FINISH "SLATE GREY (WOODLAND)"
VERSICLAD "VERSILINK 1000" INSULATED ROOFING PANELS (50mm THICK). COLORBOND FINISH "SLATE GREY (WOODLAND)"
PITCH 1°
2000 MIN.
2400 MIN.
200 MIN.
25x25mm SQUARE GALVANISED STEEL MESH
CONTINUOUS CONCRETE STRIP FOOTING TO ENGINEERS DOCUMENTS. MAX 200mm EXCAVATION WHERE REQUIRED. FOOTINGS STEPPED TO MATCH GROUND FALL AS REQUIRED.
S1 SECTION
SCALE 1:50
DOWNPIPE
ELBOW JOINT
1200 MIN.
SPREADER PIPE WITH SLOTS CUT IN.
D1 DETAIL - TYPICAL DOWNPIPE SPREADER
SCALE 1:10
ROOFING AS SPECIFIED.
MESH AS SPECIFIED
TYPICAL ACCESS DOOR 2100mm CLEAR HIGH
E1 ELEVATION - FRONT
SCALE 1:50
E2 ELEVATION - RIGHT / LEFT (MIRRORED)
SCALE 1:50
CLADDING AS SPECIFIED
GUTTER, DOWNPIPE AND SPREADER
E3 ELEVATION - REAR
SCALE 1:50
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WIRES
PROJECT
KOALA ENCLOSURE
391 WEDDERBURN RD, WEDDERBURN, NSW, 2560
LOT 41 DP 752066
DRAWING TITLE
TYPICAL ENCLOSURE PLAN, ELEVATIONS AND SECTION
DEVELOPMENT APPLICATION
PROJECT NO. 3281
DRAWING NO. DA102
REVISION DA1.2
SCALE : AS SHOWN
DRAWN : THW
DATE : 6 April 2024
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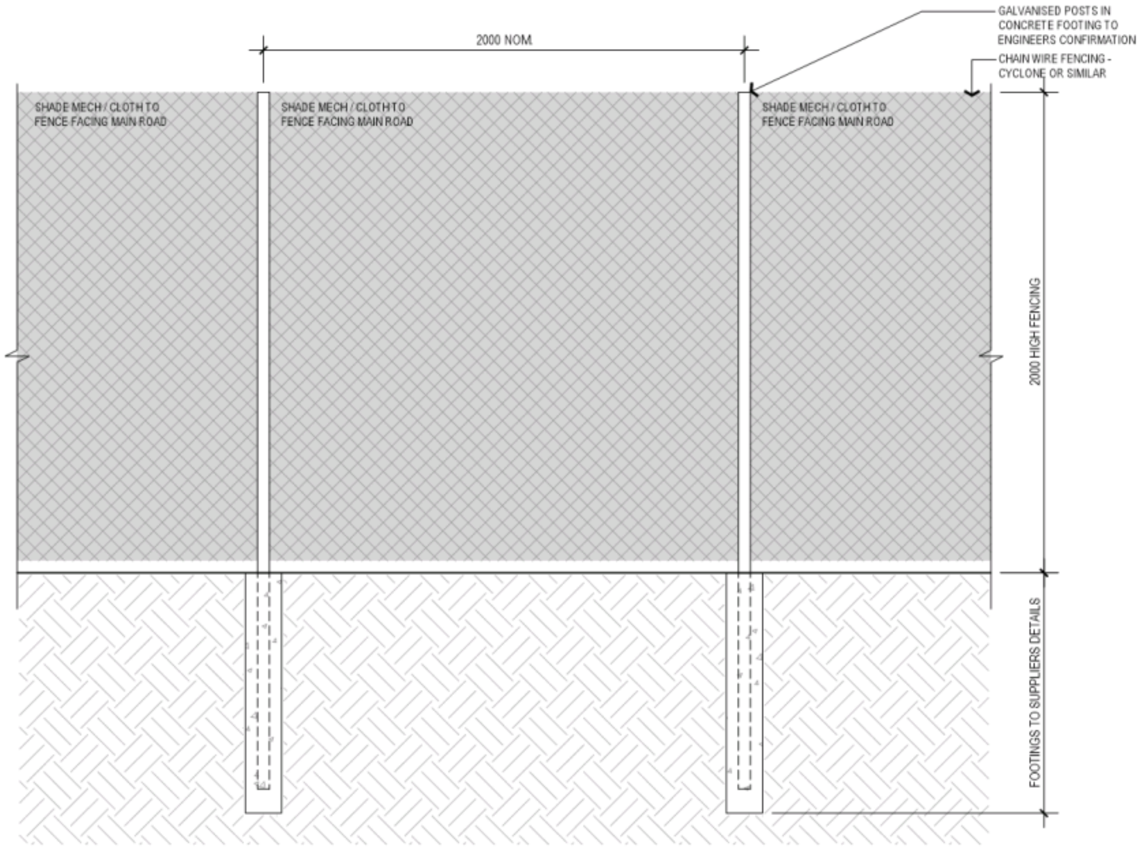

D2 ELEVATION - TYPICAL FENCE PANEL

SCALE 1:20

GENERAL NOTES:

1. REFER TO SITE PLAN FOR LOCATIONS.
2. NOTE THAT FENCING FACING WEDDERBURN RD IS TO INCLUDE SHADE CLOTH SCREENING FOR SECURITY AND PRIVACY REASONS.
3. ALL FRAMING, FIXINGS, FASTENINGS, CONNECTIONS, AND STRUCTURE ARE SUBJECT TO ENGINEERS SPECIFICATIONS AND VERIFICATION.

REV	DATE	AMENDMENT	INITIALS	CHECK
P1	240318	REVIEW ISSUE	THW	GO
DA1.2	240405	DA ISSUE	THW	THW

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WIRES

PROJECT
KOALA ENCLOSURE
391 WEDDERBURN RD,
WEDDERBURN, NSW, 2560
LOT 41 DP 752066

DRAWING TITLE
TYPICAL FENCE DETAILS

DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION
3281	DA401	DA1.2

SCALE : AS SHOWN
DRAWN : THW
DATE : 5 April 2024
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Arboricultural Impact Assessment

Prepared for NSW Wires Inc
Site Address: 391 Wedderburn Rd Wedderburn
11th April 2024

Date	Revision	Change	Stage
17/7/23	A	-	DA
11/4/23	B	Plans	DA

Member of Arboriculture Australia, Registered Consulting Arborist No. 1286

Member of International Society of Arboriculture No. 157768

Bachelor of Horticultural Science, University Sydney.

AQF Level 2, 3 & 5 Diploma in Arboriculture

Graduate Certificate AQF Level 8 University Melbourne

Tree Risk Assessment Qualification (TRAQ)

Statement

Bradshaw Consulting Arborists is a company that exclusively provides tree consultancy within the tree industry. There are no conflicts of interests concerning the recommendations outlined in this report.

Bradshaw Consulting Arborists (Tristan Bradshaw)

Po Box 48 St Ives 2075

0411 608 001

bradshawarborists@gmail.com

Arboricultural Impact Assessment

Contents

1 Introduction

This report has been prepared by Tristan Bradshaw of Bradshaw Consulting Arborists for NSW Wires Inc. at the property 391 Wedderburn Road Wedderburn. The report request was to inspect thirty-seven trees throughout the property, surrounding the enclosures.

The trees' characteristics have been listed in Table 1 page 6. The aim is to determine the health and condition of the trees and the impact of the proposed development. The inspection of the site was undertaken on 7th July 2023.

The report was completed on 17th July 2023 and Revision B on the 11th April 2024. Revision A recommended the re location of proposed enclosures to reduce the impact to surrounding trees. This is reflected in revision B.

See appendix B Section 8 for tree locations and tree protection plan.

The site's trees are managed under Campbeltown City Council's Urban Tree Management Policy and is within the Cumberland plain critically endangered ecological community.

The property is bushfire prone and is within the RFS 10/50 vegetation entitlement clearing area, yet clearing cannot occur as the property is mapped as Koala habitat.

The property is mapped as having biodiversity significant vegetation.

1.1 Plans used in this Assessment

Consultant	Company	Date	Revision
Architectural	MDP Architects	5/4/2024	-

Landscaping and Hydraulic plans were not available when this assessment was undertaken. The impacts of these plans have not been assessed.

1.2 The Site

The site is composed of a dwelling and surrounding native bushland.

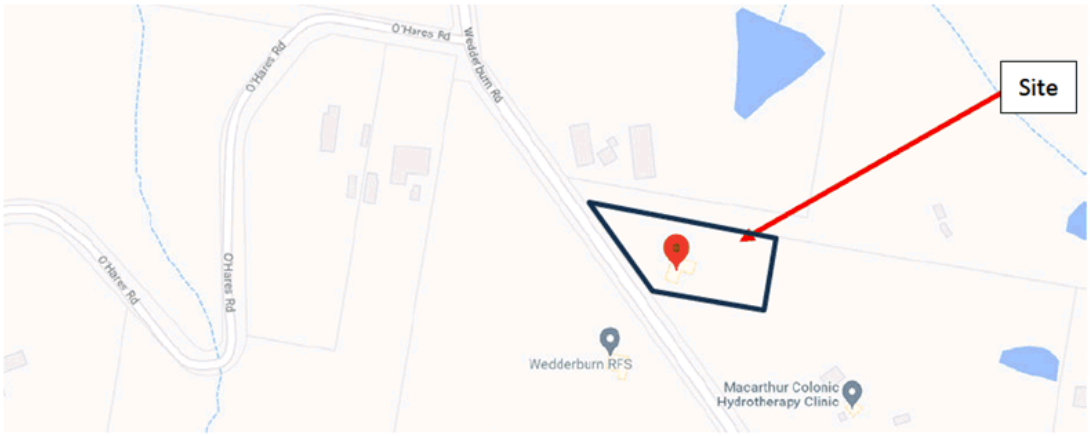

Figure 1 Site location (Google Maps 2023)

1.3 Method

The inspection of the site was undertaken on 7th July 2023.

The inspection method used was the Visual Tree Assessment (VTA) method (Mattheck & Breloer 2010). This method involves inspecting the trees from ground level, using binoculars to aid in identification of any external's signs of decay, physical damage, growth related structural defects and the site conditions where the tree is growing. This method will ascertain whether there is need for a more detailed inspection of any part of the tree. No aerial or subterranean inspections were carried out. See appendix A for the complete flow chart.

The Diameter at Breast Height (DBH) was measured with a diameter tape measure. The height of the measurement was at 140 cm above the ground unless stated.

The height of the tree was estimated.

The canopy spread of the tree was estimated.

Health: Based on vigour, callus development, % of deadwood, dieback, fruiting levels, internode lengths

(E) Excellent

(G) Good

(F) Fair

(P) Poor

(D) Dead

Age Class: (Y) Young=Recently Planted

(S) Semi mature <20% of life expectancy

(M) Mature 20-80% of life expectancy

(O) Over Mature >80% of life expectancy

Condition: Based on the structural integrity of the tree, cavities, fungal decay, branch failure, branch taper, sap or Kino exudate, fruiting bodies, root condition.

(E) Excellent

(G) Good

(F) Fair

(P) Poor

(D) Dead

Landscape Significance and Retention Value see sections 6.2 and 6.3.

Safe Useful Life Expectancy (SULE)

In a planning context, the time a tree can expect to be usefully retained is the most important long-term consideration. SULE is a system designed to classify trees into a number of defined categories so that information regarding tree retention can be concisely communicated in a non-technical manner. SULE categories are easily verifiable by experienced personnel without great disparity.

A tree's SULE category is the life expectancy of the tree modified by its age, health, condition, safety and location (to give safe life expectancy), then by economics (i.e. cost of maintenance; retaining trees at an excessive management cost is not normally acceptable), effects on better trees, and sustained amenity (i.e. establishing range of age classes in a local population).

SULE assessments are not static but may be modified as dictated by changes in tree health and environment. Trees with short SULE may at present be making a contribution to the landscape but their value to the local community will decrease rapidly towards the end of this period, prior to their being removed for safety or aesthetic reasons. For details of SULE categories see Appendix A, adapted from Barrell (1993 and 1996).

Visual Habitat

This assessment is based on a visual observation of the tree, included in the VTA method.

Habitat trees are trees that provide microhabitats, these can include hollows, deeply fissured bark, cracks, epiphytes or forms of decay (Bütler, R., Lachat, T., Larrieu, L., & Paillet, Y., 2013).

Tree Protection Zone (TPZ) – A specified area above and below ground and at a given distance from the trunk, set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree that is to be retained where it is potentially subject to damage by development.

Structural Root Zone (SRZ) - The area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in metres. This zone considers a tree's structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be a much larger area.

2 Body Observations Results

Table 1 Individual tree characteristics

Tree Number	*Botanical Name* (Common Name)	DBH (mm)	DAB (mm)	Canopy N	Canopy S	Canopy E	Canopy W	Height	Health	Age	Condition/ Structure	SULE	Visual Habitat	Landscape significance	Retention Value	Structural Root Zone (SRZ)	Tree Protection Zone (TPZ)	Percentage TPZ cover (Not incursion) after relocating enclosure	Retain or Remove notes
1	*Pinus radiata* (Monterey Pine)	300	300	2	2	2	2	8	P	S M	G	<5	No	Moderate	Low	2.0	3.6	0%	Retain
2	*Eucalyptus pilularis* (Blackbutt)	300	300	4	4	4	4	18	E	S M	G	>40	No	Significant	High	2.0	3.6	0%	Retain
3	*Eucalyptus pilularis* (Blackbutt)	410	450	6	0	3	3	18	E	S M	G	>40	No	Significant	High	2.4	4.9	0%	Retain
4	*Eucalyptus pilularis* (Blackbutt)	278	450	4	0	2	2	16	E	S M	G	>40	No	Significant	High	2.4	3.3	0%	Retain
5	*Eucalyptus pilularis* (Blackbutt)	399	450	9	0	3	3	18	E	S M	G	>40	No	Significant	High	2.4	4.8	11.5%	Retain
6	*Eucalyptus pilularis* (Blackbutt)	540	580	6	6	6	6	20	G	M	G	>40	No	Significant	High	2.6	6.5	13.8%	Retain
7	*Eucalyptus pilularis* (Blackbutt)	360	360	4	4	4	4	20	E	S M	G	>40	No	Significant	High	2.2	4.3	0%	Retain

Arboricultural Impact Assessment

Tree Number	*Botanical Name* (Common Name)	DBH (mm)	DAB (mm)	Canopy N	Canopy S	Canopy E	Canopy W	Height	Health	Age	Condition/ Structure	SULE	Visual Habitat	Landscape significance	Retention Value	Structural Root Zone (SRZ)	Tree Protection Zone (TPZ)	Percentage TPZ cover (Not incursion) after relocating enclosure	Retain or Remove notes
8	*Eucalyptus pilularis* (Blackbutt)	350	370	2	4	4	4	20	E	S M	G	>40	No	Significant	High	2.2	4.2	0%	Retain
9	*Corymbia gummifera* (Bloodwood)	170	170	2	2	2	2	6	P	S M	P	<5	No	Significant	Moderate	1.6	2.0	0%	Retain
10	*Eucalyptus punctata* (Grey Gum)	290	300	6	0	3	3	8	F	M	F	5-15	No	Significant	High	2.0	3.5	12.3%	Retain
11	*Eucalyptus punctata* (Grey Gum)	130	160	4	0	1	1	4	P	S M	F	5-15	No	Significant	High	1.5	2	0%	Retain
12	*Corymbia gummifera* (Bloodwood)	262	300	3	0	2	2	6	F	S M	G	15-40	No	Significant	High	2.0	3.1	7%	Retain
13	*Eucalyptus punctata* (Grey Gum)	160	160	2	0	1	1	8	G	S M	G	>40	No	Significant	High	1.5	2	2%	Retain
14	*Corymbia gummifera* (Bloodwood)	160	160	1	1	1	1	6	G	S M	G	>40	No	Significant	High	1.5	2	0%	Retain
15	*Eucalyptus pilularis* (Blackbutt)	423	500	9	4	0	5	20	G	S M	G	>40	No	Significant	High	2.5	5.1	24.5%	Retain

Arboricultural Impact Assessment

Tree Number	*Botanical Name* (Common Name)	DBH (mm)	DAB (mm)	Canopy N	Canopy S	Canopy E	Canopy W	Height	Health	Age	Condition/ Structure	SULE	Visual Habitat	Landscape significance	Retention Value	Structural Root Zone (SRZ)	Tree Protection Zone (TPZ)	Percentage TPZ cover (Not incursion) after relocating enclosure	Retain or Remove notes
16	*Corymbia gummifera* (Bloodwood)	100	100	1	1	1	1	5	F	S M	G	5-15	No	Significant	High	1.5	2	100%	Remove
17	*Eucalyptus punctata* (Grey Gum)	160	160	4	0	1	1	6	F	S M	G	>40	No	Significant	High	1.5	2	0%	Retain
18	*Eucalyptus pilularis* (Blackbutt)	160	160	2	2	2	2	9	F	S M	G	15-40	No	Significant	High	1.5	2	0%	Retain
19	*Eucalyptus pilularis* (Blackbutt)	190	190	0	5	2	2	12	G	S M	G	15-40	No	Significant	High	1.6	2.3	0%	Retain
20	*Eucalyptus pilularis* (Blackbutt)	205	210	3	3	3	3	10	G	S M	G	15-40	No	Significant	High	1.7	2.5	0%	Retain
21	*Eucalyptus pilularis* (Blackbutt)	40	40	1	1	1	1	3	P	S M	G	<5	No	Significant	Moderate	1.5	2	0%	Retain
22	*Eucalyptus pilularis* (Blackbutt)	670	670	8	8	8	8	25	G	M	G	>40	No	Significant	High	2.8	8.0	44.7%	Retain
23	*Eucalyptus pilularis* (Blackbutt)	40	40	1	1	1	1	3	P	M	G	>40	No	Significant	High	1.5	2	0%	Retain

Arboricultural Impact Assessment

Tree Number	*Botanical Name* (Common Name)	DBH (mm)	DAB (mm)	Canopy N	Canopy S	Canopy E	Canopy W	Height	Health	Age	Condition/ Structure	SULE	Visual Habitat	Landscape significance	Retention Value	Structural Root Zone (SRZ)	Tree Protection Zone (TPZ)	Percentage TPZ cover (Not incursion) after relocating enclosure	Retain or Remove notes
24	*Eucalyptus pilularis* (Blackbutt)	470	470	5	5	5	5	23	G	M	G	>40	No	Significant	High	2.4	5.6	13.26%	Retain
25	*Eucalyptus globoidea* (White Stringybark)	400	400	5	4	5	0	12	G	M	G	>40	No	Significant	High	2.3	4.8	5%	Retain
26	*Eucalyptus punctata* (Grey Gum)	510	540	5	5	5	5	14	G	M	G	>40	No	Significant	High	2.6	6.1	4%	Retain
27	*Eucalyptus punctata* (Grey Gum)	770	770	7	7	7	7	15	G	M	G	>40	No	Significant	High	3.0	9.2	3%	Retain
28	*Corymbia gummifera* (Bloodwood)	200	200	3	3	3	3	8	G	S M	G	>40	No	Significant	High	1.7	2.4	0%	Retain
29	*Pittosporum undulatum* (Sweet Pittosporum)	120	120	3	3	3	3	4	F	S M	G	>40	No	Significant	High	1.5	2	0%	Retain
30	*Corymbia gummifera* (Bloodwood)	140	140	1	1	1	1	8	G	S M	F	5-15	No	Significant	High	1.5	2	0%	Retain
31	*Eucalyptus* sp.	300	300	-	-	-	-	-	DE AD	-	-	-	No	Significant	Low	2.0	3.6	0%	Retain

Arboricultural Impact Assessment

Tree Number	*Botanical Name* (Common Name)	DBH (mm)	DAB (mm)	Canopy N	Canopy S	Canopy E	Canopy W	Height	Health	Age	Condition/ Structure	SULE	Visual Habitat	Landscape significance	Retention Value	Structural Root Zone (SRZ)	Tree Protection Zone (TPZ)	Percentage TPZ cover (Not incursion) after relocating enclosure	Retain or Remove notes
32	*Corymbia gummifera* (Bloodwood)	150	150	-	-	-	-	-	DEAD	-	-	-	No	Significant	Low	1.5	2	0%	Retain
33	*Corymbia gummifera* (Bloodwood)	450	450	5	5	5	5	15	G	M	G	>40	No	Significant	High	2.4	5.4	0%	Retain
34	*Eucalyptus pilularis* (Blackbutt)	390	390	5	5	5	5	15	E	M	G	>40	No	Significant	High	2.2	4.7	0%	Retain
35	*Eucalyptus pilularis* (Blackbutt)	200	200	3	3	2	3	13	E	SM	G	>40	No	Significant	High	1.7	2.4	0%	Retain
36	*Eucalyptus punctata* (Grey Gum)	1000	1000	8	0	6	6	20	P	OM	P	5-15	No	Significant	High	3.3	12.0	0%	Retain
37	*Eucalyptus punctata* (Grey Gum)	1100	1100	10	2	8	8	20	P	OM	P	5-15	No	Significant	High	3.4	13.2	0%	Retain

3 Discussion

37 trees have been assessed as part of this proposal. All trees within the proposed fenced area and those trees around the perimeter where the TPZ may be affected have been included.

The proposal involves the construction of wildlife enclosures approximately 2.4 metres in height and 6 x 3 metres. They are to be constructed with an outer perimeter 200mm deep footing and open earth floor. The posts for the enclosure will be piered into the ground.

Impacts to consider include the concrete edge beam, possible pathways to reach the enclosures, gently undulating ground and how this affects the edge beam construction, works within the SRZ of surrounding trees and possible services for lights, water taps or other services.

Any services required within the proposed TPZ of any retained trees should be hand excavated or works must be directly supervised by the project arborist. The use of HDPE blue line water pipe around the perimeter of the fencing can be run on the ground with taps installed at intervals. This negates the requirement of excavation but may not be suitable when considering bushfire requirements.

Table 2 below shows TPZ coverage of the proposed enclosures and the estimated TPZ incursion as part of the root systems will be retained because deep excavation is not occurring. It is assumed that at least half the root system will be retained when excavating 200mm for the concrete edge footing.

Table 2 TPZ coverage and incursion

Tree Number	Percentage TPZ coverage of enclosures	Estimated TPZ incursion
5	11.5%	5.75%
6	13.8%	6.9%
10	12.3%	6.15%
12	7%	3.5%
13	2%	1%
15	24.5%	12.25%
16	100%	50%
22	44.7%	22.35%
24	13.26%	6.63%
25	5%	2.5%
26	4%	2%
27	3%	1.5%

Only trees 15 and 22 have a major incursion within the TPZ. Works are also proposed within the SRZ of these trees. This level of incursion will not prevent the construction of the structures, it will involve alternate construction techniques to retain significant tree roots.

During the excavation of the concrete edge beam any tree roots greater than 50mm should be retained, wrapped in compressible material and incorporated into the concrete edge beam. This is critical for work on enclosures 7 and 9 beside trees 15 and 22 respectively. These works will be within the SRZ and any tree roots greater than 50mm must be retained. Hand excavation is the only

form of excavation. Any tree roots located must be bridged or incorporated into the concrete footing with 50mm of low density foam wrapped around them to allow for growth of the tree root.

The piering required when installing the posts for the enclosure must be hand excavated to a depth of 600mm when within the SRZ of any tree. If tree roots greater than 50mm are encountered the post must be relocated to allow 100mm clearance.

It is proposed Tree 16 is removed. This tree is a small sapling in fair health of only 5 metres tall. This tree is supressed and is unlikely to form a dominant canopy due to the surrounding large mature trees.

Pathways to each of the enclosures should be of a permeable material such as gravel, permeable paving, permeable concrete or crushed granite.

Pruning of Tree 25 is required to provide canopy clearance, see figure 3 below. The amount of live material pruned from the tree is less than 10% of the canopy and will not affect the long-term health of the tree. All pruning work must conform the AS4373-2009.

Many of the trees have large pieces of deadwood within the canopies of the trees. It is recommended that all trees are dead wooded, removing dead material to a minimum diameter of 20mm. This will reduce the risk of injury and enclosure damage.

Figure 2 Pruning of tree 5 to provide canopy clearance and deadwood removal

4 Recommendations

1. It is proposed tree 16 is removed.
2. Retain Trees 1-15 and 17-37.
3. Prune Tree 25 as shown in figure 3 to provide a 3-metre ground clearance.
4. All deadwood should be pruned from surrounding trees to a minimum 20mm diameter prior to construction. Large pieces of deadwood will damage structures over time.
5. All tree works require council approval. No works are exempt.
6. Tree removal should be conducted by an Arborist with a minimum (Australian Qualification Framework) AQF level 3.
7. Work must be undertaken as per the Code of Practice Amenity Tree Industry 1998 and AS4373-Pruning of Amenity trees.
8. The tree removal/pruning process and staff should be skilled and undertake the removal of the tree as per the minimum industry standards.
9. Appoint project arborist. Minimum AQF Level 5 with 5 years' experience.
10. Excavation must be supervised by the project arborist. See section 6 Hold Points.
11. All trees must be retained and protected in accordance with Australian Standard 4970-2009. A tree protection plan has been provided as a guide in section 8. Tree protection fencing and trunk protection is required. See Section 10 Appendix G for generic specifications for these tree protection measures.
12. Services such as electrical/stormwater/sewer/telecommunications/water have not been assessed at this stage. All services should be routed outside of the TPZ as indicated in Table 1, if this is unavoidable hand excavation can be undertaken or we must be notified to re-assess this proposed development.

5 Project Arborist Monitoring Stages

The list of monitoring stages are imperative to the long term health of those trees to be retained. The principal contractor (Site Builder) should be informed of these requirements as they often form the basis of the conditions of consent for the project. The stages set out below are a minimum requirement to aid in ensuring the long-term health of any tree recommended for retention on the site.

Table 3 Recommended hold points during construction.

Stage	Action to be undertaken	Recording of actions
1	Site meeting with Builder to determine method of construction.	Create new tree protection plan should this be required to conform to AS4970-2009.
2	Ensure tree protection has been installed as per tree protection plan section 8.	Tree Protection Certification.
3	Project arborist supervision during establishment works within TPZ of retained trees.	Produce letter or report of works undertaken and provide recommendations.

4	Project arborist supervision during excavation for concrete edge beams. Works must be undertaken by a combination of hand excavation and small 1 ton excavator.	Produce letter or report of works undertaken and provide recommendations.
5	Project arborist supervision during piering for enclosure posts with the TPZ. Works to include hand excavation and 3 ton excavator driven over bog mats or similar.	Produce letter or report of works undertaken and provide recommendations.
6	Final certification summarises the attendance to the site and reason for attendance. Comment on the likely long-term health of the retained trees. Provide any ongoing recommendations.	Final certificate supplied for occupation certificate.

6 References

1. Bütler, R., Lachat, T., Larrieu, L. and Paillet, Y., 2013. 2.1 Habitat trees: key elements for forest biodiversity. *Integrative approaches as an opportunity for the conservation of forest biodiversity*, p.84.
2. Australian Standard, A.S., 4970, 2009. *Protection of trees on development sites,* Sydney.
3. Australian Standard A.S., 4373-2007. *Pruning of Amenity Trees, 2007,* Sydney
4. https://www.google.com/maps/place/391+Wedderburn+Rd,+Wedderburn+NSW+2560/@-34.1308588,150.813457,17.25z/data=!4m16!1m9!3m8!1s0x6b12e59e23846097:0x5ae6c1a49a447290!2s391+Wedderburn+Rd,+Wedderburn+NSW+2560!3b1!8m2!3d-34.1313457!4d150.8148984!10e5!16s%2Fg%2F11cphhxhv_!3m5!1s0x6b12e59e23846097:0x5ae6c1a49a447290!8m2!3d-34.1313457!4d150.8148984!16s%2Fg%2F11cphhxhv_?entry=ttu. Viewed 17th July 2023.
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6. NSW Government e planning spatial viewer, 2020. https://www.planningportal.nsw.gov.au/propertyreports/9de60642-47ca-4f2d-a485-19a7c1d9cbe8.pdf. Viewed 17th July 2023.
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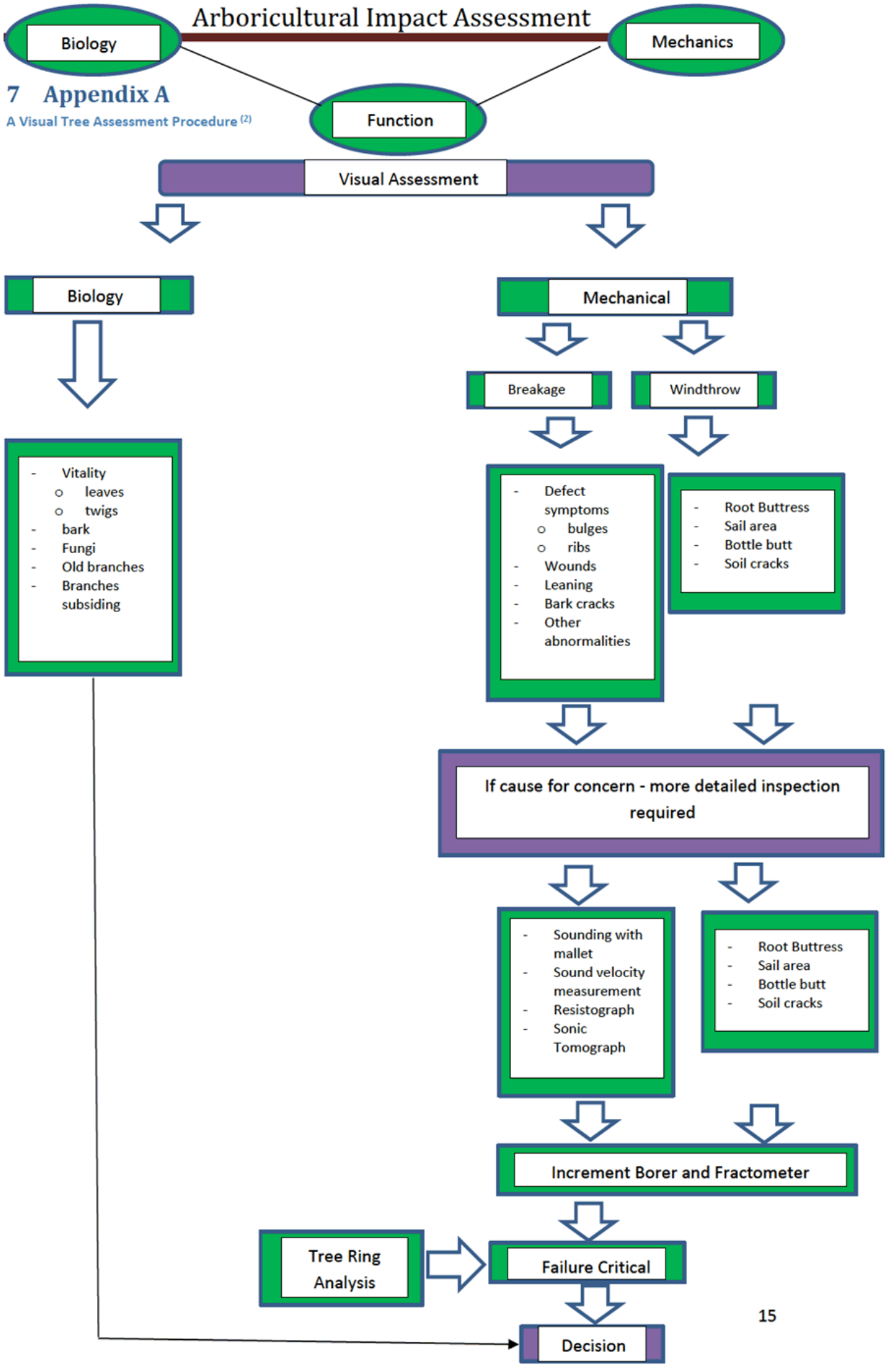
Arboricultural Impact Assessment
Biology
Mechanics
Function
7 Appendix A
A Visual Tree Assessment Procedure [2]
Visual Assessment
Biology
Mechanical
Breakage
Windthrow
- Vitality
o leaves
o twigs
- bark
- Fungi
- Old branches
- Branches subsiding
- Defect symptoms
o bulges
o ribs
- Wounds
- Leaning
- Bark cracks
- Other abnormalities
- Root Buttress
- Sail area
- Bottle butt
- Soil cracks
If cause for concern - more detailed inspection required
- Sounding with mallet
- Sound velocity measurement
- Resistograph
- Sonic Tomograph
- Root Buttress
- Sail area
- Bottle butt
- Soil cracks
Increment Borer and Fractometer
Tree Ring Analysis
Failure Critical
Decision
15

Appendix B Tree locations and Tree Protection Plan Scale 1:300

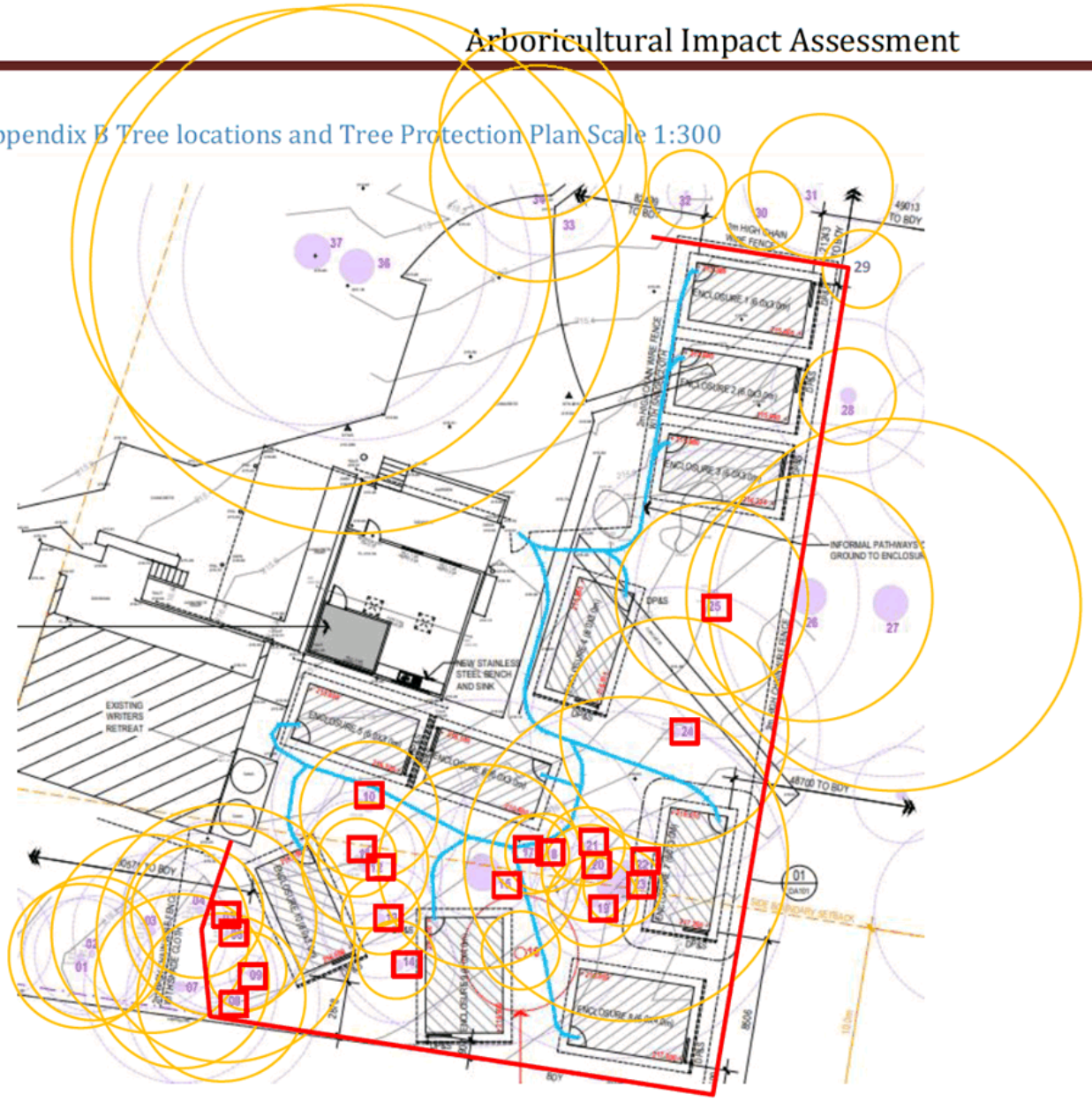

Table 4 Plan Legend

Requirement	Total	Tree Number	Legend
Trees Removed	1	16	Red
Trees Retained	36	1-15, 17-37	Purple
Tree Protection Zone (TPZ)	36	1-15, 17-37	
Trunk Protection	19	5, 6, 8-15, 17-25	
Tree protection fencing	36	1-15, 17-37	

8 Appendix C Methodology for Determining Tree Retention Value

The aim of this process is to determine the relative value of each tree for retention (i.e. its Retention Value) in the context of development. This methodology assists in the decision-making process by using a systematic approach. The key objective of process is to ensure the retention of good quality trees that make a positive contribution to these values and ensure that adequate space is provided for their long term preservation. The Retention Value of a tree is a balance between its sustainability in the setting in which it is located (the 'landscape') and its significance within that setting (landscape significance).

