



CAMPBELLTOWN
CITY COUNCIL

LOCAL PLANNING PANEL

22 OCTOBER 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, 22 October 2025 at 3.00.

MEETING AGENDA

1. ACKNOWLEDGEMENT OF COUNTRY

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 who are here today.

2. APOLOGIES

3. DECLARATIONS OF INTEREST

4. REPORTS	6
4.1 Construction of a two storey dwelling with detached single storey secondary dwelling - 45 Atchison Road, Macquarie Fields	6
4.2 Alterations and additions to community hall and change of use to childcare centre - Ambarvale Community Hall, Lot 105 Wickfield Circuit, Ambarvale	109
4.3 Demolition of outbuildings, additions and swimming pool and construction of new additions to existing dwelling including new swimming pool at 85 Badgally Road, Blairmount	230
4.4 Use of unit as a vehicle body repair workshop - Unit 3, No.8 Rose Street, Campbelltown	284

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.

Lindy Deitz
Chief Executive Officer

4. REPORTS

4.1 Construction of a two storey dwelling with detached single storey secondary dwelling - 45 Atchison Road, Macquarie Fields

Community Strategic Plan

Objective	Strategy
2 Outcome - Places for People	2.3 Provide affordable and diverse housing options

Delivery Program

Principal Activity
PA Development Assessment

Referral Criteria

In accordance with Section 4.8 of the *Environmental Planning and Assessment Act 1979* and the Local Planning Panel direction, this application is to be determined by the Campbelltown Local Planning Panel as required by 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 a Councillor of Campbelltown City Council

Executive Summary

- Council has received a development application for the construction of a two-storey dwelling with detached single storey secondary dwelling at 45 Atchison Road, Macquarie Fields.
- The subject site is zoned R2 Low Density Residential under the Campbelltown Local Environmental Plan 2015.
- The proposed development is consistent with the provisions of the Campbelltown Local Environmental Plan 2015 and the Campbelltown (Sustainable City) Development Control Plan 2015.
- The development application was notified from 21 August 2025 to 12 September 2025, as required by the Campbelltown Community Participation Plan. No submissions were received.
- 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 3773/2025/DA-DS for the construction of a two-storey dwelling with detached single storey secondary dwelling at 45 Atchison Road, Macquarie Fields be approved subject to the recommended conditions of consent listed in attachment 1.

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).

Property Description	Lot 2 DP 232516 45 Atchison Road, Macquarie Fields
Application No	3773/2025/DA-DS
Applicant	Mohammed Miah
Owner	Md Ashiqur Rahman
Provisions	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Housing) 2021 Campbelltown Local Environmental Plan 2015 Campbelltown (Sustainable City) Development Control Plan 2015
Date Received	19 August 2025

The Site

The subject site is located at 45 Atchison Road and is legally described as Lot 2 DP 232516. The lot is irregular in shape with a street frontage of 16.7 m to Atchison Road and a maximum depth of 40.2 m. The site has a total area of 577.9 m².

The subject site currently contains vegetation, a single storey dwelling and 2 sheds.

Neighbouring development can generally be characterised as single and double storey, detached dwellings, surrounded by R2 zoned land. The development has frontage to Atchison Road, which is zoned SP2 Infrastructure, and is under Council authority.



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



Figure 2 - Current condition of the subject site.

Proposal

Approval is sought for:

- The demolition of the existing, single storey dwelling, outbuildings, and the removal of 10 non-native trees
- The construction of a two-storey dwelling with a gross floor area of 260.2 m²
- The construction of a detached, single storey secondary dwelling with a gross floor area of 53.7 m²
- Cut and fill earthworks for the construction of the dwellings' slabs
- Stormwater and drainage work
- New landscaping, including one tree with a mature height of 15 m, one tree with a mature height of 5 m, and several shrubs and ground cover vegetation.

Report

1. Vision

Campbelltown 2035 is the Community Strategic Plan (CSP) for the City of Campbelltown. The CSP addresses 5 key strategic outcomes that Council and other stakeholders will work to achieve over the next 10 years.

- Outcome 1: An inclusive and Supportive Community
- Outcome 2: Places for People
- Outcome 3: An Enriched Natural Environment and Heritage
- Outcome 4: A Strong Local Economy
- Outcome 5: Leadership for Our Community

The development is consistent with the long-term vision for Campbelltown, particularly Outcome 2 in providing diverse housing options for people in Campbelltown.

2. Planning Provisions

The development application 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 issues have 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 under Chapter 4. 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 that the site has an extensive history of residential use since the 1950s, and at the time of assessment, is still for residential use. No extensive, intensive, or hazardous land use is applicable to the site or the immediate, surrounding area. No visual signs of contamination were present on site.

The subject site would be suitable for the proposed development, and it is unlikely that contaminated land would be encountered. No remedial works are required. As the proposal is consistent with current land use and the development will be wholly contained within the subject site, the proposal is considered to satisfy the relevant objectives and provisions of the SEPP (Resilience and Hazards) 2021.

The demolition of the site would be undertaken in accordance with Australian Standards.

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 aims of Chapter 6 are to maintain and improve the water quality and river flows of the Georges River Catchment and its tributaries.

Appropriate soil and water management protocols will be implemented to ensure the proposed works will not have an adverse impact to the Georges River, or its tributaries. Stormwater will be managed with a rainwater tank provided for the dwelling, and overflow will be discharged to the existing stormwater system. Therefore, it is determined that the proposed development meets the relevant provisions of Chapter 6 of the SEPP (Biodiversity and Conversation) 2021.

2.1.3 State Environmental Planning Policy (Sustainable Buildings) 2021

A multi-dwelling BASIX certificate accompanies the application (Certificate Number – 1801780M), issued 27 June 2025. In addition to the BASIX Certificate, a NatHERS Certificate (Certificate Number – HR-3D2KFN-01) has been submitted. The requirements outlined in the BASIX certificate have been satisfied in the design of the proposal. A condition of consent has also been recommended to ensure such commitments are fulfilled during construction.

2.1.4 State Environmental Planning Policy (Housing) 2021

The State Environmental Planning Policy (Housing) 2021 sets out requirements for secondary dwellings, where they are made permissible through this legislation, under Chapter 3. Clause 52 states that a consent authority must not grant development consent to which the Part applies unless:

- a) no dwellings, other than the principal dwelling and the secondary dwelling, will be located on the land, and

- b) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area permitted for a dwelling house on the land under another environmental planning instrument, and
- c) the total floor area of the secondary dwelling is—
 - i) no more than 60 m², or
 - ii) if a greater floor area is permitted for a secondary dwelling on the land under another environmental planning instrument—the greater floor area.

Clause 53 states the non-discretionary development standards to which this Part applies:

- a) for a detached secondary dwelling—a minimum site area of 450 m²,
- b) the number of parking spaces provided on the site is the same as the number of parking spaces provided on the site immediately before the development is carried out.

The proposal is consistent with the provisions of the SEPP Housing 2021 for the following reasons:

- A principal dwelling and secondary dwelling are proposed on the land
- The proposal does not exceed the maximum floor area
- The secondary dwelling is no more than 60 m²
- The subject site meets the minimum qualifying lot size of 450 m² for a detached secondary dwelling development
- The parking spaces proposed under the subject application are for use for the principal dwelling, and the development will continue to provide the same number of parking spaces.

Therefore, it is determined that the proposed development meets the relevant provisions of Chapter 3 of the SEPP(Housing)2021.

2.1.5 Campbelltown Local Environmental Plan 2015

2.1.5.1 Permissibility

The site is zoned R2 Low Density Residential under the Campbelltown Local Environmental Plan 2015 (CLEP 2015). The development is categorised as a dwelling house, which is permissible with consent in the R2 zone under the CLEP 2015, and secondary dwellings are permissible with consent under the SEPP Housing 2021.

The definition of a dwelling house is as follows:

dwelling house means a building containing only one dwelling.

The definition of a secondary dwelling is as follows:

secondary dwelling means a self-contained dwelling that—

- (a) is established in conjunction with another dwelling (the principal dwelling), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling

2.1.5.2 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 provides divers housing within a low density residential environment and will have no unreasonable amenity impacts to adjoining properties.

2.1.5.3 Clause 4.3 Height of Buildings

The maximum building height permitted for the site is 8.5 m. The maximum proposed height of the development is 7.7 m when measured from the lowest part of the existing ground level to the highest portion of the roof ridgeline.

2.1.5.4 Clause 4.3A Height Restrictions for Certain Residential Accommodation

Certain residential development in the R2 zone must not exceed 2 storeys. The proposal does not exceed 2 storeys.

2.1.5.5 Clause 4.4 Floor Space Ratio

The maximum floor space ratio (FSR) for the development on the site is 0.55:1. The proposed development results in a floor space ratio of 0.54:1.

2.1.5.6 Clause 5.10 Heritage Conservation

The site is not listed as a heritage item or is within a 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.

2.1.5.7 Clause 5.21 Flood Planning

The site is not subject to flood planning controls.

2.1.5.8 Clause 7.1 Earthworks

The proposed development involves earthworks of up to 110 mm in cut to be battered and 760 mm in fill to be retained within a drop edge beam. The proposed earthworks will be contained within the site boundaries and is unlikely to result in adverse impacts to soil stability or stormwater flows. The application has detailed that this will not unreasonably impact adjoining properties by way of overlooking or overshadowing.

A condition is recommended to ensure that any imported fill is of an appropriate quality.

2.1.5.9 Clause 7.4 Salinity

The subject site has been identified as having low to moderate salinity potential, which is similar to the majority of the built areas in the Campbelltown LGA. Salinity is not expected to adversely impact the development, or is the development likely to impact salinity processes on the site or in the locality.

2.1.5.10 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 as per the existing residential use and its location within an established residential area.

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) apply to the subject land. An assessment against Volume 1, Part 2 - Requirements Applying to All Types of Development, and Part 3 - Low and Medium Density Residential Development has been undertaken. The proposed development complies with the SCDCP and aligns with the objectives of the relevant controls, with a full assessment included in attachment 2 to this report.

The proposed development is generally consistent with the SCDCP, except in relation to the minimum internal dimensions of an enclosed garage. The SCDCP prescribes a minimum internal width of 3 m, and a minimum internal depth of 6 m. The application has proposed a garage with an internal width of 6 m wide, and an internal depth of 5.5 m.

The proposed garage continues to meet the minimum internal dimensions as stipulated in the relevant Australian Standards, which generally requires parking spaces to be 2.5 m wide and 5.5 m deep, or 2.7 m wide and 5.5 m deep for parking spaces adjoining a vertical edge. The proposed garage aligns with the relevant objectives of the control, in that the proposal will continue to provide adequate undercover parking for residents, and provides practical,

convenient parking on the site that is consistent with other residential development at this scale.

This proposed variation to the DCP is considered acceptable in the circumstances of the case. A condition of consent has been recommended to ensure compliance with the relevant Australian Standards.

2.4 Section 4.15(1)(a)(iii)(a) 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. Conditions of consent have been recommended for the development to address any applicable Regulation considerations including compliance with the Building Code of Australia, compliance with the *Home Building Act*, PCA appointment, notice of commencement of works, sign on work sites, critical stage inspections, and records of inspection.

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

2.6.1 Natural Environment

The proposed development provides an appropriate and sustainable use of the site and in a built form that is consistent with the desired future character of the locality. The application involves the removal of 10 exotic trees on the site. Replacement landscaping has been provided and will generally increase native vegetation on the site. Excess stormwater and wastewater will make use of existing, public drainage and disposal infrastructure and no impacts are anticipated to any tributaries of the Georges River Catchment.

2.6.2 Built Environment

The proposed development is not considered to have a significantly adverse impact on the built environment or the amenity of adjoining properties. The design of the dwelling is consistent with the desired streetscape character, is architecturally interesting, and will not be visually obtrusive.

2.6.3 Social and Economic Impacts

The proposed development will contribute to the provision of housing diversity in the Macquarie Fields locality, and construction phases of the development will have minor short term economic benefits for the locality through the generation of employment.

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 proposed development is of a scale and design that is suitable for the site. The proposal responds to site conditions in terms of its size, shape, and topography.

2.8 Section 4.15(1)(d) Any Submissions

The development application was notified from 21 August 2025 to 12 September 2025, as required by the Campbelltown Community Participation Plan. No submissions were received.

2.9 Section 4.15(1)(e) Public Interest

The proposed development has addressed the requirements of the relevant planning instruments and development controls including the objectives of the R2 zone. The proposal will provide a development outcome that will result in a positive impact on the community by creating diverse housing in the Macquarie Fields locality.

3. Contributions

Section 7.11 contributions are applicable to this development and have been included in the recommended conditions of consent in attachment 1.

Conclusion

The subject development application 3773/2025/DA-DS proposing the construction of a two-storey dwelling with detached single storey secondary dwelling at 45 Atchison Road, Macquarie Fields 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 2035, which outlines the long-term vision for Campbelltown and the Macarthur region.

The proposed use as a dwelling house and secondary dwelling is permissible under Campbelltown Local Environmental Plan 2015 and the provisions of the SEPP Housing 2021. 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 in attachment 1.

Attachments

- 4.1.1 Recommended Conditions of Consent (contained within this report)
- 4.1.2 DCP Compliance Table (contained within this report)
- 4.1.3 Architectural Plans (contained within this report)
- 4.1.4 Stormwater Drainage Plan (contained within this report)
- 4.1.5 Survey Plan (contained within this report)
- 4.1.6 Arborists Report (contained within this report)
- 4.1.7 Floor Plans (due to confidentiality)(distributed under separate cover)

Reporting Officer

Town Planner

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
A-003	G	Waste Management Plan & Demolition Plan	View_D Consultancy & Construction	22/09/2025
A-004[G]	-	Cut & Fill	Virtual Design Studio	22/09/2025
A-101	G	Site Plan & Area Calculation	View_D Consultancy & Construction	22/09/2025
A-102	G	Proposed Ground Floor Plan with Site	View_D Consultancy & Construction	22/09/2025
A-103	G	Proposed 1 st Floor & Roof Plan with Site	View_D Consultancy & Construction	22/09/2025
A-104	G	Proposed Ground Floor Plan with Measurements	View_D Consultancy & Construction	22/09/2025
A-105	G	Proposed 1 st Floor Plan with Measurements	View_D Consultancy & Construction	22/09/2025
A-106	G	Proposed Roof Plan with Measurements	View_D Consultancy & Construction	22/09/2025
A-201	G	Proposed North, West Elevation & Entry Gate & Dence (Elevation)	View_D Consultancy & Construction	22/09/2025
A-202	G	Proposed South, East Elevation & Driveway Section	View_D Consultancy & Construction	22/09/2025
A-301	G	Proposed Section A-A & Slab Layout Plan	View_D Consultancy & Construction	22/09/2025
A-401	G	3D View	View_D Consultancy & Construction	22/09/2025
F-001	G	Finish Schedule	View_D	22/09/2025

			Consultancy & Construction																
L-001	G	Landscape Design-01	View_D Consultancy & Construction	22/09/2025															
L-002	G	Landscape Design-2	View_D Consultancy & Construction	22/09/2025															
<table border="1"> <tr> <th colspan="5">Approved documents</th></tr> <tr> <th colspan="2">Document title</th><th>Version no.</th><th>Prepared by</th><th>Date of document</th></tr> <tr> <td>Arboricultural Assessment</td><td>Impact</td><td>1</td><td>Arbor Express</td><td>21/09/2025</td></tr> </table>					Approved documents					Document title		Version no.	Prepared by	Date of document	Arboricultural Assessment	Impact	1	Arbor Express	21/09/2025
Approved documents																			
Document title		Version no.	Prepared by	Date of document															
Arboricultural Assessment	Impact	1	Arbor Express	21/09/2025															
In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails. <i>Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.D.01.101.D</i>																			
2.	Compliance with Building Code of Australia and insurance requirements under Home Building Act 1989																		
	1. It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the Building Code of Australia. 2. It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the <i>Home Building Act 1989</i>, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences. 3. It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the Building Code of Australia. 4. In subsection (1), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for the construction certificate was made. 5. In subsection (3), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made. 6. This section does not apply— a. to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, or b. to the erection of a temporary building, other than a temporary structure to which subsection (3) applies. <i>Condition reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.D.01.069.P</i>																		

3.	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. <i>Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.D.01.070.P</i>
4.	Notification of Home Building Act 1989 requirements 1. This section applies to a development consent for development involving residential building work if the principal certifier is not the Council. 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— a. for work that requires a principal contractor to be appointed— i. the name and licence number of the principal contractor, and ii. the name of the insurer of the work under the <i>Home Building Act 1989</i>, Part 6, b. for work to be carried out by an owner-builder— i. the name of the owner-builder, and ii. if the owner-builder is required to hold an owner-builder permit under the <i>Home Building Act 1989</i>—the number of the owner-builder permit.

	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. 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. <i>Condition reason: Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.D.01.071.P</i>
5.	Fulfilment of BASIX commitments It is a condition of a development consent for the following that each commitment listed in a relevant BASIX certificate is fulfilled – 1. BASIX development, 2. BASIX optional development, if the development application was accompanied by a BASIX certificate. <i>Condition reason: Prescribed condition under section 75 of the Environmental Planning and Assessment Regulation 2021.D.01.075.P</i>
6.	Tree Removal and Retention 1. The trees numbered 4, 5, 6, 7, 8, 9, 10, 11, 12, and 14 in the Arboricultural Impact Assessment Report 45 Atchison Road, Macquarie Fields by Arbor Express dated 21/09/2025 are approved for removal. 2. The tree protection plan as detailed in Section 4 of the Arboricultural Impact Assessment Report 45 Atchison Road, Macquarie Fields by Arbor Express dated 21/09/2025 is to be undertaken. <i>Condition reason: To approve certain tree removal and ensure protection of retained trees.D01.999</i>
7.	Landscaping The provision and maintenance of landscaping shall be in accordance with the approved landscape plan containing Council's approved development stamp including the engagement of a suitably qualified landscape consultant/ contractor for landscaping works. The trees clouded on the approved landscape plan shall be a species that is selected from the Campbelltown Native Gardening Guide (as amended). <i>Condition reason: To provide for planting that will enhance the natural and built environment.D01.06</i>
8.	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. <i>Condition reason: To ensure the approved development is constructed in the form illustrated to Council during assessment.D01.07</i>
9.	Switchboards/utilities/air conditioning units Switchboards, communication dishes, antennae, air conditioning units, garbage storage areas

	and storage for other utilities shall not be attached to the front elevations of the building or side elevations that can be seen from a public place. <i>Condition reason: To ensure that utilities are not directly visible from public spaces.D01.12</i>
10.	Garage and Driveway The gradients of driveways and manoeuvring areas shall be designed in accordance with <i>Australian Standard AS 2890.1 and AS 2890.2 (as amended)</i>. Driveways shall be constructed using decorative paving materials such as pattern stencilled concrete, coloured stamped concrete or paving bricks. The finishes of the paving surfaces are to be non-slip and plain concrete is not acceptable. The garage must provide at least 2.7 m x 5.5 m for each parking space adjoining a wall. <i>Condition reason: To ensure parking facilities are designed in accordance with relevant Australian Standards and Council's DCP.D01.13</i>
11.	Lighting Illumination of the site is to be arranged to provide an appropriate level of lighting and in accordance with the requirements of <i>Australian Standard 4282 (as amended)</i> so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises or traffic. All outdoor lighting shall be shielded and/or directed towards the ground to avoid the dispersion of light into the night sky. <i>Condition reason: To ensure lighting is operated in a manner that protects the amenity of the local area.D01.18</i>
12.	Engineering design works The design of all engineering works shall be carried out in accordance with the requirements set out in Council's 'Engineering Design Guide for Development' (as amended) and the applicable development control plan. <i>Condition reason: To comply with Council requirements for engineering works.D01.44</i>
13.	Rubbish/recycling bin storage The bin(s) shall only be stored in accordance with the approved plans. The approved secondary dwelling must be provided with one (1) 140 L bin and two (2) 240 L bins that are for the exclusive use of the secondary dwelling occupants, and are separate to the bins used by the principal dwelling. The bins must be stored behind the primary building line, and in a location that is directly and conveniently accessible from the secondary dwelling. <i>Condition reason: To ensure waste storage does not impact areas required to be dedicated to vehicle access and landscaping.D01.51</i>
14.	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. All rainwater tanks shall comply with AS3500 (as amended) - National Plumbing and Drainage Code Guidelines for Plumbing Associated with Rainwater Tanks in Urban Areas and Sydney Water's Guideline for Rainwater Tanks on Residential Properties.

	<i>Condition reason: To reuse rainwater and comply with any BASIX commitments made in the application.D01.53</i>
15.	Construction certificate Before commencement of any works that require a construction certificate: - the applicant shall appoint a principal certifier; - the applicant shall obtain a construction certificate for the particular works; and - 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. <i>Condition reason: To comply with legislation.D01.54</i>

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

16.	Utility servicing provisions 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. 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. <i>Condition reason: To ensure relevant utility and service providers' requirements are provided to the certifier.D02.04</i>
17.	Demolition of existing dwelling Before the issue of a construction certificate, the existing dwelling on the property shall be demolished and all materials removed from the site. <i>Condition reason: To make the site available for the approved development.D02.07</i>
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. The stormwater plan shall largely be consistent with the approved stormwater plan and shall be based on the approved design of the dwellings and site layout. Floor levels of all buildings shall be a minimum of 150mm above the adjacent finished site levels and stormwater shall be conveyed from the site to the Atchison Road kerb stormwater drains, under gravity. All proposals shall comply with Council's 'Engineering Design Guide for Development' (as amended) and the applicable development control plan. <i>Condition reason: To protect the operation of stormwater systems.D02.26</i>
19.	Work on public land Before the issue of a construction certificate, the applicant shall obtain written approval from Council for any proposed work on public land, including the construction of the driveway layback crossing and stormwater drainage to Atchison Road. 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. <i>Condition reason: To ensure that work on public land is undertaken with approval.</i>D02.35														
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. <i>Condition reason: To ensure that the development does not impact any telecommunications infrastructure and that appropriate arrangements have been made for the approved development.</i>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. <i>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.</i>D02.60														
22.	Section 7.11 Contribution <u>Contribution</u> The developer must make a monetary contribution to Campbelltown City Council in the amount of \$14,452.55 for the purposes of the Local Infrastructure identified in the Campbelltown Local Infrastructure Contributions Plan 2018 (the Plan). <table> <tr> <td>Open space and recreation facilities</td><td>57% of total</td></tr> <tr> <td>Community facilities</td><td>16.4% of total</td></tr> <tr> <td>Traffic, transport and access facilities</td><td>16.1% of total</td></tr> <tr> <td>Cycleways</td><td>5.6% of total</td></tr> <tr> <td>Town centre public domain facilities</td><td>3.5% of total</td></tr> <tr> <td>Plan management and administration</td><td>1.4% of total</td></tr> <tr> <td>Total</td><td>\$14,452.55</td></tr> </table> The contribution rate will be adjusted on a quarterly basis with CPI indexation as detailed in Section 6.3.2 of the Plan. The exact amount of the contribution will be calculated at the rate applicable at the time of payment. <u>Indexation</u> The monetary contribution must be indexed between the date of this certificate and the date of payment in accordance with the following formula:	Open space and recreation facilities	57% of total	Community facilities	16.4% of total	Traffic, transport and access facilities	16.1% of total	Cycleways	5.6% of total	Town centre public domain facilities	3.5% of total	Plan management and administration	1.4% of total	Total	\$14,452.55
Open space and recreation facilities	57% of total														
Community facilities	16.4% of total														
Traffic, transport and access facilities	16.1% of total														
Cycleways	5.6% of total														
Town centre public domain facilities	3.5% of total														
Plan management and administration	1.4% of total														
Total	\$14,452.55														

	$\\$CC \times \frac{CPI_P}{CPI_C}$
	CPI_C
	Where: - \$CC is the contribution amount shown in this certificate expressed in dollars. - CPI_P is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the payment of the contribution. - CPI_C is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician which applied at the time of the issue of this certificate – 141.8 – June 2025. <u>Time for payment</u> The contribution must be paid prior to the release of the construction certificate for any works authorising construction above the floor level of the ground. <u>Works in kind agreement</u> This condition does not need to be complied with to the extent specified, if a works in kind agreement is entered into between the developer and the Council. <u>How to make the contribution payment</u> Contact Council's Development Contributions Officer on 4645 4000 or email, council@campbelltown.nsw.gov.au for an invoice which will also provide details of the various methods of payment available, prior to payment. <i>Condition reason: To contribute to the provision of public amenities and services to meet the increased demands created by the new development.</i> D02.65

BEFORE BUILDING WORK COMMENCES

23.	Erosion and sediment control Before any site work commences on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented. <i>Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.</i> D03.01
24.	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. <i>Condition reason: Prescribed condition under Section 70 of the Environmental Planning and Assessment Regulation 2021.D03.02</i>
25.	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. <i>Condition reason: To ensure that appropriate toilets are provided for construction workers.D03.03</i>
26.	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. All waste and recycling streams shall be stored separately, and remain within the sediment control zone and the site boundaries at all time, pending collection and disposal off-site. <i>Condition reason: To ensure all waste is moved off-site for disposal.D03.04</i>
27.	Vehicular access during construction 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. <i>Condition reason: To ensure that construction vehicles do not disturb the soil and adversely impact Council infrastructure.D03.05</i>
28.	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. <i>Condition reason: To ensure the condition of public infrastructure is recorded before the commencement of any works.D03.06</i>
29.	Footpath and vehicular crossing levels Before any site work commences, footpath and vehicular crossing levels are to be obtained

	from Council by lodging an application on the prescribed form. <i>Condition reason: To confirm requirements for works over Council land.D03.07</i>
30.	Demolition works Demolition works shall be carried out in accordance with the following: 1. Before any site work commences on the land, a detailed demolition work plan designed in accordance with Clause 1.7.3 of Australian Standard AS 2601-2001 – The Demolition of Structures, prepared by a suitably qualified person with suitable expertise or experience, shall be submitted to and approved by the principal certifier and shall include the identification of any hazardous materials, method of demolition, precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials. 2. Before any site work commences on the land, the demolition Contractor(s) licence details must be provided to Council. 3. The handling or removal of any asbestos product from the building/site must be carried out by a NSW Work Cover licensed contractor irrespective of the size or nature of the works. Under no circumstances shall any asbestos on site be handled or removed by a non-licensed person. The licensed contractor shall carry out all works in accordance with NSW Work Cover requirements. 4. An appropriate fence preventing public access to the site shall be erected for the duration of demolition works. 5. Immediately prior to the commencement of the demolition or handling of any building or structure that contains asbestos, the applicant shall request that the principal certifier attend the site to ensure that all appropriate safety measures are in place. The applicant shall also notify the occupants of the adjoining premises and Workcover NSW prior to the commencement of any works. <i>Condition reason: To provide details of measures for the safe and appropriate disposal of demolition waste and the protection of the public and surrounding environment during the carrying out of demolition works on the site.D03.08</i>
31.	Fencing An appropriate fence preventing public access to the site shall be erected for the duration of construction works. <i>Condition reason: To protect workers, the public and the environment.D03.11</i>
32.	Structural engineer details Before any site work commences, the submission to the principal certifier of all details prepared by a practicing structural engineer. <i>Condition reason: To ensure the principal certifier has all the necessary structural engineering details for the approved works.D03.14</i>
33.	Demolition of existing dwelling Before any other site work commences, the existing dwelling and all other improvements on the land shall be demolished in accordance with the conditions of this consent. <i>Condition reason: To ensure that any buildings approved to be removed do not remain on the site.D03.18</i>

DURING BUILDING WORK

34.	Construction work hours All work on site shall only occur between the following hours: <table> <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> <i>Condition reason: To protect the amenity of the surrounding area.D04.01</i>	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.						
35.	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. <i>Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater and waterways.D04.02</i>						
36.	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. <i>Condition reason: To comply with legislative requirements and minimise impacts on traffic safety and efficiency.D04.03</i>						
37.	Protection of existing trees 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-salvageable materials such as roots and stumps shall be disposed of to a waste management centre or other approved form. <i>Condition reason: To protect and retain existing trees.D04.04</i>						
38.	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: 1. Must preserve and protect the building from damage; and 2. If necessary, must underpin and support the building in an approved manner, and 3. 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. <i>Condition reason: To comply with legislative requirements and ensure the protection of buildings on adjacent properties.D04.05</i>
39.	Fill Compaction Requirements Any filling carried out in accordance with this consent shall maintain a minimum requirement of 98 per cent standard compaction. Any lot filling operations carried out in accordance with this consent shall be tested to establish the field dry density every 300mm rise in vertical height. Test sites shall be located randomly across the fill site with 1 test per 500m² (minimum 1 test per 300mm layer) certified by a qualified geotechnical engineer. <i>Condition reason: To ensure any fill material is suitably compacted.D04.06</i>
40.	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. <i>Condition reason: To ensure any fill material used on site is not contaminated and is safe for future occupants.D04.07</i>
41.	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. <i>Condition reason: To minimise the impacts of the development construction on the environment.D04.08</i>
42.	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. <i>Condition reason: To ensure that the building is constructed in the location approved on the plans.D04.09</i>
43.	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. <i>Condition reason: To ensure that the building has been constructed in accordance with the approved plans.D04.10</i>
44.	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. <i>Condition reason: To ensure that the building has been constructed to the levels specified on the approved plans.D04.11</i>
45.	Floor level Ground filling levels highlighted in blue on the endorsed elevation and section plans are not approved under this development consent. The floor level of all habitable rooms shall be a minimum 150 mm above finished ground level, when measured 1 metre clear of the external wall. All regraded areas shall be free draining with a minimum grade of 2 per cent falling away from the dwelling. Regraded areas shall not direct flows into adjoining lots. <i>Condition reason: To ensure any surface water does not enter habitable areas.D04.12</i>
46.	Termite control The building shall be protected from subterranean termites in accordance with Australian Standard 3660.1. Certification of the treatment shall be submitted to the principal certifier before the issue of the relevant occupation certificate. <i>Condition reason: To ensure termite control measures are in place.D04.13</i>
47.	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. <i>Condition reason: To ensure that the levels of the land remain consistent with the approved plans.D04.14</i>
48.	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. <i>Condition reason: To protect workers, the public and the environment.D04.19</i>

49.	Compliance with Council specification All design and construction work shall be in accordance with: 1. Council's specification for Construction of Subdivisional Road and Drainage Works (as amended) 2. Campbelltown (Sustainable City) DCP - Volumes 1 and 3 as amended 3. Soils and Construction (2004) (Bluebook) and 4. Relevant Australian standards and State Government publications. <i>Condition reason: To ensure earthworks are carried out in accordance with the relevant Australian Standards, best practice and Council's DCP.004.21</i>
50.	Footpath The footpath adjoining the subject land shall be regraded, topsoiled and turfed in accordance with levels to be obtained from Council. The footpath formation may need to be extended beyond the site boundaries, to provide an acceptable transition to existing footpath levels. <i>Condition reason: To repair and maintain public infrastructure.004.22</i>
51.	Residential driveway and layback crossing The applicant shall provide a reinforced concrete driveway and layback crossing to Council's Residential Vehicle Crossing Specification to the dwelling. 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. <i>Condition reason: To ensure that work on public land is undertaken with approval in accordance with Councils requirements.004.28</i>
52.	Associated works The applicant shall undertake any works external to the development, that are made necessary by the development, including additional road and drainage works or any civil works directed by Council, to make a smooth junction with existing work. <i>Condition reason: To ensure that work on public land is undertaken with approval in accordance with Councils requirements.004.31</i>
53.	Demolition work/plan All work shall be completed in accordance with the approved demolition work plan designed in accordance with clause 1.7.3 of Australian Standard A52601-2001 The Demolition of Structures. <i>Condition reason: To ensure demolition works are carried out in accordance with the relevant Australian Standards.004.34</i>

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

54.	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.
------------	---

	<i>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</i>									
55.	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. <i>Condition reason: To ensure any damage to public infrastructure is rectified.D05.23.0</i>									
56.	Allocation of Street Addresses To comply with AS4819:2011 – Rural and Urban Addressing, the ‘NSW Address Policy and User Manual’ (published by the Geographic Names Board) and Campbelltown City Council’s requirements, the street addresses for the subject development are allocated as follows: <table><tr><th>Dwelling descriptions shown on submitted plans</th><th>Location within development</th><th>Official proposed street address to comply with AS 4819:2011 and NSW Address Policy</th></tr><tr><td>Main House</td><td>Western Dwelling</td><td>45 Atchison Road MACQUARIE FIELDS NSW 2564</td></tr><tr><td>Granny Flat</td><td>Eastern Dwelling</td><td>45A Atchison Road MACQUARIE FIELDS NSW 2564</td></tr></table> Details indicating compliance with this condition must be shown on the plans and administration sheet lodged with any subdivision certificate application for Council’s written approval. <i>Condition reason: To ensure that the new lot / occupancy can be identified in accordance with relevant standards.D05.99.0</i>	Dwelling descriptions shown on submitted plans	Location within development	Official proposed street address to comply with AS 4819:2011 and NSW Address Policy	Main House	Western Dwelling	45 Atchison Road MACQUARIE FIELDS NSW 2564	Granny Flat	Eastern Dwelling	45A Atchison Road MACQUARIE FIELDS NSW 2564
Dwelling descriptions shown on submitted plans	Location within development	Official proposed street address to comply with AS 4819:2011 and NSW Address Policy								
Main House	Western Dwelling	45 Atchison Road MACQUARIE FIELDS NSW 2564								
Granny Flat	Eastern Dwelling	45A Atchison Road MACQUARIE FIELDS NSW 2564								
57.	House numbers Before the issue of the relevant occupation certificate all 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. For all new lots/dwellings 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 used. <i>Condition reason: To ensure property details are clearly visible from the street for emergency services.D05.25.0</i>									
58.	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. <i>Condition reason: To ensure any retaining walls or filling onsite has been authorised.D05.35.0</i>									
59.	Termite protection Before the issue of the relevant occupation certificate, certification from a licensed pest									

	controller shall be submitted certifying that the termite treatment has been installed in accordance with AS3660.1. <i>Condition reason: To ensure termite control measures are in place.D05.36.0</i>
60.	BASIX 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. <i>Condition reason: To confirm BASIX commitments have been provided.D05.37.0</i>
61.	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. <i>Condition reason: To ensure that there are no outstanding fees, charges or rectification works associated with the approved development.D05.40.0</i>

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. Smoke Alarms

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](#)

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. Inspection within Public Areas

All works within public areas are required to be inspected at all stages of construction and approved by Council prior to the principal certifier releasing the Occupation Certificate.DAADV.12

H. 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

I. 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

J. 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

K. 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](#)

L. 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 recovery 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](#)

M. 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](#)

N. 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:

Vol 1, Part 2 - Requirements Applying to all Types of Development			
Part	Requirement	Proposed	Compliance
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.	A Site Analysis has been provided. Contours, slope, North point, location of the existing dwellings, existing trees, vehicular access, existing services, solar paths, and prevailing winds have been included on the plan.	Yes
2.4 Sustainable Building Design	2.4.1 Rain Water Tanks		
	a) In addition to satisfying BASIX, residential development is encouraged to provide a rain water tank for new buildings.	A 2,000 L rainwater tank has been provided for the principal dwelling and 1,500 L for the secondary dwelling, in accordance with BASIX commitments.	Yes
	c) All rainwater tanks shall comply with AS3500 (as amended) - National Plumbing and Drainage Code Guidelines for Plumbing Associated with Rainwater Tanks in Urban Areas and Sydney Water's Guideline for Rainwater Tanks on Residential Properties.	A condition of consent may be recommended for the rainwater tanks to comply with Australian Standards.	Condition
	f) Above ground water tanks shall be located behind the primary or secondary building line.	The rainwater tanks are located on the southern side, in the private open space and are not visible from the public domain whatsoever.	Yes

	2.4.2 Solar Hot Water a) All new buildings are encouraged to provide a solar hot water system.	Solar hot water not proposed.	Satisfactory
	2.4.3 Natural Ventilation a) The design of new buildings shall be encouraged to maximise opportunities for cross flow ventilation, where practical, thus minimising the need for air conditioning.	Natural cross ventilation can be achieved due to the orientation of the proposed dwellings and the internal layout.	Yes
	2.4.4 Light Pollution a) Outdoor lighting shall be designed to minimise pollution from the unnecessary dispersion of light into the night sky and neighbouring properties.	A condition of consent has been recommended for outdoor lighting to minimise light dispersion to the sky and neighbouring properties.	Condition
	2.4.5 BASIX BASIX Certificate to be valid, consistent with DA plans, and meet all minimum requirements.	A multi-dwelling BASIX certificate accompanies the application for both proposed dwellings (Certificate Number – 1801780M), issued 27 June 2025. In addition to the BASIX Certificate, a NatHERS Certificate (Certificate Number – HR-3D2KFN-01) has been submitted. The requirements outlined in the BASIX certificate have been satisfied in the design of the proposal. A condition has been recommended to ensure such commitments are fulfilled during construction.	Condition

2.5 Landscaping	a) Landscape design shall enhance the visual character of the development and complement the design/use of spaces within and adjacent to the site.	Proposed landscaping will increase vegetation on the site and will be located primarily along the front boundary, facing Atchison Road. Planting in the backyard is minimised and located along site boundaries in order to provide more usable space.	Yes
	b) Landscape design shall retain and enhance the existing native flora and fauna characteristics of a site wherever possible.	The proposal involves the removal of 10 exotic trees and the retention of 4 trees (external to the site), as supported by the provided arborist report. Council's Environment Specialist Officer has confirmed their removal. Relevant conditions of consent have been imposed regarding tree removal and protection.	Condition
	c) Landscape design shall add value to the quality and character of the streetscape.	It is expected that the increased vegetation along the street frontage will add value to the streetscape, with variations in height, colours, leaves, flowers, and spread.	Yes
	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	A Landscape Plan has been provided for the proposed development involving a dwelling house and secondary dwelling.	Yes

	e) The Landscape Concept Plan shall illustrate mature height, spread of species, trees to be removed/retained and shall be prepared by a suitably qualified person.	The Landscape plan shows mature height, species of vegetation (and their location on the site), and existing vegetation that is retained or removed.	Yes
	f) Landscaping shall maximise the use of locally indigenous and other drought tolerant native plants and avoid the use of invasive species.	The Landscape Plan proposes two locally indigenous species, totalling 12 individual native plants.	Satisfactory
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.	An ESCP has been provided to manage soil and water during construction.	Yes
	b) Site activities shall be planned and managed to minimise soil disturbance.	Earthworks have been proposed within and around the building footprint. A condition of consent has been recommended for the development to comply with the requirements of the Managing Urban Stormwater: Soils and Construction – Volume 1 (prepared by Landcom).	Condition
	c) Catch drains or diversion banks shall be designed and constructed to divert	A condition of consent has been recommended for the development to comply with the requirements of	Condition

	water around any area of soil disturbance. d) All stockpiles shall be located within the sediment control zone and shall not be located within an overland flow path.	the Managing Urban Stormwater: Soils and Construction – Volume 1 (prepared by Landcom). The sediment control zone is generally the whole site. A condition of consent has been recommended for all waste and material stockpiles to be within the site boundaries at all times.	Condition
2.8 Cut, Fill and Floor Levels	2.8.1 Cut and Fill a) A Cut and Fill Management Plan (CFMP) shall be submitted with a development application where the development incorporates cut and/or fill operations. 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. d) Development incorporating any cut or fill shall comply with the following requirements: i) minimum cross fall of 1% to any	Cut and Fill Plan has been provided. The required earthworks proposed include both cut and fill operations. The maximum likely depth of the proposed cut will be 110 mm below the existing ground level (as per elevations/sections). The maximum likely proposed fill is 760 mm above existing ground level. Elevations indicate fill will be contained within a drop edge beam, while some excavation is proposed outside of the building footprint and will be battered. There are no adjoining waterways.	Yes Yes N/A

	adjoining waterway; and ii) batters to be no steeper than 2H:1V ('H' stands for the term 'horizontal distance' and 'V' stands for the term 'Vertical distance';	Batters are not expected to exceed 2:1. A condition of consent may be recommended to ensure compliance.	Condition
	e) All fill shall be 'Virgin Excavated Natural Material' (VENM).	A condition of consent has been recommended, regulating the quality of imported fill.	Condition
	f) No fill shall be deposited in the vicinity of native vegetation.	Fill is contained by a drop edge beam and is not expected to impact any adjoining vegetation. No native vegetation is present on the site.	Yes
	2.8.2 Surface Water and Floor Levels d) For development on land not affected by an overland flow path the minimum height of the slab above finished ground level shall be 150 mm, except in sandy, well-drained areas where the minimum height shall be 100mm.	Development is located on land that is not affected by overland flow paths or flooding. Elevations and sections indicate that both dwellings will achieve the minimum 150 mm finished floor level height.	Yes
2.9 Demolition	a) A development application involving demolition shall be considered having regard to the following information: i) a detailed work plan prepared by a suitably qualified person, in accordance with AS2601-2001- The	Demolition of the existing house and outbuildings on the site is proposed under this application. A Demolition Plan has been provided, indicating all areas and structures to be removed, including the existing dwelling, driveway, sheds, and concrete slabs. It is possible that the existing dwelling contains	Condition

	Demolition of Structures (as amended); ii) details of the licensed demolition contractor engaged to carry out the work (including name, address and building licence number); iii) a hazardous materials report that lists details of methods to prevent air, noise and water pollution and the escape of hazardous substances into the public domain; iv) details of any asbestos or other hazardous substances to be removed from the site and/or damaged during demolition; and v) a dilapidation report where any demolition work is to be undertaken within the zone of influence of any other structure. b) Where appropriate, demolished materials shall be recycled for reuse on site.	asbestos. A condition of consent has been recommended to ensure that the removal of any hazardous materials will be undertaken by a specialist. No work will take place within the zone of influence of an existing structure. Reuse of materials on site not proposed.	Satisfactory
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 result in overland flow to other sites due to natural drainage towards the street and to proposed landscaped areas. All excess stormwater is discharged to the Atchison Road stormwater kerb drains.	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.	Excess stormwater is discharged from the site under gravity to Atchison Road stormwater kerb drains.	Yes
	i) All proposed drainage structures incorporated within new development shall be designed to maintain public safety at all times.	All drainage infrastructure is contained within the property boundary, and the pipe passing through the nature strip will be contained underground; it is not likely to threaten safety within any public areas.	Yes
	j) Development shall not result in water run-off causing flooding or erosion on adjacent properties.	Surface run off is not expected to impact adjoining properties. The slope of the land will allow natural drainage towards the street and landscaped areas.	Yes
	k) Stormwater run-off shall be appropriately channelled into a stormwater drain in accordance with Council's Engineering	Excess stormwater will be drained to Atchison Road stormwater kerb drains.	Yes

	Design Guide for Development.		
	2.10.3 Stormwater Drainage a) A stormwater Drainage Concept Plan shall be prepared by a suitably qualified person, and submitted with all development applications, involving construction (except for internal alterations/fitouts), demonstrating to Council how the stormwater will be collected and discharged from the site. b) The stormwater concept plan shall include the following information as a minimum: i) locations, layouts and sizes of stormwater pipes and pits; ii) minimum grades and capacity of stormwater pipes; and iii) existing and proposed easements, site contours and overland flow path/s.	A Concept Stormwater Plan has been provided on the site plan. The stormwater will be collected in the 2000 L rainwater tank (for the principal dwelling) and a 1500 L rainwater tank (for the secondary dwelling, and then discharged from the site to the stormwater kerb drains on Atchison Road. All relevant information about location of stormwater management infrastructure has been shown on the Stormwater Plan, and contours have been depicted. Grades, capacity, locations and sizes of stormwater pipes and pits has been shown on the plan.	Yes Yes
2.12 Retaining Walls	a) Any retaining wall that is not complying or exempt development as specified in the E&CDC shall be designed by a	No retaining walls are proposed.	N/A

	suitably qualified person.		
2.13 Security	a) Development shall be designed to:		
	i) maximise, where possible, casual surveillance opportunities to the street and surrounding public places;	There are several windows on the front façade (particularly on the second storey) for casual surveillance to the street.	Yes
	ii) minimise dead ends and other possible entrapment areas;	No dead ends are accessible from the public domain to create entrapment areas.	Yes
	iii) clearly identify and illuminate access points to buildings and designated public places; and	It is expected that sufficient lighting will be available to indicate access to the dwelling. A condition of consent may be recommended to meet this requirement.	Condition
	iv) clearly differentiate between private and public space.	Private spaces are reinforced with landscaping, which is consistent with the residential character of the locality.	Yes
	c) Development shall incorporate appropriate landscaping, fencing and security devices to assist in crime prevention.	Development includes landscaping and fencing which enclose private spaces from the street and other properties, and offers casual surveillance, which may assist in crime prevention and discourage antisocial behaviour.	Yes
2.14 Risk Management	2.14.1 Salinity b) A detailed Salinity Analysis and Remedial Action Plan shall be prepared and submitted with the	The subject lot has been identified as having moderate salinity potential. This is similar to the majority of the built areas in the Campbelltown LGA. It is	Yes

	development application if: i) the site has been identified as being subject to a salinity hazard	not expected that salinity will have significant impacts to the development (or vice versa), as the current condition of the site and surrounding buildings do not appear to be visibly affected by salinity. The site is surrounded by an established residential area, and the proposed development is consistent with the scale and density of the surrounding suburb. Further, the application proposes new trees that will assist in retaining the water table, once established.	
2.15 Waste Management	2.15.1 Waste Management Plan a) A detailed Waste Management Plan (WMP), prepared by an appropriately qualified waste management professional, shall accompany development applications for certain types of development/land uses, as detailed in Table 2.15.1 and for any other development that in the opinion of Council a WMP is required. b) Plans submitted with a development application shall detail the following (as applicable): i) the size and location of waste	A WMP has been provided, that details specific waste disposal arrangements during demolition and construction. The site plans indicate that there is sufficient space to store ongoing waste bins in the side setback(s), and be accessible to both of the proposed dwellings. Location of waste storage has not been indicated for the ongoing use of the secondary dwelling. A condition of consent has been recommended for	Yes Condition

	and recycling storage areas;	waste storage requirements.	
	2.15.2 Waste Management During Demolition and Construction		
	a) Waste and recyclable streams shall be stored separately on site.	A condition of consent has been recommended for this requirement to be met.	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 has been recommended for all waste to be contained within the site.	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 each materials' waste disposal off-site has been noted in the WMP for demolition and construction.	Yes
	d) Convenient and safe heavy vehicular access to waste and recycling material storage areas shall be provided.	A condition of consent has been recommended for the development to comply with all-weather access requirements and the Managing Urban Stormwater: Soils and Construction – Volume 1 (prepared by Landcom).	Condition
	e) The removal, handling and disposal of asbestos or other hazardous materials	Demolition has been proposed under this application. It is possible that hazardous materials	Condition

	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.	will be discovered, due to older construction of the existing dwelling. A condition of consent has been recommended that in case any such materials are found, that they are appropriately disposed of in accordance with this control.	
	2.15.9 Bin Storage Areas a) The design of the bin storage areas shall be considered early in the design process so that they can be successfully integrated into the overall design of the development and are convenient for all users. b) Sufficient areas/space shall be made available within the property boundary to store the range of bins for the quantity of waste, recycling and organics (and other materials where appropriate) likely to be generated between collections. c) Residents shall not be required to walk more than a maximum distance of 30m to access the bin storage area.	Plans indicate location of bins for principal dwelling, and the site has sufficient space for all required bins. A condition of consent has been recommended for each dwelling to be provided the minimum required bins. There is adequate space within the site for all required bins and any additional waste that may be generated between collections. There is adequate space within the site so that the maximum travel distance does not exceed 30 m between bin storage and collection points.	Condition Yes Yes
2.16 Provision of Services	Objectives Ensure that development is	The proposed development is located on a site that has been in use as a residential	Yes

	provided with adequate water and power supply.	land since the 1950s, is surrounded by residential development of a similar scale, and is currently occupied by a single storey dwelling. It is expected that all relevant services will be available on site. Further, the provision of two dwellings on one lot is unlikely to considerably increase the demand for any such services, and Council is satisfied that both proposed dwellings will be adequately serviced.	
2.17 Work On, Over or Near Public Land	2.17.1 Approval Required Prior to Working On or Over Public Land a) Written approval shall be obtained from Council, prior to the commencement of any works, activities or occupancy upon public land, including roads, road related areas, stormwater connections, Council car parks, footpaths or nature strips.	A condition of consent has been recommended for approvals to be obtained (mainly regarding driveway construction and stormwater management).	Condition
Vol. 1, Part 3 – Low and Medium Density Residential Development and Ancillary Residential Structures			
Part	Required	Proposed	Compliance
3.2 Desired Future Character for Low Density Residential Neighbourhoods	The low density residential neighbourhoods shall continue to be characterised by: one and two storey dwelling houses that are designed to provide a high level of residential amenity for their occupants and the	A two storey dwelling has been proposed, that demonstrates adequate amenity for the subject development and adjoining properties.	Yes

	occupants of adjoining properties; - streetscapes where buildings are setback from the primary street frontage to provide opportunities for deep soil planting and landscaping; and - articulated front facades where garages are setback and do not dominate the streetscapes; and - limited stock of multi dwelling housing and attached dwellings that: - respect the existing character of the low density neighbourhoods; and - are of low scale and density. For the purpose of this part, low density residential development means any of the following: - a dwelling house; - a secondary dwelling; - a dual occupancy (attached or detached); - a semi-detached dwelling; or attached dwellings in areas zoned R2	The proposal has demonstrated that it complies with setback controls, and has sufficient landscaping area. Garage is setback from the primary building line and is generally visually recessive. A principal and secondary dwelling has been proposed that generally maintains a two storey, single dwelling character when viewed from Atchison Road, and is relatively consistent with the low density development in the locality. The proposed development involves a dwelling house and a secondary dwelling.	Yes Yes Yes Yes
--	---	--	---

3.4 General Requirements for All Types of Residential Development 3.4.1 Building Form and Character	3.4.1.1 Streetscape a) Building design (including facade treatment, massing, roof design and entrance features), setbacks and landscaping shall complement the scale of development, and the desired future character of the residential neighbourhoods.	The design, massing, roof design, articulation, materials, balconies, and entrance porch of the dwelling are consistent with the desired character of the area. The landscaping and setbacks of the proposed development will maintain the existing character of the neighbourhood, and is not inconsistent with the desired character or objectives of the zone.	Yes
	b) Development on corner sites shall incorporate facade treatments that address both street frontages and achieve positive articulation in building design. Landscaping shall be used to reduce the impact of any privacy fencing.	Subject site is not a corner lot.	N/A
	c) The built form shall relate to the natural landform and setting.	The proposed development does not involve significant earthworks and responds to the relatively gentle slope of the land.	Yes
	d) On-site parking areas shall be designed and sited to reduce the visual prominence of garage doors and external parking spaces as viewed from the street or other public place.	Onsite parking is visually recessed from deeper setbacks and more prominent materials/colours featured elsewhere on the front façade.	Yes

	e) Garage doors facing a public street shall not be wider than 50% of the width of the building's facade fronting the street (refer to Figures 3.4.1.1).	Garage door is 35% of the total façade width.	Yes
	f) No carports or garages (or like structures) shall be located within 6 metres of the primary street boundary, for additional requirements of setbacks for the various types of residential development refer to section 3.5,3.6 and 3.7 of this part of the plan.	The garage is not within 6 m of the front boundary, and complies with the setback controls (see further assessment below).	Yes
	g) No bathroom, ensuite, toilet or laundry windows shall face the primary street of an allotment.	No bathroom, laundry, or ensuite bathroom window face Atchison Road	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 dwellings are both compliant with the requirements of the CLEP 2015. The principal dwelling is two storeys and shadow diagrams demonstrate that the development will have no unreasonable overshadowing impacts to neighbouring properties.	Yes
3.4 General Requirements for All Types of Residential Development	a) The minimum dimensions of any required parking space shall be 2.5 metres x 5.5 metres. If the car parking space adjoins a vertical edge which is	A double garage has been provided for the principal dwelling house, where both parking spaces comply with the minimum dimensions.	Yes

3.4.2 Car Parking and Access	100mm or higher, the minimum width of the car parking space shall be 2.7 metres.		
	b) The minimum internal dimension of an enclosed garage shall be 3 metres x 6 metres.	Internal dimensions of the garage is 6 m wide by 5.5 m deep. The minimum 3 m x 6 m requirement is intended to be read as width x depth. It is expected that the proposed garage will still be able to meet the minimum requirements outlined in the relevant Australian Standards (AS), which generally requires parking spaces to be 2.5 m x 5.5 m (or 2.7 m x 5.5 m for enclosed spaces). A condition of consent has been recommended for the garage parking space to comply with AS for the noncompliance to be considered satisfactory	Condition
	c) Transitional grades shall comply with AS2890.1 (as amended) Parking Facilities - Off-Street Car Parking.	A condition of consent may be recommended for this requirement to be met.	Condition
	f) Driveways shall be located a minimum distance of 6 metres from the tangent point of any unsignalled intersection (refer to Figure 3.4.2.1).	Site is not within 6 m of a tangent point of an unsignalled intersection.	N/A
	g) The minimum width of the driveway at the street kerb shall be:	Plans do not show the driveway width through the nature strip. Condition of consent has been	Yes

	i) 2.5 metres where the driveway provides access for one (1) dwelling; i) Driveways shall be designed and located perpendicular to the road (Figure 3.4.2. 2). j) Plain concrete driveways including crossover and layback shall not be permitted. Details of driveway colours and patterns shall be submitted with the development application. k) Garages and driveways shall be located and designed to minimise the loss of any on street parking and ensure that sufficient area is maintained along the site frontage for the provision of on street parking spaces, where possible.	recommended for the driveway crossover. The Site Plan indicates that the minimum width of the driveway is 3 m at the front boundary, which meets the minimum dimensions under this control. Driveway is perpendicular to Atchison Road. A condition of consent has been recommended for the driveway to not be constructed of plain concrete. The driveway crossover is towards the southwestern corner of the lot, which still allows for two on-street parking spaces within the extended property boundaries.	Yes Condition 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	All units and tanks/pumps are located along the side and rear setback. These units are of a residential scale and are unlikely to exceed 5 dBA above background levels at the boundary	Yes

	that the noise levels generated by such facilities do not exceed 5 dBA above background levels at the property boundary.		
	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). b) Notwithstanding Clause 3.4.3.2a) any window of a living room located on an upper level shall: i) be offset by 2 metres to limit views between windows and balconies; or ii) have a sill height 1.7 metres above the floor level; or iii) be splayed to avoid direct views between windows; or iv) have fixed translucent glazing in any part of the window within 1.7 metres of the floor level.	W01 of the secondary dwelling is a window for the living room, which faces the POS of the principal dwelling. In accordance with the privacy strategies outlined in the below control 3.4.3.2 (b), the sill height of this window is 1.7 m high when measured from the finished floor level of the secondary dwelling. The upper lounge/study does not feature any such windows. Only one window of the upper lounge is proposed across from the void, which faces Atchison Road and will not impact privacy of adjoining properties.	Satisfactory Yes

	c) Notwithstanding 3.4.3.2a), a balcony will be considered where the private open space area of any adjacent dwelling is screened from view.	Two balconies have been proposed, both facing Atchison Road. The southern balcony features a solid wall (extension of the exterior wall), which does not allow for any views to the southern neighbouring property. The northern balcony features an opening to the north, however that side of the balcony is screened up to 1.7 m from the finished floor level, in accordance with the strategies in the above control(s).	Yes
	d) No wall of a proposed building shall be permitted to be constructed on the boundary for that portion of the boundary that is directly adjacent to an existing required private open space area on the adjoining allotment.	No zero setback proposed.	N/A
3.4.4 Solar Access	a) Living areas shall generally have a northerly orientation.	Living rooms of both proposed dwellings have openings to the North and East.	Yes
	b) A minimum 20sqm fixed area of the required private open space shall receive three (3) hours of continuous direct solar access on 21 June, between 9.00am and 3.00pm, when measured at ground level.	The minimum 20 m ² of private open space has been provided with 3 continuous hours of sunlight between 9 am and 12 pm.	Yes

