



**CAMPBELLTOWN**  
CITY COUNCIL

# **LOCAL PLANNING PANEL**

26 MARCH 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 March 2025 at 3.00pm.**

## **MEETING AGENDA**

### **1. ACKNOWLEDGEMENT OF COUNTRY**

I would like to acknowledge the Traditional Custodians, the Dharawal people, whose Lands we are now meeting on. I would like to pay my respects to the Dharawal Elders, past and present and all other Aboriginal people who are here today.

### **2. APOLOGIES**

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

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## **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 Modification Application - 102 Amundsen Street, Leumeah

#### Community Strategic Plan

Objective	Strategy
3 Enriched Natural Environment	3.1.2 Ensure urban development is considerate of the natural environment

#### Delivery Program

Principal Activity
PA Building Development and Controls

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#### Referral Criteria

This modification application is required to be determined by the Panel since it meets the established criteria for conflict of interest, as the applicant and landowner is a Councillor.

#### Executive Summary

- This Section 4.55(1A) application proposes to modify an approved single dwelling development by removing a tree and replacing steps to the front porch with an accessible ramp.
- The proposed development is fully compliant with the provisions of the Biodiversity and Conservation SEPP, the Campbelltown Local Environmental Plan 2015 and the Campbelltown (Sustainable City) Development Control Plan 2015.
- Based on an assessment of the application against section 4.15 of *Environmental Planning and Assessment Act 1979* the application has been found to be satisfactory and is recommended for approval.

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#### Officer's Recommendation

That modification application 1926/2024/DA-DW/A be approved and the conditions of consent modified to those shown in attachment 1.

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#### Purpose

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

<b>Property Description</b>	102 Amundsen Street, Leumeah
<b>Application No</b>	1926/2024/DA-DW/A
<b>Applicant</b>	Meg Oates
<b>Owner</b>	Meg Oates
<b>Provisions</b>	State Environmental Planning Policy (Biodiversity and Conservation) 2021 Campbelltown Local Environmental Plan 2015 Campbelltown Sustainable City Development Control Plan 2015
<b>Date Received</b>	3 March 2025

## History

In July 2024, the Campbelltown Local Planning Panel (the Panel) approved development application 1926/2024/DA-DW, which proposed the construction of a single storey dwelling at the subject site. The approved development does not include the removal of any trees. The dwelling is currently under construction and is nearing completion.

## Proposal

This Section 4.55(1A) application proposes the following modifications to the single storey dwelling approved under 1926/2024/DA-DW:

- Removal of a tree in the front yard of the dwelling that was originally to be retained.
- Replacement of steps to the front porch with an accessible ramp.

The application indicates that the tree impedes access to the front porch, and that the accessible ramp is necessary for mobility purposes.

## Report

### 1. Planning Provisions

#### 1.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Under clause 4.8 of the Biodiversity and Conservation SEPP, Council's determination of the development application must be consistent with the approved koala plan of management (KPOM) that applies to the land. Whilst this modification is not a development application, based on a merit assessment of the application against section 4.15 of the EP&A Act, the application should be consistent with Council's KPOM. In this regard, in accordance with Council's Comprehensive Koala Plan of Management (CKPOM), the applicant is required to compensate for the removal of the tree, which is a koala feed tree (*Eucalyptus tereticornis*), either in the form of planting 20 replacement trees or a monetary payment. A condition to this effect (condition 35) is contained within the attached recommended conditions of consent.

**1.2 Campbelltown Local Environmental Plan 2015 (CLEP 2015)**

The development as proposed to be modified would remain compliant with all relevant sections of the CLEP 2015, including permissibility, objectives of the R2 Low Density Residential zone and availability of essential services.

**1.3 Campbelltown Sustainable City Development Control Plan 2015 (SCDCP)**

The development as proposed to be modified would remain compliant with all relevant sections of the SCDCP. In particular, it is recommended that the tree replacement/compensation requirements under Part 11 – Vegetation and Wildlife Management be complied with by way of a condition of consent.

**1.4 Council's Managing Conflicts of Interest for Council Related Development Policy**

This policy documents how potential conflicts of interest will be managed in the development application assessment process for council-related development to increase transparency at all stages of the development process. The policy does not apply to Section 4.55(1A) modification applications and does not outline any management actions for applications lodged by councillors.

**2. Public Participation**

This application was not required to be publicly exhibited or notified to surrounding property owners, pursuant to the provisions of Council's Community Participation Plan.

**Conclusion**

This application has been assessed against Sections 4.15 and 4.55 of the *Environmental Planning and Assessment Act 1979* and has been found to be satisfactory in this regard.

**Attachments**

4.1.1 Modified conditions of Consent (contained within this report)

4.1.2 Modified Plans (contained within this report)

**Reporting Officer**

Senior Development Planner

## GENERAL CONDITIONS

1.