Step 1: Determining the Landscape Significance Rating

The 'landscape significance' of a tree is a measure of its contribution to amenity, heritage, and ecological values. While these values are fairly subjective and difficult to assess consistently, some measure is necessary to assist in determining the Retention Value of each tree. To ensure in a consistent approach, the assessment criterion shown in Table 2 should be used. A Tree may be considered 'significant' for one or more reasons. A tree may meet one or more of the criteria in any value category (heritage, ecology or amenity) shown in Table 2 to achieve the specified rating. For example, a tree may be considered 'significant' and given a rating of 1, even if it is only significant based on the amenity criteria.

Based in the criterion in this table, each tree should be assigned a landscape significance rating as follows:

1. Significant
2. Very High
3. High
4. Moderate
5. Low
6. Very Low
7. Insignificant

Step 2: Determining Safe Useful Life Expectancy (SULE)

The sustainability of a tree in the landscape is a measure of its remaining lifespan in consideration of its current health, condition and suitability to the locality and site conditions. The assessment of the remaining lifespan of a tree is a fairly objective assessment when carried out by a qualified Consulting Arborist. Once a visual assessment of each tree is completed (using the Visual Tree Assessment criteria), the arborist can make an informed judgement about the quality and remaining lifespan of each tree. The Safe Useful Life Expectancy (SULE) methodology (refer to Table 3) can be used to categorise trees as follows:

- Long (Greater than 40 years)
- Medium (Between 15 and 40 years)
- Short (Between 5 and 15 years)
- Transient (less than 5 years)
- **Dead or Hazardous (no remaining SULE)**

The SULE of a tree is calculated based on an estimate of the average lifespan of the species in an urban area, less its estimated current age and then further modified where necessary in consideration of its current health, condition (structural integrity) and suitability to the site.

8.1 Appendix D Table 2 Step 1 Landscape Significance Rating

RATINGS	HERITAGE VALUE	ECOLOGICAL VALUE	AMENITY VALUE
1. SIGNIFICANT	The subject tree is listed as a Heritage item under the Local Environment Plan (LEP) with a local, state, or national level of significance or is listed on Council's Significant Tree Register.	The subject tree is scheduled as a Threatened Species as defined under the Threatened Species Conversation Act 1995 (NSW) or the Environmental Protection and Biodiversity Conservation Act 1999.	The subject tree has a very large live crown size exceeding 100m2 with normal to dense foliage cover, is located in a visually prominent position in the landscape, exhibits very good form and habit typical of the species.
	The subject tree forms part of the curtilage of a Heritage Item (building/structure/artefact as defined under the LEP) and has a known or documented association with that item.	The tree is a locally indigenous species, representative of the original vegetation of the area and is known as an important food, shelter or nesting tree for endangered or threatened fauna species.	The Subject tree makes a significant contribution to the amenity and visual character of the area by creating a sense of place or creating a sense of identity.
	The subject tree is a Commemorative Planting having been planted by an important historical person (s) or to commemorate an important historical event.	The subject tree is a Remnant Tree, being a tree in existence prior to development of the area.	The tree is visually prominent in view form surrounding areas, being a landmark or visible from a considerable distance.
2. VERY HIGH	The tree has a strong historical association with a heritage item (building/structure/artefact/garden etc) within or adjacent the property and/or exemplifies a particular era or style of landscape design associated with the original development of the site.	The tree is a locally indigenous species representative of the original vegetation of the area and is a dominant or associated canopy species of an Endangered Ecological Community (EEC) formerly occurring in the area occupied by the site.	The subject tree has a very large live crown size exceeding 60m2, a crown density exceeding 70% (normal-dense), is a very good representative of the species in terms of its form and branching habit or is aesthetically distinctive and makes a positive contribution to the visual character and the amenity of the area.
3. HIGH	The tree has a suspected historical association with a heritage item or landscape supported by anecdotal or visual evidence.	The tree is a locally indigenous and representative of the original vegetation of the area and the tree is located within a defined vegetation link/wildlife corridor or has known wildlife habitat value.	The tree is a good representative of the species in terms of its form and branching habit with minor deviations from normal (e.g. crown distortion/suppression) with a crown density of at least 70% (normal); The subject tree is visible form the street and/or surrounding properties and makes a positive contribution to the visual character and the amenity of the area.
4. MODERATE	The tree has no known or suspected historical association but does not detract or diminish the value the value of the item and is sympathetic to the original era of planting.	The subject tree is a non-local native or exotic species that is protected under the provisions of the DCP.	The subject tree has a medium live crown size exceeding 25m^2; The tree is a fair representative of the species, exhibiting moderate deviations from typical form (distortion/suppression etc) with a crown density of more than 50% (thinning to normal).
			The tree is visible from surrounding properties but is not visually prominent- view may be partially obscured by other vegetation or built forms. The tree makes a fair contribution to the visual character and amenity of the area.
5. LOW	The subject tree detracts from heritage values and diminishes the value of the heritage item.	The subject tree is scheduled as exempt (not protected) under the provisions of this DCP due to its species, nuisance or position relative to buildings or other structures.	The subject tree has a small live crown of less than 25m^2 and can be replaced within the short term (5-10 years) with new tree planting.
6. VERY LOW	The subject tree is causing significant damage to a heritage item.	The subject tree is listed as an Environment Weed Species in the Local Government Area, being invasive, or is a nuisance species.	The subject tree is not visible from surrounding properties (visibility obscured) and makes a negligible contribution or has a negative impact on the amenity and visual character of the area. The tree is a poor representative of the species, showing significant deviations from the typical form and branching habit with a crown density of less than 50%.

8.2 Appendix E Table 3 Estimating Safe Useful Life Expectancy (SULE) Step 2

1	Estimate the age of the tree
2	Establish the average life span of the species
3	Determine whether the average life span needs to be modified due to local environmental situation
4	Estimate remaining life expectancy
Life Expectancy	= average modified life span of species - age of tree
5	Consider how health may affect safety (& longevity)
6	Consider how tree structure may affect safety
7	Consider how location will affect safety
8	Determine safe life expectancy
Safe Life Expectancy	= life expectancy modified by health, structure and location
9	Consider economics of management (cost vs benefit of retention)
10	Consider adverse impacts on better trees
11	Consider sustaining amenity - making space for new trees
12	Determine SULE
Safe Useful Life Expectancy	= safe life expectancy modified by economics, effects on better trees and sustaining amenity

Ref. Barrell, Jeremy (1996)
Pre-development Tree Assessment
Proceedings of the International Conference on Trees and Building Sites (Chicago)
International Society of arboriculture, Illinois, USA

8.3 Appendix F Table 4 Determining Tree Retention Values

The Retention Value of a tree is increased or diminished based on its sustainability in the landscape, which is expressed as its SULE. A tree that has a high Landscape Significance Rating, but low remaining SULE, has a diminished value for retention and therefore has an appropriate Retention Value assigned. Conversely a tree with a low Landscape Significance Rating even with a long remaining SULE, is also considered of low Retention Value. This logic is reflected in the matrix shown in Table 1.

Once the landscape Significance Rating and SULE category have been determined, the following matrix can be used to determine a relative value (or priority) for retention:

TABLE 1 – DETERMINING TREE RETENTION VALUES

	Landscape Significance Rating						
SULE	1	2	3	4	5	6	7
Long - greater than 40 years	High Retention Value						
Medium - 15 to 40 years			Moderate Retention Value				
Short - 5 to 15 years				Low Retention Value			
Transient - less than 5 years				Very Low Retention Value			
Dead or Hazardous							

9 Appendix G Tree Protection specifications

Tree Protection Fencing (See Figure 3)

Tree protection is to be carried out on all trees to be retained on site.

All fencing should be at the perimeter of the Tree Protection Zone (TPZ), unless shown on Tree Management Plan (TMP).

The tree/s to be retained and protected together with their relevant Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) shall be marked on all demolition and construction drawings.

All contractors and workers on site shall be briefed on the tree protection and management procedures in place as part of their site induction. A written record of the induction process is to be kept on site.

The TPZ must be enclosed with a fully supporting chainmesh protective fencing. The fencing shall be secure and fastened to prevent movement. The fencing shall have a lockable opening for access. Roots greater than 30mm diameter are not to be damaged/severed during the construction of the fence. See Figure 3 Drawing taken from AS 4970-2009below.

The enclosed area must be free of weeds and grass, the application of a 75mm layer of leaf mulch to the tree protection zone (TPZ) must be maintained for the duration of works.

Signs at 7 metre intervals are to be attached to the fencing clearly showing the name and contact details of the site Arborist and the words NO ENTRY.

No work is to be undertaken within this Tree Protection Zone; this includes:

-No removal or pruning of trees

-No construction, stockpiling or storage of chemicals, soil, and cement. Or the movement of machinery, parking and personnel is to occur within the TPZ unless ground protection has been installed.

-No refuelling, dumping of waste, placement of fill or Soil level changes.

-No lighting of fires or physical damage to protected trees.

-No temporary or permanent installation of utilities or signs.

-No service trenches should pass through the TPZ, stormwater pits must be located outside the TPZ.

Example of tree protection fencing

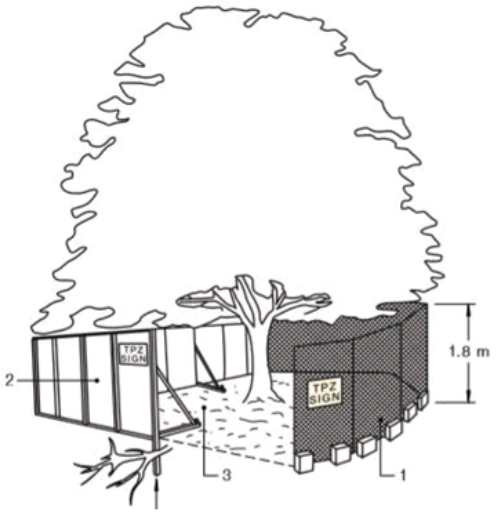

Figure 3 Drawing taken from AS 4970-2009

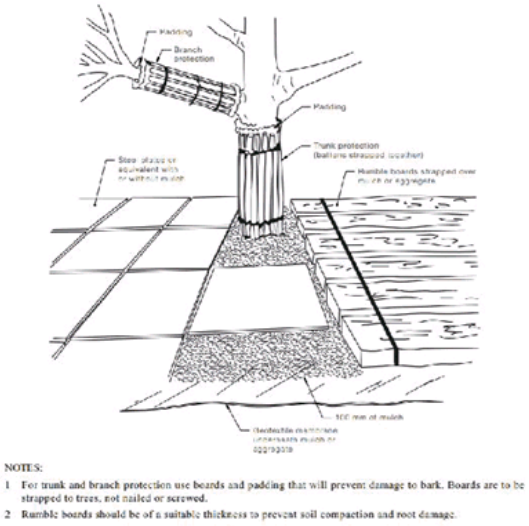

Figure 4 Trunk and branch Protection (AS 4970-2009)

Figure 5 Trunk Protection

Trunk/Branch Protection

Hessian or similar material is used as a wrap around the trunk/branch to a height of 2.6 metres from the base of the tree. Covering the hessian are timbers 100x50x2200mm These are to be spaced around the trunk with gaps of approximately 100mm. The timbers are to be secured with metal strapping. These materials are not to be directly fastened to the tree. See Figure 4 and Figure 5 above.

Ground protection

This is used to protect the Tree Protection Zone (TPZ) from soil compaction. Soil compaction reduces the available pore spaces within the soil, this reduces water holding capacity, oxygen and carbon dioxide diffusion. It can cause water to runoff the soil surface reducing infiltration. Over time a root system in a compact soil (High Bulk Density) declines. As the root system of a tree declines so does its canopy. When soil compaction is severe the entire tree can die.

Where scaffolding, foot traffic or wheelbarrow access is required. The soil surface should be covered by Geotextile fabric followed by plywood sheets 1.2 x 2.4 metres x 18mm thick and then covered by 200mm of mulch to provide a trafficable surface. Timber slats may be required to provide grip to the surface. Driveways or areas that will have heavy vehicles over the soil surface should have geotextile fabric, 100mm of mulch or gravel followed by sleepers 100x 200 x 3000mm. The sleepers are spaced 150mm apart and the gaps filled with gravel or mulch. The sleepers are then strapped together with metal hoop pine to prevent movement.

Irrigation may be required beneath ground protection.

9.1 Installation of underground services

All underground services must be routed outside the TPZ of any protected tree. The project arborist must be consulted (or council if required in DA conditions) if works pass through the TPZ of any tree. Methods such as thrust boring/directional drilling or hand excavation, during supervision by the project arborist are methods that reduce impact to surrounding trees. These are acceptable methods under AS 4970-2009.

10 Glossary of Terms

AGL: above ground level

Basal flare: the rapid increase in diameter that occurs at the confluence of trunk and root crown, associated with both stem and root tissue.

Canopy Spread: measure from one side of the tree to the other, the canopy spread of the tree was estimated.

Condition: refers to the tree's form and growth habit, as modified by its environment (aspect, suppression by other trees, soils) and the state of the scaffold (i.e. trunk and major branches), including structural defects such as cavities, crooked trunks or weak trunk/branch junctions. These are not directly connected with health and it is possible for a tree to be healthy but in poor condition.

Decay: is the result of invasion by fungal diseases through a wound.

Decline: is the response of the tree to a reduction of energy levels resulting from stress. Recovery from a decline is difficult and slow; is usually irreversible.

Diameter at Base (DAB): A measurement at the base of the tree above any significant swelling.

Diameter at Breast Height (DBH)[4]: refers to the tree trunk diameter at breast height (1.4 metres above ground level) Estimated

Dieback: refers to the withdrawal of energy by the tree from some areas of the crown. Symptoms are leaf drop, bare twigs, dead branches and tree death, in order of progression. This can be caused by root damage, root disease, severe bark damage, intensive grazing by insects, abrupt changes in growth conditions, drought, water logging or over maturity. Dieback often implies stress or decline.

Epicormic shoots: are sprouts produced from dormant buds in the bark. Production can be triggered by fire, pruning or root damage but may also be as a result of stress or decline.

Future: A time period of 12 months from the date of report. As described by the Land and Environment Court.

Hazard: refers to anything with the potential to harm health, life or property.

Height of tree: refers to the height of the tree from ground level to the highest point of the tree. This is estimated with the use of a clinometer.

Health: refers to the tree's vigour as exhibited by the crown density, leaf colour, presence of epicormic shoots, ability to withstand disease invasion, and the degree of dieback. Listed as Excellent, Good, Fair or Poor.

Inclusion: See weak junctions

Sparse crown: refers to reduced leaf density, often a precursor to dieback and may imply stress or decline. Also, possibly a response to drought or root damage.

Topping: or heading is a pruning practice that results in removal of terminal growth leaving a cut stub end. Topping causes serious damage to the tree.

Weak junctions: are points of possible failure in the scaffold. They are usually caused by the trunk or branch bark being squeezed within the junction so that the necessary interlocking of the wood fibres does not occur, and the junction is forced open by the annual increments in growth. This is often a genetic problem.

Weed species: are plants that are known to invade native remnant bushland. The species concerned may be exotic or may be native species from other parts of Australia.

Wounds: are areas where the bark has been damaged by branch breakage, impact or insect attack. Some wounds decay and cause structural defects or weakness. Healthy trees are able to resist and contain infection by walling off areas within the wood. Tree wounds are often eventually covered over by new bark but the walled off or infected areas still remain internally and may lead to weakness of the heartwood.

11 Qualifications and Experience

TRISTAN BRADSHAW

Postal Address: PO Box 48 St Ives, NSW. 2075.
Mobile: 0411 608 001 Email: bradshawarborists@gmail.com
Consulting Arborist Registered Number 1286

Professional Memberships

Member of the International Society of Arboriculture. No: 157768

Member of Arboriculture Australia No. 1286 (Certified Practicing Consulting Arborist)

Qualifications

2022 Tree Risk Assessment Qualification renewal (TRAQ)

2016-2018 Graduate Certificate in Arboriculture AQF8 at Melbourne University.

2015 Tree Risk Assessment Qualification (TRAQ)

2013-2014 Diploma of Arboriculture AQF5 at Ryde TAFE. Distinction

2012 Certificate III in Arboriculture at Ryde TAFE

2011 Certificate IV in Occupational Health and Safety

2010 Aboriginal Sites Awareness Course by Aboriginal Heritage Office

1996-1999 Bachelor of Horticultural Science at University of Sydney. Honours+

Tristan Bradshaw has been involved in the Horticultural and Arboricultural Industry since 1995. The business Bradshaw Horticultural Services was formed and incorporated Horticultural consulting work and landscaping. In 2000 Tristan undertook the Level 2 Arboriculture course at Ryde TAFE. The business progressively specialised in consulting, tree removal, pruning and stump grinding works. Extensive hands-on knowledge was developed during the climbing of trees undertaking pruning or removal and during storm events understanding the tolerances of trees.

In 2009 the new business name Bradshaw Tree Services was registered to reflect works only being undertaken in the tree industry. The business operated throughout Sydney employing up to 25 people. Tristan Bradshaw's main role was as a consultant advising clients and writing reports. In 2019 Bradshaw Tree Services ceased operations and Tristan Bradshaw began Bradshaw Consulting Arborists exclusively undertaking tree consultancy.

Tristan Bradshaw with continued education has attained a Level 8 qualification, attends the annual Arboriculture conferences taking part in the seminars to broaden his knowledge.

Arboricultural Impact Assessment

This assessment was carried out from the ground and covers what was reasonably able to be assessed and available to this assessor at the time of inspection. No subterranean inspections were carried out. The preservation methods recommended where applicable are not a guarantee of the tree survival but are designed to reduce impacts and give the trees the best possible chance of adapting to new surroundings.

Limitations on the use of this report:

This report is to be utilised in its entirety only. Any written or verbal submission, report or presentation that includes statements taken from the findings, discussions, conclusions or recommendations made in this report, may only be used where the whole or the original report is referenced in, and directly attached to that submission, report or presentation.

Assumptions:

Care has been taken to obtain information from reliable resources. All data has been verified insofar as possible: however, Bradshaw Consulting Arborists can neither guarantee nor be responsible for the accuracy of information provided by others.

Unless stated otherwise:

-Information contained in this report covers only the tree/s that was/were examined and reflects the condition of the tree at the time of the assessment: and
-The inspection was limited to visual examination of the subject tree without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject tree may not arise in the future.
-The assessment does not identify hazards and associated risk; this report is not a risk assessment.

Yours sincerely,

Tristan Bradshaw (BHort Sci (USYD), Dip Arb AQF 5 (TAFE), Grad Cert AQF 8 (UMELB), TRAQ

BLACKASH
BUSHFIRE CONSULTING

23 October 2023

NSW Wires Inc
C/o Mr Glen Ollerton
MDP Architecture
By email: Glen Ollerton Glen@mdpa.com.au

Dear Mr. Ollerton,

Re: koala enclosures at 391 Wedderburn Road, Wedderburn

Blackash Bushfire Consulting has been commissioned by NSW Wires Inc. by MDP Architecture to provide specialist bushfire advice in support for the proposed construction of ten (10) koala enclosures at 391 Wedderburn Road, Wedderburn (the site), which is legally known as Lot 41 DP 752066 (figure 1).

This advice has been prepared by Lew Short, Principal Blackash Bushfire Consulting (FPAA BPAD-A Certified Practitioner No. BPD-PA-16373) who is recognised by the RFS as qualified in bushfire risk assessment and has been accredited by the Fire Protection Association of Australia as a suitably qualified consultant to undertake alternative solution proposals.

The site is on Bushfire Prone Land. The site has two existing buildings that will not be modified or changed as part of the installation of the koala enclosures.

The koala enclosures are not nominated or designated as a building Class in accordance with the National Construction Code (NCC) or *Planning for Bushfire Protection 2019* (PBP). The koala enclosures are not residential, commercial or industrial development and the provisions within PBP do not apply. As such, there are no legislative provisions, specified standards, construction requirements or planning provisions relating to the small animal enclosures.

NSW Wires Inc should consider bushfire emergency management provisions relating to people not using the site and the movement of animals from the site in the event of a bushfire within proximity to or that is likely to impact the site.

If you require any further information, please contact me on 0419 203 853.

Yours sincerely,

PO BOX 715 WAHROONGA NSW 2076 AUSTRALIA
M 0419 203 853 | E lew.short@blackash.com.au
W blackash.com.au

TINTAGEL INVESTMENTS PTY LTD T/A BLACKASH BUSHFIRE CONSULTING ABN 99 000 704 861

BPAD Bushfire Planning & Design Accredited Practitioner Level 3

BLACKASH
BUSHFIRE CONSULTING

BPAD Bushfire Planning & Design Accredited Practitioner Level 3

Lew Short | Principal
B.A., Grad. Dip. (Design for Bushfires), Grad. Cert. of Management (Macq), Grad. Cert. (Applied Management)
(FPAA BPAD-A Certified Practitioner No. BPD-PA-16373)

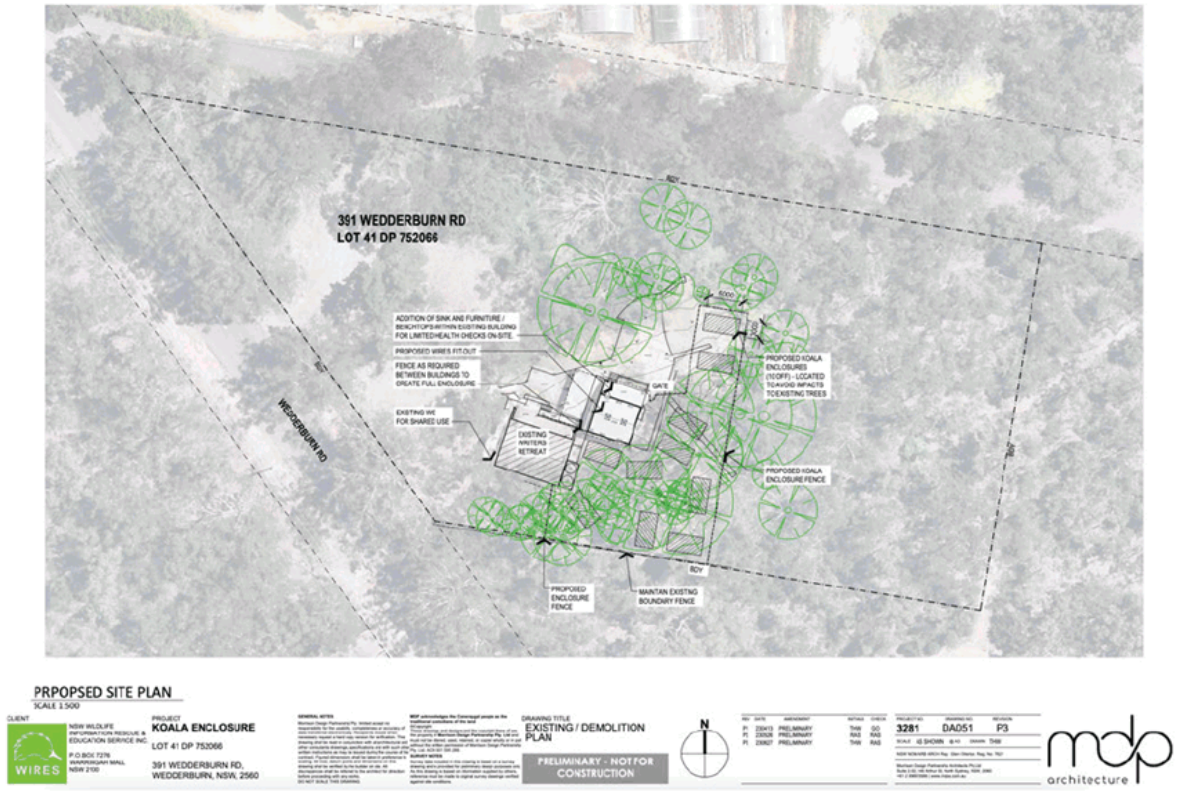

Figure 1 Proposal and Location

Operational plan proposed koala facility Wedderburn.

It is anticipated that whilst in operation the facility would have one or two WIRES members visit every day. Duties would include cleaning of the external facilities, feeding animals, administer any prescribed treatments. Proposed operations inside the building would include; food preparation, administrative work and storage. The building will also be used for simple veterinary procedures and treatments, this might include wound management, recording of routine weights and morphometrics, the taking of blood/tissue samples, administering medications and general diagnostics. Veterinarians would visit the site on a regular basis to perform these operations. No animals would be permanently housed inside the building. Duration of work will be dependent on animal load but would range from 30 minutes to 2 hours possibly twice a day. Members would only be on-site during daylight hours. In the event that no animals are on the site all enclosures would be cleaned and locked and a visual inspection of the facility would take place once per week. No more than 2 cars are likely to require access to the site at any one time.

Capacity

The facility is designed to have a maximum capacity of 10 animals at any one time, analysis of historic rescue data for the region indicates that outside of emergencies (bushfire, flood etc) the facility would average 4-5 animals at a time. There is potential in a catastrophic emergency to use the facility to hold up to 30 animals for short periods depending on conditions.

Waste management

All domestic and animal waste will be removed from site daily by WIRES members, un-eaten leaf can be mulched on-site and removed. Any liquid waste will be sent to sewer.

Food management

All food and medications will be stored in a purpose-built cool room or freezer. Food preparation will be in-line with safe food handling practices and standards as set out in the pertinent codes of practice for wildlife rehabilitation. Any food waste will be removed daily as outlined above

Security

CCTV will be in place at the facility, covering all enclosures and entries/exits to the compound and building. All enclosures will have a keyed lock as will the main building. WIRES members have strict protocols around WH&S and safety while working in WIRES facilities.

4.2 Development Application for storage shed, upgrade to existing shed and removal of one tree at the Campbelltown Golf Course (Clubhouse) - 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
PA Sport and Leisure

Referral Criteria

In accordance with section 4.8 of *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Local Planning Panels Direction this application is to be determined by the Local Planning Panel as prescribed in Schedule 1 of that direction due to a prescribed conflict of interest.

The land on which the proposed development is to be carried out is owned by Campbelltown City Council.

Executive Summary

- Council has received a development application for the construction of a shed for the purposes of storing of golf carts, with an interconnecting wing to an existing shed, ancillary upgrade works and removal of one tree at 1 Golf Course Drive, Glen Alpine.
- The subject site is zoned R2 Low Density Residential under the Campbelltown Local Environmental Plan 2015.
- The development application was publicly exhibited from 3 December 2024 to 21 January 2025, as required by the Campbelltown Community Participation Plan. 8 unique submissions objecting to the proposal were received during this time.
- The application has been assessed against Section 4.15 of the *Environmental Planning and Assessment Act 1979*, and it is recommended that the application be approved, subject to the recommended conditions of consent.

Officer's Recommendation

That development application 4311/2024/DA-C for the construction of a storage shed for golf carts, with interconnecting wing to the existing shed, upgrade works to the existing shed, and removal of one tree at the Campbelltown Golf Course (Clubhouse), 1 Golf Course Drive, Glen Alpine be approved, subject to the recommended conditions listed in attachment 1.

Purpose

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

Property Description	Lot 994 DP 861788 Campbelltown Golf Course (Clubhouse), 1 Golf Course Drive, Glen Alpine
Application No	4311/2024/DA-C
Applicant	Mr Aaron Boscov of Professional Development Services Australia Pty Limited
Owner	Campbelltown City Council
Provisions	State Environmental Planning Policy (Resilience and Hazards) 2021
	State Environmental Planning Policy (Biodiversity and Conservation) 2021
	Campbelltown Local Environmental Plan 2015
	Campbelltown (Sustainable City) Development Control Plan 2015
Date Received	27 November 2024

The Site

The subject site is known as 1 Golf Couse Drive, Glen Alpine, and is legally defined as Lot 994 DP 861788. The land has an area of 13.5 ha.

The land comprises an established golf course with ancillary structures associated with this use.

The site and surrounding land are zoned R2 Low Density Residential. The surrounding locality is characterised by predominantly detached, single and double storey dwelling houses.

The site generally falls east to west in the location of the proposed development.

Figure 1 – Aerial image of the subject site (in red) and surrounding area

Figure 2 – Aerial image of the general location of the proposed development

The subject site contains several easements, including a 4 m wide coaxial cable easement located to the south of the proposed development footprint. However, the proposed construction would not impact this easement and conditions have been recommended to ensure this infrastructure is not damaged during construction.