	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 development does not feature any unreasonable overshadowing on adjoining properties. The majority of overshadowing is spread over 2 and 4 First Avenue, though the overshadowing on both of these properties is for around 3 hours each, and the development is consistent with two storey dwellings. The development generally reduces solar impacts to neighbouring development by siting the majority of the built form to the front and northern parts of the site, which assists to reduce shadows cast on neighbouring POSs. The shadows cast by the development are characteristic of two storey dwellings.	Yes Yes
3.4.5 Waste Requirements	a) Each dwelling shall be provided with adequate space behind the primary and secondary building lines and out of public view to store the following bins: i) one (1) x 140 litre bin; and ii) two (2) x 240 litre bins b) The bin storage area shall not be located in such a place that requires any bins to be transported through any habitable part of the	Plans indicate location of bins for principal dwelling, and the site has sufficient space for all required bins. A condition of consent has been recommended for each dwelling to be provided the minimum required bins. Bins are to be stored in the side setback, so that transportation through either dwelling is not required.	Condition Yes

	dwelling to reach the collection point.		
	c) The path for wheeling bins between the waste storage area(s) and the kerbside shall be free of steps and kerbs and have a maximum gradient of 1V:8H.	No steps or kerbs are shown on plans, and the travel path will not exceed 1:8 gradient.	Yes
	d) The maximum travel distance between any waste storage area and the collection point should not exceed 30 metres.	There is adequate space within the site so that the maximum travel distance does not exceed 30 m between bin storage and collection points.	Yes
	e) If bin storage is proposed to be contained within any garage, that garage must be widened by a minimum of 600mm to allow for egress of a 240L mobile garbage bin while a vehicle is parked within the garage.	Bins are not proposed to be stored in the garage.	N/A
	f) Each dwelling must be provided with at least 1.5m clear and unobstructed kerbside for the presentation of bins and kerbside clean up material within the confines of the site's frontage (not impeding driveways or neighbouring lots)	There is sufficient space along Atchison Road in front of the subject lot to accommodate sufficient area for presenting bins.	Yes

3.5 Ancillary Residential Structures	3.5.1 Fencing		
	a) Bonded sheet metal fencing shall not be constructed at any location other than alongside and rear boundaries shared with other private property, where such fencing is not highly visible from the street, public reserve or other public place, unless the site is within a bushfire prone area.	Bonded sheet metal fencing not proposed.	N/A
	b) Residential fencing along the rear and side boundaries shall be: i) located behind the primary street building line; ii) a maximum 2.1 metres in height (excluding retaining walls); and iii) a maximum 1.8 metres in height, if adjoining a secondary street.	No changes to existing boundary fencing is proposed.	N/A
	c) Front residential fencing shall be a maximum of 1.2 metres in height and complement the design of the development.	Front fencing is 1.2 m high and compliments the design of the dwelling.	Yes
	d) Fencing on corner allotments shall not obstruct the sight distance of traffic entering or within an	Site is not a corner lot.	N/A

	intersection or roundabout. e) Fencing shall not obstruct power, water, sewer, gas or telephone services, drainage systems, (including overland flow paths) or any easements or rights. f) Details for fencing shall be submitted with the development application.	Fencing will not obstruct any services, easements, or stormwater flows. Details have been provided for front fencing.	Yes Yes
3.6 Low Density Residential Development 3.6.1 Dwelling Houses – Zones R2 and R3	3.6.1.1 Site Requirements a) A dwelling house shall not be erected on land with an average width less than 15 metres (measured at the primary street building setback), unless the allotment was in existence at the date upon which the Plan came into effect.	The site has a 16.7m frontage.	Yes
	3.6.1.2 Deep Soil Planting a) A dwelling house shall satisfy the following provisions relating to deep soil planting: i) no more than 30% of the area forward of any building line shall be surfaced with impervious materials; and ii) a minimum of 20% of the total site area shall be available for deep soil planting.	30% of area front of building line is impervious surface. 48.1% of site is available for deep soil planting.	Yes Yes

	3.6.1.3 Setbacks a) A dwelling house shall be setback a minimum of: i) 5.5 metres from the primary street boundary for the dwelling; ii) 6.0 metres from the primary street boundary for the garage; iii) 2 metres from the secondary street boundary; iv) 5.5 metres from the secondary street boundary for the garage, where the garage is accessed directly from the secondary street; v) 0.9 metres from any side boundary; and vi) 3 metres from the rear boundary for any part of the building that is up to 4.5 metres in height from ground level (existing); and vii) 8 metres from the rear boundary for any part of the building that is higher than 4.5 metres from ground level (existing).		
		Front setback minimum 5.5 m.	Yes
		Garage setback 7 m.	Yes
		No secondary street.	N/A
		No secondary street.	N/A
		Minimum 1 m.	Yes
		Minimum 4.5 m for the closest column on the alfresco.	Yes
		Minimum 8.1m from the southeastern corner of the dwelling.	Yes
	b) Each dwelling shall have a minimum of 0.9m unobstructed side	Unobstructed side access is available for both side setbacks.	Yes

	access that is free from air conditioning units, rainwater tanks hot water systems, or any other structure that may block access to the rear of the dwelling.		
	3.6.1.4 Car Parking Rates a) A dwelling house shall be provided with an undercover car parking area which is restricted to a maximum of: i) 18 m² for 1 – 2 bedroom dwellings; and ii) 36 m² for dwellings proposing 3 or more bedrooms. <i>Note: Any additional undercover car parking areas proposed on site which exceed these rates must be included in the 'Gross Floor Area' (GFA) calculation when determining the maximum 'Floor Space Area' (FSR) permitted on site, in accordance with Section 4.4 (Floor space ratio) of the Campbelltown Local Environmental Plan 2015.</i>	41.6 m² has been provided for the principal dwelling containing >3 bedrooms. 5.6 m² has been integrated into the FSR calculations, from which it continues to demonstrate compliance.	Yes
	3.6.1.5 Private Open Space a) A dwelling house shall be provided with an area of private open space that: i) is located behind the primary street building setback; ii) has a minimum area of 75sqm; iii) has a minimum width of 3 metres;	POS is behind front building setback. Minimum 140 m provided (including alfresco). Minimum depth is 4 m (between the secondary	Yes Yes Yes

	iv) includes a minimum levelled area of (5x5)sqm;	dwelling and the angled southern boundary). The entire site is generally flat. It is expected that this requirement will be met.	Yes
	v) has a minimum unfragmented area of 60sqm;	Entire POS is unfragmented.	Yes
	vi) has an internal living room directly accessible to the outdoor private open space areas; and	POS is accessed via open plan living/dining/kitchen area.	Yes
	vii) satisfies solar access requirements contained in section 3.4.4.	See above assessment.	Yes
3.6.1.6 Site Services			
	b) Adequate provision shall be made available for all essential services (i.e water, sewerage, electricity, gas, telephone, internet and stormwater drainage).	It is expected that all relevant services are already available as per the existing use of the existing dwelling house and its location within an established residential area.	Yes
	c) All site services shall be placed underground.	A site visit indicates that electricity supply is above ground. A condition may be recommended for this requirement to be met.	Condition
	d) All communication dishes, antennae and the like shall be located to minimise visual prominence.	A condition of consent has been recommended for this requirement.	Condition

3.6 Low Density Residential Development 3.6.2 Secondary Dwellings – Zones R2, R3, R4 and R5	3.6.2.1 General Requirements	Secondary dwelling is detached from the proposed dwelling house, located at the rear of the property, and will be constructed at the same time. The construction method and finishes will be the same/similar to the principal dwelling.	Yes
	a) A secondary dwelling shall incorporate similar or complementary design and construction features, finishes, materials and colours to those of the principal dwelling house. b) Any new primary or secondary dwelling shall be designed to ensure that a front door and window are visible from the public domain by installing these elements into the front building wall of any habitable room which faces the primary street.	The front door of the principal dwelling is visible from the street and has satisfied this requirement.	Satisfactory
	c) A secondary dwelling shall be provided with at a least 12sqm area of private open space for the exclusive use of the occupants of the secondary dwelling. The area shall be accessible from the living area, have a minimum width of 3 m and not be steeper than 1:50.	28 m² has been provided between the secondary dwelling and rear boundary for exclusive use of the secondary dwelling. It is directly accessible from the living area and is generally level.	Yes
	d) A BASIX certificate shall accompany a development application for a secondary dwelling.	A multi-dwelling BASIX certificate accompanies the application for both proposed dwellings (Certificate Number -	Yes

		1801780M), issued 27 June 2025. In addition to the BASIX Certificate, a NatHERS Certificate (Certificate Number – HR-3D2KFN-01) has been submitted. The requirements outlined in the BASIX certificate have been satisfied in the design of the proposal.	
	e) An attached secondary dwelling shall be located under the same roof as the main part of the principal dwelling house.	Proposed secondary dwelling is detached.	N/A
	f) The principle dwelling shall continue to meet all the relevant requirements and development controls under Part 3 of Volume 1 of the Plan.	See assessment above.	Yes
	3.6.3.2 Setbacks		
	a) A secondary dwelling land shall be setback a minimum of:		
	i) 5.5 metres from the primary street boundary of the dwelling and shall align with the existing front building line, alternatively it shall align with the predominant front building line of the street;	25.7 m from front boundary, behind the building line. Secondary dwelling is behind the principal dwelling and does not have any facades that are subject to primary street setbacks.	Yes
	ii) 3 metres from the secondary street boundary;	No secondary street.	N/A

	iii) 0.9 metres from any side boundary; and	1m minimum from north side boundary and angled southern boundary.	Yes
	iv) 3 metres from the rear boundary for any part of the building that is up to 3.8 metres in height from ground level (existing); and	Minimum 4.9 m from rear façade to rear boundary.	Yes
	v) 8 metres from the rear boundary for any part of the building that is higher than 3.8 metres from ground level (existing)	Proposed secondary dwelling is single storey.	N/A
	vi) Where a secondary dwelling is located forward of the front building line consideration shall only be given to such a proposal where the development is integrated with the existing dwelling and employs the same building materials and features as the existing dwelling including roof form and features such as Gables and the like.	Secondary dwelling is behind from building line.	N/A

PROPOSED TWO STORY RESIDENTIAL BUILDING WITH DETACHED GRANNY FLAT

AT
45 ATCHISON RD, MACQUARIE FIELDS, NSW 2564

CLIENT:
MD ASHIQUR RAHMAN



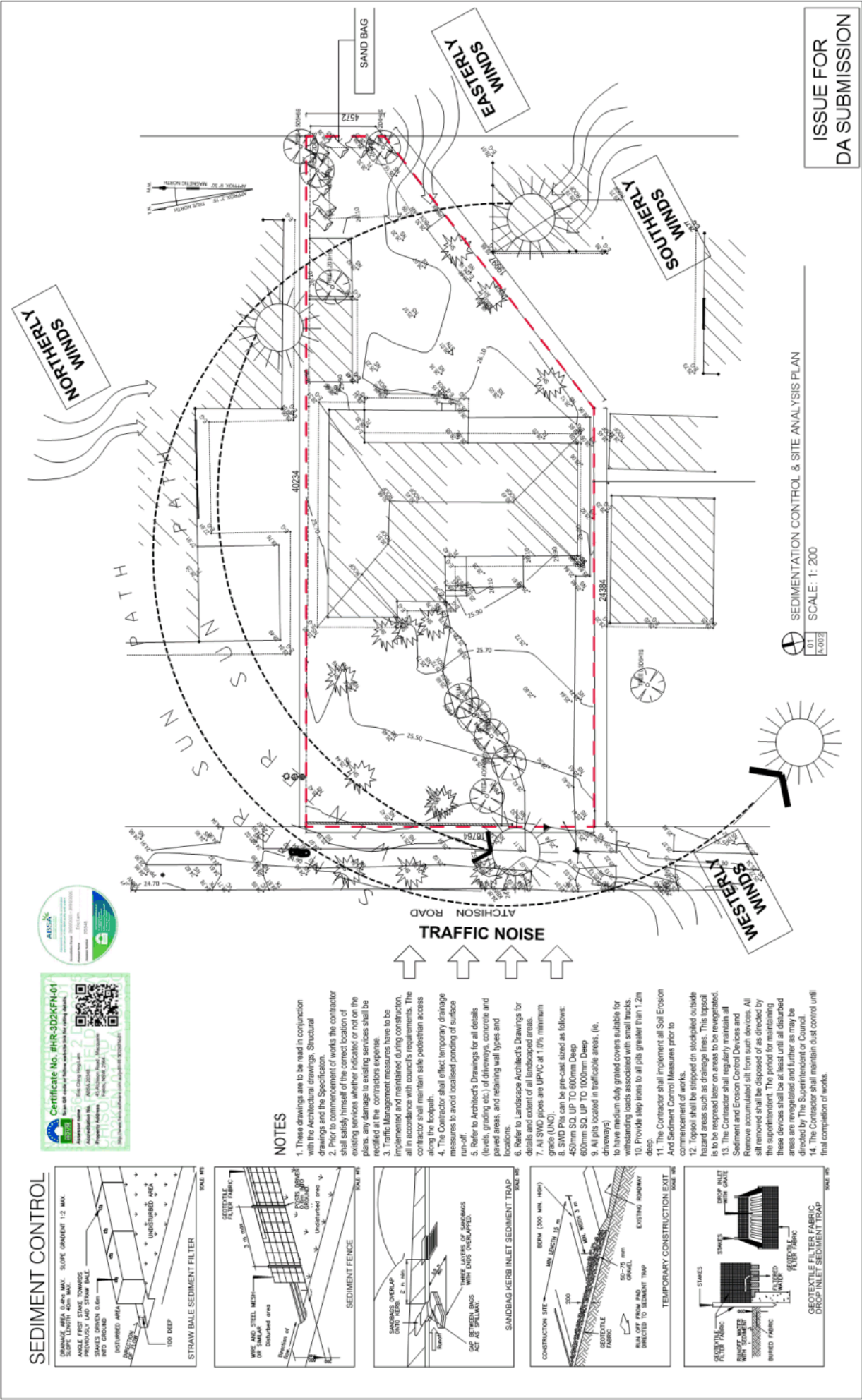
DRAWING INDEX	
SIZE: A3 PAGE	DESCRIPTION
SHEET NO	
A-001	COVER PAGE
A-002	SEDIMENTATION CONTROL, SITE ANALYSIS
A-003	WASTE MANAGEMENT PLAN & DEMOLITION PLAN
A-004	CUT & FILL
A-101	SITE PLAN & AREA CALCULATION
A-102	PROPOSED GROUND FLOOR PLAN WITH SITE
A-103	PROPOSED 1ST FLOOR & ROOF PLAN WITH SITE
A-104	PROPOSED GROUND FLOOR PLAN WITH MEASUREMENTS
A-105	PROPOSED 1ST FLOOR PLAN WITH MEASUREMENTS
A-106	PROPOSED ROOF PLAN WITH MEASUREMENTS
A-201	PROPOSED NORTH, WEST ELEVATION & ENTRY GATE & FENCE (ELEVATION)
A-302	PROPOSED SOUTH, EAST ELEVATION & DRIVEWAY SECTION
A-301	PROPOSED SECTION A-A & SLAB LAYOUT PLAN
A-302	DOOR-WINDOW SCHEDULE
A-303	SHADOW DIAGRAM-1
A-304	SHADOW DIAGRAM-2
A-305	SHADOW DIAGRAM-3
A-401	3D VIEW
F-001	FINISH SCHEDULE
L-001	LANDSCAPE DESIGN
E-001	ELECTRICAL LAYOUT
B-001	BASIX 01
B-002	BASIX 02
B-003	BASIX 03
B-004	BASIX 04
B-005	BASIX 05

LOCATION MAP



ISSUE FOR
DA SUBMISSION

PROJECT: PROPOSED TWO STORY RESIDENTIAL BUILDING WITH DETACHED GRANNY FLAT AT 45 ATCHISON RD, MACQUARIE FIELDS, NSW 2564 CLIENT: MD ASHIQUR RAHMAN	DESIGN CONSULTANT  VIEW_D consultancy & construction ABN: 78504108341 Phone: 0411240032 21-25 Parliament Road, Macquarie Fields, NSW 2564 director.viewd@gmail.com www.viewdconsultant.com.au	DRAWING TITLE: COVER PAGE	DESIGN DEV & DRAWN: MAMONRUZZAMAN MAM (B. ARCH)	AMENDMENTS:		SCALE: NTS@A3 DATE: JULY, 2024 DWG. NO: A-001 PROJECT NO 20240371 REVISION G
				REV	DATE	
				A	20/08/2024	

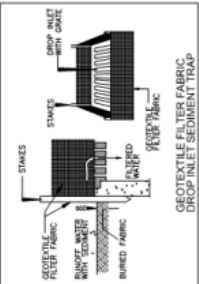
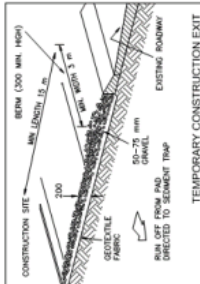
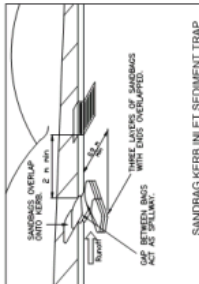
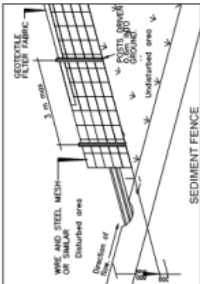
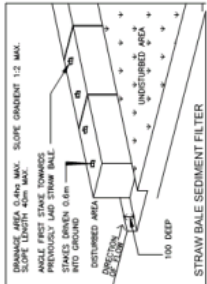


ISSUE FOR
DA SUBMISSION

SEDIMENTATION CONTROL & SITE ANALYSIS PLAN
SCALE: 1: 200

PROJECT: PROPOSED TWO STORY RESIDENTIAL BUILDING WITH DETACHED GRANNY FLAT AT 45 ATCHISON RD, MACQUARIE FIELDS, NSW 2564 CLIENT: MD ASHIQUR RAHMAN	DESIGN CONSULTANT  VIEW VIEW D consultants & construction ABN: 78504108341 Phone: 0411240032 21-25 Parliament Road, Macquarie Fields, NSW 2564 director.view@gmail.com www.viewconsultant.com.au	DRAWING TITLE: SEDIMENTATION CONTROL & SITE ANALYSIS PLAN	DESIGN DEV & DRAWN: MAMONRUZZAMAN (MAM) (B. ARCH) DESIGN DEV & DRAWN: JASMINE SULTANA (B. ARCH)	AMENDMENTS:		SCALE: 1:200@A3
				G	22.09.2025	NOTE FOR SA SURVEYOR &
				F	26.02.2025	NOTE FOR SA SURVEYOR &
				E	29.08.2025	NOTE FOR SA SURVEYOR &
				D	24.08.2025	NOTE FOR SA SURVEYOR &
			DESIGN DEV & DRAWN:		PROJECT NO REVISION	
			F	19.03.2025	NOTE FOR P & P OFSAL	
			A	24.08.2024	DATCH	
			REV	DATE		20240371 G
					AMENDMENT	

SEDIMENT CONTROL



All instances of the yellow-shaded 'Deep Soil Planting 20%' box must be removed from the architectural plans, as they do not directly relate to the planning provisions relevant to the development.



PROJECT: PROPOSED TWO STORY RESIDENTIAL BUILDING WITH DETACHED GRANNY FLAT AT 45 ATCHISON RD, MACQUARIE FIELDS, NSW 2564		© The drawing is protected by copyright. ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF BCA, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELEVANT BUILDING REGULATIONS SHALL BE VERIFIED BY BUILDER / MANUFACTURER PRIOR TO COMMENCEMENT OF ANY WORK, AND ANY DISCREPANCY THIS OFFICE MUST BE NOTIFIED TO THE BUILDING DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATION, ENGINEERING DESIGN AND RELEVANT CONSULTANTS DRAWINGS. FIGURED DIMENSIONS TO THE REFERENCE OVER SCALED  VIEW DESIGN CONSULTANT VIEW_D consultancy & construction ABN: 79504108341 Phone: 0411240332 21-25 Parliament Road, Macquarie Fields, NSW 2564 director.viewd@gmail.com www.viewdconsultant.com.au		DRAWING TITLE: WASTE MANAGEMENT PLAN & DEMOLITION PLAN		DESIGN DEV & DRAWN: M MONIRUZZAMAN (MAY (B_ARCH))		AMENDMENTS:	
CLIENT: MD ASHIQUR RAHMAN		DESIGN DEV & DRAWN: JASMINE BULLTANA (B_ARCH) www.viewdconsultant.com.au		F 22/09/2025 ISSUE FOR IGA SUBMISSION		SCALE: 1:250@A3			
				G 30/07/2025 ISSUE FOR IGA SUBMISSION		DATE: JULY, 2024			
				E 29/06/2025 ISSUE FOR IGA SUBMISSION		DWG. NO: A-003			
				D 24/06/2025 ISSUE FOR IGA SUBMISSION		PROJECT NO: REVISION			
				C 18/01/2025 ISSUE FOR PRELIMINAL		20240371 G			
F 24/06/2024 SHEET 2 AMENDMENT									

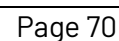
All instances of the yellow-shaded 'Deep Soil Planting 20%' box must be removed from the architectural plans, as they do not directly relate to the planning provisions relevant to the development.



DEMOLITION PLAN
SCALE: 1: 250

ISSUE FOR
DA SUBMISSION

PROJECT: PROPOSED TWO STORY RESIDENTIAL BUILDING WITH ATTACHED GRANNY FLAT 45 ATCHISON RD, MACQUARIE FIELDS, NSW 2564 CLIENT: MD ASHIQUR RAHMAN	© The drawing is protected by copyright. NOT BE LOANED TO COMPLY WITH CURRENT VERSIONS OF BCA, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELATED BUILDING REGULATIONS. THIS DRAWING SHALL BE USED BY BUILDER / MANUFACTURER PRIOR TO COMMENCEMENT OF ANY WORK, AND ANY DISCREPANCY THIS OFFICE MUST BE NOTIFIED TO THE BUILDING DRAWING TO BE READ IN CONSULTATION WITH SPECIFICATION, ENGINEERING DESIGN AND RELEVANT CONSULTANTS DRAWINGS. FIGURED DIMENSIONS TO TAKE REFERENCE OVER SCALED	VIEW _  VIEW D consultancy & construction ABN: 79504108341 Phone: 0411240032 21-25 Parliament Road, Macquarie Fields, NSW 2564 director.view@gmail.com www.viewconsultant.com.au	DESIGN CONSULTANT	DRAWING TITLE: WASTE MANAGEMENT PLAN & DEVOLUTION PLAN	DESIGN DEV & DRAWN: MAMONRUZZAMAN (BAI, B ARCH)	AMENDMENTS:		
						G	22/08/2025	ENGINE FOR SUBMISSION
						F	25/08/2025	ENGINE FOR SUBMISSION
						E	29/08/2025	ENGINE FOR SUBMISSION
						D	24/08/2025	ENGINE FOR SUBMISSION
DESIGN DEV & DRAWN:		C	18/07/2025	ENGINE FOR PROPOSAL				
		B	18/07/2025	ENGINE FOR PROPOSAL				
		SCALE:	1:250@A3					
		DATE:	JULY, 2025					
		DWG. NO:	A-003					
		PROJECT NO	REVISION					
		20240371	G					





AREA CALCULATION 45 AITCHISON RD, MACQUARIE FIELDS, NSW 2564					
Site area		575.40 sqm			
Required FSR	=	0.55 : 1	=	316.57 sqm	
Proposed FSR	=	0.549 : 1	=	315.98 sqm	
FSR= TOTAL G.F & F AREA EXCLUDING GARAGE, BALCONY, VERANDAH, ALFRESCO, FOYER, 1st F STAIR					
PROPOSED GROUND FLOOR PROPOSED FIRST FLOOR PROPOSED GRANNY FLAT		128.48 SOM 127.93 SOM 59.57 SOM			
TOTAL GROSS FLOOR AREA		315.98 SOM			
PROPOSED PORCH PROPOSED ALFRESCO PROPOSED GARAGE BALCONY		3.74 SOM 1.65 SOM 17.60 SOM 10.98 SOM			
GRAND TOTAL AREA		382.35 SOM			
SITE COVERAGE (GROUND FLOOR) SITE COVERAGE (1ST FLOOR)		(48.72%) 248.87 SOM (26.73%) 102.36 SOM			
3.6.1.7 DEEP SOIL PLANTING 20% 3.6.1.7.2 SETBACKS i) 5.5 METRES FROM THE PRIMARY STREET ii) 5.5 METRES FROM THE SIDEWALK iii) 5.5 METRES FROM THE DRIVEWAY STREET iv) 5.5 METRES FROM THE REAR BOUNDARY FOR THE GARAGE.		5.5M 7.01M		COMPLY COMPLY	
v) 0.9 METRES FROM ANY SIDE BOUNDARY, AND vi) 3 METRES FROM THE REAR BOUNDARY FOR ANY PART OF THE BUILDING THAT IS UP TO 4.5 METRES IN HEIGHT FROM GROUND LEVEL (EXISTING); AND		1.5 M 1.5 M 3.58M		COMPLY COMPLY COMPLY	
w) 8 METRES FROM THE REAR BOUNDARY FOR ANY PART OF THE BUILDING THAT IS MORE THAN 4.5 METRES FROM GROUND LEVEL (EXISTING).		18.01M		COMPLY	
x) 20 METRES FROM THE REAR BOUNDARY FOR ANY PART OF THE BUILDING THAT IS MORE THAN 4.5 METRES FROM GROUND LEVEL (EXISTING). i) 36 M2 (2 CAR) FOR DWELLINGS PROPOSING 3 OR MORE BEDROOMS, 3.6.1.7.3 THE OPEN AREA OF THE LOT SHALL HAVE AN OPEN AREA OF 75 SQM. PROPOSED LANDSCAPE AREA 1:38 PROPOSED FRONT LANDSCAPE AREA		20.50M 36.00SQM 89.00SQM 202.85 SOM 70.43 SOM		COMPLY COMPLY COMPLY COMPLY	
CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN 2015 PART 3-LOW- AND-MEDIUM-DENSITY RESIDENTIAL DEVELOPMENT (AMENDMENT 2)-1 SEPT 2024 CAMPBELLTOWN LOCAL ENVIRONMENTAL PLAN 2015					





AIDS-Australia
 National Helpline 1800 022 333
 Email: info@aidsonline.org.au
 Website: www.aidsonline.org.au

Donor Information

Donor Name: [Redacted]
 Donor Address: [Redacted]
 Donor City: [Redacted]
 Donor State: [Redacted]
 Donor Zip: [Redacted]

Donor Information

Donor Name: [Redacted]
 Donor Address: [Redacted]
 Donor City: [Redacted]
 Donor State: [Redacted]
 Donor Zip: [Redacted]

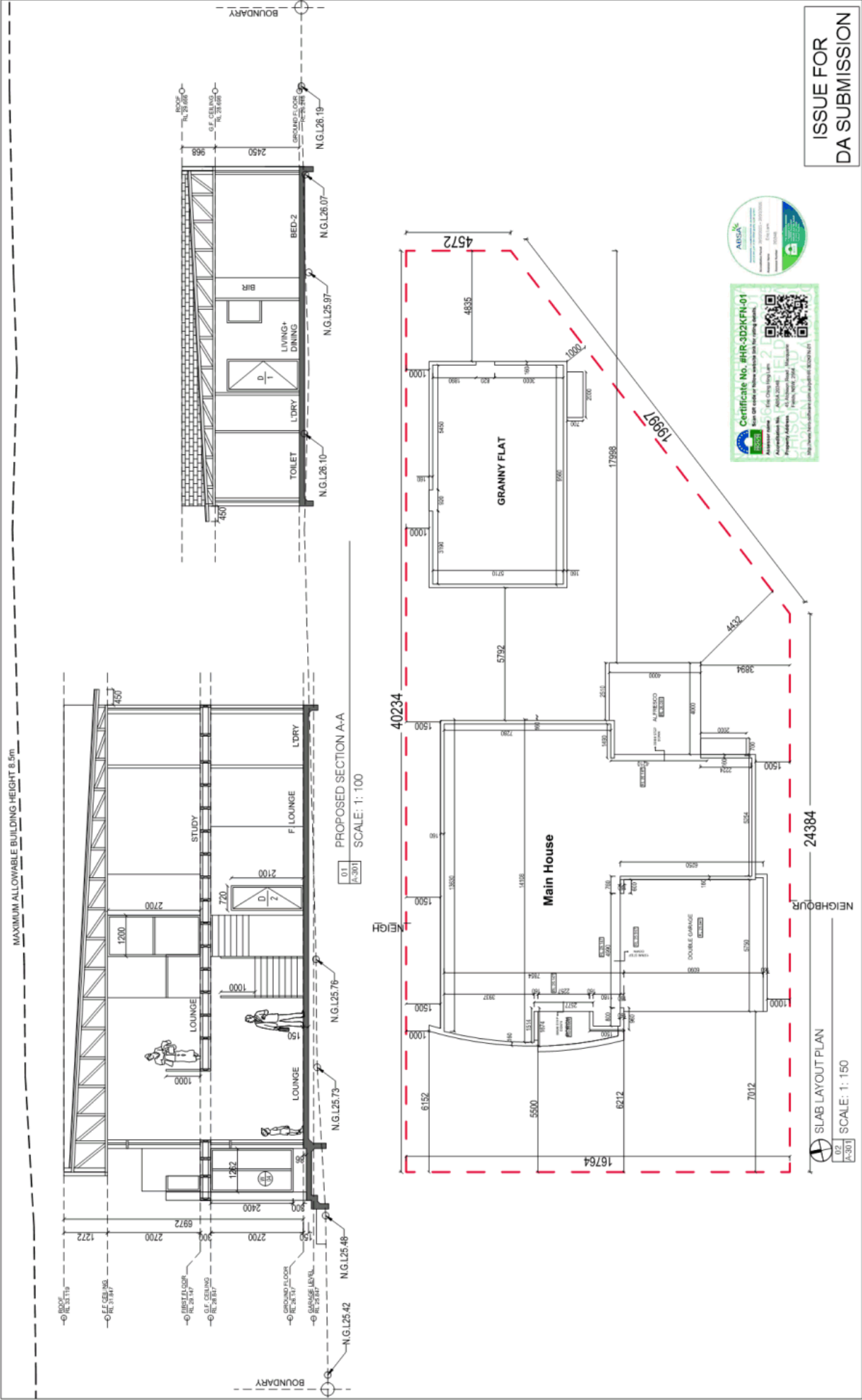
Donor Information

Donor Name: [Redacted]
 Donor Address: [Redacted]
 Donor City: [Redacted]
 Donor State: [Redacted]
 Donor Zip: [Redacted]

ISSUE FOR
DA SUBMISSION

[illegible]





ISSUE FOR
DA SUBMISSION



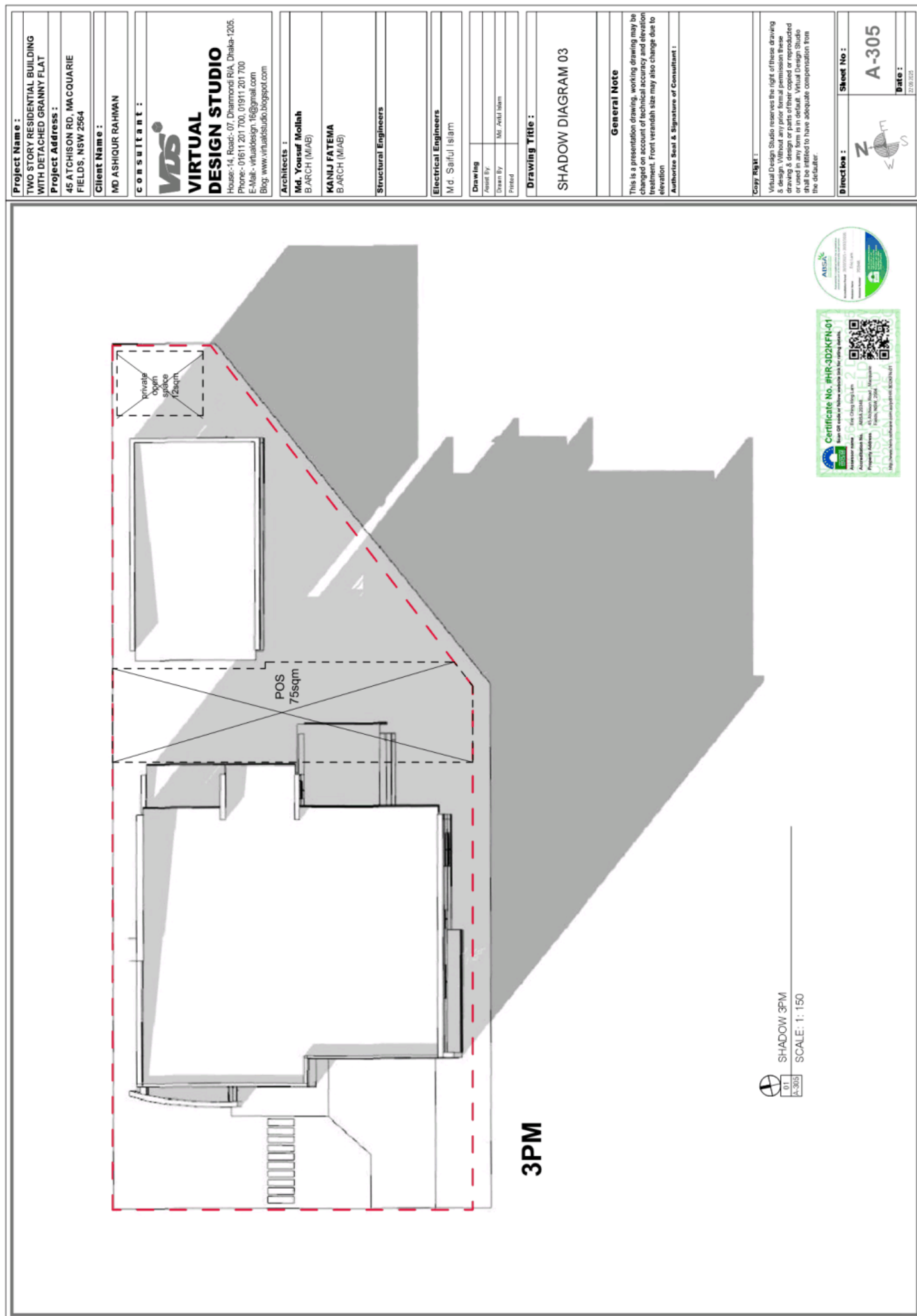
PROJECT: PROPOSED TWO STORY RESIDENTIAL BUILDING WITH DETACHED GRANNY FLAT AT 45 ATCHISON RD, MACQUARIE FIELDS, NSW 2564 CLIENT: MD ASHIQUR RAHMAN	NOTE: The drawing is prepared by copyright CONSULTANTS TO COMPLY WITH CURRENT VERSIONS OF BCA, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELATED BUILDING REGULATIONS. ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED BY BUILDING SURVEYOR AND DIMENSIONED TO MATCH THE EXISTING AND ANY DISCREPANCY THIS OFFICE MUST BE NOTIFIED TO THE BUILDING DESIGNER / ARCHITECT. THIS DRAWING IS FOR CONSULTING WITH REGISTERED ARCHITECT, ENGINEERING DESIGNER AND RELEVANT CONSULTANTS DRAWINGS FIGURED DIMENSIONS TO TAKE REFERENCE OVER SCALED DIMENSIONS	DESIGN CONSULTANT VIEW  VIEW D consultancy & construction ABN: 78504108341 Phone: 0411240032 21-25 Parliament Road, Macquarie Fields, NSW 2564 director.view@gmail.com www.viewconsultant.com.au	DRAWING TITLE: PROPOSED SECTION A-A & SLAB LAYOUT PLAN	DESIGN DEV & DRAWN: M MONIRUZZAMAN MAH (B. ARCH) DESIGN DEV & DRAWN: JASMINE SULTANA (B. ARCH)	AMENDMENTS: <table><tr><td>G</td><td>22.08.2025</td><td>ISSUE FOR DA SUBMISSION</td></tr><tr><td>F</td><td>30.07.2025</td><td>ISSUE FOR DA SUBMISSION</td></tr><tr><td>E</td><td>29.08.2025</td><td>ISSUE FOR DA SUBMISSION</td></tr><tr><td>D</td><td>24.08.2025</td><td>ISSUE FOR DA SUBMISSION</td></tr><tr><td>C</td><td>18.08.2025</td><td>ISSUE FOR DA SUBMISSION</td></tr><tr><td>B</td><td>18.08.2025</td><td>ISSUE FOR DA SUBMISSION</td></tr><tr><td>A</td><td>24.08.2024</td><td>DATACH</td></tr><tr><td>REV</td><td></td><td>AMENDMENT</td></tr></table>	G	22.08.2025	ISSUE FOR DA SUBMISSION	F	30.07.2025	ISSUE FOR DA SUBMISSION	E	29.08.2025	ISSUE FOR DA SUBMISSION	D	24.08.2025	ISSUE FOR DA SUBMISSION	C	18.08.2025	ISSUE FOR DA SUBMISSION	B	18.08.2025	ISSUE FOR DA SUBMISSION	A	24.08.2024	DATACH	REV		AMENDMENT	SCALE: AS SHOWN DATE: JULY, 2024 DWG. NO.: A-301 PROJECT NO. REVISION 20240371 G
G	22.08.2025	ISSUE FOR DA SUBMISSION																												
F	30.07.2025	ISSUE FOR DA SUBMISSION																												
E	29.08.2025	ISSUE FOR DA SUBMISSION																												
D	24.08.2025	ISSUE FOR DA SUBMISSION																												
C	18.08.2025	ISSUE FOR DA SUBMISSION																												
B	18.08.2025	ISSUE FOR DA SUBMISSION																												
A	24.08.2024	DATACH																												
REV		AMENDMENT																												



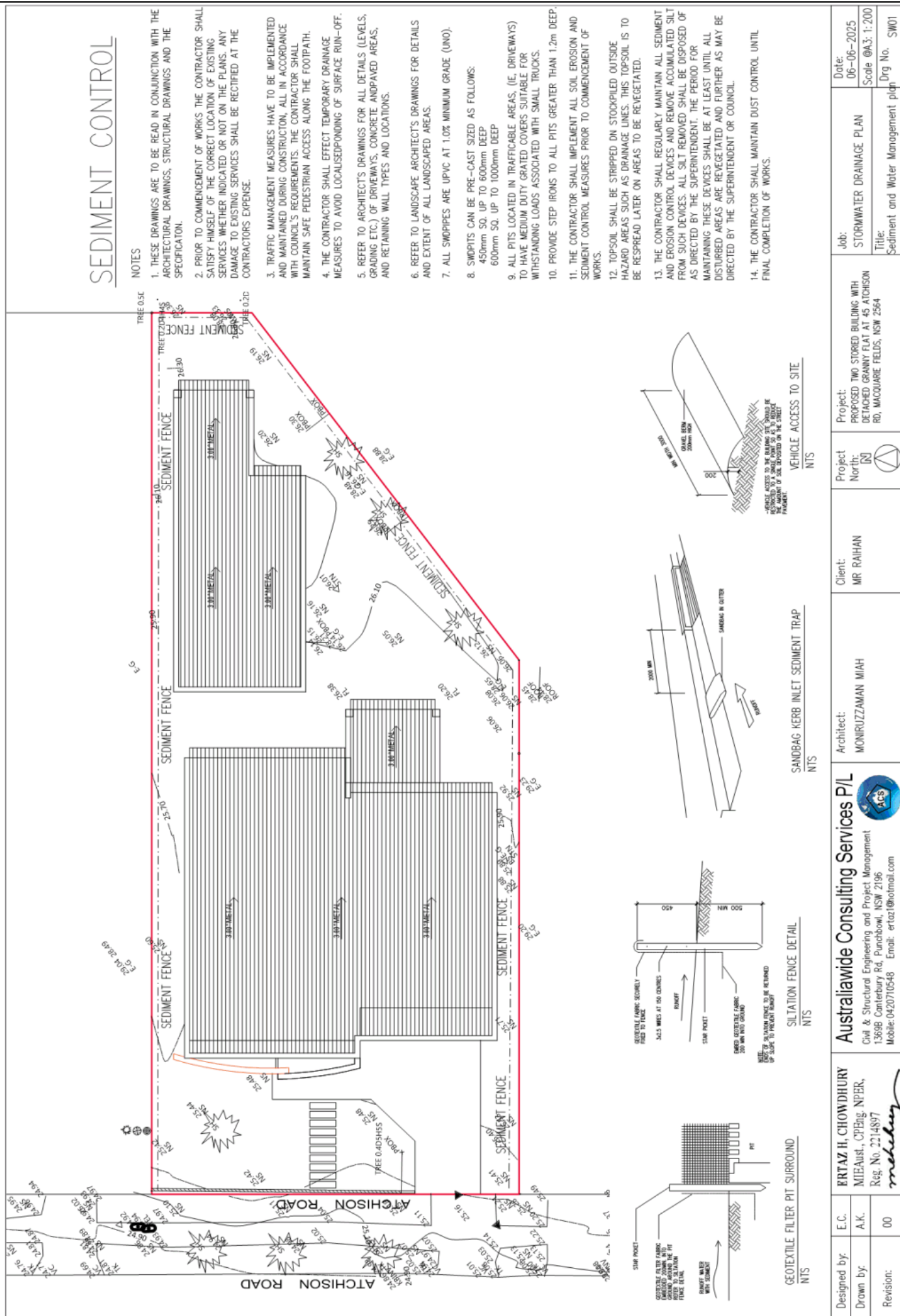
PROJECT: PROPOSED TWO STORY RESIDENTIAL BUILDING WITH DETACHED GRANNY FLAT AT 45 ATCHISON RD, MACQUARIE FIELDS, NSW 2564	(i) The drawing is protected by copyright. ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF BCA, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELEVANT BUILDING REGULATIONS SHALL BE VERIFIED BY BUILDER / MANUFACTURER PRIOR TO COMMENCEMENT OF ANY WORK, AND ANY DISCREPANCY THIS OFFICE MUST BE NOTIFIED TO THE BUILDING DRAWING TO BE READ IN CONSULTING WITH SPECIFICATION, ENGINEERING DESIGN AND RELEVANT CONSULTANTS DRAWINGS. FIGURED DIMENSIONS TO TAKE REFERENCE OVER SCALED	 VIEW_ VIEW_D consultancy & construction A/N: 79504108341 Phone: 0411240332 21-25 Parliament Road, Macquarie Fields, NSW 2564 director.viewd@gmail.com www.viewdconsultant.com.au	DRAWING TITLE: DOOR-WINDOW SCHEDULE (MAIN HOUSE & GRANNY FLAT)	DESIGN DEV & DRAWN: M MONIRUZZAMAN (M/ARCH)	AMENDMENTS:	F 22/09/2025 ISSUE FOR IAI SUBMISSION	SCALE: 1:100@A3
						G 30/07/2025 ISSUE FOR IAI SUBMISSION	DATE: JULY, 2024
						E 29/06/2025 ISSUE FOR IAI SUBMISSION	DWG. NO: A-302
						D 24/06/2025 ISSUE FOR IAI SUBMISSION	PROJECT NO REVISION
CLIENT: MD ASHIQUR RAHMAN			DESIGN DEV & DRAWN: JASMINE BULLTANA (B-ARCH)	C 18/01/2025 ISSUE FOR PERFOFICAL	B 18/01/2025 ISSUE FOR PERFOFICAL	20240371	G

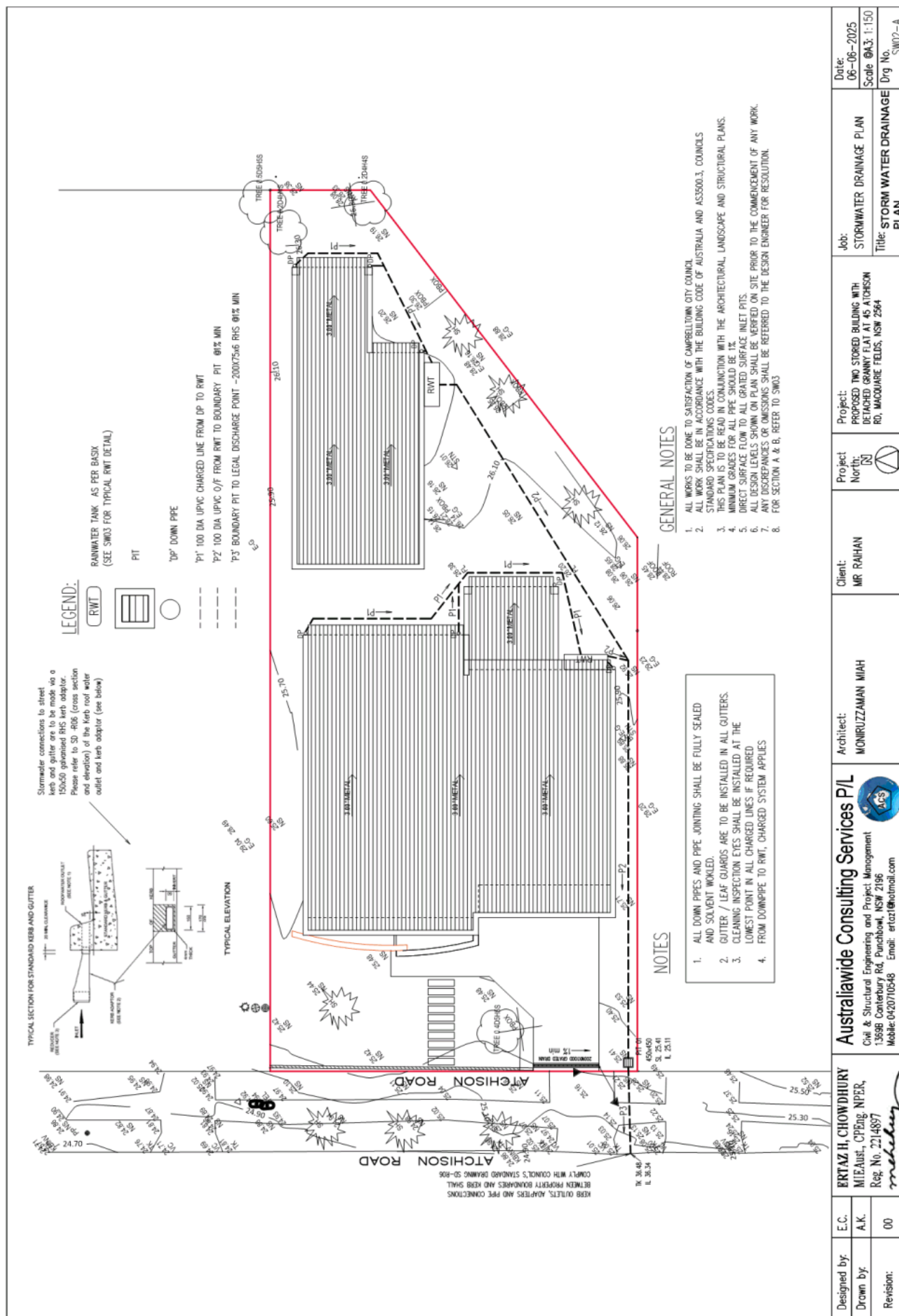
Page 76

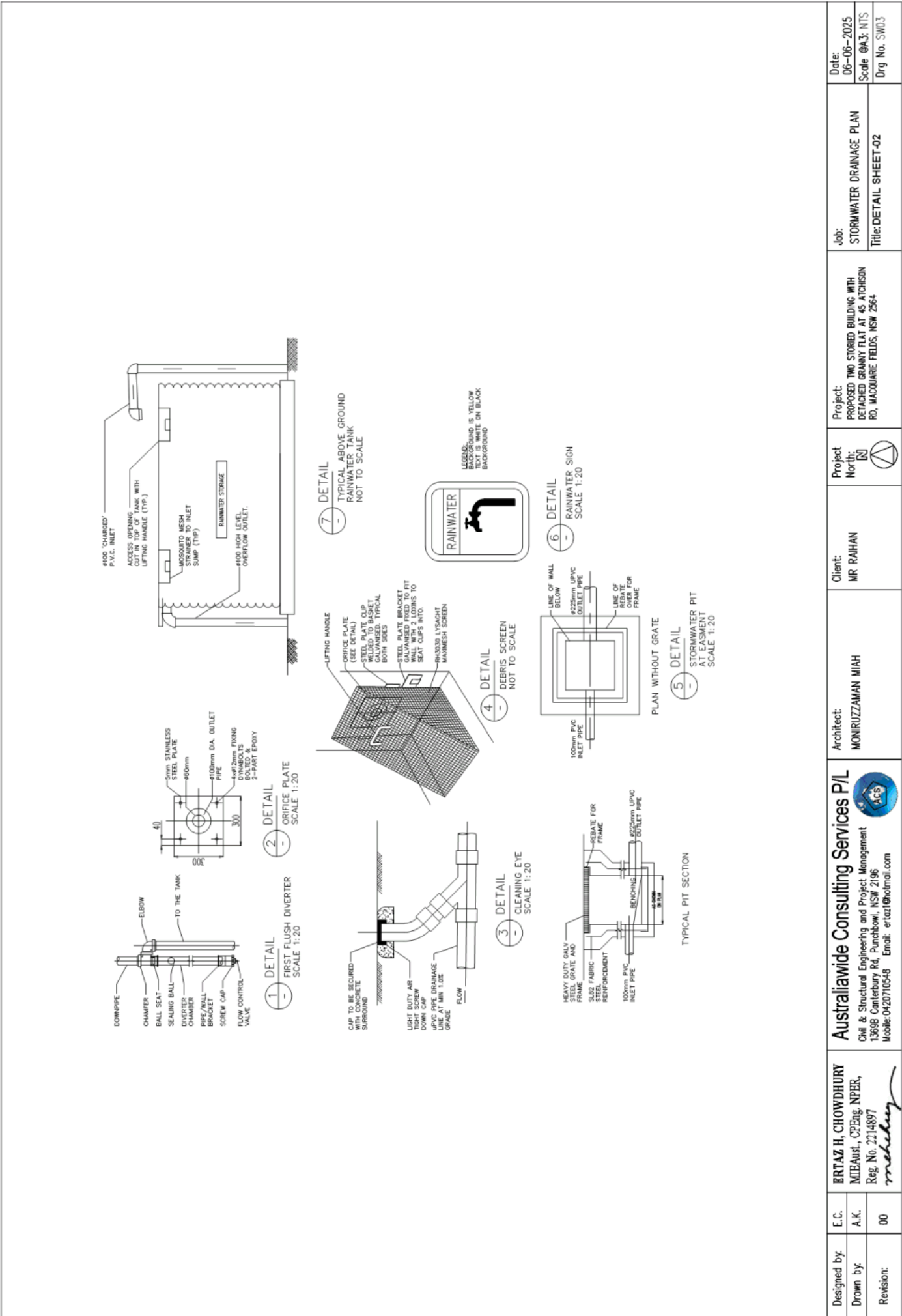
Page 77



Page 80







Designed by:	E.C.	ERTAZ H. CHOWDHURY MIEAust., CP Eng. NPFR, Reg. No. 2214897 <i>mehtaz</i>	Australiawide Consulting Services P/L Civil & Structural Engineering and Project Management 1369B Canterbury Rd. Punchbowl, NSW 2196 Mobile: 0420710548 Email: ertaz@hotmail.com		Architect: MONIRUZZAMAN MIAH	Client: MR RAIHAN	Project North: 	Project: PROPOSED TWO STORED BUILDING WITH DETACHED GRANNY FLAT AT 45 ATCHISON RD, MACQUARIE FIELDS, NSW 2564	Job: STORMWATER DRAINAGE PLAN Title: DETAIL SHEET-02	Date: 06-06-2025 Scale: 0A3: NTS Drg No. SW03
Drawn by:	A.K.									
Revision:	00									

45 Atchison Road Macquarie Fields NSW 2564 Arboricultural Impact Assessment

Prepared for View_D



0466 586 842
info@arbor-express.com.au



Arboriculture Impact Assessment
45 Atchison Road Macquarie Fields NSW 2564

Document Tracking

Project Name	45 Atchison Road Macquarie Fields NSW 2564 Arboricultural Impact Assessment
Project Number	AIA20/09/2025
Prepared by	Alex de Jong - AQF Level 5 Arborist
Status	Final
Version	v1
Last saved on	21/09/2025

This report should be cited as 'Arbor Express 45 Atchison Road Macquarie Fields NSW 2564 Arboricultural Impact Assessment prepared for View_D'.

ACKNOWLEDGEMENTS

This document has been prepared by Arbor Express Pty Ltd with support from View_D

Disclaimer

I do not assume responsibility for liability associated with the tree on/or adjacent to this project site, the future demise and/or any damage which may result therefrom. They take care to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others. I cannot be held responsible for any consequences as result of work carried out outside specifications, not in compliance with Australian Standards or by inappropriately qualified staff. If further investigations such as, aerial, drill and root tests are recommended, the report shall not be considered final until all investigations have been completed as further defects may be found. I have made every effort to accurately identify the current tree health and hazards. Results may or may not correlate to actual tree structural integrity. There are many factors that may contribute to limb or total tree failure, not all these symptoms are visible. There can be hidden defects that may result in a failure even though it would seem that other, more obvious defects would be the likely cause of failure. All standing trees have an element of unpredictable risk. The inspection was limited to a visual ground examination of the tree, without aerial inspections and below ground excavations. The assessments are limited and do not include specialized analysis. No internal diagnostics, aerial inspection and pathology test were conducted. Sketches, diagrams, graphs and photographs in this report, being intended as visual aids, are not necessarily to scale.