Approved plans

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

Approved plans

Plan no.	Revision no.	Plan title	Drawn by	Date of plan
1	E	Site Analysis & Site Plan	Eden Brae Homes (edited by Council)	26.9.24
2	D	Floor Plan	Eden Brae Homes	18.6.24
3	E	Elevation Plan	Eden Brae Homes (edited by Council)	26.9.24
4	D	Section Plan	Eden Brae Homes	18.6.24
7	E	Site Sediment Control Plan	Eden Brae Homes (edited by Council)	26.9.24
8	E	Stormwater Concept Plan	Eden Brae Homes (edited by Council)	26.9.24

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.

(PAN-515118. 26 March 2025. CONDITION AMENDED) 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—



	<ul style="list-style-type: none"> <li>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</li> <li>b. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</li> </ul> <p><i>Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.</i></p> <p style="text-align: right;">D.01.070.P</p>
<b>3.</b>	<p><b>Notification of Home Building Act 1989 requirements</b></p> <ul style="list-style-type: none"> <li>1. This section applies to a development consent for development involving residential building work if the principal certifier is not the council.</li> <li>2. It is a condition of the development consent that residential building work must not be carried out unless the principal certifier for the development to which the work relates has given the council written notice of the following— <ul style="list-style-type: none"> <li>a. for work that requires a principal contractor to be appointed— <ul style="list-style-type: none"> <li>i. the name and licence number of the principal contractor, and</li> <li>ii. the name of the insurer of the work under the Home Building Act 1989, Part 6,</li> </ul> </li> <li>b. for work to be carried out by an owner-builder— <ul style="list-style-type: none"> <li>i. the name of the owner-builder, and</li> <li>ii. if the owner-builder is required to hold an owner-builder permit under the Home Building Act 1989—the number of the owner-builder permit.</li> </ul> </li> </ul> </li> <li>3. If the information notified under subsection (2) is no longer correct, it is a condition of the development consent that further work must not be carried out unless the principal certifier has given the council written notice of the updated information.</li> <li>4. This section does not apply in relation to Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</li> </ul> <p><i>Condition reason: Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.</i></p> <p style="text-align: right;">D.01.071.P</p>
<b>4.</b>	<p><b>Shoring and adequacy of adjoining property</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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 — <ul style="list-style-type: none"> <li>a. protect and support the building, structure or work on adjoining land from possible damage from the excavation, and</li> </ul> </li> </ul>

	<p>b. if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.</p> <p>3. This section does not apply if –</p> <p>a. the person having the benefit of the development consent owns the adjoining land, or</p> <p>b. the owner of the adjoining land gives written consent to the condition not applying.</p> <p><i>Condition reason: Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021.</i></p> <p style="text-align: right;">D.01.074.P</p>
<b>5.</b>	<p><b>Building Code of Australia</b></p> <p>All building work must be carried out in accordance with the provisions of the <i>Building Code of Australia</i>. In this clause, a reference to the <i>Building Code of Australia</i> is a reference to that Code as in force on the date the application for the relevant construction certificate is made.</p> <p><i>Condition reason: Prescribed condition under Section 69 of the Environmental Planning and Assessment Regulation 2021.</i></p> <p style="text-align: right;">D01.02</p>
<b>6.</b>	<p><b>Contract of insurance (residential building work)</b></p> <p>In the case of residential building work for which the <i>Home Building Act 1989</i> requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.</p> <p>This clause does not apply:</p> <p>1. To the extent to which an exemption is in force under Clause 187 or 188 of the Environmental Planning and Assessment Regulation 2000, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4) of that regulation, or</p> <p>2. To the erection of a temporary building.</p> <p><i>Condition reason: Prescribed condition under Section 69 of the Environmental Planning and Assessment Regulation 2021.</i></p> <p style="text-align: right;">D01.04</p>
<b>7.</b>	<p><b>Bushfire protection</b></p> <p>Construction of the development shall comply with the Bushfire Attack Level BAL Low construction standard as detailed in Australian Standard AS 3959 (as amended) – <i>Construction in Bushfire Prone Areas</i> Section A3.7 Addendum Appendix 3 of Planning for Bushfire Protection – 2019.</p> <p>The entire property shall be managed as an ‘inner protection area’ as outlined within section 4.1.3 of Planning for Bushfire Protection – 2019 and the Rural Fire Service (RFS) document ‘Standards for Asset Protection Zones’.</p> <p><i>Condition reason: To ensure the development is acceptable having regard to the requirements of Planning for Bush Fire Protection 2019.</i></p> <p style="text-align: right;">D01.45</p>
<b>8.</b>	<p><b>Rain water tank/s</b></p>