Figure 3 – Current condition of the site and location of the proposed shed facing South

Proposal

The proposal includes:

- cut and fill to achieve a level building foundation and the construction of a slab
- the removal of one native tree (ironbark, in decline)
- construction of a new shed and enclosed breezeway for storing golf carts
- ancillary upgrade works to the existing shed, including emergency exits and bollards
- stormwater and drainage work

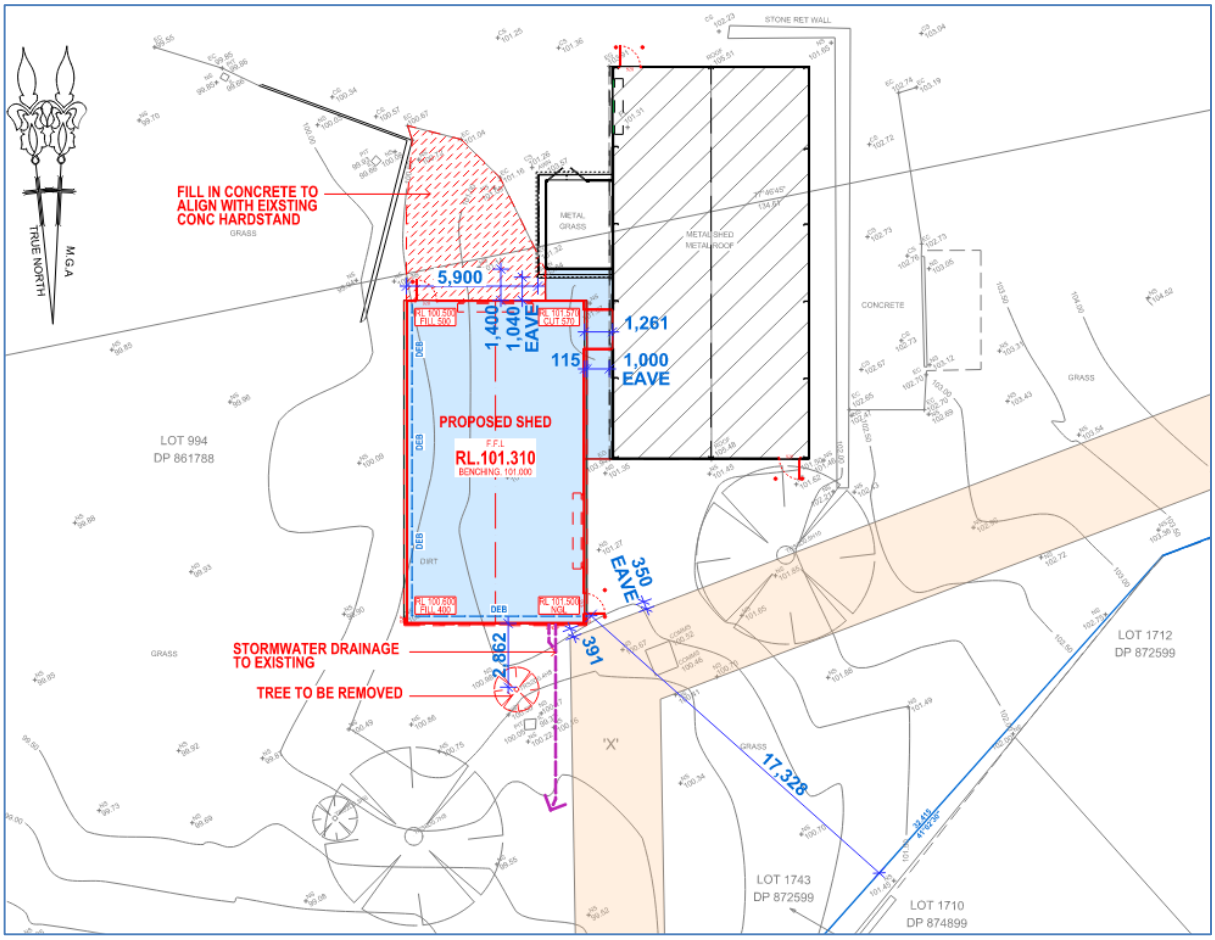

Figure 4 – Excerpt of the proposed Site Plan

Figure 5 – Current condition of the site and location of the proposed shed facing North

Figure 6 – Tree nominated for removal

Report

1. Vision

Campbelltown 2032

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 proposed development is consistent with Outcome 2 in that the proposed development will provide storage infrastructure to support the operation and use of the golf course as an outdoor recreation facility for the residents of the Campbelltown local government area.

2. Planning Provisions

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

2.1 Section 4.15(1)(a)(i) The Provisions of any Environmental Planning Instrument

2.1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

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

- If it considers the land to be contaminated, and

- 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

- 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.

Council records indicate the use of the site as a golf course was established 1978 and that this use has continued to date. The surrounding areas have historically been used for residential purposes.

The existing shed was constructed after 2007 of non-hazardous materials (colourbond on slab) and inspection renewals no evidence of land contamination within the surrounding area.

The site is therefore considered to be suitable in its current form for the proposed construction of a storage shed and the requirements of the State Environmental Planning Policy (Resilience and Hazards) 2021 have been satisfied.

2.1.2 State Environmental Planning Policy (Biodiversity and Conservation) 2021

The State Environmental Planning Policy (Biodiversity and Conservation) 2021 requires the consent authority to consider the impacts of any proposed development on the waterways and catchments of the state under Chapter 6.

The subject site is located within the Georges River catchment. A tributary of Bow Bowing Creek forms a north-south spine along the centre of the golf course. Stormwater is proposed to be stored in a rainwater tank, and then discharged as surface run-off to the south. Run off would follow the contour of the land, which slopes towards the tributary traversing the site.

There is no direct discharge of stormwater to any waterbody proposed under this development. The proposed storage shed is setback from the tributary by approximately 50 m to create a buffer area to trap potential pollutants before entering the tributary. The drainage design will also include scour protection.

It is therefore unlikely that the proposed development will affect the environmental quality of the Georges River catchment and the provisions of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 are therefore satisfied.

2.1.3 Campbelltown Local Environmental Plan 2015

Permissibility

The site is zoned R2 Low Density Residential under the Campbelltown Local Environmental Plan 2015 (CLEP 2015). The development is categorised as recreation facility (outdoor), which is permissible in the R2 zone.

The definition of a recreation facility (outdoor) is as follows:

> A **recreation facility (outdoor)** means 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).

Zone Objectives

- 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 proposed development satisfies the objectives of the R2 Low Density Residential zone as it is compatible with the character of the living area and will provide facilities to meet the day-to-day needs of residents.

Clause 4.3 Height of Buildings

The maximum building height permitted for the site is 8.5 m. The proposed height of the shed is 4.1 m when measured from the lowest part of the existing ground level to the roof ridgeline.

Clause 4.4 Floor Space Ratio

Floor space ratio controls do not apply to this development type on this site.

Clause 5.10 Heritage Conservation

The site is not listed as a heritage item or heritage conservation area.

A search of the Aboriginal Heritage Information Management System (AHIMS) was undertaken revealing no known Aboriginal sites, places, or items within the site, or within a 200 m buffer of the site boundaries.

5 Aboriginal sites have been recorded within a 1 km buffer of the site boundaries, the closest to the site being 525 m from the proposed storage shed.

Noting the highly disturbed nature of the portion of the site that will accommodate the proposed shed, it is considered unlikely that items of Aboriginal cultural heritage significant would be impacted by the development. A condition has been recommended requiring an unexpected finds protocol to be implemented through construction.

Clause 5.21 Flood Planning

Flood planning considerations under the CLEP 2015 include whether the development:

(a) Is compatible with the flood function and behaviour on the land, and

(b) Will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and

(c) Will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and

(d) Incorporates appropriate measures to manage risk to life in the event of a flood, and

(e) Will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses.

The site has been identified as flood prone, and the area around the proposed shed is categorised as low hazard. Council's flood planning advice indicates that the 100-year maximum flood level is 100.95 m (AHD), and the minimum floor level should therefore be 101.25 m (AHD).

The proposed finished floor level is 101.31 m (AHD) and will meet the minimum level to avoid inundation of flood water into the proposed shed. The development is also not expected to affect flood behaviour that would increase risk to neighbouring properties.

Clause 7.1 Earthworks

Pursuant to Clause 7.1 of the CLEP 2015, the consent authority must consider:

(f) The likely disruption of, or any detrimental effect on, drainage patters and soil stability in the locality of the development,

(g) The effect of the development on likely future use or redevelopment of the land,

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

(i) The effect of the development on the existing and likely amenity of adjoining properties,

(j) The source of any fill material and the destination of any excavated material,

(k) The likelihood of disturbing relics,

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

(m) Any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

The proposed development involves earthworks of up to 570 mm cut and up to 800 mm fill. The proposed earthworks will be contained by the slab of the proposed shed in a drop edge beam. These earthworks will raise the finished floor level of the proposed shed to be the same as the existing shed, and to meet flood planning requirements for floor levels on the site. The proposed development is unlikely to result in poor soil stability of drainage changes, as it does not significantly alter the slope of the site on a larger scale. The earthworks comply with the maximum cut and fill limits set out in Campbelltown (Sustainable City) Development Control Plan 2015 and would not prevent the ongoing and future use of the site as a golf course. Further, the development would not adversely impact amenity of adjoining properties due to the significant setbacks proposed.

Soil excavation has a low risk of contamination given the site's historic use, and a condition is recommended to ensure any imported fill is of an appropriate quality.

There is a very low risk of excavation impacting relics, a condition has been recommended requiring an unexpected finds protocol to be implemented through construction.

The proposed earthworks are considered satisfactory.

Clause 7.4 Salinity

Salinity considerations under the CLEP 2015 are:

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

(b) Whether salinity is likely to have an impact on the development, and

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

The location of the proposed shed has a high salinity potential, which could impact the development. A condition has therefore been included requiring the applicant to prepare a geotechnical report assessing salinity impacts and mitigations measures to be incorporated into the construction design.

Relevantly, the existing metal shed constructed in 2008 displays no visible signs of salinity damage.

Clause 7.10 Essential Services

The consent authority must be satisfied that certain essential services are available, or can be made available, to development, including servicing access to water, electricity, sewage, stormwater drainage, vehicular access, telecommunication, and natural gas.

The site has access to the required essential services. The proposed shed would require the supply of electricity, stormwater drainage and vehicle access.

Suitable stormwater drainage design has been proposed including rainwater tank, drains, pipes, and discharge within the site.

The existing vehicle access will be extended to provide access to the new storage shed.

2.2 Section 4.15(1)(a)(ii) The Provisions of any Draft Provisions

There are currently no draft provisions relevant to the subject application.

2.3 Section 4.15(1)(a)(iii) The Provisions of any Development Control Plan

The provisions of the Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP) applies to the subject land. An assessment against Part 2 - Requirements Applying to All Types of Development, Part 3 - Low and Medium Density Residential Development and Ancillary Residential Structures, and Part 6 - Commercial Development, has been undertaken with full details included in attachment 2 to this report.

The proposed development is generally consistent with the SCDCP, except in relation to the maximum floor area of outbuildings. The SCDCP prescribes a maximum combined area of outbuildings at 55 m^2 for outbuildings within the R2 zone. The applicant has sought a variation to this control for the proposed storage, which would have an area of 115.8 m^2

This control is primarily intended for typical residential properties and has not been applied to larger commercial developments on expansive residential lots, regardless of zoning.

While the golf course site is zoned R2 Low Density Residential, its scale, function, and operational needs differ significantly from typical residential properties. As such, strict adherence to the 55 m^2 maximum would be both impractical and unnecessary, given the site's unique characteristics and the functional requirements of its ancillary structures. A more context-sensitive approach is necessary to ensure a practical and proportionate built outcome.

The intent of this control for standard residential lots is to limit outbuilding floor areas to approximately 10 per cent of the total lot size (for a standard 550 m^2 lot). Conversely, in this case, the golf course site is approximately 459,200 m^2 and already contains 3 outbuildings (2 storage sheds and one amenity block, as shown in Figure 1), with a total existing floor area of approximately 641 m^2, equating to only 0.14 per cent of the total site area.

The proposed 115.85 m^2 shed would increase the total outbuilding floor area to 756.85 m^2, representing just 0.16 per cent of the total site area - a considerably lower coverage and visual bulk impact compared to standard residential lots.

Given the site context, existing non-residential use, ancillary commercial storage function, and alignment with the objectives of the development control plan, the proposed shed's floor area is reasonable and appropriate in this case.

This reasoning is supported and the proposed variation to the DCP is considered acceptable in the circumstances of the case.

2.4 Section 4.15(1)(a)(iiia) The Provisions of any Planning Agreement

The proposed development is not subject to the provisions of a planning agreement pursuant to Section 7.4 of the EP&A Act.

2.5 Section 4.15(1)(a)(iv) The Provisions of the Regulations

The proposal does not contravene the Environmental Planning and Assessment Regulation 2021.

2.6 Section 4.15(1)(b) The Likely Impacts of the Development

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

2.6.1 Natural Environment

Surrounding trees are to be preserved, except one tree to the south of the site already declining. Council's Senior Environmental Officer supports the proposal subject to the recommended conditions requiring a replacement tress being planted.

Earthworks have been assessed and found to be satisfactory. Adverse impacts to salinity processes, the health and flow of waterways, and soil stability are unlikely, or will be managed through the recommended conditions of consent that are attached to this report.

2.6.2 Built Environment

The existing built environment is unlikely to be affected by the proposed development. The only impacted building is the existing shed, which will undergo upgrades in line with access and egress requirements. The design of the proposed shed incorporates similar materials to the existing shed, but with reduced height and generous setbacks to minimise visual impacts when viewed from the neighbouring residential properties.

2.6.3 Social and Economic Impacts

The proposed development will facilitate the storage of golf carts, which will assist in the operation and functionality of the Campbelltown Golf Course. Moreover, the shed will increase capacity of the golf cart fleet providing improved mobility options for visitors.

2.7 Section 4.15(1)(c) The Suitability of the Development

No constraints or hazards have been identified which would make the site unsuitable for the proposed development. The development is permissible under the provisions of the relevant State Environmental Planning Policies and the CLEP 2015, is of an appropriate scale and satisfies the objectives of the zone. The proposed development responds to the site conditions in terms of the topography, having minimal impacts on neighbouring properties, and responding to the easements of the site. Therefore, the proposed development is considered suitable for the site.

2.8 Section 4.15(1)(d) Any Submissions

The development application was publicly notified and exhibited from 3 December 2024 to 21 January 2025 in accordance with the Council's Community Participation Plan.

8 unique submissions objecting to the proposal were received, raising concerns about visual impact, limited publicly available information, crime prevention and security, acoustic privacy, impacts on flora and fauna, tree removal, property values, potential effects on Aboriginal heritage and culture, and a recommendation to consider an alternative location for the shed.

A brief discussion of these concerns is provided below, with a more detailed analysis available in attachment 7.

Visual impact/view loss

A concern was raised regarding the proposed development's impact on views of the golf course from adjoining properties on Glenavon Place.

A thorough assessment, based on the Land and Environment Court's Tenacity planning principles, has determined that the view-sharing outcome is reasonable. The impact is not significant enough to justify refusal of the application.

Lack of information publicly available

A concern was raised regarding a lack of publicly available information (including plans, colours, and location) of the proposed development. All relevant information was available on Campbelltown City Council's 'Development Applications on Public Exhibition' webpage for public access to the documents associated with this application.

Crime prevention and security

A concern was raised regarding minimal security measures and the potential for increased criminal activity. However, no crime prevention plan was required for this application. The shed

is not visible from the main public access on Golf Course Drive, and the existing shed is already used for golf cart storage. To address this concern, a condition of consent in attachment 1 recommends incorporating additional security measures, such as an alarm and/or surveillance system.

Acoustic Impact

A concern was raised about potential noise impacts from golf cart movement near the proposed shed. However, with a minimum 17.33 m setback from the nearest residence and the vehicular entrance positioned on the opposite façade, noise is expected to be minimal and not directed toward neighbouring properties.

Impacts to flora and fauna

A concern was raised about tree removal and its impact on biodiversity. However, the Arboricultural Impact Assessment (attachment 5) identifies the tree as being in poor condition with low retention value. The site has no protected biodiversity value, and due to the poor condition of the tree and replacement planting, its removal will not result in significantly affect habitat or the ecosystem.

Recommendation to relocate shed

A suggestion was made to relocate the shed or repurpose existing shipping containers. However, the assessment confirms the shed's compliance with all relevant controls in its proposed location, including setbacks, overshadowing, and privacy. Additionally, using other facilities for this purpose or relocation falls outside the scope of the application.

Impact to property value of residential properties

Property values are not matter for consideration under Section 4.15 of the EP&A Act. In any case, no evidence has been submitted that would demonstrate a loss of property value would be reduced by the development proposal.

Aboriginal impacts

A concern was raised regarding potential impacts on Aboriginal heritage and cultural practices. An AHIMS search confirmed that the site has no known Aboriginal relics, sites or places, and there are no views from the development location to any such sites. The land is highly disturbed, and no Aboriginal relics were uncovered during earthworks for the golf course. Nevertheless, an unexpected finds protocol has been recommended as a condition of consent to ensure any unidentified Aboriginal relics or sites are appropriately reported and managed during construction.

2.9 Section 4.15(1)(e) Public Interest

The proposed development satisfies the objectives and requirements of the relevant planning controls and site suitability has been demonstrated.

The development would provide additional storage to support the ongoing operation of the Campbelltown Golf Course which will be available for recreational use by the Campbelltown residents.

Council is therefore satisfied that the proposal is in the interest of the public.

3. Developer Contributions

Section 7.11 contributions do not apply to this development as the cost of works is under $100,000.00.

Conclusion

The subject development application (4311/2024/DA-C) proposing the construction of a storage shed interconnecting with the existing shed and ancillary upgrade works at the Campbelltown Golf Course (Clubhouse), 1 Golf Course Drive, Glen Alpine has been assessed under the heads of consideration of Section 4.15 of the *Environmental Planning and Assessment Act 1979.*

The proposed development is consistent with the aim and objectives of Council Community Strategic Plan Campbelltown 2032, which outlines the long-term vision for Campbelltown and the Macarthur region. The proposed use is permissible within the R2 Low Density Residential zone, as an ancillary structure to the existing use of the land and is consistent with the objectives of this zone.

In assessing the development application against the development standards and objectives contained within the Campbelltown Local Environmental Plan 2015 and the Campbelltown (Sustainable City) Development Control Plan 2015, the proposal satisfies the requirements, subject to the recommended conditions of consent.

Attachments

4.2.1 Recommended Conditions (contained within this report)
4.2.2 Compliance Table (contained within this report)
4.2.3 Architectural Plans (contained within this report)
4.2.4 Schedule of Colours, Materials and Finishes (contained within this report)
4.2.5 Arboricultural Impact Assessment Report (contained within this report)
4.2.6 Flood Assessment Report - Redacted (contained within this report)

Reporting Officer

Manager Development Assessment

Terms and Reasons for Conditions
Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

GENERAL CONDITIONS

1. Approved plans and supporting documentation

Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.

Approved plans				
Plan no.	Revision no.	Plan title	Drawn by	Date of plan
002	B	Site Plan	DG – Professional Development Services Australia	28/10/2024
003	B	Proposed Floor Plan	DG – Professional Development Services Australia	28/10/2024
004	B	Elevations	DG – Professional Development Services Australia	28/10/2024
005	B	Elevations	DG – Professional Development Services Australia	28/10/2024
006	B	Section	DG – Professional Development Services Australia	28/10/2024

Approved documents			
Document title	Version no.	Prepared by	Date of document
Arboricultural Impact Assessment Report	1	David Gowenlock – Seasoned Tree Consulting	01/11/2024
Flood Assessment Report for Proposed Shed	1	Anil Shrestha – Accon Engineers	29/10/2024

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development. D.01.101.D

2. Erection of signs

1. This section applies to a development consent for development involving building work, subdivision work or demolition work.

2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out—

   a. showing the name, address and telephone number of the principal certifier for the work, and

   b. showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and

   c. stating that unauthorised entry to the work site is prohibited.

3. The sign must be—

	a. maintained while the building work, subdivision work or demolition work is being carried out, and b. removed when the work has been completed. 4. This section does not apply in relation to— a. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or b. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6. *Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.* D.01.070.P
3.	**Shoring and adequacy of adjoining property** 1. This section applies to a development consent for development that involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road or rail corridor. 2. It is a condition of the development consent that the person having the benefit of the development consent must, at the person's own expense — a. protect and support the building, structure or work on adjoining land from possible damage from the excavation, and b. if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation. 3. This section does not apply if — a. the person having the benefit of the development consent owns the adjoining land, or b. the owner of the adjoining land gives written consent to the condition not applying. *Condition reason: Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021.* D.01.074.P
4.	**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. *Condition reason: Prescribed condition under Section 69 of the Environmental Planning and Assessment Regulation 2021.* D01.02
5.	**External finishes** The external finishes shall be in accordance with the approved plans and the schedule of finishes submitted with this application. Any proposed alterations to these finishes are considered to be a modification to the development consent and require separate approval by Council.

	Condition reason: To ensure the approved development is constructed in the form illustrated to Council during assessment. D01.07
6.	**Lighting** Illumination of the site is to be arranged to provide an appropriate level of lighting and in accordance with the requirements of *Australian Standard 4282 (as amended)* so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises or traffic. Lighting shall clearly identify and illuminate access points to buildings. *Condition reason: To ensure lighting is operated in a manner that protects the amenity of the local area.* D01.18
7.	**Security** Development shall incorporate appropriate security devices such as cameras and alarms to assist in crime prevention. *Condition reason: To comply with DCP requirements and assist in crime prevention.* D01.999
8.	**Storage of goods** All works, storage and display of goods, materials and any other item associated with the premises shall be contained wholly within the building. *Condition reason: To ensure goods are stored wholly within the premises and protect the amenity of the local area.* D01.22.01
9.	**No panel beating/spray painting/mechanical repairs** The subject premise has not been approved for panel beating, spray-painting or mechanical repairs. It is prohibited to undertake such activities without separate written development consent being obtained from Council. *Condition reason: To ensure that the operation and use of the development is in accordance with the approved use.* D01.30
10.	**Graffiti removal** In accordance with the environmental maintenance objectives of 'Crime Prevention Through Environmental Design', the owner/lessee of the building shall be responsible for the removal of any graffiti which appears on the buildings, fences, signs and other surfaces of the property within 48 hours of its application. External finishes of the development are to be graffiti resistant. *Condition reason: To protect and preserve the visual amenity of the surrounding public domain.* D01.34
11.	**Unreasonable noise, dust and vibration** The development, including operation of vehicles, shall be conducted so as to avoid the generation of unreasonable noise, dust or vibration and cause no interference to adjoining or nearby occupants. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like. In the event of a noise related issue arising during construction, the person in charge of the premises shall when instructed by Council, cause to be carried out an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by

	Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to its satisfaction. *Condition reason: To protect the amenity of the local area.* D01.39
12.	**Flood level controls** This site is located within an area that has been identified as being at the risk of being affecting by the 100 year ARI flood. The maximum flood/fill level control which affects this land is RL 100.95 metres AHD. The minimum floor level control, which affects this land is RL 101.25 metres AHD. *Condition reason: To ensure development is designed to avoid flood impacts.* D01.43
13.	**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. The capacity of the rainwater tank shall be 3,000 L, as required by the Campbelltown (Sustainable City) Development Control Plan 2015. *Condition reason: To reuse rainwater and comply with DCP requirements.* D01.53
14.	**Tree Removal and Protection** The development is approved to be undertaken strictly in accordance with the Arboricultural Impact Assessment (AIA) report, prepared by Seasoned Tree Consulting (dated 1 November 2024) and the following conditions of consent: (a) Tree T2 *Eucalyptus sideroxylon* (Mugga Ironbark) is located close to the proposed shed and is approved for removal under the condition it is replaced in a suitable location nearby. (b) Trees T1, T3, T4, and & T5 (total 4 trees) are to be retained and protected in accordance with Australian Standard AS 4790-2009: Protection of tree on development sites. - (c) One replacement tree, of the same species, is required for the removal of T2 *Eucalyptus sideroxylon* (Mugga Ironbark) and must be planted at a pot size of 75L. *Condition reason: To preserve trees, and to remove and replace approved trees.* D01.999
15.	**Use of Outbuilding** The outbuilding shall not be used for any habitable, commercial, or industrial use. The shed shall be for storage purposes only, as approved under this consent. *Condition reason: To ensure that the use of the outbuilding is in accordance with the approved use.* D01.999
16.	**Construction certificate** Before commencement of any works that require a construction certificate: 1. the applicant shall appoint a principal certifier; 2. the applicant shall obtain a construction certificate for the particular works; and

	3. when Council is not the principal certifier, the appointed principal certifier shall notify Council of their appointment no less than two days before the commencement of any works. *Condition reason: To comply with legislation.* D01.54

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

17.	**Geotechnical report** Before the issue of 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, and to assess the potential impacts of or to the salinity processes of the land. *Condition reason: To inform the certifier of any structural design requirements for the approved building works.* D02.09
18.	**Stormwater management plan** Before the issue of 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. Floor levels of all buildings shall be a minimum of 150mm above the adjacent finished site levels and stormwater shall be conveyed from the development to the South, as per the proposed stormwater management plan. All proposals shall comply with Council's 'Engineering Design Guide for Development' (as amended) and the applicable development control plan. *Condition reason: To protect the operation of stormwater systems.* D02.26
19.	**Finished ground level** Before the issue of a construction certificate, a contour plan prepared by a qualified practicing surveyor illustrating existing levels of the land shall be submitted as the land has been identified as being affected by the 1:100 year flood and the finished floor level of the site shall be a minimum level of RL 101.25 metres AHD. *Condition reason: To protect the development from flood impacts.* D02.29
20.	**Telecommunications infrastructure** 1. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to proposed works must be submitted to the appointed certifier prior to the issue of a construction certificate or any works commencing, whichever occurs first; and 2. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer. *Condition reason: To ensure that the development does not impact any telecommunications infrastructure and that appropriate arrangements have been made for the approved development.* D02.59
21.	**Sydney Water** Before the issue of 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 certifier prior to issue of a construction certificate. The Sydney Water Tap In service can be accessed at www.sydneywater.com.au. *Condition reason: To ensure the development does not adversely affect Sydney Water infrastructure and that appropriate arrangements have been made to connect to Sydney Water services.* D02.60

BEFORE BUILDING WORK COMMENCES

22.	**Erosion and sediment control** Before any site work commences on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented. *Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.* D03.01
23.	**Erection of construction sign** Before any site work commences on the land, signs must be erected in prominent positions on the site: 1. 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 2. Stating that unauthorised entry to the work site is prohibited 3. 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) 4. Stating the approved construction hours in which all works can occur 5. Showing the name, address and telephone number of the principal certifier 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. *Condition reason: Prescribed condition under Section 70 of the Environmental Planning and Assessment Regulation 2021.* D03.02
24.	**Toilet on construction site** Before any site work commences 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: 1. A public sewer, or 2. If connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council, or

	3. If connection to a public sewer or an accredited sewage management facility is not practicable, to some other management facility approved by Council. *Condition reason: To ensure that appropriate toilets are provided for construction workers.* D03.03
25.	**Trade waste** Before any site work commences 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. Waste storage shall be stored on the site at all times. All waste and recycling materials shall be stored separately during construction. Should asbestos or hazardous material be discovered, the removal, handling, and disposal of such materials shall be carried out in accordance with WorkCover NSW, NSW Environment & Protection Authority (EPA), Office of Environment and Heritage, and other regulatory guidelines and requirements. *Condition reason: To ensure all waste is safely moved off-site for disposal.* D03.04
26.	**Public property** Before any site work commences 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. *Condition reason: To ensure the condition of public infrastructure is recorded before the commencement of any works.* D03.06
27.	**Hoarding / Fence** Before any site work commences, a hoarding or fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place in accordance with Work Cover requirements. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. A separate land use application under *Section 68 of the Local Government Act 1993* shall be submitted to and approved by Council prior to the erection of any hoarding on public land. *Condition reason: To protect workers, the public and the environment.* D03.09
28.	**Geotechnical reference** Before any site work commences, 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*. *Condition reason: To inform the principal certifier of any structural design requirements for the approved building works.* D03.13

DURING BUILDING WORK

29.	**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. *Condition reason: To protect the amenity of the surrounding area.* D04.01
30.	**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 certifier. 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. All stockpiles shall be located within the sediment control zone and shall not be located within an overland flow path. *Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater and waterways, and to comply with DCP requirements.* D04.02
31.	**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. *Condition reason: To comply with legislative requirements and minimise impacts on traffic safety and efficiency.* D04.03
32.	**Excavation and backfilling** All excavations and backfilling associated with the approved works must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property. If an excavation associated with the approved works extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made: • Must preserve and protect the building from damage; and • If necessary, must underpin and support the building in an approved manner, and

	• Must at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished. The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out, whether carried out on the allotment of land being excavated or on the adjoining allotment of land. *Condition reason: To comply with legislative requirements and ensure the protection of buildings on adjacent properties.* D04.05
33.	**Fill contamination** Any landfill used on the site is to be validated in accordance with the Environment Protection Authority's guidelines for consultants reporting on contaminated sites. The validation report shall state in an end statement that the fill material is suitable for the proposed use on the land. *Condition reason: To ensure any fill material used on site is not contaminated and is safe for future occupants.* D04.07
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. *Condition reason: To minimise the impacts of the development construction on the environment.* D04.08
35.	**Certification of location of while site work is being carried out** Before the positioning of wall panels/bricks or block work, the applicant shall submit to the appointed principal certifier a qualified practicing surveyor's certificate showing the boundaries of the allotment, distances of walls and footings from the boundaries, and the dimensions of the building. *Condition reason: To ensure that the building is constructed in the location approved on the plans.* D04.09
36.	**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. *Condition reason: To ensure that the building has been constructed in accordance with the approved plans.* D04.10
37.	**Certification of levels of building while site work is being carried out** Before 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. *Condition reason: To ensure that the building has been constructed to the levels specified on the approved plans.* D04.11
38.	**Excess material**

	All excess material is to be removed from the site. The spreading of excess material or stockpiling on site will not be permitted without prior written approval from Council. *Condition reason: To ensure that the levels of the land remain consistent with the approved plans.* D04.14
39.	**Public safety** Any works undertaken in a public place are to be maintained in a safe condition at all times in accordance with AS 1742.3. Council may at any time and without prior notification make safe any such works Council considers to be unsafe, and recover all reasonable costs incurred from the applicant. *Condition reason: To protect workers, the public and the environment.* D04.19
40.	**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 certifier on request. *Condition reason: To ensure any fill material used on site is not contaminated and is safe for future occupants.* D04.36

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

41.	**Completion of external works onsite** Before the issue of the relevant 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 certifier. *Condition reason: To ensure that approved, landscaping, driveways, fencing, external finishes and retaining walls are in place prior to occupation of the building.* D05.03.0
42.	**Public utilities** Before the issue of the relevant occupation certificate, any adjustments to public utilities, required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense. *Condition reason: To ensure any damage to public infrastructure is rectified.* D05.23.0
43.	**Retaining** Before the issue of the relevant 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.

	Condition reason: To ensure any retaining walls or filling onsite has been authorised. D05.35.0
44.	**Council fees and charges** Before the issue of the relevant 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. *Condition reason: To ensure that there are no outstanding fees, charges or rectification works associated with the approved development.* D05.40.0

General advisory notes
This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the *Conditions of development consent: advisory notes*. The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

ADVISORY NOTES

A. 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. DAADV.01

B. 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. DAADV.02

C. Provision of Equitable Access

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

Where a Construction Certificate is required for the approved works, due regard is to be given to the requirements of the *Building Code of Australia* (BCA) & the Premises Standards.

In this regard it is the sole responsibility of the certifier, building developer and building manager to ensure compliance with the Premises Standards.

Where no building works are proposed and a Construction Certificate is not required, it is the sole responsibility of the applicant and building owner to ensure compliance with the DDA1992. DAADV.03

D. Retaining Walls

A separate application for development consent shall be submitted and approved for any retaining walls that do not meet the exempt requirements of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Consent must be received for the construction of any such retaining walls before work commences. DAADV.05

E. Buried Waste

Should buried materials/wastes or the like be uncovered during the excavation of footings or trenches on site works, Council is to be contacted immediately for advice on the treatment/removal methods required to be implemented. DAADV.07

F. 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. DAADV.08

G. Adjustment to Public Utilities

Adjustment to any public utilities necessitated by the development is required to be completed prior to the occupation of the premises and in accordance with the requirements of the relevant Authority. Any costs associated with these adjustments are to be borne by the applicant. DAADV.13

H. Salinity

Please note that Campbelltown is an area of known salinity potential. As such any salinity issues should be addressed as part of the construction certificate application. Further information regarding salinity management is available within *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended)*. DAADV.20

I. 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. DAADV.23

J. Waste-Derived Material

The application of waste-derived material to land is an activity that may require a licence under the *Protection of the Environment Operations Act 1997* (POEO Act). However, a licence is not required by the occupier of land if the only material applied to land is virgin excavated natural material or waste-derived material that is the subject of a resource recovery

exemption under clause 51A of the *Protection of the Environment Operations (Waste) Regulation 2005*.

Resource recover exemptions are available on Department of Environment and Climate Change's website at http:///www.environment.nsw.gov.au/waste/

Definition of *'virgin excavated natural material'* within the meaning of the POEO Act:
Natural material (such as clay, gravel, sand, soil or rock fines) that has been excavated or quarried from areas that are not contaminated with manufactured chemicals, or with process residues (as a result of industrial, commercial, mining or agricultural activities), and that does not contain any sulfidic ores or soils or any other waste.