Arboriculture Impact Assessment
45 Atchison Road Macquarie Fields NSW 2564

Table of Contents

1. Introduction 5

2. Method 6

3. Tree Schedule 9

4. Arboricultural Impact Assessment..... 10

5. Tree Protection Plan 11

6. Recommendations 12

7. Construction Hold Points for Tree Protection..... 13

8. References..... 14

Appendix A: Glossary of Terms..... 15

Appendix B: Retention Value 17

Appendix C: Safe Useful Life Expectancy (SULE) 18

Appendix D: Tree Protection Guidelines 20

Appendix E: Encroachment into the Tree Protection Zones..... 23



Arboriculture Impact Assessment
45 Atchison Road Macquarie Fields NSW 2564

Abbreviations

Abbreviation	Description
AE	Arbor Express
AIA	Arboricultural Impact Assessment
AQF	Australian Qualifications Framework
AS	Australian Standards
C	Canopy
DAB	Diameter Above Buttress
DSH	Diameter at Standard Height
H	Height
m	Metre
mm	Millimetre
NDE	Non-Destructive Excavation
NO	Number
NRZ	Notional Root Zone
NSW	New South Wales
SRZ	Structural Root Zone
TPP	Tree Protection Plan
TPZ	Tree Protection Zone
VTA	Visual Tree Assessment

1. Introduction

This AIA has been prepared for View_D in relation to a proposed development at 45 Atchison Road Macquarie Fields NSW 2564. The address of the subject site is in Table 1 and mapped in Figure 1. The purpose of this report is to:

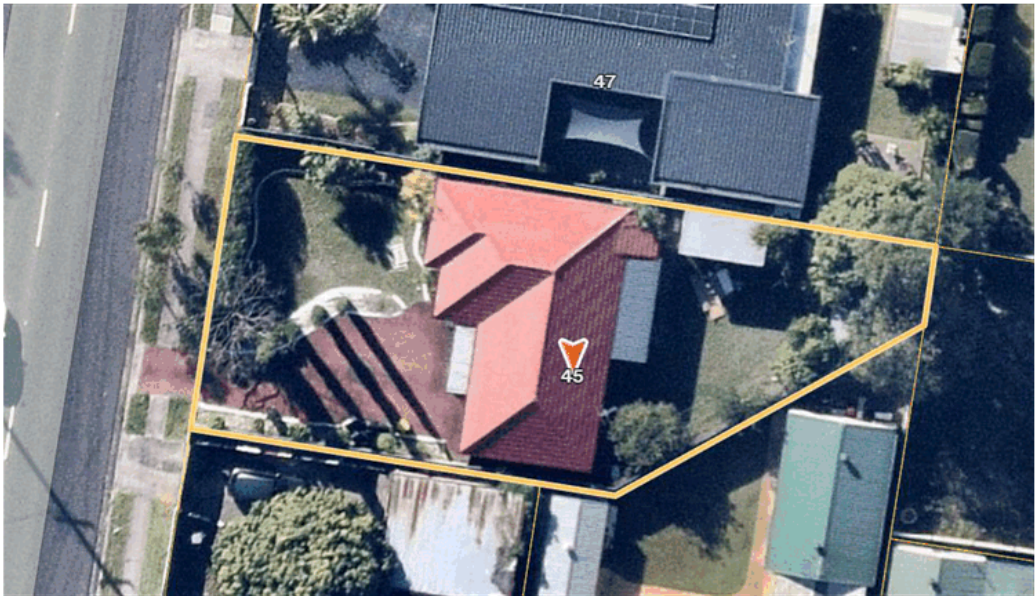
- Identify the trees within the site and adjacent surrounding area that are likely to be affected by the proposed development.
- Undertake a visual tree assessment of the subject trees.
- Assess the current overall health and condition of the subject trees.
- Evaluate the retention value of the subject trees.
- Identify trees to be removed, retained or transplanted.
- Determine the likely impacts of trees to be retained.
- Recommend tree protection measures to minimise the impacts to retained trees.
- Preparation of a tree protection plan for trees to be retained (if applicable).

Features of the subject site are tabulated below.

Table 1: Development site

Criteria	Description
Street address	45 Atchison Road Macquarie Fields NSW 2564
Local government area	Campbelltown City Council
Land zoning	R2: Low Density Residential
Biodiversity values map	The site is not in a high biodiversity area
10/50 entitlement	The site does not have a 10/50 entitlement

Figure 1: Location





Arboriculture Impact Assessment
45 Atchison Road Macquarie Fields NSW 2564

2. Method

Visual Tree Assessment

The subject trees were assessed in accordance with a stage one visual tree assessment (VTA) as formulated by Mattheck and Breloer (1994)¹, and practices consistent with modern arboriculture.

A total of 14 subject trees were inspected on 20 September 2025.

The following limitations apply to this methodology:

- Trees were inspected from ground level.
- These assessments did not include aerial (climbing) inspections, soil sampling, or root excavations.
- The canopy spread was measured either by estimation or pacing, and the longest span was recorded.
- The height of each tree was estimated.
- Trees were inspected within limits of site access.
- No aerial inspections or root mapping was undertaken.
- Trees located on adjacent properties or in restricted areas were not fully visually inspected, so any defects or abnormalities may not have been documented.
- Tree identification relied on broad taxonomical features visible from ground level at the time of inspection.

Retention Values

The retention value is the value of retaining a tree or group of trees and is assessed based on a blend of environmental, cultural, physical, and social factors.

- **High:** These trees are deemed worthy of preservation, and their retention should be prioritized. Proposed site designs and the positioning of buildings and infrastructure should take into account the Tree Protection Zones (TPZs) to mitigate any negative effects. Additionally, the extent of the canopy, especially concerning high-rise development, should be taken into consideration. Significantly pruning the trees to accommodate building envelopes or temporary scaffolding is typically not acceptable.
- **Moderate:** Retaining these trees is desirable. They should be preserved as part of any proposed development, if feasible. However, these trees are considered less crucial for retention. If their removal becomes necessary, replacement planting should be contemplated in alignment with the Council's Tree Replacement Policy to offset any loss of amenity.
- **Low:** These trees lack significant ecological, heritage, or amenity value, or such values are greatly diminished due to their Safe Useful Life Expectancy (SULE). Therefore, these trees should not be viewed as hindrances to the future development of the site.
- **Very Low:** These trees are regarded as potentially hazardous, very poor specimens, or may even qualify as environmental or noxious weeds. Consequently, their removal is recommended irrespective of any proposed development considerations.

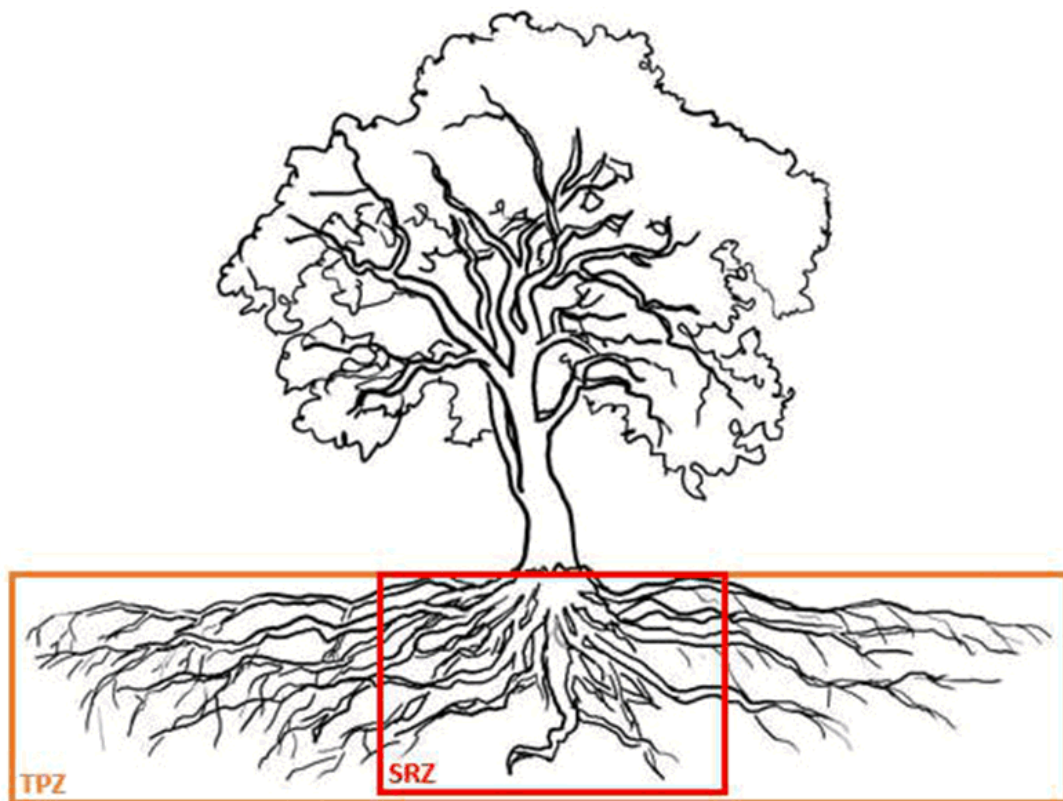
¹ Field Guide for Visual Tree Assessment (VTA) by Mattheck, C., and Breloer, H. Arboricultural Journal, Vol 18 pp 1-23 (1994).

Protection Zones

Tree Protection Zone (TPZ): The Tree Protection Zone (TPZ) is fundamental for safeguarding trees on development sites. It encompasses both the root and crown spread, creating a protected space free from construction disturbances to preserve the tree's health and viability. The TPZ is calculated from the NRZ which is $NRZ = DSH \times 12$

Structural Root Zone (SRZ): The Structural Root Zone (SRZ) defines the space essential for maintaining tree stability, often requiring a larger area to sustain the tree's health. Calculating the SRZ becomes necessary when substantial encroachment into a Tree Protection Zone (TPZ) is proposed. Further analysis through root investigations can provide valuable insights into the extent of these roots.

Figure 2: Tree Protection Zone and Structural Root Zone



Impact Assessment

Development activities should be undertaken outside of Tree Protection Zones as much as possible. However, it's recognized that complete avoidance is not always feasible, and some encroachment within these zones may occur due to various reasons. Australian Standard AS 4970-2025, "*Protection of trees on development sites*," offers guidelines for managing such encroachments without necessitating extensive tree management and protection measures. Encroachment parameters are categorized as follows:

- **Minor TPZ Encroachment:**

The proposed encroachment is considered minor as it affects less than or equal to 10% of the area of the Tree Protection Zone's (TPZ) and is located outside the Structural Root Zone (SRZ), and there have been no recent encroachments into the TPZ. Based on these conditions, it is generally unlikely that there will be a significant impact on the health, structure, or longevity of the tree. Tree protection measures should still be implemented during site works. To avoid a net loss of soil volume and area, the area of encroachment should be offset by incorporating an equivalent area into the TPZ, unless otherwise demonstrated by the project arborist that the tree will remain viable.

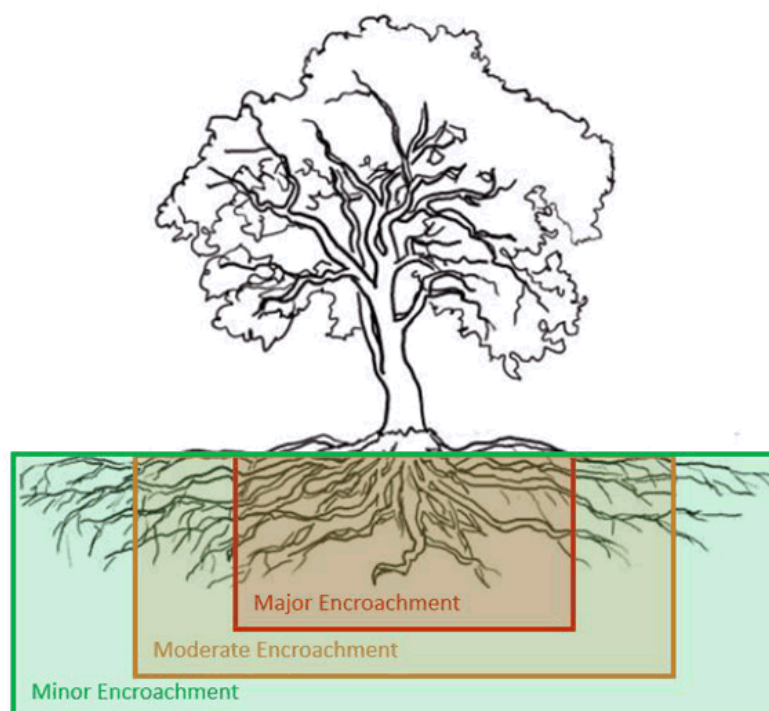
- **Moderate TPZ Encroachment:**

A moderate encroachment is defined as one that affects more than 10% but less than or equal to 20% of the TPZ area and is located outside the SRZ. In such cases, an arborist must be engaged to assess the likely impacts and undertake any necessary investigations to determine the tree's ability to remain viable. These investigations may involve suitable design modifications or construction controls as part of a Tree Protection Plan (TPP) and Tree Protection Specification (TPS). As with minor encroachments, the area of soil and volume lost to the encroachment should be compensated by incorporating an equivalent area into the TPZ, unless the project arborist demonstrates otherwise.

- **Major TPZ Encroachment:**

An encroachment is classified as major if it affects more than 20% of the TPZ area or is located within the SRZ. In such instances, an arborist must be engaged to assess the impact, explore alternative design solutions with the design team, or demonstrate that the tree can remain viable. A more detailed investigation is required, potentially including root mapping, soil analysis, review of site history, literature comparison, and examples of similar cases. A comprehensive TPP should be prepared to support the retention of the tree. As with lesser encroachments, the lost area should be offset within the TPZ unless the arborist determines that the tree will remain viable without this compensation.

Figure 3: Tree Protection Zone Encroachments



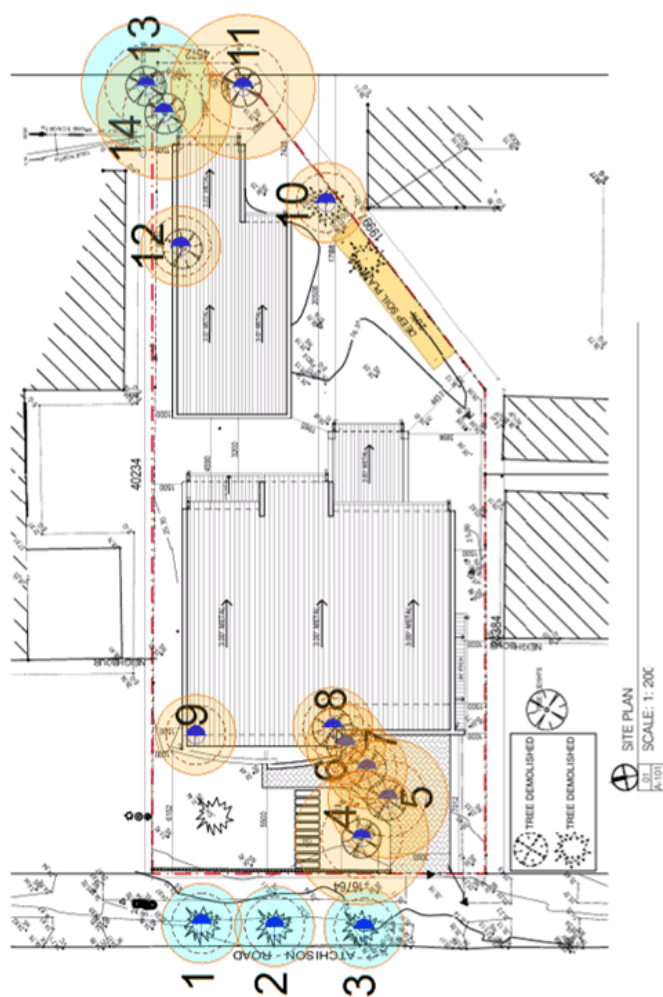


Arboriculture Impact Assessment
45 Atchison Road Macquarie Fields NSW 2564

3. Tree Schedule

Tree #	Botanical Name (Common Name)	Height (m)	Canopy (m)	DSH (mm)	DAB (mm)	TPZ (m)	SRZ (m)	TPZ Encroachment	SULE	Retention Value	Action
1	<i>Melaleuca citrina</i> (Bottlebrush)	3	1	Multi Stem	50	Approx. 2.00	1.50	0.0%	2A	Moderate	Retain
2	<i>Melaleuca citrina</i> (Bottlebrush)	3	1	50	65	2.00	1.50	0.0%	2A	Moderate	Retain
3	<i>Melaleuca citrina</i> (Bottlebrush)	4	1	Multi Stem	40	Approx. 2.00	1.50	0.0%	2A	Moderate	Retain
4	<i>Robinia pseudoacacia</i> (Black Locust)	5	3	280	310	3.36	2.02	25.9%	2A	Moderate	Remove
5	<i>Cupressus sempervirens</i> (Mediterranean Cypress)	7	1	250	270	3.00	1.91	100.0%	2A	Moderate	Remove
6	<i>Cupressus sempervirens</i> (Mediterranean Cypress)	7	1	100	120	2.00	1.50	100.0%	2A	Moderate	Remove
7	<i>Cupressus sempervirens</i> (Mediterranean Cypress)	7	1	110	120	2.00	1.50	100.0%	2A	Moderate	Remove
8	<i>Cupressus sempervirens</i> (Mediterranean Cypress)	7	1	90	100	2.00	1.50	100.0%	2A	Moderate	Remove
9	Exotic	3	1	Multi Stem	100	Approx. 2.00	1.50	100.0%	3A	Low	Remove
10	<i>Mangifera indica</i> (Mango Tree)	4	1	100	130	2.00	1.50	0.3%	3A	Low	Remove
11	<i>Cinnamomum Camphora</i> (Camphor)	6	3	300	340	3.60	2.10	7.5%	2B	Low	Remove
12	<i>Camellia</i> sp (Camellia)	4	1	50	70	2.00	1.50	100.0%	3A	Low	Remove
13	<i>Mangifera indica</i> (Mango Tree)	6	3	269	320	3.20	2.05	1.2%	3A	Low	Retain
14	<i>Cinnamomum Camphora</i> (Camphor)	7	4	280	310	3.36	2.02	19.8%	2B	Low	Remove

4. Arboricultural Impact Assessment



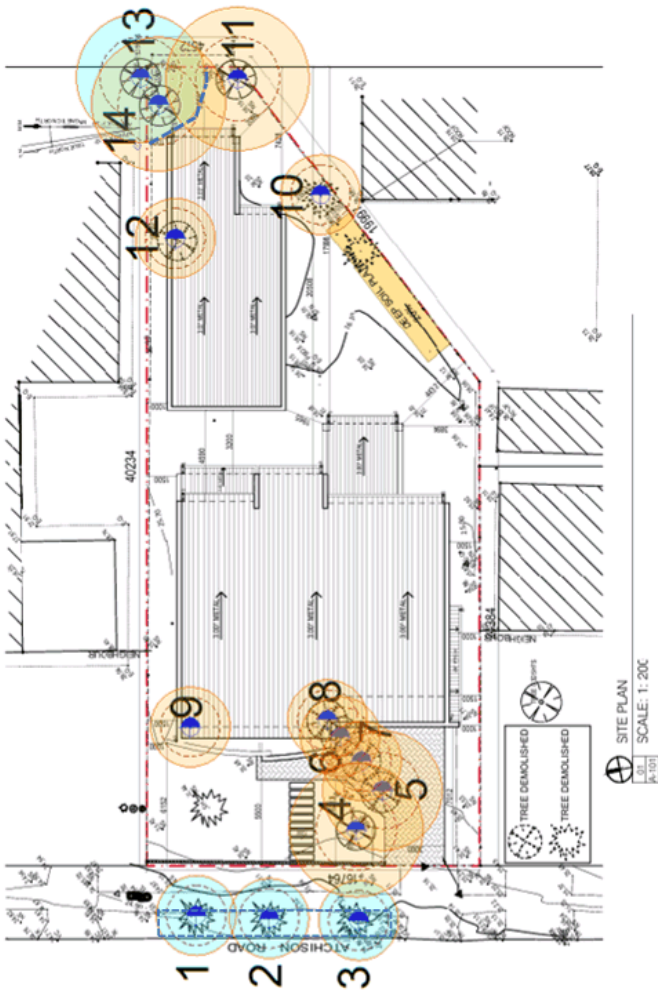
Legend

- Tree to be retained
- Tree to be removed
- Tree Protection Zone
- Structural Root Zone



Arboriculture Impact Assessment
45 Atchison Road Macquarie Fields NSW 2564

5. Tree Protection Plan



Legend

Tree Protection Fencing - - - - -





Arboriculture Impact Assessment
45 Atchison Road Macquarie Fields NSW 2564

6. Recommendations

Tree Protection

A total of 4 individual trees are proposed for retention. The following mitigation measures will be required:

- The tree protection plan (Section 5) must be implemented.
- Tree protection fencing is required around the TPZs (where viable) of Trees 1, 2, 3 and 13.
- All trees to be retained must be protected in accordance with AS 4970-2025, details of which are included in Appendix D.
- No over-excavation, shall be undertaken beyond the footprint of any structure unless approved by the Project Arborist.

Tree Removal

Trees 5-9 and 12 are located within the footprint of the development and must be removed for the development to proceed.

Trees 4 and 14 have a major encroachment from the proposed development of over 10%. These trees have been recommended for removal to accommodate the proposed development due to the major TPZ encroachment and root loss.

Trees 10 and 11 have a minor encroachment but have a low retention value and therefore have been proposed to be removed as part of the development application.



Arboriculture Impact Assessment
45 Atchison Road Macquarie Fields NSW 2564

7. Construction Hold Points for Tree Protection

Project Arborist

Below is a sequence of hold points requiring project arborist certification throughout the development process. It provides a list of hold points that must be checked and certified. All certifications must be provided in written format upon completion of the development. The final certification must include details of any instructions for remediation undertaken during the development. The principle contractor should be responsible for implementation of all tree protection requirements.

Hold Point	Stage	Date Completed and Signature of Project Arborist Responsible
Project Arborist to assess and certify that tree protection has been installed in accordance with AS 4970-2025 prior to works commencing at site.	Prior to development work commencing	
Project Arborist to supervise all manual excavations and root pruning inside the TPZ of any tree to be retained. Project Arborist to approve all pruning of roots greater than 30mm inside TPZ. All root pruning of roots greater than 30mm in diameter must be carried out by an AQF level 5 Arborist.	Construction	
After all demolition, construction and landscaping 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.	Upon completion of the development	



Arboriculture Impact Assessment
45 Atchison Road Macquarie Fields NSW 2564

8. References

- Barrell, J. 2001. 'SULE: Its use and status into the new millennium', in *Management of mature trees, Proceedings of the 4th NAAA Tree Management Seminar*, NAAA, Sydney.
- Brooker M.I.H, Kleinig D.A. 2006. *Field Guide to Eucalypts*. Volume 1, South-eastern Australia, 3rd ed Blooming Books, Melbourne
- Draper, B. and Richards, P., 2009. *Dictionary for Managing Trees in Urban Environments*, Institute of Australian Consulting Arboriculturists (IACA), CSIRO Publishing, Collingwood, Victoria, Australia.
- Harris, R.W., Matheny, N.P., and Clark, J.R., 1999. *Arboriculture: integrated management of landscape trees, shrubs, and vines*, Prentice Hall, Upper Saddle River, New Jersey.
- Mattheck, C. and Breloer, H. 1994. 'Field Guide for Visual Tree Assessment' *Arboricultural Journal*, Vol 18 pp 1-23.
- Mattheck, C. 2007. *Updated Field Guide for Visual Tree Assessment*. Karlsruhe: Forschungszentrum Karlsruhe. IACA 2010.
- Robinson L, 2003. *Field Guide to the Native Plants of Sydney*, 3rd ed, Kangaroo Press, East Roseville NSW
- Standards Australia 2003. *Composition, Soil and Mulches, AS 4454 (2003)*, Standards Australia, Sydney.
- Standards Australia 2007. *Australian Standard: Pruning of amenity trees, AS 4373 (2007)*, Standards Australia, Sydney.
- Standards Australia 2025. *Australian Standard: Protection of trees on development sites, AS 4970 (2025)*. Standards Australia, Sydney.



Arboriculture Impact Assessment
45 Atchison Road Macquarie Fields NSW 2564

Appendix A: Glossary of Terms

Abiotic - Pertaining to non-living agents, e.g. environmental factors.

Anchorage - The system whereby a tree is fixed within the soil, involving cohesion between roots and soil and the development of a branched system of roots which withstands wind and gravitational forces transmitted from the aerial parts of the tree.

Branch:

- **Primary.** A first order branch arising from a stem.
- **Lateral.** A second order branch, subordinate to a primary branch or stem and bearing sub-lateral branches.
- **Sub-lateral.** A third order branch, subordinate to a lateral or primary branch, or stem and usually bearing only twigs.

Branch collar - A visible swelling formed at the base of a branch whose diameter growth has been disproportionately slow compared to that of the parent stem; a term sometimes applied also to the pattern of growth of the cells of the parent stem around the branch base.

Cambium - Layer of dividing cells producing xylem (woody) tissue internally and phloem (bark) tissue externally.

Canker - A persistent lesion formed by the death of bark and cambium due to colonisation by fungi or bacteria.

Compartmentalisation - The confinement of disease, decay or other dysfunction within an anatomically discrete region of plant tissue, due to passive and/or active defences operating at the boundaries of the affected region.

Condition - An indication of the physiological condition of the tree. Where the term 'condition' is used in a report, it should not be taken as an indication of the stability of the tree.

Crown/Canopy - The main foliage bearing section of the tree.

Crown lifting - The removal of limbs and small branches to a specified height above ground level.

Crown reduction/shaping - A specified reduction in crown size whilst preserving, as far as possible, the natural tree shape.

DAB (Diameter Above Buttress) - Trunk diameter measured above the root buttress.

Defect - In relation to tree hazards, any feature of a tree which detracts from the uniform distribution of mechanical stress, or which makes the tree mechanically unsuited to its environment.

Dieback - The death of parts of a woody plant, starting at shoot-tips or root-tips.

Disease - A malfunction in or destruction of tissues within a living organism, usually excluding mechanical damage; in trees, usually caused by pathogenic micro-organisms.

DBH (Diameter at Breast Height) - Stem diameter measured at a height of 1.4 metres or the nearest measurable point. Where measurement at a height of 1.4 metres is not possible, another height may be specified.

Deadwood - Branch or stem wood bearing no live tissues. Retention of deadwood provides valuable habitat for a wide range of species and seldom represents a threat to the health of the tree. Removal of deadwood can result in the ingress of decay to otherwise sound tissues and climbing operations to access deadwood can cause significant damage to a tree. Removal of deadwood is generally recommended only where it represents an unacceptable level of hazard.



Arboriculture Impact Assessment
45 Atchison Road Macquarie Fields NSW 2564

Epicormic shoot - A shoot having developed from a dormant or adventitious bud and not having developed from a first year shoot.

Heartwood/false-heartwood - The dead central wood that has become dysfunctional as part of the aging processes and being distinct from the sapwood.

Included bark (ingrown bark) - Bark of adjacent parts of a tree (usually forks, acutely joined branches or basal flutes) which is in face-to-face contact.

Lions tailing - A term applied to a branch of a tree that has few if any side-branches except at its end and is thus liable to snap due to end-loading.

Occlusion - The process whereby a wound is progressively closed by the formation of new wood and bark around it.

Pruning - The removal or cutting back of twigs or branches, sometimes applied to twigs or small branches only, but often used to describe most activities involving the cutting of trees or shrubs.

Reactive Growth/Reaction Wood - Production of woody tissue in response to altered mechanical loading; often in response to internal defect or decay and associated strength loss (cf. adaptive growth).

Ring-barking - The removal of a ring of bark and phloem around the circumference of a stem or branch, normally resulting in an inability to transport photosynthetic assimilates below the area of damage. Almost inevitably results in the eventual death of the affected stem or branch above the damage.

Stress - In plant physiology, a condition under which one or more physiological functions are not operating within their optimum range, for example due to lack of water, inadequate nutrition or extremes of temperature.

SRZ (Structural Root Zone) - The area around the base of the tree required for the tree's stability in the ground.

Topping - In arboriculture, the removal of the crown of a tree, or of a major proportion of it.

TPZ (Tree Protection Zone) - 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 to be retained where it is potentially subject to damage by development.

Veteran tree - Tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned. These characteristics might typically include a large girth, signs of crown retrenchment and hollowing of the stem.

Vigour - The expression of carbohydrate expenditure to growth (in trees).



Arboriculture Impact Assessment
45 Atchison Road Macquarie Fields NSW 2564

Appendix B: Retention Value

Evaluating Sustainability and Landscape Significance to Determine Retention Value	
Retention Value	Criteria and Categories
High	These trees are considered to be worthy of preservation. As such, careful consideration should be given to their retention as a priority. Proposed site design and placement of buildings and infrastructure should consider the TPZ to minimize any adverse impact. In addition to TPZs, the extent of the canopy should also be considered, particularly in relation to a high-rise development. Significant pruning of the trees to accommodate the building envelope or temporary scaffolding is generally not acceptable.
Moderate	The retention of these trees is desirable. These trees should be retained as part of any proposed development, if possible; however, these trees are considered to be less critical for retention. If these trees must be removed, replacement planting should be considered in accordance with Council's Tree Replacement Policy to compensate for loss of amenity.
Low	These trees are not considered to be worthy of any special measures to ensure their preservation, due to current health, condition or suitability. They do not have any special ecological, heritage or amenity value, or these values are substantially diminished due to their SULE. These trees should not be considered as a constraint to future development of the site.
Very Low	These trees are considered to be potentially hazardous or very poor specimens or may be environmental or noxious weeds. The removal of these trees is therefore recommended regardless of the implications of any proposed development.



Arboriculture Impact Assessment
45 Atchison Road Macquarie Fields NSW 2564

Appendix C: Safe Useful Life Expectancy (SULE)

	1 LONG SULE	2 MEDIUM SULE	3 SHORT SULE	4 REMOVALS	5 MOVED OR REPLACED
	Long: appeared to be retainable at the time of assessment for over 40 years with an acceptable degree of risk, assuming reasonable maintenance.	Medium: appeared to be retainable at the time of assessment for 15 to 40 years with an acceptable degree of risk, assuming reasonable maintenance.	Short: appeared to be retainable at the time of assessment for 5 to 15 years with an acceptable degree of risk, assuming reasonable maintenance.	Removal: trees which should be removed within the next 5 years.	Moved or Replaced: Trees which can be readily moved or replaced.
A	Structurally sound trees located in positions that can accommodate future growth.	Trees that may only live between 15 and 40 more years.	Trees that may only live between 5 and 15 more years.	Dead, dying, suppressed or declining trees through disease or inhospitable conditions.	Small trees less than 5 metres (m) in height.
B	Trees that could be made suitable for long-term retention by remedial tree care.	Trees that may live for more than 40 years but would be removed for safety or nuisance reasons.	Trees that may live for more than 15 years but would be removed for safety or nuisance reasons.	Dangerous trees through damage, structural defect, instability or recent loss of adjacent trees.	Young trees less than 15 years old but over 5m in height.
C	Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long term retention.	Trees that may live for more than 40 years but should be removed to prevent interference with more suitable individuals or to provide space for new planting.	Trees that may live for more than 15 years but should be removed to prevent interference with more suitable individuals or to provide space for new planting.	Dangerous trees through structural defects including cavities, decay, included bark, wounds or poor form.	Trees that have been regularly pruned to artificially control growth.
D		Trees that could be made suitable for retention in the medium term by remedial tree care.	Trees that require substantial remedial tree care and are only suitable for retention in the short term.	Damaged trees that are clearly not safe to retain.	
E				Trees that may live for more than 5 years but should be removed to prevent interference with more suitable individuals or to	



Arboriculture Impact Assessment
45 Atchison Road Macquarie Fields NSW 2564

	1 LONG SULE	2 MEDIUM SULE	3 SHORT SULE	4 REMOVALS provide space for new planting. Trees that are damaging or may cause damage to existing structures within 5 years. Trees that will become dangerous after removal of other trees for the reasons given in A) to F).	5 MOVED OR REPLACED
F					
G					

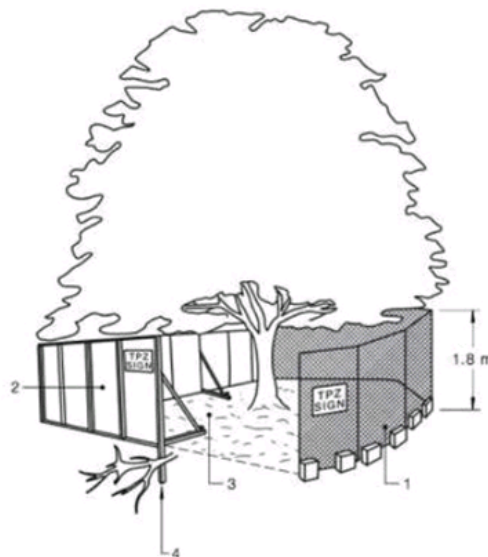
Appendix D: Tree Protection Guidelines

The following tree protection guidelines must be implemented during the construction period if no tree specific recommendations are detailed.

Tree Protection Zone Establishment

Prior to the introduction of any machinery or materials onto the site, and before initiating any works such as bulk earthworks, fencing should be installed. Once in place, any alterations or removal of protective fencing must receive approval from the project arborist. Access to the TPZ must be restricted by securing it appropriately. The establishment and management of the Tree Protection Zone should adhere to the following guidelines:

- 1) Specify the trees within and around the subject allotment that are slated for preservation and protection during the development process. This could involve trees on neighboring properties as well as street trees.
- 2) The Tree Protection Zone radius should align with the calculation specified in the Individual Tree Data and Imagery.
- 3) Please locate and mark the alignment of protective fencing. This alignment may differ from the actual TPZ radius, taking into account areas where acceptable encroachment is permitted (determined in consultation with the project arborist) and site access needs. Protective fencing is necessary only within the subject allotment, assuming appropriate boundary fencing is already installed.
- 4) Set up protective fencing as depicted in the accompanying image. Adhere to the relevant fencing requirements outlined in AS 4687 for temporary fencing and hoardings. Additionally, affix shade cloth or a similar material to mitigate the transfer of dust, particulate matter, and liquids into the protected area.



Legend:

1. Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
2. Alternative plywood or wooden palling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
3. Mulch installation across surface of TPZ (at the discretion of the Project Arborist). No excavation construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
4. Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.



Arboriculture Impact Assessment
45 Atchison Road Macquarie Fields NSW 2564

Protection when works within the tree protection zone is required

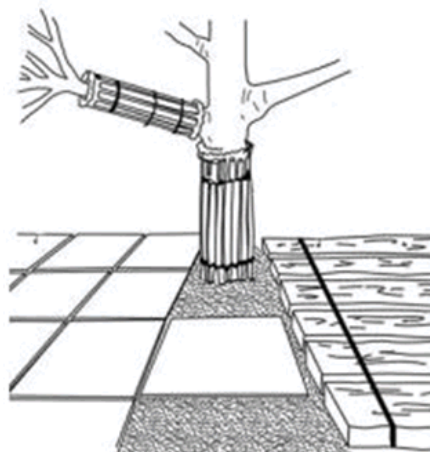
If the fencing has been reduced from the full TPZ radius to accommodate vehicle or machinery access, it's crucial to implement heavy-duty ground protection and trunk protection. This measure is essential to support the passage of vehicles like excavators, cranes, pier drilling machinery, hydro-excavation trucks, and other necessary equipment.

The heavy-duty ground protection includes:

- 1) A layer of geotextile fabric on top of the natural ground.
- 2) Cover the geotextile with a 100mm thick layer of organic mulch.
- 3) Install ground protection on top of the organic mulch (Bog mat or timber battens)

Trunk protection will include protection to the trunk and branches of trees as shown below. A minimum height of 2m is recommended.

- 1) Install breathable padding or hessian around the trunk of the tree.
- 2) Install closely spaced timber battens around the trunk, with the top edge protecting the trunk/bark by the padding/hessian. Secure with strapping



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.

Underground Services

Whenever feasible, route all underground services away from the TPZ. If installing underground services within the TPZ becomes unavoidable, utilize non-intrusive methods such as horizontal directional drilling (HDD), non-destructive excavation (NDE) techniques like hydro-vacuum or Air Spade, or manually excavated trenches. Ensure that horizontal drilling or boring is carried out at a depth of at least 600 mm below grade. It's important to note that trenching for services is classified as "excavation." The project arborist should assess the potential impacts of drilling and bore pits on retained trees.



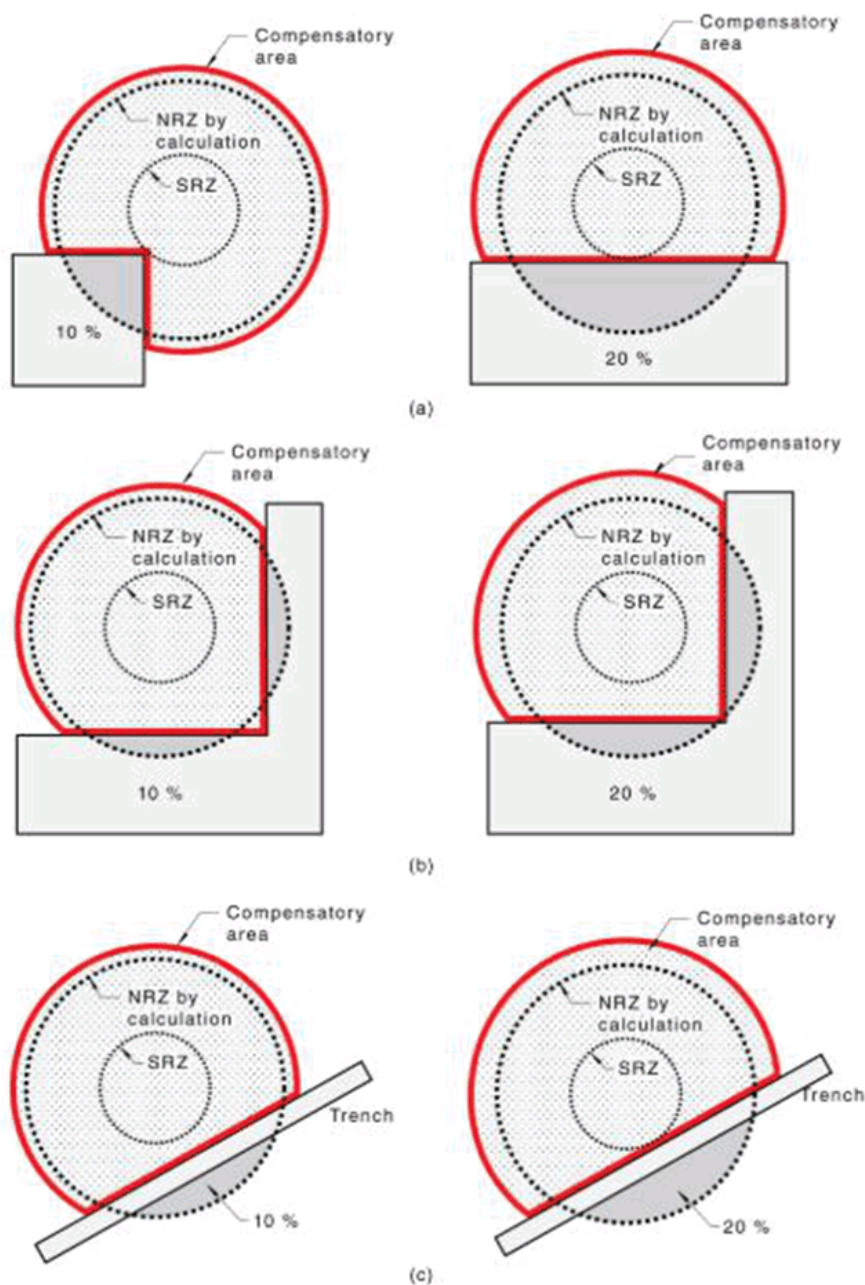
Arboriculture Impact Assessment
45 Atchison Road Macquarie Fields NSW 2564

Example of a Tree Protection Sign



Appendix E: Encroachment into the Tree Protection Zones

Figure 1 — Sample minor and moderate encroachments



NOTE: These examples are not to scale and are for illustrative purposes. The proposed encroachment is considered minor if it is less than or equal to 10% of the area of the NRZ, has not had recent TPZ encroachments and is outside of the SRZ (see [Clause 3.4](#)). The proposed encroachment is considered moderate if it is greater than 10% and less than or equal to 20% of the area of the NRZ and is outside of the SRZ (see [Clause 3.4](#)).



Locations

- Sydney
- NSW South Coast (Wollongong to Bega)
- NSW Central Coast (Gosford to Newcastle)
- Southern Highlands
- Blue Mountains
- Canberra and Queanbeyan
- Regional NSW

Services

- Arborist Reports for Developments
- Tree Root Mapping
- Project Arborist
- Tree Health and Safety Assessments
- Tree Structural Testing (Resistograph)
- Flora & Fauna Assessments and Project Ecologist
- Vegetation Management Plans

Contact Us

- 0466 586 842
- Info@arbor-express.com.au

4.2 Alterations and additions to community hall and change of use to childcare centre - Ambarvale Community Hall, Lot 105 Wickfield Circuit, Ambarvale

Community Strategic Plan

Objective	Strategy
3 Outcome - An enriched natural environment and heritage	3.3 Manage urban growth to preserve our local character and environment
4 Outcome - A Strong Local Economy	4.1 Foster economic growth and prosperity

Delivery Program

Principal Activity
PA Development, Health, and Environmental Compliance

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

- Development application 3372/2025/DA-U seeks approval for use of existing Ambarvale community hall as a centre based childcare facility to accommodate 54 children at Lot 105 Wickfield Circuit Ambarvale.
- The subject site is zoned E1 local Centre. The proposed facility is defined as a 'Centre-based childcare facility' which is permissible with development consent in E1 Local Centre zone.
- In accordance with the Campbelltown Community Participation Plan 2018, the application was publicly exhibited and notified for 28 days to nearby neighbours between 5 August 2025 to 3 September 2025 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 has been found to be satisfactory and is recommended for approval subject to conditions of consent.
- The application has been assessed in accordance with Council's 'Managing Conflicts of Interest for Council-related Development Policy' including 28 day public exhibition, management strategy statement and referral to the Planning Panel.

Officer's Recommendation

That the development application 3372/2025/DA-U for construction of alterations and additions to an existing community hall and change of use into a childcare centre and associated landscaping works at Ambarvale Community Hall, Lot 105 Wickfield Circuit, Ambarvale be approved subject to conditions of consent in attachment 1.

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).

Property Description	Lot 105 DP746003, Ambarvale Community Hall Wickfield Circuit, Ambarvale
Application No	3372/2025/DA-U
Applicant	Chapman Planning Pty Ltd
Owner	Campbelltown City Council
Provisions	State Environmental Planning Policy (Hazards and Resilience) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Campbelltown Local Environmental 2015 Campbelltown (Sustainability City) Development Control Plan 2015 Child Care Planning Guideline 2021 Education and Care Services National Regulations 2011
Date Received	25 July 2025

Report

Site and Surrounds

The site is legally described as Lot 105 DP 746003, Ambarvale Community Hall Wickfield Circuit Ambarvale. The total area of the site is 1200 m² with frontage of 25 m and depth of 48 m. The site has a gentle fall from the rear of the boundary towards the front boundary with a fall of approximately 0.6 m.

The site currently contains single storey brick structure that was previously used as a community facility.

Proposal

Consent is sought for alterations and additions to the existing Ambarvale Community Hall and use as a centre based child care facility to accommodate 54 children. Specifically, the proposal includes:

- Enclosure of the existing external covered veranda areas at the front and rear elevation of the building. The enclosed addition at the front will accommodate the entry to the centre, reception, waiting area and office. The area at the rear will be used for play area 3 and toilets.
- Construction of a 1.2 m wide pedestrian access footpath adjacent to the public car parking.
- Internal alterations and demolition of the existing wall to accommodate a waiting area, reception and office, staff room and kitchenette, laundry, bathrooms, 3 x play areas and a cot room.
- External works include new fencing, rear shade awning, boundary fencing, and an outdoor play space including soft fall, play equipment, sand pits and shade structures.
- 177.1 m² of unencumbered indoor space and 490m² of unencumbered outdoor space.
- Alterations to the existing floor layout to incorporate a primary administration area including the entry and reception, office, staff room, kitchen, laundry and disabled/staff bathroom.
- Use of 15 car parking spaces dedicated to this lot, including one accessible space.
- Employment of 10 staff.
- Hours of operation from 7 am to 6 pm, Monday to Friday.

1. Vision**Campbelltown 2025-2035 Community Strategic Plan**

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

Campbelltown 2025-2035 Community Strategic Plan (CCSP 2025-2035) is the Community Strategic Plan for the City of Campbelltown. The CCSP 2025-2035 address 5 key strategic outcomes. The most relevant to the proposed development is outcome 4, that is A Strong Local Economy.

The strategy that most relevant to this development is 4.2.1 Support the growth, productivity and diversity of the local economy, as the development will provide diverse job and business opportunities for the local Ambarvale economy.

2. Planning Provisions

The development application 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 issues have been identified for further consideration.

2.1 Section 4.15(1)(a)(i) The provisions of any environmental planning instrument

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The subject land is located within the Georges River Catchment and as such Chapter 6 (Water Catchment) of State Environmental Planning Policy (Biodiversity and Conservation) 2021 applies to the application. Chapter 6 (Water Catchment) of State Environmental Planning Policy (Biodiversity and Conservation) 2021 aims to maintain and improve the water quality and river flows of the Georges River and its tributaries.

Chapter 6

Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied that the development ensures:

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

The development involves minor works within the outdoor play area and it's unlikely that it would result in overland flow on-site. Conditions of consent will ensure erosion and sediment controls are in place during construction.

The proposed development is not expected to adversely impact water quality in the Georges River Catchment and therefore satisfies the requirements of the SEPP.

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 of the site indicates that it has historically been used for community hall purposes, with no evidence of potentially contaminating land uses. Accordingly, there is a low risk that land contamination will be encountered through proposed alterations, and therefore the site is considered suitable for the proposed development.

A detailed assessment of the requirements of SEPPRH 2021 is included in attachment 3.

State Environmental Planning Policy (Transport and Infrastructure) 2021

The Transport and Infrastructure SEPP provides a consistent state-wide planning regime for education establishments and early education and care facilities.

An assessment of the development against the relevant provisions of Chapter 3 Part 3.3 Early education and care facilities—specific development controls is outlined below:

Clause 3.22 Centre-based childcare facility—concurrence of Regulatory Authority required for certain development

The Transport and Infrastructure SEPP requires that concurrence from the Department of Education be obtained should the development not comply with the indoor and outdoor space requirements of the Education and Care Services National Regulations. The development complies with the indoor and outdoor space requirements of the Regulations, therefore a concurrence from the Department of Education is not required.

Clause 3.23 Centre-based childcare facility—matters for consideration by consent authorities

Before determining a development application for development for the purpose of a centre-based childcare facility, the consent authority must take into consideration any applicable provisions of the Child Care Planning Guideline, in relation to the proposed development.

An assessment of the development as proposed against the Childcare Planning Guideline has been undertaken, and no issues of concern have been found. The assessment is provided as an attachment to this report.

Clause 3.26 Centre-based childcare facility—non-discretionary development standards

Control	Required	Proposed	Compliance
Location	The development may be located at any distance from an existing or proposed early education and care facility	Noted.	Yes
Indoor Space	3.25 m ² of unencumbered play space per child	175.5 m ² of indoor unencumbered space required. The application proposes an unencumbered indoor space of 176m ² .	Yes
Outdoor Space	7 m ² of unencumbered play space per child	378 m ² of outdoor unencumbered space required. The application proposes an unencumbered outdoor space of 490 m ² .	Yes
Site area and site dimensions	The development may be located on a site of any size and have any length of street frontage or any allotment depth.	Noted.	Yes
Colour of building material	The development may be of any colour or colour scheme unless it is a State or local heritage item or in a heritage conservation area.	The development site is not a heritage item.	Yes

Clause 3.27 Centre-based childcare facility—development control plans

This clause overrides any DCP provisions relating to operational plans, demand, proximity to other centres, or design and regulatory matters already addressed in the Child Care Planning Guideline (except height, setbacks, and parking). This is acknowledged, and no such DCP controls are being enforced.

Campbelltown Local Environmental Plan 2015**Permissibility**

The subject site is zoned E1 Local Centre under the provisions of Campbelltown Local Environmental Plan 2015. The proposed development is defined as a centre based child care facility which is permissible with development consent within E1 zone.

Zone objectives

Clause 2.3 of the Campbelltown Local Environmental Plan 2015 (CLEP 2015) states that the consent authority must have regard to the objectives for development in the zone when determining a development application. In this regard, the application has been assessed against the objectives of the E1 Local Centre zone and was found to be consistent with zone objectives.

The child care facility will represent a significant investment in local infrastructure, contributing to the commercial vitality of the area. It will create a range of employment opportunities including early childhood educators, administrative staff, and support roles. Additionally, child care facilities play a vital role in fostering healthy communities by supporting early childhood development and enabling parents to participate in the workforce. The proposed centre will offer a vibrant and engaging environment for children, with indoor and outdoor play areas designed to promote physical activity, learning, and social interaction.

An assessment of the proposal against the relevant provisions of the CLEP 2015 confirms compliance with the following clauses:

Clause 4.1C Minimum qualifying site area

Clause 4.1C of the CLEP 2015 establishes a minimum site area for centre-based childcare facilities in the R2 zone of 800 m². However, the Transport and Infrastructure SEPP overrules this control.

Clause 4.3 Height of Buildings

The maximum permitted building height is 8.5 m under CLEP 2015. No changes to the existing building height of 6.72 m as part of this proposed development. Therefore, it complies with this standard.

Clause 4.4 Floor Space ratio

The CLEP 2015 limits the floor space ratio for centre-based childcare facilities in a residential zone to 0.55:1. The proposed development is not in the residential zone; thus, floor space ratio does not apply.

Clause 7.1 Essential Services

This clause prevents development consent from being granted unless the consent authority is satisfied that essential services—such as water, electricity, sewage disposal, stormwater drainage, road access, telecommunications, and natural gas are available or can be made available when needed. For the proposed development all the essential service are available on site.

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.

The proposal is fully compliant, subject to condition of consent with the relevant development controls within SCDCP including Part 2 – Requirements Applying to All types of Development and Part 8 Centre-based Child Care Facilities. Full detail assessment is provided in attachment 3.

Section 4.15(1)(a)(ii) The provision of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority.

A planning proposal was exhibited from 22 July to 20 August 2025 to amend the *Campbelltown Local Environmental Plan 2015* by removing the existing floor space restriction that limits the size of a place of public worship to 160m² at the following community facilities:

- Ambarvale Community Hall (Lot 105 DP 746003)
- Kearns Community Hall (Lot 21 DP 840864)
- St Helens Park Community Hall (Lot 7302 DP 1018242)
- Woodbine Neighbourhood Centre (Lot 12 DP 748537)

However, the proposed development at Ambarvale Community Hall (Lot 105 DP 746003) is for a centre-based child care facility, and therefore, the amendment to Clause 7.30 under the planning proposal does not apply to this development.

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

No Planning Agreement has been proposed as part of this application.

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 Council to assess the development's potential impacts on the natural and built environment, as well as potential social and economic impacts.

The key matters for consideration when considering development's potential impact on the natural and built environment are as follows:

Natural environment

The proposal is not expected to result in any significant adverse impacts on the natural environment of the locality. Appropriate acoustic mitigation measures have been incorporated into the design, and a traffic impact assessment has been undertaken, confirming that the development will not generate unacceptable traffic or noise impacts on the surrounding residential area.

Built Form

The proposed development provides an appropriate built form for a centre based child care facility that is consistent with the surrounding streetscape.

Social, economic and environmental impacts

Having regard to the social and economic impacts of the development, the proposed childcare centre is expected to positively contribute to the commercial vitality of the area. It will generate a range of employment opportunities and play a key role in fostering healthy, resilient communities by supporting early childhood development and providing essential services to local families.

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

Section 4.15(1)(c) of the EP&A Act requires an assessment of the suitability of the site for the proposed development.

It is considered the proposed development is of a scale and design that it is suitable for the site. The proposal responds well to site conditions in terms of its size, shape, topography and relationship to adjoining buildings and land uses.

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

3. Public Participation

Section 4.15(1)(d) of the EP&A Act requires that the consent authority must consider any submissions made in relation to a development proposal. The application was publicly exhibited for 28 days in accordance with the Campbelltown Community Participation Plan 2018, between 5 August 2024 and 3 September 2025, and no submissions were received.

4. Contribution**Local Contribution**

This application proposes change of use to existing building on Council owned land and thus, no contributions applied as under excluded development, Campbelltown Local Infrastructure Contributions Plan 2018 (amendment 1) – being 'Public infrastructure to be carried out by or on behalf of any public authority including the Council.

Housing and Productivity Contributions

A housing and productivity contribution is payable for the proposed development, and a condition has been included within the recommended conditions of consent requiring this payment to be made.

Conclusion

The subject development proposes a construction of alterations and additions to an existing community hall and change of use to a childcare centre and associated works at Lot 105 DP746003, Ambarvale Community Hall Wickfield Circuit, Ambarvale. The application has been assessed under the matters of consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

In assessing this development application against the relevant development standards and objectives outlined in the planning instruments, it is recommended that the development proposed be approved subject to attached conditions of consent.

Attachments

- 4.2.1 Recommended Conditions of Consent (contained within this report)
- 4.2.2 Architectural Plans (contained within this report)
- 4.2.3 Compliance table (contained within this report)
- 4.2.4 Conflict of Interest Management Strategy Statement (contained within this report)

Reporting Officer

Town Planner

Attachment 1**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.

Plan Detail	Revision No.	Drawn by	Date of plan
Site Plan	A	Ultra Design and Engineering	18.09.2025
Proposed Floor Plan	A	Ultra Design and Engineering	18.09.2025
Proposed Ground Floor Plan		Ultra Design and Engineering	11.06.2025
Landscaping Plan	A	Ultra Design and Engineering	18.09.2025
Landscaping Plan	A	Ultra Design and Engineering	18.09.2025
Landscaping Specification	A	Ultra Design and Engineering	18.09.2025
Planting Schedule	A	Ultra Design and Engineering	18.09.2025
Sections		Ultra Design and Engineering	11.06.2025
Elevations (Western and Eastern)		Ultra Design and Engineering	11.06.2025
Elevations (Southern and Northern)		Ultra Design and Engineering	11.06.2025
Elevations (Shade and Fence)		Ultra Design and Engineering	11.06.2025

Approved documents

Document title	Version no.	Prepared by	Date of document
Acoustic Assessment for Child Care	2	Acoustic Logic	02/07/2025
Traffic and Parking Impact Assessment (A244241N)	Version 1a	Motion Traffic Engineers	October 2024
Preliminary site investigation (N10206)		NEO Consulting	6 th December 2024
Access Assessment Report		PSE Access Consulting	2 nd July 2025

In the event of any inconsistency between the approved plans and documents, the approved documents prevail.

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.

Amended plans

The development is to incorporate the following amendments, and the amended plans are to be submitted to the certifier, for approval, prior to the issuing of a construction certificate:

1.

A detailed schedule of colours and finishes is to be submitted for both the extension to the existing building and the proposed outdoor storage shed.

	2. A zoomed-out site plan is to be provided, clearly showing a 1.2m wide footpath to ensure pedestrian connectivity from Wickfield Circuit to the Childcare Centre. 3. A Demolition Plan to be submitted, clearly identifying all internal walls proposed for demolition. The plan should exclude any proposed new construction or alterations. 4. The proposed ground floor plan is missing details for the Sliding Door (SD). A revised door and window schedule must be submitted to include all relevant specifications. 5. The current Plan of Management incorrectly refers to a basement waste storage area, which does not exist in the facility. A revised Plan of Management to be submitted to reflect this location and include a maintenance schedule demonstrating best practice in waste management. A site plan identifying the waste storage area should also be provided. <i>Condition reason: To require minor amendments to the plans endorsed by the consent authority following assessment of the development.</i> D01.01.01
3.	Building Code of Australia 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. <i>Condition reason: Prescribed condition under Section 69 of the Environmental Planning and Assessment Regulation 2021.</i> D01.02
4.	Landscaping The provision and maintenance of landscaping shall be in accordance with the approved landscape plan containing Council's approved development stamp including the engagement of a suitably qualified landscape consultant/ contractor for landscaping works. The landscape design shall incorporate a significant portion of native, low water demand plants consistent with BASIX requirements. <i>Condition reason: To provide for planting that will enhance the natural and built environment.</i> D01.06
5.	External finishes The external finishes shall be in accordance with the approved plans and the schedule of finishes submitted to Principal Certifier. Any proposed alterations to these finishes are considered to be a modification to the development consent and require separate approval by Council. <i>Condition reason: To ensure the approved development is constructed in the form illustrated to Council during assessment.</i> D01.07
6.	Switchboards/utilities/air conditioning units Switchboards, air conditioning units, garbage storage areas and storage for other utilities shall not be attached to the front elevations of the building or side elevations that can be seen from a public place. <i>Condition reason: To ensure that utilities are not directly visible from public spaces.</i> D01.12
7.	Deliveries Vehicles servicing the site shall comply with the following requirements: 1. All vehicular entries and exits shall be made in a forward direction.