	<p>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.</p> <p><i>Condition reason: To reuse rainwater and comply with any BASIX commitments made in the application.</i></p> <p style="text-align: right;">D01.53</p>
<b>9.</b>	<p><b>Construction certificate</b></p> <p>Before commencement of any works that require a construction certificate:</p> <ol style="list-style-type: none"> <li>1. the applicant shall appoint a principal certifier;</li> <li>2. the applicant shall obtain a construction certificate for the particular works; and</li> <li>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.</li> </ol> <p><i>Condition reason: To comply with legislation.</i></p> <p style="text-align: right;">D01.54</p>
<b>10.</b>	<p><b>Fencing</b></p> <p>In accordance with the 88b restriction registered on title, no fencing shall be erected on the lot unless:</p> <ol style="list-style-type: none"> <li>a) The fence is a minimum of 1.8m in height and is constructed of hardwood timber (no sheet fencing). Hardwood is required to comply with NSW Planning for Bushfire Protection.</li> <li>b) The fence includes a component fixed to the main fence structure which extends a minimum of 0.3m below the finished ground level at the bottom of the and is constructed of durable materials which will prevent passage of a dog under the fence.</li> <li>c) Any gate incorporated into the fence is the same height as the adjoining fence and be constructed with less than 50mm clearance between the bottom of the gate and finished ground level.</li> <li>d) A solid, durable barrier is provided below any gate extending at least 0.3m below finished ground level at the gate and extending the full width of the gate to prevent dogs digging under the gate.</li> <li>e) The fence is constructed in such a manner that a dog cannot pass through or climb over the fence.</li> <li>f) No dogs shall be permitted to enter or remain on the lot burdened unless Exclusion Fencing complying with the specifications above has been installed and is continually maintained to exclude access to all identified Shale Sandstone Transition Forest habitat areas within the lot burdened.</li> <li>g) No Koala Food Tree or shelter trees shall be planted or permitted to remain within areas of the lot burdened which have been separated from Shale Sandstone Transition Forest habitat areas.</li> </ol> <p>Fencing shall be maintenance in perpetuity.</p>

	Condition reason: To ensure the development complies with restriction 20 in the 88B.
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D01.999

### BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

<b>11.</b>	<p><b>Utility servicing provisions</b></p> <p>Before the issue of a construction certificate, the applicant shall obtain a letter from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development.</p> <p>Note: The applicant should also contact the relevant water servicing authority to determine whether the development will affect the authority's water or sewer infrastructure.</p> <p>Condition reason: To ensure relevant utility and service providers' requirements are provided to the certifier.</p>
	D02.04
<b>12.</b>	<p><b>Work on public land</b></p> <p>Before the issue of a construction certificate, the applicant shall obtain written approval from Council for any proposed work on public land. Inspection of this work shall be undertaken by Council at the applicant's expense and a compliance certificate, approving the works, shall be obtained from Council prior to the principal certifier issuing an occupation certificate.</p> <p>Condition reason: To ensure that work on public land is undertaken with approval.</p>
	D02.35
<b>13.</b>	<p><b>Telecommunications infrastructure</b></p> <ol style="list-style-type: none"> <li>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</li> <li>2. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.</li> </ol> <p>Condition reason: To ensure that the development does not impact any telecommunications infrastructure and that appropriate arrangements have been made for the approved development.</p>
	D02.59
<b>14.</b>	<p><b>Sydney Water</b></p> <p>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.</p> <p>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.</p> <p>The Sydney Water Tap In service can be accessed at <a href="http://www.sydneywater.com.au">www.sydneywater.com.au</a>.</p> <p>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.</p>
	D02.60

**BEFORE BUILDING WORK COMMENCES**

<b>15.</b>	<p><b>Erosion and sediment control</b></p> <p>Before any site work commences on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented.</p> <p><i>Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.</i></p> <p style="text-align: right;">D03.01</p>
<b>16.</b>	<p><b>Erection of construction sign</b></p> <p>Before any site work commences on the land, signs must be erected in prominent positions on the site:</p> <ol style="list-style-type: none"> <li>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</li> <li>2. Stating that unauthorised entry to the work site is prohibited</li> <li>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)</li> <li>4. Stating the approved construction hours in which all works can occur</li> <li>5. Showing the name, address and telephone number of the principal certifier for the work.</li> </ol> <p>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.</p> <p><i>Condition reason: Prescribed condition under Section 70 of the Environmental Planning and Assessment Regulation 2021.</i></p> <p style="text-align: right;">D03.02</p>
<b>17.</b>	<p><b>Toilet on construction site</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>1. A public sewer, or</li> <li>2. If connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council, or</li> <li>3. If connection to a public sewer or an accredited sewage management facility is not practicable, to some other management facility approved by Council.</li> </ol> <p><i>Condition reason: To ensure that appropriate toilets are provided for construction workers.</i></p> <p style="text-align: right;">D03.03</p>
<b>18.</b>	<p><b>Public property</b></p> <p>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.</p>