Definition of 'waste' within the meaning of the POEO (Waste) Regulation:
See Part 1, Clause 3B. DAADV.29

K. 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. DAADV.31

L. 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. DAADV.32

Campbelltown (Sustainable City) Development Control Plan 2015

The application has been considered against the controls contained in the Campbelltown (Sustainable City) Development Control Plan 2015 (CSCDCP) in particular:

Part 2 - Requirements Applying to all Types of Development			
Part	**Requirement**	**Proposed**	**Complies**
2.2 Site Analysis	(a) 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.	No site analysis has been provided. Information such as contours, slope, north point, existing and proposed vegetation removal, existing and proposed buildings, access, easements and services, drainage, and general conditions of the site are depicted in various plans and the partial survey.	Satisfactory
2.3 Views and Vistas	(a) Development shall appropriately respond to Campbelltown's important views and vistas to and from public places.	The proposed development maintains district views to and from public places, ensuring that visual corridors, views, and vistas remain largely unaffected. When viewed from adjoining residential properties, the shed is predominantly positioned behind the existing structure, minimising any visual impact. From the ground floor of adjoining residential properties, district views will generally be maintained, while upper-floor views will largely remain unobstructed. Additionally, the development will not block significant views from the	Yes

		south, west, or north portions of the golf course and its immediate surroundings. The shed is sensitively integrated into the existing built environment, located near the established cluster of buildings at the golf course. It is not visually excessive or bulky and is positioned away from ridge lines and valley bases, ensuring that the scenic quality and openness of the area are preserved.	
2.4 Sustainable Building Design	**2.4.1 Rain Water Tanks** (b) A rain water tank shall be provided for all new buildings containing a roof area greater than 100sqm for all development not specified by BASIX. The rain water tank shall have a minimum capacity in accordance with Table 2.4.1.	A rain water tank of 1500 L will accompany the proposed shed for stormwater management. The total combined roof area of the new shed and the attached breezeway to the existing shed is approximately 122 m². A condition of consent has been recommended for the rainwater tank to have a 3000 L capacity.	Condition
	(f) Above ground water tanks shall be located behind the primary or secondary building line.	The proposed rain water tank is above ground. It is located to the south of the proposed shed, and is behind the primary building line. It is generally out of public view.	Yes

Roof Area	Capacity of Rainwater Tank
101 m² to 200 m²	3,000L
201 m² to 1,000 m²	5,000L
1,001 m² to 5,000 m²	10,000L
5,001 m² to 10,000 m²	20,000L
10,001 m² to 20,000 m²	50,000L
above 20,000 m²	100,000L

	Table 2.4.1 Rainwater Tank Capacity		
	2.4.5 BASIX BASIX Certificate to be provided in accordance with State Environmental Planning Policy (Sustainable Buildings) 2022.	A BASIX Certificate is not required. Development is not for residential use and does not meet the minimum cost threshold of non-residential development to warrant a BASIX Certificate.	N/A
2.5 Landscaping	(d) A Landscape Concept Plan is required to be submitted with a development application for: xiii) Any other development that in the opinion of Council a landscape plan is required.	A Landscape Plan is not required for this application. One tree has been nominated for removal. An Arboricultural Impact Assessment Report has been submitted as part of this application. The recommendations of the report have been reviewed and supported by Council's Environmental Officer. Various conditions of consent have been recommended in regard to the tree removal, tree protection, and a replacement tree.	Condition
2.7 Erosion and Sediment Control	(a) An Erosion and Sediment Control Plan (ESCP) shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface. (d) All stockpiles shall be located within the sediment control zone and shall not be located within an overland flow path.	Erosion and sediment control measures have been indicated on the stormwater management plan that has been submitted as part of the application. This plan details the location of the sediment fence. A condition of consent is recommended for the material stockpiles and any waste during construction to be within the sediment control zone.	Satisfactory Condition
2.8 Cut, Fill and Floor Levels	**2.8.1 Cut and Fill** (a) A Cut and Fill Management Plan (CFMP)	Cut and fill has been indicated on the site plan.	Yes

	shall be submitted with A development application where the development incorporates cut and/or fill operations.	Both cut and fill operations have been proposed.	
	(b) For any dwellings within residential zones, the maximum level of cut shall not exceed 1.0 metre below the ground level (existing) and the maximum level of fill shall not exceed 1.0 metre above ground level (existing), when measured at any corner of the building platform.	Development is proposed on land zoned R2. The maximum proposed cut is 570 mm, and the maximum proposed fill is 800 mm. The proposed fill is to be contained by a drop edge beam.	Yes
	(c) Any excavation within the zone of influence of any other structure requires a 'dilapidation report' (prepared by a suitably qualified person) demonstrating that adequate ameliorative measures are to be implemented to protect the integrity of any structure.	No dilapidation report has been provided. Excavation works are proposed adjacent to the existing shed, but are not expected to occur within the zone of influence. The excavation works are to ensure that the finished floor level of the proposed shed will be the same as the existing shed.	N/A
	(d) Development incorporating any cut or fill shall comply with the following requirements: (a) Minimum cross fall of 1% to any adjoining waterway; and	Development is located where there is significant crossfall to a waterbody (approximately 50 m away). The proposed earthworks will not alter the land leading towards the waterbody, and will be contained within a drop edge beam.	N/A
		No batters are proposed.	N/A

	(b) batters to be no steeper than 2H:1V ('H' stands for the term 'horizontal distance' and 'V' stands for the term 'Vertical distance'; (e) All fill shall be 'Virgin Excavated Natural Material' (VENM). (f) No fill shall be deposited in the vicinity of native vegetation.	A condition of consent is recommended in order to regulate the quality of fill material. No fill is proposed in the tree protection zone of any tree besides the one nominated for removal. Fill will be contained entirely within the drop edge beam.	Condition Yes
	2.8.2 Surface Water and Floor Levels (b) All development on land affected by stormwater flow from main stream, local creek or over land flow shall satisfy the relevant fill and floor level requirements as specified in Table 2.8.1. (c) All development shall have a ground surface level, at or above a minimum, equal to the 100-year 'average recurrence interval' (ARI) flood level.	The lot has been identified as being flood affected, with the entire property ranging from low to high hazard. The proposed shed is located only in a low hazard area. Written advice provided by Council's Flood Engineer indicated that the minimum floor level should be 101.25 m to not be affected by the 100.95 m 100-year flood level. The proposed finished floor level is 101.31 m. A referral to the Flood Engineer confirms that the proposed floor levels are satisfactory in accordance with Council requirements and are unlikely to encounter flooding issues.	Yes

	<table><tr><th>Development Criteria</th><th>Where the depth of flow is:</th><th>Minimum Freeboard above the predicted 100yr ARI Flood level</th></tr><tr><td rowspan="2">Floor Level for any dwelling room* including all commercial or industrial areas</td><td>< 300mm</td><td>300mm</td></tr><tr><td>> 300mm</td><td>500mm</td></tr><tr><td>Floor Level in relation to any creek or major stormwater line including detention basins for any dwelling room# including all commercial or industrial areas</td><td>Any depth</td><td>500mm</td></tr><tr><td rowspan="2">Garage or shed Floor Level**</td><td><300mm</td><td>100mm</td></tr><tr><td>>300mm</td><td>300mm</td></tr><tr><td>Underside of solid fencing where overland flow is to be accommodated</td><td>Any depth</td><td>100mm (min)</td></tr></table> ** For the purpose of Clause 2.8.2 b) 'a dwelling room' is any room within or attached to a dwelling excluding a garage or shed.* *** Garages and sheds with floor levels set to these standards will not be permitted to be converted to dwelling rooms at any time in the future.* ***Table 2.8.1 Floor Level Requirements***		
2.10 Water Cycle Management	**2.10.2 Stormwater** (d) Development shall not impact on adjoining sites by way of overland flow of stormwater unless an easement is provided. All overland flow shall be directed to designated overland flow paths such as roads.	The proposed development is unlikely to cause overland flow of stormwater to adjoining properties. Surface water is expected to drain towards the south west, in the direction of the lake and creek. Neighbouring residential properties are located to the south east of the proposed development.	Yes
	(h) Stormwater collected on a development site shall be disposed of (under gravity) directly to the street or to another Council drainage system/ device.	Stormwater is to be discharged to the south of the proposed development and expelled as surface water, which will naturally drain to the nearby waterbody or creek to the west. This is considered satisfactory given the stormwater collected is from the roof and unlikely to contain pollutants that will affect the waterways. The proposed discharge from the development is not directed to the street,	Yes

		due to the slope of the land. The discharge pipe has a minimum 1% downward slope.	
	(j) Development shall not result in water run-off causing flooding or erosion on adjacent properties.	As above. Run-off from the development will be directed down the natural slope of the site towards the waterbody, and not towards the nearby residential properties.	Yes
	(k) Stormwater run-off shall be appropriately channelled into a stormwater drain.	Run-off from other parts of the proposed development will be captured in a 225 mm wide grated drain in accordance with the stormwater plan provided.	Yes
	2.10.3 Stormwater Drainage		
	(a) A stormwater Drainage Concept Plan shall be prepared by a suitably qualified person, and submitted with all development applications, involving construction (except for internal alterations/fit outs), demonstrating to Council how the stormwater will be collected and discharged from the site.	A Stormwater Drainage Plan has been submitted as part of this application and has been prepared by a suitably qualified professional. The plan indicates collection and discharge of stormwater from the subject development, and notes that stormwater will be expelled as surface water towards the waterbody and creek to the west.	Yes
	(b) The stormwater concept plan shall include the following information as a minimum:		
	i) locations, layouts and sizes of stormwater pipes and pits;	Details of pits and pipes have been provided.	Yes
	ii) minimum grades and capacity of stormwater pipes; and	Grades and capacity of pipes has been provided.	Yes

	iii) existing and proposed easements, site contours and overland flow path/s.	Existing easements and site contours have been provided.	Yes
2.13 Security	(a) Development shall be designed to:		
	i) Maximise, where possible, casual surveillance opportunities to the street and surrounding public places;	Casual surveillance from within the proposed development is less relevant, as the sheds are not for habitable use. The proposed shed is connected to the existing shed (used for storage of golf carts as well), which is visible from Golf Course Drive and neighbouring residential properties, allowing for casual surveillance towards the development.	Yes
	ii) Minimise dead ends and other possible entrapment areas;	The existing and proposed shed have pedestrian access around the entire perimeter of the development. Further, additional pedestrian emergency exit doors have been provided for both the existing and proposed sheds.	Yes
	iii) Clearly identify and illuminate access points to buildings and designated public places; and	A condition of consent is recommended for appropriate lighting for access to the building and the immediate, surrounding area.	Condition
	iv) Clearly differentiate between private and public space.	The proposed development is located on an outdoor recreation premises. The shed is enclosed and is for storage, and not associated with visitors' activities.	Yes

	(b) External lighting shall be designed to: i) encourage the use of safe areas; ii) define safe corridors for movement of people; and iii) allow facial recognition of approaching pedestrians at 15 metres.	As above. A condition of consent is recommended for these requirements to be met.	Condition
	(c) Development shall incorporate appropriate landscaping, fencing and security devices to assist in crime prevention.	A condition of consent is recommended for the proposed development to include security devices to prevent crime.	Condition
	(d) Commercial and industrial buildings that are not secured from public access after close of business shall have external finishes that are graffiti resistant.	A condition of consent is recommended for the proposed shed to have a graffiti resistant finish.	Condition
2.14 Risk Management	**2.14.1 Salinity** (b) A detailed Salinity Analysis and Remedial Action Plan shall be prepared and submitted with the development application if: i) the site has been identified as being subject to a salinity hazard; or ii) an investigation reveals that the land is saline.	The location of the proposed shed has been identified as having high salinity potential. No Salinity Analysis and Remedial Action Plan have been provided. A condition of consent is recommended for the proposed development to obtain a geotechnical report, and for the recommendations of that report to be implemented in the design and construction of the shed to minimise salinity impacts.	Condition

2.15 Waste Management	**2.15.1 Waste Management Plan** (a) A detailed 'Waste Management Plan' (WMP) shall accompany development applications for certain types of development/land uses and for any other development that in the opinion of Council a WMP is required.	A Waste Management Plan has been submitted as part of this application. The WMP outlines waste management during construction and for ongoing use.	Yes
	2.15.2 Waste Management During Demolitions and Construction (a) Waste and recyclable streams shall be stored separately on site.	A condition of consent is recommended for any waste to be appropriately stored during construction. The WMP indicates that there will be minimal waste during construction.	Condition
	(b) All storage areas /containers for each waste and recycling stream shall be kept on the site at all times and shall be indicated on the site plans/drawings as part of the WMP	A condition of consent is recommended for the storage of waste to be kept on site at all times.	Condition
	(c) Where material cannot be reused or recycled, it shall be disposed of at an appropriately licensed waste management or recycling facility. Details of disposal arrangements shall be specified in the WMP for each material type.	Details of an off-site waste management facility has been provided for metal waste. No other materials are expected to go to waste.	Yes
	(d) Convenient and safe heavy vehicular access to waste and recycling	It is expected that vehicular access for waste collection would be	Yes

	material storage areas shall be provided.	possible given the road access near the location of the proposed works, and concreted internal roads leading to the development location.	
	(e) The removal, handling and disposal of asbestos or other hazardous materials shall be carried out in accordance with WorkCover NSW, NSW Environment & Protection Authority (EPA), Office of Environment and Heritage and other regulatory authority guidelines and requirements.	It is not expected that asbestos or other hazardous materials will be encountered during construction. A condition of consent is recommended to ensure that in the case such materials are discovered, that they be handled and disposed of lawfully and safely.	Condition
	2.15.3 On-going Waste Management		
	(a) Provision shall be made for all waste and recycling storage containers to be located behind the primary and secondary building line and out of public view.	There is no expected ongoing waste generation for the proposed development. The proposed shed is for storage of golf carts only, with no other activities proposed. No repairs or mechanical works will take place in the proposed shed.	N/A
	(b) Any room(s) for storing garbage and recycling receptacles shall be located in a position that provides convenient access for residents, maintenance and waste collection staff. Bin storage rooms shall complement the development and not be visibly obtrusive when	The WMP indicates that any waste generation (likely to be ancillary to the proposed development) will make use of existing arrangements.	N/A

	viewed from any public place.		
2.16 Provision of Services	**Objectives** • Ensure that development is provided with adequate water and power supply.	The site, as it currently operates, has access to adequate water and power, as well as sewage services.	Yes
2.19 Development Near or On Electricity Easements	**Objectives** • Ensure that development on or near electricity easements considers potential impacts on the integrity and safety of electricity infrastructure.	There is a telecommunications easement (underground co-axial cable, 4 m wide) to the south and south east of the proposed development. The proposed shed does not encroach on the easement and is unlikely to have any impacts to underground assets, as no excavation is proposed at the point closest to the easement. Relevant conditions of consent are recommended for the applicant to contact the relevant telecommunications provider if required.	Condition
2.21 Acoustic Privacy	(b) A Noise Impact Assessment prepared by a suitably qualified acoustic consultant will be required in cases where the consent authority is not satisfied that a development will: i) Achieve a satisfactory level of acoustic amenity for occupants within the existing noise environment; and ii) Produce noise only at levels that will not exceed the relevant noise criteria.	A Noise Impact Assessment is not required. The use of the proposed shed for the storage of golf carts is unlikely to generate significant or unreasonable noise levels that would affect neighbouring, residential properties. The vehicular access to the sheds are on the opposite side to the residential properties, and noise is expected to project away from the residential properties as a result. The storage and manoeuvring of the golf carts is carried	N/A

		out in the existing shed. The closest point of the proposed shed is 17.33 m, providing sufficient separation for the development to not exceed maximum acoustic levels.	
Part 3 – Low and Medium Density Residential Development and Ancillary Residential Structures			
Part	**Requirement**	**Proposed**	**Complies**
3.4 General Requirements for all Types of Residential Development **3.4.1 Building Form and Character**	**3.4.1.1 Streetscape** (c) The built form shall relate to the natural landform and setting.	The proposed development is not visible from the street. The shed is situated out of major view corridors along the golf course, is set into the slope, and not along the ridgeline or valley depths so as not to stand out. The proposed shed will have a 'natural' green finish, which will allow the shed to blend into the existing vegetation surrounding the proposed development.	Yes
	3.4.1.2 Building Height (a) The height of development shall not result in any significant loss of amenity (including loss of solar access and visual and acoustic privacy) to adjacent properties and public places.	The height of the proposed shed is compliant with the height limits prescribed by the CLEP 2015. The height of the development will have minimal impact to the surrounding area, and will not pose any loss of solar access of privacy to neighbouring, residential properties. Shadows generated by the proposed shed will be contained on the site itself, and are not likely to be excessive, given the maximum height is approximately 4.1 m when measured from the lowest point of the natural ground level.	Yes

3.4 General Requirements for all Types of Residential Development **3.4.2 Car Parking and Access**	**Objectives:** • Provide adequate on-site car parking for residents and visitors that is convenient, secure and safe having regard to the traffic generated by the proposed development. • Ensure efficient and safe vehicle and pedestrian movement within, into and out of the development. • Ensure that the location and design of driveways, parking, service areas and access areas are practical, easily maintained, convenient, safe and suitably landscaped.	No car parking is proposed. The proposed shed is not for residential purposes, but for storage of golf carts. Car parking rates would not change. The proposed shed will not prevent the use of on-site car parking. It is not expected that the proposed shed will generate more traffic than what is generated currently. Golf cart use is widespread throughout the golf course, and the site is generally shared by pedestrians and golf carts at the same time. The transportation of the golf carts to the storage sheds is unlikely to pose significant threats to pedestrian safety. The location of the storage sheds is near the cluster of existing buildings near the entrance to the site for easy accessibility and practicality.	Yes
3.4 General Requirements for all Types of Residential Development **3.4.3 Acoustic and Visual Privacy**	**3.4.3.1 Acoustic Privacy** (c) On-site noise generating sources including, but not limited to, plant rooms and equipment, air conditioning units, pool pumps, and recreation areas shall be designed and located to ensure that the noise levels generated by such facilities do not exceed 5 dBA above background levels at the property boundary.	As discussed above, the use of the proposed shed for the storage of golf carts is unlikely to generate significant or unreasonable noise levels that would affect neighbouring, residential properties. The storage and manoeuvring of the golf carts is an existing operation in the existing shed. The closest point of the proposed shed is 17.33 m, providing sufficient separation for	Yes

		the development to not exceed maximum acoustic levels.	
	3.4.3.2 Visual Privacy (a) No window of a habitable room or balcony shall directly face a window of another habitable room, balcony or private open space of another dwelling located within 6 metres of the proposed window or balcony unless appropriately screened (refer to Figure 3.4.3.1).	No windows are proposed. The closest point of the proposed shed is 17.33 m, which exceeds the 6 m minimum. There is also sufficient screening by fencing and landscaping between the golf course site and the neighbouring residential properties.	Yes
3.4 General Requirements for all Types of Residential Development **3.4.4 Solar Access**	(c) Development shall have appropriate regard to the impact on solar access to useable private open space and living areas, solar collectors and clothes drying areas of adjoining residential development. (d) Building siting shall take into consideration the range of factors that impact on solar access including slope of land, vegetation and existing building and other structures.	The proposed shed is unlikely to have any impacts to solar access for any adjoining residential properties. It is setback approximately 17.33 m from the nearest residential property. Further, the maximum height of the proposed shed is approximately 4.1 m, and is located lower on the slope than the residential properties. Overshadowing is unlikely.	Yes
3.5 Ancillary Residential Structures **3.5.2 Outbuildings**	**3.5.2.1 General Requirements** (a) Outbuildings shall: i) incorporate similar or complementary design features, finishes, materials and colours to those of the principal dwelling house; ii) not contain any other sanitary	The proposed shed is ancillary to commercial development. There is no residential use on this site. The proposed shed has similar finishes, materials, and colour to the existing shed, to which it is joined. No such fixtures are proposed.	Yes N/A

	fixtures other than a toilet and a hand basin; and iii) not be used for any habitable, commercial or industrial purpose.	The proposed shed is for storage purposes, ancillary to the commercial operation of the golf course. A condition of consent is recommended to ensure that the use of the proposed shed is limited to storage, as proposed.	Condition
	3.5.2.2 Maximum Floor Area for Outbuildings (a) The combined areas of all 'detached' outbuildings (including carports and garages) shall be a maximum of 55sqm.	The area of the proposed shed (including the enclosed breezeway) is approximately 115.85 m^2.	See below discussion
	VARIATION REQUEST "There are already two pre-existing outbuildings on site that exceed this limitation. It is acknowledged that the pre-existing outbuildings and proposed outbuilding are not affiliated with a residential use of the land despite being located within a residential zone and typically the subject control does not apply. Regardless, the subject proposal will be located some 17m from the nearest residential allotment (which can not be typically achieved on a residential allotment), be limited to a single storey, not house any obstructive or obtrusive use, and is ancillary to the predominant lawful use of the land. Additional screen planting can be enforced by Council if warranted to further enhance the proposed floor area". (Excerpt from the Statement of Environmental Effects, prepared by PDSA, dated 01/08/2024) ***DISCUSSION*** This control is primarily intended for standard residential properties and has not been applied to larger commercial developments on expansive residential lots, regardless of zoning. While the golf course site is zoned R2 Low Density Residential, its scale, function, and operational needs differ significantly from typical residential properties. As such, strict adherence to the 55m^2 maximum would be both impractical and unnecessary, given the site's unique characteristics and the functional requirements of its ancillary structures. A more context-sensitive approach is necessary to ensure a practical and proportionate built outcome.		

	The intent of this control for standard residential lots is to limit outbuilding floor areas to approximately 10% of the total lot size (for a standard 550m² lot). Conversely, in this case, the golf course site is approximately 459,200m² and already contains 3 outbuildings (2 storage sheds and one amenity block, as shown in Figure 1), with a total existing floor area of approximately 641m², equating to only 0.14% of the total site area. The proposed 115.85m² shed would increase the total outbuilding floor area to 756.85m², representing just 0.16% of the total site area - a considerably lower coverage and visual bulk impact compared to standard residential lots. Given the site context, existing non-residential use, ancillary commercial storage function, and alignment with the objectives of the development control plan, the proposed shed's floor area is reasonable and appropriate in this case.  **Figure 1 –** Location of existing outbuildings on the golf course, circled in red.		
	3.5.2.3 Setbacks for Outbuildings (a) Outbuildings shall be setback by a minimum of:		Yes

	i) 6 metres from the primary street boundary;	The western side (closest to the primary street frontage) of the proposed shed is setback a minimum of approximately 45 m from Golf Course Drive (to the north east).	Yes
	iv) 0.45 metres from the side boundaries;	The proposed shed is setback approximately 17.33 m from the south east Side Boundary, and approximately 1.18 m from the north west boundary.	Yes
	vi) 0.90 metres from rear boundary.	The proposed shed is setback approximately 677 m from the rear boundary to Heritage Way.	
Part 6 – Commercial Development			
Part	**Requirement**	**Proposed**	**Complies**
6.4 General Requirements for Commercial Development **6.4.1 Building Form and Character**	**Design Requirements** (a) All building facades, including rear and side elevations visible from a public place or adjacent to residential areas, shall be architecturally treated to enhance the quality of the streetscape.	The quality of the streetscape is not relevant to the proposed development, as the new portion of the interconnected sheds is not visible from a public road. Further, the location of the sheds set into the slope and features a green finish that blends in with the natural environment. It is expected to have minimal visual impact when viewed from the neighbouring, residential lots.	Yes
	(g) Buildings shall not incorporate highly reflective glass.	No glass components have been proposed.	N/A
	(h) A schedule of proposed colours, materials and finishes shall accompany all development	A schedule of colours, materials and finishes has been provided. The proposed appearance will	Yes

	applications for new buildings.	align with the appearance of the existing shed, that proposed development is joined to.	
	6.4.1.2 Building Setbacks (a) All commercial development outside areas zoned B3 and B4 shall be setback from property boundaries in accordance with this section.	This application is for commercial development in R2 Low Density Residential zone. This section applies.	Applies
	(b) Development shall be setback a minimum of: iv) 10 metres from any other primary street frontage, exclusive of any required road widening.	The western side of the proposed shed is setback a minimum of approximately 45 m from Golf Course Drive.	Yes
6.4 General Requirements for Commercial Development	**6.4.2 Car Parking and Access** (b) The minimum car parking rates shall be provided in accordance with Table 6.4.2.1.	No car parking is proposed. The proposed shed is for storage of golf carts, and does not increase the site area. Car parking rates would not change.	N/A
6.4 General Requirements for Commercial Development **6.4.5 Residential Interface**	(a) Buildings adjoining residential zones and/or open space shall be setback a minimum of 3 metres from that property boundary.	The proposed shed is setback approximately 17.33 m from the adjoining residential property boundaries.	Yes
	(b) Loading areas, driveways, waste storage areas and roof top equipment shall not be located adjacent to residential development.	None of these items apply to the proposed development.	N/A
	(d) External lighting shall be positioned to avoid light spillage to adjoining residential development.	A condition of consent is recommended for external lighting to be designed and located to have minimal	Condition

		impacts to adjoining residential properties.	

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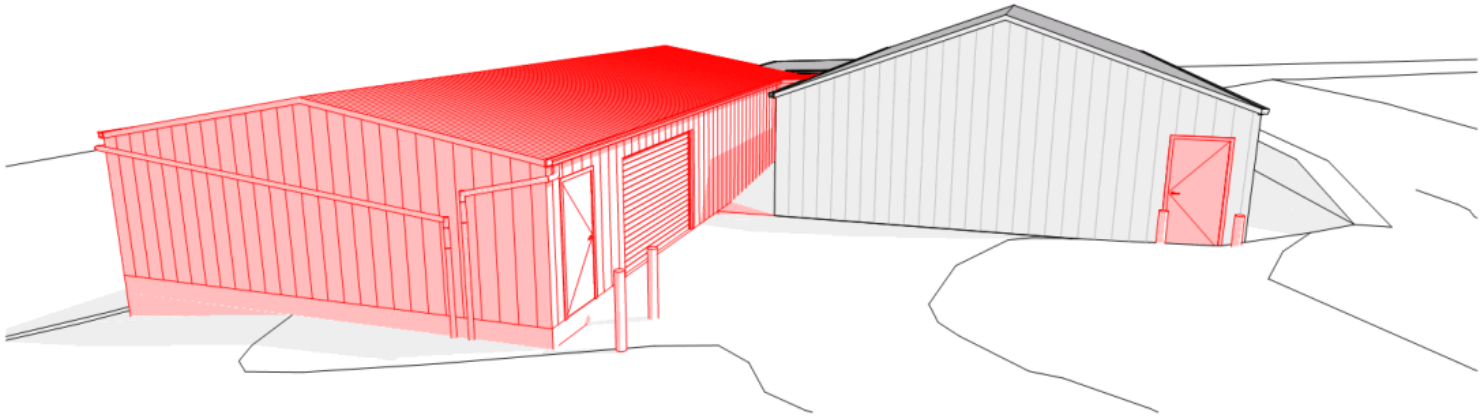
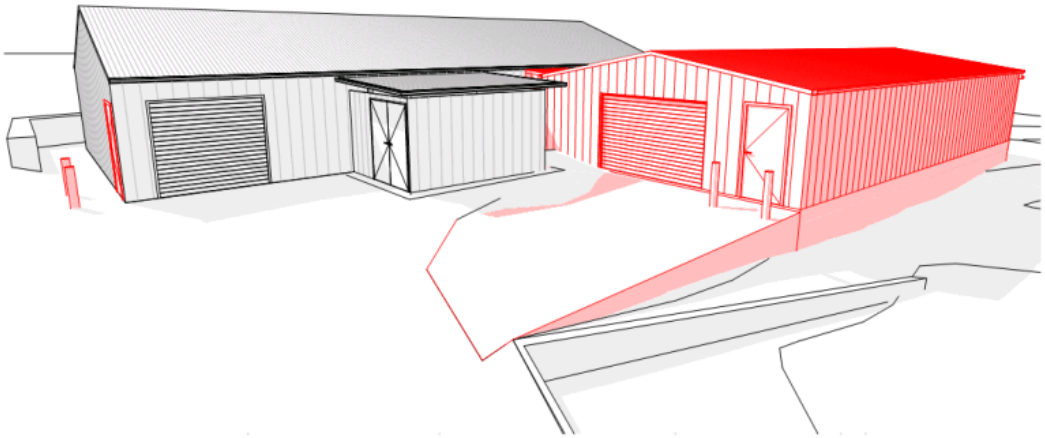
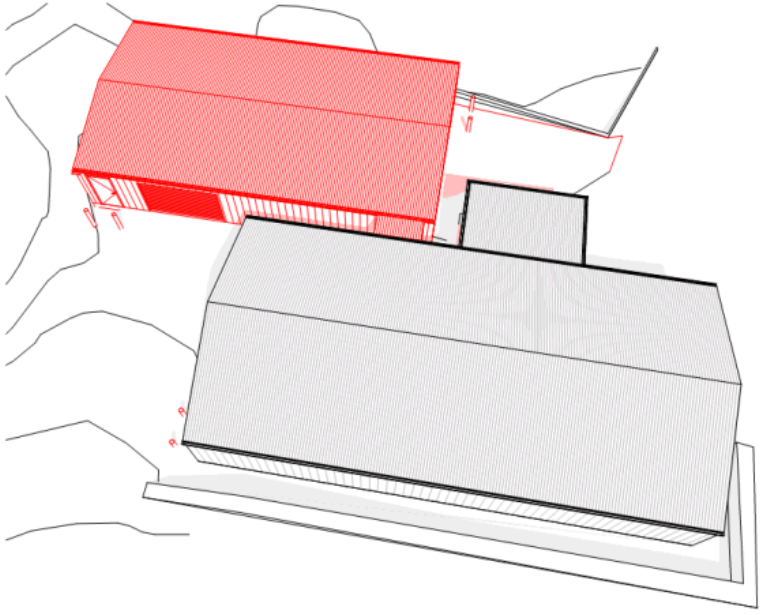
003	PROPOSED FLOOR PLAN
004	ELEVATIONS
005	ELEVATIONS
006	SECTION







VERSION:	DESCRIPTION:	DRAWN:	DATE:
A	PRELIM PLANS	DG	17.10.24
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C			
D			
E			

Professional Development Services Australia
PDSA
PO Box 454
Camden NSW 2570
www.pdsa.com.au
information@pdsa.com.au
ABN: 62 608 022 046

TITLE PAGE

DESCRIPTION

ERECTION OF SHED FOR THE STORAGE OF GOLF CARTS, INSTALLATION OF COVERED INTERLINKING WALK-WAY AND ESTABLISHMENT OF EXISTS AND BOLLARDS TO EXISTING SHED

SOIL CLASS:
'TBA' Class

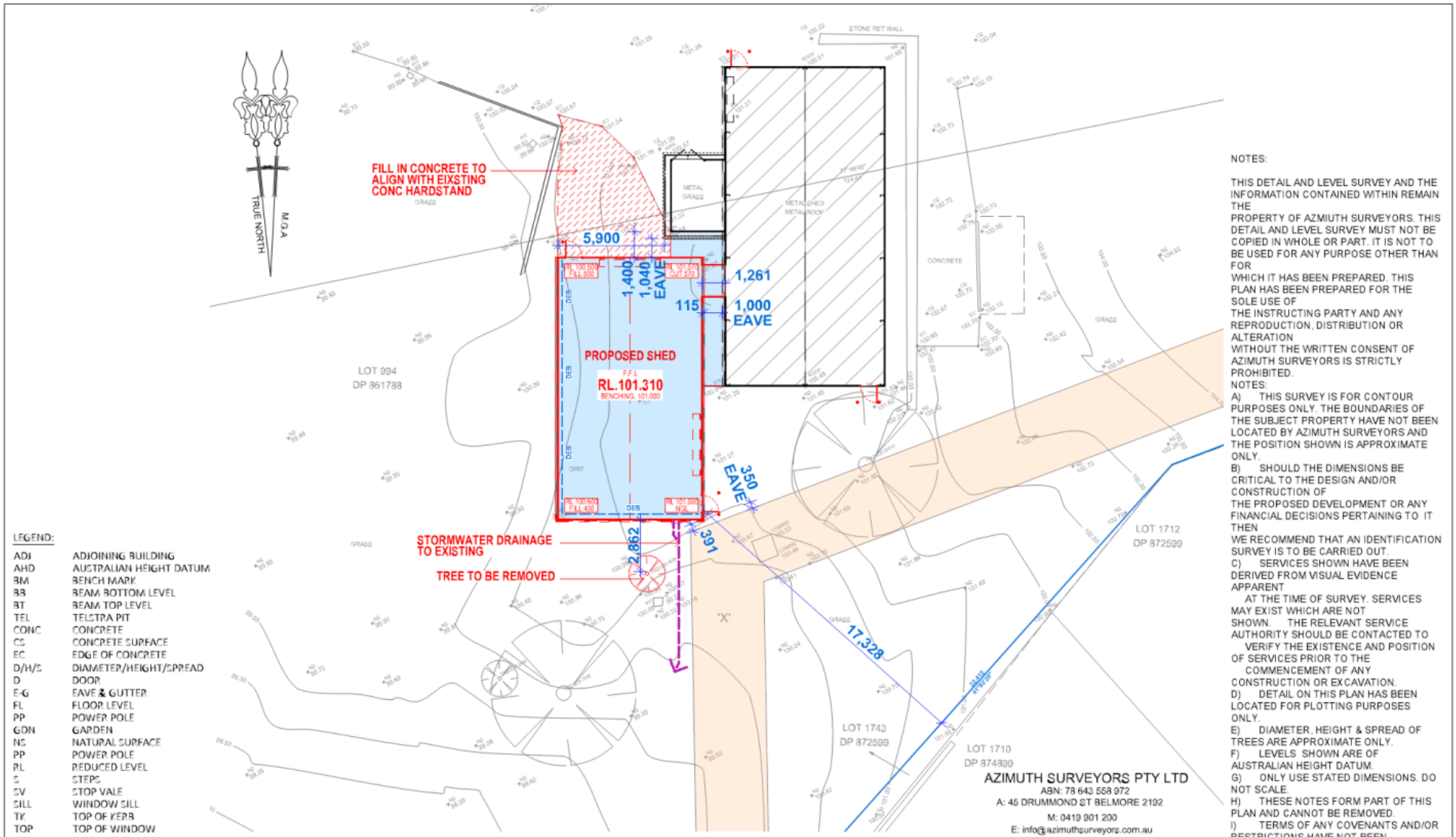
WIND CLASS:
TBA

CLIENT:
CAMPBELTOWN GOLF CLUB PTY LTD

SITE ADDRESS:
LOT 993/994 DP 861788
No. 1 GOLF COURSE DRIVE
GLEN ALPINE, NSW, 2560.

DA SET PLANS

DRAWN:	DATE:	Rev:
DG	28/10/2024	B
SCALE: @ A3		
SHEET: 001	JOB No: 10160	



LEGEND:

ADJ	ADJOINING BUILDING
AHD	AUSTRALIAN HEIGHT DATUM
BM	BENCH MARK
BB	BEAM BOTTOM LEVEL
BT	BEAM TOP LEVEL
TEL	TELSTRA PIT
CONC	CONCRETE
CS	CONCRETE SURFACE
EC	EDGE OF CONCRETE
D/H/S	DIAMETER/HEIGHT/SPREAD
D	DOOR
E-G	EAVE & GUTTER
FL	FLOOR LEVEL
PP	POWER POLE
GDN	GARDEN
NS	NATURAL SURFACE
PP	POWER POLE
RL	REDUCED LEVEL
S	STEPS
SV	STOP VALE
SILL	WINDOW SILL
TK	TOP OF KERB
TOP	TOP OF WINDOW
SV	STOP VALVE
VC	VEHICLE CROSSING
W	WINDOW
WM	WATER METER

CAUTION: ONLY CLEARLY VISIBLE SERVICES OR UTILITY STRUCTURES, ON OR ABOVE GROUND LEVEL, HAVE BEEN SURVEYED. **THE LOCATION OF ANY SERVICES OR UTILITY**

'X' - EASEMENT FOR CO-AXIAL CABLE 4 WIDE

LINES/STRUCTURES SHOWN IN THIS DIAGRAM ARE APPROXIMATE. YOU ARE ADVISED TO SEEK INFORMATION FROM THE APPROPRIATE SERVICE OR UTILITY AUTHORITY FOR

AZIMUTH SURVEYORS PTY LTD
ABN: 78 643 558 972
A: 45 DRUMMOND ST BELMORE 2192
M: 0419 901 200
E: info@azimuthsurveyors.com.au

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C) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

D) DETAIL ON THIS PLAN HAS BEEN LOCATED FOR PLOTTING PURPOSES ONLY.

E) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.

F) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.

G) ONLY USE STATED DIMENSIONS. DO NOT SCALE.

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SITE PLAN

DESCRIPTION

ERECTION OF SHED FOR THE STORAGE OF GOLF CARTS, INSTALLATION OF COVERED INTERLINKING WALK-WAY AND ESTABLISHMENT OF EXISTS AND BOLLARDS TO EXISTING SHED

SOIL CLASS: 'TBA' Class

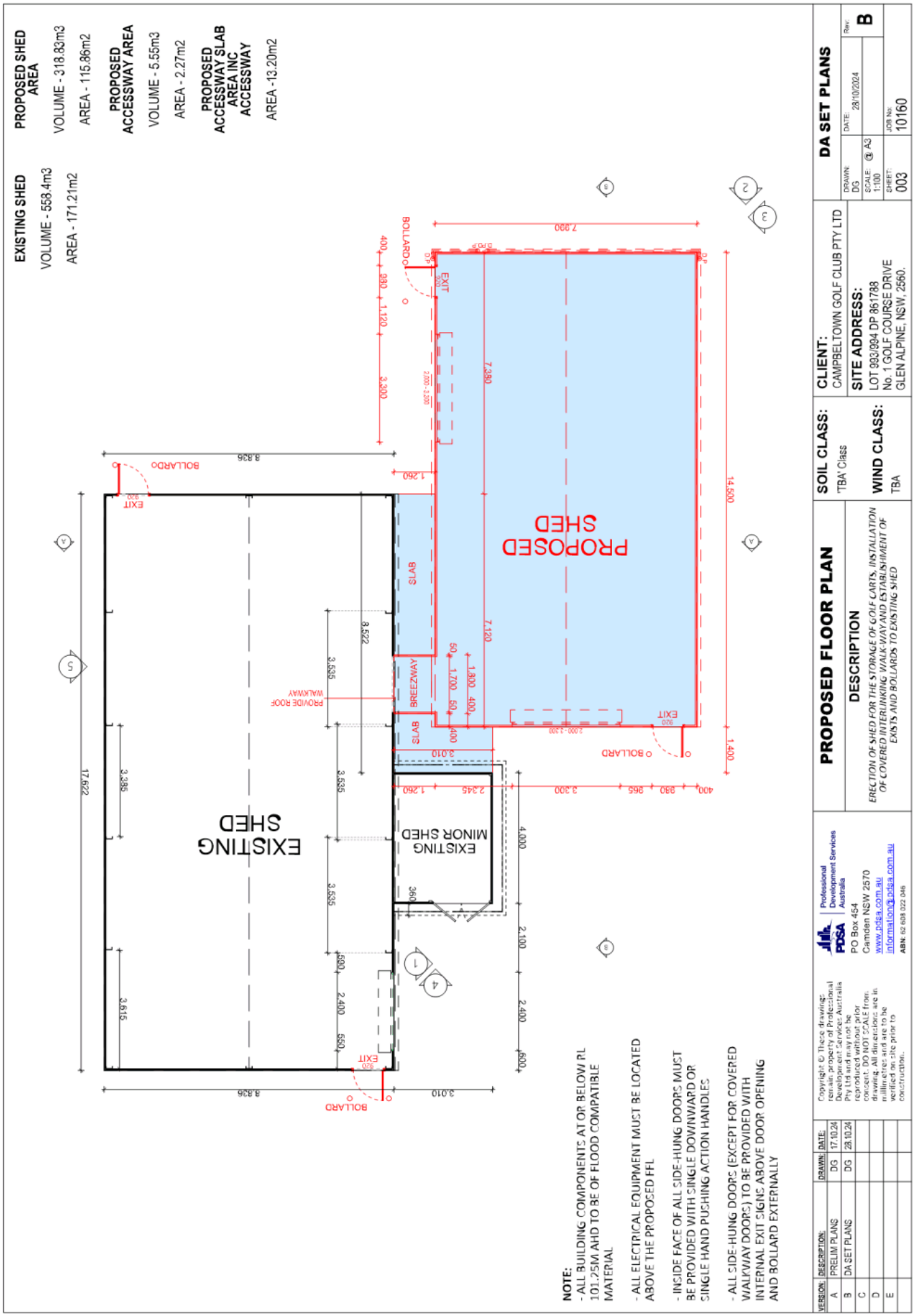
WIND CLASS: TBA

CLIENT: CAMPBELTOWN GOLF CLUB PTY LTD

SITE ADDRESS: LOT 993/994 DP 861788 No. 1 GOLF COURSE DRIVE GLEN ALPINE, NSW, 2560.

DA SET PLANS

DRAWN: DG	DATE: 28/10/2024	Rev: B
SCALE: @ A3 1:200		
SHEET: 002	JOB No: 10160	


EXISTING SHED
VOLUME - 558.4m3
AREA - 171.21m2
PROPOSED SHED AREA
VOLUME - 318.83m3
AREA - 115.86m2
PROPOSED ACCESSWAY AREA
VOLUME - 5.55m3
AREA - 2.27m2
PROPOSED ACCESSWAY SLAB AREA INC ACCESSWAY
AREA -13.20m2
PROPOSED SHED
EXISTING SHED
EXISTING MINOR SHED
SLAB
BREEZWAY
PROVIDE ROOF WALKWAY
BOLLARD
EXIT
NOTE:
- ALL BUILDING COMPONENTS AT OR BELOW RL 101.25M AHD TO BE OF FLOOD COMPATIBLE MATERIAL
- ALL ELECTRICAL EQUIPMENT MUST BE LOCATED ABOVE THE PROPOSED FFL
- INSIDE FACE OF ALL SIDE-HUNG DOORS MUST BE PROVIDED WITH SINGLE DOWNWARD OR SINGLE HAND PUSHING ACTION HANDLES
- ALL SIDE-HUNG DOORS (EXCEPT FOR COVERED WALKWAY DOORS) TO BE PROVIDED WITH INTERNAL EXIT SIGNS ABOVE DOOR OPENING AND BOLLARD EXTERNALLY
PROPOSED FLOOR PLAN
DESCRIPTION
ERECTION OF SHED FOR THE STORAGE OF GOLF CARTS, INSTALLATION OF COVERED INTERLINKING WALK-WAY AND ESTABLISHMENT OF EXISTS AND BOLLARDS TO EXISTING SHED
SOIL CLASS: 'TBA' Class
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CLIENT: CAMPBELTOWN GOLF CLUB PTY LTD
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SCALE: 1:100 @ A3
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PDSA
PO Box 454
Camden NSW 2570
www.pdsa.com.au
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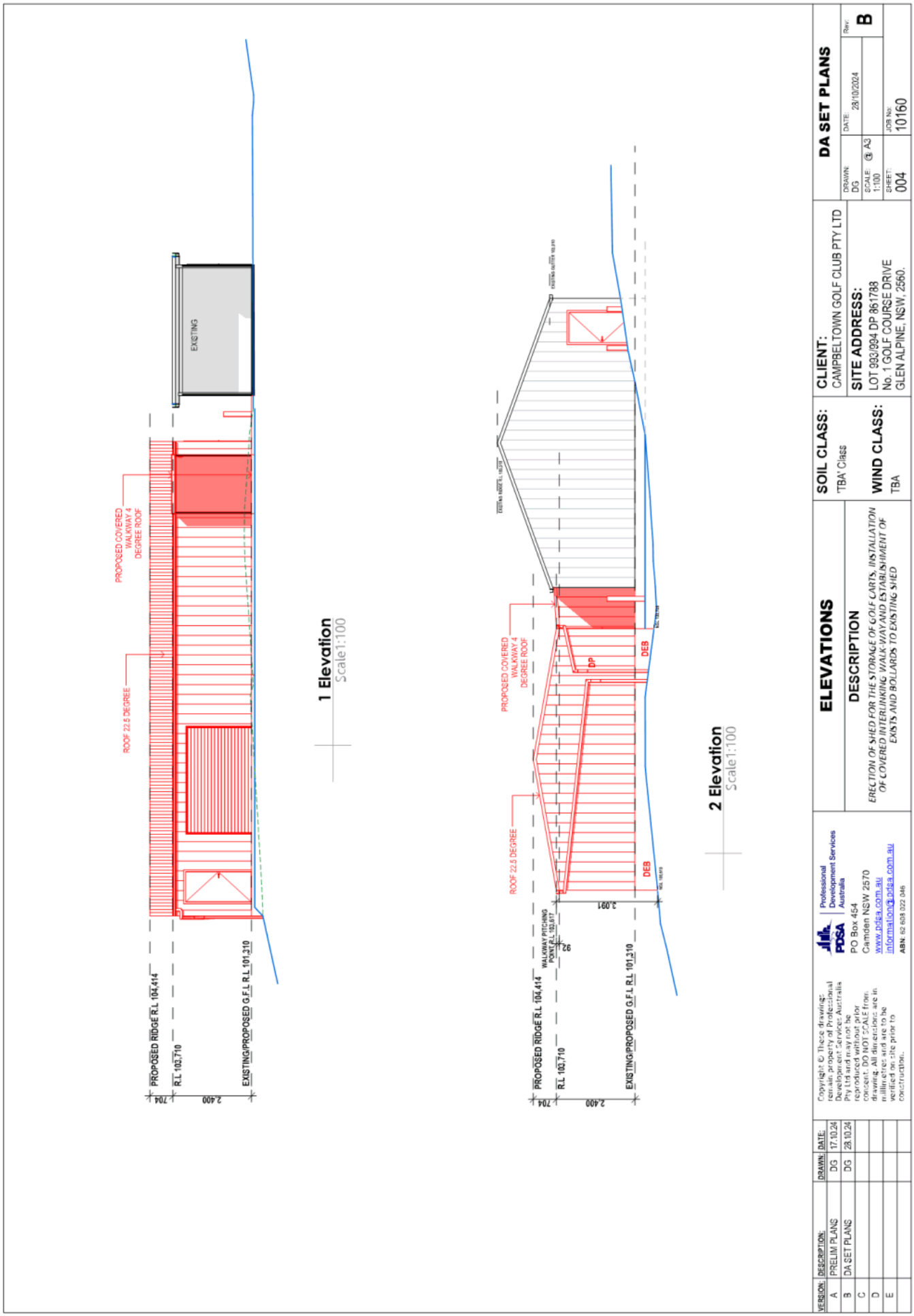
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ROOF 22.5 DEGREE
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R.L 102.710
EXISTING/PROPOSED G.F.L R.L 101.310
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ROOF 22.5 DEGREE
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WALKWAY PITCHING POINT R.L 103.617
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3,091
PROPOSED RIDGE R.L 104.414
R.L 102.710
EXISTING/PROPOSED G.F.L R.L 101.310
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2 Elevation
Scale1:100
ELEVATIONS
DESCRIPTION
ERECTION OF SHED FOR THE STORAGE OF GOLF CARTS, INSTALLATION OF COVERED INTERLINKING WALK-WAY AND ESTABLISHMENT OF EXISTS AND BOLLARDS TO EXISTING SHED
SOIL CLASS:
'TBA' Class
WIND CLASS:
TBA
CLIENT:
CAMPBELTOWN GOLF CLUB PTY LTD
SITE ADDRESS:
LOT 993/994 DP 861788
No. 1 GOLF COURSE DRIVE
GLEN ALPINE, NSW, 2560.
DA SET PLANS
DRAWN: DG
DATE: 28/10/2024
SCALE: 1:100 @ A3
Rev: B
SHEET: 004
JOB No: 10160
VERSION: DESCRIPTION: DRAWN: DATE:
A PRELIM PLANS DG 17.10.24
B DA SET PLANS DG 28.10.24
C
D
E
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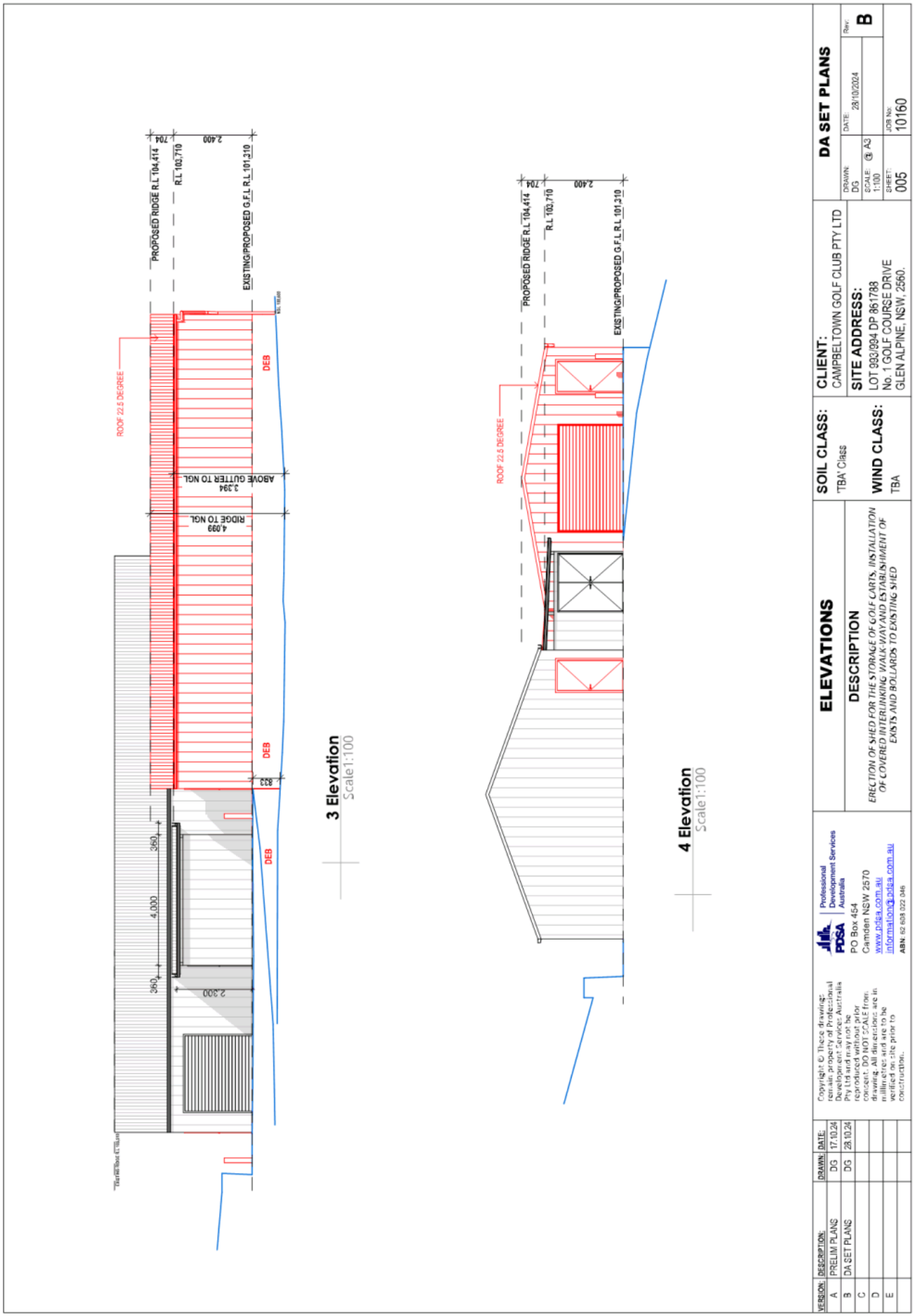
www.pdsa.com.au
information@pdsa.com.au
ABN: 62 608 022 046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4 Elevation
Scale1:100
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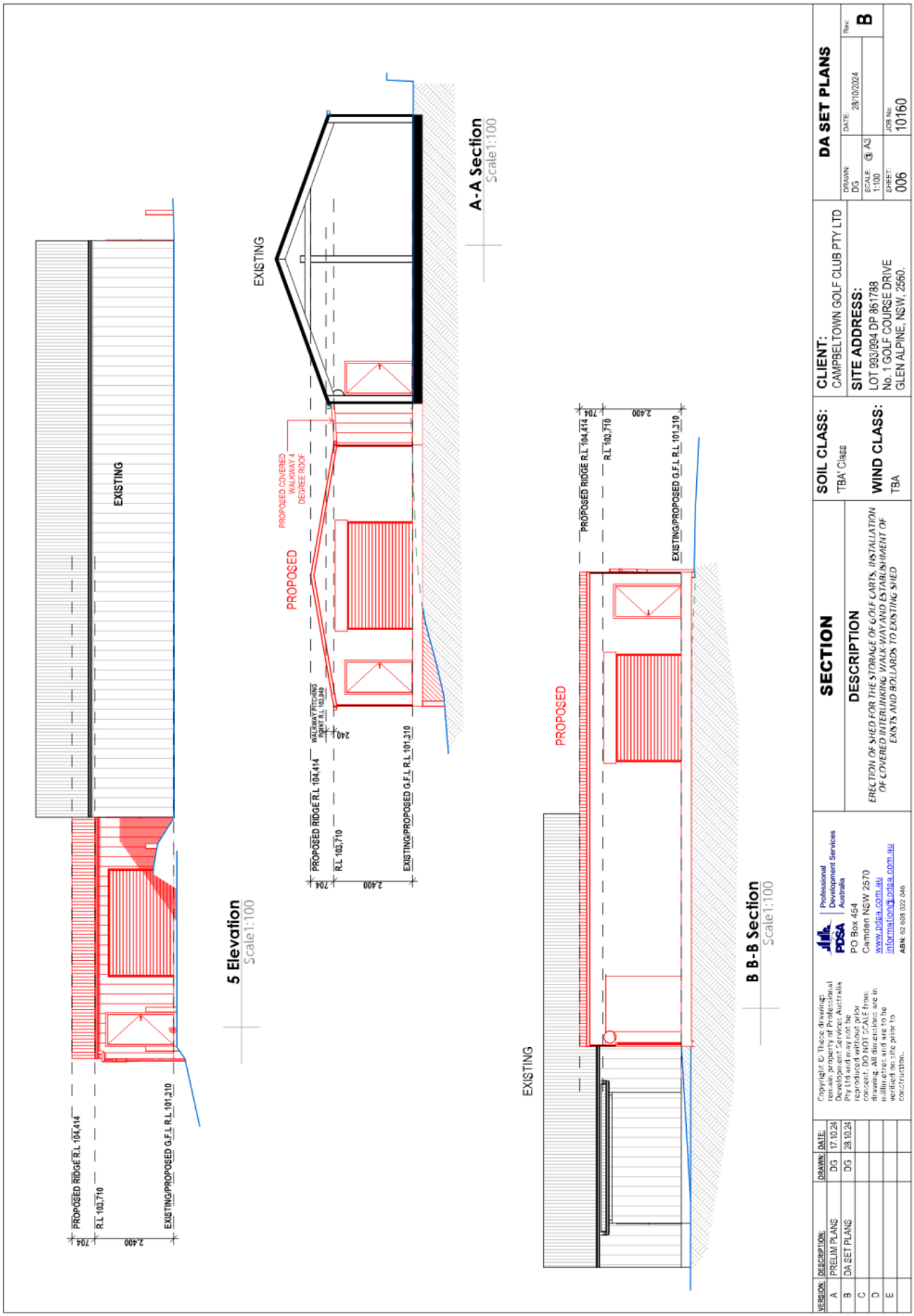
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R.L 103,710
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240
WALKWAY PITCHING POINT R.L 102,949
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Scale 1:100
A-A Section
Scale 1:100
B B-B Section
Scale 1:100
SECTION
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1 Golf Course Drive, Glen Alpine NSW 2560

Construction of a shed

Schedule of Colours and Finishes

The General Manager

Campbelltow Council

91 Queen Street,

Campbelltown NSW 2560

Objectives

- *The main colours are subdued tone consistent with the neighbourhood character.*
- *Contrast colours for articulation features, window frames, doors, screening elements, guttering, downpipes and letter boxes complement the base wall and roof colours.*
- *Variety of wall materials are to be used, especially to the street facades.*
- *Colours are consistent with the neighbourhood character*
- *Each dwelling has differing colour palettes. Colour palettes of adjacent homes complement one another.*
- *Main colour and render colours are light, natural and earthy, synonymous with the landscape.*
- *Highlight colours are used for articulation and front façade feature elements.*
- *Roof colours complement the base colours.*

Building Element	Colour/finish
Roof cladding	
Wall cladding	
Fascia	
Downpipes	

Roller Doors

Gutter

SEASONED TREE CONSULTING

ARBORICULTURAL IMPACT ASSESSMENT REPORT

Prepared for

Professional Development Services Australia Pty Ltd

Site address

1 Golf Course Drive, Glen Alpine

Prepared by	David Gowenlock AQF5 (Director of Seasoned Tree Consulting)
Address	PO BOX 3044 Asquith NSW 2077
Mobile	0415 961 074
Email	david@seasonedtreeconsulting.com.au
ABN	73 606 422 351
Date	1 November 2024

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List of APPENDICES

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Site Address: 1 Golf Course Drive, Glen Alpine
Client Name: Professional Development Services Australia Pty Ltd
Date prepared: 1 November 2024
Revision: 001

1. INTRODUCTION

1.1 This report has been commissioned by Professional Development Services Australia Pty Ltd on behalf of Campbelltown Golf Club to assess trees located on the site that may be impacted by a proposed development.

Table 1: Plans and documents reviewed or prepared as part of this assessment:

Title	Author	Date	Reference on document
Final lodgement tree retention and removal plan	Montgomery Homes	06.08.2024	Rev 2

1.2 Tree data collected for the purpose of this assessment and report was collected on 22nd October 2024 where all trees were surveyed.

1.3 The weather at the time of the site assessment was clear with good visibility.

2. ASSIGNMENT

2.1 This report has been carried out to meet the objectives listed below.

2.1.1 Conduct a Visual Tree Assessment from ground level of all trees identified on the survey plan provided that may be impacted by a proposed development.

2.1.2 In accordance with the relevant Consent Authority, a 'tree' is defined as a "long-lived woody perennial plant with one or relatively few main stems with the potential to grow to a height greater than 3 metres."

2.1.3 Determine the trees estimated useful life expectancy and award retention values to each tree.

2.1.4 Provide an assessment of the potential impact the proposed development is likely to cause to the condition of the subject trees in accordance with AS4970 Protection of trees on development sites (2009).

2.1.5 Recommend methods to mitigate development impacts where appropriate.

2.1.6 Provide tree protection advice in accordance with AS4970 Protection of Trees on Development Sites (2009) and a site-specific tree protection plan where reasonably practical.

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3. METHODOLOGY

3.1 **The following data was collected from each tree during the site assessment.**

3.1.1 Age class

3.1.2 Diameter at Breast Height (DBH Trunk/Stem diameter at breast height/1.4m above ground level) - millimetres.

3.1.3 Diameter at Base (DAB trunk diameter above the root flare near the base of the tree)

3.1.4 Estimated height - metres

3.1.5 Estimated crown spread (Radius of crown) - metres

3.1.6 Health

3.1.7 Structural condition

3.1.8 Amenity value

3.1.9 Safe Useful Life expectancy (SULE)[1]

3.1.10 Trees AZ retention value [2]

3.1.11 An assessment of the trees condition was made using the Visual Tree Assessment (VTA) method (Mattheck & Breloer, 1994).[3]

3.1.12 Trunk diameter was measured using a calculated diameter tape measure. Where this was not possible the measurements have been estimated. All other measurements were estimations unless otherwise stated.

3.1.13 All tree protection zones and structural root zones have been calculated in accordance with AS4970 Protection of trees on development sites (2009).

3.1.14 The TPZ of palms and other monocots, cycads and tree ferns has been calculated at one metre outside the crown projection.

3.1.15 Details of how the observations in this report have been assessed are listed in the appendices.

---

[1] Barrell Tree Consultancy, *SULE: Its use and status into the New Millennium*, TreeAZ/03/2001, http://www.treeaz.com/.

[2] Barrell Tree Consultancy, *Tree AZ version 10.10-ANZ*, http://www.treeaz.com/.

[3] Mattheck, C. & Breloer, H., *The body language of trees - A handbook for failure analysis*, The Stationary Office, London, England (1994).

4. GLOSSARY OF BASIC TERMS

4.1.1 **Tree protection zone (TPZ)**: The TPZ is principle means of protecting trees on development sites and is an area required to maintain the viability of trees during development. It is commonly observed that tree roots will extend significantly further than the indicative TPZ, however the TPZ is an area identified to be the extent where root loss or disturbance will generally impact the viability of the tree. The TPZ is identified as a restricted area to prevent damage to trees either above or below ground during a development. Where trees are intended to be retained, proposed developments must retain an adequate TPZ around trees. The TPZ is set aside for the tree's root zone, trunk and crown and it is essential for the stability and longevity of the tree. The tree protection also incorporates the SRZ (see below for more information about the SRZ). The TPZ of palms and other monocots, cycads and tree ferns has been calculated at one metre outside the crown projection.

4.1.2 **Structural Root Zone (SRZ)**: This is the area around the base of a tree required for the trees stability in the ground. An area larger than the SRZ always needs to be maintained to preserve a viable tree. There are several factors that can vary the SRZ which include height, crown area, soil type and soil moisture. It can also be influenced by other factors such as natural or built structures. Generally work within the SRZ should be avoided. Soil level changes should also generally be avoided inside the SRZ of trees to be retained. Palms, other monocots, cycads and tree ferns do not have an SRZ.

4.1.3 **Minor encroachment**: Sometimes encroachment into the TPZ is unavoidable. Encroachment includes but is not limited to activities such as excavation, compacted fill and machine trenching. Minor encroachment of up to 10% of the overall TPZ area is normally considered acceptable, providing there is space adjacent to the TPZ for the tree to compensate and the tree is displaying adequate vigour/health to tolerate changes to its growing environment.

4.1.4 **Major encroachment**: Where encroachment of more than 10% of the overall TPZ area is proposed the project Arborist must investigate and demonstrate that the tree will remain in a viable condition. In some cases, tree sensitive construction methods such as pier and beam footings, suspended slabs, or cantilevered sections, can be utilised to allow additional encroachment into the TPZ by bridging over roots and minimising root disturbance. Major encroachment is only possible if it can be undertaken without severing significant size roots, or if it can be demonstrated that significant roots will not be impacted.

4.1.5 The TPZ and SRZ measurements should be measured in radius from the centre of the tree trunk.

5. THE SITE AND PROPOSED WORKS

5.1 The subject site is located within the Campbelltown Council LGA. The trees on site are managed under the following policy and legislation.

5.1.1 Campbelltown Local Environmental Plan 2015
5.1.2 Campbelltown Sustainable Cities DCP 2015 –
5.1.3 Part 11 Vegetation and Wildlife Management (C DCP)
5.1.4 State Environmental Planning Policy (SEPP Biodiversity and Conservation Act 2021)

Tile 1. Site location [4]

[4] https://maps.six.nsw.gov.au/

Table 3: Site Considerations

Site Considerations	Application to site Yes/No	Source/References
Heritage Conservation Area	No	https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap
Heritage Item	No	
Biodiversity	No	
Ecologically Sensitive	No	
Bushfire Prone Land	No	

5.2 The site is a large public golf course. The site is zoned as R2: Low density residential. The site is undulating and contains many trees scattered throughout the golf course.

5.3 The tree population on the site composes mostly of mature trees of moderate to high significance.

5.4 The proposal consists of the erection of a shed for the storage of golf carts, installation of covered interlinking walk-way and establishment of exits and bollards to existing shed.

Site Address: 1 Golf Course Drive, Glen Alpine
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6. ASSESSEMENT OF CONSTRUCTION IMPACTS

6.1 **Table 4:** Summary of the impact of proposed development impact to all trees included in the report.

Tree ID	Species	Retention value	TPZ radius (m)	SRZ Radius (m)	TPZ Area (sqM)	TPZ encroachment	Discussion/ Conclusion	Recommendation
1	*Eucalyptus moluccana*, Grey box	A2	7.56	2.9	179.6	Nil	Tree is located outside of any proposed work area and will not be subject to encroachment. There has been recent considerable disturbance to the soil profile immediately surrounding the tree which may have impacted the condition of the tree. It is recommended that the soil profile be manually de-compacted and bulk mulch installed to the TPZ of the tree to improve the growing conditions. It also appears that the tree has been filled around the base of the tree which can cause long term decline of mature trees. It is recommended that the fill be carefully pulled back from the trunk of the tree to expose the natural root flare, by hand so no damage occurs to the tree. The tree will require tree protection measures to be installed as per Appendix 1A.	Retain and protect.
2	*Eucalyptus sideroxylon*, Mugga Ironbark	Z10	4.92	2.5	76	Major	The subject tree is located close to the proposed shed footprint and stormwater drainage and will be subject to a major encroachment. The tree is in poor overall condition with a significantly declining canopy. The tree is not retainable with these current plans and should be removed and replaced.	Remove and replace.
3	*Eucalyptus nicholli*, Narrow-leaved Black Peppermint	A2	7.68	2.8	185.3	Minor	The tree may be subject to a minor encroachment from proposed stormwater drainage works. As the encroachment is well under 10% it is acceptable under the AS4970-2009 (Protection of Trees on Development Sites) and the tree can be retained in a viable condition. Bulk mulch installed to the TPZ of the tree is recommended to improve the growing conditions.	Retain and protect.
4	*Eucalyptus nicholli*, Narrow-leaved Black Peppermint	A2	4.32	2.3	58.6	Nil	Tree is located outside of any proposed work area and will not be subject to encroachment. The tree will require tree protection measures to be installed as per Appendix 1A.	Retain and protect.
5	*Ulmus parvifolia*, Chinese elm	A2	3	1.8	28.3	Nil	Tree is located outside of any proposed work area and will not be subject to encroachment. The tree will require tree protection measures to be installed as per Appendix 1A.	Retain and protect.

7. CONCLUSIONS

7.1 **Table 5:** Summary of development impacts on trees assessed.

Impact	Reason	Retention Category		
		AA	A	Z
Trees to be removed	Building construction, new surfacing and/or proximity, or trees in poor condition.	-	-	**T2** **(1 tree)**
Retained trees that will be subject to TPZ encroachment	Removal of existing surfacing/structures and/or installation of new surfacing/structures	-	**T3** **(1 tree)**	-
Trees to be retained that will not be subject to TPZ encroachment	Trees are located sufficiently away from the development not to be impacted.	-	**T1, T4, T5** **(3 trees)**	-
Retained trees that will require project arborist supervision + sensitive installation of structures	Refer to section 6 specifications	-	-	-

8. RECOMMENDATIONS AND MITIGATION STRATEGIES

8.1 This report assesses the impact of a proposed development at the site on **5 trees** in accordance with AS4970 Protection of trees on development sites (2009).

8.2 For trees that will be required to be removed to facilitate the proposed works plus are in poor condition, it is recommended that tree **T2 (total of 1 tree) is removed and replaced**. The tree should be the same species and supplied in a minimum 45L stock size index.

8.3 It is recommended that trees **T1, T3, T4 and T5 (total of 4 trees) all be retained and protected**.

8.4 Mulch to 100mm depth is recommended to be installed to the extent of the TPZ area of each retained tree.

8.5 Tree protection measures are recommended to be installed prior to the commencement of any site activity, inclusive of demolition and installed in accordance with the recommendations made within this report and be compliant to AS4970 Protection of Trees on Development Sites (2009).

8.6 All works within the TPZ areas are to be carried out in consultation with the project Arborist who is to monitor the condition of the trees and the site activities throughout the development process.

8.7 All construction activity is to comply with Australian Standard AS4970 Protection of Trees on Development Sites (2009), sections 7, 10 and 11 of this report.

8.8 No services plan has been assessed as part of this report. All underground services located inside the TPZ of any tree to be retained must be installed via tree sensitive techniques. This should include either directional drilling methods or manual excavations to minimise the impact to trees identified for retention. Section 4.5.5 of AS4970-2009 says that 'The directional drilling bore should be at least 600 mm deep. The project Arborist should assess the likely impacts of boring and bore pits on retained trees. For manual excavation of trenches the project Arborist should advise on roots to be retained and should monitor the works'.[5]

8.9 This report does not provide approval for tree removal or pruning works. All recommendations in this report are subject to approval by the relevant authorities and/or tree owners. This report should be submitted as supporting evidence with any tree removal/pruning or development application.

[5] Council of Standards Australia, *AS 4970 Protection of trees on development sites* (2009) page 18.

9. ARBORICULTURAL WORK METHOD STATEMENT (AWMS) AND TREE PROTECTION REQUIREMENTS

9.1 **Use of this report:** All contractors must be made aware of the tree protection requirements prior to commencing works at the site and be provided a copy of this report.

9.2 **Tree protection Specifications:** It is the responsibility of the principle contractor to install tree protection prior to works commencing at the site (prior to demolition works) and to ensure that the tree protection remains in adequate condition for the duration of the development. The tree protection must not be moved without prior agreement of the project Arborist. The project Arborist must inspect that the tree protection has been installed in accordance with this document and AS4970-2009 prior to works commencing.

9.3 **Project Arborist:** Prior to any works commencing at the site a project Arborist should be appointed. The project Arborist should be qualified to a minimum AQF level 5 and/or equivalent qualifications and experience, and should assist with any development issues relating to trees that may arise. If at any time it is not feasible to carryout works in accordance with this, an alternative must be agreed in writing with the project Arborist.