	2. All vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads. 3. All deliveries to the premises shall be made as per approved Plan of Management. A traffic sign shall be placed adjacent to the driveway at the entrance of the property advising drivers of the above information. Should the sign be damaged or removed, it shall be replaced within 48 hours. <i>Condition reason: To ensure deliveries to the premises are carried out safely.</i> D01.14
8.	Advertising signs – Separate DA required This consent does not permit the erection or display of any advertising signs. Most advertising signs or structures require development consent. You should make separate enquiries with Council prior to erecting or displaying any advertising or signage. <i>Condition reason: To ensure signage is limited to the areas specified in the application.</i> D01.16
9.	Lighting Illumination of the site is to be arranged to provide an appropriate level of lighting and in accordance with the requirements of <i>Australian Standard 4282 (as amended)</i> so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises or traffic. <i>Condition reason: To ensure lighting is operated in a manner that protects the amenity of the local area.</i> D01.18
10.	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. <i>Condition reason: To ensure goods are stored wholly within the premises and protect the amenity of the local area.</i> D01.22.01
11.	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. <i>Condition reason: To protect and preserve the visual amenity of the surrounding public domain.</i> D01.34
12.	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. <i>Condition reason: To protect the amenity of the local area.</i> D01.39				
13.	Engineering design works The design of all engineering works shall be carried out in accordance with the requirements set out in Council's 'Engineering Design Guide for Development' (as amended) and the applicable development control plan. <i>Condition reason: To comply with Council requirements for engineering works.</i> D01.44				
14.	Operating hours The use of the premises/business shall be limited to: <table style="margin-left: 40px;"> <tr> <td>Monday to Friday</td><td>7:00 am – 6:00 pm</td></tr> <tr> <td>Saturday and Sunday</td><td>Closed</td></tr> </table> <i>Condition reason: To protect the amenity of the local area.</i> D01.46	Monday to Friday	7:00 am – 6:00 pm	Saturday and Sunday	Closed
Monday to Friday	7:00 am – 6:00 pm				
Saturday and Sunday	Closed				
15.	Car Parking Spaces Fifteen (15) car parking spaces including one disabled car parking space 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). <i>Condition reason: To ensure that parking facilities are designed in accordance with the relevant Australian Standards and Council's DCP.</i> D01.49				
16.	Rubbish/recycling bin storage The rubbish and recycling bins shall not be stored within vehicle parking, vehicle manoeuvring areas or landscaped areas. The bin(s) shall only be stored in accordance with the approved plans. <i>Condition reason: To ensure waste storage does not impact areas required to be dedicated to vehicle access and landscaping.</i> D01.51				
17.	Shoring and adequacy of adjoining property If the development referred to in this development consent involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must at the person's own expense: 1. Protect and support the adjoining premises from possible damage from the excavation, and 2. Where necessary, underpin the adjoining premises to prevent any such damage.				

	This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying. <i>Condition reason: Prescribed condition under Section 74 of the Environmental Planning and Assessment Regulation 2021.</i> D01.52
18.	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. <i>Condition reason: To comply with legislation.</i> D01.54
19.	Noise management – operation of the development All operational details are required to be followed in accordance with the physical and operational noise control measures set out in the report prepared by Acoustic Logic, titled DA Acoustic Assessment for Child Care, dated 02 July 2025. <i>Condition reason: To minimise impacts of the development neighbours.</i> D01.999
20.	Construction The construction, fit-out and finishes of the food premises must be constructed in accordance with the <i>Food Act 2003</i>, <i>Food Regulation 2015</i>, Food Standards Code Australia and New Zealand and Australian Standard 4674-2004 Design, construction and fit-out of food premises. <u>Floor Construction</u> The floor construction within the food preparation area/s must be finished to a smooth, even non-slip surface, graded and drained to a floor waste. <u>Coving</u> The coving must be installed so as to be integral to the surface finish of both floor and wall in such a manner as to form a continuous, uninterrupted surface. All coving must: a. Have a minimum concave radius of 25mm; or b. Be tiled 50mm minimum in width and splayed at 45°. Feather edge skirting and non-rebated coving is not permitted. Recessed coving must be provided at all intersections of the floor with the walls/plinths within all food preparation, service and storage areas. <u>Penetrations/Service Lines</u> INTEGRAL PENETRATIONS/SERVICE LINES – All service pipes, conduits and electrical wiring must be concealed in the floor, walls, plinths or ceiling.

EXTERNAL PENETRATIONS/SERVICE LINES - External service pipes and electrical conduit must be fixed on brackets so to provide at least 25mm clearance between the pipe and adjacent vertical surface and 100mm between the pipe or conduit and adjacent horizontal surfaces. Service pipes and electrical wiring must not be placed in the recessed toe space of plinths or of any equipment.

Wall Requirements

Cavity walls are not permitted. All walls in the food premises, including all new and existing partition walls, must be of solid construction and finished to a smooth, impervious surface that can be easily cleaned. The finishing materials of the wall surfaces must provide an even surface, free of fixing screws, open joint spaces, cracks or crevices.

Ceiling Construction

Drop-in panel style ceilings are not permitted in food preparation areas or over areas where open food is displayed, handled or served. The ceiling in the food premises must be constructed with a rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and be painted with a light coloured washable paint. The intersection of the walls and ceiling must be tight-jointed, sealed and dust proofed.

Light Fittings

All fluorescent light fittings must be fitted with a smooth faced diffuser. The light fittings must be either:

- a. Recessed so that the diffuser is flush with ceiling; or
- b. Designed to ensure that no horizontal surface exists which would allow dust and grease to accumulate.

Hand Wash Basins

Hand wash basins must be provided in all parts of the premises where open food is handled and in utensil/equipment washing areas. The hand wash basin is to be located and installed in such a way that they are not obstructed, are at bench height either permanently fixed to a wall, to a supporting frame or set in a bench top and is accessible from no further than 5 metres away from any place where food handlers are handling open food.

The hand wash basin is to have a permanent supply of warm running potable water mixed to a temperature of at least 40°C and delivered through a single outlet. Disposable paper hand towels and soap must be provided and serviced from a dispenser adjacent to the hand wash basin. A waste receptacle for used towels must be provided.

Dishwashing Machines

The dishwashing/glass washing machine must be designed and able to operate in accordance with AS 4674-2004 and the Food Standards Code. All utensils and equipment must undergo a washing, sanitising and rinsing cycle. The sanitising rinse cycle must achieve a water temperature of 80°C for 2 minutes or 75°C for 10 minutes.

Appropriate ventilation must be provided over the dishwashing system and be designed and installed in accordance with Australian Standard 1668.2-2012: The use of ventilation and air conditioning in buildings - Part 2: Mechanical ventilation in buildings.

Equipment Wash Sinks

A double bowl wash sink must be installed and serviced with hot and cold water through a single outlet (AS4674-2004 – Section 4.1). The double bowl sink is in addition to the hand wash basin.

A triple bowl sink must be installed and serviced with hot and cold water through a single outlet where rinsing is required before or after sanitising e.g. wash, rinse, sanitise procedure or wash, rinse/sanitise, rinse procedure (AS 4674-2004, Section 4.1).

Fittings and Fixtures

All fixtures, fittings and equipment must be provided with smooth and impervious surfaces, free from cracks and crevices to enable easy cleaning (AS 4674-2004, Section 4).

All fittings and fixtures must be built into the wall and floor so to be free from joints, gaps and cavities to enable easy cleaning or alternatively, supported on one of the following in accordance with Table 4.5 of AS 4674-2004:

- Plinths must be an integral part of the floor, constructed of solid materials similar to the floor at least 75mm in height and coved at the intersection with the floor. All plinths must have a smooth and impervious finish. All fittings and fixtures must be properly sealed to the plinth so to be free from gaps, cracks and cavities.
- Fittings and fixtures can be supported on wheels or castors. The wheels and castors must be capable of supporting and easily moving a full loaded fitting. All wheels and castors must be provided with a restraining device.
- Fittings and fixtures can be supported on legs but must be constructed of non-corrosive, smooth metal or moulded plastic. All legs must be free from cracks and crevices. All legs must have a clearance space between the floor and the underside of the fitting of at least 150mm.

False bottoms under fittings are not permitted (AS 4674-2004, Sections 4.2 & 4.3).

Cleaner's Sink

A cleaner's sink is to be installed in a location outside of the food preparation area and must be serviced with hot and cold water through taps fitted with hose connectors. (AS 4674-2004, Section 4.1.8).

Or

Hot and cold wall mounted taps must be installed fitted with hose connectors and positioned at least 600mm above the floor in a convenient and accessible location within the food preparation area and adjacent to the floor waste (AS 4674-2004, Section 4.1.8).

Food Preparation Benches

All food preparation benches must be constructed of stainless steel. All food contact surfaces are to be smooth, continuous and flush so as to avoid any exposed screw fixtures.

Benches

The top and exposed edges of all benches and counters must be finished in a smooth and non-absorbent material, free of joints, cracks and crevices (AS 4674-2004, Section 4.2).

Storage Cabinets/Cupboards

All storage cabinets/cupboards (internal and external surfaces) must be finished in a smooth and non-absorbent material that is free of joints (AS 4674-2004, Section 4.2).

Shelving

All shelving must be located at least 25mm off the wall or alternatively, the intersection of the shelf and the wall is to be completely sealed. All shelving must be constructed at least 150mm from the floor level (AS 4674-2004, Section 4.2). <u>Food Storage</u> Any appliance used for the storage of hot and/or cold food must be provided with a numerically scaled indicating thermometer or recording thermometer accurate to the nearest degree Celsius or an alarm system for continuous monitoring of the temperature of the appliance. <u>Pest Protection</u> Flyscreens and/or other approved means of excluding the entry of pests must be provided to all window and door openings in accordance with Section 2.1.5 of AS 4674-2004. Where pipe work, drains, cables and ducts penetrate walls, ceilings and roofs, holes must be sealed, filled and finished to prevent the entry of pests. Spaces between adjoining structures, such as between coolroom walls and premises walls, must be accessible for inspection and cleaning or sealed with a suitable compound so that they are inaccessible to pests. Spaces between the top surface of equipment or structures, such as coolrooms, must be accessible for inspection and cleaning or sealed/boxed in so that they are inaccessible to pests. <u>Toilet Facilities and Handbasins</u> A toilet for staff must be provided for the premises. The toilet cubicle must be separated from areas where open food is handled, displayed or stored by one of the following: - An intervening ventilated space fitted with self-closing doors; or - Self-closing doors and mechanical exhaust systems that operate when the sanitary compartment is in use for at least 30 seconds after the cubicle is vacated (AS 4674-2004, Section 5.2). Toilets intended for customer use must not be accessed through areas where open food is handled, displayed or stored. A hand basin must be located within the toilet cubicle. The basin must be freestanding, serviced with hot and cold water through a single outlet, able to be mixed to a temperature of at least 40°C and fitted with a hands-off type tap set (AS 4674-2004, Section 4.4). The basin must be provided with soap and disposable paper towels from a dispenser. <u>Hot Water Service</u> The hot water service must be positioned at least 75mm clear of the adjacent wall surfaces, and mounted at a minimum 150mm above the floor level on a non-corrosive metal stand. The hot water system must be of adequate size to enable a sufficient amount of hot water to all washing facilities throughout the working day (AS 4674-2004, Section 4.3). <u>Smoke Free Areas</u> Any enclosed eating area must be smoke free. Smoking is not permitted in all outdoor eating areas. "No Smoking" signs must be displayed within the eating areas to ensure all patrons comply with this requirement (<i>Smoke Free Environment Act 2000</i>). Please refer to NSW Health website for further information http://www.health.nsw.gov.au <u>Construction of the Waste Storage Areas and Rooms</u>
--

	The waste storage area/room must be provided with smooth and impervious surfaces (walls and floors) and coved at the intersection of the floor and walls. Floor areas must be graded and drained to a floor waste gully connected to the sewer. Waste storage rooms must be well ventilated and proofed against pests. The area or room must be provided with water service hose connectors to enable easy cleaning. Open waste storage areas must be appropriately covered and bunded to avoid stormwater entering the sewer. The ground areas must be paved with impervious material and must be graded and drained to a waste water disposal system according to Sydney Water's requirements. A hose tap connected to a water supply must be provided (AS 4674-2004, Section 2.4). <u>Grease Arrestors</u> In the event that a grease arrestor is required, all grease arrestors must be located outside of where food and equipment is handled or stored and installed on the private land. Access to grease arrestors for emptying must not be through an area where open food is handled or stored or where food contact equipment and packaging materials are handled or stored (AS 4674-2004, Section 2.3). No grease trap is permitted to be installed/constructed on Public /Council Land. Please contact Sydney Water for information and requirements for grease arrestors by calling 13 20 92. <i>Condition reason: To ensure compliance with Food Act 2003, Food Regulation 2015, Food Standards Code Australia and New Zealand and Australian Standard 4674-2004 Design.</i> D01.999
21.	Bottle Preparation Room (Child Care Centres) In the event, a bottle preparation room is constructed (separate to the food preparation area); the following conditions must be complied with: • FLOOR CONSTRUCTION - The floor construction within the bottle preparation room must be finished to a smooth, even non-slip surface (AS 4674-2004, Section 3.1). • WALL REQUIREMENTS - All walls in the bottle preparation room must be of solid construction and finished to a smooth, impervious surface that can be easily cleaned, as specified in Table 3.2 of AS 4674-2004. • CEILING CONSTRUCTION - The ceiling in the bottle preparation room must be constructed with a rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and be painted with a light-coloured washable paint. The intersection of the walls and ceiling must be tight-jointed, sealed and dust proofed (AS 4674-2004, Section 3.2). • BENCHES - The top and exposed edges of all benches and counters must be finished in a smooth and non-absorbent material, free of joints, cracks and crevices (AS 4674-2004, Section 4.2). • STORAGE CABINETS/CUPBOARDS - All storage cabinets/cupboards (internal and external surfaces) must be finished in a smooth and non-absorbent material that is free of joints (AS 4674-2004, Section 4.2). • HAND WASH BASINS - A hand wash basin is to be located and installed in the bottle preparation room in such a way that they are not obstructed, are at bench height either

	permanently fixed to a wall, to a supporting frame or set in a bench top and is accessible (AS 4674-2004, Section 4.4). The hand wash basin is to have a permanent supply of warm running potable water mixed to a temperature of at least 40°C and delivered through a single outlet. Disposable paper hand towels and soap must be provided and serviced from a dispenser adjacent to the hand wash basin. A waste receptacle for used towels must be provided (AS 4674-2004, Section 4.4). <i>Condition reason: To comply with legislation.</i> D01.999
22.	Ongoing Use The ongoing operation of the food premises in relation to the fit out, fixtures, equipment installed, and construction must be maintained in a manner to ensure compliance with the Food Act 2003, Food Regulations 2015, Food Standards Code Australia and New Zealand and Australian Standard 4674-2004: Design, construction and fitout of food premises. <i>Condition reason: To ensure compliance with Australian Standards.</i> D01.999
23.	Waste & Recycling Storage, Collection and Disposal The business operator must enter into a commercial waste contract agreement (residential bins are not permitted) for regular waste & recycling collection and disposal with a suitably licensed contractor. A copy of the waste agreement must be available for inspection upon request by Council. All waste and recycling generated from the business are to be kept within an appropriate storage receptacle on the premises. Waste is not to be stored or placed outside of a waste storage receptacle or on Council/Public land or in such a manner that it will become a litter, odour or health nuisance. Waste bins that are placed out on a public place for collection must only be placed out for collection on the day of the collection after 6.00pm and must be removed by 8.00am the following day. Any residual waste left on the public place as a result of bin placement must be removed within undue delay by the business operator. <i>Condition reason: To ensure that waste is managed in an orderly manner.</i> D01.999
24.	Packaged Food Only As there are no satisfactory facilities for handling fresh food or produce, all food sold for which this Consent applies must be. • Pre-packaged and sold in its original manufacturer's packaging (this include herbs, spices, rice, nuts, grains and legume) • Whole, raw fruits and vegetables. All food for sale must be properly labelled in accordance the Food Act 2003 and the Food Standards Code. This Consent does not allow for the sale of fresh, raw or pre-cooked non-packaged food. <i>Condition reason: To ensure all food on site is pre-packed and in accordance with the Food Act 2003 and Food standards Code.</i> D01.999

25.	Pollution Control Management The following conditions have been applied to ensure that all activities involving the operation of the facility are carried out in a manner which will prevent undue air, land, water and noise pollution, in accordance with the Protection of the Environment Operations Act 1997. AMENITY OF THE NEIGHBOURHOOD - The implementation, construction and ongoing operation of this development must not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, odour, dust, waste products or other products, particularly from machinery, vehicles, warning sirens, public address systems and the like. OFFENSIVE NOISE - The development must be design so that the use of the premises, building services, operations, equipment, machinery, mechanical plant, vehicles and ancillary fittings must not emit 'offensive noise' as defined in the Protection of the Environment Operation Act, 1997: Offensive noise means noise: a) That, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances: i) Is harmful to (or likely to be harmful to) a person who is outside the premises from which it is emitted; or ii) Interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted; or b) That is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations. Noise levels within the premises shall not exceed the relevant noise criteria detailed in the Ambarvale Community Hall, DA Acoustic Assessment for Child Care Centre, Dated 2 July 2025 . The recommendations provided in the above-mentioned acoustic report shall be implemented and incorporated into the design and construction of the development, and shall be shown on plans accompanying the Construction Certificate application. A certificate is to be obtained from a qualified acoustic consultant certifying that the building has been constructed to meet the noise criteria in accordance with the acoustic report and the relevant Australian Standards. This certificate is to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate. UNREASONABLE NOISE, ODOUR, DUST AND VIBRATION - In the event of a noise, odour, dust or vibration related issue arising during construction, or during the operation of the development, the person in charge of the premises shall when instructed by Council, cause to be carried out an acoustic/dust/odour/vibration investigation by an appropriate consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to its satisfaction. Should the development not achieve acoustic/dust/odour/vibration compliance with the applicable Ambarvale Community Hall, DA Acoustic Assessment for Child Care Centre, Dated 2 July 2025 or other guidelines and standards, amendments to the development are required to be made (with the consent of Council), which may include, but are not limited to, changes to hours of operation, installation of further acoustic treatment, modification of operational procedures, etc.
-----	---

	ACOUSTIC COMPLIANCE CERTIFICATION - An Overall Acoustic Compliance Report shall be prepared within 90 days after the completion of construction and commencement of operations of the premise, to confirm the noise projections made in the Ambarvale Community Hall, DA Acoustic Assessment for Child Care Centre, Dated 2 July 2025 are compliant with the operating development and to address any resulting issues. MANAGEMENT PLAN - Where any variation to the operational requirements and standards - including, but not limited to worship services, work health and safety is intended to accommodate onsite acoustic controls, such variation must be authorised by the regulatory authority responsible for the relevant requirements and standards and is to be strictly managed in accordance with an Environmental Management Plan prepared for the purpose of implementing such variation to the operational requirements and standards. <i>Condition reason: To ensure that the development does not cause a nuisance to the surrounds.</i> D01.999										
26.	Placement Numbers The centre-based childcare facility is approved to cater for a maximum of 54 children in the following age groups: <table border="1"> <thead> <tr> <th>Age Group (Years)</th><th>Number of Children</th></tr> </thead> <tbody> <tr> <td>0-2</td><td>8</td></tr> <tr> <td>2-3</td><td>14</td></tr> <tr> <td>3-5.5</td><td>32</td></tr> <tr> <td>Total</td><td>54</td></tr> </tbody> </table> <i>Condition reason: To ensure the facility operations in accordance with the maximum children approved.</i> D01.999	Age Group (Years)	Number of Children	0-2	8	2-3	14	3-5.5	32	Total	54
Age Group (Years)	Number of Children										
0-2	8										
2-3	14										
3-5.5	32										
Total	54										
27.	Playground Equipment Playground equipment shall be installed and maintained in accordance with the relevant Australian Standard(s) and the manufacturer's recommendations. <i>Condition reason: To ensure playground equipment complies with Australian Standards.</i> D01.999										
28.	Centre-based Child Care Operator Approval Prior to the commencement of the use of the centre-based childcare facility, the applicant must obtain a Service Approval for the operation of a centre-based childcare facility from the Regulatory Authority. The centre shall be operated in accordance with the Service Approval at all times. <i>Condition reason: To ensure the centre has a Service Approval.</i> D01.999										
29.	Performance Requirements of the National Construction Code In accordance with Section 19 of the <i>Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021</i>, all building work must be carried out in accordance with the applicable Performance Requirements of the National Construction Code. Compliance with the Performance Requirements can only be achieved by: (a) Complying with the Deemed to Satisfy Provisions; or (b) Formulating a Performance Solution, which complies with the Performance Requirements or is shown to be at least equivalent to the Deemed to Satisfy Provision,										

	or a combination of (a) and (b). <i>Condition reason: To comply with the performance requirement under NCC.</i> D01.999
30.	Comply with EP&A Act The requirements and provisions of Part 6, Division 6.3 of the <i>Environmental Planning & Assessment Act 1979</i> and Part 5 of the <i>Environmental Planning & Assessment (Development Certification and fire Safety) Regulation 2021</i> must be fully complied with. Failure to comply with these legislative requirements is an offence and may result in the commencement of legal proceedings, issuing of 'on-the-spot' penalty infringements or service of a notice and order by Council. <i>Condition reason: To comply with EP&A Act.</i> D01.999
31.	Building Products (Safety) Act 2017 No building products that are banned, or products that are subject to a ban if used in a particular way under the Building Products (Safety) Act 2017 are not to be used in the construction of the development. <i>Condition reason: To comply with Building Products (Safety) Act 2017.</i> D01.999
32.	Building Envelope Acoustic Requirement All new external windows, doors, roofing, and walls must be designed and constructed to comply with the acoustic performance requirements specified in Sections 6.3.1 to 6.3.4 of the Acoustic Report prepared by Acoustic Logic dated 2nd July 2025. <i>Condition reason: To ensure the development complies with the relevant noise requirements.</i> D01.999

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

33.	Utility servicing provisions 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. 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. <i>Condition reason: To ensure relevant utility and service providers' requirements are provided to the certifier.</i> D02.04
34.	Waste management – private collection Before the issue of a construction certificate, the applicant shall submit to Council details of the collection and disposal of internal waste generated by the occupants to be arranged through a licensed authorised contractor. <i>Condition reason: To ensure compliance with waste management requirements.</i> D02.16
35.	Further Details in Waste Management Plan Further details are to be provided regarding the waste management of the development. These details are to form a revised WMP and must be submitted to Campbelltown City Council to review and approve prior to the issue of the Construction Certificate. The revised WMP is to be prepared and include: a) With the Food Organics and Garden Organics (FOGO) mandate for businesses commencing in July 2026, the WMP must be updated to include FOGO bins, along with estimated generation rates and servicing frequencies. b) The proposal includes nine (9) x 240L bins. This configuration is insufficient to accommodate the estimated weekly generation of 1,000L of general waste and 1,000L of recycling. The WMP should be updated to consider larger capacity bins (660L or 1,100) for general waste and recycling, alongside the addition of 240L FOGO bins to meet future organics requirements. c) Identify bin presentation area for on-site servicing. Bin presentation area is not to be located within the car parking spaces and car parking manoeuvring area. d) The WMP is to illustrate the process for transporting bins to the car park and their presentation for servicing, ensuring these arrangements are practical and do not obstruct traffic flow. A wheel in, wheel back service should be considered if bin placement presents any traffic hazards. e) Nominate waste servicing to occur by private waste service provider outside peak hours of car parking/pedestrian movements into/out of the childcare centre. f) In addition, a letter from a private waste collection contractor is to be provided, confirming the development can be serviced on-site, including vehicle specifications, service requirements and supporting bin infrastructure. <i>Condition reason: To ensure compliance with waste management requirements.</i> D02.999
36.	Construction Traffic Management Plan Prior to the appointed Principal Certifier issuing a construction certificate, a detailed Construction Traffic Management Plan (CTMP) prepared by a suitability qualified person shall

	be submitted to Council for its records and approved by the Principal Certifier. The CTMP must include (but not limited to) the following details: • Construction vehicle routes; • Anticipated number of trucks per day; • Anticipated number of staff per day • Hours of construction; • Duration of construction; • Traffic Control Plans to manage construction vehicles; • Access arrangements; and • Proposed traffic measures to minimise impacts of construction vehicles. <i>Condition reason: To maintain safe and adequate management of vehicular and pedestrian traffic.</i> D02.999
37.	Work on public land 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. <i>Condition reason: To ensure that work on public land is undertaken with approval.</i> D02.35
38.	Design for access and mobility Before the issue of a construction certificate, the applicant shall demonstrate by way of detailed design, compliance with the relevant access requirements of the BCA and AS 1428 – Design for Access and Mobility. <i>Condition reason: To ensure safe and easy access to the premises for people with a disability.</i> D02.57
39.	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. <i>Condition reason: To ensure that the development does not impact any telecommunications infrastructure and that appropriate arrangements have been made for the approved development.</i> D02.59
40.	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. <i>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.</i> D02.60								
41.	Civil Works under S138 Roads Act Prior to Council or the appointed Certifier issuing a Construction Certificate, the applicant shall obtain a Section 138 Roads Act approval from Campbelltown City Council for any works proposed within an existing road reserve. Such works may include stormwater connections, residential driveway construction, removal of redundant layback/crossover, and relocation of existing regulatory signage within frontage of lot. The Section 138 application must be lodged via the NSW Planning Portal and accompanied with detailed engineering plans prepared in accordance with Council's Engineering Design for Development guide (as amended). All works shall be carried out in accordance with the Roads Act approval, the approved stamped plans and Council specifications. Inspection of this work shall be undertaken by Council at the applicant's expense. <i>Condition reason: To ensure compliance with legislation.</i> D02.999								
42.	Housing and productivity contribution 1. The housing and productivity contribution (HPC) set out in the table below, but as adjusted in accordance with part 2 of this condition, is required to be made: <table border="1"> <thead> <tr> <th>Housing and productivity contribution</th><th>Amount</th></tr> </thead> <tbody> <tr> <td>Housing and productivity contribution (base component)</td><td>\$1229.31</td></tr> <tr> <td>Transport project component</td><td>\$0.00</td></tr> <tr> <td>Total housing and productivity contribution</td><td>\$1229.31</td></tr> </tbody> </table> 2. The amount payable at the time of payment is the amount shown in part 1 of this condition as the total housing and productivity contribution adjusted by multiplying it by: <i>highest PPI number</i> <i>consent PPI number</i> where: <i>highest PPI number</i> is the highest PPI number for a quarter following the June quarter 2023 and up to and including the 2nd last quarter before the quarter in which the payment is made, and <i>consent PPI number</i> is the PPI number last used to adjust HPC rates when consent was granted, and <i>June quarter 2023</i> and <i>PPI</i> have the meanings given in clause 22(4) of the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023. If the amount adjusted in accordance with this condition is less than the amount at the time consent is granted, the higher amount must be paid instead. 3. The HPC must be paid before the issue first construction certificate in relation to the development, or before the commencement of any work authorised by this consent (if	Housing and productivity contribution	Amount	Housing and productivity contribution (base component)	\$1229.31	Transport project component	\$0.00	Total housing and productivity contribution	\$1229.31
Housing and productivity contribution	Amount								
Housing and productivity contribution (base component)	\$1229.31								
Transport project component	\$0.00								
Total housing and productivity contribution	\$1229.31								

no construction certificate is required). However, if development is any of the kinds set out in the table below, the total housing and productivity contribution must be paid as set out in the table:

Development	Time by which HPC must be paid
Development consisting only of residential subdivision within the meaning of the HPC Order	Before the issue of the first subdivision certificate
High-density residential development within the meaning of the HPC Order for which no construction certificate is required	Before the issue of the first strata certificate
Development that consists only of residential strata subdivision (within the meaning of the HPC Order) or only of residential strata subdivision and a change of use of an existing building	Before the issue of the first strata certificate
Manufactured home estate for which no construction certificate is required	Before the installation of the first manufactured home

In the Table, **HPC Order** means the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023.

4. The HPC must be paid using the NSW planning portal (<https://pp.planningportal.nsw.gov.au/>).
5. If the Minister administering the Environmental Planning and Assessment Act 1979 agrees, the HPC (apart from any transport project component) may be made, instead of as a monetary contribution, in the following ways:
 - a) the dedication or provision of land for the purpose of regional infrastructure in the region in which the development will be carried out,
 - b) the carrying out of works for the purpose of regional infrastructure in the region in which the HPC development will be carried out.

If the HPC is made partly as a monetary contribution, the amount of the part payable is the amount of the part adjusted in accordance with part 2 of this condition at the time of payment.

6. Despite part 1 of this condition, a housing and productivity contribution is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the Environmental Planning and Assessment Act 1979 to the development, or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 exempts the development from the contribution. The amount of the contribution may also be reduced under the order, including if payment is made before 1 July 2025.

Condition reason: To contribute to the delivery of essential state infrastructure.

002.999

43. Trade Waste Agreement

Prior to Council or an accredited certifier issuing a construction certificate, the person with the benefit of this consent must obtain and submit to Council details of a Trade Waste Agreement with Sydney Water. If no trade waste agreement is required, a letter from Sydney Water is to be submitted to the accredited certifier to this effect.

	Please contact Sydney Water for information and requirements for grease arrestors by calling 132092. <i>Condition reason: To ensure a Trade Waste Agreement is entered into.</i> D02.999
44.	Plant Equipment Acoustic Review Prior to the issue of a Construction Certificate, a detailed acoustic review of all mechanical plant items must be undertaken once plant selection is finalised and submitted to appointed Principal Certifier. This review must demonstrate compliance with the noise emissions criteria outlined in Section 5.2.4 of the Acoustic Report dated 2nd July 2025, in accordance with the methodology described in Section 5.3.8. <i>Condition reason: To ensure the development complies with the relevant noise criteria and minimises adverse acoustic impacts on surrounding.</i> D02.999
45.	Building upgrade Pursuant to Section 64 of the Environmental Planning & Assessment Regulation 2021, the existing building/s shall be brought into partial conformity with the Building Code of Australia (BCA) 2022. In this regard, the following building upgrades are required to be undertaken within Unit 2 of the existing building: • The main entry/exit door is to be provided with a 'hold-open' device, or swing in the direction of egress, to facilitate people seeking egress from the building in the event of an emergency. • Provide emergency lighting system to the common passage and corridor/s, in accordance with clause E4D2 & E4D4 of the BCA. • Provide additional portable fire extinguisher/s within the childcare centre/kitchen area or adjacent to any electrical switchboard, in accordance with clause E1D14 of the BCA. • Provide exit signs to the main Exits door and doors designated as Exit providing egress from the childcare centre in accordance with the relevant requirements of clause E4D5 & E4D8 of the BCA. • Operation of Latch – all door hardware in the premises shall be upgraded to comply with the requirements of BCA 2022 Clause D3D26. • All required exits doors must swing in the direction of egress to comply with the requirements of BCA 2022 Clause D3D25. <i>Condition reason: To ensure the existing building for Child Care purposes is in accordance with the Building Code of Australia (BCA) 2022.</i> D02.999

BEFORE BUILDING WORK COMMENCES

46.	Erosion and sediment control Before any site work commences on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented. <i>Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.</i> D03.01
47.	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. <i>Condition reason: Prescribed condition under Section 70 of the Environmental Planning and Assessment Regulation 2021.</i> D03.02
48.	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. <i>Condition reason: To ensure that appropriate toilets are provided for construction workers.</i> D03.03
49.	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. <i>Condition reason: To ensure all waste is moved off-site for disposal.</i> D03.04
50.	Vehicular access during construction 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.

	<i>Condition reason: To ensure that construction vehicles do not disturb the soil and adversely impact Council infrastructure.</i> D03.05
51.	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. <i>Condition reason: To ensure the condition of public infrastructure is recorded before the commencement of any works.</i> D03.06
52.	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. <i>Condition reason: To protect workers, the public and the environment.</i> D03.09

DURING BUILDING WORK

53.	Construction work hours All work on site shall only occur between the following hours: <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> <i>Condition reason: To protect the amenity of the surrounding area.</i> D04.01	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.						
54.	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. <i>Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater and waterways.</i> D04.02						

55.	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. <i>Condition reason: To comply with legislative requirements and minimise impacts on traffic safety and efficiency.</i> D04.03
56.	Contamination Management During construction works, to ensure the site is suitable for its intended use and to manage any potential contamination risks, the following requirements must be implemented in accordance with the recommendations of Section 16 of the Preliminary Site Investigation submitted: 1. If future works disturb the existing slab or involve excavation in the area, a detailed assessment of the fill material beneath the onsite structure must be undertaken. 2. The demolition of structures should be undertaken in accordance with relevant Australian Standards, SafeWork NSW codes of practice, and any other applicable requirements. 3. Any soils requiring excavation and offsite removal must be classified in accordance with the NSW EPA Waste Classification Guidelines Part 1: Classifying Waste (2014). 4. Any imported soil used for backfilling or levelling must be certified as Virgin Excavated Natural Material (VENM). If the material is not certified VENM, it must be validated by a suitably qualified consultant to confirm its suitability for Residential (A) land use. 5. A site-specific <i>Unexpected Finds Protocol</i> must be prepared and made available to all site workers and occupants. This protocol must outline procedures to be followed in the event that unanticipated contamination, including asbestos, is encountered during site works. <i>Condition reason: To ensure the site is suitable for its intended use and to manage any potential contamination risks in accordance with relevant environmental and safety standards.</i> D04.999
57.	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. <i>Condition reason: To minimise the impacts of the development construction on the environment.</i> D04.08
58.	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.

	<i>Condition reason: To ensure that the levels of the land remain consistent with the approved plans.</i> D04.14
59.	Public safety Any works undertaken in a public place are to be maintained in a safe condition at all times. In this regard, the applicant shall ensure that a safe, fully signposted passage, minimum 1.2m wide, separated from the works and moving vehicles by suitable barriers and lights, is maintained for pedestrians, including disabled pedestrians, at all times. The applicant shall ensure that traffic control is undertaken and maintained strictly in accordance with AS 1742.3, the requirements set out in the State Roads Authority manual "Traffic Control at Work Sites" (as amended), all applicable Traffic Management and/or Traffic Control Plans. The contractor shall also ensure that all Work Cover Authority requirements are complied with. Council may at any time and without prior notification make safe any such works that be considered to be unsafe, and recover all reasonable costs incurred from the applicant. <i>Condition reason: To protect workers, traffic and the public.</i> D04.18
60.	Compliance with Council specification All design and construction work shall be in accordance with: • Council's specification for Construction of Subdivisional Road and Drainage Works (as amended) • Campbelltown (Sustainable City) DCP - Volumes 1 and 3 as amended • Soils and Construction (2004) (Bluebook) and • Relevant Australian standards and State Government publications. <i>Condition reason: To ensure earthworks are carried out in accordance with the relevant Australian Standards, best practice and Council's DCP.</i> D04.21
61.	Footpath The footpath adjoining the subject land shall be regraded, topsoiled and turfed to the satisfaction of Council. The footpath formation may need to be extended beyond the site boundaries, to provide an acceptable transition to the existing footpath levels. <i>Condition reason: To comply with Council's requirements.</i> D04.24
62.	Associated works The applicant shall undertake any works external to the development, that are made necessary by the development, including additional road and drainage works or any civil works directed by Council, to make a smooth junction with existing work. <i>Condition reason: To ensure that work on public land is undertaken with approval in accordance with Council's requirements.</i> D04.31
63.	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. <i>Condition reason: To ensure any fill material used on site is not contaminated and is safe for future occupants.</i> D04.36
--	--

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

64.	Section 73 certificate Before the issue of the relevant occupation certificate, a section 73 compliance certificate under the <i>Sydney Water Act 1994</i> must be obtained from Sydney Water Corporation. Early application for the certificate is suggested as this can also impact on other services and building, driveway or landscape design. Application must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Building and developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92. The section 73 certificate must be submitted to the appointed Principal Certifier prior to the issue of an occupation certificate. <i>Condition reason: To ensure compliance with Sydney Water requirements.</i> D05.01.0
65.	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. <i>Condition reason: To ensure that approved, landscaping, driveways, fencing, external finishes and retaining walls are in place prior to occupation of the building.</i> D05.03.0
66.	Restoration of public roads Before the issue of the relevant 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. <i>Condition reason: To ensure any damage to public infrastructure is rectified.</i> D05.22.0
67.	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. <i>Condition reason: To ensure any damage to public infrastructure is rectified.</i> D05.23.0

68.	Service authorities To ensure that an adequate level of services and infrastructure is provided to this development, prior to the appointed Principal Certifier issuing an occupation certificate the following is required: 1. Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development 2. Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development 3. Gas supplier (if relevant)- Evidence demonstrating that satisfactory arrangements have been made with a gas supplier to service the proposed development; and 4. Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development. All construction work shall conform to the relevant authorities' specifications. The final seal shall be deferred pending installation of all services. In this regard the applicant shall provide a temporary seal and lodge with Council as security, the amount to be determined by Council, to cover the cost of trench restoration by Council and the placement of the final asphaltic concrete seal. <i>Condition reason: To ensure that essential services are available to the development.</i> D05.24.0
69.	Works as Executed Plans Prior to Council or the appointed Principal Certifier issuing an Occupation Certificate, the applicant shall submit to Council a copy of a work as executed plan, certified by a qualified surveyor, which has been prepared in accordance with the requirements detailed in Council's <i>Specification for Construction of Subdivisional Road and Drainage Works (as amended)</i> and <i>Engineering Design for Development (as amended)</i> guide. <i>Condition reason: To ensure works carried out are in accordance with council requirements.</i> D05.99.0
70.	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. <i>Condition reason: To ensure that there are no outstanding fees, charges or rectification works associated with the approved development.</i> D05.40.0
71.	Advance Warning signage – childcare centre Before the issue of the relevant occupation certificate, approved "Childcare Centre" warning signs shall be erected along the approach roads to the proposed development. In this regard, the applicant shall liaise with Council's Traffic Engineer to determine the specific location and relevant signage types prior to the completion of a detailed signage and line marking plan. The final plan is to be submitted to Council and approval received from Council's Traffic Committee prior to the erection of any of the required signs. All approved signage is to be

	supplied and erected by Council at the applicant's expense. All fees and charges associated with the supply and erection of the approved signage will be in accordance with Council's current schedule of fees and charges. <i>Condition reason: To ensure road users are warned when approaching a child care facility.</i> D05.42.0
72.	Occupation Certificate The premises must not be used until the Principal Certifier issues a Final Occupation Certificate. <i>Condition reason: To comply with legislation.</i> D05.99.0
73.	Final Fire Safety Certificate A Final Fire Safety Certificate must be submitted to Council for all newly installed or modified <u>essential fire safety measures</u> specified in the Fire Safety Schedule for the building works. The Final Fire Safety Certificate must verify that each newly installed or modified <u>essential fire safety measure</u>: a) has been assessed by a properly qualified person, and b) was found, when it was assessed, to be capable of performing to at least the standard required by the current Fire Safety Schedule for the building for which the certificate is issued. <i>Condition reason: To comply with Fire safety measures.</i> D05.99.0
74.	Registration with Council The premise is required to be registered with Council prior to the Occupation Certificate being issued. Regular inspections will be carried out to ensure health standards are maintained. A business registration form is available on Council's website and must be completed and submitted to Council prior to the operation of the food business commencing (Food Safety Standard 3.2.2). <i>Condition reason: To comply with Food Safety Standards.</i> D05.99.0
75.	Pre-Inspection Prior to the release of the occupation certificate, Council's Environmental Health Officer is to be contacted on (02) 4645 4604 to undertake an inspection of the premises to confirm compliance with this Consent, the <i>Food Act 2003</i>, <i>Food Regulation 2015</i>, <i>Food Standards Code Australia and New Zealand</i> and <i>AS 4674-2004</i>. <i>Condition reason: To comply with Food Act 2003, Food Regulation 2015, Food Standards Code Australia and New Zealand and AS 4674-2004.</i> D05.99.0
76.	Compliance Certificate All the works on public area in relation to the development shall be completed as per the Council approved plans. A compliance certificate, approving the works, shall be obtained from Council prior to issue of an occupation certificate. <i>Condition reason: To ensure that all works are in accordance with the approved plans.</i> D05.99.0
77.	Private Waste Collection Service

	Prior to the issue of an occupation certificate, a formal agreement with a licenced private waste contractor to service the development is to be in place. The contract is to ensure the removal of all waste and recycling from the development site. The agreement for a private waste collection service is to ensure (at a minimum): a) The service is functional and meets the operational needs of the development; b) The service minimises environmental nuisances including noise and other adverse impacts on the safety and amenity of residents and the public; and c) Hours for waste collection services are limited to 7am to 5pm Monday to Friday. <i>Condition reason: To ensure that waste is collected in an orderly manner.</i> D05.99.0
78.	Evacuation Plan Prior to appointed Principal Certifier issuing an occupation certificate, an evacuation plan complying with AS3745 Emergency Control Organization and Procedures for Buildings, Structures and Workplaces (as amended) must be prepared by a suitably qualified and experienced professional and be approved by the appointed Principal Certifier. The emergency evacuation plan must consider the following: a. The mobility of children and how this is to be accommodated during an excavation; b. The location of a safe congregation area, away from the evacuated building, busy roads, other hazards and the evacuation points of other residents in surrounding buildings; c. The supervision of children during the evacuation and at the safe congregation area with regard to the capacity of the facility and the child/staff ratios; d. Facilities which accommodate children under 2 years of age are to have a large mobile cot (on wheels) so groups of babies can be quickly evacuated. The childcare facility must be carried out in accordance with the Emergency Evacuation Plan. <i>Condition reason: To comply with legislation.</i> D05.99.0
79.	Landscaping Species Selection Prior to the appointed Principal Certifier issuing an occupation certificate, a statement from a suitably qualified arborist is required to be provided, to the satisfaction of the certifier, which specifies that the selected landscaping species on the site, and any trees/vegetation adjoining the site which are deemed capable of impacting the outdoor play area are: a. are not toxic or dangerous (see Appendix 7 of SCDCP 2015); and b. do not impose a safety hazard such as personal injury from falling branches and seeds, poisoning and/or choking. If adjoining species are deemed to not satisfy point (i) and (ii) above, a management plan is required to be put in place to ensure the health and safety of the children. <i>Condition reason: To ensure that landscaping species are safe for children.</i> D05.99.0

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. Smoke Alarms

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

E. 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

F. Inspections – Civil Works

Where Council is nominated as the Principal Certifier for civil works, the following stages of construction shall be inspected by Council.

- a. EROSION AND SEDIMENT CONTROL –
 - i. Direction/confirmation of required measures.
 - ii. After installation and prior to commencement of earthworks.
 - iii. As necessary until completion of work.
- b. STORMWATER PIPES – Laid, jointed and prior to backfill.
- c. VEHICLE CROSSINGS AND LAYBACKS – Prior to pouring concrete.
- d. FINAL INSPECTION – All outstanding work.

DAADV.11

G. Inspection within Public Areas

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

DAADV.12

H. 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

I. 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

J. 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

K. Smoke Free Environment Act

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

DAADV.27

L. 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.

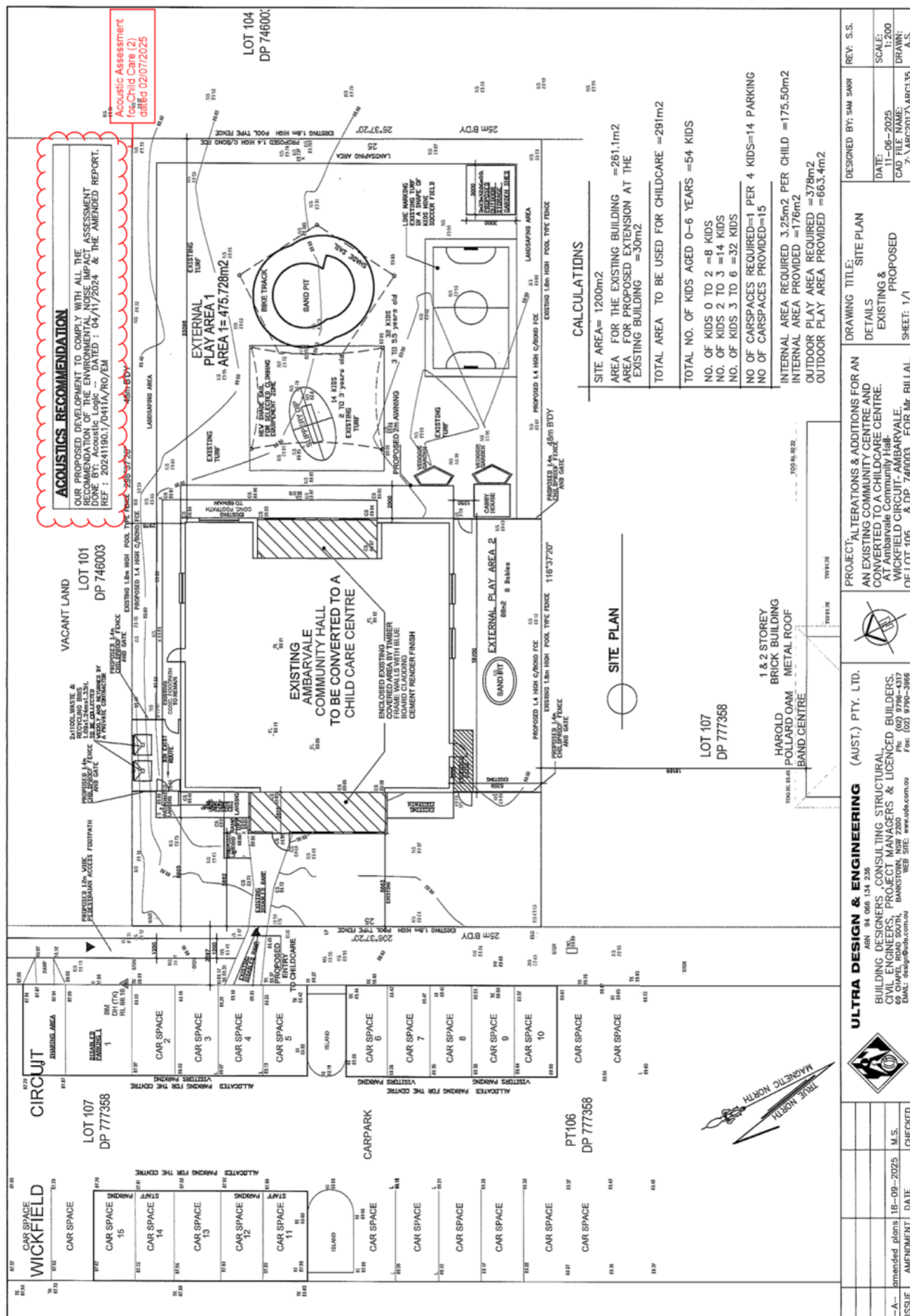
DAADV.31

M. 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



scale 1/120xp

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

THE FOLLOWING CONDITIONS SHOULD BE CONSIDERED PRIOR TO THE COMMENCEMENT OF ALL LANDSCAPE WORK:

- THE LANDSCAPE PLANS SHOULD BE READ IN CONJUNCTION WITH THE LANDSCAPE SPECIFICATION, AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.
- ALL SERVICES INCLUDING DRAINAGE SHOULD BE ACCURATELY LOCATED AND DEPTH NOTED PRIOR TO THE COMMENCEMENT OF ANY PROPOSED TREE PLANTING WHICH FALLS CLOSE TO SERVICES.
- THE PLANTING SHALL BE IN ACCORDANCE WITH THE INSTRUCTIONS OF THE INSTALLATION OF CONDUIT FOR REQUIRED IRRIGATION, ELECTRICAL AND OTHER SERVICES SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF ANY PROPOSED TREE PLANTING.
- ALL OUTDOOR LIGHTING WILL BE SELECTED BY THE CLIENT, LOCATED ON SITE AND INSTALLED BY A QUALIFIED ELECTRICIAN.
- THE PLANTING SHALL BE IN ACCORDANCE WITH THE INSTRUCTIONS OF THE INSTALLATION OF CONDUIT FOR REQUIRED IRRIGATION, ELECTRICAL AND OTHER SERVICES SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF ANY PROPOSED TREE PLANTING.
- WHERE AN AUSTRALIAN STANDARD APPLIES FOR ANY LANDSCAPE PLANTING, THE CONTRACTOR SHALL FOLLOW THE STANDARD.

1.02 PROTECTION OF EXISTING TREES

THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT DAMAGE TO ALL OR ANY ADJACENT TREES BY PROVIDING PROTECTION TO THE COMMENCEMENT OF THE WORKS.

1.03 PROTECTION OF EXISTING TREES

EXISTING TREES IDENTIFIED TO BE RETAINED SHALL BE DONE SO IN ACCORDANCE WITH ANY SPECIFIC GUIDANCE, A GUIDE TO ASSESSING TREE HEALTH AND CONDITION, A QUALIFIED ARBORIST SHALL BE ENGAGED TO OVERSEE SUCH WORKS AND MAINTAIN TREE HEALTH. TREES SHALL BE PROTECTED AT ALL TIMES DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING TREES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING TREES. ANY ROOTS LARGER IN DIAMETER THAN 50MM SHALL ONLY BE SEVERED IF THEY ARE DAMAGING OR ABOUT TO DAMAGE A BUILDING OR OTHER STRUCTURE. ANY ROOTS LARGER IN DIAMETER THAN 50MM SHALL ONLY BE SEVERED IF THEY ARE DAMAGING OR ABOUT TO DAMAGE A BUILDING OR OTHER STRUCTURE. ANY ROOTS LARGER IN DIAMETER THAN 50MM SHALL ONLY BE SEVERED IF THEY ARE DAMAGING OR ABOUT TO DAMAGE A BUILDING OR OTHER STRUCTURE.

1.04 EROSION & POLLUTION CONTROL

THE CONTRACTOR SHALL TAKE ALL PROPER PRECAUTIONS TO PREVENT THE EROSION OF SOIL FROM THE SUBJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING TREES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING TREES. ANY ROOTS LARGER IN DIAMETER THAN 50MM SHALL ONLY BE SEVERED IF THEY ARE DAMAGING OR ABOUT TO DAMAGE A BUILDING OR OTHER STRUCTURE. ANY ROOTS LARGER IN DIAMETER THAN 50MM SHALL ONLY BE SEVERED IF THEY ARE DAMAGING OR ABOUT TO DAMAGE A BUILDING OR OTHER STRUCTURE. ANY ROOTS LARGER IN DIAMETER THAN 50MM SHALL ONLY BE SEVERED IF THEY ARE DAMAGING OR ABOUT TO DAMAGE A BUILDING OR OTHER STRUCTURE.

2.01 MATERIALS

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.

THE CONTRACTOR SHALL PROVIDE A MASS PLANTING IN NATURAL ORGANIC MIX, EQUAL TO "BENTON HILL", AS SUPPLEMENTED BY ANY OTHER DOCUMENTS, AND THE SURVEY.



ULTRA DESIGN & ENGINEERING (AUST.) PTY. LTD.
BEN 94 066 134 236
BUILDING DESIGNERS, CONSULTING STRUCTURAL,
CIVIL ENGINEERS, PROJECT MANAGERS & LICENCED BUILDERS.
HAPPEL ROAD SOUTH, BANKSTOWN NSW 2200
EMAIL: enquiry@ultra.com.au WEB SITE: www.ultra.com.au

PROJECT: ALTERATIONS & ADDITIONS FOR AN
AN EXISTING COMMUNITY CENTRE AND
CONVERTED TO A CHILD CARE CENTRE.
AT AMBARVALLE COMMUNITY HALL
WIMBORNE CIRCUIT, AMBARVALLE
OF LOT 105 & DP: 746003 FOR MR. BILLAL.

DRAWING TITLE:
DETAILS
LANDSCAPING
SPECIFICATIONS.
SHEET: 2/2

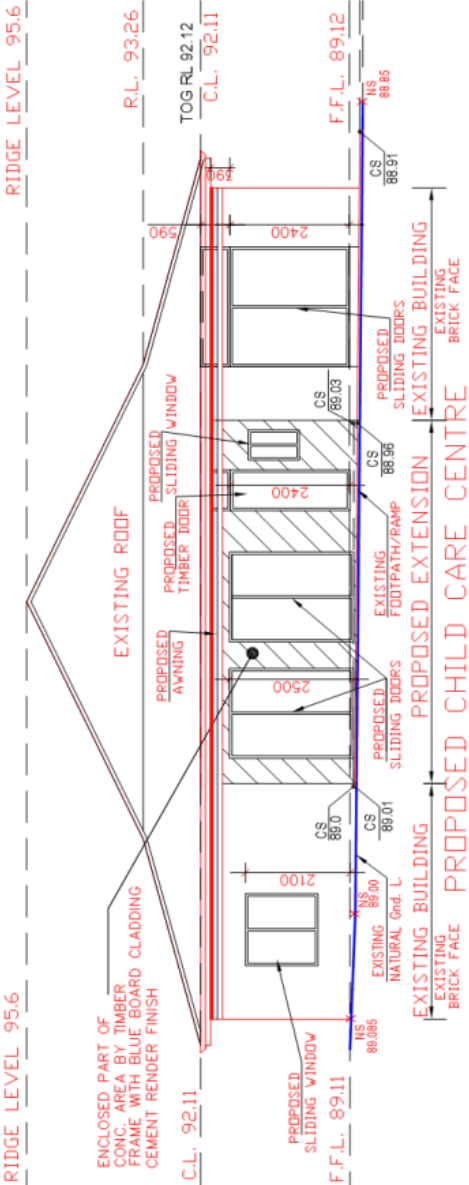
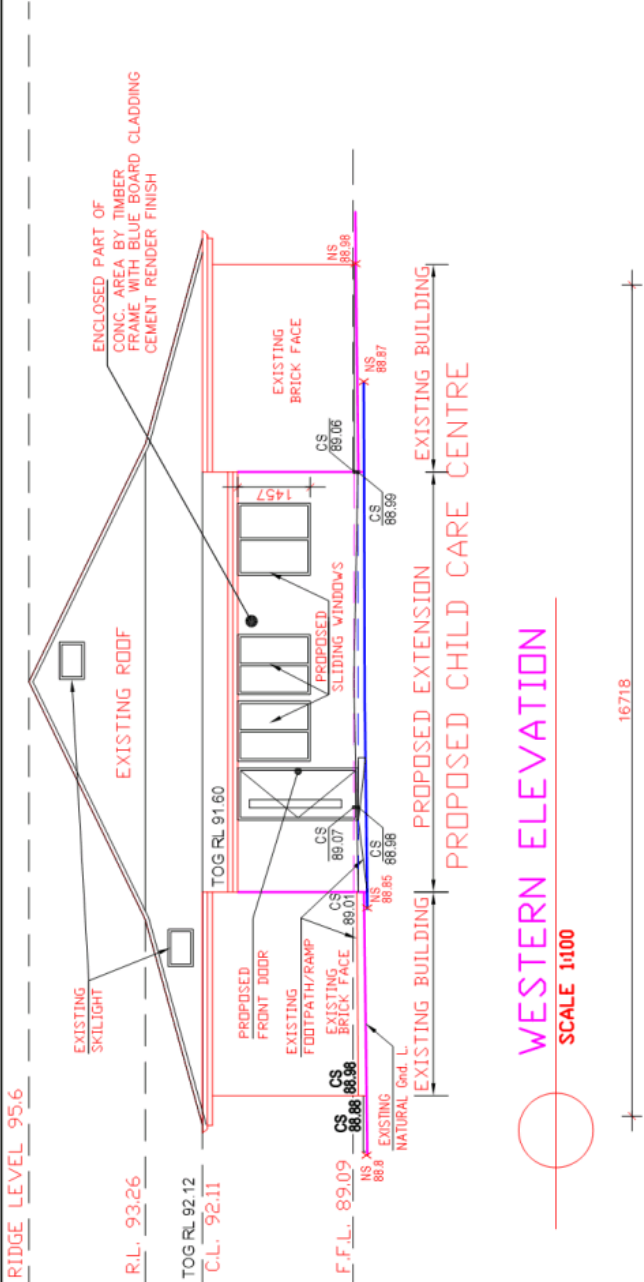
DESIGNED BY: SAM SMR REV: S.S.
- ASSOCIATED DRAFTER: B. APP SC. (Syl. Incl. Tech.)
LANDSCAPING - SITES (LANDSCAPE DESIGNER)
DATE: 11-06-2025 SCALE: 1:100
CAD FILE NAME: 2: YARC2017ARC135
DRAWN: A.S.