	<p>Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.</p> <p><i>Condition reason: To ensure the condition of public infrastructure is recorded before the commencement of any works.</i></p> <p style="text-align: right;">D03.06</p>
<b>19.</b>	<p><b>Fencing</b></p> <p>An appropriate fence preventing public access to the site shall be erected for the duration of construction works.</p> <p><i>Condition reason: To protect workers, the public and the environment.</i></p> <p style="text-align: right;">D03.11</p>
<b>20.</b>	<p><b>Geotechnical reference</b></p> <p>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.</p> <p><i>Condition reason: To inform the principal certifier of any structural design requirements for the approved building works.</i></p> <p style="text-align: right;">D03.13</p>

### DURING BUILDING WORK

<b>21.</b>	<p><b>Construction work hours</b></p> <p>All work on site shall only occur between the following hours:</p> <table style="margin-left: 40px;"> <tr> <td>Monday to Friday</td><td>7.00 am to 6.00 pm</td></tr> <tr> <td>Saturday</td><td>8.00 am to 5.00 pm</td></tr> <tr> <td>Sunday and public holidays</td><td>No Work.</td></tr> </table> <p><i>Condition reason: To protect the amenity of the surrounding area.</i></p> <p style="text-align: right;">D04.01</p>	Monday to Friday	7.00 am to 6.00 pm	Saturday	8.00 am to 5.00 pm	Sunday and public holidays	No Work.
Monday to Friday	7.00 am to 6.00 pm						
Saturday	8.00 am to 5.00 pm						
Sunday and public holidays	No Work.						
<b>22.</b>	<p><b>Erosion and sediment control</b></p> <p>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.</p> <p>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.</p> <p><i>Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater and waterways.</i></p> <p style="text-align: right;">D04.02</p>						
<b>23.</b>	<p><b>Work zones</b></p> <p>All loading, unloading and other activities undertaken during construction shall be accommodated on the development site.</p>						

	<p>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.</p> <p><i>Condition reason: To comply with legislative requirements and minimise impacts on traffic safety and efficiency.</i></p> <p style="text-align: right;">D04.03</p>
<b>24.</b>	<p><b>Protection of existing trees</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p><i>Condition reason: To protect and retain existing trees.</i></p> <p style="text-align: right;">D04.04</p>
<b>25.</b>	<p><b>Public safety</b></p> <p>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.</p> <p><i>Condition reason: To protect workers, the public and the environment.</i></p> <p style="text-align: right;">D04.19</p>
<b>26.</b>	<p><b>Compliance with Council specification</b></p> <p>All design and construction work shall be in accordance with:</p> <ul style="list-style-type: none"> <li>• Council's specification for Construction of Subdivisional Road and Drainage Works (as amended)</li> <li>• Campbelltown (Sustainable City) DCP - Volumes 1 and 3 as amended</li> <li>• Soils and Construction (2004) (Bluebook) and</li> <li>• Relevant Australian standards and State Government publications.</li> </ul> <p><i>Condition reason: To ensure earthworks are carried out in accordance with the relevant Australian Standards, best practice and Council's DCP.</i></p> <p style="text-align: right;">D04.21</p>
<b>27.</b>	<p><b>Residential driveway and layback crossing</b></p>

	<p>The applicant shall provide a reinforced concrete driveway and layback crossing to Council's Residential Vehicle Crossing Specification to the dwelling.</p> <p>A separate application for this work, which will be subject to a crossing inspection fee, fixing of levels and inspections by Council, must be lodged with Council. Conduits must be provided to service authority requirements.</p> <p>Construction of the vehicle crossover and driveway shall be hand dug with structural root barriers installed to protect tree protection zone. Construction methods are to be prepared by a suitably qualified arborist.</p> <p><i>Condition reason: To ensure that work on public land is undertaken with approval in accordance with Councils requirements and restriction 14 in the 88B.</i></p> <p style="text-align: right;">D04.28</p>
<b>28.</b>	<p><b>Associated works</b></p> <p>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.</p> <p><i>Condition reason: To ensure that work on public land is undertaken with approval in accordance with Councils requirements.</i></p> <p style="text-align: right;">D04.31</p>

### BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

<b>29.</b>	<p><b>Public utilities</b></p> <p>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.</p> <p><i>Condition reason: To ensure any damage to public infrastructure is rectified.</i></p> <p style="text-align: right;">D05.23.0</p>
<b>30.</b>	<p><b>Lot/House numbers</b></p> <p>Before the issue of the relevant occupation certificate all lot/house numbers shall be stencilled onto the kerb at appropriate locations with black letters/numbers 75mm high on a white background using approved pavement marking grade paint.</p> <p>For all new additional lots created, please submit the details of the development via the "Property Address Enquiry form" on Campbelltown City Council's website to ensure the correct house number is stencilled.</p> <p><i>Condition reason: To ensure property details are clearly visible from the street for emergency services.</i></p> <p style="text-align: right;">D05.25.0</p>
<b>31.</b>	<p><b>Retaining</b></p> <p>Unless otherwise approved as part of this application, 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.</p>