9.4 **Tree work:** All tree work must be carried out by a qualified and experienced Arborist with a minimum of AQF level 3 in arboriculture, in accordance with NSW Work Cover Code of Practice for the Amenity Tree Industry (1998) and AS4373 Pruning of amenity trees (2007).

9.5 **Variations to protective fencing:** Where it is not feasible to install fencing at the specified location due to factors such restricting access to areas of the site or for constructing new structures, an alternative location and protection specification must be agreed with the project Arborist. Where the installation of fencing in unfeasible due to restrictions on space, trunk and branch protection will be required (see below). The protective fencing must be constructed of 1.8 metre 'cyclone chainmesh fence'. The fencing must only be removed for the landscaping phase and must be authorised by the project Arborist. Any modifications to the fencing locations must be approved by the project Arborist.

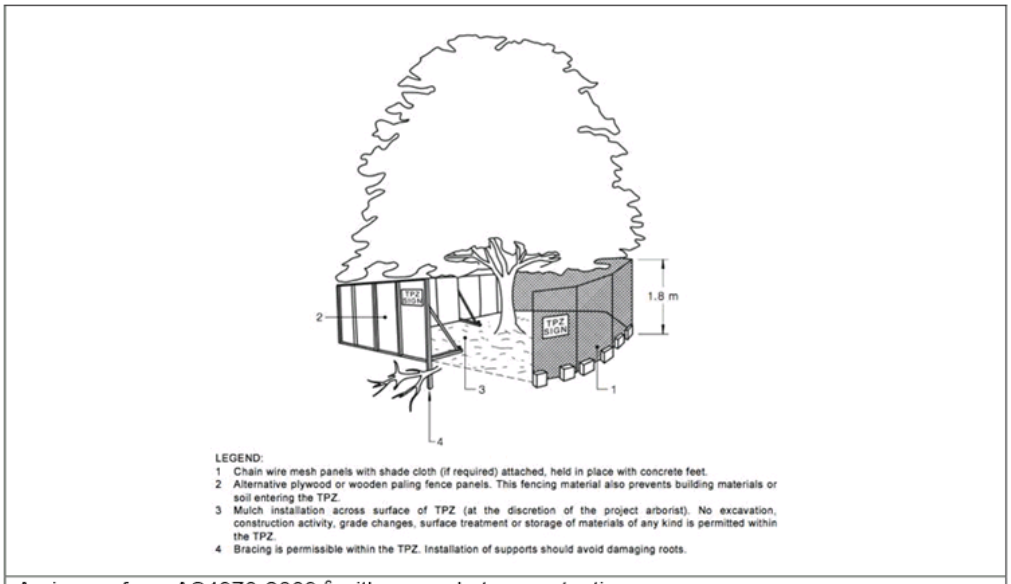
9.6 **TPZ signage:** Tree protection signage is to be attached to the protective fencing, displayed in a prominent position and the sign repeated at 10 metres intervals or closer where the fence changes direction. Each sign shall contain in a clearly legible form, the following information:

- Tree protection zone/No access.
- This fence has been installed to prevent damage to the tree/s and their growing environment both above and below ground. Do not move fencing or enter TPZ without the agreement of the project Arborist.
- The name, address, and telephone number of the developer/builder and project Arborist

9.7 **Trunk and Branch Protection:** The trunk must be protected by wrapped hessian or similar material to limit damage. Timber planks (50mm x 100mm or similar) should then be placed around tree trunk. The timber planks should be spaced at 100mm intervals, and must be fixed against the trunk with tie wire, or strapping and connections finished or covered to protect pedestrians from injury. The hessian and timber planks must not be fixed to the tree in any instance. The trunk and branch protection shall be installed prior to any work commencing on site and shall be maintained in good condition for the entire development period.

9.8 **Mulch:** Any areas of the TPZ located inside the subject site (only trees to be retained directly adjacent to site works must be mulched to a depth of 75mm with good quality composted wood chip/leaf mulch.

9.9 **Ground Protection:** Ground protection is required to protect the underlying soil structure and root system in areas where it is not practical to restrict access to whole TPZ, while allowing space for construction. Ground protection must consist of good quality composted wood chip/leaf mulch to a depth of between 150-300mm, laid on top of geo textile fabric. If vehicles are to be using the area, additional protection will be required such as rumble boards or track mats to spread the weight of the vehicle and avoid load points. Ground protection is to be specified by the project Arborist as required.



An image from AS4970-2009,[6] with example tree protection.

[6] Council of Standards Australia, *AS4970 Protection of trees on development sites* (2009), page 16.

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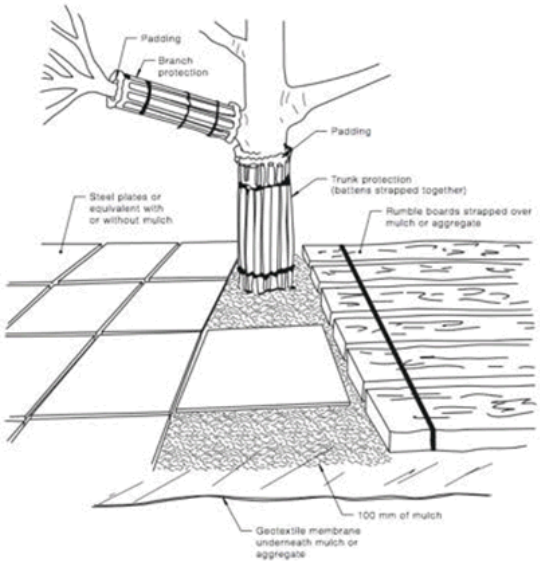
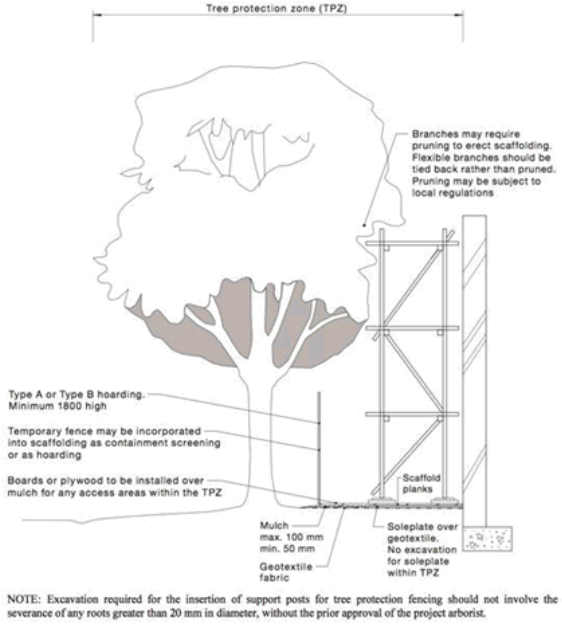


NOTES:

1 For trunk and branch protection use boards and padding that will prevent damage to bark. Boards are to be strapped to trees, not nailed or screwed.

2 Rumble boards should be of a suitable thickness to prevent soil compaction and root damage.

An image from AS4970-2009,[7] with example tree protection.



NOTE: Excavation required for the insertion of support posts for tree protection fencing should not involve the severance of any roots greater than 20 mm in diameter, without the prior approval of the project arborist.

Image 3: An image from AS4970-2009,[8] with example tree protection involving scaffold.

[7] Council of Standards Australia, *AS4970 Protection of trees on development sites* (2009), page 17.

[8] Council of Standards Australia, *AS4970 Protection of trees on development sites* (2009), page 19.

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9.10 **Root investigations:** Where major TPZ encroachments require demonstrating the viability of trees the following method for root investigations is to be used. Non-destructive excavations are to be carried out along the outer edge of proposed or existing structures within the TPZ (excavation methods include the use of pneumatic and hydraulic tools, high-pressure air or a combination of high-pressure water and a vacuum device). Excavations generally consist of a trench to a depth dictated by the location of significant roots, bedrock, unfavourable conditions for root growth, or the required depth for footings up to 1 metre. The investigation is to be carried out by AQF5 consulting Arborist who is to record all roots greater than 30 millimetres in diameter and produce a report discussing the significance of the findings. No roots 30 millimetres in diameter are to be frayed or damaged during excavation and the trench is to be backfilled as soon as possible to reduce the risk of roots drying out. In the event roots must be left exposed they are to be wrapped in hessian sack and regularly irrigated for the duration of exposure.

9.11 **Restricted activities inside TPZ:** The following activities must be avoided inside the TPZ of all trees to be retained unless approved by the project Arborist. If at any time these activities cannot be avoided an alternative must be agreed in writing with the project Arborist to minimise the impact to the tree.

A) Machine excavation.
B) Ripping or cultivation of soil.
C) Storage of spoil, soil or any such materials
D) Preparation of chemicals, including preparation of cement products.
E) Refueling.
F) Dumping of waste.
G) Wash down and cleaning of equipment.
H) Placement of fill.
I) Lighting of fires.
J) Soil level changes.
K) Any physical damage to the crown, trunk, or root system.
L) Parking of vehicles.

9.12 **Demolition:** The demolition of all existing structures inside or directly adjacent to the TPZ of trees to be retained must be undertaken in consultation with the project Arborist. Any machinery is to work from inside the footprint of the existing structures or outside the TPZ, reaching in to minimise soil disturbance and compaction. If it is not feasible to locate demolition machinery outside the TPZ of trees to be retained, ground protection will be required. The demolition should be undertaken inwards into the footprint of the existing structures, sometimes referred to as the 'top down, pull back' method.

9.13 **Excavations and root pruning:** The project Arborist must supervise and certify that all excavations and root pruning are in accordance with AS4373-2007 and AS4970-2009. For continuous strip footings, first manual excavation is required along the edge of the structures closest to the subject trees. Manual excavation should be a depth of 1 metre (or to unfavourable root growth conditions such as bed rock or heavy clay, if agreed by project Arborist). Next roots must be pruned back in accordance with AS4373-2007. After all root pruning is completed, machine excavation is permitted within the footprint of the structure. For tree sensitive footings, such as pier and beam, all excavations inside the TPZ must be manual. Manual excavation may include the use of pneumatic and hydraulic tools, high-pressure air or a combination of high-pressure water and a vacuum device. No pruning of roots greater 30mm in diameter is to be carried out without approval of the project arborist. All pruning of roots greater than 10mm in diameter must be carried out by a qualified Arborist/Horticulturalist with a minimum AQF level 3. Root pruning is to be a clean cut with a sharp tool in accordance with AS4373 Pruning of amenity trees (2007).[9] The tree root is to be pruned back to a branch root if possible. Make a clean cut and leave as small a wound as possible.

9.14 **Landscaping:** All landscaping works within the TPZ of trees to be retained are to be undertaken in consultation with a consulting Arborist to minimize the impact to trees. General guidance is provided below to minimise the impact of new landscaping to trees to be retained.

9.15 **Level changes should be minimised**. The existing ground levels within the landscape areas should not be lowered by more than 50mm or increased by more 100mm without assessment by a consulting Arborist.

9.16 **New retaining walls** should be avoided. Where new retaining walls are proposed inside the TPZ of trees to be retained, they should be constructed from tree sensitive material, such as timber sleepers, that require minimal footings/excavations. If brick retaining walls are proposed inside the TPZ, considerer pier and beam type footings to bridge significant roots that are critical to the trees condition. Retaining walls must be located outside the SRZ and sleepers/beams located above existing soil grades.

9.17 **The location of new plantings** inside the TPZ of trees to be retained should be flexible to avoid unnecessary damage to tree roots greater than 30mm in diameter.

9.18 **Sediment and Contamination:** All contamination run off from the development such as but not limited to concrete, sediment and toxic wastes must be prevented from entering the TPZ at all times.

9.19 **Tree Wounding/Injury:** Any wounding or injury that occurs to a tree during the construction process will require the project Arborist to be contacted for an assessment of the injury and provide mitigation/remediation advice. It is generally accepted that trees may take many years to decline and eventually die from root damage. All repair work is to be carried out by the project Arborist, at the contractor's expense.

9.20 **Completion of Development Works:** After all construction works are complete the project Arborist should assess that the subject trees have been retained in the same condition and vigour. If changes to condition are identified the project Arborist should provide recommendations for remediation.

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[9] Council Of Standards Australia, *AS 4373 Pruning of amenity trees* (2007) page 18

10. HOLD POINTS

10.1 **Hold Points:** Below is a sequence of standard hold points requiring project Arborist certification throughout the development process.

10.2 It provides a list of hold points that must be checked and certified where specified by the Consent Authority.

10.3 Certification is recommended to be provided in written format upon completion of each point. The final certification must include details of any instructions for remediation undertaken during the development.

Hold Point	Stage	Responsibility	Certification	Complete Y/N and date
Project Arborist to hold pre construction site meeting with principle contractor to discuss methods and importance of tree protection measures and resolve any issues in relation to feasibility of tree protection requirements that may arise.	Prior to work commencing.	Principle contractor	Project Arborist	
Project Arborist To supervise all pruning works to retained trees.	Prior to works commencing	Principal Contractor	Project Arborist	
Project Arborist to assess and certify that tree protection has been installed in accordance with section 11 and AS4970-2009 prior to works commencing at site.	Prior to development work commencing.	Principle contractor	Project Arborist	
In accordance with AS4970-2009 the project arborist should carryout regular site inspections to ensure works are carried out in accordance with the recommendations. I recommend site inspections on a bi-monthly frequency.	Ongoing throughout the development	Principle contractor	Project Arborist	
Project Arborist to oversee all initial pier excavations and demolition inside the TPZ of any tree to be retained.	Construction	Principle contractor	Project Arborist	
Project Arborist to certify that all pruning of roots greater than 40mm in diameter has been carried out in accordance with AS4373-2007. All root pruning must be carried out by a qualified Arborist/Horticulturalist with a minimum AQF level 3.	Construction	Principle contractor	Project Arborist	
Project Arborist to certify that all underground services including storm water inside TPZ of any tree to be retained have been installed in accordance with AS4970-2009.	Construction	Principle contractor	Project Arborist	
All landscaping works/boundary walls within the TPZ of trees to be retained are to be undertaken in consultation with the project Arborist to minimize the impact to trees.	Landscape	Principle contractor	Project Arborist	
After all construction works are complete the project Arborist should assess that the subject trees have been retained in the same condition and vigor and authorize the removal	Upon completion of construction	Principle contractor	Project Arborist	

Site Address: 1 Golf Course Drive, Glen Alpine
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Revision: 001

of protective fencing. If changes to condition are identified the project Arborist should provide recommendations for remediation.				
Any wounding or injury that occurs to a tree during the demolition/construction process will require the project arborist to be contacted for an assessment of the injury and provide mitigation/remediation advice. All remediation work is to be carried out by the project arborist, at the contractor's expense.	Ongoing throughout the development	Principle contractor	Project Arborist	

11. BIBLIOGRAPHY/REFERENCES

- Council of Standards Australia, *AS4970 Protection of trees on development sites* (2009).
- Council of Standards Australia, *AS4373 Pruning of amenity trees* (2007).
- Mattheck, C. & Breloer, H., *The body language of trees - A handbook for failure analysis*, The Stationary Office, London, England (1994).
- Barrell Tree Consultancy, *SULE: Its use and status into the New Millennium*, TreeAZ/03/2001, http://www.treeaz.com/.
- Barrell Tree Consultancy, *Tree AZ version 10.10-ANZ*, http://www.treeaz.com/.
- State Environmental Planning Policy (SEPP) (Biodiversity and Conservation Act 2021)

Site Address: 1 Golf Course Drive, Glen Alpine
Client Name: Professional Development Services Australia Pty Ltd
Date prepared: 1 November 2024
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12. LIMITATIONS AND ASSUMPTIONS

12.1 Observations and recommendations are based on one site inspection. The findings of this report are based on the observations and site conditions at the time inspection. All observations were carried out from ground level. No detailed additional testing was carried out on trees or soil on site and none of the surrounding surfaces were lifted for investigation.

12.2 Where access was not available to neighbouring trees, their dimensions have been estimated from within the property boundary or from public land.

12.3 It is possible that root decay and defects can be present below ground with no visual indication above ground. It is impossible to know the extent of any root damage caused by mechanical damage such as underground root cutting during the installation of services without undertaking detailed root investigation or being present at the time of the works. Any form of tree failure due to these occurrences is beyond the scope of this assessment.

12.4 The report reflects the subject tree(s) as found on the day of inspection. Any changes to the growing environment of the subject tree, or tree management works beyond those recommended in this report may alter the findings of the report. There is no warranty, expressed or implied, that problems or deficiencies relating to the subject tree, or subject site may not arise in the future.

12.5 Tree identification is based on accessible visual characteristics at the time of inspection. As key identifying features are not always available the accuracy of identification is not guaranteed. Where tree species is unknown, it is indicated with a spp.

12.6 Seasoned Tree Consulting neither guarantees, nor is responsible for, the accuracy of information provided by others that is contained within this report.

12.7 Trees useful life expectancy has been estimates however this report is not an assessment of risk or probability of failure.

12.8 Trees stated as ‘retainable’ in this report may only be retained in a viable condition in the event they are correctly managed as per the recommendations and specifications in this report. In the event deviations occur the level of impact will increase and likely further impact the trees.

12.9 The ultimate safety of any tree cannot be categorically guaranteed. Even trees apparently free of defects can collapse or partially collapse in extreme weather conditions. Trees are dynamic, biological entities subject to changes in their environment, the presence of pathogens and the effects of ageing. These factors reinforce the need for regular inspections. It is generally accepted that hazards can only be identified from distinct defects or from other failure-prone characteristics of a tree or its locality.

12.10 Alteration of this report invalidates the entire report.

13. PHOTOGRAPHS

Image a: T1

Image b:

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Image c:

Image d:

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14. LIST OF APPENDICIES

The following are included in the appendices:

Appendix 1 – Tree Location Plan
Appendix 1A – Proposed Site Plan and Tree Protection Plan
Appendix 2 - Tree Inspection Schedule
Appendix 3 – Health
Appendix 4 – Structural Condition
Appendix 5 – Age Class
Appendix 6 – Landscape Value
Appendix 7 – SULE Categories
Appendix 8 – Trees AZ Field Sheet
Appendix 9 – TPZ Encroachment Examples

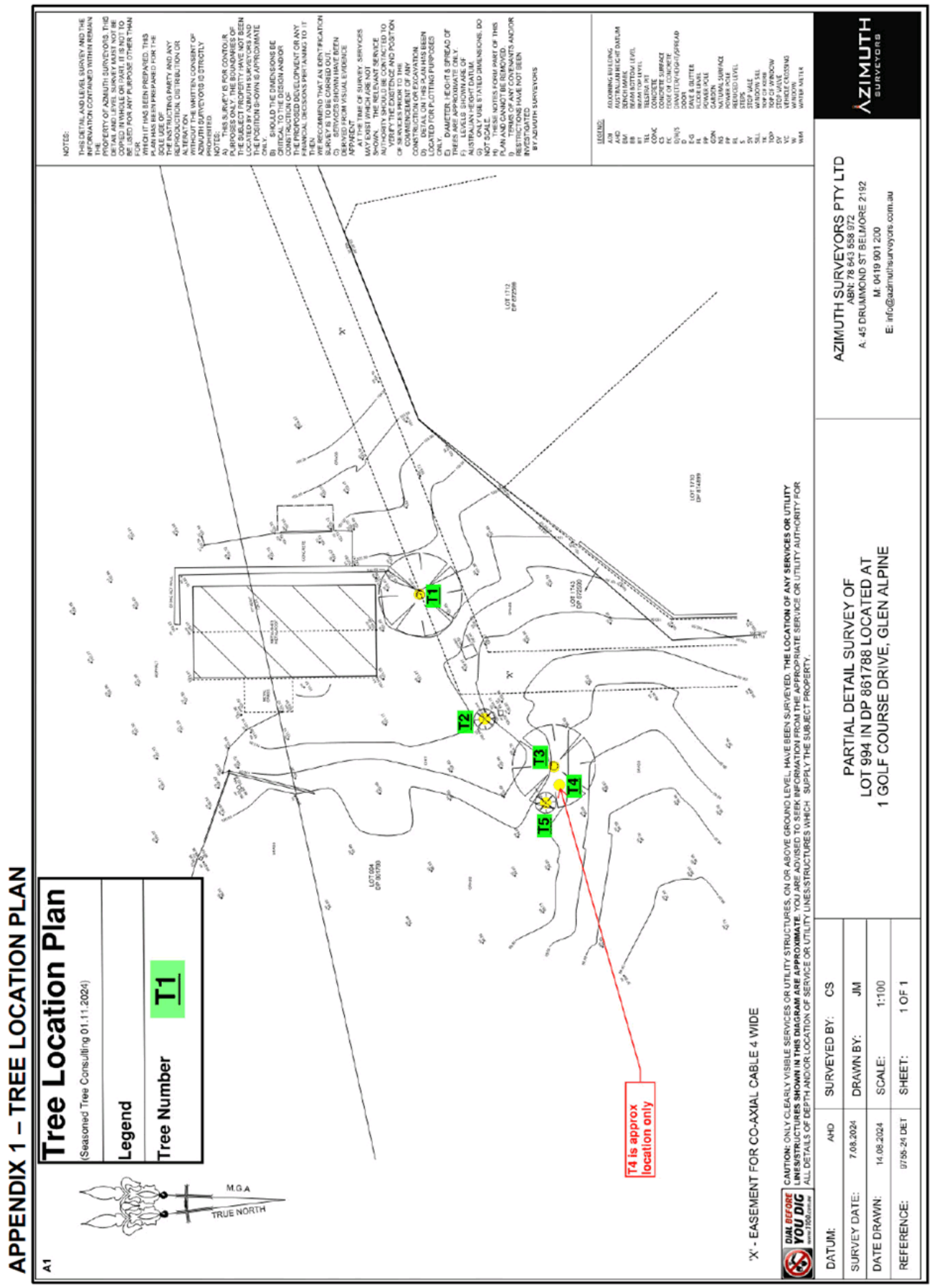
Regards

Signature removed

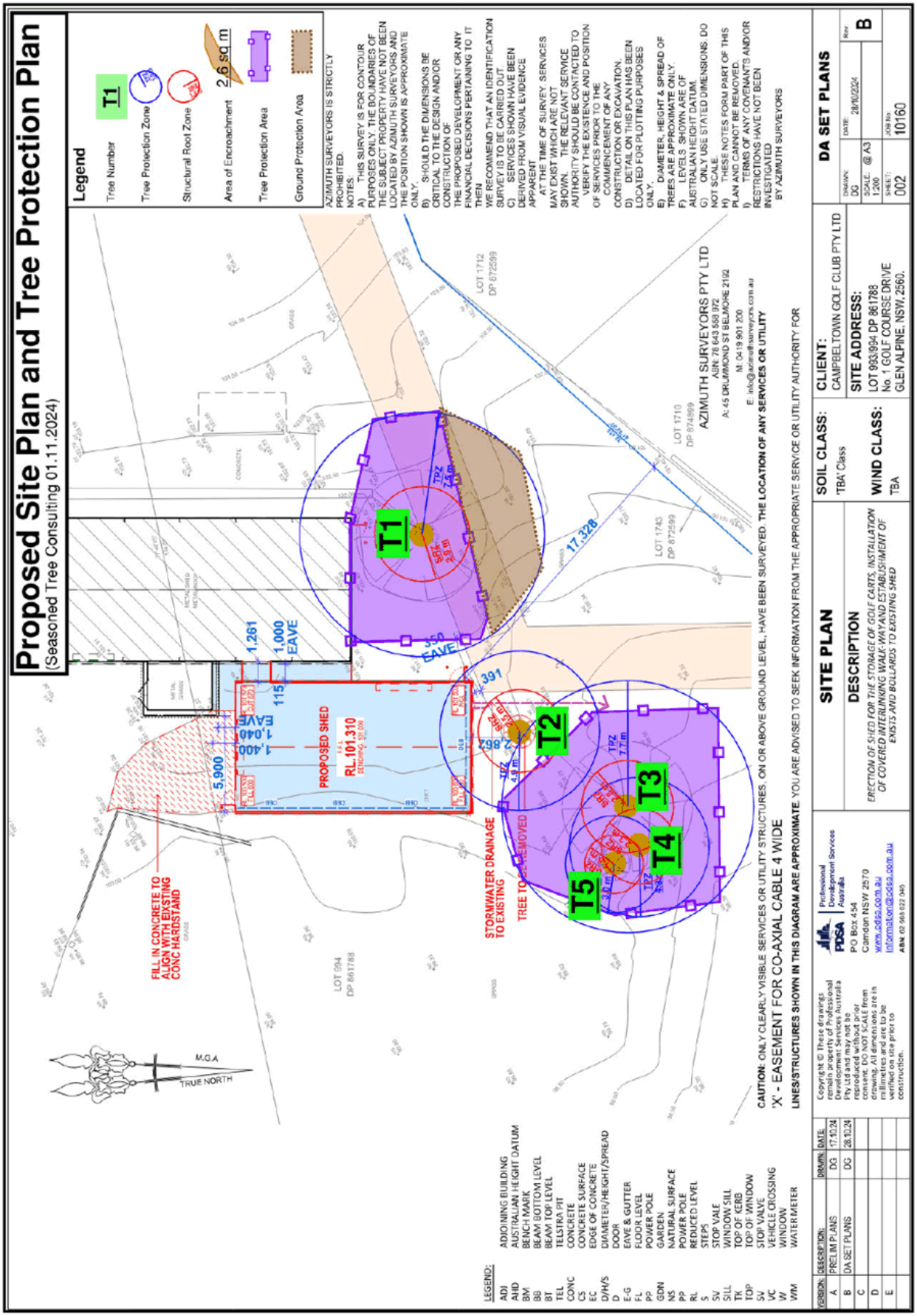
David Gowenlock- Seasoned Tree Consulting

Diploma of Arboriculture AQF5
Diploma of Conservation and Land Management AQF5
TRAQ (International Society of Arboriculture – Tree Risk Assessment Qualification)
VALID Tree Risk Assessment Qualified
AQF2 + AQF3 Arboriculture

Mobile- 0415961074
david@seasonedtreeconsulting.com.au


APPENDIX 1 – TREE LOCATION PLAN
A1
Tree Location Plan
(Seasoned Tree Consulting 01.11.2024)
Legend
Tree Number T1
M.G.A
TRUE NORTH
T1
T2
T3
T4
T5
T4 is approx location only
'X' - EASEMENT FOR CO-AXIAL CABLE 4 WIDE
NOTES:
LEGEND:
DIAL BEFORE YOU DIG
CAUTION: ONLY CLEARLY VISIBLE SERVICES OR UTILITY STRUCTURES, ON OR ABOVE GROUND LEVEL, HAVE BEEN SURVEYED. THE LOCATION OF ANY SERVICES OR UTILITY LINES/STRUCTURES SHOWN IN THIS DIAGRAM ARE APPROXIMATE. YOU ARE ADVISED TO SEEK INFORMATION FROM THE APPROPRIATE SERVICE OR UTILITY AUTHORITY FOR ALL DETAILS OF DEPTH AND/OR LOCATION OF SERVICE OR UTILITY LINES/STRUCTURES WHICH SUPPLY THE SUBJECT PROPERTY.
DATUM: AHD
SURVEYED BY: CS
SURVEY DATE: 7.08.2024
DRAWN BY: JM
DATE DRAWN: 14.08.2024
SCALE: 1:100
REFERENCE: 9758-24 DET
SHEET: 1 OF 1
PARTIAL DETAIL SURVEY OF
LOT 994 IN DP 861788 LOCATED AT
1 GOLF COURSE DRIVE, GLEN ALPINE
AZIMUTH SURVEYORS PTY LTD
ABN: 78 643 558 972
A: 45 DRUMMOND ST BELMORE 2192
M: 0419 901 200
E: info@azimuthsurveyors.com.au
AZIMUTH
SURVEYORS

APPENDIX 1A – PROPOSED SITE PLAN AND TREE PROTECTION PLAN



APPENDIX 2- TREE INSPECTION SCHEDULE

Tree Inspection Site: 1 Golf Course Drive, Glen Alpine

Surveyed by: David Gowenlock **Date of Inspection: 11.08.2024** **Tagged: No**

Tree ID	Tree Species	DBH (CM)	TPZ radius (M)	TPZ Area (Sq.M)	DAB (CM)	SRZ radius (M)	Height (M)	Spread (M)	Age Class	Health	Structure	Amenity value	SULE (yrs.)	TreeAZ retention Value	Comments
1	*Eucalyptus moluccana*, Grey box	63	7.56	179.6	75	2.9	20	15	Mature	Good	Fair	High	5 > 15	A2	Trunk damage, ground level changes
2	*Eucalyptus sideroxylon*, Mugga Ironbark	41	4.92	76	49	2.5	12	8	Semi-mature	Fair	Fair	Medium	<5	Z10	Root damage to south. Major canopy decline.
3	*Eucalyptus nicholli*, Narrow-leaved Black Peppermint	50*40 (=64)	7.68	185.3	70	2.8	15	14	Mature	Good	Good	High	15 > 40	A2	
4	*Eucalyptus nicholli*, Narrow-leaved Black Peppermint	36	4.32	58.6	40	2.3	9	6	Semi-mature	Good	Fair	Medium	15 > 40	A2	Supressed under T3
5	*Ulmus parvifolia*, Chinese elm	25	3	28.3	25	1.8	6	6	Semi-mature	Good	Fair	Medium	>40	A2	Suppressed

Explanatory Notes
Tree Species - Botanical name followed by common name in brackets. Where species is unknown it is indicated with an '*spp*'.
Diameter at Breast Height (DBH) - Measured with a DBH tape or estimated at approximately 1.4m above ground level. If trees are inaccessible due to dense bush or being located in private property they are generally estimated.
Tree Protection Zone (TPZ) - DBH x 12. Measured in radius from the center of the trunk. Rounded to nearest 0.1m. For monocots, the TPZ is set at 1 meter outside the crown projection.
TPZ Area (Sq.M)- The area of the TPZ calculated in square metres.
Diameter Above root Buttresses (DAB): Measured with a DBH tape or estimated above root buttresses (DAB) for calculating the SRZ.
Structural Root Zone (SRZ) - $(DAB \times 50)^{0.42} \times 0.64$. Measured in radius from the center of the trunk. Rounded up to nearest 0.1m.
Height - Height from ground level to top of crown. All heights are estimated unless otherwise indicated.
Spread - Radius of crown at widest section. All tree spreads are estimated unless otherwise indicated.
Age Class - Over mature (OM), Mature (M), Early mature (EM), Semi mature (SM), Young (Y), Dead (D).
Health - Good/Fair/Poor/Dead
Structure - Good/Fair/Poor
Amenity Value - Very High/High/Medium/Low/Very Low.
Safe Useful Life Expectancy (SULE) - 1. Long (40+years), 2. Medium (15 - 40 years), 3. Short (5 - 15 years), 4. Remove (under 5 years), 5. Small/young.
TreeAZ retention Value- See Appendix 10

Site Address: 1 Golf Course Drive, Glen Alpine
Client Name: Professional Development Services Australia Pty Ltd
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Revision: 001

Appendix 3 – Assessment of Health

Category	Example condition	Summary
Good	• Crown has good foliage density for species. • Tree shows no or minimal signs of pathogens that are unlikely to have an effect on the health of the tree. • Tree is displaying good vigour and reactive growth development.	• The tree is in above average health and condition and no remedial works are required.
Fair	• The tree may be starting to dieback or have over 25% deadwood. • Tree may have slightly reduced crown density or thinning. • There may be some discolouration of foliage. • Average reactive growth development. • There may be early signs of pathogens which may further deteriorate the health of the tree. • There may be epicormic growth indicating increased levels of stress within the tree.	• The tree is in below average health and condition and may require remedial works to improve the trees health.
Poor	• The may be in decline, have extensive dieback or have over 30% deadwood. • The canopy may be sparse or the leaves may be unusually small for species. • Pathogens or pests are having a significant detrimental effect on the tree health.	• The tree is displaying low levels of health and removal or remedial works may be required.
Dead	• The tree is dead or almost dead.	• The tree should generally be removed.

Appendix 4 - Structural condition

Category	Example condition	Summary
Good	• Branch unions appear to be strong with no sign of defects. • There are no significant cavities. • The tree is unlikely to fail in usual conditions. • The tree has a balanced crown shape and form.	• The tree is considered structurally good with well developed form.
Fair	• The tree may have minor structural defects within the structure of the crown that could potentially develop into more significant defects. • The tree may a cavity that is currently unlikely to fail but may deteriorate in the future. • The tree is an unbalanced shape or leans significantly. • The tree may have minor damage to its roots. • The root plate may have moved in the past but the tree has now compensated for this. • Branches may be rubbing or crossing.	• The identified defects are unlikely cause major failure. • Some branch failure may occur in usual conditions. • Remedial works can be undertaken to alleviate potential defects.
Poor	• The tree has significant structural defects. • Branch unions may be poor or weak. • The tree may have a cavity or cavities with excessive levels of decay that could cause catastrophic failure. • The tree may have root damage or is displaying signs of recent movement. • The tree crown may have poor weight distribution which could cause failure.	• The identified defects are likely to cause either partial or whole failure of the tree.

Appendix 5 - Age class

Determining the exact age of a tree is difficult without carrying out potentially invasive testing. The age class of the subject tree has been estimated using the definitions below.

Category	Description
Young/Newly planted	• Young or recently planted tree.
Semi Mature	• Up to 20% of the usual life expectancy for the species.
Early mature/Mature	• Between 20% - 80% of the usual life expectancy for the species.
Over mature	• Over 80% of the usual life expectancy for the species.
Dead	• Tree is dead or almost dead.

Appendix 7 - Safe Useful Life Expectancy (SULE), (Barrel, 2001)

A trees safe useful life expectancy is determined by assessing a number of different factors including the health and vitality, estimated age in relation to expected life expectancy for the species, structural defects, and remedial works that could allow retention in the existing situation.