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	HEIGHT & SPREAD	PURCHASE SIZE	QUANTITY ND.
TREES				
C.C.	CALLISTEMON CITRINUS	6mX4m	45 L	4
A.B.	Elaeocarpus reticulatus	8mX3m	45 L	2
	common name ; Blueberry Ash			
SHRUBS				
L.P.	LEPTOSPERMUM POLYGALIFOLIUM	2mX2m	200mm	15
W.F.	WESTRINGIA FRUITICOSA	1.5mX1.5m	200mm	25
G.A.F.	GARDENIA AUGUSTA 'FLORIDA'	1mX1m	200mm	18
D.C.	DIANELLA CAERULEA	70cmX1m	200mm	30
A	ANGOPHORA HISPIDA DWARF APPLE	1.5mX1.5m	15 L	8
E	ELAEODARPUS RETICULATUS BLUEBERRY ASH	1.5mX1.5m	15 L	18
AC	ANGOPHORA COSTATA SMOOTH BARKED APPLE	1.5mX1.5m	15 L	15
GROUND COVER				
L.L.	Thymus cirtiodora	150mm	150mm	20
	common name ; Lemon Thyme			
TURF				
	GREENLESS PARK COUCH			

ISSUED

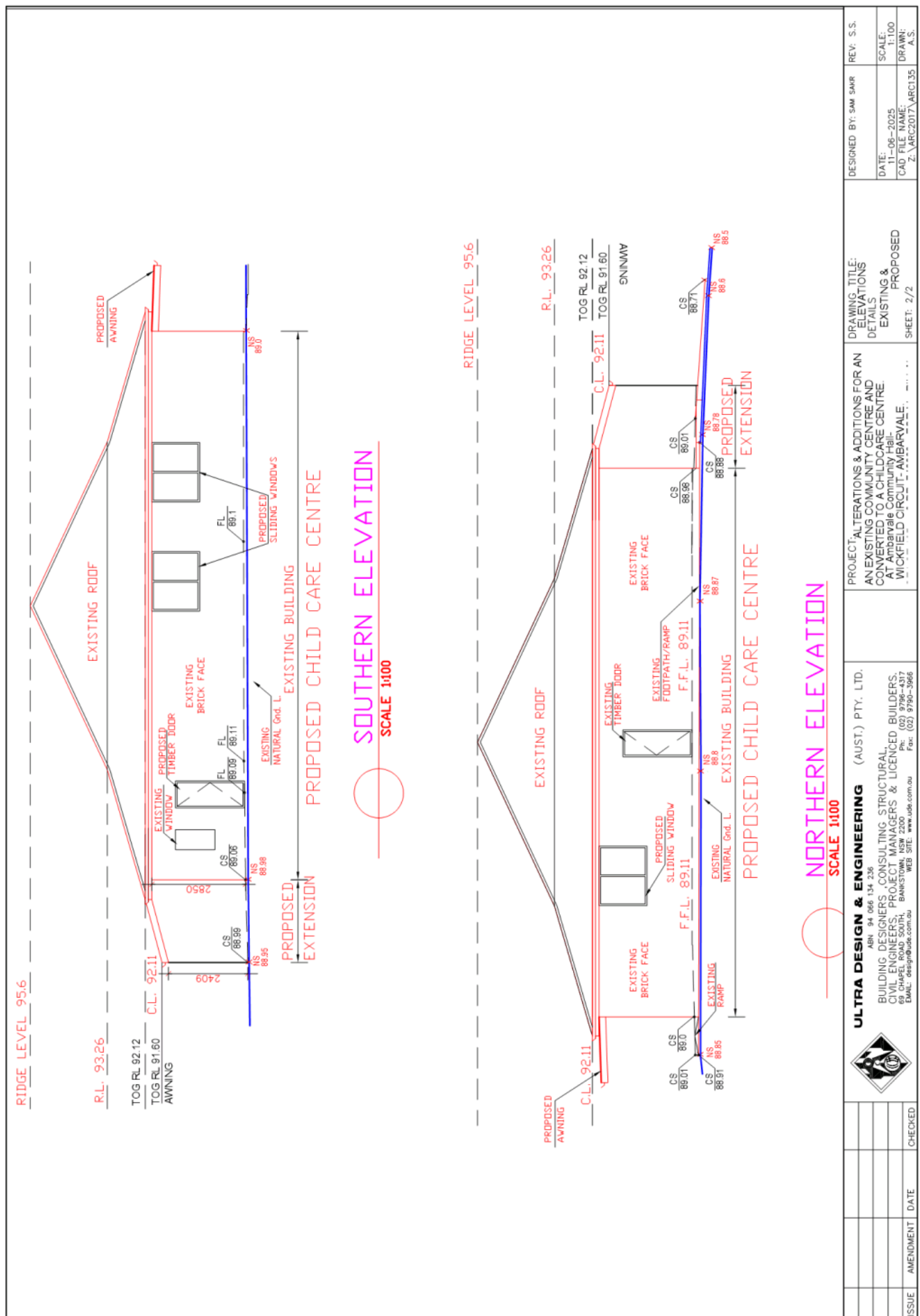
ISSUE	AMENDMENT	DATE	CHECKED		ULTRA DESIGN & ENGINEERING (AUST.) PTY. LTD. ABN 94 686 134 236 BUILDING DESIGNERS, CONSULTING STRUCTURAL CIVIL ENGINEERS, PROJECT MANAGERS & LICENCED BUILDERS. 69 CHAPEL ROAD SOUTH, BANKSTOWN, NSW 2200 EMAIL: design@ultra.com.au Pn: (02) 9786-4317 Fax: (02) 9790-3966	PROJECT: ALTERATIONS & ADDITIONS FOR AN AN EXISTING COMMUNITY CENTRE AND CONVERTED TO A CHILD CARE CENTRE. AT AMBARVALE COMMUNITY HALL WICKFIELD CIRCUIT, AMBARVALE, OF LOT 105 & DP. 746003 FOR Mr. BILLAL.	DRAWING TITLE: DETAILS LANDSCAPING SPECIFICATIONS. SHEET: 2/2	DESIGNED BY: SAM SAMR - ASSOCIATED DIPLOMA B. APP. SC. (Spt. Incl. Tech.) LANDSCAPING - 5195 (LANDSCAPE DESIGNER) DATE: 11-06-2025 CAD FILE NAME: Z:\ARC2017\ARC135 REV: S.S. SCALE: 1:100 DRAWN: A.S.

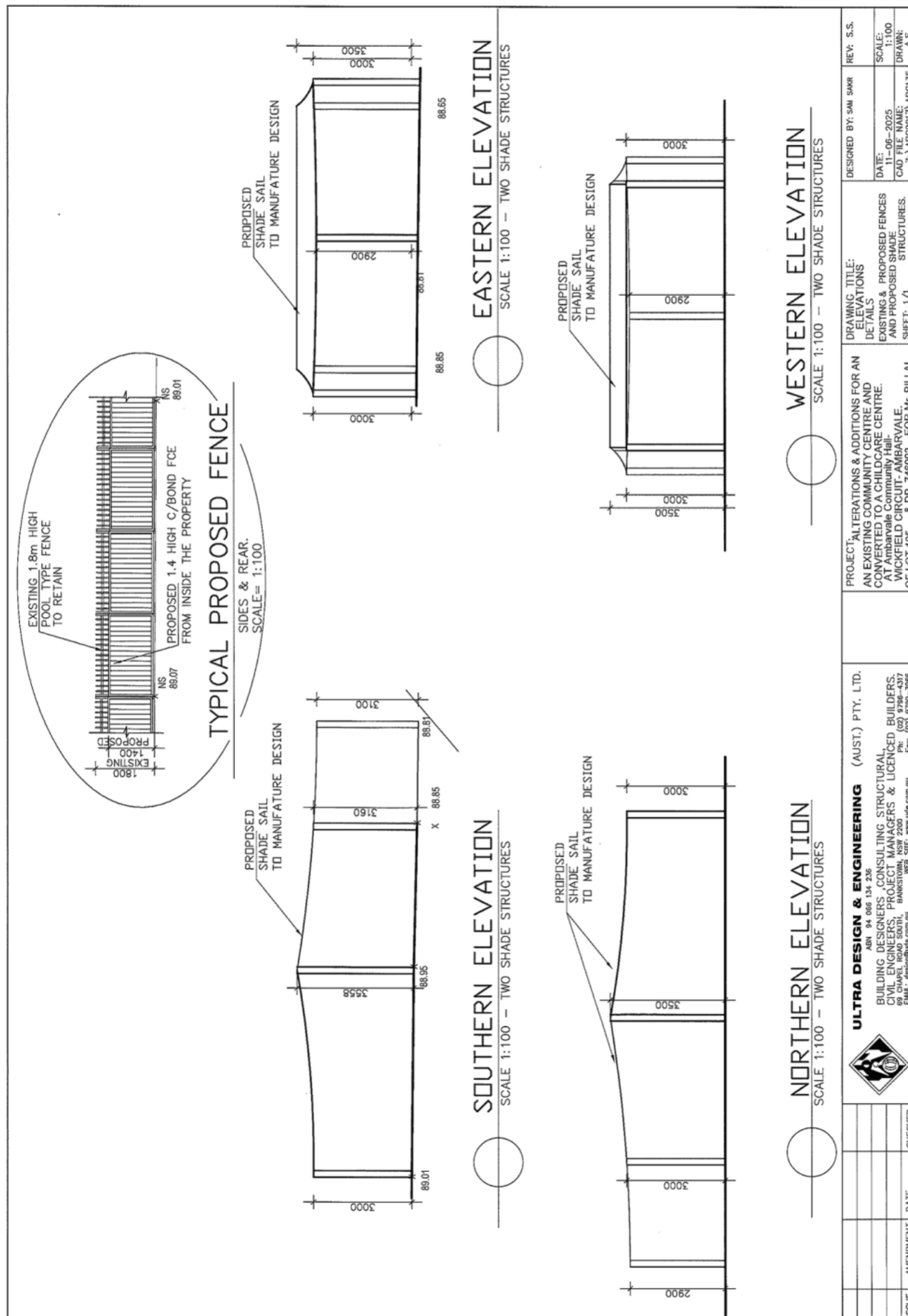


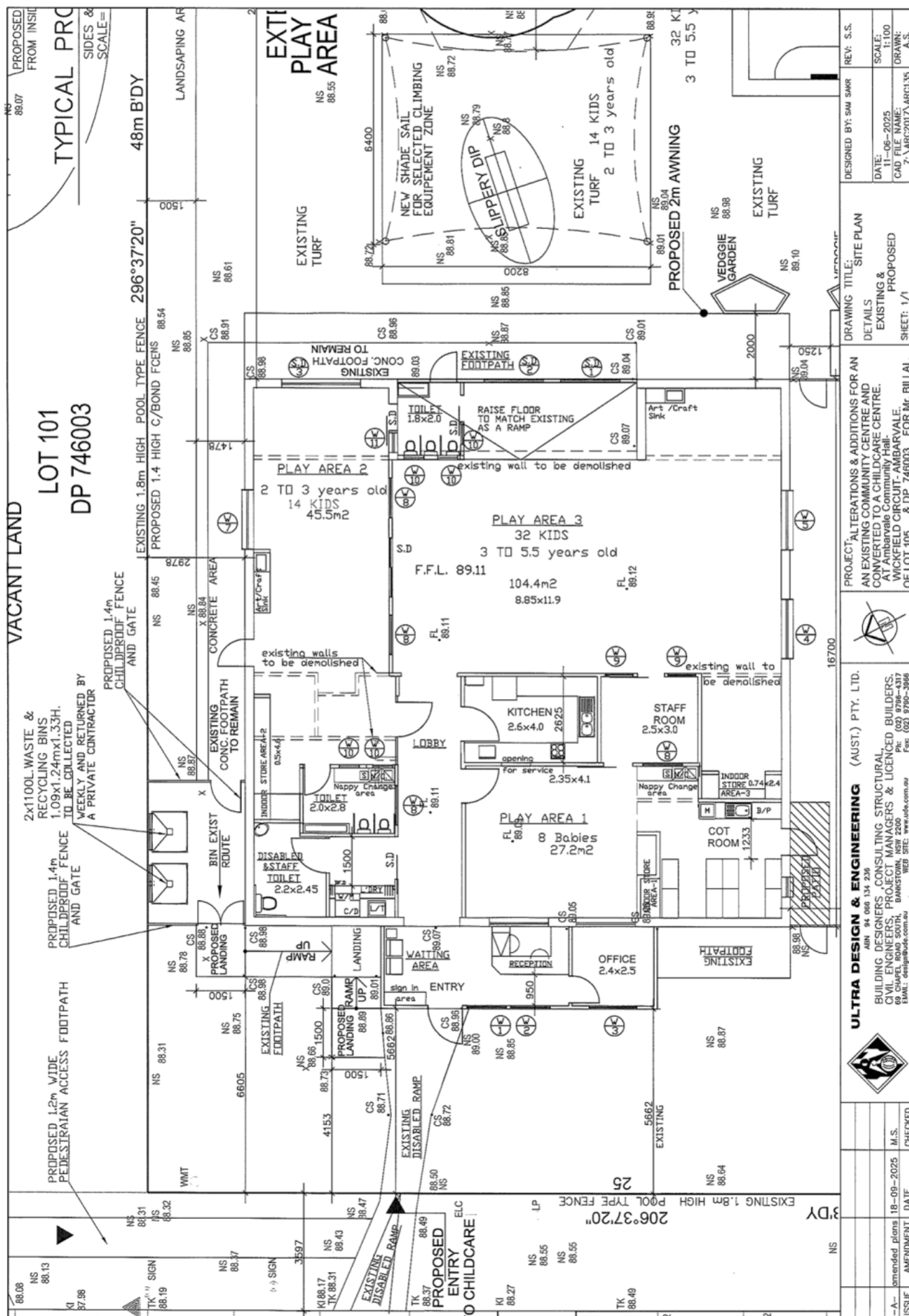
EASTERN ELEVATION

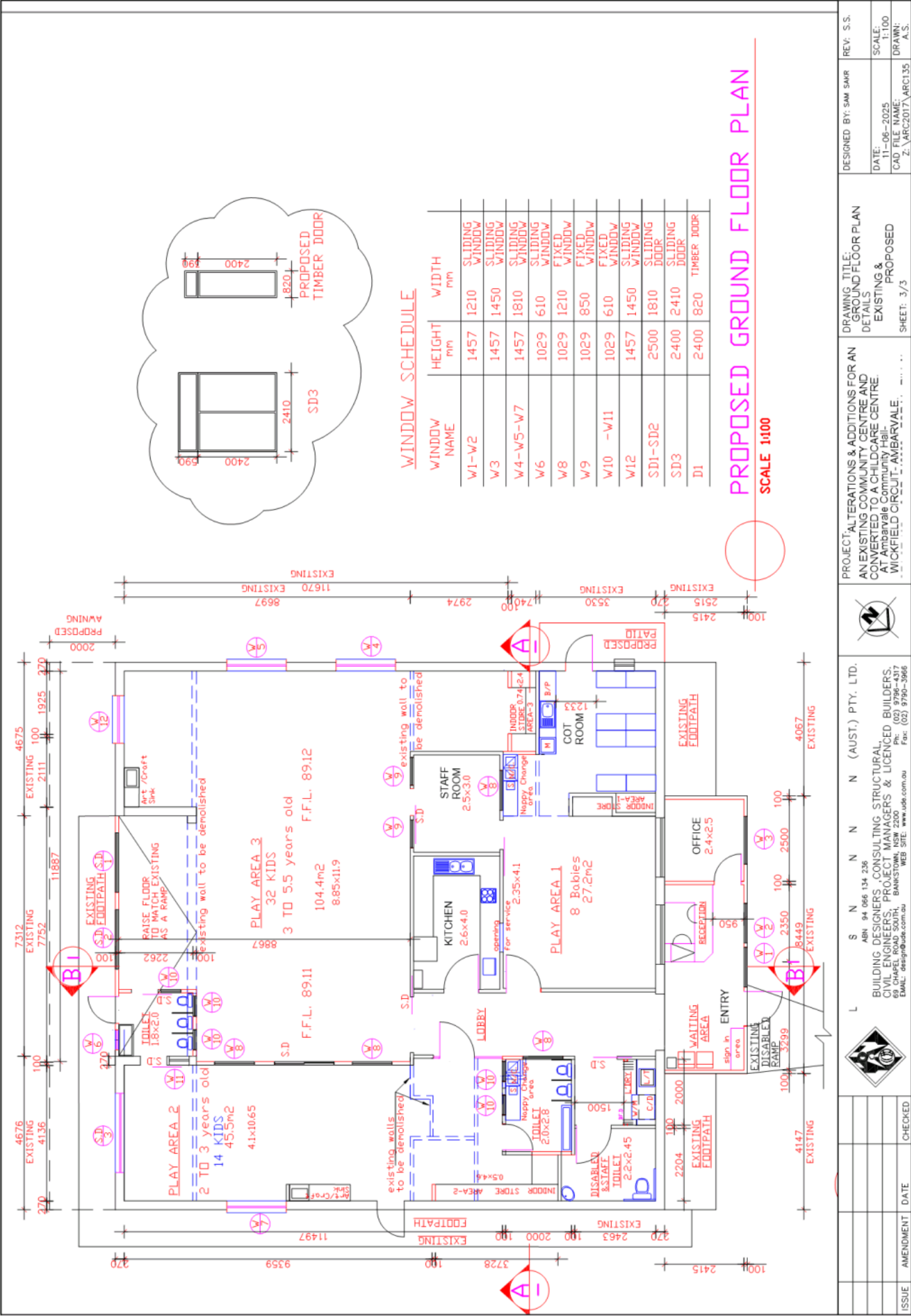
SCALE: 1:100

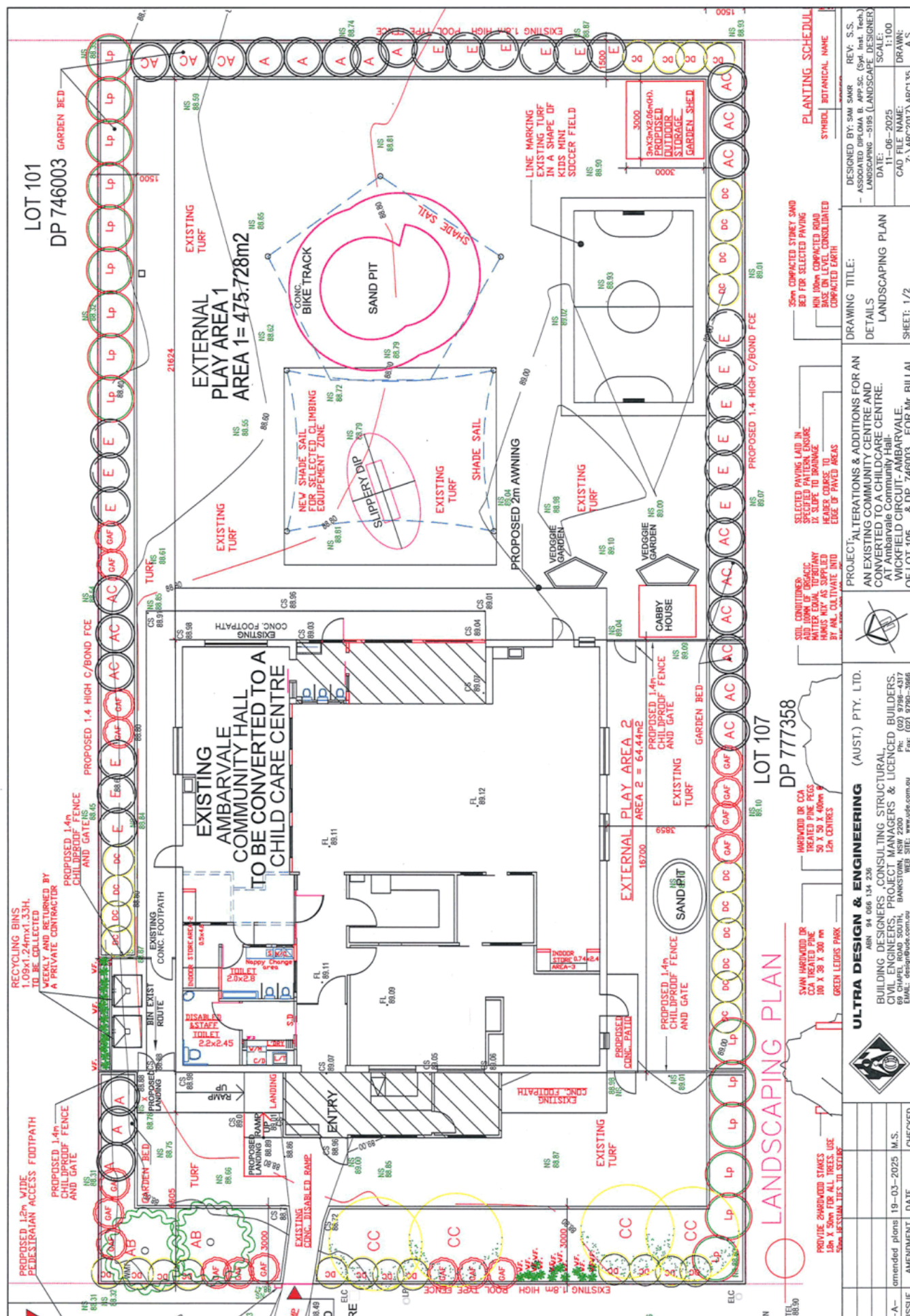
		ULTRA DESIGN & ENGINEERING (AUST.) PTY. LTD. ABN 84 066 134 236 BUILDING DESIGNERS, CONSULTING STRUCTURAL ENGINEERS, PROJECT MANAGERS & LICENCED BUILDERS. 11/11/2025, 11/11/2025, 11/11/2025 EMAIL: design@ultra.com.au WEB SITE: www.ultra.com.au Fax: (02) 9790-3066		PROJECT: ALTERATIONS & ADDITIONS FOR AN EXISTING COMMUNITY CENTRE AND CONVERTED TO A CHILDCARE CENTRE. AT AMBARVALE COMMUNITY HALL, WICKFIELD CIRCUIT, AMBARVALE		DRAWING TITLE: DETAILS EXISTING & PROPOSED SHEET: 1/2		DESIGNED BY: SAM SAHR		REV: S.S.	
ISSUE		AMENDMENT		DATE		CHECKED		DATE: 06-2025		SCALE: 1:100	
								CAD FILE NAME:		DRAWN: A.S.	
								Z:\ARC2017\ARC135			

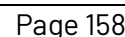












Attachment 3 – Compliance tables**State Environmental Planning Policy (Resilience and Hazards) 2021**

SEPP Resilience and Hazards requires the consent authority to consider whether the subject land of any development application is contaminated. An assessment of Chapter 4, Clause 4.6 of the SEPP is provided in table below.

Requirement	Action	Response
<u>Clause 4.6(2):</u> 1. Is the development for a change of use to a <i>sensitive land use</i> or for <i>residential subdivision</i>? Sensitive land use include residential, educational, recreational, child care purposes or hospital.	a. Check if the DA proposes a new childcare centre, residential accommodation or residential subdivision. If the DA is for a dwelling (including dual occupancies and secondary dwellings) on lots subdivided as part of a residential subdivision consent issued after 28/8/1998 then you should answer NO to this question.	Change of use proposed from existing community facility to a centre based child care facility. No.
<u>Clause 4.6(1)</u> 2. Is Council aware of any previous investigation or orders about contamination on the land?	a. Is there any property information for any evidence of contamination information? b. Check for contamination information and planning certificates linked to the property.	A search of Council's records for evidence of potentially contaminating activities was undertaken on and no evidence was found of contaminating land activities having occurred on the land. A search of planning certificates linked to the property was undertaken on 14/05/2024. No evidence was found of contaminating land activities having occurred on the land.
<u>Clause 4.6(1)</u> 3. Do existing records held by Council show that a contaminating land activity has occurred on the land?	a. Check the approval for any potentially contaminating uses have been approved on the site.	A search of previous contaminated land uses approved on the site was undertaken and no evidence was found of approved contaminated land activities having occurred on the land.
<u>Clause 4.6(1)</u> 4. Has the land previously been zoned for potentially contaminating uses?	a. Check if the land is currently zoned, or was zoned under the previous LEP, Rural, Industrial or Special Purposes for contaminating use.	The Campbelltown (Urban Area) Local Environmental Plan 2002 was the previous EPI that applied to the land, and the site was previously zoned B1 Neighborhood Centre which did not allow for

	NB: if the proposal is industrial then you should answer NO to this question.	potentially contaminating uses.
Clause 4.6(1) 5. Is the land currently being used for a potentially contaminating use or is there any evidence of a potentially contaminating use on site?	a. Conduct site inspection to check for any obvious signs on the site or adjoining land of industrial use, underground storage tanks, land filling, agriculture, chemical storage, dumping or unregulated building demolition (especially fibro material).	No evidence of potentially contaminated signs were present on site.

Based on the above assessment the provisions of Chapter 4, Clause 4.6 of the SEPP have been considered, and the site is suitable for the intended use.

Child Care Planning Guideline

In accordance with clause 3.23 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 prior to determining a development application for development for the purpose of a centre-based childcare facility, the consent authority must take into consideration any applicable provisions of the Child Care Planning Guideline, in relation to the proposed development. A compliance table is provided below assessing the development against the provisions of the Child Care Planning Guideline.

Child Care Planning Guidelines			
Objective	Provision	Proposed	Compliance
3.1 Site Selection and Location			
To ensure that appropriate zone considerations are assessed when selecting a site.	C1 - For proposed developments in or adjacent to a residential zone, consider: - the acoustic and privacy impacts of the proposed development on the residential properties. - traffic and parking impacts of the proposal on residential amenity.	The site is not adjacent to a residential zone.	N/A
To ensure that the site selected for a proposed child care facility is suitable for the use.	C2 - When selecting a site, ensure that: the location and surrounding uses are compatible with the	The location and surrounding uses are compatible with a centre based childcare facility.	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	proposed development or use - the site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazard - there are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous materials remediation is needed - the characteristics of the site are suitable for the scale and type of development proposed having regard to: - size of street frontage, lot configuration, dimensions and overall size - number of shared boundaries with residential properties - the development will not have adverse environmental impacts on the surrounding area, particularly in sensitive environmental or cultural areas - where the proposal is to occupy or retrofit an existing premises, the interior and exterior	The site is safe from any environmental risks. The site and building were previously used as a community facility, it is unlikely that the site/building has any potential environmental contaminants. The characteristics of the site are suitable. The site has a frontage of 25 m and 1200 sqm of site area. No shared boundary with residential property. The subject site is not located in a sensitive environmental or cultural area. The internal and external spaces are suitable for use of the existing building.	
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	spaces are suitable for the proposed use • there are suitable drop off and pick up areas, and off and on street parking • the type of adjoining road (for example classified, arterial, local road, cul-de-sac) is appropriate and safe for the proposed use • it is not located closely to incompatible social activities and uses such as restricted premises, injecting rooms, drug clinics and the like, premises licensed for alcohol or gambling such as hotels, clubs, cellar door premises and sex services premises.	Drop off and pick up can occur in the designated parking areas. Wickfield Circuit is appropriate to locate a centre based child care facility, as it does not connect to roads with high traffic volumes. The site is not located near incompatible uses.	
To ensure that sites for childcare facilities are appropriately located.	C3 - A childcare facility should be located: • near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship • near or within employment areas, town centres, business centres, shops • with access to public transport including rail, buses, ferries	The proposed facility is located approximately 128 m from Ambarvale Public School, 530 m to Thomas Reddal High school and approximately 60 m from Ambarvale Sports Complex and church. The subject site is zoned E1 Local Centre and adjoins a mixed use development and an Aldi supermarket. The subject site is regularly serviced by bus routes along Wickfield.	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	in areas with pedestrian connectivity to the local community, businesses, shops, services and the like	The subject site is located with good pedestrian connectivity to shops, community services, and businesses.	
To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards.	C4 - A child care facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions arising from: - proximity to: - heavy or hazardous industry, waste transfer depots or landfill sites - LPG tanks or service stations - water cooling and water warming systems - odour (and other air pollutant) generating uses and sources or sites which, due to prevailing land use zoning, may in future accommodate noise or odour generating uses.	The site is not located in proximity to any of the listed items.	Yes
3.2 Local Character, Streetscape and the Public Domain Interface			
To ensure that the child care facility is compatible with the local character and surrounding streetscape.	C5 - The proposed development should: - contribute to the local area by being designed in character with the locality and existing streetscape - reflect the predominant form of surrounding land uses, particularly in low density residential areas - recognise predominant streetscape qualities, such as building form,	The proposed building integrates with the existing surrounding development. The building presents as single storey and integrates with the surrounds. Change of use to exiting building proposed. Suitable building	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	scale, materials and colours - include design and architectural treatments that respond to and integrate with the existing streetscape - use landscaping to positively contribute to the streetscape and neighbouring amenity - integrate car parking into the building and site landscaping design in residential areas.	materials for alterations are proposed and will integrate with the streetscape. Architectural treatments proposed fronting the streetscape integrates with existing character Proposed landscaping will contribute to the streetscape Car parking is contained within existing parking space and the site is not zoned residential.	
To ensure clear delineation between the child care facility and public spaces.	C6 - Create a threshold with a clear transition between public and private realms, including: - fencing to ensure safety for children entering and leaving the facility - windows facing from the facility towards the public domain to provide passive surveillance to the street as a safety measure and connection between the facility and the community - integrating existing and proposed landscaping with fencing.	Satisfactory child safe fencing is proposed. Windows from the facility face the public domain. Proposed fencing and landscaping are incorporated.	Yes
To ensure clear delineation between the child care	C7 - On sites with multiple buildings and/or entries, pedestrian entries and spaces associated with the	Multiple buildings/entries are not proposed.	N/A
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
facility and public spaces.	child care facility should be differentiated to improve legibility for visitors and children by changes in materials, plant species and colours.		
To ensure clear delineation between the child care facility and public spaces.	C8 - Where development adjoins public parks, open space or bushland, the facility should provide an appealing streetscape frontage by adopting some of the following design solutions: • clearly defined street access, pedestrian paths and building entries • low fences and planting which delineate communal/private open space from adjoining public open space • minimal use of blank walls and high fences.	The subject site does not adjoin a public park, open space or bushland.	N/A
To ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain.	C9 - Front fences and walls within the front setback should be constructed of visually permeable materials and treatments.	Existing 1.8 m fencing to be retained. The existing fence is a pool type fence allowing visual permeability.	Yes
To ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain.	C10 - High solid acoustic fencing may be used when shielding the facility from noise on classified roads. The walls should be setback from the property boundary with screen landscaping of a similar height between the wall and the boundary.	Wickfield Circuit is not a classified road. However, colour bond fencing is proposed around the outdoor play area.	N/A
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
3.3 Building Orientation, Envelope and Design			
To respond to the streetscape and site, while optimising solar access and opportunities for shade.	C11 - Orient a development on a site and design the building layout to: • ensure visual privacy and minimise potential noise and overlooking impacts on neighbours by: - facing doors and windows away from private open space, living rooms and bedrooms in adjoining residential properties - placing play equipment away from common boundaries with residential properties - locating outdoor play areas away from residential dwellings and other sensitive uses • optimise solar access to internal and external play areas • avoid overshadowing of adjoining residential properties	Proposed childcare centre is single storey and does not adjoin residential development. Its is unlikely the proposed development will result in visual privacy, noise and overlooking impacts. Doors and windows are appropriately located. Play equipment is not near common boundaries with adjacent property. Play areas are not located near dwellings or other sensitive uses. All play spaces will receive satisfactory solar access. The single storey nature of the proposed development will not create adverse overshadowing on adjoining properties.	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	• minimise cut and fill • ensure buildings along the street frontage define the street by facing it • ensure that where a child care facility is located above ground level, outdoor play areas are protected from wind and other climatic conditions.	No cut and fill proposed. The proposed building addresses the street frontages. The proposed facility is located at ground level.	
To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised.	C12 - The following matters may be considered to minimise the impacts of the proposal on local character: • building height should be consistent with other buildings in the locality • building height should respond to the scale and character of the street • setbacks should allow for adequate privacy for neighbours and children at the proposed child care facility • setbacks should provide adequate access for building maintenance	No changes proposed to the existing building height. As above. Existing building is consistent with setbacks Setbacks are adequate for building maintenance.	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	setbacks to the street should be consistent with the existing character.	Setbacks are consistent with the existing street character.	
To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.	C13 - Where there are no prevailing setback controls minimum setback to a classified road should be 10 metres. On other road frontages where there are existing buildings within 50 metres, the setback should be the average of the two closest buildings. Where there are no buildings within 50 metres, the same setback is required for the predominant adjoining land use.	Wickfield Circuit is not a classified road.	N/A
To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.	C14 - On land in a residential zone, side and rear boundary setbacks should observe the prevailing setbacks required for a dwelling house.	The subject site is not residential zoned land.	N/A
To ensure that buildings are designed to create safe environments for all users.	C15 - Entry to the facility should be limited to one secure point which is: - located to allow ease of access, particularly for pedestrians - directly accessible from the street where possible	Entry to the facility is via Wickfield Circuit. 1.2 m footpath proposed to connect to Wickfield Circuit. The facility will be accessed from Wickfield Circuit.	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	• directly visible from the street frontage • easily monitored through natural or camera surveillance • not accessed through an outdoor play area. • in a mixed-use development, clearly defined and separate from entrances to other uses in the building.	The entry will be visible from Wickfield Circuit. The entrance will be monitored through natural or camera surveillance. The entry will not be accessed through an outdoor play area. Not a mixed-use development.	
To ensure that child care facilities are designed to be accessible by all potential users.	C16 - Accessible design can be achieved by: • providing accessibility to and within the building in accordance with all relevant legislation • linking all key areas of the site by level or ramped pathways that are accessible to prams and wheelchairs, including between all car parking areas and the main building entry • providing a continuous path of travel to and within the building, including access between the street entry and car parking and main building entrance.	A standard condition is recommended to ensure compliance with legislation for accessibility. Level and ramped pathways are provided, directly accessible from parking. A continuous path of travel is provided, and platform lifts are not proposed.	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	Platform lifts should be avoided where possible • minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath.	Ramping is minimised.	
3.4 Landscaping			
To provide landscape design that contributes to the streetscape and amenity.	C17 - Appropriate planting should be provided along the boundary integrated with fencing. Screen planting should not be included in calculations of unencumbered outdoor space. Use the existing landscape where feasible to provide a high quality landscaped area by: • reflecting and reinforcing the local context • incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping.	Satisfactory landscaping is proposed and includes landscape screening around the boundaries. Local species proposed. The proposed landscaping is consistent with the existing natural features.	Yes
To provide landscape design that contributes to the streetscape and amenity.	C18 - Incorporate car parking into the landscape design of the site by: • planting shade trees in large car parking areas to create a cool outdoor environment and reduce summer heat radiating into buildings • taking into account streetscape, local character and context	Existing car parking area to be used. No changes proposed.	N/A
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	when siting car parking areas within the front setback • using low level landscaping to soften and screen parking areas.		
3.5 Visual and Acoustic Privacy			
To protect the privacy and security of children attending the facility.	C19 - Open balconies in mixed use developments should not overlook facilities nor overhang outdoor play spaces.	Not a mixed used development.	N/A
To protect the privacy and security of children attending the facility.	C20 - Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through: • appropriate site and building layout • suitably locating pathways, windows and doors • permanent screening and landscape design.	No direct viewing of indoor rooms and outdoor play area.	Yes
To minimise impacts on privacy of adjoining properties.	C21 - Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through: • appropriate site and building layout	As above.	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	• suitable location of pathways, windows and doors • landscape design and screening.		
To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.	C22 - A new development, or development that includes alterations to more than 50 per cent of the existing floor area, and is located adjacent to residential accommodation should: • provide an acoustic fence along any boundary where the adjoining property contains a residential use. (An acoustic fence is one that is a solid, gap free fence). • ensure that mechanical plant or equipment is screened by solid, gap free material and constructed to reduce noise levels e.g. acoustic fence, building, or enclosure.	Acoustic measures are proposed. Compliance with the acoustic report is conditioned.	Yes
To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.	C23 - A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters: • identify an appropriate noise level for a childcare facility located in residential and other zones	A satisfactory acoustic report has been submitted in support of this application.	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	• determine an appropriate background noise level for outdoor play areas during times they are proposed to be in use • determine the appropriate height of any acoustic fence to enable the noise criteria to be met.		
3.6 Noise and Air Pollution			
To ensure that outside noise levels on the facility are minimised to levels.	C24 - Adopt design solutions to minimise the impacts of noise, such as: • creating physical separation between buildings and the noise source • orienting the facility perpendicular to the noise source and where possible buffered by other uses • using landscaping to reduce the perception of noise • limiting the number and size of openings facing noise sources • using double or acoustic glazing, acoustic louvers or enclosed balconies (wintergardens)	The existing building is setback appropriately from the road. As above. Landscape screening is proposed. Openings are satisfactory. N/A	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	• using materials with mass and/or sound insulation or absorption properties, such as solid balcony balustrades, external screens and softs • locating cot rooms, sleeping areas and play areas away from external noise sources.	N/A Cot rooms and play area away from external noise sources.	
To ensure that outside noise levels on the facility are minimised to acceptable levels.	C25 - An acoustic report should identify appropriate noise levels for sleeping areas and other non-play areas and examine impacts and noise attenuation measures where a child care facility is proposed in any of the following locations: • on industrial zoned land • where the ANEF contour is between 20 and 25, consistent with AS 2021 - 2000 • along a railway or mass transit corridor, as defined by State Environmental Planning Policy (Infrastructure) 2007 • on a major or busy road	The subject site is not located on land that is impacted by the listed noise sources.	N/A
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	• other land that is impacted by substantial external noise.		
To ensure air quality is acceptable where child care facilities are proposed close to external sources of air pollution such as major roads and industrial development.	C26 - Locate child care facilities on sites which avoid or minimise the potential impact of external sources of air pollution such as major roads and industrial development.	The site is located in adjacent to a residential area. Air pollution is not considered to be an impact.	Yes
To ensure air quality is acceptable where child care facilities are proposed close to external sources of air pollution such as major roads and industrial development.	C27 - A suitably qualified air quality professional should prepare an air quality assessment report to demonstrate that proposed child care facilities close to major roads or industrial developments can meet air quality standards in accordance with relevant legislation and guidelines. The air quality assessment report should evaluate design considerations to minimise air pollution such as: • creating an appropriate separation distance between the facility and the pollution source. The location of play areas, sleeping areas and outdoor areas should be as far as practicable from the major source of air pollution • using landscaping to act as a filter for air pollution generated by traffic and industry. Landscaping has	The development site is not considered to be close to external sources of air pollution.	N/A
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	the added benefit of improving aesthetics and minimising visual intrusion from an adjacent roadway • incorporating ventilation design into the design of the facility.		
3.7 Hours of Operation			
To minimise the impact of the child care facility on the amenity of neighbouring residential developments.	C28 - Hours of operation within areas where the predominant land use is residential should be confined to the core hours of 7.00am to 7.00pm weekdays. The hours of operation of the proposed child care facility may be extended if it adjoins or is adjacent to non-residential land uses.	7am to 6pm hours of operation are proposed Monday to Friday.	Yes
To minimise the impact of the child care facility on the amenity of neighbouring residential developments.	C29 - Within mixed use areas or predominantly commercial areas, the hours of operation for each child care facility should be assessed with respect to its compatibility with adjoining and co-located land uses.	The adjoining Aldi operates 8:30am to 8pm, 7 days per week. 7am to 6pm for the child care facility are considered suitable.	Yes
3.8 Traffic, Parking and Pedestrian Circulation			
To provide parking that satisfies the needs of users and demand generated by the centre.	C30 - Off street car parking should be provided at the rates for child care facilities specified in a Development Control Plan that applies to the land.	It has been stated that the facility will cater for 54 children which generates the requirement for 14 parking spaces. 15 spaces for the facility are provided.	Yes
To provide parking that satisfies the needs of users and	C31 - In commercial or industrial zones and mixed use developments, on street parking may only be	Off street parking is not proposed.	N/A
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
demand generated by the centre.	considered where there are no conflicts with adjoining uses, that is, no high levels of vehicle movement or potential conflicts with trucks and large vehicles.		
To provide parking that satisfies the needs of users and demand generated by the centre.	C32 - A Traffic and Parking Study should be prepared to support the proposal to quantify potential impacts on the surrounding land uses and demonstrate how impacts on amenity will be minimised. The study should also address any proposed variations to parking rates and demonstrate that: - the amenity of the surrounding area will not be affected - there will be no impacts on the safe operation of the surrounding road network.	The proposal complies with the minimum requirement and will not have any impact on the amenity or safe operations of the surrounding area. Traffic and parking assessment report has been submitted with the application and considered satisfactory.	Yes
To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.	C33 - Alternate vehicular access should be provided where child care facilities are on sites fronting: - a classified road - roads which carry freight traffic or transport dangerous goods or hazardous materials.	The site is located on local roads.	N/A
To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.	C35 - Child care facilities proposed within cul-de-sacs or narrow lanes or roads should ensure that safe access can be provided to and from the	The site is not located on a narrow road or a cul-de-sac.	N/A
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	site, and to and from the wider locality in times of emergency.		
To provide a safe and connected environment for pedestrians both on and around the site.	C35 - The following design solutions may be incorporated into a development to help provide a safe pedestrian environment: • separate pedestrian access from the car park to the facility • defined pedestrian crossings included within large car parking areas • separate pedestrian and vehicle entries from the street for parents, children and visitors • pedestrian paths that enable two prams to pass each other • delivery and loading areas located away from the main pedestrian access to the building and in clearly designated, separate facilities • in commercial or industrial zones and mixed-use developments, the path of travel from the car parking to the centre entrance physically separated from	1.2m pedestrian access is provided. Small Car Park Parking space pedestrian crossing not required. Separate pedestrian and vehicle entry from the street shown on plan. Pedestrian paths provided that will enable two prams to cross each other. Delivery carried out during off peak hours on daily basis. This would be managed as per the plan of management in place, ensuring no obstruction to the pedestrian access to the building. The proposed development is not in a mixed use or industrial zone.	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	any truck circulation or parking areas vehicles can enter and leave the site in a forward direction.	Vehicles can enter and exit the site in a forward direction.	
To provide a safe and connected environment for pedestrians both on and around the site.	C36 - Mixed use developments should include: - driveway access, manoeuvring areas and parking areas for the facility that are separate to parking and manoeuvring areas used by trucks - drop of and pick up zones that are exclusively available for use during the facility's operating hours with spaces clearly marked accordingly, close to the main entrance and preferably at the same floor level. Alternatively, direct access should avoid crossing driveways or manoeuvring areas used by vehicles accessing other parts of the site - parking that is separate from other uses, located and grouped together and conveniently located near the entrance or access point to the facility.	The proposed development is not a mixed-use development.	N/A
To provide a safe and connected environment for	C37 - Car parking design should:		Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
pedestrians both on and around the site.	- include a child safe fence to separate car parking areas from the building entrance and play areas - provide clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards - include wheelchair and pram accessible parking.	The car parking area is separated from the play areas. Accessible parking spaces are included in close proximity to the building entrance. Achieved.	
Child Care Planning Guidelines			
Objective	Provision	Proposed	Compliance
3.1 Site Selection and Location			
To ensure that appropriate zone considerations are assessed when selecting a site.	C1 - For proposed developments in or adjacent to a residential zone, consider: - the acoustic and privacy impacts of the proposed development on the residential properties - the setbacks and siting of buildings within the residential context - traffic and parking impacts of the proposal on residential amenity.	The proposed site is located in E1 Local Centre zone, and 90m to the nearest residential area. No privacy impacts are anticipated; however, acoustic impacts are. An Acoustic report is provided with this development application. Considered satisfactory and conditioned comply. Complies with the setback, change of use proposed to existing building. Existing parking on site. Complies with Carparking ad access requirements	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
		under part 8.4 of the CSCDCP 2015.	
To ensure that the site selected for a proposed child care facility is suitable for the use.	C2 - When selecting a site, ensure that: - the location and surrounding uses are compatible with the proposed development or use - the site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazards - there are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous materials remediation is needed - the characteristics of the site are suitable for the scale and type of development proposed having regard to: - size of street frontage, lot configuration, dimensions and overall size - number of shared boundaries with residential properties	The location and surrounding uses are compatible with a centre based childcare facility. The site is safe from any environmental risks. The site and building were previously used as a community facility, it is unlikely that the site/building has any potential environmental contaminants. The characteristics of the site are suitable. The site has a frontage of 25m and 1200sqm of site area. No shared boundary with residential property.	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	- the development will not have adverse environmental impacts on the surrounding area, particularly in sensitive environmental or cultural areas • where the proposal is to occupy or retrofit an existing premises, the interior and exterior spaces are suitable for the proposed use • there are suitable drop off and pick up areas, and off and on street parking • the type of adjoining road (for example classified, arterial, local road, cul-de-sac) is appropriate and safe for the proposed use • it is not located closely to incompatible social activities and uses such as restricted premises, injecting rooms, drug clinics and the like, premises licensed for alcohol or gambling such as hotels, clubs, cellar door premises and sex services premises.	The subject site is not located in a sensitive environmental or cultural area. The internal and external spaces are suitable for use of the existing building. Drop off and pick up can occur in the designated parking areas. Wickfield Circuit is appropriate to locate a centre based childcare facility, as it does not connect to roads with high traffic volumes. The site is not located near incompatible uses.	
To ensure that sites for childcare facilities are appropriately located.	C3 - A childcare facility should be located: • near compatible social uses such as schools and other educational	The proposed facility is located approximately	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	establishments, parks and other public open space, community facilities, places of public worship • near or within employment areas, town centres, business centres, shops • with access to public transport including rail, buses, ferries • in areas with pedestrian connectivity to the local community, businesses, shops, services and the like	128m from Ambarvale Public School, 531m to Thomas Reddal High school and approximately 60m from Ambarvale Sports Complex and church. The subject site is zoned E1 Local Centre and adjoins a mixed-use development and an Aldi supermarket. The subject site is regularly serviced by bus routes along Wickfield. The subject site is located with good pedestrian connectivity to shops, community services, and businesses.	
To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards.	C4 - A child care facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions arising from: • proximity to: - heavy or hazardous industry, waste transfer depots or landfill sites - LPG tanks or service stations - water cooling and water warming systems - odour (and other air pollutant) generating uses and sources or sites which, due to prevailing land use	The site is not located in proximity to any of the listed items.	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	zoning, may in future accommodate noise or odour generating uses.		
3.2 Local Character, Streetscape and the Public Domain Interface			
To ensure that the child care facility is compatible with the local character and surrounding streetscape.	C5 - The proposed development should: • contribute to the local area by being designed in character with the locality and existing streetscape • reflect the predominant form of surrounding land uses, particularly in low density residential areas • recognise predominant streetscape qualities, such as building form, scale, materials and colours • include design and architectural treatments that respond to and integrate with the existing streetscape • use landscaping to positively contribute to the streetscape and neighbouring amenity • integrate car parking into the building and site landscaping design in residential areas.	The proposed building integrates with the existing surrounding development. The building presents as single storey and integrates with the surrounds. Change of use to exiting building proposed. Suitable building materials for alterations are proposed and will integrate with the streetscape. Architectural treatments proposed fronting the streetscape integrates with existing character Proposed landscaping will contribute to the streetscape Car parking is contained within existing parking space and the site is not zoned residential.	Yes
To ensure clear delineation between the child care	C6 - Create a threshold with a clear transition between public and private realms, including:		Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
facility and public spaces.	- fencing to ensure safety for children entering and leaving the facility - windows facing from the facility towards the public domain to provide passive surveillance to the street as a safety measure and connection between the facility and the community - integrating existing and proposed landscaping with fencing.	Satisfactory child safe fencing is proposed. Windows from the facility face the public domain. Proposed fencing and landscaping are incorporated.	
To ensure clear delineation between the child care facility and public spaces.	C7 - On sites with multiple buildings and/or entries, pedestrian entries and spaces associated with the child care facility should be differentiated to improve legibility for visitors and children by changes in materials, plant species and colours.	Multiple buildings/entries are not proposed.	N/A
To ensure clear delineation between the child care facility and public spaces.	C8 - Where development adjoins public parks, open space or bushland, the facility should provide an appealing streetscape frontage by adopting some of the following design solutions: - clearly defined street access, pedestrian paths and building entries - low fences and planting which delineate communal/private open space from adjoining public open space	The subject site does not adjoin a public park, open space or bushland.	N/A
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	minimal use of blank walls and high fences.		
To ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain.	C9 - Front fences and walls within the front setback should be constructed of visually permeable materials and treatments.	Existing 1.8m fencing to be retained. The existing fence is a pool type fence allowing visual permeability.	Yes
To ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain.	C10 - High solid acoustic fencing may be used when shielding the facility from noise on classified roads. The walls should be setback from the property boundary with screen landscaping of a similar height between the wall and the boundary.	Wickfield Circuit is not a classified road. However, colour bond fencing is proposed around the outdoor play area.	N/A
3.3 Building Orientation, Envelope and Design			
To respond to the streetscape and site, while optimising solar access and opportunities for shade.	C11 - Orient a development on a site and design the building layout to: - ensure visual privacy and minimise potential noise and overlooking impacts on neighbours by: - facing doors and windows away from private open space, living rooms and bedrooms in adjoining residential properties - placing play equipment away from common	Proposed childcare centre is single storey and does not adjoin residential development. Its is unlikely the proposed development will result in visual privacy, noise and overlooking impacts. Doors and windows are appropriately located.	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	boundaries with residential properties - locating outdoor play areas away from residential dwellings and other sensitive uses • optimise solar access to internal and external play areas • avoid overshadowing of adjoining residential properties • minimise cut and fill • ensure buildings along the street frontage define the street by facing it • ensure that where a child care facility is located above ground level, outdoor play areas are protected from wind and other climatic conditions.	Play equipment is not near common boundaries with adjacent property. Play areas are not located near dwellings or other sensitive uses. All play spaces will receive satisfactory solar access. The single storey nature of the proposed development will not create adverse overshadowing on adjoining properties. No cut and fill proposed. The proposed building addresses the street frontages. The proposed facility is located at ground level.	
To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised.	C12 - The following matters may be considered to minimise the impacts of the proposal on local character: • building height should be consistent with other buildings in the locality	No changes proposed to the existing building height.	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	• building height should respond to the scale and character of the street • setbacks should allow for adequate privacy for neighbours and children at the proposed child care facility • setbacks should provide adequate access for building maintenance • setbacks to the street should be consistent with the existing character.	As above. Existing building is consistent with setbacks Setbacks are adequate for building maintenance. Setbacks are consistent with the existing street character.	
To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.	C13 - Where there are no prevailing setback controls minimum setback to a classified road should be 10 metres. On other road frontages where there are existing buildings within 50 metres, the setback should be the average of the two closest buildings. Where there are no buildings within 50 metres, the same setback is required for the predominant adjoining land use.	Wickfield Circuit is not a classified road.	N/A
To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within	C14 - On land in a residential zone, side and rear boundary setbacks should observe the prevailing setbacks required for a dwelling house.	The subject site is not residential zoned land.	N/A
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
the immediate context.			
To ensure that buildings are designed to create safe environments for all users.	C15 - Entry to the facility should be limited to one secure point which is: • located to allow ease of access, particularly for pedestrians • directly accessible from the street where possible • directly visible from the street frontage • easily monitored through natural or camera surveillance • not accessed through an outdoor play area. • in a mixed-use development, clearly defined and separate from entrances to other uses in the building.	Entry to the facility is via Wickfield Circuit. 1.2 m footpath proposed to connect to Wickfield Circuit. The facility will be accessed from Wickfield Circuit. The entry will be visible from Wickfield Circuit. The entrance will be monitored through natural or camera surveillance. The entry will not be accessed through an outdoor play area. Not a mixed-use development.	Yes
To ensure that child care facilities are designed to be accessible by all potential users.	C16 - Accessible design can be achieved by: • providing accessibility to and within the building in accordance with all relevant legislation • linking all key areas of the site by level or ramped	A standard condition is recommended to ensure compliance with legislation for accessibility.	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	pathways that are accessible to prams and wheelchairs, including between all car parking areas and the main building entry - providing a continuous path of travel to and within the building, including access between the street entry and car parking and main building entrance. Platform lifts should be avoided where possible - minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath.	Level and ramped pathways are provided, directly accessible from parking. A continuous path of travel is provided, and platform lifts are not proposed. Ramping is minimised.	
3.4 Landscaping			
To provide landscape design that contributes to the streetscape and amenity.	C17 - Appropriate planting should be provided along the boundary integrated with fencing. Screen planting should not be included in calculations of unencumbered outdoor space. Use the existing landscape where feasible to provide a high quality landscaped area by: - reflecting and reinforcing the local context - incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping.	Satisfactory landscaping is proposed and includes landscape screening around the boundaries. Local species proposed. The proposed landscaping is consistent with the existing natural features.	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
To provide landscape design that contributes to the streetscape and amenity.	C18 - Incorporate car parking into the landscape design of the site by: - planting shade trees in large car parking areas to create a cool outdoor environment and reduce summer heat radiating into buildings - taking into account streetscape, local character and context when siting car parking areas within the front setback - using low level landscaping to soften and screen parking areas.	Existing Car parking area to be used. No changes proposed.	N/A
3.5 Visual and Acoustic Privacy			
To protect the privacy and security of children attending the facility.	C19 - Open balconies in mixed use developments should not overlook facilities nor overhang outdoor play spaces.	Not a mixed used development.	N/A
To protect the privacy and security of children attending the facility.	C20 - Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through: - appropriate site and building layout - suitably locating pathways, windows and doors - permanent screening and landscape design.	No direct viewing of indoor rooms and outdoor play area.	Yes
To minimise impacts on privacy of adjoining properties.	C21 - Minimise direct overlooking of main internal living areas and private	As above.	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	open spaces in adjoining developments through: • appropriate site and building layout • suitable location of pathways, windows and doors • landscape design and screening.		
To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.	C22 - A new development, or development that includes alterations to more than 50 per cent of the existing floor area, and is located adjacent to residential accommodation should: • provide an acoustic fence along any boundary where the adjoining property contains a residential use. (An acoustic fence is one that is a solid, gap free fence). • ensure that mechanical plant or equipment is screened by solid, gap free material and constructed to reduce noise levels e.g. acoustic fence, building, or enclosure.	Acoustic measures are proposed. Compliance with the acoustic report is conditioned.	Yes
To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.	C23 - A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters: • identify an appropriate noise level for a child care facility located in residential and other zones	A satisfactory acoustic report has been submitted in support of this application.	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	- determine an appropriate background noise level for outdoor play areas during times they are proposed to be in use - determine the appropriate height of any acoustic fence to enable the noise criteria to be met.		
3.6 Noise and Air Pollution			
To ensure that outside noise levels on the facility are minimised to levels.	C24 - Adopt design solutions to minimise the impacts of noise, such as: - creating physical separation between buildings and the noise source - orienting the facility perpendicular to the noise source and where possible buffered by other uses - using landscaping to reduce the perception of noise - limiting the number and size of openings facing noise sources - using double or acoustic glazing, acoustic louvers or enclosed balconies (wintergardens)	The existing building is setback appropriately from the road. As above. Landscape screening is proposed. Openings are satisfactory. N/A	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	• using materials with mass and/or sound insulation or absorption properties, such as solid balcony balustrades, external screens and softs • locating cot rooms, sleeping areas and play areas away from external noise sources.	N/A Cot rooms and play area away from external noise sources.	
To ensure that outside noise levels on the facility are minimised to acceptable levels.	C25 - An acoustic report should identify appropriate noise levels for sleeping areas and other non-play areas and examine impacts and noise attenuation measures where a child care facility is proposed in any of the following locations: • on industrial zoned land • where the ANEF contour is between 20 and 25, consistent with AS 2021 - 2000 • along a railway or mass transit corridor, as defined by State Environmental Planning Policy (Infrastructure) 2007 • on a major or busy road • other land that is impacted by substantial external noise.	The subject site is not located on land that is impacted by the listed noise sources.	N/A
To ensure air quality is acceptable where child care facilities are proposed close to external sources of air pollution such	C26 - Locate child care facilities on sites which avoid or minimise the potential impact of external sources of air pollution	The site is located in adjacent to a residential area. Air pollution is not considered to be an impact.	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
as major roads and industrial development.	such as major roads and industrial development.		
To ensure air quality is acceptable where child care facilities are proposed close to external sources of air pollution such as major roads and industrial development.	C27 - A suitably qualified air quality professional should prepare an air quality assessment report to demonstrate that proposed child care facilities close to major roads or industrial developments can meet air quality standards in accordance with relevant legislation and guidelines. The air quality assessment report should evaluate design considerations to minimise air pollution such as: • creating an appropriate separation distance between the facility and the pollution source. The location of play areas, sleeping areas and outdoor areas should be as far as practicable from the major source of air pollution • using landscaping to act as a filter for air pollution generated by traffic and industry. Landscaping has the added benefit of improving aesthetics and minimising visual intrusion from an adjacent roadway • incorporating ventilation design into the design of the facility.	The development site is not considered to be close to external sources of air pollution.	N/A
3.7 Hours of Operation			
To minimise the impact of the child care facility on the amenity of	C28 - Hours of operation within areas where the predominant land use is residential should be	7am to 6pm hours of operation are proposed Monday to Friday.	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
neighbouring residential developments.	confined to the core hours of 7.00am to 7.00pm weekdays. The hours of operation of the proposed child care facility may be extended if it adjoins or is adjacent to non-residential land uses.		
To minimise the impact of the child care facility on the amenity of neighbouring residential developments.	C29 - Within mixed use areas or predominantly commercial areas, the hours of operation for each child care facility should be assessed with respect to its compatibility with adjoining and co-located land uses.	The adjoining Aldi operates 8:30am to 8pm, 7 days per week. 7am to 6pm for the child care facility are considered suitable.	Yes
3.8 Traffic, Parking and Pedestrian Circulation			
To provide parking that satisfies the needs of users and demand generated by the centre.	C30 - Off street car parking should be provided at the rates for child care facilities specified in a Development Control Plan that applies to the land.	It has been stated that the facility will cater for 54 children which generates the requirement for 14 parking spaces. 15 spaces for the facility are provided.	Yes
To provide parking that satisfies the needs of users and demand generated by the centre.	C31 - In commercial or industrial zones and mixed use developments, on street parking may only be considered where there are no conflicts with adjoining uses, that is, no high levels of vehicle movement or potential conflicts with trucks and large vehicles.	Off street parking is not proposed.	N/A
To provide parking that satisfies the needs of users and demand generated by the centre.	C32 - A Traffic and Parking Study should be prepared to support the proposal to quantify potential impacts on the surrounding land uses and demonstrate how impacts on amenity will be minimised. The study	The proposal complies with the minimum requirement and will not have any impact on the amenity or safe operations of the surrounding area. Traffic and parking assessment	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	should also address any proposed variations to parking rates and demonstrate that: - the amenity of the surrounding area will not be affected - there will be no impacts on the safe operation of the surrounding road network.	report has been submitted with the application and considered satisfactory.	
To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.	C33 - Alternate vehicular access should be provided where child care facilities are on sites fronting: - a classified road - roads which carry freight traffic or transport dangerous goods or hazardous materials.	The site is located on local roads.	N/A
To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.	C35 - Child care facilities proposed within cul-de-sacs or narrow lanes or roads should ensure that safe access can be provided to and from the site, and to and from the wider locality in times of emergency.	The site is not located on a narrow road or a cul-de-sac.	N/A
To provide a safe and connected environment for pedestrians both on and around the site.	C35 - The following design solutions may be incorporated into a development to help provide a safe pedestrian environment: separate pedestrian access from the car park to the facility	1.2m pedestrian access is provided.	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	- defined pedestrian crossings included within large car parking areas - separate pedestrian and vehicle entries from the street for parents, children and visitors - pedestrian paths that enable two prams to pass each other - delivery and loading areas located away from the main pedestrian access to the building and in clearly designated, separate facilities - in commercial or industrial zones and mixed-use developments, the path of travel from the car parking to the centre entrance physically separated from any truck circulation or parking areas - vehicles can enter and leave the site in a forward direction.	Not a large car parking area Separate pedestrian and vehicle entry from the street is shown on plan. Pedestrian paths provided that will enable two prams to cross each other. Delivery carried out during off peak hours on daily basis. This would be managed as per the plan of management in place, ensuring no obstruction to the pedestrian access to the building. The proposed development is not in a mixed use or industrial zone. Vehicles can enter and exit the site in a forward direction.	
To provide a safe and connected environment for pedestrians both on and around the site.	C36 - Mixed use developments should include: driveway access, manoeuvring areas and	The proposed development is not a mixed-use development.	N/A
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	parking areas for the facility that are separate to parking and manoeuvring areas used by trucks • drop of and pick up zones that are exclusively available for use during the facility's operating hours with spaces clearly marked accordingly, close to the main entrance and preferably at the same floor level. Alternatively, direct access should avoid crossing driveways or manoeuvring areas used by vehicles accessing other parts of the site • parking that is separate from other uses, located and grouped together and conveniently located near the entrance or access point to the facility.		
To provide a safe and connected environment for pedestrians both on and around the site.	C37 - Car parking design should: • include a child safe fence to separate car parking areas from the building entrance and play areas • provide clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards	The car parking area is separated from the play areas. Accessible parking spaces are included in close proximity to the building entrance.	Yes
Child Care Planning Guidelines			

Objective	Provision	Proposed	Compliance
	include wheelchair and pram accessible parking.	Achieved.	