	<p><i>Condition reason: To ensure any retaining walls or filling onsite has been authorised.</i></p> <p>D05.35.0</p>
<b>32.</b>	<p><b>BASIX</b></p> <p>Before the issue of the relevant occupation certificate, completion of all requirements listed in the relevant BASIX certificate for the subject development shall be completed/installed.</p> <p><i>Condition reason: To confirm BASIX commitments have been provided.</i></p> <p>D05.37.0</p>
<b>33.</b>	<p><b>Council fees and charges</b></p> <p>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.</p> <p><i>Condition reason: To ensure that there are no outstanding fees, charges or rectification works associated with the approved development.</i></p> <p>D05.40.0</p>
<b>34.</b>	<p><b>Location of Retaining Wall</b></p> <p>Prior to the issue of the occupation certificate, a survey report prepared by a registered surveyor which confirm the retaining and any associated footings are located wholly within the property boundary.</p> <p><i>Condition reason: To ensure that the walls have been constructed in accordance with the approved plans and wholly within the subject property boundary.</i></p> <p>D05.99.0</p>
<b>35.</b>	<p><b>Tree Compensation for Koala Habitat</b></p> <p>In accordance with Part 11 of the Campbelltown (Sustainable City) Development Control Plan 2015 and Section 7.2 of the Campbelltown Comprehensive Koala Plan of Management (CKPoM), the approved removal of the <i>Eucalyptus tereticornis</i> (Forest Red Gum) requires compensation. In this regard, the applicant must either:</p> <ul style="list-style-type: none"> <li>(i) Plant 20 replacement trees within the site, or</li> <li>(ii) Pay a compensation fee of \$839.88 (20 trees x \$35, indexed to CPI) to Campbelltown City Council for koala habitat restoration.</li> </ul> <p>The compensation fee, if chosen, must be paid prior to the issue of an occupation certificate.</p> <p><i>Condition reason: To offset the loss of a Primary Koala Food Tree and support koala habitat conservation as per the requirements of the CKPoM.</i></p> <p>(PAN-515118. 26 March 2025. CONDITION ADDED.)</p>

**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. 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

**D. Asbestos Warning**

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

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

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

DAADV.23

**E. Rain Water Tank**

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

DAADV.26

**F. Dial before you Dig**

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

DAADV.31

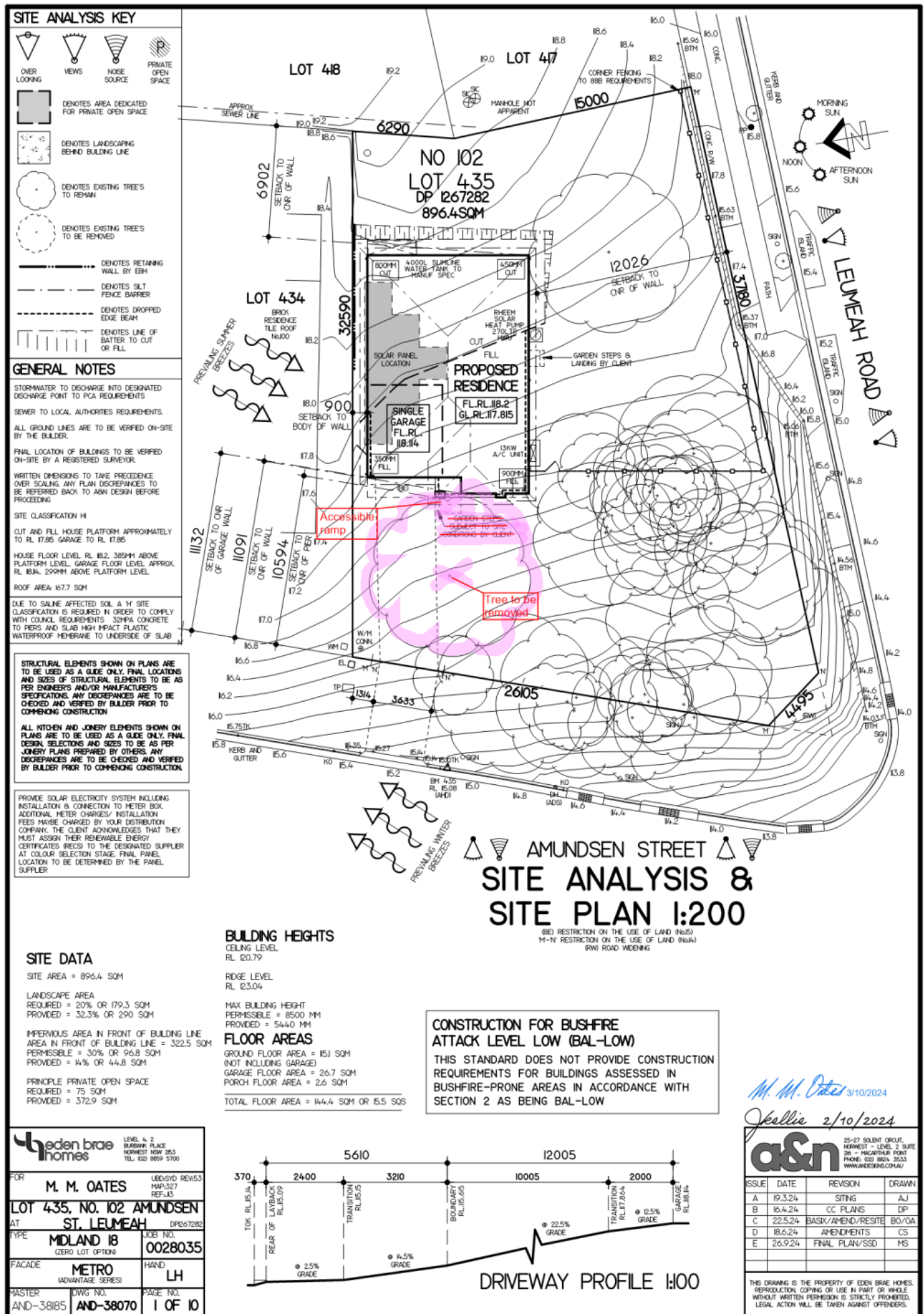
**G. Telecommunications Act 1997 (Commonwealth)**