Category	Description
1. Long	Useful life expectancy over 40 years
2. Medium	Useful life expectancy 15 to 40 years
3. Short	Useful life expectancy 5 to 15 years
4. Remove	Useful life expectancy under 5 years
5. Small/Young	Trees that could be transplanted or replaced with similar specimen.
6. Unstable	Tree has become hazardous or structurally unstable.

Appendix 6 Landscape Value

RATING	HERITAGE VALUE	ECOLOGICAL VALUE	AMENITY VALUE
1. SIGNIFICANT	The subject tree is listed as a Heritage Item under the Local Environment Plan (LEP) with a local, state or national level of significance or is listed on Council's Significant Tree Register	The subject tree is scheduled as a Threatened Species as defined under the Threatened Species Conservation Act 1995 (NSW) or the Environmental Protection and Biodiversity Conservation Act 1999	The subject tree has a very large live crown size exceeding 300m² with normal to dense foliage cover, is located in a visually prominent position in the landscape, exhibits very good form and habit typical of the species
	The subject tree forms part of the curtilage of a Heritage Item (building /structure /artefact as defined under the LEP) and has a known or documented association with that item	The tree is a locally indigenous species, representative of the original vegetation of the area and is known as an important food, shelter or nesting tree for endangered or threatened fauna species	The subject tree makes a significant contribution to the amenity and visual character of the area by creating a sense of place or creating a sense of identity
	The subject tree is a Commemorative Planting having been planted by an important historical person (s) or to Commemorate an important historical event	The subject tree is a Remnant Tree, being a tree in existence prior to development of the area	The tree is visually prominent in view from surrounding areas, being a landmark or visible from a considerable distance
2. VERY HIGH	The tree has a strong historical association with a heritage item (building/structure/artefact/garden etc) within or adjacent the property and/or exemplifies a particular era or style of landscape design associated with the original development of the site.	The tree is a locally-indigenous species, representative of the original vegetation of the area and is a dominant or associated canopy species of an Endangered Ecological Community (EEC) formerly occurring in the area occupied by the site.	The subject tree has a very large live crown size exceeding 200m²; a crown density exceeding 70% (normal-dense), is a very good representative of the species in terms of its form and branching habit or is aesthetically distinctive and makes a positive contribution to the visual character and the amenity of the area
3. HIGH	The tree has a suspected historical association with a heritage item or landscape supported by anecdotal or visual evidence	The tree is a locally-indigenous species and representative of the original vegetation of the area and the tree is located within a defined Vegetation Link / Wildlife Corridor or has known wildlife habitat value	The subject tree has a large live crown size exceeding 100m²; The tree is a good representative of the species in terms of its form and branching habit with minor deviations from normal (e.g. crown distortion/suppression) with a crown density of at least 70% normal); The subject tree is visible from the street and surrounding properties and makes a positive contribution to the visual character and the amenity of the area
4. MODERATE	The tree has no known or suspected historical association, but does not detract or diminish the value of the item and is sympathetic to the original era of planting.	The subject tree is a non-local native or exotic species that is protected under the provisions of this DCP.	The subject tree has a medium live crown size exceeding 40m²;The tree is a fair representative of the species, exhibiting moderate deviations from typical form (distortion/suppression etc) with a crowndensity of more than 50% (thinning to normal); and The tree is visible from surrounding properties, but is not visually prominent – view may be partially obscured by other vegetation or built forms. The tree makes a fair contribution to the visual character and amenity of the area.
5. LOW	The subject tree detracts from heritage values or diminishes the value of a heritage item	The subject tree is scheduled as exempt (not protected) under the provisions of this DCP due to its species, nuisance or position relative to buildings or other structures.	The subject tree has a small live crown size of less than 40m² and can be replaced within the short term (5-10 years) with new tree planting
6. VERY LOW	The subject tree is causing significant damage to a heritage Item.	The subject tree is listed as an Environment Weed Species in the Local Government Area, being invasive, or is a known nuisance species.	The subject tree is not visible from surrounding properties (visibility obscured) and makes a negligible contribution or has a negative impact on the amenity and visual character of the area. The tree is a poor representative of the species, showing significant deviations from the typical form and branching habit with a crown density of less than 50% (sparse).
7. INSIGNIFICANT	The tree is completely dead and has no visible habitat value	The tree is a declared Noxious Weed under the Noxious Weeds Act (NSW) 1993 within the relevant Local Government Area.	The tree is completely dead and represents a potential hazard.

Ref: *Determining the retention value of trees of development sites,* presentation handouts at TAFE NSW Ryde College, March 2012

Appendix 8 – Trees AZ Field Sheet

TreeAZ Categories (Version 10.04-ANZ)

CAUTION: TreeAZ assessments must be carried out by a competent person qualified and experienced in arboriculture. The following category descriptions are designed to be a brief field reference and are not intended to be self-explanatory. They must be read in conjunction with the most current explanations published at www.TreeAZ.com.

Category Z: Unimportant trees not worthy of being a material constraint

Local policy exemptions: Trees that are unsuitable for legal protection for local policy reasons including size, proximity and species	
Z1	Young or insignificant small trees, i.e. below the local size threshold for legal protection, etc
Z2	Too close to a building, i.e. exempt from legal protection because of proximity, etc
Z3	Species that cannot be protected for other reasons, i.e. scheduled noxious weeds, out of character in a setting of acknowledged importance, etc
High risk of death or failure: Trees that are likely to be removed within 10 years because of acute health issues or severe structural failure	
Z4	Dead, dying, diseased or declining
Z5	Severe damage and/or structural defects where a high risk of failure cannot be satisfactorily reduced by reasonable remedial care, i.e. cavities, decay, included bark, wounds, excessive imbalance, overgrown and vulnerable to adverse weather conditions, etc
Z6	Instability, i.e. poor anchorage, increased exposure, etc
Excessive nuisance: Trees that are likely to be removed within 10 years because of unacceptable impact on people	
Z7	Excessive, severe and intolerable inconvenience to the extent that a locally recognized court or tribunal would be likely to authorize removal, i.e. dominance, debris, interference, etc
Z8	Excessive, severe and intolerable damage to property to the extent that a locally recognized court or tribunal would be likely to authorize removal, i.e. severe structural damage to surfacing and buildings, etc
Good management: Trees that are likely to be removed within 10 years through responsible management of the tree population	
Z9	Severe damage and/or structural defects where a high risk of failure can be temporarily reduced by reasonable remedial care, i.e. cavities, decay, included bark, wounds, excessive imbalance, vulnerable to adverse weather conditions, etc
Z10	Poor condition or location with a low potential for recovery or improvement, i.e. dominated by adjacent trees or buildings, poor architectural framework, etc
Z11	Removal would benefit better adjacent trees, i.e. relieve physical interference, suppression, etc
Z12	Unacceptably expensive to retain, i.e. severe defects requiring excessive levels of maintenance, etc

NOTE: Z trees with a high risk of death/failure (Z4, Z5 & Z6) or causing severe inconvenience (Z7 & Z8) at the time of assessment and need an urgent risk assessment can be designated as ZZ. ZZ trees are likely to be unsuitable for retention and at the bottom of the categorization hierarchy. In contrast, although Z trees are not worthy of influencing new designs, urgent removal is not essential and they could be retained in the short term, if appropriate.

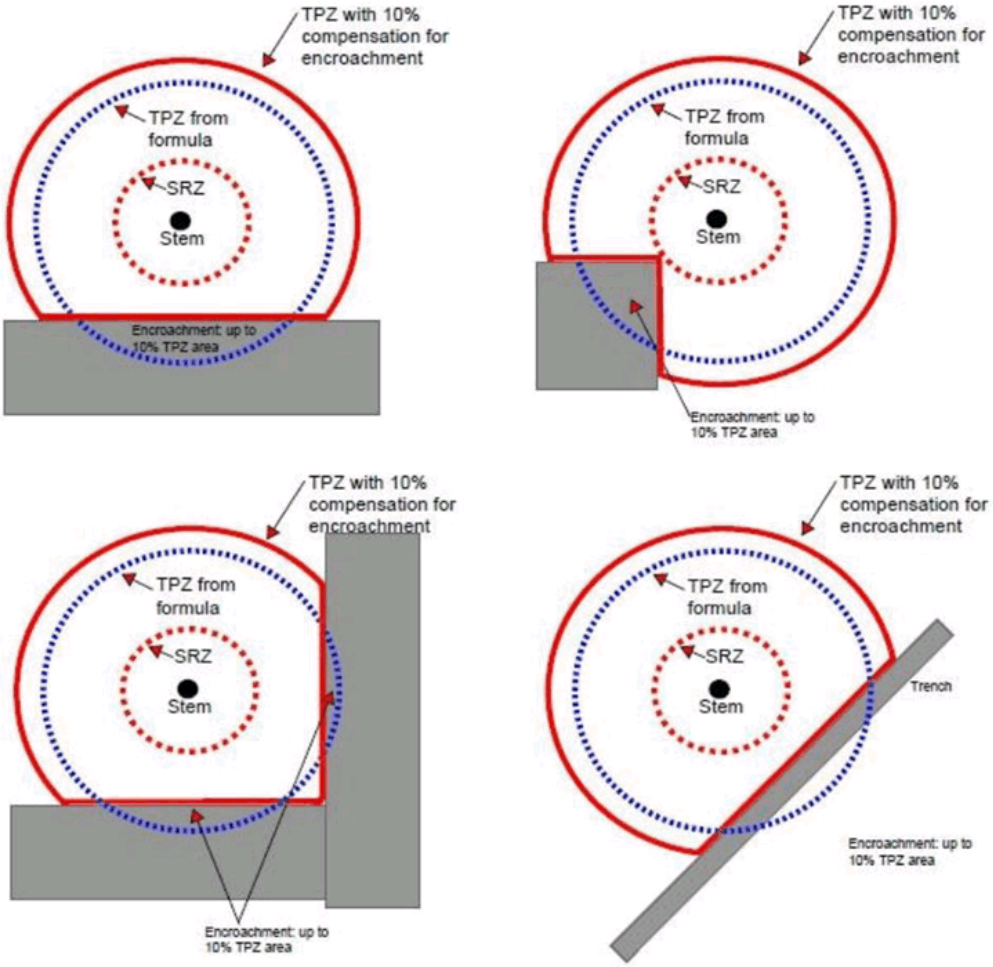
Category A: Important trees suitable for retention for more than 10 years and worthy of being a material constraint

A1	No significant defects and could be retained with minimal remedial care
A2	Minor defects that could be addressed by remedial care and/or work to adjacent trees
A3	Special significance for historical, cultural, commemorative or rarity reasons that would warrant extraordinary efforts to retain for more than 10 years
A4	Trees that may be worthy of legal protection for ecological reasons (Advisory requiring specialist assessment)

NOTE: Category A1 trees that are already large and exceptional, or have the potential to become so with minimal maintenance, can be designated as AA at the discretion of the assessor. Although all A and AA trees are sufficiently important to be material constraints, AA trees are at the top of the categorization hierarchy and should be given the most weight in any selection process.

Appendix 9- Examples of TPZ encroachment

Encroachment into the Tree Protection Zone is sometimes unavoidable. The following diagram shows examples of acceptable levels of encroachment and how they may be compensated for by providing additional space contiguous to the TPZ area.



Note: Less than 10% TPZ area and outside SRZ. Any loss of TPZ compensated for elsewhere.

RF41014

Flood Assessment Report For Proposed Shed

Development Site at:
1 Golf Course Drive,
Glen Alpine, NSW
LOT 994, DP 861788

Prepared by:

ACCON ENGINEERS
PO Box 307
Minto, NSW 2566
Phone: +61 2 8712 1487
Email: info@acconengineers.com.au
Web: www.acconengineers.com.au

Flood Assessment Report for Proposed Shed

at

1 Golf Course Drive, Glen Alpine, NSW

Prepared For:

Professional Development Services Australia Pty Ltd

Prepared By:

Anil Shrestha

Operations Manager

Civil/Flood & Drainage Engineer, MIE Aust, NER, (Civil)

NSW Professional Engineer, (Civil)

NSW Design Practitioner, (Civil & Drainage)

Revision		Date
1		29/10/2024

CONTENTS

LIST OF FIGURES

1. INTRODUCTION

1.1 Background

ACCON Engineers was commissioned by PDSA to assess the impact of flooding associated with the proposed double storey shed at 1 Golf Course Drive, Glen Alpine, NSW to the flooding characteristics of the surrounding area.

This report has been prepared to accompany a development application for the proposed residential shed in accordance with NSW Floodplain Development Manual 2023 and Campbelltown City Council flooding requirements. This report describes the existing characteristics of the area, proposed development and quantifies the impact of the proposed development. According to Council flood information, the property lies in flood control lot. The property is affected with main stream flooding and with overland flow. The subject property lies in H1-H5 (low to high hazard). However, the proposed shed location lies in H1 (low hazard).

1.2 Objectives

The main objective of this study is to carry out a detail site-specific flood assessment report for proposed shed at above address. In order to achieve this goal, the following specific objectives are proposed:

- Review on flooding requirements as per Campbelltown City Council DCP
- NSW Government Floodplain Management Manual 2023
- Analysis of the existing flood category

1.3 Methodology

This flood assessment report is prepared based on the hydrological analysis of the development site using the information on the several documents such as survey plan of the site, proposed architectural plan provided by the client, Campbelltown City Council DCP, flood information from Council. In addition to this, some relevant information about the development site and the surrounding are collected using Land and Property Information (LPI) web services.

2. SITE DESCRIPTION

2.1 Land Details

The site is located on the southern side of Golf Course Drive as shown in Figure 2.1. The land is identified as Lot 994, DP 861788.

Figure 2.1 Location of Site (Source: Six Maps)

2.2 Topography

The site is generally sloping to rear from the front at the proposed shed location. The topography of site is presented in figure 2.2. The full topography of site is provided in Appendix A.

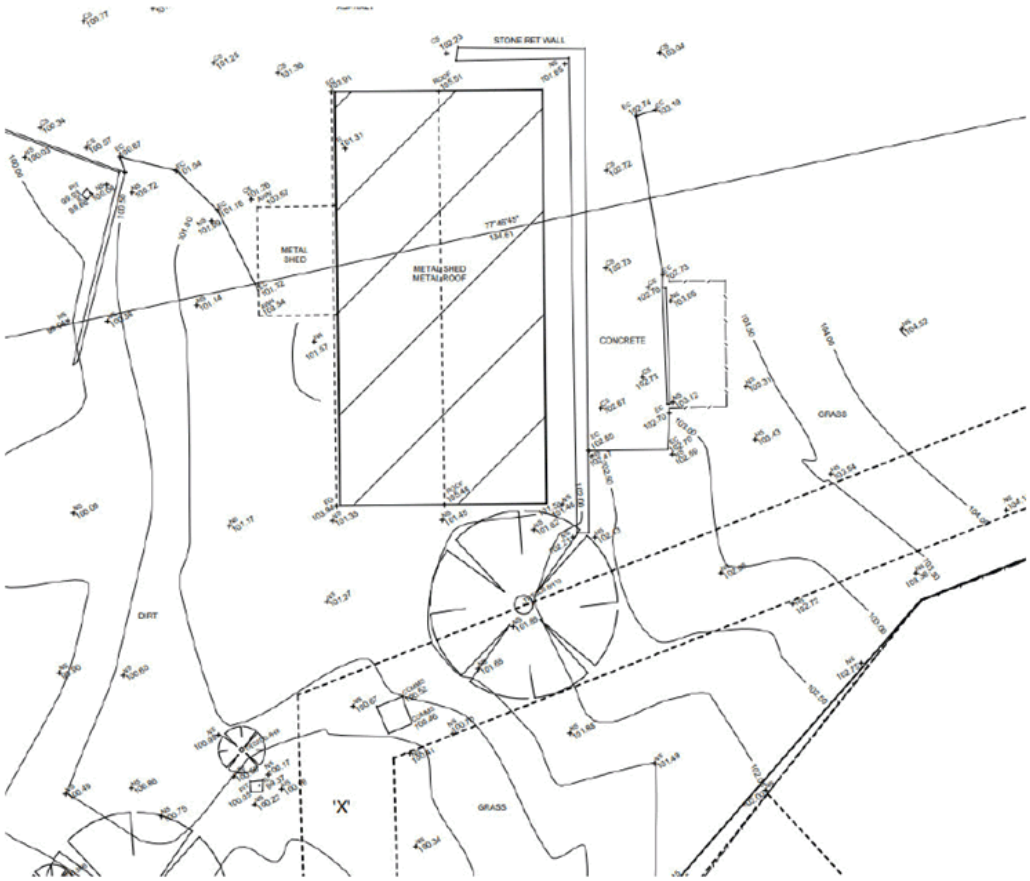


Figure 2. 2 General Topography of Site (Source: Azimuth Surveyors Pty Ltd)

3. EXISTING FLOOD CHARACTERISTICS

3.1 Flood Behaviour

According to Council flood information, the property lies in flood control lot. The property is affected with main stream flooding and with overland flow. The subject property lies in H1-H5 (low to high hazard). However, the proposed shed location lies in H1 (low hazard).

The flood level information and map near the proposed shed obtained from Council is provided in figure 3.1 and in Appendix C.

Location	Existing GL (m AHD)	Approx. Flood Depth (m)	100 yr. max. Fill/Flood Level (m AHD)	Min. Floor Level (m AHD)
A	99.99	0.03	100.02	100.32
B	100.90	0.05	100.95	101.25
C	99.38	0.16	99.54	99.84
D	98.95	0.03	98.98	99.28

Figure 3. 1 Flood Information Near the Proposed Shed

4. DEVELOPMENT CONTROLS

The proposed developments include construction of shed for the proposed of golf cart storage. The proposal is assessed against Campbelltown City Council DCP. The site plan that includes the proposed shed is shown in Figure 4.1. The full detail site plan of this block is provided in Appendix B.

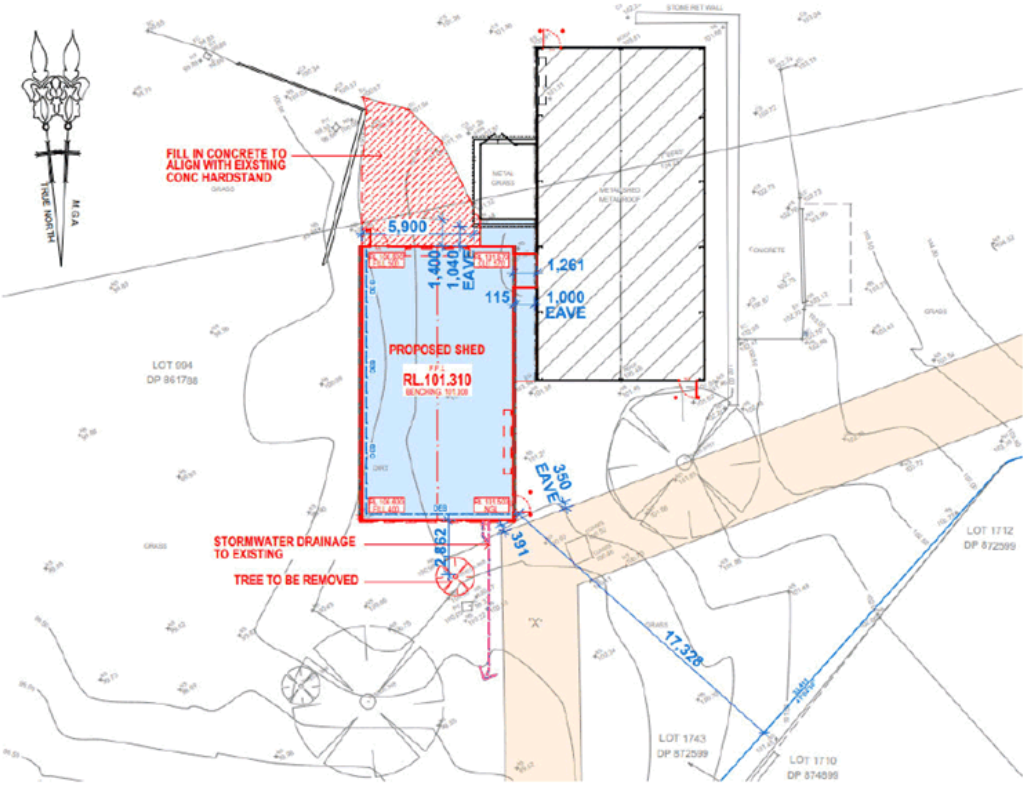


Figure 4.1 Site Plan of Proposed Development Plan (Source: PDSA)

4.1 Floor Level

As per Council flood level information, the maximum 1% AEP flood level at the vicinity of the shed is 100.95m AHD. As per Council flood advise letter the proposed shed floor level has to minimum 0.3m above the 1% AEP flood level. The minimum habitable floor should be at 101.25m AHD. The proposed shed floor level is 101.31m AHD. This complies council requirements.

4.2 Building Component and Method

All structural components below 101.25m AHD should be constructed with flood compatible materials. All new electrical equipment, wiring, power points to be located above 101.25m AHD. The electrical wiring or any other services and connections shall be waterproofed or installed above 101.25m AHD. The AC unit and other electrical equipment susceptible to flood water must be located above 101.25m AHD.

4.3 Structural Soundness

Engineers report required certifying that the structure can withstand the forces of floodwater debris and buoyancy up to and including 101.25m AHD.

4.4 Flood Affection

The proposed shed is a small development and does not involve substantial change on existing topography of the development site. The proposed shed foot print lies in low hazard area. The proposed shed will not have adverse flood impact to the neighbouring property in the surrounding area upto 1% AEP flood event.

4.5 Car Parking and Driveway Access

The proposed development does not have car park and driveway.

4.6 Evacuation

The proposed shed will be used for golf cart storage only. The floor level of the proposed shed will be higher than 1% AEP flood level. Hence, no flood evacuation is needed during 1% AEP flood event. In the event that emergency authorities such as SES issue an evacuation order, flood evacuation from the site can be done towards flood free area as directed by emergency authorities during major flood events. The evacuation should be done once the evacuation order is issued from emergency authorities before major flood events occurred.

It is strongly recommended that the owners should be aware of the flood situation at this property as in the flood certificate issued from the Council. The certificate would contain vital information such as the expected flood levels in a range of design floods. It would

also provide information on ground and floor levels, which would allow an assessment of the depths of flooding over the property and building. This awareness will give timely and safe evacuation from the expected high flood event.

4.7 Fence

No new fence is proposed in this application.

4.8 Management and Design

No storage of materials would be expected to be stored below shed floor level, which would cause pollution or would be likely to be potentially hazardous during flood.

5. CONCLUSION

This study considered the impacts of flooding associated with the proposed shed at 1 Golf Course Drive, Glen Alpine, Campbelltown City Council, NSW to the flooding characteristics of the surrounding area. According to Council flood information, the property lies in flood control lot. The property is affected with main stream flooding and with overland flow. The subject property lies in H1-H5 (low to high hazard). However, the proposed shed location lies in H1 (low hazard).

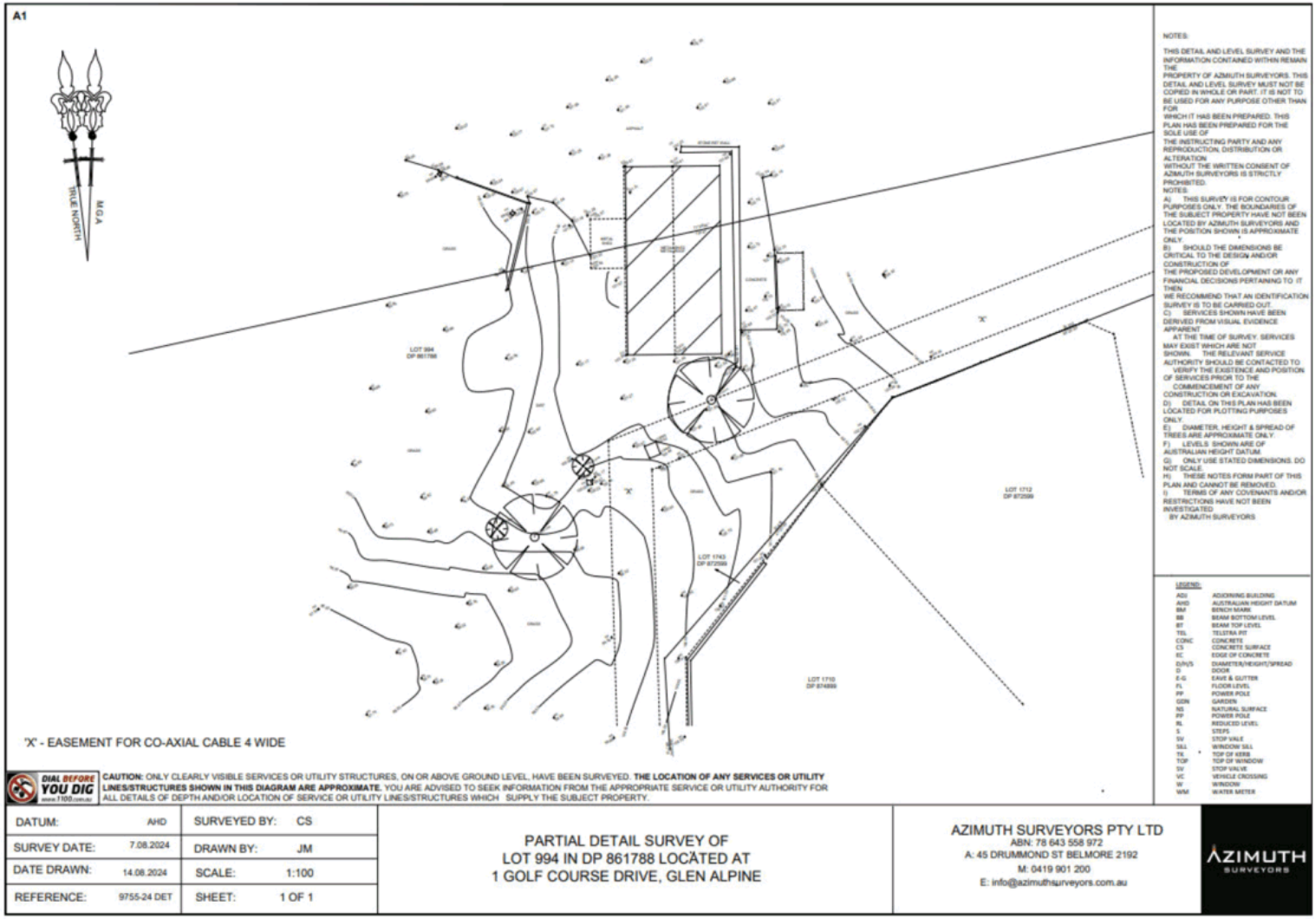
The followings are the conclusion of this study:

- As per Council flood level information, the maximum 1% AEP flood level at the vicinity of the shed is 100.95m AHD. As per Council flood advise letter the proposed shed floor level has to minimum 0.3m above the 1% AEP flood level. The minimum habitable floor should be at 101.25m AHD. The proposed shed floor level is 101.31m AHD. This complies council requirements.
- All structural components below 101.25m AHD should be constructed with flood compatible materials. All new electrical equipment, wiring, power points to be located above 101.25m AHD. The electrical wiring or any other services and connections shall be waterproofed or installed above 101.25m AHD. The AC unit and other electrical equipment susceptible to flood water must be located above 101.25m AHD.
- Engineers report required certifying that the structure can withstand the forces of floodwater debris and buoyancy up to and including 101.25m AHD.
- The proposed shed is a small development and does not involve substantial change on existing topography of the development site. The proposed shed foot print lies in low hazard area. The proposed shed will not have adverse flood impact to the neighbouring property in the surrounding area upto 1% AEP flood event.
- The proposed shed will be used for golf cart storage only. The floor level of the proposed shed will be higher than 1% AEP flood level. Hence, no flood evacuation is needed during 1% AEP flood event. In the event that emergency authorities such as SES issue an evacuation order, flood evacuation from the site can be done towards flood free area as directed by emergency authorities during

major flood events. The evacuation should be done once the evacuation order is issued from emergency authorities before major flood events occurred.

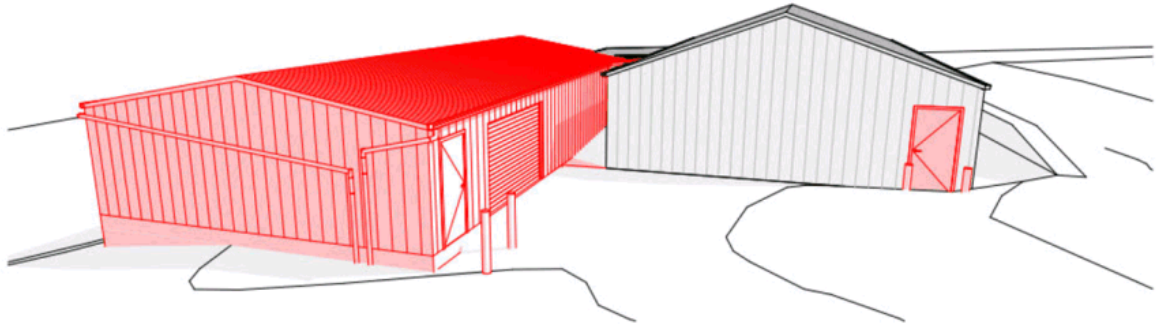
- It is strongly recommended that the owners should be aware of the flood situation at this property as in the flood certificate issued from the Council. The certificate would contain vital information such as the expected flood levels in a range of design floods. It would also provide information on ground and floor levels, which would allow an assessment of the depths of flooding over the property and building. This awareness will give timely and safe evacuation from the expected high flood event.
- No storage of materials would be expected to be stored below shed floor level, which would cause pollution or would be likely to be potentially hazardous during flood.

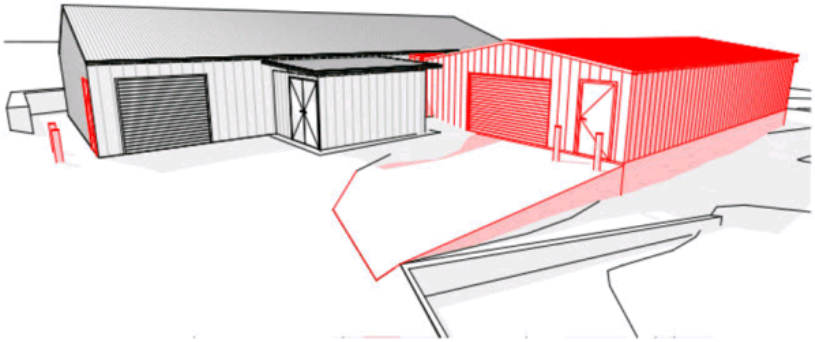
APPENDIX – A: GENERAL TOPOGHAPHY OF SITE

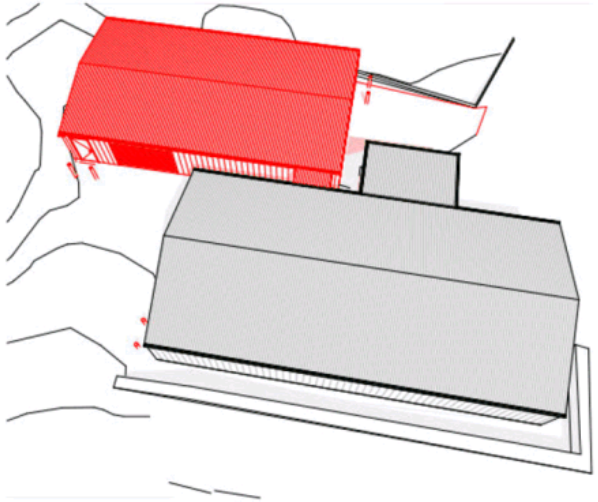


APPENDIX – B: ARCHITECTURAL PLAN

PAGE	PLANS
001	TITLE PAGE
002	SITE PLAN
003	PROPOSED FLOOR PLAN
004	ELEVATIONS
005	ELEVATIONS
006	SECTION







VERSION:	DESCRIPTION:	DRAWN:	DATE:
A	PRELIM PLANS	DG	17.10.24
B	DA SET PLANS	DG	28.10.24
C			
D			
E			

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PO Box 454
Camden NSW 2570
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ABN: 62 608 022 046

TITLE PAGE

DESCRIPTION

ERECTION OF SHED FOR THE STORAGE OF GOLF CARTS, INSTALLATION OF COVERED INTERLINKING WALK-WAY AND ESTABLISHMENT OF EXISTS AND BOLLARDS TO EXISTING SHED

SOIL CLASS: 'TBA' Class

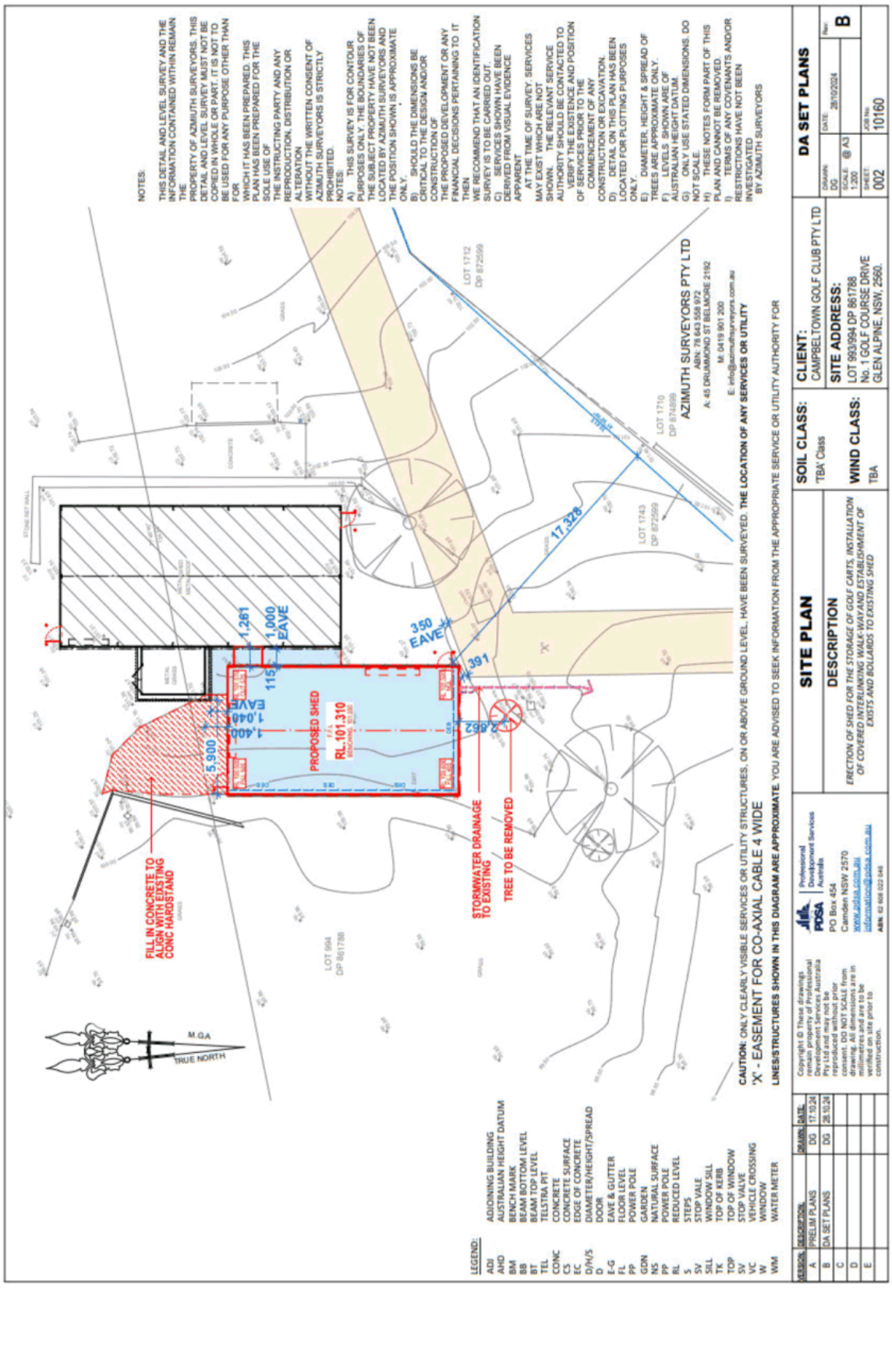
WIND CLASS: TBA

CLIENT: CAMPBELTOWN GOLF CLUB PTY LTD

SITE ADDRESS: LOT 993/994 DP 861788 No. 1 GOLF COURSE DRIVE GLEN ALPINE, NSW, 2560.