Education and Care Services National Regulations (National Regulation)

Part 4.3 of the National Regulations describes the specific regulations which apply to the design of centre based childcare centres. An assessment of these requirements is provided below. Compliance is achieved with all relevant provisions.

Education and Care Services National Regulations			
Regulation	Requirement	Proposed	Compliance
25. Additional information about proposed education and care service premises	Regulation 25 (d) requires one of the following— (i) a soil assessment for the site of the proposed education and care service premises; (ii) if a soil assessment for the site of the proposed education and care service premises has previously been undertaken, a statement to that effect, specifying when the soil assessment was undertaken; (iii) a statement made by the applicant that states that, to the best of the applicant's knowledge the site history does not indicate that the site is likely to be contaminated in a way that poses an unacceptable risk to the health of children;	The proposed development is change of use to existing facility on site. No external construction works proposed. The site has been previously used for community facility and it's unlikely that the site is contaminated in a way that poses an unacceptable risk to the health of children.	Yes
Education and Care Services National Regulations			

Regulation	Requirement	Proposed	Compliance
97. Emergency and evacuation procedures	Regulation 97 sets out the detail for what those procedures must cover including: • instructions for what must be done in the event of an emergency • an emergency and evacuation floor plan, a copy of which is displayed in a prominent position near each exit • a risk assessment to identify potential emergencies that are relevant to the service.	The evacuation plan was submitted with the DA, considered satisfactory.	Yes, subject to condition.
104. Fencing or barrier that encloses outdoor spaces	The approved provider of an education and care service must ensure that any outdoor space used by children at the education and care service premises is enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it.	Satisfactory child safe fencing proposed.	Yes
106. Laundry and hygiene facilities	The proposed development includes laundry facilities or access to laundry facilities OR explains the other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage of soiled clothing, nappies and linen prior to their disposal or laundering.	The proposal includes provisions for an onsite laundry facility.	Yes
Education and Care Services National Regulations			

Regulation	Requirement	Proposed	Compliance
	Laundry/hygienic facilities are located where they do not pose a risk to children	Laundry facility access from the lobby area would not pose risk to children	
107. Unencumbered indoor space	The proposed development includes at least 3.25m ² of unencumbered indoor space for each child.	The proposed development will cater for 54 children, requiring 175.5m ² of indoor space. The application proposes an unencumbered indoor space of 176m ² .	Yes
108. Unencumbered outdoor space	The proposed development includes at least 7m ² of unencumbered outdoor space for each child.	The proposed development will cater for 54 children, requiring 378m ² of outdoor space. The application proposes an unencumbered outdoor space of 490m ² .	No
109. Toilet and hygiene facilities	The proposed development includes adequate, developmentally and age-appropriate toilet, washing and drying facilities for use by children being educated and cared for by the service. The location and design of the toilet, washing and drying facilities enable safe and convenient use by the children.	Toilet, washing and drying facilities are proposed in a convenient location and will provide safe and easy use by the children. Complies	Yes
110. Ventilation and natural light	The proposed development includes indoor spaces to be used by children that: • will be well ventilated; and • will have adequate natural light; and • can be maintained at a temperature that	Natural ventilation during quiet play is achieved. It is anticipated that natural light will be provided to the indoor play areas. The building has sky lights.	Yes
Education and Care Services National Regulations			

Regulation	Requirement	Proposed	Compliance
	ensures the safety and well-being of children.		
111. Administrative space	The proposed development includes an adequate area or areas for the purposes of conducting the administrative functions of the service; and consulting with parents of children; and conducting private conversations. Note: This space cannot be included in the calculation of unencumbered indoor space – see regulation 107	The proposed development has included sufficient space for administrative functions, with a designated office and staff room.	Yes
112. Nappy change facilities	The proposed development includes an adequate area for construction of appropriate hygienic facilities for nappy changing including at least one properly constructed nappy changing bench and hand cleansing facilities for adults in the immediate vicinity of the nappy change area. The proposed nappy change facilities can be designed and located in a way that prevents unsupervised access by children.	Sufficient nappy change facilities provided, with hand cleansing sink for adults. The nappy change area is located in a way that prevents unsupervised access by children.	Yes
113. Outdoor space—natural environment	The proposed development includes outdoor spaces that will allow children to explore and experience the natural environment.	Outdoor space does provide variety of features that will allow the children to experience the natural environment.	Yes
Education and Care Services National Regulations			

Regulation	Requirement	Proposed	Compliance
114. Outdoor space – shade	The proposed development includes adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun.	The proposed development incorporates shading device for outdoor spaces.	Yes
115. Premises designed to facilitate supervision	The proposed development (including toilets and nappy change facilities) is designed in a way that facilitates supervision of children at all times, having regard to the need to maintain the rights and dignity of the children.	The outdoor areas and indoor activity rooms have been designed in a manner that will facilitate supervision throughout the site for both age groups. Indoor rooms have fixed windows and glass sliding doors which will allow supervision of children at all times	Yes
123. Educator to child ratios	The minimum number of educators required to educate and care for children at a centre-based service is to be calculated in accordance with the following ratios— (a) for children from birth to 24 months of age—1 educator to 4 children; (b) for children over 24 months and less than 36 months of age—1 educator to 5 children; (c) for children aged 36 months of age or over (not including children over preschool age) —1 educator to 11 children;	The facility proposes the following number of children: 0-2 years - 8 children (2 staff required) 2-3 Years - 14 children (3 staff required) 3-5 Years - 32 children (3 staff required)	Yes
Education and Care Services National Regulations			

Regulation	Requirement	Proposed	Compliance
	(d) for children over preschool age, 1 educator to 15 children.	8 staff are required and 10 staff are proposed.	
168. Education and care service must have policies and procedures	Clause 168 sets out the list of procedures that a care service must have, including procedures for emergency and evacuation.	The evacuation plan was submitted with the DA, considered satisfactory.	Yes, subject to condition.

Summary of Relevant CLEP 2015 Provisions

The CLEP 2015 contains a number of provisions which are relevant to the proposal. Assessment of the application against the applicable provisions is provided below.

Clause	Provision	Proposed	Compliance
4.3 Height of buildings	Maximum building height permitted 9m	Maximum existing height is 6.72m.	Yes
5.1 Relevant acquisition authority	Land to be acquired as identified on the Land Reservation Acquisition Map	No portion of the site is reserved for acquisition.	N/A
5.10 Heritage conservation	Conservation of environmental heritage and consent requirements	The site does not contain a heritage item and is not in a heritage conservation area.	N/A
7.1 Earthworks	The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	Proposed earthworks are minimal and will not have a detrimental impact on the surrounding area.	Yes
7.4 Salinity	Appropriate management of land that is subject to salinity and the minimisation and mitigation of adverse	Not a subject to salinity hazards. Change of use of existing building.	N/A
	impacts from development that contributes to salinity.	proposed. Advisory note recommended.	

7.10 Essential services	Adequate arrangements shall be made for the provisions of water, electricity, disposal and management of sewage, drainage, road and vehicular access, telecommunications, and gas	Essential services already exist on site.	Yes
-------------------------	---	---	-----

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; and

Part 8: Centre-based Child Care Facilities.

Part	Requirement	Proposed	Compliance
Part 2 Requirements Applying to all Types of Development			
2.2 Site Analysis	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. The scope of the site analysis will depend on the scale and nature of the development and shall address: i) contours, slope and north point; ii) existing landscaping and vegetation; iii) existing buildings and structures; iv) location of windows and other openings on adjoining buildings; v) roads, access points, parking, and traffic	No site analysis has been submitted in support of this application. However, the site plan details existing site features.	Yes
Part	Requirement	Proposed	Compliance

	management devices and the like; vi) linkages; open space networks, pedestrian/cycle paths and the like; vii) easements, services, existing infrastructure and utilities; viii) hydraulic features, drainage lines, water features, drainage constraints, and the like; ix) natural hazards (e.g. flooding, bushfire); x) solar orientation, overshadowing, prevailing winds; xi) views and vistas to, from and within the site; xii) a streetscape analysis; xiii) special environmental features such as threatened species habitat, endangered ecological communities and wetlands; xiv) items and relics of and/or aboriginal place of heritage significance; and xv) any identified road widening applying to the subject land		
2.3	Development shall appropriately respond to Campbelltown's important views and vistas to and from public places.	The proposed development will not impact on any views and vistas.	Yes
Views and Vistas	District views and existing significant view corridors as viewed to and from	As above.	Yes
Part	Requirement	Proposed	Compliance

	public places shall be protected		
2.4.1 Rain Water Tanks	In addition to satisfying BASIX, residential development is encouraged to provide a rain water tank for new buildings	The proposed development is not residential.	N/A
2.4.2 Natural Ventilation	The design of new buildings shall be encouraged to maximise opportunities for cross flow ventilation, where practical, thus minimising the need for air conditioning.	Cross ventilation will be achieved.	Yes
2.5 Landscaping - Design Requirements	Landscape design shall enhance the visual character of the development and complement the design/use of spaces within and adjacent to the site.	Proposed landscaping will enhance the visual character of the development.	Yes
	Landscape design shall retain and enhance the existing native flora and fauna characteristics of a site wherever possible.	There site is only sparsely covered in vegetation.	Yes
	Landscape design shall add value to the quality and character of the streetscape.	Proposed landscaping will positively contribute to the streetscape.	Yes
	The Landscape Concept Plan shall illustrate mature height, spread of species, trees to be removed/retained and shall be prepared by a suitably qualified person.	Landscape Plan shows mature height, spread, and is prepared by a suitably qualified consultant.	Yes
	Landscaping shall maximise the use of locally indigenous and other drought tolerant native	Proposed landscaping is native species.	Yes
Part	Requirement	Proposed	Compliance

	plants and avoid the use of invasive species.		
2.7 Erosion and Sediment Control - Design Requirements	An Erosion and Sediment Control Plan shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface.	Sediment control plan submitted with application. Standard condition to be included in consent.	Yes
2.8 Cut, Fill and Floor Levels	A Cut and Fill Management Plan (CFMP) shall be submitted with a development application where the development incorporates cut and/or fill operations.	No cut and fill proposed	N/A
2.9 Demolition - Design Requirements	A development application involving demolition shall be considered having regard to the following information: i) a detailed work plan prepared by a suitably qualified person, in accordance with AS2601-2001- The Demolition of Structures (as amended); ii) details of the licensed demolition contractor engaged to carry out the work (including name, address and building licence number); iii) a hazardous materials report that lists details of methods to prevent air, noise and water pollution and the escape of hazardous	A condition would be recommended to address all matters pertaining to the demolition of existing internal structures.	Could comply by condition
Part	Requirement	Proposed	Compliance

	substances into the public domain; iv) details of any asbestos or other hazardous substances to be removed from the site and/or damaged during demolition; and v) a dilapidation report where any demolition work is to be undertaken within the zone of influence of any other structure.		
2.10.3 Stormwater Drainage - Design requirements	A stormwater Drainage Concept Plan shall be prepared by a suitably qualified person, and submitted with all development applications, involving construction (except for internal alterations/fitouts), demonstrating to Council how the stormwater will be collected and discharged from the site.	A satisfactory stormwater plan has been submitted in support of this application. No changes proposed to existing system on site.	Yes
	The stormwater concept plan shall include the following information as a minimum: i) locations, layouts and sizes of stormwater pipes and pits; ii) minimum grades and capacity of stormwater pipes; and iii) existing and proposed easements, site contours and overland flow path/s.	As above.	
2.11.1 Aboriginal Heritage	This section contains controls relating to the management of Aboriginal heritage values and to	The subject site is not identified as being within	N/A
Part	Requirement	Proposed	Compliance

	ensure areas identified as European cultural heritage sites or archaeological sites are managed.	an area of potential archaeological deposits.	
2.13 Security – Design requirements	Development shall be designed to maximise, where possible, casual surveillance opportunities to the street and surrounding public places.	Casual surveillance will be achieved by windows of high traffic rooms having windows facing the street	Yes
2.14.1 Salinity	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	The site has existing buildings and used as community center. No major earth works proposed as part of this application. It's unlikely the site will have been subject to a salinity hazard. Advisory note recommended.	N/A
2.14.2 Bushfire – Design requirements	Development applications relating to land identified on the Bushfire Prone Land Map shall be accompanied by a Bushfire Hazard Assessment Report prepared by a suitably qualified person.	The subject site is not identified as being bushfire prone.	N/A
2.14.3 Subsidence	Any development on a site located within South Campbelltown Mine Subsidence District, or Appin Mine Subsidence District may be at risk of the effects of subsidence from past and/or future underground mining. An appropriate engineering outcome shall be achieved.	The subject site is not identified as with the Mine Subsidence District.	N/A
Part	Requirement	Proposed	Compliance

2.15.1 Waste Management Plan	A detailed 'Waste Management Plan' (WMP) shall accompany development applications for certain types of development/land uses, as detailed in Table 2.15.1 and for any other development that in the opinion of Council a WMP is required.	A satisfactory WMP has been submitted in support of this application.	Yes
2.16.2 Electricity	Details of the proposed method of power supply shall be provided as part of the development application for any development involving the construction of a building within rural and environmental protection zones.	This proposal is not for construction of a building in a rural or environmental zone.	N/A
2.17 Work On, Over or Near Public Land	Written approval shall be obtained from Council, prior to the commencement of any works, activities or occupancy upon public land, including roads, road related areas, stormwater connections, Council car parks, footpaths or nature strips.	Site is Council owned. Owner's consent has been submitted with the application for works proposed on council land.	Yes
2.20 Development on Land Adjacent to, or Affected by a Gas Easement	Development and use of land within the easement is restricted by the conditions of the easement and applicants shall demonstrate compliance with any restrictions imposed by the easement when submitting applications for development.	The subject site is not within the gas pipeline area.	N/A
Part	Requirement	Proposed	Compliance

Part 8 Centre Based Child Care Centres			
8.2 Licence Requirements	In order to operate a Centre-based Child Care Facility in Campbelltown, the applicant needs to obtain: i) a development consent from Council under the EP&A Act; and ii) a licence to operate from the NSW Department of Family and Community Services.	A condition is recommended to ensure a licence to operate is obtained.	Conditioned
8.3.1 Locality Requirements	Child care centres shall not be located on an allotment that is accessed from a State road (refer to Table 8.3.1 for a list of State roads in Campbelltown LGA).	The site is not located on or accessed from a state road.	Yes
	Child care centres shall not be located on an allotment that is within 100 metres of the intersection of a State road.	The subject site is not within 100 metres of the intersection of a state road.	Yes
	Child care centres shall not be located on an allotment that is within a no through road.	The subject site is not located on a no-through road.	Yes
	Child care centres shall not be located on an allotment that has vehicular access to a road where the carriageway is less than 6.5 metres in width.	Wickfield Circuit has a carriageway greater than 6.5m in width.	Yes
	Child care centres shall not be located on an allotment that has a building erected upon it that is constructed	The proposed child care is change of use to an existing building used as a community facility. No materials contain asbestos or lead paint.	Yes
Part	Requirement	Proposed	Compliance

	of materials that contain asbestos or lead paint.	Advisory note recommended	
	Child care centres shall not be located on an allotment that is adjacent to a: -potentially hazardous industry, hazardous industry, potentially offensive industry, offensive industry, agricultural produce industries, livestock processing industries, heavy industrial storage establishments; or waste or resource management facility.	The subject site is not located near any of the listed uses.	Yes
	Child care centres shall not be located on an allotment that is within a 150 metre radius of a sex restricted premises; sex services premises or home occupation (sex services);	The subject site is not located within 150m radius of a known sex restricted premises, sex services premises or home occupation (sex services).	Yes
	Child care centres shall not be located on an allotment that presents a potential safety hazard for vehicle and pedestrian traffic, unless it can be demonstrated to Council's satisfaction that there would be no vehicular/ pedestrian conflict (refer to Figure 8.3.1);	Site considered safe for vehicle and pedestrian access.	Yes
	Child care centres shall not be located within a basement of a building (excluding storage rooms and offices ancillary to the child care centre).	The centre is not located within a basement.	Yes
	Child care centres shall not be permitted on a local	The proposed childcare centre complies with the	Yes
Part	Requirement	Proposed	Compliance

	street, unless it can be demonstrated to Council's satisfaction that the proposed child care centre will not impact negatively on the local traffic network.	minimum requirement of car parking space of 14 car spaces. 15 provided including accessible parking space. Traffic and parking assessment submitted is with the application and considered satisfactory.	
	Child care centres shall not be permitted on a local street, unless it can be demonstrated to Council's satisfaction that the proposed child care centre has adequate on-site parking and manoeuvring/turning spaces.	Adequate manoeuvring and parking available in existing car parking space.	Yes
	Child care centres shall not be permitted on a local street, unless it can be demonstrated to Council's satisfaction that the amenity of the surrounding properties is maintained.	The direct access to proposed childcare is not from the street in fact from a car park that caters to Ambarvale spots complex. It is unlikely to result in traffic impact and thus in satisfaction of the amenity of surrounding properties.	Yes
	Where a child care centre is proposed to be located in a building on land within Business zones, the child care centre (excluding storage rooms and offices) shall be directly accessible by car.	The site is directly accessible by car.	Yes
	Where a child care centre is proposed to be located in a building on land within Business zones, the child care centre (excluding storage rooms and offices)	The proposed facility is single storey only.	Yes
Part	Requirement	Proposed	Compliance

	shall not occupy more than one (1) storey.		
	Where a child care centre is proposed to be located in a building on land within Business zones, the child care centre (excluding storage rooms and offices) shall be located no higher than the first floor to ensure the easy evacuation of children in case of emergency.	The proposed facility is on the ground floor.	Yes
8.3.3 Streetscape	The design of new purpose built buildings (including facade treatments, building massing, roof design and entrance features, setbacks and landscaping) shall complement the scale of surrounding development, character and qualities of the desired streetscape.	The scale of the proposed built form extension of the development, as viewed from the street, is compatible with the scale of the adjoining development.	Yes
	Notwithstanding Clause 8.3.1 a) viii) new buildings on corner sites shall incorporate facade treatments that address both street frontages and achieve positive articulation in building design.	The proposed building addresses front street frontages. Not a corner lot.	Yes
	Clothes lines and air conditioning units shall be screened and not visible by the public when viewed from a public area.	A condition would be recommended to ensure all clothes lines and air conditioning units are not visible from the public area.	Conditioned
	The built form, design and layout of all outdoor play areas shall relate to the natural land form and setting to ensure that the	The proposed development protects the visual and acoustic	Yes
Part	Requirement	Proposed	Compliance

	amenity (visual and acoustic privacy) of adjoining properties is protected.	privacy of adjoining development.	
8.3.4 Fencing	Fencing along the primary and secondary street boundaries shall not be constructed of bonded sheet metal.	Front fencing is not bonded sheet metal.	Yes
	Fencing along the primary and secondary street boundaries shall not be higher than 1.2 metres.	Front fencing is existing.	N/A
	Fencing along the primary and secondary street boundaries shall be articulated, incorporate landscape treatments and complement the design and finish of the development.	Front fencing is visually permeable and will have landscaping integrated.	Yes
	Fencing to the rear and side boundaries shall be located behind the primary and secondary street setbacks.	Acoustic fencing is setback behind the boundaries.	Yes
	Fencing to the rear and side boundaries shall be a maximum of 2.1 metres in height (excluding retaining walls).	Acoustic fencing along the rear and side boundaries is proposed at 1.4m high.	Yes
	Bonded sheet metal fencing shall only be permitted where the fence is located behind a 1.5 metre wide landscaped buffer.	Bonded sheet metal fencing is not proposed.	N/A
	Bonded sheet metal fencing shall only be permitted where the fence is located behind the building line of all street frontages.	Bonded sheet metal fencing is not proposed.	N/A
Part	Requirement	Proposed	Compliance

8.3.5 Visual and Acoustic Privacy	An acoustic report prepared by a suitably qualified person shall be submitted with all child care centre development applications demonstrating : that the noise levels generated from the child care centre, when measured over a 15 minute period, does not exceed the background noise by more than 5 dBA; that the noise levels comply with the requirement of the Protection of The Environment Operations Act 1997; and illustrating ways to minimise the impacts of noise on adjoining properties.	A satisfactory acoustic assessment has been submitted in support of this application.	Yes
	Direct views to and from neighbouring and surrounding properties shall be minimised through appropriate building design and location of outdoor play areas; and	The proposed outdoor areas and building are located appropriately and will not adversely impact on adjoining development.	Yes
	Direct views to and from neighbouring and surrounding properties shall be minimised through the use of fencing and landscaping buffers.	Appropriate landscaping and fencing is proposed.	Yes
8.3.6 Waste Management	A waste management plan shall be submitted for all Centre-based Child Care Facility developments including information with regard to the storage and	A satisfactory WMP has been submitted in support of this application.	Yes
Part	Requirement	Proposed	Compliance

	disposal of used nappies, general waste and recycling.		
	The development shall make provision for an enclosed onsite waste and recycling storage area that provides adequate space to accommodate the size and number of bins proposed, and volume of waste and recycling generated at the centre.	Enclosed onsite waste and recycling storage is proposed.	Yes
	Waste storage, collection areas and service/ delivery areas shall be screened from public view and located to minimise adverse impacts on adjoining properties.	Screening of waste areas is proposed.	Yes
	The waste collection area shall be located and designed to minimise safety hazards for any person within the site or within the adjacent private/public areas.	Waste collection area is satisfactory.	Yes
	The waste storage area shall: i) be no more than 30 metres from the point of collection; ii) contain a hose connection; iii) have an impervious floor that is connected to the sewer; iv) be adequately ventilated; v) incorporate appropriate	Complies.	Yes
Part	Requirement	Proposed	Compliance

	design and construction materials (including colours and finishes) which complement the development; vi) be appropriately screened from public view by a visual barrier of at least 1.5m high; vii) provide an opening sufficient to allow egress of the maximum sized bin to be used at the development; and viii) Be positioned to ensure that the path for wheeling bins between the waste storage area(s) and the collection point is free of steps and kerbs and has a maximum gradient of 1V:8H		
	All premises shall produce evidence of a collection contract with a licensed waste and recycling collection contractor, if requested by Council.	A condition of consent recommended to ensure compliance with this part.	Yes, Complies by condition
	The development must be designed in such a way that an Australian Standard heavy rigid vehicle can provide waste collection services to the development. If on-site servicing is required, the site plan and layout shall consider how heavy rigid vehicles can access and move around the development, and make		
Part	Requirement	Proposed	Compliance

	appropriate provisions for this to occur safely.		
	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		
8.4.1 Car Parking	Car parking areas shall be setback a minimum of 3 metres from the front boundary and any secondary boundary.	No changes to existing car parking space.	Yes
	A minimum of one(1) on site car parking space shall be provided for every four (4) children approved to attend the child care centre.	The development caters to 54 children which generates the requirement for 14 parking spaces. 15 spaces for the facility are provided	Yes
	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.	Not proposed	N/A
	No required car parking space shall be designed in a stacked configuration.	Stacked parking is not proposed.	N/A
	Parking spaces that are stacked will not be considered for the purpose of parking calculations.	Not applicable.	N/A
Part	Requirement	Proposed	Compliance

	Pedestrian access shall be separated from vehicular access with clearly defined paths to and from the building.	Pedestrian access is separated from vehicular access.	Yes
	Where a child care centre site is proposed to be situated on a main collector road, pedestrian safety measures on adjoining roads (e.g. pedestrian crossings and refuges etc.) may be required to be installed at no cost to Council	The subject site is not located on a main collector road.	N/A
	The vehicular and pedestrian access points to/from the centre must be adequately lit (operating hours) and appropriately signposted.	A condition would be recommended to ensure all access points are adequately lit and signposted.	Conditioned
	Each site shall have a maximum of one ingress and one egress driveway.	No changes to existing car parking area.	Yes
	The minimum width of a driveway shall be: i) three (3) metres for one way traffic movement; and ii) six (6) metres for two way traffic movement. iii) Driveways shall be located a minimum distance of six (6) metres from the tangent point of any unsignalled intersection.	As above.	Yes
	Sufficient space shall be provided on site so that no vehicle shall be required to make more than a three-point turn to exit the site in a forward direction.	Vehicles will be able to exit the site in a forward direction.	Yes
Part	Requirement	Proposed	Compliance

	Significant reverse movements for vehicles within child care centres shall not be permitted.		
	The car parking area shall be suitably line marked and delineated by appropriate signage and pavement line marking. This shall include the line-marking and signposting of disabled car parking spaces, staff parking arrangements, emergency and service vehicle parking bays.	As above.	Yes
	Development applications child care centres catering for 20 or more children shall include a Traffic Impact Statement, prepared by a suitably qualified person addressing the following criteria: i) the existing traffic environment; ii) anticipated traffic generation from the proposed development; iii) the potential cumulative impact on the locality; iv) the need for local traffic improvements in the locality; v) traffic egress/ingress; and	A Traffic and Parking Impact Assessment has been submitted in support of this application and considered satisfactory.	Yes
Part	Requirement	Proposed	Compliance

	vi) sight distance and other relevant safety issues including vehicular/pedestrian movements.		
	Any fencing on site shall be designed to be of appropriate height and shall not obstruct sight distances between pedestrians and vehicles.	Boundary fencing will not impact on sight distances.	Yes
8.4.2 Access for People with Disabilities	Child care centres shall comply with the minimum access requirements contained within the BCA, the Disability (Access to Premises – Buildings) Standards 2010 and Australian Standard 14 28 – Design for Access and Mobility (as amended).	A condition to be recommended to ensure compliance with the minimum access requirements contained within the BCA, the Disability (Access to Premises – Buildings) Standards 2010 and Australian Standard 14 28 – Design for Access and Mobility (as amended).	Conditioned
8.4.3 Emergency Evacuation	Development applications for child care centres catering for 20 or more children shall include an Emergency Evacuation Plan prepared by a suitably qualified person in accordance with Australian Standard 3745 Emergency Control Organization and Procedures for Buildings, Structures and Workplaces (as amended).	A condition would be recommended to ensure that an emergency evacuation plan prepared by suitably qualified person in accordance with Australian Standard 3745 Emergency Control Organization and Procedures for Buildings, Structures and Workplaces is provided prior to the issue of an occupation certificate and to comply with AS 3745.	Conditioned
Part	Requirement	Proposed	Compliance

Part Landscaping	8.5	Landscaping shall be provided to a minimum of a: i) 3 metre wide strip along the primary and secondary street frontage (other than vehicle driveways); and ii) 1.5 metre wide strip along the full length of side and rear setbacks.	Satisfactory boundary landscaping is proposed	Yes
		Native mature trees on site shall be retained.	The site is clear of trees.	N/A
		Development applications for child care centres shall include a Landscape Plan and report, prepared by a suitably qualified person addressing the following: i) species, location and mature height of proposed planting; ii) location of play equipment; iii) separation from car parking spaces and driveway areas; iv) fencing height and materials; and v) surfaces (sand, grass or the like).	The landscape plan demonstrates species, location and height of planting. Location of play equipment is shown on the landscape plan. There is separation between car parking and driveway areas. Fencing height and materials are demonstrated. Surface materials are demonstrated on the landscape plans.	Yes
		All existing vegetation on the site and on adjoining sites shall be assessed to	The site is clear of trees. It is unlikely the trees on adjoining site will have any significant impacts	Yes
Part		Requirement	Proposed	Compliance

	ensure that the plants: (i) are not toxic or dangerous (refer to Appendix 7 for a list of Unsuitable Plant Species); and (ii) do not impose a safety hazard such as personal injury from falling branches and seeds, poisoning and/or choking.	as they are located in around the front setback.	
8.6 Play Areas	Child care centre play areas shall comply with the Children (Education and Care Services) Supplementary Provisions Regulation 2004 (as amended)	The proposed development will cater for 54 children, requiring 175.5m² of indoor space. The application proposes an unencumbered indoor space of 176m² The proposed development will cater for 54 children, requiring 378m² of outdoor space. The application proposes an unencumbered outdoor space of 490m².	Yes
	Child care centre play areas shall be appropriately designed and located to minimise noise impacts to adjoining properties; and	Noise will be minimised through acoustic mitigation measures.	Yes
	Child care centre play areas shall be naturally lit and ventilated.	Indoor play areas are natural lit and ventilated via natural and mechanical ventilation.	Yes
	The siting of outdoor play areas shall: be located on a predominantly flat gradient;	Outdoor play area is generally flat.	Yes
Part	Requirement	Proposed	Compliance

	allow direct supervision from within the centre; and provide adequate fencing.	Direct supervision is capable of taking place. Adequate fencing around the perimeter of the outdoor play areas is provided.	
	Where a child care centre is proposed to be located on the first floor of a building (in the case of a child care centre proposed within a comprehensive centre zone), the designated play areas shall: (i) be provided on the same level and directly accessible from the child care centre; (ii) have a minimum ceiling height of 2.7 metres; and (iii) be physically separated from the indoor space area.	The subject site is not a comprehensive zone.	N/A
8.7 Advertising Signs	Despite any other provision of this Plan, a Centre-based Child Care Facility shall have a limit of one (1) business identification sign in accordance with the following: i) not an illuminated sign; ii) the sign shall be located at the building or mounted within the front landscaped area no higher than 1 metre from the natural ground level of the landscaped area; iii) the sign shall only include the name of the	Signage does not form part of this application.	N/A
Part	Requirement	Proposed	Compliance

	centre and business related information such as opening hours, type of Centre-based Child Care Facility and the owners of the centre and any other accreditation relevant to the Centre-based Child Care Facility. iv) the sign shall not exceed 1.0 square metres in area.		
	An advanced warning sign that is approved by Council shall be provided on each road approach, warning motorists that they are approaching a child care facility. The sign shall be provided and erected by Council at the applicant's expense.	A condition would be recommended to ensure a childcare warning sign to be erected along the approach roads.	Conditioned

Council Conflict of Interest Management Strategy Statement

Council Conflict of Interest Management Strategy Statement	
Address	Lot 105 DP 746003, Ambarvale Community Hall Wickfield Circuit Ambarvale
Application Number	3372/2025/DA-U
Proposed Development	Construction of alterations and additions to an existing community hall and change of use to a childcare centre
Potential conflict	A council staff member is responsible for project managing and delivering this project.
Management Strategy	• Assessment/referral response staff are not part of the project delivery team. • Application notified/exhibited for at least 28 days. • Determination by independent Local Planning Panel.
Contact	Anyone with concerns about council fulfilling its obligations should report their concerns to the General Manager or delegate of Campbelltown City Council.

4.3 Demolition of outbuildings, additions and swimming pool and construction of new additions to existing dwelling including new swimming pool at 85 Badgally Road, Blairmount

Community Strategic Plan

Objective	Strategy
3 Outcome - An enriched natural environment and heritage	3.3 Manage urban growth to preserve our local character and environment

Delivery Program

Principal Activity
PA Development Assessment

Referral Criteria

In accordance with section 4.8 of *Environmental Planning and Assessment Act 1979* and the Local Planning Panel's direction this application is to be determined by the Campbelltown Local Planning Panel as prescribed in Schedule 1 of that direction due to the development involving the partial demolition of a heritage item.

Executive Summary

- The Development application proposes the demolition of existing outbuildings and attachment to the existing dwelling, and the construction of new additions to existing including a swimming pool at Blairmount.
- The subject site is zoned C3 Environmental Management under the Campbelltown Local Environmental Plan 2015. The proposed alterations and alterations are ancillary to the existing dwelling house and are permitted with consent.
- The proposed development is consistent with the provisions of the Campbelltown Local Environmental Plan 2015 and the Campbelltown (Sustainable City) Development Control Plan 2015.
- The application was publicly notified and exhibited 25 March 2025 and 24 April 2025. No submissions were received during this time.
- The application has been assessed against Section 4.15 of the *Environmental Planning and Assessment Act 1979* and is found to be supportable and is therefore recommended for approval.

Officer's Recommendation

That Development Application 866/2025/DA-AL for the demolition of outbuildings, additions

and swimming pool and construction of new additions to existing dwelling including a new swimming pool at 85 Badgally Road, Blairmount, be approved subject to the attached conditions.

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).

Property Description	Lot 102 DP708401 Blairmount, 85 Badgally Road, Blairmount
Application No	866/2025/DA-AL
Applicant	Planzone Pty Ltd
Owner	Victor Kumar
Provisions	State Environmental Planning Policy (Biodiversity and Conservation) 2021; State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Resilience and Hazards) 2021 Campbelltown Local Environmental Plan 2015 Campbelltown (Sustainable City) Development Control Plan 2015
Date Received	5 March 2025

History

Site and Surrounds

The site is legally defined as Lot 102 in Deposited Plan 708401, known as 85 Badgally Road, Blairmount. The site is an irregular shaped allotment with a frontage of 75 m to Badgally Road. The site has a total area of 11,600 m².

The site currently contains Blairmount, local heritage item I3, the specific heritage items are the house, gardens, gatehouse, outbuildings and brick silo. Other items on site include an extension to the heritage dwelling, timber deck, inground swimming pool, metal garage, water tank, retaining walls, and trees and vegetation.

The site is situated within the Scenic Hills boundaries and the locality is characterised by a range of low density residential and rural residential types, incorporating a mix of single and double storey development.

The site is identified as being bush fire affected and potentially containing Aboriginal archaeological values.



Figure 1: Locality map

Proposal

Approval is sought for the demolition of the existing additions to the original dwelling, metal garage, 2 timber outbuildings, retaining walls and inground swimming pool, relocation of the circa 1910 corrugated metal clad outbuilding and 30 tree removal.

The proposed construction of dwelling additions will include a 6-car basement garage with studio, recording room, bathroom, bar, cinema, bowling alley.

Ground floor additions will comprise a gym, sauna room, ice-bath room, lounge room, 2 offices, laundry, private alter, mud room, scullery, cool room, walk in pantry, kitchen, living room, dining room, formal lounge room, prayer room, study, bathroom, courtyards, alfresco areas, fire pit, and inground pool.

First floor additions will comprise 3 bedrooms with ensuite and walk in robe, and rumpus room, storage area, art gallery room, and roof top terrace.

Associated structures and works including retaining walls, drainage and landscaping also form part of the development proposal.



Figure 2: Artist's impression of northern elevation



Figure 3: Artist's impression of eastern elevation

Report

1. Vision

Campbelltown 2025-2035 is the Community Strategic Plan (CSP) for the City of Campbelltown. The CSP addresses 5 key strategic outcomes that Council and other stakeholders will work to achieve over the next 10 years:

- Outcome 1: An Inclusive and Supportive Community
- Outcome 2: Places for People

- Outcome 3: An Enriched Natural Environment and Heritage
- Outcome 4: A Strong Local Economy
- Outcome 5: Leadership for our Community

The proposal is consistent with the long-term vision for Campbelltown, particularly Outcome 3 as the proposed development acknowledges and will protect heritage items.

2. Planning Provisions

The development application 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 issues have been identified for further consideration.

Section 4.15(1)(a)(i) The provisions of any environmental planning instrument

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The subject land is located within the Georges River Catchments and as such Chapter 6 (Water Catchment) of State Environmental Planning Policy (Biodiversity and Conservation) 2021 applies to the application. Chapter 6 (Water Catchments) of State Environmental Planning Policy (Biodiversity and Conservation) 2021 generally aims to maintain and improve the water quality and river flows of the Georges River and its tributaries.

Appropriate soil and water management protocols will be implemented to ensure the proposed works will not have an adverse impact to the Georges River, or its tributaries. Stormwater will be managed with a rainwater tank provided for the dwelling, and overflow will be discharged to the existing stormwater system. Therefore, it is determined that the proposed development meets the relevant provisions of Chapter 6 of the SEPP (Biodiversity and Conversation) 2021.

The proposal is therefore consistent with Chapter 6 (Water Catchments) of the SEPP and will not have a negative impact on the environmental quality of the Georges River Catchment.

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

The aim of this Policy is to ensure consistency in the implementation of the BASIX scheme throughout the State; an application for development consent in relation to certain kinds of residential development must be accompanied by a list of commitments by the applicant as to the way the development will be carried out.

A BASIX certificate has been submitted as required by State Environmental Planning Policy (Sustainable Building) 2022, demonstrating that the dwelling meets the relevant energy, water and thermal comfort targets.

State Environmental Planning Policy (Resilience and Hazards) 2021

The proposal has been assessed under the relevant provisions of SEPP (Resilience and Hazards). The objectives of the SEPP include to promoting the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

The site has historically been used for residential purposes, and the proposed development will continue this land use. However, Council notes that the hazardous materials assessments submitted with this application identify that the materials used in the 1960s extension to the dwelling and the metal shed contain bonded asbestos and lead paint. These contaminated materials can be removed from the site in a safe manner in accordance with the recommendations of the submitted reports. Additionally, conditions are recommended to ensure that demolition is undertaken in accordance with the required Australian and New Zealand Standards, and an unexpected contamination finds protocol.

Based on the above assessment, the proposal is considered to satisfy the requirement of the SEPP (Resilience and Hazards) 2021 as the subject site can be made suitable for the proposed development.

Campbelltown Local Environmental Plan 2015

The relevant local environmental plan applying to the site is the Campbelltown Local Environmental Plan 2015 (CLEP 2015). The aims of the CLEP 2015 include to identify, conserve and protect the Aboriginal, cultural and natural heritage of Campbelltown and to minimise any adverse impacts of development on heritage items and conservation areas.

The subject site is zoned C3 Environmental Management pursuant to the CLEP 2015, where proposed dwelling additions are a permissible form of development.

The objectives for the C3 zone considered to be of particular relevance to the proposal include:

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.
- To protect, and maintain the environmental, ecological and visual amenity of, the Scenic Hills, the Wedderburn Plateau and environmentally sensitive lands in the vicinity of the Georges River from inappropriate development.
- To preserve the rural heritage landscape character of the Scenic Hills.
- To protect and enhance areas of scenic value and the visual amenity of prominent ridgelines.

The proposed development is consistent with these objectives as the proposed development will ensure that the heritage item is continuously maintained by the landowners, and the addition to the development will be settled into the hill side and will protect the scenic value and the visual amenity of the prominent ridgelines of the scenic hills.

Clause 4.3 Height of buildings

The objectives of Clause 4.3 include to assist in the minimisation of opportunities for undesirable visual impact, disruption to views, loss of privacy and loss of solar access to existing and future development and to the public domain. The building height prescribed by the CLEP 2015 is 9 m.

The proposed development has a maximum height of 8.788m and therefore satisfies this standard.

Clause 4.3A Height restrictions for certain residential accommodation

The objective of Clause 4.3A is to limit the number of storeys of certain types of residential development. This Clause limits the height of dwelling houses to 2 storeys.

The proposed additions do not exceed 2 storeys as the proposed basement level does not exceed 1m above natural ground level.

Clause 5.10 Heritage Conservation

The objective of Clause 5.10 of the CLEP 2015 is to conserve the environmental heritage of Campbelltown, to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, to conserve archaeological sites, and to conserve Aboriginal objects and Aboriginal places of heritage significance.

An Aboriginal due diligence assessment was submitted in support of this application. The assessment notes that there are no sites or potential archaeological deposits within and/or adjacent to the proposal area. The due diligence assessment also asserts that it is unlikely for Aboriginal objects to be present in the proposal area. An unexpected finds procedure has been recommended for the proposal during redevelopment.

Regarding the historic heritage item, Blairmount, a Statement of Heritage Impact and a Conservation Management Plan were submitted in support of this application. Council's Heritage Planner has reviewed both documents and accompanying architectural plans and is satisfied with the findings and recommendations of both documents and supports the project.

The recommendations of the Conservation Management Plan have been incorporated as recommended conditions of consent.

Clause 7.1 Earthworks

The objective Clause 7.1 of CLEP 2015 is to ensure that earthworks for which development consent is required will not have detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

A condition requiring a detailed geotechnical report to be submitted prior to the issue of a construction certificate has been outlined in the recommended conditions of consent. The findings and recommendations of these reports will inform the detailed structural design of the development, and the provisions of this clause are therefore satisfied.

Clause 7.4 Salinity

The objective Clause 7.4 of CLEP 2015 is to provide for the appropriate management of land that is subject to salinity and the minimisation and mitigation of adverse impacts from development that contributes to salinity.

Conditions have been recommended regarding salinity management to satisfy this clause.

Clause 7.5 Preservation of the natural environment

The objective of Clause 7.5 is to preserve the natural environment. Subclause 3 states that development consent must not be granted to the removal of soil or bush rock from any land to which this clause applies, however subclause 4 states that subclause 3 does not prevent the relocation of soil or bush rock within the same site.

A condition is recommended that if soil or bush rock is to be removed to accommodate the proposed development, it will be relocated elsewhere within the site. In this regard, this satisfies this requirement of the CLEP 2015.

Clause 7.6 Scenic protection and escarpment preservation

The objective of Clause 7.6 are as follows—

- a) to recognise and protect the scenic, environmental, cultural and historic qualities of the Scenic Hills and the landscape setting of Campbelltown,
- b) to protect visual aesthetic amenity and views to and from the Scenic Hills,
- c) to reinforce the visual dominance of landscape over built form,
- d) to ensure development on land to which this clause applies is appropriate for the location and is located and designed to minimise its visual prominence in the landscape.

The proposed development is under the maximum height of buildings proposed and Council's Heritage Planner has reviewed the architectural plans and is satisfied that excavation will allow the proposed addition to settle naturally within the slope of the site, visually reducing massing.

Clause 7.10 Essential services

Clause 7.10 specifies that development consent must not be granted unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required: the supply of water, the supply of electricity, the disposal and management of sewage, stormwater drainage or on-site conservation, suitable road and vehicular access, telecommunication services, and the supply of natural gas.

The subject site is currently serviced by essential services including water, electricity, telecommunications and on-site sewage.

2.2 Section 4.15(1)(a)(iii) The provisions of any development control plan

2.2.1 Campbelltown (Sustainable City) Development Control Plan 2015 (DCP)

An assessment against Part 2 Requirements to All Development Type and Part 4 Rural Residential Development and Ancillary Rural Residential Structures has been undertaken with full details included in attachment 2 to this report.

The proposed development is generally consistent with the DCP, except in relation to rear boundary setback. The applicant has sought a variation to this control and is proposing a 7 m

rear setback on the basis that the reduced setback would not impact on adjoining sites privacy and would not create overshadowing as the adjoining dwellings are setback 145 m and 155 m.

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

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

No Planning Agreement has been proposed as part of this application and the site is not subject to a planning agreement.

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

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

2.5 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. The key matters for consideration when considering development's potential impact on the natural and built environment are as follows:

Natural environment

The proposal is not considered to have a significantly adverse impact on the natural environment of the locality.

Built Form

The proposed development provides an appropriate and sustainable built form that has been designed to settle into the slope of the site.

Social, economic and environmental impacts

The demolition and construction phases of the development will provide economic benefits for the locality, through the generation of employment.

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

Section 4.15(1)(c) of the EP&A Act requires Council to assess the suitability of the site for the proposed development.

It is considered the proposed development is of a scale and design that it is suitable for the site. The proposal responds well to site conditions in terms of its size, shape, topography and relationship to adjoining buildings and land uses.

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

2.7 Section 4.15 (1)(c) The public interest

Section 4.15(1)(e) of the EP&A Act requires the consent authority to consider the public interest when determining a development application. The proposed development has addressed the requirements of the relevant planning instruments and development controls including the objectives of the C3 Environmental zone. The proposed development has demonstrated that the site is suitable for the proposed development.

Therefore, the proposed development is considered to be in the public interest

3. Public Participation

Section 4.15(1)(d) of the EP&A Act requires Council to consider submissions.

The application was notified and publicly exhibited in accordance with the Campbelltown Community Participation Plan between 25 March and 23 April 2025. No submissions were received in response to the exhibition of the application.

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 development is suitable for the site and is in the public interest. Therefore, it is recommended that it be approved subject to the attached conditions.

Attachments

- 4.3.1 Recommended Conditions of Consent (contained within this report)
- 4.3.2 Development Control Plan Compliance Table (contained within this report)
- 4.3.3 Architectural Plans (contained within this report)
- 4.3.4 Statement of Heritage Impact (due to confidentiality)(distributed under separate cover)
- 4.3.5 Conservation Management Plan (due to size)(distributed under separate cover)
- 4.3.6 Floor Plans (due to confidentiality)(distributed under separate cover)

Reporting Officer

Senior Town Planner, Urban Centres

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
003	2	Proposed Demolition Plan	Complete Project	Home	08/08/2025
004	2	Proposed Wall Demolition	Complete Project	Home	08/08/2025
005	3	Proposed Site Plan	Complete Project	Home	15/08/2025
006	3	Proposed GF	Complete Project	Home	15/08/2025
007	3	Proposed FF	Complete Project	Home	15/08/2025
008	2	Proposed Basement	Complete Project	Home	08/08/2025
009	2	Landscape Plan	Complete Project	Home	08/08/2025
010	3	Elevations	Complete Project	Home	15/08/2025
011	3	Proposed Section	Complete Project	Home	15/08/2025

Approved documents				
Document title		Version no.	Prepared by	Date of document
Arboricultural Assessment	Impact	-	Arbor Express	N/D
Statement of Impact	Heritage	-	Three + One Heritage	27 August 2025
Waste Management Plan		-	Planzone	3 July 2025
Hazardous Material Assessment - Extension	1960s	23-1515	Econ Environmental	19 June 2025
Hazardous Material Assessment - Extension	1970s	23-1515	Econ Environmental	18 September 2025
Hazardous - Metal Shed - 1960s Extension		23-1515	Econ Environmental	18 September 2025
Historical Archaeology Baseline Assessment		31415/R02	Umwelt Environmental & Social Consultants	July 2024

In the event of any inconsistency between the approved plans and documents, the approved plans prevail.

	In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails. <i>Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</i> D.01.101.D
2.	Amended plans The development is to incorporate the following amendments, and the amended plans are to be submitted to the certifier, for approval, prior to the issuing of a construction certificate: Updated engineering plans that are consistent with the architectural plans dated 8 August and 15 August 2025. <i>Condition reason: To require minor amendments to the plans endorsed by the consent authority following assessment of the development.</i> D01.01.01
3.	Erection of signs - This section applies to a development consent for development involving building work, subdivision work or demolition work. - 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— - showing the name, address and telephone number of the principal certifier for the work, and - 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 - stating that unauthorised entry to the work site is prohibited. - The sign must be— - maintained while the building work, subdivision work or demolition work is being carried out, and - removed when the work has been completed. - This section does not apply in relation to— - 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 - Crown building work certified to comply with the Building Code of Australia under the Act, Part 6. <i>Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.</i> D.01.070.P
4.	Notification of Home Building Act 1989 requirements This section applies to a development consent for development involving residential building work if the principal certifier is not the council.

	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— a. for work that requires a principal contractor to be appointed— i. the name and licence number of the principal contractor, and ii. the name of the insurer of the work under the Home Building Act 1989, Part 6, b. for work to be carried out by an owner-builder— i. the name of the owner-builder, and ii. if the owner-builder is required to hold an owner-builder permit under the Home Building Act 1989—the number of the owner-builder permit. 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. 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. <i>Condition reason: Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.</i> D.01.071.P
5.	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. <i>Condition reason: Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021.</i> D.01.074.P

6.	Building Code of Australia 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. <i>Condition reason: Prescribed condition under Section 69 of the Environmental Planning and Assessment Regulation 2021.</i> D01.02
7.	Contract of insurance (residential building work) 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. This clause does not apply: 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 2. To the erection of a temporary building. <i>Condition reason: Prescribed condition under Section 69 of the Environmental Planning and Assessment Regulation 2021.</i> D01.04
8.	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. <i>Condition reason: To ensure the approved development is constructed in the form illustrated to Council during assessment.</i> D01.07
9.	Swimming pool The construction and operation of the swimming pool shall comply with the following requirements: 1. The pool shall not be filled with water nor be permitted to retain water until all required safety fencing has been erected in accordance with the provisions of the <i>Swimming Pools Act 1992</i>, <i>Swimming Pools Regulation 2018</i> and <i>Australian Standard 1926</i> and following a satisfactory pool barrier inspection result, compliance certificate or occupation certificate issued by a certifier. 2. Filter backwash waters shall be discharged to the sewer mains of <i>Sydney Water</i> in accordance with <i>Sydney Water's</i> requirements. Where <i>Sydney Water</i> sewer mains are not available in rural areas, the backwash waters shall be discharged into a 5-metre absorption trench constructed within the confines of the property to the satisfaction of the principal certifier. 3. A warning notice that includes details of resuscitation techniques is to be displayed in a prominent position in the vicinity of the swimming pool.