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.

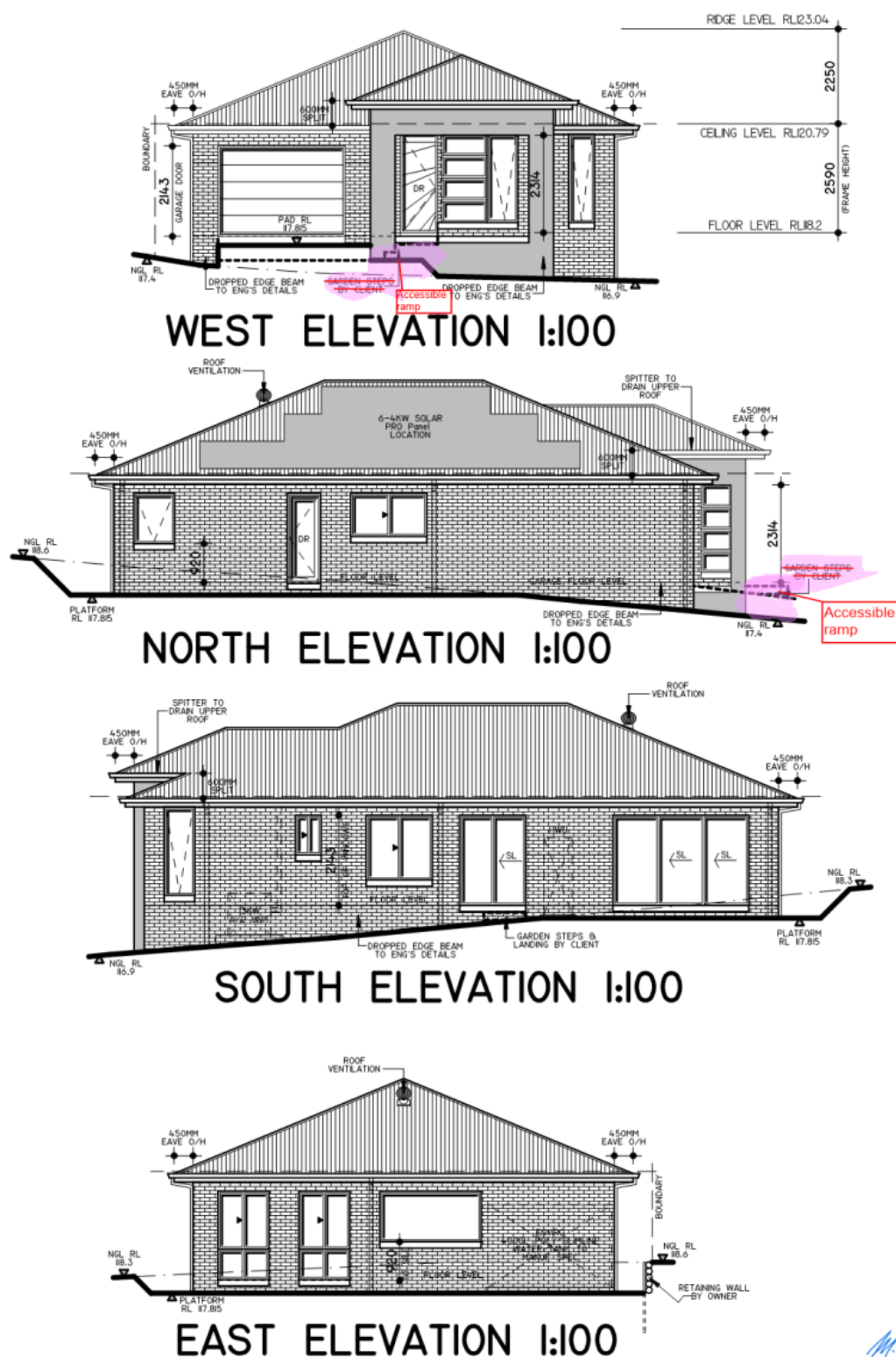
Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works