DA SET PLANS

DRAWN: DG | DATE: 28/10/2024 | Rev: B
SCALE: @ A3
SHEET: 001 | JOB No: 10160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A: 45 DRUMMOND ST BELMORE 2192
M: 0419 901 200
E: info@azimuthsurveyors.com.au
LEGEND:
ADJ ADJOINING BUILDING
AHD AUSTRALIAN HEIGHT DATUM
BM BENCH MARK
BB BEAM BOTTOM LEVEL
BT BEAM TOP LEVEL
TEL TELSTRA PIT
CONC CONCRETE
CS CONCRETE SURFACE
EC EDGE OF CONCRETE
D/H/S DIAMETER/HEIGHT/SPREAD
D DOOR
E-G EAVE & GUTTER
FL FLOOR LEVEL
PP POWER POLE
GDN GARDEN
NS NATURAL SURFACE
PP POWER POLE
RL REDUCED LEVEL
S STEPS
SV STOP VALE
SILL WINDOW SILL
TK TOP OF KERB
TOP TOP OF WINDOW
SV STOP VALVE
VC VEHICLE CROSSING
W WINDOW
WM WATER METER
CAUTION: ONLY CLEARLY VISIBLE SERVICES OR UTILITY STRUCTURES, ON OR ABOVE GROUND LEVEL, HAVE BEEN SURVEYED. THE LOCATION OF ANY SERVICES OR UTILITY 'X' - EASEMENT FOR CO-AXIAL CABLE 4 WIDE
LINES/STRUCTURES SHOWN IN THIS DIAGRAM ARE APPROXIMATE. YOU ARE ADVISED TO SEEK INFORMATION FROM THE APPROPRIATE SERVICE OR UTILITY AUTHORITY FOR
SITE PLAN
DESCRIPTION
ERECTION OF SHED FOR THE STORAGE OF GOLF CARTS, INSTALLATION OF COVERED INTERLINKING WALK WAY AND ESTABLISHMENT OF EXISTS AND BOLLARDS TO EXISTING SHED
SOIL CLASS: TBA' Class
WIND CLASS: TBA
CLIENT: CAMPBELLTOWN GOLF CLUB PTY LTD
SITE ADDRESS: LOT 993/994 DP 861788 No. 1 GOLF COURSE DRIVE GLEN ALPINE, NSW, 2560.
DA SET PLANS
DRAWN: DG
DATE: 28/10/2024
SCALE: @ A3 1:200
SHEET: 002
JOB No: 10160
REV: B
VERSION DESCRIPTION DRAWN DATE
A PRELIM PLANS DG 17.10.24
B DA SET PLANS DG 28.10.24
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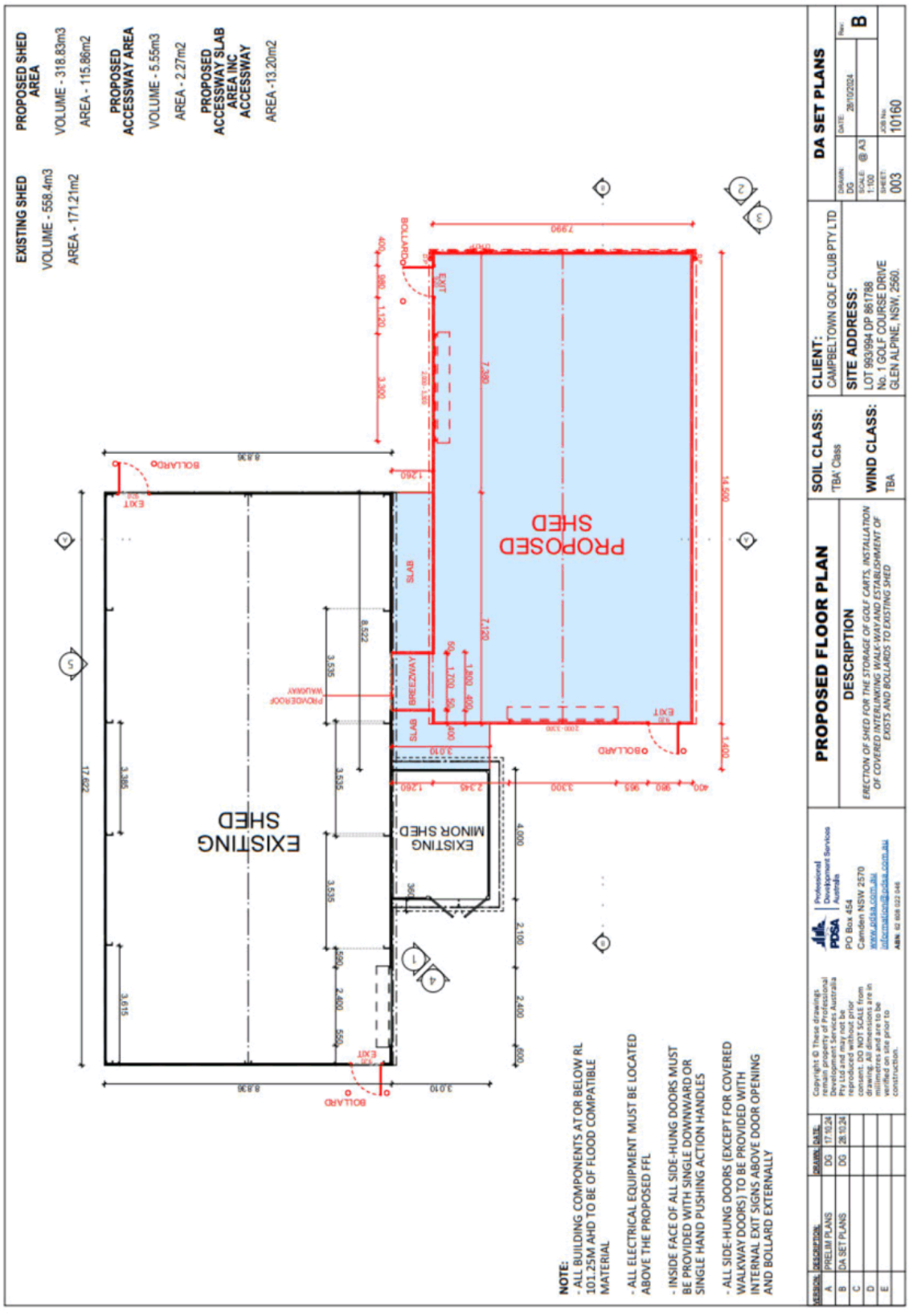
ABN: 63 668 022 646
PROPOSED SHED
RL 101.310
STORMWATER DRAINAGE TO EXISTING
TREE TO BE REMOVED
FILL IN CONCRETE TO ALIGN WITH EXISTING CONC HARDSTAND
1,261
1,000 EAVE
350 EAVE
115
391
17,328
2,862
1,400
1,040 EAVE
5,900
LOT 1712 DP 872599
LOT 1710 DP 874899
LOT 1743 DP 872599
LOT 964 DP 861788
M.G.A
TRUE NORTH


EXISTING SHED
VOLUME - 558.4m3
AREA - 171.21m2
PROPOSED SHED AREA
VOLUME - 318.83m3
AREA - 115.86m2
PROPOSED ACCESSWAY AREA
VOLUME - 5.55m3
AREA - 2.27m2
PROPOSED ACCESSWAY SLAB AREA INC ACCESSWAY
AREA -13.20m2
PROPOSED SHED
EXISTING SHED
EXISTING MINOR SHED
SLAB
BREEZWAY
BOLLARD
EXIT
NOTE:
- ALL BUILDING COMPONENTS AT OR BELOW RL 101.25M AHD TO BE OF FLOOD COMPATIBLE MATERIAL
- ALL ELECTRICAL EQUIPMENT MUST BE LOCATED ABOVE THE PROPOSED FFL
- INSIDE FACE OF ALL SIDE-HUNG DOORS MUST BE PROVIDED WITH SINGLE DOWNWARD OR SINGLE HAND PUSHING ACTION HANDLES
- ALL SIDE-HUNG DOORS (EXCEPT FOR COVERED WALKWAY DOORS) TO BE PROVIDED WITH INTERNAL EXIT SIGNS ABOVE DOOR OPENING AND BOLLARD EXTERNALLY
PROPOSED FLOOR PLAN
DESCRIPTION
ERECTION OF SHED FOR THE STORAGE OF GOLF CARTS, INSTALLATION OF COVERED INTERLINKING WALK WAY AND ESTABLISHMENT OF EXISTS AND BOLLARDS TO EXISTING SHED
SOIL CLASS: TBA Class
WIND CLASS: TBA
CLIENT: CAMPBELLTOWN GOLF CLUB PTY LTD
SITE ADDRESS: LOT 993994 DP 861788 No. 1 GOLF COURSE DRIVE GLEN ALPINE, NSW, 2560.
DA SET PLANS
DRAWN: DG
DATE: 28/10/2024
SCALE: 1:100 @ A3
SHEET: 003
JOB No: 10160
REV: B
VERSION | DESCRIPTION | DRAWN | DATE
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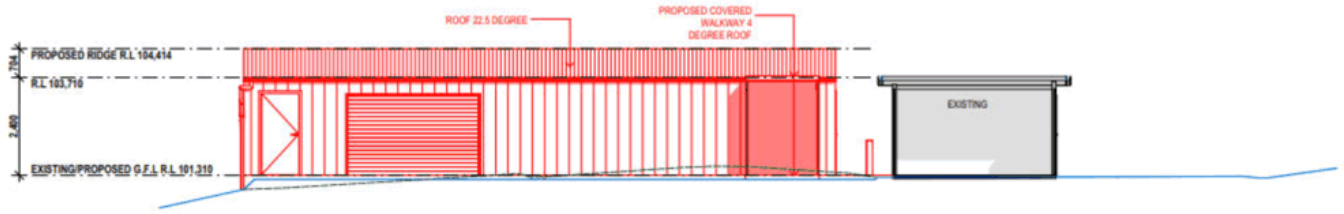

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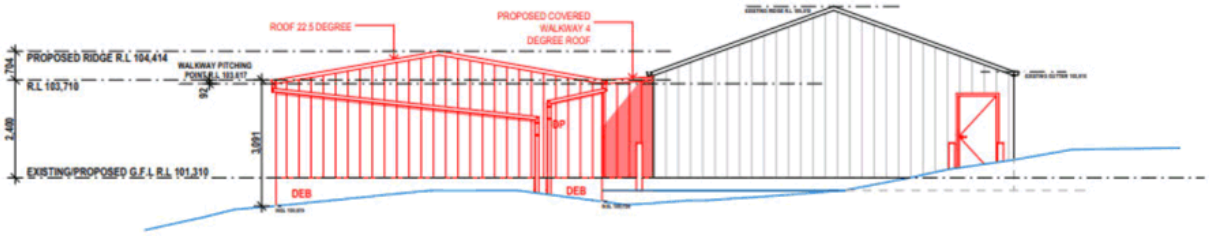
Scale1:100



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ELEVATIONS

DESCRIPTION

ERECTION OF SHED FOR THE STORAGE OF GOLF CARTS, INSTALLATION OF COVERED INTERLINKING WALK-WAY AND ESTABLISHMENT OF EXISTS AND BOLLARDS TO EXISTING SHED

SOIL CLASS: 'TBA' Class

WIND CLASS: TBA

CLIENT: CAMPBELTOWN GOLF CLUB PTY LTD

SITE ADDRESS: LOT 993/994 DP 861788
No. 1 GOLF COURSE DRIVE
GLEN ALPINE, NSW, 2560.

DA SET PLANS

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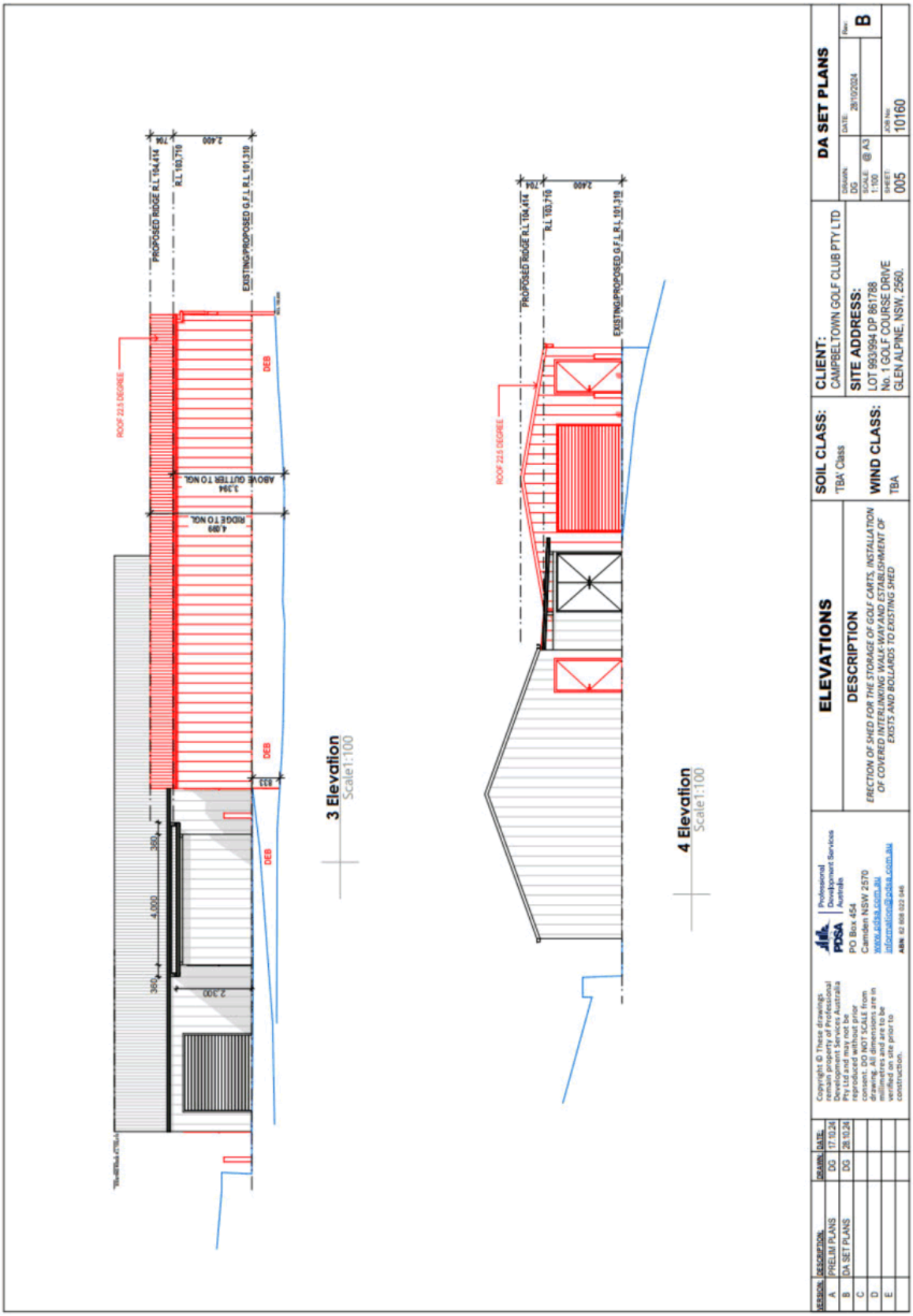
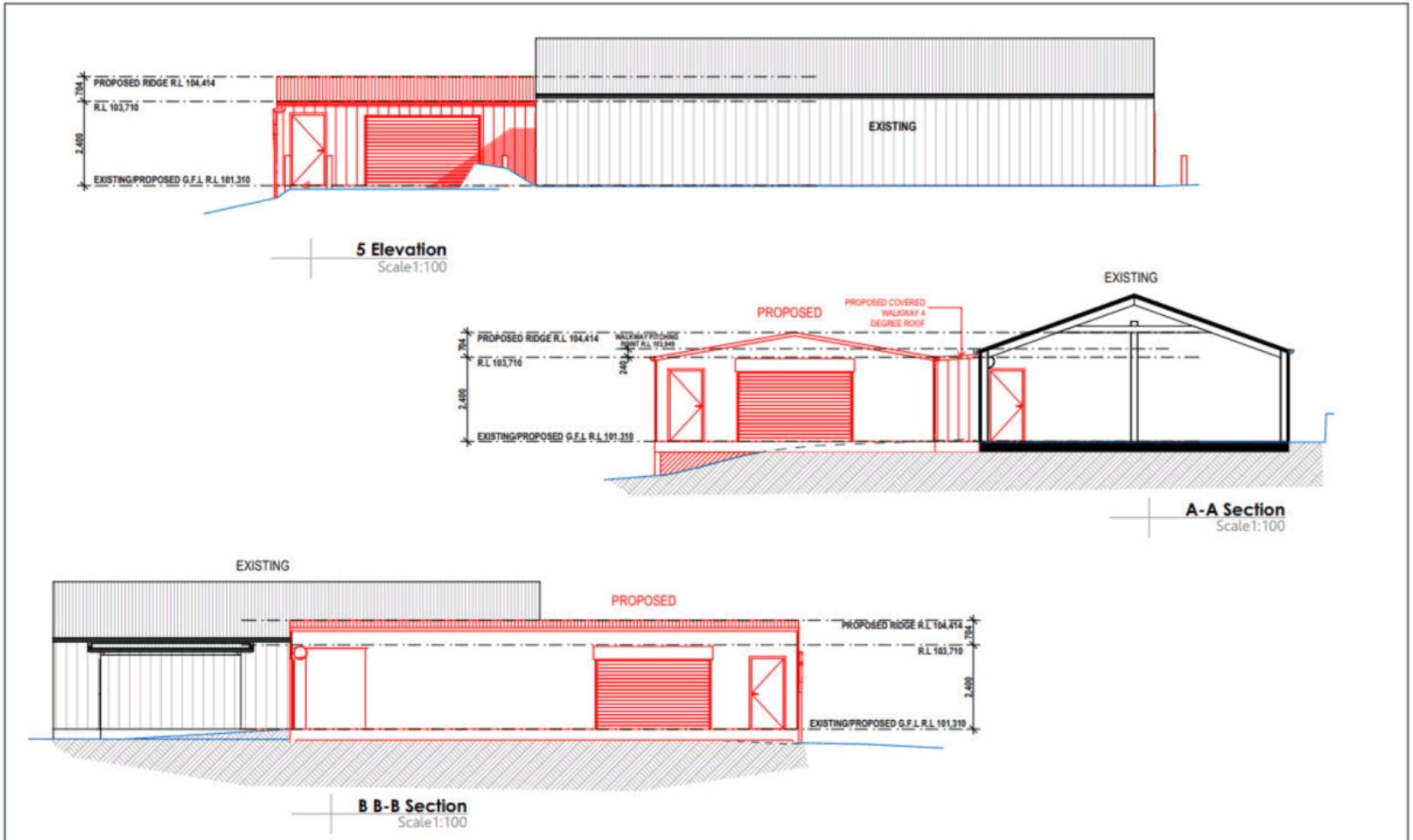
SCALE: 1:100 @ A3
SHEET: 004 | JOB No: 10160



ACCON Engineers

Flood Assessment Report for 1 Golf Course Drive, Glen Alpine

15



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SECTION

DESCRIPTION

ERECTION OF SHED FOR THE STORAGE OF GOLF CARTS, INSTALLATION OF COVERED INTERLINKING WALK-WAY AND ESTABLISHMENT OF EXISTS AND BOLLARDS TO EXISTING SHED

SOIL CLASS: 'TBA' Class

WIND CLASS: TBA

CLIENT: CAMPBELTOWN GOLF CLUB PTY LTD

SITE ADDRESS: LOT 993/994 DP 861788 No. 1 GOLF COURSE DRIVE GLEN ALPINE, NSW, 2560.

DA SET PLANS

DRAWN:	DATE:	Rev:
DG	28/10/2024	B
SCALE: 1:100 @ A3		
SHEET: 006	JOB No: 10160	

APPENDIX – C: FLOOD LEVEL INFORMATION FROM COUNCIL

CAMPBELLTOWN CITY COUNCIL

3 July 2024

Aaron Boscov,
PO Box 454,
Camden, NSW, 2570
information@pdsa.com.au

Dear Aaron,

Updated Stormwater Advise –Lot 994 DP 861788, Glen Alpine, NSW 2560

I refer to your stormwater advice request for the above-mentioned property on 1 April 2024 and Council advises as follows:

1. The abovementioned property **is** a Flood Control Lot.
2. The subject property **is** flood affected with respect to mainstream flooding.
3. The subject property **is** affected by overland flow.
4. The flood maps are attached as Figure 1.
5. Floor level and freeboard requirements is attached as Figure 3.
6. A Flood Control Lot is defined in the State Environment Planning Policy (Exempt and Complying Development Codes) 2008 - REG 1.5 as "a lot to which flood related development controls apply in respect of development for the purposes of industrial buildings, commercial premises, dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (other than development for the purposes of group homes or seniors housing).
7. Any development of this site will require stormwater drainage to be in accordance with the *Campbelltown City Council Engineering Design for Development – June 2009* publication.
   https://www.campbelltown.nsw.gov.au/files/sharedassets/public/v/1/build-and-develop/documents/scdcp2009volume2-1engineeringdesignfordevelopment.pdf
8. The floor level of the building must also comply with the requirements set out in Clause 3.1.3.2 of Volume 2 of the *National Construction Code 2019* and Section 4.5 of the *Engineering Design Guide for Development* (DCP of Campbelltown City Council) unless stated otherwise. Further controls may be applied at development application stage if the site is affected by a Section 88B (Conveyancing Act) Restriction.
9. Councils minimum recommended requirement for habitable floor levels is 300mm above the 1% Annual Exceedance Probability (AEP) event (refer attachment)
10. Council's flood model, based on lidar data, indicates that in a 1% Annual Exceedance Probability (AEP) event, the flood depths and levels vary within the property. Flood depths can vary between 0 – 2.6m. At the proposed shed location flood depths are up to 160mm.

Campbelltown City Council
91 Queen Street, Campbelltown
PO Box 57, Campbelltown NSW 2560 DX5114

campbelltown.nsw.gov.au
T 02 4645 4000
E council@campbelltown.nsw.gov.au

ABN: 31 459 914 087

CAMPBELLTOWN CITY COUNCIL

Ensure that there is sufficient separation between the existing and new sheds to allow for a surface diversion drain to convey flood flows (refer to flood map enlargement). Property fill levels are not to be higher than the predicted controlling 100-year flood level. The control levels may vary depending on any changes to the development site. Refer to the attached Flood Map and levels.

Location	Existing GL (m AHD)	Approx. Flood Depth (m)	100 yr. max. Fill/Flood Level (m AHD)	Min. Floor Level (m AHD)
A	99.99	0.03	100.02	100.32
B	100.90	0.05	100.95	101.25
C	99.38	0.16	99.54	99.84
D	98.95	0.03	98.98	99.28

11. The above-mentioned property is classified as –

a. H1 – H5 (low to high hazard), Proposed shed location H1 (low hazard)

b. Flood storage area.

c. Overland flow path

12. In accordance with the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008,

Complying development on flood control lots

Development under this code must not be carried out on any part of a flood control lot, other than a part of the lot that the council or a professional engineer who specialises in hydraulic engineering has certified, for the purposes of the issue of the relevant complying development certificate, as not being any of the following-

(a) a flood storage area,

(b) a floodway,

(c) a flow path,

(d) a high- hazard area,

(e) a high- risk area.

13. Any development of this site will require stormwater drainage to be in accordance with the Campbelltown City Council Engineering Design for Development – June 2009 publication.
https://www.campbelltown.nsw.gov.au/files/sharedassets/public/v/1/build-and-develop/documents/scdcp2009volume2-1engineeringdesignfordevelopment.pdf

14. Building over drainage easements is prohibited by Council.

Campbelltown City Council
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E council@campbelltown.nsw.gov.au

ABN: 31 459 914 087

15. The floor level of the building must also comply with the requirements set out in Clause 3.1.3.2 of Volume 2 of the National Construction Code 2019 and Section 4.5 of the Engineering Design Guide for Development (DCP of Campbelltown City Council) unless stated otherwise. Further controls may be applied at development application stage if the site is affected by a Section 88B (Conveyancing Act) Restriction.

16. Any construction works undertaken in flood prone areas to be in accordance with the requirements of The NSW Flood Risk Management Manual – 30 June 2023 and related documents (refer attachment showing general hazard vulnerability curve)
17. Development and/or construction consent will be required for any development on this property by Campbelltown City Council.

If you require any further information, please contact Mr Davis Ancans on (02) 4645 4000.

Yours sincerely

[redacted]

Ajay Arora
Coordinator
Engineering and Traffic Management

DOC-24-210977

ENCL: Attachments

Campbelltown City Council
91 Queen Street, Campbelltown
PO Box 57, Campbelltown NSW 2560 DX5114

campbelltown.nsw.gov.au
T 02 4645 4000
E council@campbelltown.nsw.gov.au

ABN: 31 459 914 087

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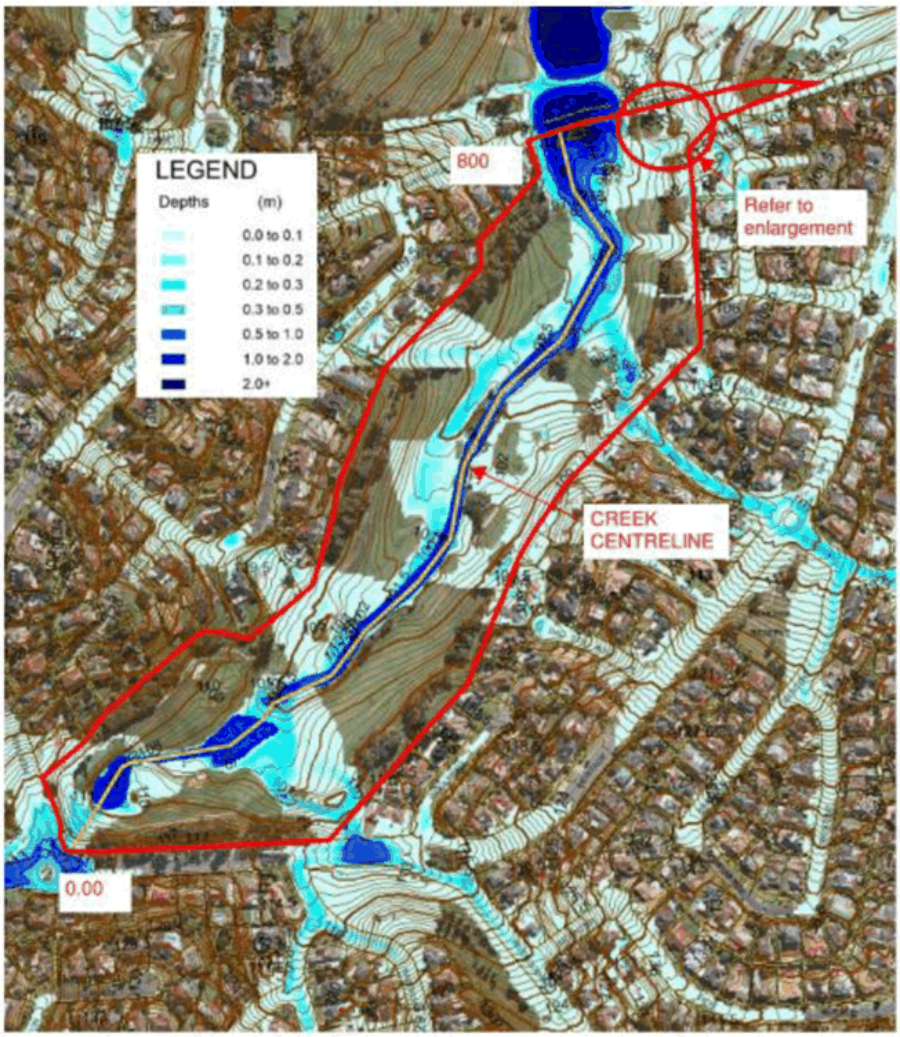
Figure 1 - Flood Maps



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E council@campbelltown.nsw.gov.au

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CAMPBELLTOWN CITY COUNCIL

Figure 1 - Flood Maps - Enlargement

Campbelltown City Council
91 Queen Street, Campbelltown
PO Box 57, Campbelltown NSW 2560 DX5114

campbelltown.nsw.gov.au
T 02 4645 4000
E council@campbelltown.nsw.gov.au

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Figure 2 – 100-Year AEP Flood Planning Levels

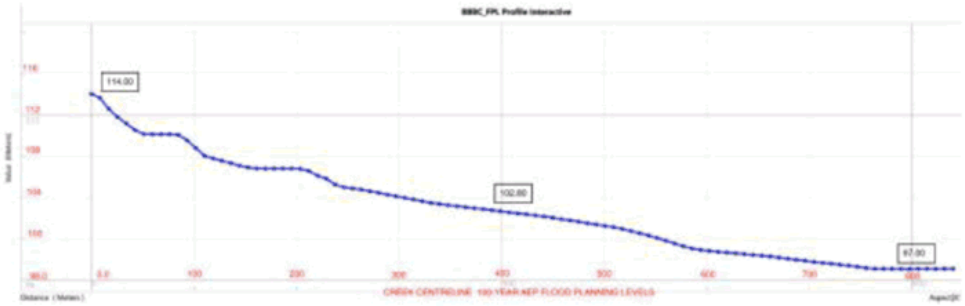

Figure 3 – Floor Level and Freeboard Requirements

Table 4.1 Floor Level and Freeboard Requirements

Development Criteria	Where the depth of flow is...	Minimum Freeboard above the predicted 100 yr ARI level
Floor level in relation to overland flow paths for any dwelling room* and commercial or industrial areas	< 300 mm	300 mm
	> 300 mm	500 mm
Floor level in relation to any creek or major stormwater line including detention basins for any dwelling room* and commercial or industrial areas	Any depth	500 mm
Garage or shed floor level **	< 300 mm	100 mm
	> 300 mm	300 mm
Underside of solid fencing in relation to finished ground levels where overland flow is to be accommodated		100 mm (min)

* *A dwelling room is any room within or attached to a dwelling excluding a garage or shed.*
** *Garages and sheds with floor levels set to these standards will not be permitted to be converted to dwelling rooms at any time in the future.*

Figure 4- General Flood Hazard Vulnerability Curve

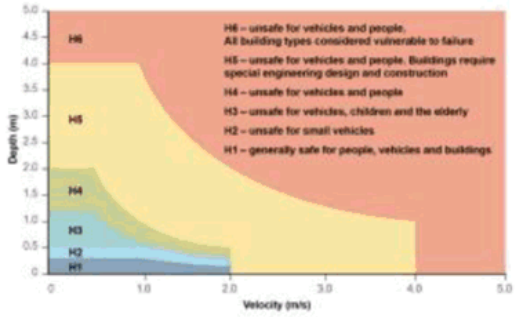

Figure 1 General flood hazard vulnerability curve

Note: Categories H1 to H4 in this guideline are equivalent to low hazard and H5 to H6 equivalent to high hazard in the 2005 Floodplain development manual (DIPNR 2005).

Source: Figure 6 AIDR (2017).

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5. CONFIDENTIAL ITEMS

5.1 Planning Proposal - Clause 7.30

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)((f)) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

details of systems and/or arrangements that have been implemented to protect council, councillors, staff and Council property.

PO Box 57, Campbelltown NSW 2560
T 02 4645 4000
F 02 4645 4111
W campbelltown.nsw.gov.au