	4. Noise emissions from the filtration equipment must be maintained such that it does not cause a nuisance to adjoining residents. <i>Condition reason: To comply with legislation and requirements for pool safety.</i> D01.08
10.	Switchboards/utilities/air conditioning units Switchboards, air conditioning units, garbage storage areas and storage for other utilities shall not be attached to the front elevations of the building or side elevations that can be seen from a public place. <i>Condition reason: To ensure that utilities are not directly visible from public spaces.</i> D01.12
11.	Driveway The gradients of driveways and manoeuvring areas shall be designed in accordance with Australian Standard AS 2890.1 and AS 2890.2 (as amended). <i>Condition reason: To ensure parking facilities are designed in accordance with relevant Australian Standards and Council's DCP.</i> D01.13
12.	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. <i>Condition reason: To protect the amenity of the local area.</i> D01.39
13.	Engineering design works The design of all engineering works shall be carried out in accordance with the requirements set out in Council's 'Engineering Design Guide for Development' (as amended) and the applicable development control plan. <i>Condition reason: To comply with Council requirements for engineering works.</i> D01.44
14.	Bushfire protection Construction of the development shall comply with the Bushfire Attack Level (BAL) north: BAL 29, South: BAL 40, East: BAL 40, West: BAL 40 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. 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'.

	<i>Condition reason: To ensure the development is acceptable having regard to the requirements of Planning for Bush Fire Protection 2019.</i> D01.45
15.	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. <i>Condition reason: To reuse rainwater and comply with any BASIX commitments made in the application.</i> D01.53
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. <i>Condition reason: To comply with legislation.</i> D01.54
17.	Retention of significant fabric Original homestead fabric, including external masonry, joinery, roof structure, chimneys, and significant interiors, shall not be demolished, removed, or altered without prior written approval of Council. Any works to original fabric must employ traditional construction methods and materials consistent with the existing building. <i>Condition reason: To ensure the preservation of the heritage item.</i> D01.999
18.	Reversibility of New Works The extension must be designed and constructed to allow for future removal without damage to the original building fabric. Connection points between old and new fabric must use methods that avoid irreversible intervention (e.g., non-intrusive fixings, separation joints). <i>Condition reason: To ensure the protection of the heritage item.</i> D01.999
19.	Curtilage and setting The curtilage of the homestead must remain legible and unobstructed by new built form. Landscaping shall respect historical patterns and avoid visually dominant or intrusive plantings. Driveways, parking areas, and services must be designed and finished to minimise visual impact on the heritage setting (e.g., muted surface finishes, screened services). <i>Condition reason: To ensure the protection of the heritage item.</i> D01.999
20.	Services and infrastructure All new services (e.g., air conditioning, cabling, solar panels, water tanks) must be in positions that are visually discreet and minimise impact on heritage fabric and curtilage. Penetrations through significant fabric are prohibited unless otherwise approved by Council.

	<i>Condition reason: To ensure the protection of the heritage item.</i> D01.999
21.	Burra Charter Principles All works shall be undertaken in accordance with the Australia ICOMOS Burra Charter (2013), with emphasis on compatibility, minimal intervention, reversibility, and legibility of new works. <i>Condition reason: To ensure the protection of the heritage item.</i> D01.999
22.	Fill and native vegetation No fill shall be deposited within the vicinity of native vegetation. <i>Condition reason: To comply with the DCP.</i> D01.999

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

23.	Utility servicing provisions 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. 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. <i>Condition reason: To ensure relevant utility and service providers' requirements are provided to the certifier.</i> D02.04
24.	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. <i>Condition reason: To inform the certifier of any structural design requirements for the approved building works.</i> D02.09
25.	Soil and water management plan Before the issue of a construction certificate, a detailed soil and water management plan shall be submitted for approval. <i>Condition reason: To ensure no sediments or substances other than rainwater enters the stormwater system and waterways.</i> D02.10
26.	Classification of residential lots (Development with dwelling construction) Before the issue of a construction certificate for any dwellings approved under this consent, all proposed residential lots are to be individually classified in accordance with guidelines contained in the Australian Standard for Residential Slabs and Footings - AS2870.1996 (as amended).

	All slabs and footings shall be designed in accordance with the relevant site classifications and recommendations resulting from a geotechnical investigation of the site. The designing structural engineer shall certify that the design of all slabs and footings is in accordance with the geotechnical investigation and soil classification for the site. <i>Condition reason: To ensure that footings and the slab comply with the relevant Australian Standard.</i> D02.14
27.	Dilapidation report Before the issue of a construction certificate, the applicant shall submit a dilapidation report for all buildings on lands that adjoin the subject works. <i>Condition reason: To establish and document the structural condition of buildings on adjoining properties prior to work commencing.</i> D02.33
28.	Work on public land 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. <i>Condition reason: To ensure that work on public land is undertaken with approval.</i> D02.35
29.	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. <i>Condition reason: To ensure that the development does not impact any telecommunications infrastructure and that appropriate arrangements have been made for the approved development.</i> D02.59
30.	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. <i>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.</i> D02.60

31.	Materials & Finishes Before the issue of a construction certificate detailed schedules of materials, colours, and finishes are to be submitted to Council's Heritage Planner for approval. External materials and finishes of new works must be lightweight, contemporary, and recessive in character (e.g., steel, glass, neutral tones), to ensure distinction from and complementarity with the homestead. <i>Condition reason: To ensure the materials and finishes are complimentary to the heritage item.</i> D02.999
32.	Wastewater requirements Before the issue of a construction certificate, the following items must be lodged in support of any application prior to the issuing of the construction certificate: 1. Completed Section 68, application - to install/operate a system of sewage management. 2. A detailed site and soil specific assessment and design recommendation prepared by an appropriately qualified person. 3. A detailed site plan (A3 scale 1:100 maximum) showing the proposed location of the wastewater management system, all proposed and existing buildings, physical site constraints (watercourses, dams and steep terrain), aspect, landform and vegetation types and coverage. 4. A detailed drainage plan (A3 scale 1:100 maximum) showing all drainage works from the dwelling, buildings, wastewater management system and effluent application area and a 100% reserve area for future effluent application areas if required. The drainage plan will show all effluent distribution systems. Wastewater Report The site specific wastewater management report referred to shall incorporate the following: 1. Wastewater Management System Design indicating: • Supplier and installer of the proposed system. • Details of the proposed system and methods of collecting, treating, storing, disposing and reusing (if applicable) all wastewater product. • Proposed system type. • Proposed service contractor (if required for proposed system). • Size and location of Effluent Application Area(s). • Occupation rates of all bedrooms in dwellings (based on 2 people/bedroom). • Daily hydraulic load of proposed wastewater management system. • Buffer zones. • Plan and cross sectional (A3, scale 1:100 scale) view of proposed wastewater management system and explanation of components. 2. Site and Soil Assessment indicating: • Physical properties of the soil characteristics from a minimum of 3 bore holes for each proposed effluent application area within the site. • Chemical properties of the soil (tested by NATA accredited Lab) characterised from samples taken from a minimum of 3 boreholes for each proposed effluent application area within the site. • Flood potential of the site.

	• Size of allotment. • Exposure. • Slope (%) of site. • Landform description and type. • Site drainage. • Rock outcrops. • Presence of landfill. • Vegetation type (existing - natural/remnant and exotic) • Stormwater inundation/runoff (direction and location) • Stormwater run-on (direction and location) • Buffer zone. • Original copies of all soil test results. • Water balance for the Wastewater Management System. • Nutrient balance for the Wastewater Management System. 3. A detailed site plan (AS, scale 1:100) indicating: • Proposed Wastewater Management System location. • Effluent application area location and dimensions. • All structures and water bodies onsite. • North arrow. • Location of soil bore holes. • Property boundaries. • Drainage lines. • Buffer distances from dwellings, structures, dams, etc. 4. A detailed drainage plan (A3, scale 1:100) indicating: • Proposed system location. • Position of related effluent application area(s) (if applicable) • Position and type of fittings. • Position of drainage lines (system infrastructure). • Position of natural drainage lines and depressions. • Flood levels (1:100 and 1:20 year flood levels). • Position of inspection openings. • Position of vent pipes. • Position of yard gully. The proposed on-site wastewater management system must be designed and constructed in accordance with NSW Health Guidelines for effluent re-use and disposal and Council's On-site Wastewater Management Strategy. <i>Condition reason: To ensure that the wastewater system is adequate and approved.</i> 002.999
33.	Works outside the site boundary Prior to Council or an accredited certifier issuing a construction certificate, engineering plans for any work outside the site boundary shall be submitted to Council for approval. All works shall comply with the requirements detailed in Council's <i>Specification for Construction of Subdivisional Road and Drainage Works (as amended)</i>, <i>Engineering Design Guide for Development (as amended)</i> and <i>Campbelltown (Sustainable City) DCP (as amended)</i> and shall be inspected by Council at all stages of construction. A compliance certificate for the work shall be obtained from Council prior to the principal certifying authority issuing an occupation certificate. Council assessment and inspection fees apply to the above requirements.

	Condition reason: To comply with Council's requirements.	D02.999
--	--	---------

BEFORE BUILDING WORK COMMENCES

34.	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
35.	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
36.	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

37.	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. <i>Condition reason: To ensure all waste is moved off-site for disposal.</i> D03.04
38.	Vehicular access during construction 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. <i>Condition reason: To ensure that construction vehicles do not disturb the soil and adversely impact Council infrastructure.</i> D03.05
39.	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. <i>Condition reason: To ensure the condition of public infrastructure is recorded before the commencement of any works.</i> D03.06
40.	Demolition works Demolition works shall be carried out in accordance with the following: - Before any site work commences on the land, a detailed demolition work plan designed in accordance with Clause 1.7.3 of Australian Standard AS 2601-2001 – The Demolition of Structures, prepared by a suitably qualified person with suitable expertise or experience, shall be submitted to and approved by Council and shall include the identification of any hazardous materials, method of demolition, precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials. - Before any site work commences on the land, the demolition Contractor(s) licence details must be provided to Council. - The handling or removal of any asbestos product from the building/site must be carried out by a NSW Work Cover licensed contractor irrespective of the size or nature of the works. Under no circumstances shall any asbestos on site be handled or removed by a non-licensed person. The licensed contractor shall carry out all works in accordance with NSW Work Cover requirements. - An appropriate fence preventing public access to the site shall be erected for the duration of demolition works. - Immediately prior to the commencement of the demolition or handling of any building or structure that contains asbestos, the applicant shall request that the principal

	certifier attend the site to ensure that all appropriate safety measures are in place. The applicant shall also notify the occupants of the adjoining premises and Workcover NSW prior to the commencement of any works. <i>Condition reason: To provide details of measures for the safe and appropriate disposal of demolition waste and the protection of the public and surrounding environment during the carrying out of demolition works on the site.</i> D03.08
41.	Structural engineer details Before any site work commences, the submission to the principal certifier of all details prepared by a practicing structural engineer. <i>Condition reason: To ensure the principal certifier has all the necessary structural engineering details for the approved works.</i> D03.14

DURING BUILDING WORK

42.	Construction work hours All work on site shall only occur between the following hours: <table style="margin-left: auto; margin-right: auto;"> <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> <i>Condition reason: To protect the amenity of the surrounding area.</i> D04.01	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.						
43.	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. <i>Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater and waterways.</i> D04.02						
44.	Protection of existing trees 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. <i>Condition reason: To protect and retain existing trees.</i> D04.04
45.	Fill Compaction Requirements Any filling carried out in accordance with this consent shall maintain a minimum requirement of 98 per cent standard compaction. Any lot filling operations carried out in accordance with this consent shall be tested to establish the field dry density every 300mm rise in vertical height. Test sites shall be located randomly across the fill site with 1 test per 500m² (minimum 1 test per 300mm layer) certified by a qualified geotechnical engineer. <i>Condition reason: To ensure any fill material is suitably compacted.</i> D04.06
46.	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. <i>Condition reason: To ensure any fill material used on site is not contaminated and is safe for future occupants.</i> D04.07
47.	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. <i>Condition reason: To minimise the impacts of the development construction on the environment.</i> D04.08
48.	Floor level The floor level of all habitable rooms shall be a minimum 300mm above finished ground level, when measured 1 metre clear of the external wall. All regraded areas shall be free draining with a minimum grade of 2 per cent falling away from the dwelling. Regraded areas shall not direct flows into adjoining lots. <i>Condition reason: To ensure any surface water does not enter habitable areas.</i> D04.12
49.	Termite control The building shall be protected from subterranean termites in accordance with Australian Standard 3660.1. Certification of the treatment shall be submitted to the principal certifier before the issue of the relevant occupation certificate. <i>Condition reason: To ensure termite control measures are in place.</i> D04.13
50.	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. <i>Condition reason: To ensure that the levels of the land remain consistent with the approved plans.</i> D04.14
51.	Earth works/ Filling works All earthworks, including stripping, filling, and compaction shall be: • Undertaken in accordance with Council's 'Specification for Construction of Subdivisional Roads and Drainage Works' (as amended), AS 3798 'Guidelines for Earthworks for Commercial and Residential Development' (as amended), and approved construction drawings; • Supervised, monitored, inspected, tested and reported in accordance with AS 3798 Appendix B 2(a) Level 1 and Appendix C by a NATA registered laboratory appointed by the applicant. Two collated copies of the report and fill plan shall be forwarded to Council; and • Certified by the laboratory upon completion as complying, so far as it has been able to determine, with Council's specification and AS 3798. <i>Condition reason: To ensure earthworks are carried out in accordance with the relevant Australian Standards and Council's DCP.</i> D04.16
52.	Public safety Any works undertaken in a public place are to be maintained in a safe condition at all times. In this regard, the applicant shall ensure that a safe, fully signposted passage, minimum 1.2m wide, separated from the works and moving vehicles by suitable barriers and lights, is maintained for pedestrians, including disabled pedestrians, at all times. The applicant shall ensure that traffic control is undertaken and maintained strictly in accordance with AS 1742.3, the requirements set out in the State Roads Authority manual "Traffic Control at Work Sites" (as amended), all applicable Traffic Management and/or Traffic Control Plans. The contractor shall also ensure that all Work Cover Authority requirements are complied with. Council may at any time and without prior notification make safe any such works that be considered to be unsafe, and recover all reasonable costs incurred from the applicant. <i>Condition reason: To protect workers, traffic and the public.</i> D04.18
53.	Compliance with Council specification All design and construction work shall be in accordance with: • Council's specification for Construction of Subdivisional Road and Drainage Works (as amended) • Campbelltown (Sustainable City) DCP - Volumes 1 and 3 as amended • Soils and Construction (2004) (Bluebook) and • Relevant Australian standards and State Government publications. <i>Condition reason: To ensure earthworks are carried out in accordance with the relevant Australian Standards, best practice and Council's DCP.</i> D04.21

54.	Demolition work/plan All work shall be completed in accordance with the approved demolition work plan designed in accordance with clause 1.7.3 of Australian Standard A52601-2001 The Demolition of Structures. <i>Condition reason: To ensure demolition works are carried out in accordance with the relevant Australian Standards.</i> D04.34
55.	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. <i>Condition reason: To ensure any fill material used on site is not contaminated and is safe for future occupants.</i> D04.36
56.	Archaeology & Unexpected Finds Should any archaeological relics or material evidence of earlier occupation be discovered during works, all work must cease immediately. Council's Heritage Planner and the NSW Heritage Council must be notified in accordance with Section 146 of the Heritage Act 1977. Works shall not recommence until appropriate approvals or permits are issued under the Act. <i>Condition reason: To ensure compliance with legislation.</i> D04.999
57.	Heritage Consultant Oversight During works, a suitably qualified heritage consultant must be engaged to oversee works that affect heritage fabric. <i>Condition reason: To ensure the protection of the heritage item.</i> D04.999

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

58.	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. <i>Condition reason: To ensure any damage to public infrastructure is rectified.</i> D05.23.0
------------	---

59.	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. <i>Condition reason: To ensure any retaining walls or filling onsite has been authorised.</i> D05.35.0
60.	Termite protection Before the issue of the relevant occupation certificate, certification from a licensed pest controller shall be submitted certifying that the termite treatment has been installed in accordance with AS3660.1. <i>Condition reason: To ensure termite control measures are in place.</i> D05.36.0
61.	BASIX 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. <i>Condition reason: To confirm BASIX commitments have been provided.</i> D05.37.0
62.	Interpretation Before the issue of an occupation certificate, an interpretation strategy must be prepared in accordance with the NSW Heritage Interpretation Policy and submitted to Council's Heritage Planner for approval. The strategy must provide for on-site interpretive devices (Singular) (e.g., plaques, signage) that communicate the history and heritage significance of Blairmount Homestead to the public. <i>Condition reason: To acknowledge the heritage item's significance and history.</i> D05.89.0
63.	Maintenance of Heritage Fabric Before the issue of an occupation certificate, a Heritage Maintenance Plan must be prepared and submitted to Council. The plan must outline ongoing conservation requirements, inspection regimes, and methods of repair for both original and new fabric, in line with the current Statement of Heritage Impact, and Conservation Management Plan recommendations. <i>Condition reason: To ensure the ongoing maintenance of the heritage item.</i> D05.89.0
64.	Heritage Consultant Oversight Before the issue of an occupation certificate, the appointed heritage consultant must certify to Council, that all heritage related conditions have been complied with. <i>Condition reason: To ensure that all the heritage requirements have been complied with.</i> D05.89.0

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. Smoke Alarms

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

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. 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

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. HOW Insurance or Owner Builders Permits

Must be submitted to Council prior to the commencement of works. Failure to do so will prevent council from inspecting works.

DAADV.21

J. 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

K. 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

L. 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

M. 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

N. Swimming Pool Owner's Responsibility

- a. A securely fenced pool is no substitute for responsible adult supervision. When children are in or around a swimming pool, they should always be responsibly supervised.
- b. Since October 2013 Swimming pool owners are required, under the provisions of the Swimming Pool Act, to register their swimming pools online on the NSW Swimming Pools Register.

A penalty may apply to owners who fail to register their pool.

For further information visit:

the NSW Swimming Pool Register website [NSW Swimming Pool Register](https://www.nsw.gov.au/swimming-pool-register) or Campbelltown City Council website www.campbelltown.nsw.gov.au

- c. As from 29 April 2016, owners of properties with a swimming pool are required under the relevant provisions of the *Swimming Pools Act* to:
 - If selling a property - obtain either a valid Certificate of Compliance, Certificate of Non-Compliance or Occupation Certificate (as applicable) prior to sale of their property; or
 - If leasing a property - obtain a valid Certificate of Compliance or Occupation Certificate (as applicable) prior to lease of their property.

For further information visit the NSW Swimming Pool Register website [NSW Swimming Pool Register](https://www.nsw.gov.au/swimming-pool-register) or Campbelltown City Council website www.campbelltown.nsw.gov.au.

DAADV.33

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means Campbelltown City Council.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Local planning panel means Campbelltown local planning panel.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:

- the collection of stormwater,
- the reuse of stormwater,
- the detention of stormwater,
- the controlled release of stormwater, and
- connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

Sydney district or regional planning panel means Sydney Western City Planning Panel (SWCPP).

Part 2 Requirements applying to all types of development			
Part	Requirement	Proposed	Compliance
2.2 Site Analysis	A Site Analysis Plan shall be lodged with the development application for all development involving the construction of a building and the Torrens title subdivision of land	A satisfactory site analysis plan has been submitted in support of this application.	Yes
2.3 Views and Vistas	Development shall appropriately respond to Campbelltown's important views and vistas to and from public places. These include views and vistas to and from: i) the Scenic Hills; ii) rural/semi-rural landscape areas; iii) the Georges and Nepean River corridors; iv) areas of significant public open space (formal and informal); and v) heritage items.	Council's Heritage Planner has reviewed the architectural plans and is satisfied that excavation will allow the proposed addition to settle naturally within the slope of the site, visually reducing massing.	Yes
2.4 Sustainable Building Design	In addition to satisfying BASIX, residential development is encouraged to provide a rainwater tank for new buildings.	An underground rainwater tank is proposed.	Yes
2.5 Landscaping	Landscape design shall enhance the visual character of the development and compliment the design/use of spaces within and adjacent to the site.	Proposed landscaping is satisfactory.	Yes
	Landscape design shall retain and enhance the existing native flora and fauna characteristics of a site wherever possible.	Council's environment officer has reviewed the submitted arborist report and is satisfied with the trees proposed for removal.	Yes

Part 2 Requirements applying to all types of development			
Part	Requirement	Proposed	Compliance
		The proposal has retained trees where possible.	
	Landscape design shall add value to the quality and character of the streetscape.	Satisfactory landscaping proposed.	Yes
	The Landscape Concept Plan shall illustrate mature height, spread of species, trees to be removed/retained and shall be prepared by a suitably qualified person	Landscape plan illustrates height, species and trees to be retained and removed.	Yes
	Landscaping shall maximise the use of locally indigenous and other drought tolerant native plants and avoid the use of invasive species.	Proposed landscaping is native species.	Yes
2.7 Erosion and Sediment Control	An Erosion and Sediment Control Plan shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface.	A satisfactory erosion and sediment control plan has been submitted in support of this application.	Yes
2.8 Cut, Fill and Floor Levels	A Cut and Fill Management Plan (CFMP) shall be submitted with a development application where the development incorporates cut and/or fill operations.	A satisfactory cut and fill plan has been submitted in support of this application.	Yes
	For any dwellings within residential zones, the maximum level of cut shall not exceed 1.0 metres below the ground level (existing) and the maximum level of fill shall not exceed 1.0 metre above ground level (existing), when measured at any corner of the building platform.	The subject site is not a residential zone.	N/A

Part 2 Requirements applying to all types of development			
Part	Requirement	Proposed	Compliance
	Any excavation within the zone of influence of any other structure requires a 'dilapidation report' (prepared by a suitably qualified person) demonstrating that adequate ameliorative measures are to be implemented to protect the integrity of any structure.	A condition is recommended that a dilapidation report is prepared.	Complies by condition
	Development incorporating any cut or fill shall comply with the following requirements: i) minimum cross fall of 1% to any adjoining waterway; and ii) batters to be no steeper than 2H:1V ('H' stands for the term 'horizontal distance' and 'V' stands for the term 'Vertical distance'; iii) batters to be no steeper than 6H:1V for public areas.	Cut and fill is contained within the proposed dwelling footprint and by retaining walls.	Yes
	All fill shall be 'Virgin Excavated Natural Material' (VENM).	A condition is recommended to ensure all fill material is VENM.	Complies by condition
	No fill shall be deposited in the vicinity of native vegetation.	A condition is recommended to ensure that fill is not deposited in the vicinity of native vegetation.	Complies by condition
	All basement excavation shall be setback a minimum of 900mm from the property boundaries.	Basement excavation is greater than 900mm from the property boundaries.	Yes
	Provisions of basements shall not result in non-compliance with deep soil planting controls contained within this plan	The proposed basement does not create a non-compliance with deep soil requirements.	Yes
2.9 Demolition	A development application involving	Conditions are recommended regarding all	Complies by condition

Part 2 Requirements applying to all types of development			
Part	Requirement	Proposed	Compliance
	demolition shall be considered having regard to the following information: i) a detailed work plan prepared by a suitably qualified person, in accordance with AS2601-2001- The Demolition of Structures(as amended); ii) details of the licensed demolition contractor engaged to carry out the work (including name, address and building licence number); iii) a hazardous materials report that lists details of methods to prevent air, noise and water pollution and the escape of hazardous substances into the public domain; iv) details of any asbestos or other hazardous substances to be removed from the site and/or damaged during demolition; and v) a dilapidation report where any demolition work is to be undertaken within the zone of influence of any other structure	matters pertaining to demolition.	
2.10 Water Cycle Management	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/	A satisfactory stormwater plan has been submitted in support of this application.	Yes

Part 2 Requirements applying to all types of development			
Part	Requirement	Proposed	Compliance
	fitouts), demonstrating to Council how the stormwater will be collected and discharged from the site.		
	The stormwater concept plan shall include the following information as a minimum: i) locations, layouts and sizes of stormwater pipes and pits; ii) minimum grades and capacity of stormwater pipes; and iii) existing and proposed easements, site contours and overland flow path/s.	As above.	Yes
2.11 Heritage Conservation	All developments that have the potential to impact upon Aboriginal cultural heritage must provide an assessment in accordance with the "Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW", published by the Office of Environment and Heritage (OEH).	An Aboriginal due diligence assessment was submitted in support of this application. The assessment notes that there are no sites or potential archaeological deposits within and/or adjacent to the proposal area. The due diligence assessment also asserts that it is unlikely for Aboriginal objects to be present in the proposal area. An unexpected finds procedure has been recommended for the proposal during redevelopment.	Yes
	Any development application made in respect to development on land that is: i) occupied by a heritage item; or ii) adjoining land occupied by a heritage item; or	A SoHI was submitted in support of this application. Council's Heritage Planner has reviewed the SoHI and accompanying architectural plans and is satisfied with the findings of the SoHI.	Yes

Part 2 Requirements applying to all types of development			
Part	Requirement	Proposed	Compliance
	iii) located within a heritage conservation area, shall provide a Statement of Heritage Impact (SHI) that assesses the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item or conservation area.		
	Any development on land occupied by an item of heritage, or land located within a heritage conservation area shall be designed by a suitably qualified person and have regard to the provisions of any relevant study or Conservation Plan (CMP).	A CMP was submitted in support of this application. Council's Heritage Planner has reviewed the CMP and accompanying architectural plans and is satisfied with the recommendations of the CMP. The recommendations of the CMP have been incorporated as recommended conditions of consent.	Yes
	Unless otherwise advised by council, a Conservation Management Plan (CMP) shall be required for all proposed development involving the adaptive reuse of a heritage item, or major alterations and additions.	As above.	Yes
2.12 Retaining Walls	Any retaining wall that is not complying or exempt development as specified in the E&CDC shall be designed by a suitably qualified person	A condition is recommended to ensure that all retaining walls are designed by a suitably qualified person.	Complies by condition
	In the case of retaining walls constructed to support proposed fill on an allotment, the following design criteria shall apply: i) No filling shall be permitted within 2m of any property boundary	Fill is not proposed within 2m of any boundary.	Yes

Part 2 Requirements applying to all types of development			
Part	Requirement	Proposed	Compliance
	unless sufficient details are submitted to Council illustrating how privacy, overshadowing, stormwater management and access issues have been addressed to Council's satisfaction.		
	In the case of retaining walls constructed to support proposed cut on an allotment, the following design criteria shall apply: i) The retaining wall shall be setback a minimum of 450mm from the rear and side boundary of the lot containing the cut. Note: Council may allow for a zero setback of retaining walls, where neighbours' consent has been obtained and submitted as part of the DA.	Retaining walls are setback a minimum of 500mm from any boundary.	Yes
	Any retaining wall shall not adversely alter surface flows to adjoining private land.	It is not anticipated that proposed retaining walls would adversely alter surface flows to adjoining private land.	Yes
	Any retaining wall and associated structures shall be designed to be located wholly within the property boundary, except where written or legal agreements have been reached between relevant parties to Council's satisfaction.	All retaining walls are located wholly within property boundaries.	Yes
	Any retaining wall requiring work on neighbouring properties shall require the consent of the adjoining owner/s.	Retaining walls are wholly within the property boundaries.	Yes

Part 2 Requirements applying to all types of development			
Part	Requirement	Proposed	Compliance
	Retaining walls higher than 900mm shall be designed by a structural engineer and made from appropriate material.	A condition is recommended to ensure that all retaining walls are designed by a suitably qualified person and made of appropriate materials.	Complies by condition
2.14.1 Contaminated Land	The requirements of Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (EPA, DUAP, 1998) shall be satisfied on sites known to have, or may give Council reason to suspect, a potential for previous contamination.	The site has historically been used for residential purposes and the proposed development does not include a change of land use.	Yes
2.14.2 Salinity	This section details requirements for salinity affected sites.	A condition is recommended regarding salinity.	Complies by condition
2.14.4 Subsidence	Any development on a site located within South Campbelltown Mine Subsidence District, or Appin Mine Subsidence District may be at risk of the effects of subsidence from past and/or future underground mining. An appropriate engineering outcome shall be achieved.	The subject site is not located within a Mine Subsidence District.	N/A
2.15.1 Waste Management	A detailed Waste Management Plan (WMP) shall accompany development applications for certain types of development/land uses, as detailed in Table 2.15.1 and for any other development that in the opinion of Council a WMP is required.	A satisfactory WMP has been submitted in support of this application.	Yes
2.16 Provision of Services	Ensure that development is provided with adequate water and power supply.	The subject site is currently serviced by all essential services. A condition is recommended to ensure that the	Complies by condition

Part 2 Requirements applying to all types of development			
Part	Requirement	Proposed	Compliance
		new/upgraded wastewater system meets the requirements listed in this part of the DCP.	
Part 4 Rural Residential Development and Ancillary Rural Residential Structures			
4.3.1 Building Form and Character	Developments shall be designed to fit the existing contours and landform of the site and to minimise the amount of cut and fill.	Earthworks are proposed to accommodate a basement and a swimming pool and are considered to be satisfactory for the proposed development. The additions to the dwelling are below the maximum building height and has been designed to fit within the landscape.	Yes
	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.	Material and colour selection is satisfactory.	Yes
	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.	Not applicable, car parking will be provided within a basement.	N/A
	Garage doors facing public streets shall be no wider than 50% of the width of the main dwelling	Not applicable as there is not a garage door proposed to face the street.	N/A

Part 2 Requirements applying to all types of development			
Part	Requirement	Proposed	Compliance
	(at its street fronting facade).		
	Highly reflective materials and bright colours for roofing shall not be allowed.	Woodland grey roofing is proposed.	Yes
	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 building is not located downstream of a dam.	Yes
4.3.1.2 Building Height	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 proposed development will not create loss of amenity to the adjacent properties.	Yes
4.3.2 Car and Parking Access	The minimum dimensions of any required parking space shall be 2.5 x 5.5 metres.	Greater than 2.5m x 5.5m provided.	Yes
	The minimum internal dimensions of an enclosed garage shall be 3.0 x 6.0 metres.	17m x 8.3m.	Yes
	Transitional grades shall comply with AS2890.1 (as amended) Parking Facilities - Off-Street Car Parking.	Transitional grades are satisfactory.	Yes
	Driveways shall meet the following criteria: i) constructed to a standard that allows for all weather access; ii) designed and located to follow contours to avoid excessive site works, erosion and sedimentation run off; iii) have a minimum width of 2.5 metres and a	The driveway is existing.	N/A

Part 2 Requirements applying to all types of development			
Part	Requirement	Proposed	Compliance
	maximum width of 5.0 metres; iv) allow for entry to and exit from the property in a forward direction; v) located to minimise the impact on vegetation and the removal of mature trees; and vi) one (1) driveway access is permitted per property, in addition to any access required by the NSW Rural Fire Service, where relevant.		
	Driveways shall be located a minimum distance of (six) 6 metres from the tangent point of any unsignalised intersection.	The driveway is greater than 6m from the tangent point of an unsignalised intersection.	Yes
	Driveways shall be designed and constructed so that they do not divert stormwater from the adjoining road onto the property.	The driveway is existing.	N/A
	Electric vehicle charging stations must be located behind the building line.	Electric vehicle charging not provided.	N/A
4.4.1 Fencing - Rural Residential	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	Existing fencing is to be retained.	N/A

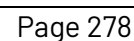
Part 2 Requirements applying to all types of development			
Part	Requirement	Proposed	Compliance
	Plan prepared by a qualified person; and iv) complement the design of the development.		
4.5.1 Dwelling Houses	The minimum setbacks for a dwelling house shall be in accordance with the setback requirements for dwelling houses shown in Table 4.5.1. Primary setback for double storey – 50m Side and rear setback – 10m	The applicant has sought a variation to this control and is proposing a 5m rear setback on the basis that the reduced setback would not impact on adjoining sites privacy and would not create overshadowing as the adjoining dwellings are setback 145m and 155m.	Merit

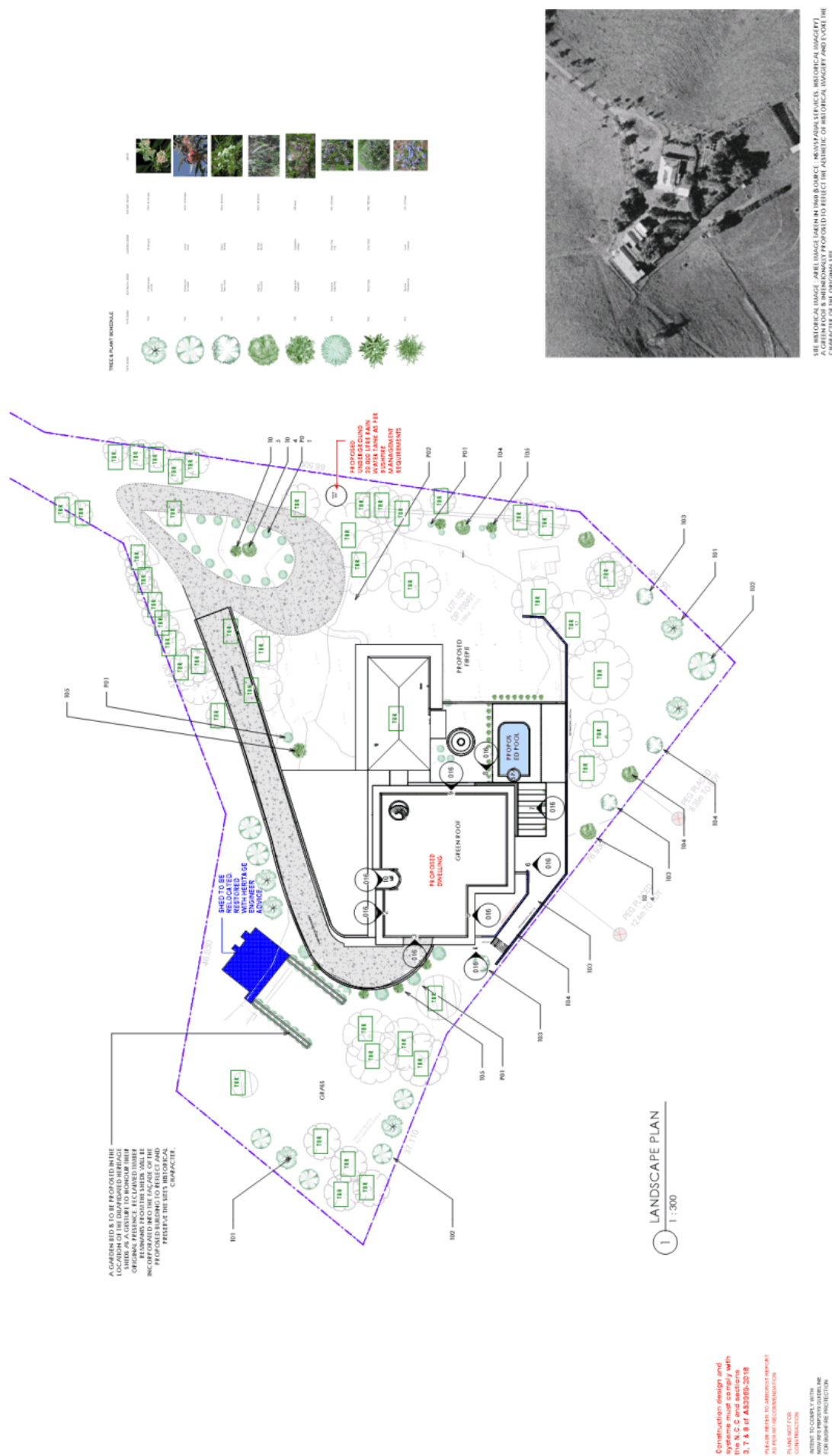
85 BADGALLY ROAD, BLAIRMOUNT
PROPOSED ALTERATION AND ADDITION TO AN
EXISTING DWELLING
LOT 102 / DP 708401

Sheet List			Current Revision	Current Revision Date
Sheet Number	Sheet Name			
000	COVER SHEET	3	1/5/88/25	
001	EXISTING SITE PLAN	2	08/08/25	
002	PROPOSED SITE PLAN	2	08/08/25	
003	PROPOSED DEMOLITION PLAN	2	08/08/25	
004	PROPOSED WALL DEMOLITION	2	08/08/25	
005	PROPOSED SITE PLAN	3	1/5/88/25	
006	PROPOSED GF	3	1/5/88/25	
007	PROPOSED FF	3	1/5/88/25	
008	PROPOSED BASEMENT	2	08/08/25	
009	LANDSCAPE PLAN	2	08/08/25	
010	ELEVATIONS	3	1/5/88/25	
011	PROPOSED SECTION	3	1/5/88/25	
012	SITE MAP 12000	2	08/08/25	
013	SHADOW DIAGRAMS	2	08/08/25	
016	VIEW FROM AND DOOR SCHEDULES	2	08/08/25	
017	PROPOSED WALL ELEVATIONS	3	1/5/88/25	
018	SPR. & B. PLAN	1	08/07/25	

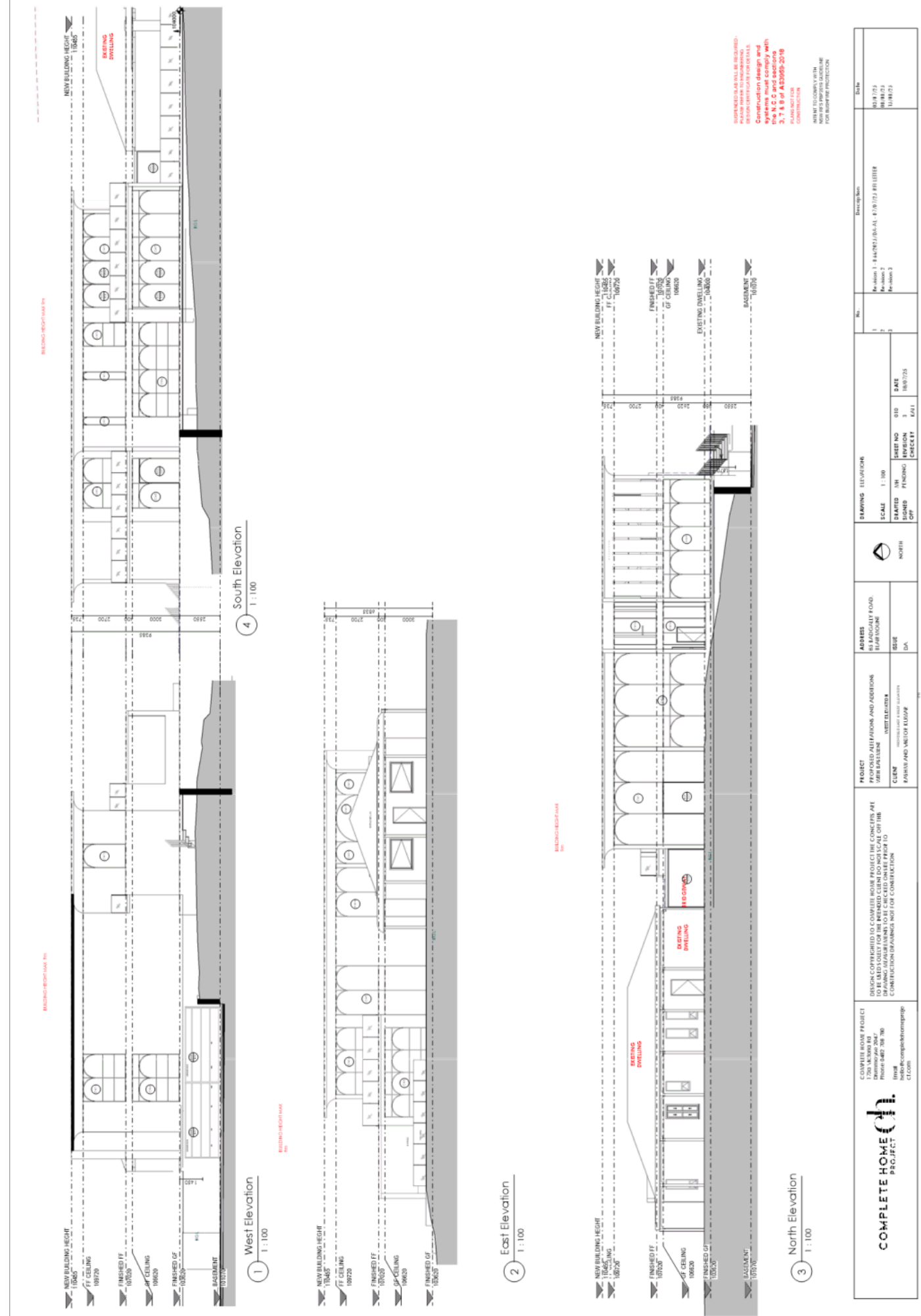
CALCULATIONS	
SITE AREA	5.18ha
SITE COVERAGE	11.4% OF OVERALL SITE [(42011306 + 110) ÷ 11.6N]
LANDSCAPE	PROPOSED LANDSCAPE
	1020m ²
	8500m ²

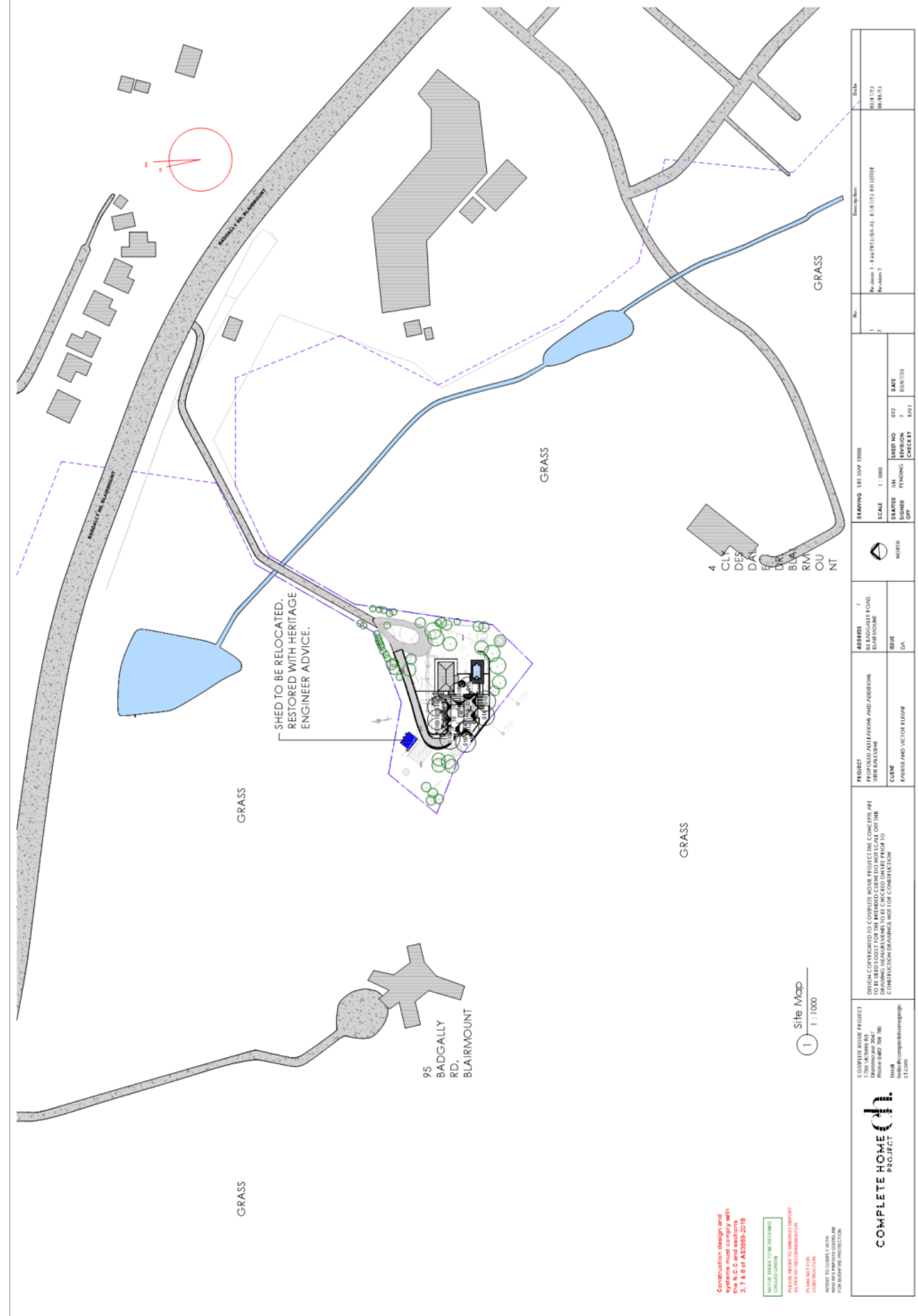
[illegible]





COMPLETE HOME PROJECT 1720 KENNEDY RD. DUNSMITH, ALA 35894 Phone: 205-238-7000 Email: info@completehomeproject.com COMPLETE HOME PROJECT	DESIGN COMMITMENT TO COMPLETE HOME PROJECT THE CONCEPTS ARE PRELIMINARY. THE CLIENT HAS AGREED TO HOLD THE CLIENT OFF THE PROJECT FOR 14 DAYS. ANY OTHER CHANGES TO THE PROJECT FOR CONSTRUCTION DRAWINGS NOT FOR CONSTRUCTION. CLIENT FAIRBANKS AND VICTOR LUDWIG	ADDRESSES 215 MAGNOLIA ROAD DUNSMITH ALA	 NORTH	STARTING LANDSCAPE PLAN				No.	Description	Date
				SCALE 1"=30'	SHEET NO 001	DATE 03/07/25	STARTED 03/07/25			
				STARTED 03/07/25	FINISHED 03/07/25	1	1720 KENNEDY RD. DUNSMITH, ALA 35894	03/07/25		
						2	1720 KENNEDY RD. DUNSMITH, ALA 35894	03/07/25		





4.4 Use of unit as a vehicle body repair workshop - Unit 3, No.8 Rose Street, Campbelltown

Community Strategic Plan

Objective	Strategy
4 Outcome - A Strong Local Economy	4.1 Foster economic growth and prosperity

Delivery Program

Principal Activity
PA Development Assessment

Referral Criteria

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

Executive Summary

- The subject development application is for the use of the unit as a vehicle body repair workshop.
- The site is zoned E3 Productivity Support under the Campbelltown Local Environmental Plan 2015. The proposed development is defined as vehicle body repair workshop and is permissible within the zone.
- The proposed use is compliant with the relevant State Environmental Planning Policies (SEPP's).
- The proposed use is compliant with the provisions of Campbelltown Local Environmental Plan 2015 and Campbelltown (Sustainable City) Development Control Plan 2015.
- The development application was not required to be notified in accordance with Council's Community Participation Plan.
- The application has been assessed in accordance with the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979* and is satisfactory. The development application is therefore recommended for approval.

Officer's Recommendation

That development application 4099/2025/DA-U for the use of the unit as a vehicle body repair workshop at No.8 Rose Street, Campbelltown be approved subject to conditions 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 3 SP 77641, No.8 Rose Street, Campbelltown
Application No	4099/2025/DA-U
Applicant	Isaac Camilleri
Owner	KAJ Property Investments Pty Ltd
Provisions	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Precincts – Western Parkland City) 2021 State Environmental Planning Policy (Industry and Employment) 2021 Campbelltown Local Environmental Plan 2015 Campbelltown (Sustainable City) Development Control Plan 2015
Date Received	11 September 2025

History

Development consent was issued on 3 December 2008 for the use of Unit 3 for the storage and distribution of timber crates.

The unit is currently being used for storage. The adjacent units are being used for the warehousing and distribution for Sleeping Giant with the front unit being used for mini golf.

Report

Site Description

The subject site is a rectangular shaped allotment with a site area of 4,008 m² with a frontage of 40.9 m to Rose Street. The site contains a single storey industrial building with 4 individual units. The unit the subject of the current application has a floor area of approximately 403 m² on

the ground floor and 44 m² on the first floor. Vehicular access to the site is via a driveway in the north eastern corner of the site with car parking provided within the front setback area as well as adjacent to the side of the units.

An aerial photo is shown below.

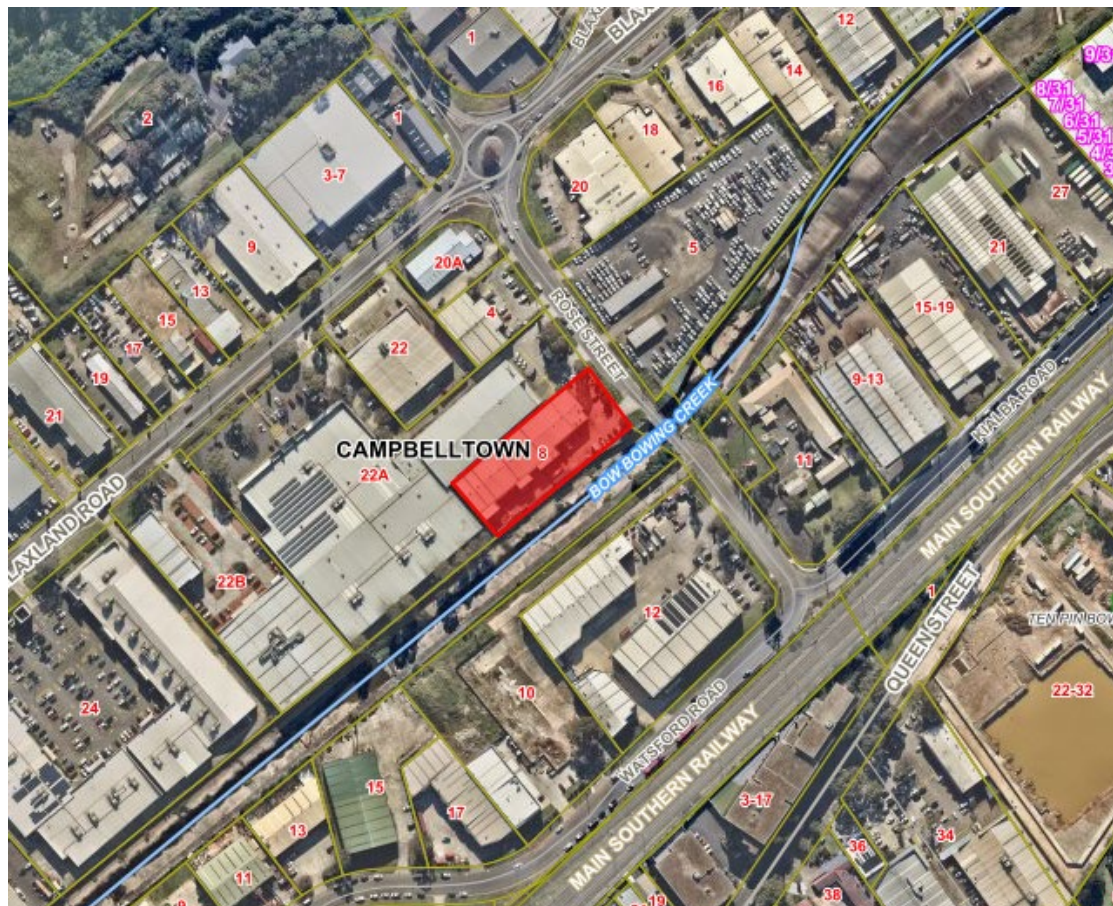


Figure 1: Subject site with red highlight (Source: SSA).

The site is located within an existing industrial area and is surrounded by a range of industrial and bulky goods development. The site also directly adjoins the concrete channel of Bow Bowing Creek to the south.

Proposal

The proposed development is for the use of existing industrial unit No.3 as a vehicle body repair workshop. The proposed workshop would be a boutique workshop that focuses on exclusive high end vehicle restorations with a total of 3-5 cars being worked on at any one time. This type of business utilises a longer timeframe to restore vehicles as opposed to a normal mechanical workshop and would not have customers visiting the site daily. The proposed use would employ 2 people with the operating hours proposed to be Monday to Saturday, 7 am – 5 pm.

A business identification sign is also proposed on the wall above the main entry to the unit. The sign would be 4.3 m x 1.3 m with a total advertising area of 5.59 m².

Site Constraints Table

The following table summarises the site constraints relevant to the subject land.

Site constraints	Applicable to this site
Bushfire prone land	No
Flood affected	No
Overland flow affected	No
Mine subsidence	No
Biodiversity values	No
Aboriginal sensitivity zone	No
Koala habitat	No
Jemena gas line	No
Impacts on Council land (if applicable)	No
Easements	No
Tree removal	No
Electrical easement	No
Heritage item	No
Title restrictions	No
Noise affected property	No

1. Vision

Campbelltown 2035 is the Community Strategic Plan (CSP) for the City of Campbelltown. The CSP addresses 5 key strategic outcomes that Council and other stakeholders will work to achieve over the next 10 years:

- Outcome 1: An inclusive and supportive community
- Outcome 2: Places for people
- Outcome 3: An enriched natural environment and heritage
- Outcome 4: A strong local economy
- Outcome 5: Leadership for our community

The proposal is consistent with the long-term vision for Campbelltown.

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 issues have been identified for further consideration.

2.1 Section 4.14(1)(a)(i) The provisions of any environmental planning instrument

2.1.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021

The Biodiversity and Conservation SEPP (BC SEPP) aims to protect and enhance biodiversity and natural habitats, while guiding development to ensure that conservation values are integrated into land use planning across New South Wales.

Chapter 2 – Vegetation in non-rural areas

This chapter applies to land within the Campbelltown Local Government Area and aims to protect the biodiversity values of trees and other vegetation and preserve the amenity of the non-rural areas through the preservation of trees and other vegetation.

This part states that clearing of vegetation must not occur without approval from the consent authority. The subject development application is for the use of an industrial unit and does not propose the removal of any existing trees on the site.

Chapter 6 – Water Catchments

The subject site is located in the Georges River Catchment and as such the provisions of Chapter 6 of the BC SEPP applies to the application. This chapter sets out various controls that a consent authority must consider when determining a development application in regard to water quality, aquatic ecology and flooding. The proposed use would not conflict with the applicable provisions of the BC SEPP and will not have a negative impact on the environmental quality of the catchment area due to the proposal being only for the use of an established industrial tenancy.

2.1.2 State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 (RH SEPP) aims to provide a state wide planning approach to the remediation of contaminated land. In particular the policy aims to promote the remediation of contaminated land to reduce the risk of harm to human health or any other aspect of the environment.

The RH SEPP requires the consent authority to consider whether the subject land of any development application is contaminated. The site has not been used for any purpose that has or could potentially have adverse contamination impacts. The proposed use is not considered to be a potentially contaminating use and is therefore suitable for the site. An assessment against the provisions of Section 4.6 of the RH SEPP is provided in attachment 3.

The proposed development satisfies the requirements of the RH SEPP.

2.1.3 State Environmental Planning Policy (Transport and Infrastructure) 2021

The aim of State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP) is to facilitate the effective delivery of infrastructure across the state and applies to the subject site.

Clause 2.48 sets out provisions relating to development in proximity to electricity infrastructure, and in certain circumstances requires notice to be given to the relevant electricity supply authority. The subject site is not within proximity to electricity infrastructure and therefore this clause does not apply.

Clauses 2.98 and 2.99 requires the consent authority to notify the rail authority and consider any responses received for works likely to impact on rail safety and involves ground penetration within 25 m of a rail corridor. The subject site is not located within 25 m of a rail corridor and therefore these clauses do not apply.