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



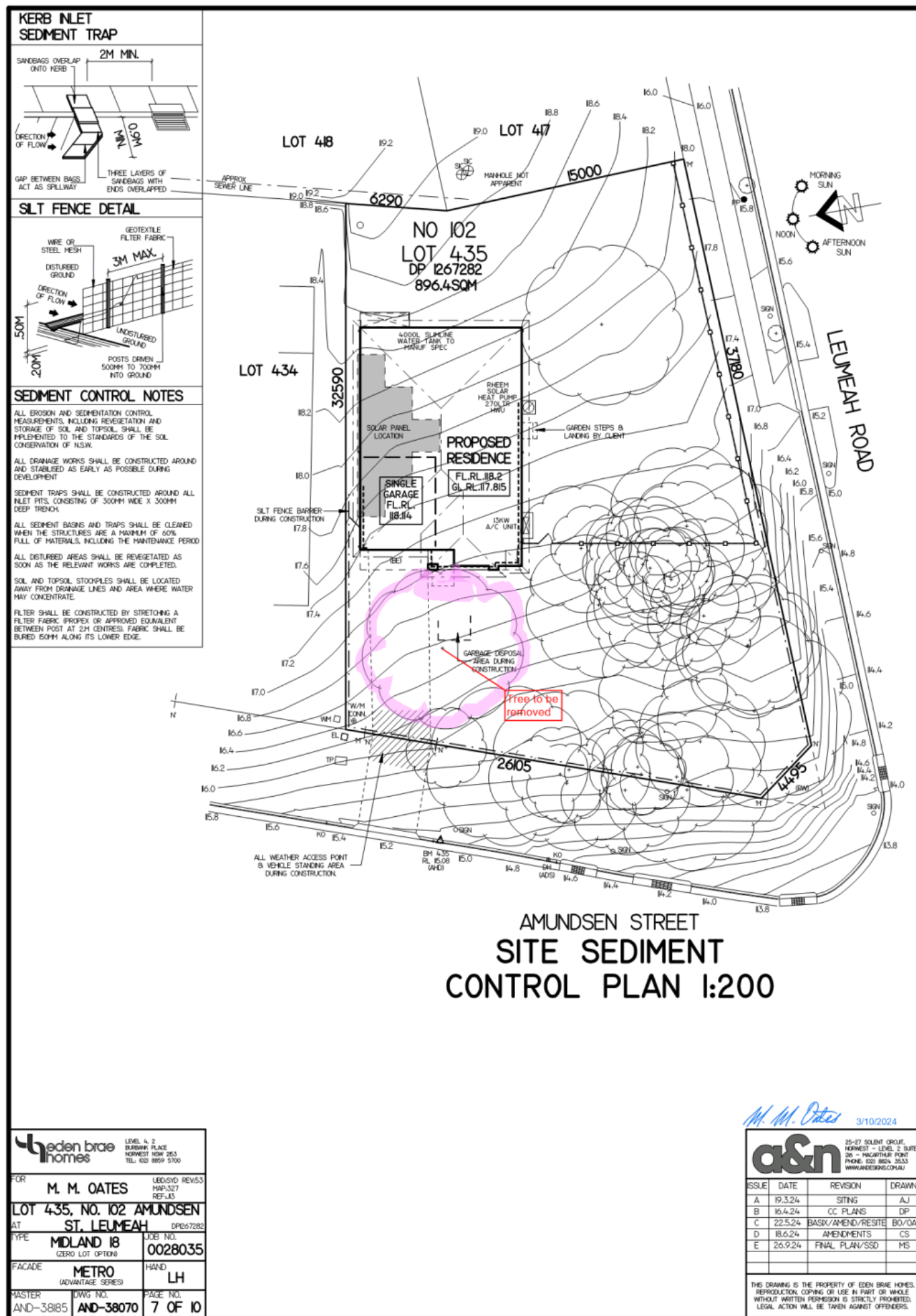


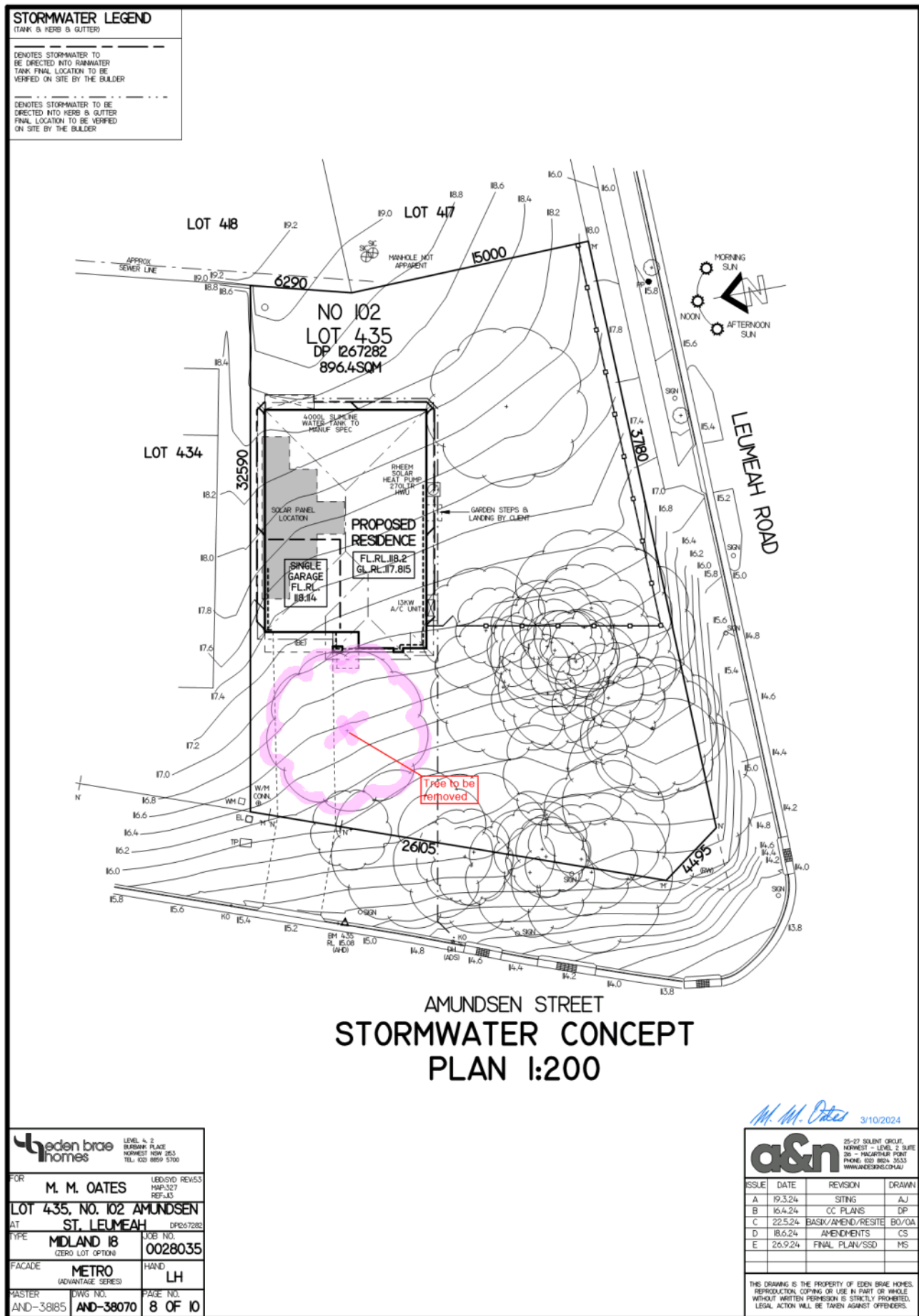


<b>eden brae homes</b>		LEVEL 4, 2 BURNING PLACE NORTHWEST NSW 263 TEL: 020 8859 5700
FOR	<b>M. M. OATES</b>	UBD/SD REV/53 HAP-327 REF-JA5
LOT	<b>435, NO. 102 AMUNDSEN</b>	
AT	<b>ST. LEUMEAH</b>	DP657282
TYPE	<b>MIDLAND 18</b> (ZERO LOT OPTION)	JOB NO. <b>0028035</b>
FACADE	<b>METRO</b> (ADVANTAGE SERIES)	HAND <b>LH</b>
MASTER	AND-38185	DWG NO. <b>AND-38070</b>
		PAGE NO. <b>3 OF 10</b>

*M. M. Oates* 3/10/2024

<b>a&amp;n</b>			
25-27 SOLENT CROFT, NORTHWEST - LEVEL 2 SUITE 26 - WICKHAMPTON POINT PHONE: 020 8824 3553 WWW.ANDREWS.COM.AU			
ISSUE	DATE	REVISION	DRAWN
A	19.3.24	SITING	AJ
B	16.4.24	CC PLANS	DP
C	22.5.24	BASIC/AMEND/RESITE	BO/OA
D	18.6.24	AMENDMENTS	CS
E	26.9.24	FINAL PLAN/SSD	MS
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## **5. CONFIDENTIAL ITEMS**

### **5.1 Planning Proposal Request - Gilead**

#### **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.

P0 Box 57, Campbelltown NSW 2560

**T** 02 4645 4000

**F** 02 4645 4111

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