Clause 2.100 sets out provisions relating to the potential impact of rail noise or vibration on non-rail development, which apply to development for a residential use, place of public worship, hospital or an educational establishment or childcare centre. The proposal is for industrial use and therefore this clause does not apply.

Clause 2.119 relates to development with frontage to a classified road. Rose Street is not a classified Road and therefore this clause does not apply.

Clause 2.122 sets out provisions relating to traffic generating development, as defined within Schedule 3 of the TI SEPP. Development for the purpose of a vehicle body repair workshop is not defined as traffic generating development and is not required to be referred to Transport for New South Wales.

2.1.4 State Environmental Planning Policy (Precincts – Western Parkland City) 2021

State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (WPC SEPP) applies to all land in a growth centre. Pursuant to WPC SEPP, the subject site is located within the Greater Macarthur Growth Area and is therefore subject to the provisions of the WPC SEPP. Clauses 3.21 and 3.22 of the SEPP are relevant to the application and are discussed below.

The WPC SEPP does not include a precinct plan for the Greater Macarthur Growth Area, and therefore Clause 3.21 of the WPC SEPP is to be considered. The Campbelltown Precinct Plan released under the Glenfield to Macarthur Urban Renewal Corridor Strategy (which is not a Precinct Plan for the purposes of the WPC SEPP but is rather a structure plan) indicates that the subject site would be “employment”. As the proposed development is for the use of the existing unit as a vehicle body repair workshop, the proposed development would be consistent with the relevant precinct planning strategy.

Therefore, the proposed development is satisfactory with regard to Clause 3.21 of the WPC SEPP.

Clause 3.22 specifies that in the case of a development application for development having an estimated cost of more than \$500,000 or involves land of more than 2 hectares in area or is a subdivision that creates 2 or more lots, the proposal is required to be referred to the Planning Secretary for comment. The subject development application is for a change of use only that does not meet these criteria and therefore referral to the Planning Secretary is not required.

2.1.5 State Environmental Planning Policy (Industry and Employment) 2021

State Environmental Planning Policy (Industry and Employment) (IE SEPP) applies to the proposal as signage is included. The aims of Chapter 3 are to ensure that signage is compatible with the desired amenity and visual character of an area, is of high-quality design and does not impact upon any transport corridors.

The proposed signage is consistent with these aims and objectives and is demonstrated through compliance with Schedule 5 – Assessment Criteria provided in the compliance table in attachment 3.

Under the IE SEPP, the signage proposed is defined as business identification signs as follows:

'Business identification sign means a sign –

- (a) That indicates –
 - (i) The name of the person or business, and
 - (ii) The nature of the business carried on by the person at the premises or place at which the sign is displayed, and
- (b) That may include the address of the premises or place and a logo or other symbol that identifies the business,

But that does not contain any advertising relating to a person who does not carry on business at the premises or place.

Note. Business identification signs are a type of **signage** – see the definition of that term in this Dictionary.'

Part 3.3 of the IE SEPP does not apply to the proposed signage given the signage is defined as business identification signs.

The proposed wall sign is considered to comply with the relevant provision of the IE SEPP in that there would be no adverse impacts on the streetscape and is consistent with other signage in the immediate locality.

2.1.6 Campbelltown Local Environmental Plan 2015

The site is zoned E3 Productivity Support under the Campbelltown Local Environmental Plan 2015 (CLEP 2015). The objectives of the E3 Productivity Support zone are:

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
- To facilitate diverse and sustainable means of access and movement.
- To encourage industries or business involved in scientific research or development.
- To provide healthy, attractive, functional and safe business areas.

It is a requirement of CLEP 2015 that the proposed development must have regard to the objectives of the zone. The proposed development would satisfy the need for a range of light industrial land uses to be provided and allows a land use that would not compete with land uses in surrounding local and commercial centres.

The proposed development is defined as a vehicle body repair workshop which is defined as:

Vehicle body repair workshop means a building or place used for the repair of vehicles or agricultural machinery, involving body building, panel building, panel beating, spray painting or chassis restoration.'

Vehicle body repair workshops are a permissible use within the E3 Productivity Support zone.

As the proposed development is for the use of an existing unit only, it is considered that the relevant provisions of Council's LEP are satisfied. A compliance table with an assessment against the relevant provision is provided in attachment 3.

2.2 Section 4.15(1)(a)(iii) The provisions of any development control plan

Campbelltown (Sustainable City) Development Control Plan 2015

The provisions of Part 2 – Requirements applying to all types of development and Part 7 – Industrial development apply to the proposed development. An assessment of the relevant provisions is provided below as well as in attachment 3.

Car Parking

Under the DCP, an additional 3 car parking spaces are required per work bay/hoist, in addition to the standard parking provision based on the unit's floor area. The proposed development includes one hoist, resulting in a requirement for three additional car parking spaces.

The site currently provides a total of 33 car parking spaces across four units. These spaces are not individually allocated to specific tenancies under the strata plan.

It is considered that the existing number of car parking spaces available to the units on the site is sufficient to accommodate the proposed use for the following reasons:

- The operation of the business involves working on one vehicle for extended periods, unlike typical workshops with high turnover. This significantly reduces the daily demand for car parking.
- Only two car parking spaces are required for employees, with customer visits being infrequent and not daily.
- The internal layout of the unit allows for additional vehicle car parking within the premises if required.

Given the above, it is considered that the proposal satisfies the objectives of the DCP in regard to the provision of car parking and would not have any adverse impacts on the surrounding locality.

Noise

The use would require the use of machines and equipment for the running of the business. Notwithstanding, the use of machines and equipment for the use proposed would not be expected to exceed noise levels that would impact upon the surrounding area and would be consistent with the Industrial Noise Policy set by the EPA. The site is located approximately 500 m from the nearest residential apartments in Queen Street which is on the other side of the railway line. In the immediate vicinity of the site are other industrial type uses where there would be no adverse impacts.

Air pollution

The site includes a spray booth as part of its operations. To ensure compliance and mitigate potential environmental impacts, conditions of consent have been imposed requiring that the spray booth be operated in accordance with the relevant Australian Standards and manufacturer specifications. These conditions also mandate the provision of adequate mechanical ventilation to minimise the risk of adverse air pollution and ensure appropriate air quality management.

2.3 Section 4.15(1)(a)(ii) Any proposed instrument that is or has been the subject of public consultation and that has been notified to the consent authority.

There are no draft environmental planning instruments that apply to the proposed development.

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

No Planning Agreement has been proposed as part of this application.

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

As the proposed development is for a change of use, the building is required to be upgraded to comply with the regulations in regard to ensuring fire safety measures are sufficient. The proposal was referred to Council's Fire Safety Officer for review where appropriate conditions of consent were recommended.

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.

Natural environment

The proposed use does not involve any change to the built form of the existing building and is considered to be sufficient for the proposed use. The nature of the proposed use ensures that there will be no adverse impact on the natural environment, particularly in regard to air quality. All required environmental measures will be implemented to ensure there are no pollution or emission impacts. The proposal was referred to Council's Environmental Health Officer for assessment. Following this assessment, recommended conditions of consent were provided to ensure compliance with environmental standards.

Built environment

The proposed use does not involve the construction of any works and therefore there would be no changes to the existing building.

Social and economic

The proposed development is for a use that would service the local community and provide employment opportunities. The business will stimulate the local economy and therefore it is that the proposed use would have a positive impact on the social and economic environment of the locality.

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

Section 4.15(1)(c) of the EP&A Act requires Council to assess the suitability of the site for the proposed development.

The proposed development is of a scale and design that it is suitable for the site. The proposal responds well to site conditions in terms of its size, shape, topography and relationship to adjoining buildings and land uses.

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

2.8 Section 4.15(1)(e) The public interest

The proposed development has addressed the requirements of the relevant planning instruments and development controls including the objectives of the E3 Productivity Support zone as well as the relevant State Environmental Planning Policies, CLEP 2015 and Campbelltown (Sustainable City) Development Control Plan 2015.

The proposed development has addressed the requirements of the relevant planning instruments and development controls including the objectives of the zone.

4. Public Participation

Section 4.15(1)(d) of the EP&A Act requires the consent authority to consider any submissions when determining a development application.

The proposed use was not required to be notified to adjoining and nearby properties in accordance with Council's Community Participation Plan.

Conclusion

The subject development application for the use of unit 3 as a vehicle body repair workshop at No.8 Rose Street, Campbelltown has been assessed against the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

The proposed development is a permissible use within the E3 Productivity Support zone and is consistent with the relevant planning controls within Campbelltown Local Environmental Plan 2015 and Campbelltown (Sustainable City) Development Control Plan 2015. As such, it is

considered that the proposed development be approved subject to the conditions in attachment 1.

Attachments

4.4.1 Recommended Conditions of Consent (contained within this report)

4.4.2 Architectural Plans (contained within this report)

4.4.3 Compliance Tables (contained within this report)

Reporting Officer

Senior Town Planner

ATTACHMENT 1

Recommended Conditions of Consent

GENERAL CONDITIONS

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

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

1. Approved development

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

Plan Detail	Job Number	Version No.	Prepared by	Date
Cover Page	7679 Sheet 1/6	C	Macarthur Drafting Services	08.08.2025
Ground Floor Plan	7679 Sheet 2/6	C	Macarthur Drafting Services	08.08.2025
First Floor Plan	7679 Sheet 3/6	C	Macarthur Drafting Services	08.08.2025
Front Elevation	7679 Sheet 4/6	C	Macarthur Drafting Services	08.08.2025
Site Plan	7679 Sheet 5/6	C	Macarthur Drafting Services	08.08.2025

Condition reason: To ensure the development operates in accordance with the approved plans.

2. Comply with EP&A Act (General)

The requirements and provisions of Part 6, Section 6.3 of the *Environmental Planning & Assessment Act 1979* and Part 5 of the *Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021* must be fully complied with.

Failure to comply with these legislative requirements is an offence and may result in the commencement of legal proceedings, issuing of 'on-the-spot' penalty infringements or service of a notice and order by Council.

Condition reason: To comply with legislation

3. Appoint principal certifier for change of use only (Prior to works commencing)

In accordance with provisions of Section 67 of the *Environmental Planning & Assessment Act (Development Certification and fire safety) Regulation 2021* prior to commencement of the change in building use, a Principal Certifier must be appointed, to issue an occupation certificate.

Condition reason: To comply with legislation.

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.

5. Deliveries

Vehicles servicing the site shall comply with the following requirements:

1. All vehicular entries and exits shall be made in a forward direction.
2. All vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads.
3. All deliveries to the premises shall be made to the loading bay/s provided.

A traffic sign shall be placed adjacent to the driveway at the entrance of the property advising drivers of the above information. Should the sign be damaged or removed, it shall be replaced within 48 hours.

Condition reason: To ensure deliveries to the premises are carried out safely.

6. Advertising Sign

- a. All signage is to be erected/supported in a safe and secure manner.
- b. At no time shall the signs be illuminated.
- c. No signage on site shall be illuminated, flash, move or display emergency messages.
- d. The advertising structure shall be maintained in a condition so as to not become unsightly so as to adversely affect the amenity of the surrounding area.
- e. Signage shall be constructed in accordance with the provisions of the Australian Standards relating to the construction and external illumination devices.
- f. Signs and their supporting structures shall be structurally sound and constructed so to:
 - i. Not to compromise driver and pedestrian safety;
 - ii. Avoid confusion with road traffic signs and signals;
 - iii. Not obscure a road hazard, oncoming vehicles, pedestrians; and
 - iv. Avoid advertising messages, designs or bright lighting that may distract motorists.

- g. Signage shall be constructed of durable and high quality materials that do contain reflective materials, colours and finishes and shall be maintained to a high standard, including any advertising surface, structure and finish.

Condition reason: To ensure signs do not interfere with the safety or amenity of the neighbourhood.

7. 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.

Condition reason: To ensure lighting is operated in a manner that protects the amenity of the local area.

8. Bund wall

A bund wall shall be constructed around all work and liquid storage areas to prevent any spillage entering into the stormwater system. The bunded area shall provide a volume equal to 110% of the largest container stored and graded to a blind sump so as to facilitate emptying and cleansing.

Condition reason: To ensure there are no adverse impacts in the case of a spill.

9. Storage of flammable and combustible liquids

Flammable and combustible liquids shall be stored in accordance with Australian Standard 1940-(as amended)- The Storage and Handling of Flammable and Combustible Liquids.

Condition reason: To comply with the Australian Standards.

10. Storage of dangerous goods

Before the storage of any 'dangerous goods' on the premises, a licence from the Chemical Safety Branch of Work Cover shall be obtained and submitted to Council.

Condition reason: To ensure dangerous goods are stored appropriately.

11. Mechanical repairs

The operation of the mechanical repair workshop shall comply with the following requirements:

- All mechanical repairs shall be conducted within the workshop, the floor of which shall be graded to an internal drainage point connected to the sewer of *Sydney Water* in accordance with that Authority's requirements. Under no circumstances shall work be conducted on open driveways.
- The driveway area is to be kept free of oil contamination.
- Waste oil shall be stored in a covered area pending regular removal to a waste oil recycler.
- There shall be no washing of motor vehicles carried out on the premises.
- No motor vehicle or part of a motor vehicle that is in the custody of the business shall be left standing on any public road or footpath.
- A spill kit shall be provided on site at all times to clean up any minor liquid spillages.
- There shall be no vehicles or parts stored or worked on outside of the building.

Condition reason: To ensure the operation of the use has no adverse environmental impacts.

12. Spray booth certification

Prior to the use of the spray booth, proof of compliance with the design, construction and testing requirements of AS/NZS 4114.1 and installation requirements of AS/NZS 1441.2 shall be demonstrated to Council by way of a certificate of conformity. The certificate shall be issued by a national certification body accredited by the 'Joint Australian and New Zealand Accreditation System' (JAS-ANZ). A copy of the certificate of conformity shall be submitted to Council for records, prior to the use of the spray booth. Maintenance of the spray booth shall be conducted in accordance with AS/NZS 4114.2 and the manufacturers specifications.

Condition reason: To comply with the relevant Australian Standards.

13. 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. The use of any external areas including but not limited to the driveway, car parking areas, footpath, verge or roadway is strictly prohibited.

Condition reason: To ensure goods are stored wholly within the premises and protect the amenity of the local area.

14. Operating hours

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

Monday to Saturday	7:00 am – 5:00 pm
Sunday	Closed

Condition reason: To protect the amenity of the local area.

15. Rubbish/recycling bin storage

The rubbish and recycling bins shall not be stored within vehicle parking, vehicle manoeuvring areas or landscaped areas. The bin(s) shall only be stored within the unit.

Condition reason: To ensure waste storage does not impact areas required to be dedicated to vehicle access and landscaping.

16. Pollution and Waste Management Conditions

The following conditions have been applied to ensure that all activities involving the operation of the facility are carried out in a manner which will prevent undue air, land, water pollution, noise pollution and waste management practices in accordance with the *Protection of the Environment Operations Act 1997*, *Protection of the Environment Operations (Waste) Regulation 2014*, *Protection of the Environment Operations (Noise) Regulation 2017*, *Local Government Act 1993*, *Local Government Regulation 2015* and associated technical standards:

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

OFFENSIVE NOISE – The development must be design so that the use of the premises, building services, operations, equipment, machinery, vehicles and ancillary fittings must not emit 'offensive noise' as defined in the *Protection of the Environment Operation Act, 1997*: Offensive noise means noise:

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

NSW INDUSTRIAL NOISE POLICY –The use of the premises must not exceed the noise criteria outlined in the NSW Industrial Noise Policy.

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

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

UNREASONABLE NOISE, ODOUR, DUST AND VIBRATION - In the event of a noise, fumes, odour, dust, or waste related issue arising during the implementation, construction and ongoing operation of this development, the person in charge of the premises shall when instructed by Council, cause to carry out an investigation by an appropriate consultant and submit the results to Council. The activity that is the subject of the complaint shall cease until the outcome of the investigation is concluded. Once reviewed by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to its satisfaction.

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

WASTE MANAGEMENT - Open waste storage areas must be appropriately covered and bunded to avoid stormwater entering the sewer.

The business operator must enter into a commercial waste contract agreement for regular waste & recycling collection and disposal with a suitably licensed contractor. A copy of the waste agreement must be available for inspection upon request by Council.

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

AIR POLLUTION- Any vent used for the purpose of venting or dispersing emissions must not be located in a position where the vented emissions may enter doors, windows or ventilation/air conditioning inlets of neighbouring premises. Additionally, any emission including but not limited to evaporated solvents, odours, toxic compounds, overspray or dust from sanding or blasting must be removed with appropriate exhaust and filtration systems and not exit the premises through doors or other openings. In the event that unreasonable emissions affect public areas or neighbouring premises the activity

deemed to be causing these emissions must be ceased. The person in charge of the premises shall when instructed by Council, cause to carry out an investigation by an appropriate consultant and the recommendations of that investigation and of council must be implemented before recommencing the activity.

WATER POLLUTION- Any wastewater generated during the ongoing operation of the premises from activities including but not limited to washing of vehicles and equipment, must be contained within in a bunded or graded area within the premises as to prevent entry of wastewater into stormwater. Additionally, any process or procedure that may result in spills must be conducted within the bunded area and directed to an appropriate trade waste treatment and recycling system.

Condition reason: To ensure there are no adverse impacts on the built and natural environment.

17. Parking of vehicles

All vehicles associated with the premises and operations conducted within the premises must be parked in the allocated car parking spaces. No vehicles undergoing spray painting, panel beating, mechanical or other works conducted within the premises are to be parked on the verge, footpaths and roadways.

Condition reason: To ensure the use is contained to within the building.

18. Operations outside designated areas

There are to be no operations such as spray-painting or other works outside the areas designated specifically for each of these activities within the stamped council floor plan. Additionally, all operations, other than the parking of vehicles in the allocated parking spaces, are to be conducted within the premises.

Condition reason: To ensure the use operates in accordance with the approved plans.

19. Final Fire Safety Certificate

A Final Fire Safety Certificate must be submitted to Council for any newly installed each essential fire safety measure specified in the current Fire Safety Schedule for the building to which the certificate relates;

- a) has been assessed by a properly qualified person, and
- b) was found, when it was assessed, to be capable of performing to at least the standard required by the current Fire Safety Schedule for the building for which the certificate is issued.

Condition reason: To comply with legislation.

20. Waste Management Plan

Prior to the use commencing, the relevant provisions of Council's Waste Management Plan is to be completed to the satisfaction of Council. The waste management plan is to consider all waste generated by the use including, but not limited to, liquid waste, office waste etc. The waste management plan is to detail waste storage areas within the building as well as list all types of waste and quantities and method for collection.

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

21. Sydney Water

Prior to the use commencing, the approved plans must be submitted to Sydney Water via the Sydney Water Tap In service, to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met.

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

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

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

22. Section 73 certificate

Before the issue of the relevant occupation certificate, a section 73 compliance certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation. Early application for the certificate is suggested as this can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator.

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

The section 73 certificate must be submitted to the appointed principal certifier prior to the issue of an occupation certificate.

Condition reason: To comply with legislation.

23. Upgrade works (Prior to issue of occupation certificate)

The building must comply with the requirements of Section 62 of the *Environmental Planning & Assessment Regulation 2021* in relation to the provision of category 1 fire safety measures (as applicable), prior to commencement of the change of use and issuing of an occupation certificate.

The following fire safety upgrading works are required prior to the issuing of an occupation certificate to ensure that the building is suitable for its new use: -

- a) A system of emergency lighting shall be installed throughout the building to provide sufficient light in an emergency in accordance with the requirements of Part E4 of the BCA; Emergency lighting must be installed in the factory unit and offices in accordance with E4D2 of the BCA.
- b) All required exit doors must swing in the direction of egress complying with the requirements of D3D25 of the BCA. The exit doors shall be openable by single grip lever handle downward action latch set or pushing action in accordance with the requirements of D3D26 of the BCA,
- c) Any existing space underneath the stairs shall not be enclosed for its full height with no storage of combustible materials stored underneath the stairs. Should a storage be proposed, the enclosure must be constructed with materials having a fire resistance level of at least 60/60/60. All openings shall be protected by self-closing -/60/30 fire doors complying with AS1905.1.
- d) Certification shall be submitted confirming that the existing hose reel system was designed and installed to the appropriate legislative requirements at the time of installation. Further remedial upgrading works may be required to be done on the system depending upon the standard of installation and the level of performance offered by the current system.
- e) Provide additional portable fire extinguisher/s in accordance with clause E1D14 of the

- BCA,
- g) Maintain the existing exit signs to the Exit doors and door leading to required Exits in accordance with the relevant requirements of clause E4D5, E4D6 & E4D8 of the BCA,
 - h) Provide Fire Blankets in the Kitchen in accordance with the relevant requirements of clause E1D14 of the BCA.
 - i) Approved steel bollards shall be provided outside the exit to prevent vehicles and other obstructions from blocking effective egress from the building. Details shall be submitted to PCA prior to the issue of the occupation certificate.
 - j) That lining materials (carpet) used within the mezzanine floor and leading to the stairs shall be audited by an appropriately qualified company/person to ensure compliance with C2D11 of the BCA. Alternatively remove the combustible materials (carpet) used as lining on the mezzanine floor.

Condition reason: To comply with legislation.

24. Obtain occupation certificate for change of use

The premises must not be used until the Principal Certifier issues an occupation certificate. Submit a single and complete Fire Safety Certificate certifying the operation of all the fire safety measures within the building to Council with the occupation certificate.

Condition reason: To ensure the building is not occupied until suitable fire safety provisions are implemented.

25. 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.

ADVISORY NOTES

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

Advice 1. Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires you to:

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

Advice 2. Provision of Equitable Access

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

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

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

Advice 3. Covenants

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

Advice 4. Inspection within Public Areas

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

Advice 5. Adjustment to Public Utilities

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

Advice 6. Salinity

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

Advice 7. Asbestos Warning

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

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

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

Advice 8. Smoke Free Environment Act

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Smoke Free Environment Act 2000* (SFEA2000) or the *Smoke Free Environment Regulations 2007*

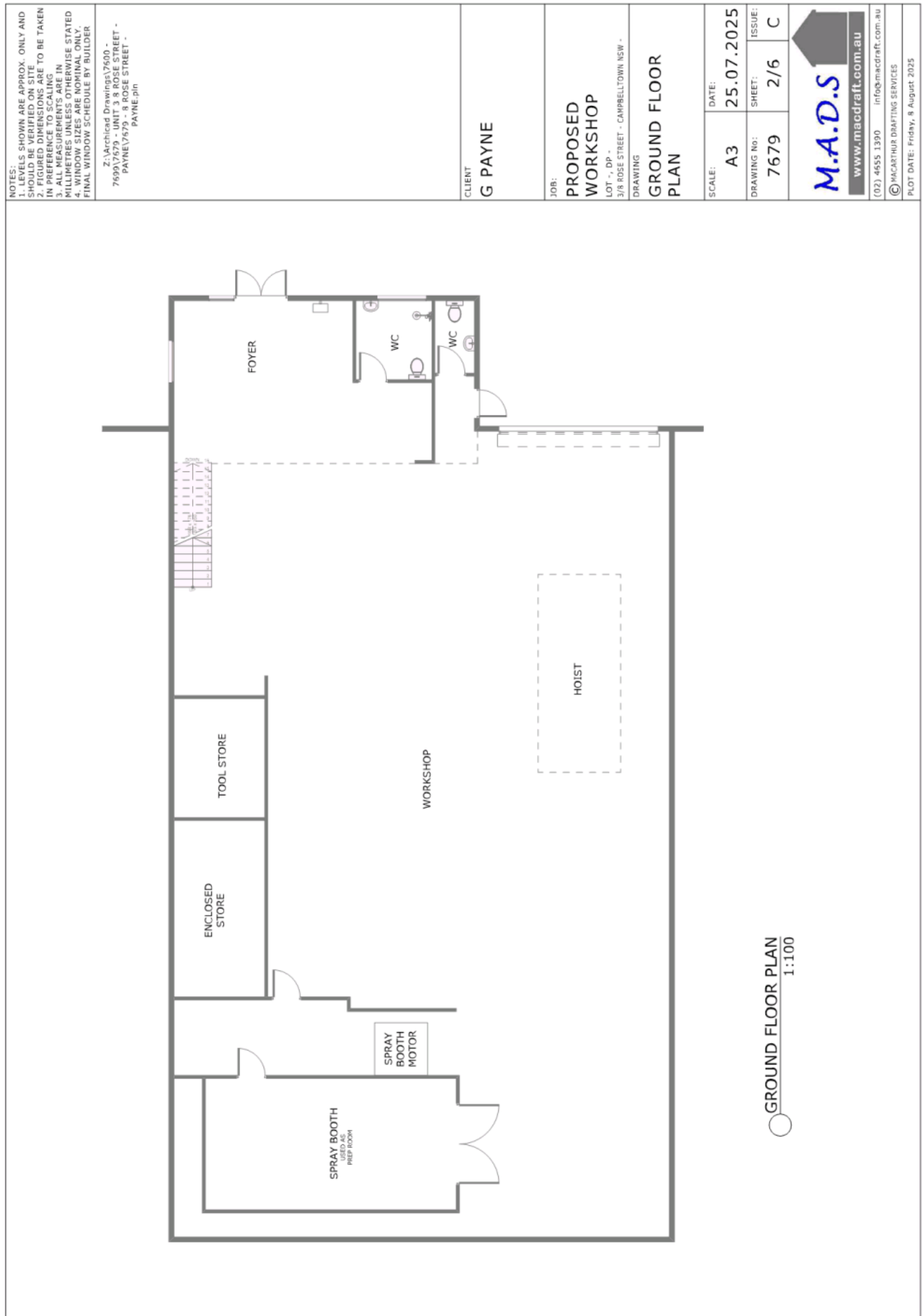
(SFER2007). In the event that the occupier wishes to facilitate smoking within any enclosed public place of the premises (in accordance with clause 6 of the SFER2007), the occupier must first contact NSW Department of Health to ensure that the design and construction of the area proposed to facilitate smoking fully complies with the requirements of the SFEA2000 and the SFER2007.

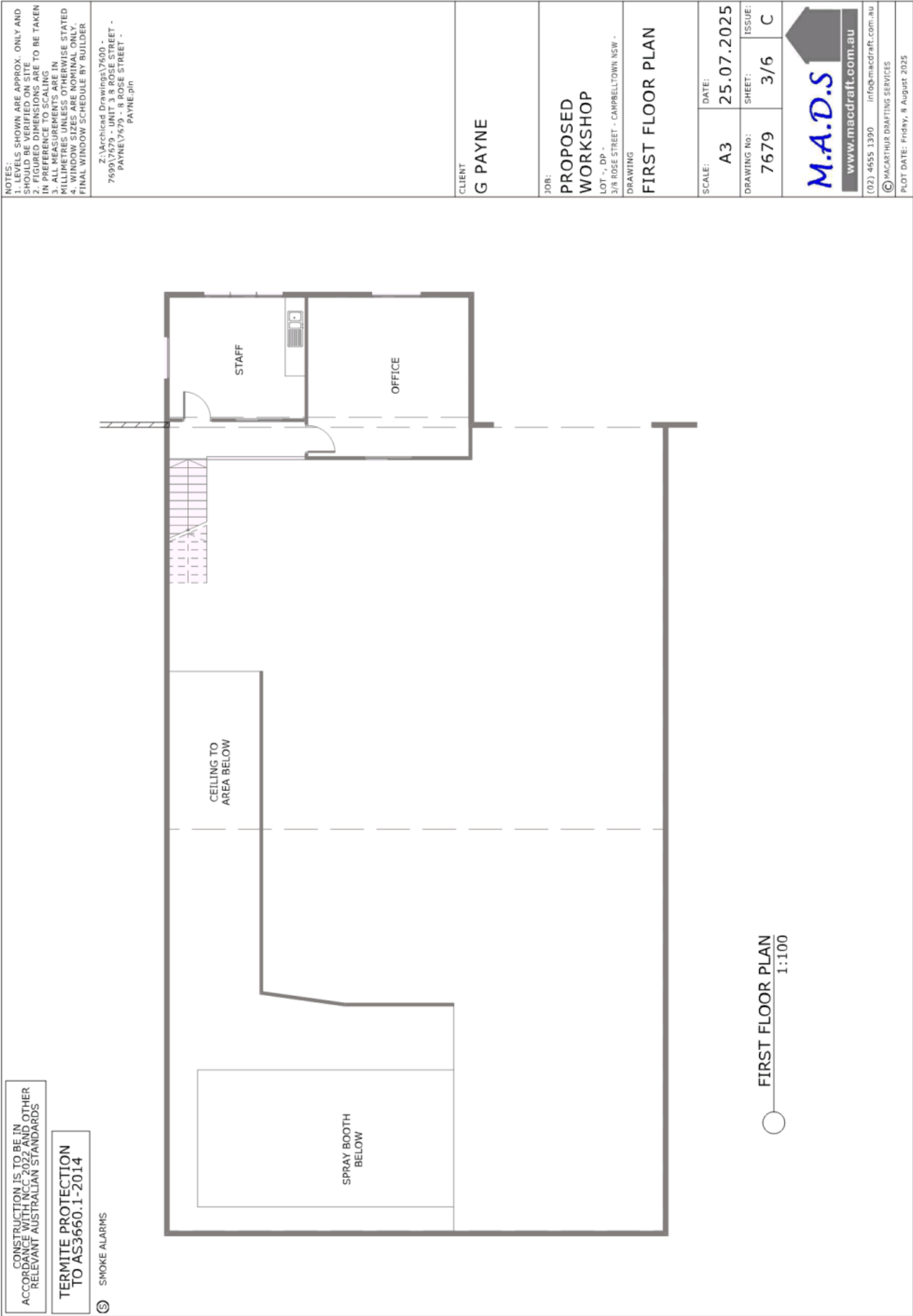
Advice 9. Bonds and Bank Guarantees

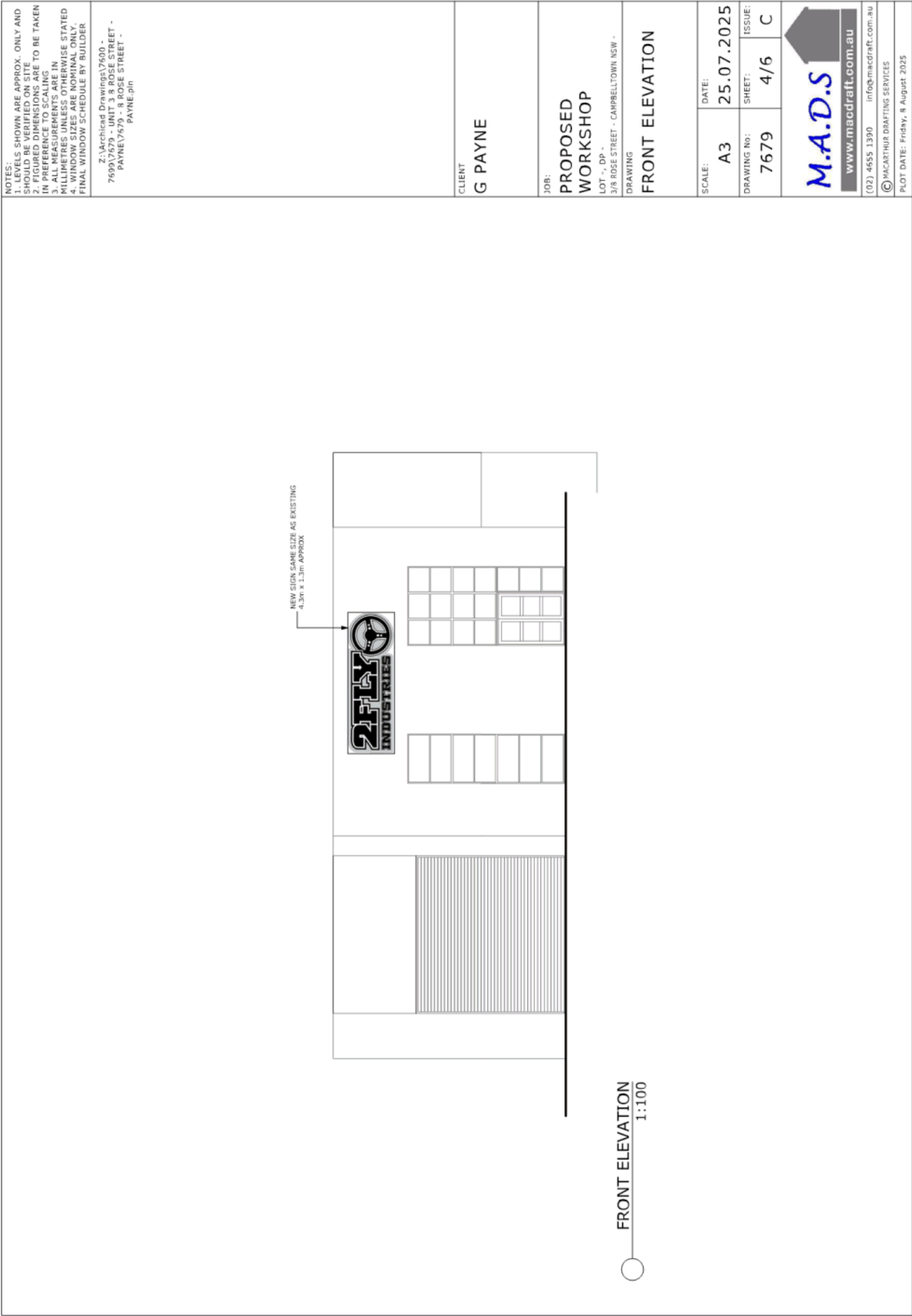
All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution. Bonds will not be accepted in any other form or from any other institution.

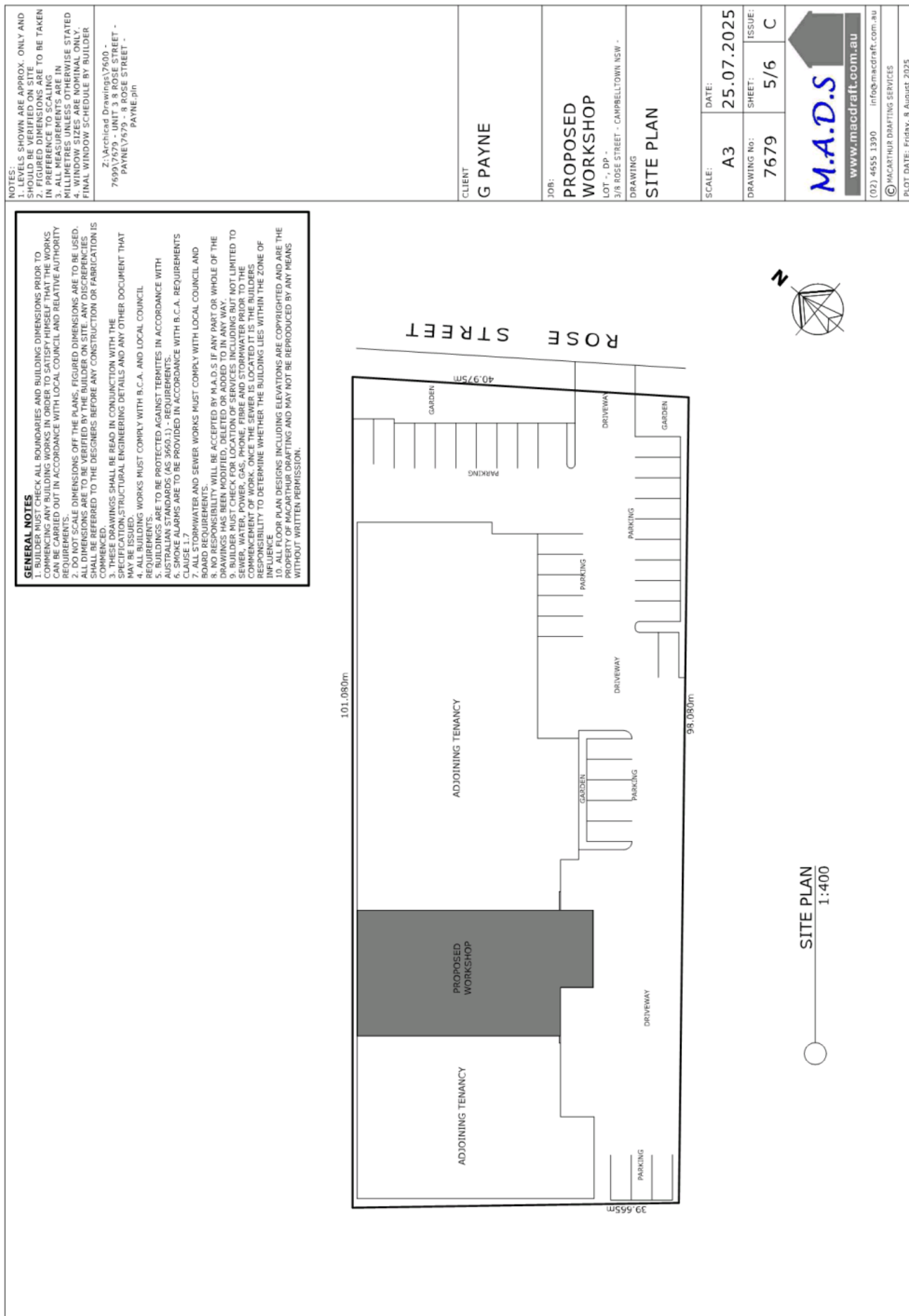
END OF CONDITIONS

[illegible]









Attachment 3 – Compliance tables

1. State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021		
Requirement	Action	Response
Clause 4.6 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, childcare purposes or hospital.	a. Check if the DA proposes a new childcare centre, residential accommodation or residential subdivision.	The proposal is for the use of an existing industrial building and does not propose a childcare centre, residential accommodation or residential subdivision.
	b. If the DA is for a dwelling (including dual occupancies and secondary dwellings) on lots subdivided as part of a residential subdivision consent issued after 28/8/1998 then you should answer no to this question.	The proposed development is not for a dwelling, dual occupancy or secondary dwelling.
Clause 4.6 2. Is Council aware of any previous investigation or orders about contamination on the land?	a. Is there any property information for any evidence of contamination information?	A search of Council's records for evidence of potentially contaminating activities was undertaken where no information for any evidence of contamination was found.
	b. Check for contamination information and planning certificates linked to the property.	A search of planning certificates linked to the property was undertaken. The site has been used for industrial uses for a number of years.
Clause 4.6 3. Do existing records held by Council show that a contaminating land activity has occurred on the land?	a. Check the approval for any potentially contaminating uses have been approved on the site.	A search of previous land uses approved on the site was undertaken. There are no records of any contaminating land activity prior to the current use.
Clause 4.6 4. Has the land previously been zoned for potentially contaminating uses?	a. Check if the land is currently zoned, or was zoned under the previous LEP, Rural, Industrial or Special Purposes for a contaminating use.	The Campbelltown (Urban Area) Local Environmental Plan 2002 was the previous EPI that applied to the land and the site was previously zoned 4(a) – General Industry.

State Environmental Planning Policy (Resilience and Hazards) 2021		
Requirement	Action	Response
	NB: if the proposal is industrial then you should answer no to this question.	
Clause 4.6 5. Is the land currently being used for a potentially contaminating use or is there any evidence of a potentially contaminating use on the site?	a. Conduct site inspection to check for any obvious signs on the site or adjoining land of an industrial use, underground storage tanks, land filling, agriculture, chemical storage, dumping or unregulated building demolition (especially fibro material).	Site inspection did not show any signs of potential contamination.

2. State Environmental Planning Policy (Industry and Employment) 2021

Schedule 5 Assessment Criteria

Character of the area

- *Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?*
- *Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?*

Comment: The proposed signage is generally compatible with the proposed use and desired future character of the area as well as being consistent with similar signage for other industrial uses within the Campbelltown Local Government area.

Special areas

- *Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?*

Comment: The proposed signage will not detract from the existing amenity of the area.

Views and vistas

- *Does the proposal obscure or compromise important views?*
- *Does the proposal dominate the skyline and reduce the quality of vistas?*
- *Does the proposal respect the viewing rights of other advertisers?*

Comment: The proposed signage does not obscure or compromise important views and would not dominate the skyline. The proposed signs do not impact upon the viewing rights of others.

Streetscape, setting or landscape

- *Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?*
- *Does the proposal contribute to the visual interest of the streetscape, setting or landscape?*
- *Does the proposal reduce clutter by rationalising and simplifying existing advertising?*
- *Does the proposal screen unsightliness?*
- *Does the proposal protrude above buildings, structures or tree canopies in the area or locality?*
- *Does the proposal require ongoing vegetation management?*

Comment: The proposed signage is in proportion to the streetscape and contributes to the visual interest of the streetscape. The proposed sign does not protrude above the building and reduces clutter by simplifying signage. The proposal does not require ongoing vegetation management as it is located where there will be no impact to any trees.

Site and building

- *Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?*
- *Does the proposal respect important features of the site or building, or both?*
- *Does the proposal show innovation and imagination in its relationship to the site or building, or both?*

Comment: The proposed signage is compatible with the scale, proportion and other characteristics of the site and respects important features of the site and building.

Associated devices and logos with advertisements and advertising structures

- *Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?*

Comment: There are no safety devices, platforms or lighting devices proposed as the proposed signage is not illuminated.

Illumination

- *Would illumination result in unacceptable glare?*
- *Would illumination affect safety for pedestrians, vehicles or aircraft?*
- *Would illumination detract from the amenity of any residence or other form of accommodation?*
- *Can the intensity of the illumination be adjusted, if necessary?*
- *Is the illumination subject to a curfew?*

Comment: The proposed signage is not illuminated.

Safety

- *Would the proposal reduce the safety for any public road?*
- *Would the proposal reduce the safety for pedestrians or bicyclists?*
- *Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?*

Comment: The proposal will not obscure sight lines and will not reduce safety for any road, pedestrians or cyclists.

3. Campbelltown Local Environmental Plan 2015

Clause	Requirement	Proposal	Complies
Clause 5.21 Flood Planning	The consent authority must be satisfied that the development is compatible with the flood function and behaviour on the land, will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, 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, incorporates appropriate measures to manage risk to life in the event of a flood, and will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.	The subject site is not flood prone as indicated by Council's flooding maps.	N/A
Clause 7.1 Earthworks	The consent authority must consider the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development, the effect of the development on the likely future use or redevelopment of the land, the quality of the fill or the soil to be excavated, or both, the effect of the development on the existing and likely amenity of adjoining properties, the source of any fill material and the destination of any excavated material, the likelihood of disturbing relics, the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area and any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.	No earthworks are proposed as the proposal is for a use only.	N/A

Clause	Requirement	Proposal	Complies
Clause 7.4 Salinity	In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider whether the development is likely to have any adverse impact on salinity processes on the land, whether salinity is likely to have an impact on the development and whether any appropriate measures are required to avoid, minimise or mitigate the impacts of the development.	The proposal is for a use only and involves no construction works. There would be no impact on salinity	N/A
Essential Services	Development consent must not be granted to development unless the consent authority is satisfied that the supply of water, the supply of electricity, the disposal and management of sewage, stormwater drainage or on-site conservation, suitable road and vehicular access, telecommunication services and the supply of natural gas is provided.	As the proposal is for a use within an existing industrial unit, all essential services are already provided.	Yes

4. Campbelltown (Sustainable City) Development Control Plan 2015

Part 2 – Requirements Applying to all Types of Development

The general provisions of Part 2 of the Plan apply to all types of development. Compliance with the relevant provisions of Part 2 of the Plan is discussed below.

Campbelltown (Sustainable City) Development Control Plan 2015			
Part	Requirement	Proposed	Complies
Part 2 Requirements Applying to all Types of Development			
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.	A site analysis plan was submitted.	Yes
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 does not affect views.	Yes
	b) District views and existing significant view corridors as		

Campbelltown (Sustainable City) Development Control Plan 2015			
Part	Requirement	Proposed	Complies
	viewed to and from public places shall be protected		
	c) The opportunity to create new view/ vista corridors shall be taken wherever possible and appropriate.	The proposal does not create new view corridors.	N/A
2.4.1 Rainwater Tanks	a) In addition to satisfying BASIX, residential development is encouraged to provide a rainwater tank for new buildings	Not applicable – use only.	N/A
	b) A rainwater tank shall be provided for all new buildings containing a roof area greater than 100sqm for all development not specified by BASIX. The rainwater tank shall have a minimum capacity in accordance with Table 2.4.1.		
	c) All rainwater tanks shall comply with AS3500 (as amended) – National Plumbing and Drainage Code Guidelines for Plumbing Associated with Rainwater Tanks in Urban Areas and Sydney Water’s Guideline for Rainwater Tanks on Residential Properties.		
	d) The rainwater tank incorporated in new commercial and industrial development exceeding 5,000sqm shall be connected to the plumbing in the building to provide water for toilets.		
	f) Above ground water tanks shall be located behind the primary or secondary building line.		
2.4.4 Light Pollution	a) Outdoor lighting shall be designed to minimise pollution from the unnecessary dispersion of light into the night sky and neighbouring properties.	Will be conditioned.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Part	Requirement	Proposed	Complies
2.5 Landscaping – Design Requirements	a) Landscape design shall enhance the visual character of the development and complement the design/use of spaces within and adjacent to the site.	Additional landscaping is not proposed. Existing landscaping is to be retained.	Yes
	b) Landscape design shall retain and enhance the existing native flora and fauna characteristics of a site wherever possible.	Site retains all existing vegetation.	Yes
	c) Landscape design shall add value to the quality and character of the streetscape.	No additional landscaping required.	N/A
	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.	A landscape plan was not required to be submitted.	Yes
	e) The Landscape Concept Plan shall illustrate mature height, spread of species, trees to be removed/retained and shall be prepared by a suitably qualified person.	No additional landscaping required.	N/A
	f) Landscaping shall maximise the use of locally indigenous and other drought tolerant native plants and avoid the use of invasive species.		
2.7 Erosion and Sediment Control – Design Requirements	a) An Erosion and Sediment Control Plan shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface.	An erosion and sediment control plan was not required to be submitted.	N/A
	b) Site activities shall be planned and managed to minimise soil disturbance.	No construction works proposed so erosion and sediment controls are not required.	N/A

Campbelltown (Sustainable City) Development Control Plan 2015			
Part	Requirement	Proposed	Complies
	c) Catch drains or diversion banks shall be designed and constructed to divert water around any area of soil disturbance.	Not applicable.	N/A
	d) All stockpiles shall be located within the sediment control zone and shall not be located within an overland flow path.	Not applicable.	N/A
2.8 Cut, Fill and Floor Levels	a) A Cut and Fill Management Plan (CFMP) shall be submitted with a development application where the development incorporates cut and/or fill operations.	No cut and fill proposed.	N/A
	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.		
	d) Development incorporating any cut or fill shall comply with the following requirements: i) minimum cross fall of 1% to any adjoining waterway; and ii) batters to be no steeper than 2H:1V ('H' stands for the term 'horizontal distance' and 'V' stands for the term 'Vertical distance'; iii) batters to be no steeper than 6H:1V for public areas.		
	e) All fill shall be 'Virgin Excavated Natural Material' (VENM).		
	f) No fill shall be deposited in the vicinity of native vegetation.		
2.8.2 Surface Water and Floor Levels	a) Development shall not occur on land that is affected by the 100-year ARI event unless the development is consistent with	Subject site is not affected by flooding.	N/A

Campbelltown (Sustainable City) Development Control Plan 2015			
Part	Requirement	Proposed	Complies
	the NSW Floodplain Development Manual.		
	b) All development on land affected by stormwater flow from mainstream, 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.		
	d) For development on land not affected by an overland flow path the minimum height of the slab above finished ground level shall be 150 mm, except in sandy, well-drained areas where the minimum height shall be 100mm. These heights can be reduced locally to 50mm near adjoining paved areas that slope away from the building in accordance with AS 2870 (Residential Slabs and Footings Construction).	N/A.	N/A
	f) Any solid fence constructed across an overland flow path shall be a minimum 100mm above the finished surface level of the overland flow path.	No new solid fences proposed.	N/A
2.10.2 Stormwater – Design requirements	a) All stormwater systems shall be sized to accommodate the 100-year ARI event (refer to Section 4 of Council's Engineering Design Guide for Development.	A stormwater management plan was not required to be submitted.	N/A
	b) The design and certification of any stormwater system shall be undertaken by a suitably qualified person.		
	c) Water quality control structures shall be located generally offline to	N/A.	N/A

Campbelltown (Sustainable City) Development Control Plan 2015			
Part	Requirement	Proposed	Complies
	creek paths or other watercourses. Major detention storages shall not be located on areas of native vegetation or within riparian areas.		
	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 existing buildings would still utilise existing stormwater infrastructure.	Yes
	e) Safe passage of the Probable Maximum Flood (PMF) shall be demonstrated for major systems.	N/A.	N/A
	f) A treatment train approach to water quality shall be incorporated into the design and construction of major systems.		
	g) A major/minor approach to drainage is to be taken for stormwater flows. Generally the piped drainage system shall be sized to accommodate the difference between the 100-year ARI flow and the maximum safe overland flow, with minimum requirements as set out in section 4 of Council's Engineering Design Guide for Development.	Not applicable.	N/A
	h) Stormwater collected on a development site shall be disposed of (under gravity) directly to the street or to another Council drainage system/ device. Where stormwater cannot be discharged directly to a public drainage facility, a drainage easement of a suitable width shall be created over a downstream property(s) allowing for the provision of a drainage pipe of suitable size to adequately drain the proposed	Existing stormwater infrastructure will be utilised.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Part	Requirement	Proposed	Complies
	development to a public drainage facility.		
	i) All proposed drainage structures incorporated within new development shall be designed to maintain public safety at all times	No new drainage structures proposed.	N/A
	j) Development shall not result in water run-off causing flooding or erosion on adjacent properties.	The stormwater from the development will not result in flooding or erosion on adjacent properties.	Yes
	k) Stormwater run-off shall be appropriately channelled into a stormwater drain in accordance with Council's Engineering Design Guide for Development	Existing stormwater infrastructure will be utilised.	Yes
2.10.3 Stormwater Drainage – Design requirements	a) A stormwater Drainage Concept Plan shall be prepared by a suitably qualified person, and submitted with all development applications, involving construction (except for internal alterations/fitouts), demonstrating to Council how the stormwater will be collected and discharged from the site.	A stormwater concept plan was not required to be submitted.	N/A
	b) The stormwater concept plan shall include the following information as a minimum: i) locations, layouts and sizes of stormwater pipes and pits; ii) minimum grades and capacity of stormwater pipes; and iii) existing and proposed easements, site contours and overland flow path/s.	N/A.	N/A
2.12 Retaining Walls – Design requirements	a) Any retaining wall that is not complying or exempt development as specified in the E&CDC shall be designed by a suitably qualified person.	No retaining walls are proposed.	N/A

Campbelltown (Sustainable City) Development Control Plan 2015			
Part	Requirement	Proposed	Complies
	b) In the case of retaining walls constructed to support proposed fill on an allotment, the following design criteria shall apply: i) No filling shall be permitted within 2 metres of any property boundary unless sufficient details are submitted to Council illustrating how privacy, overshadowing, stormwater management and access issues have been addressed to Council's satisfaction.		
	c) In the case of retaining walls constructed to support proposed cut on an allotment, the following design criteria shall apply: i) The retaining wall shall be setback a minimum of 450mm from the rear and side boundary of the lot containing the cut.		
	d) Any retaining wall shall not adversely alter surface flows to adjoining private land.		
	e) Any retaining wall and associated structures shall be designed to be located wholly within the property boundary, except where written or legal agreements have been reached between relevant parties to Council's satisfaction.		
	f) Any excavation within the zone of influence for any other structure or building requires a Structural Engineering Report (prepared by a suitably qualified professional) demonstrating that adequate and appropriate measures are to be implemented to protect the integrity of any structure.	No excavation proposed.	N/A
	g) Where retaining walls are proposed along the side boundary		N/A

Campbelltown (Sustainable City) Development Control Plan 2015			
Part	Requirement	Proposed	Complies
	of the property, the side setback where the retaining wall is proposed shall be increased from 0.9 metres to 1.2 metres.	No retaining walls are proposed.	
	h) Any retaining wall requiring work on neighbouring properties shall require the consent of the adjoining owner/s.		
	i) Retaining walls higher than 900mm shall be designed by a structural engineer and made from appropriate material.		
	j) Any retaining wall(s) proposed on land designated as being bush fire prone must be constructed of non-combustible materials.		
2.13 Security – Design requirements	a) Development shall be designed to: i) maximise, where possible, casual surveillance opportunities to the street and surrounding public places; ii) minimise dead ends and other possible entrapment areas; iii) clearly identify and illuminate access points to buildings and designated public places; and iv) clearly differentiate between private and public space	The site is fenced and will have suitable measures in place for safety and security.	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.	The development will not have external lighting.	N/A
	c) Development shall incorporate appropriate landscaping, fencing and security devices to assist in crime prevention.	A landscaping plan was not required to be submitted.	N/A
	d) Commercial and industrial buildings that are not secured from public access after close of	N/A	N/A

Campbelltown (Sustainable City) Development Control Plan 2015			
Part	Requirement	Proposed	Complies
	business shall have external finishes that are graffiti resistant.		
2.14.3 Bushfire – Design requirements	a) Development shall be designed and located so as to minimise the risk of loss of life or property from bushfire.	The site is not within a bushfire prone area.	N/A
	b) Development on bush fire prone land (as detailed on the Campbelltown Bush Fire Prone Lands Map) shall comply with the requirements of Planning for Bushfire Protection, (NSW Rural Fire Service) as amended.		
	c) Development applications relating to land identified on the Bushfire Prone Land Map shall be accompanied by a Bushfire Hazard Assessment Report prepared by a suitably qualified person.		
	d) All 'Asset Protection Zones' shall be provided within the boundary of the subject land. National Parks, Crown Reserves, water catchments, easements, Council managed reserves, riparian corridors other private land shall not be considered as part of asset protection zones unless approved by the NSW Rural Fire Service.		
	e) Adequate water reserves for firefighting shall be available and accessible on site as specified in Planning for Bushfire Protection, as amended. Hazard reduction (burning or mechanical) proposals shall be in accordance with the Campbelltown Bush Fire Risk Management Plan and the Bush Fire Environmental Assessment Code. Landowners wishing to undertake hazard reduction shall contact the NSW Rural Fire Service (NSWRFS) for any		

Campbelltown (Sustainable City) Development Control Plan 2015			
Part	Requirement	Proposed	Complies
	requirements. Applications to undertake hazard reduction will be assessed by the NSWRFs under the Bushfire Environmental Assessment Code. Guidelines for hazard reduction include: i) as far as possible, the frequency, time of year and intensity of any hazard reduction burning in native vegetation is to approximate the natural regime; and ii) periodic weed monitoring and control shall be undertaken after bushfires and hazard reduction burning, and appropriate action taken as necessary.		
	f) Any development proposing the removal of native vegetation for APZ purposes shall investigate the environmental impact of the removal of that vegetation.	No native vegetation is proposed to be removed.	N/A
2.15.1 Waste Management Plan – Design requirements	a) A detailed 'Waste Management Plan' (WMP) shall accompany development applications for certain types of development/land uses, as detailed in Table 2.15.1 and for any other development that in the opinion of Council a WMP is required.	A waste management plan was submitted however was not considered to be satisfactory. A condition of consent has been applied requiring a waste management plan to be submitted and approved prior to the use commencing.	Yes
	b) Plans submitted with a development application shall detail the following (as applicable): i) the size and location of waste and recycling storage areas; ii) routes for occupants to access waste and recycling areas; iii) collection point and/or access route for collection vehicles; iv) ventilation of waste and recycling 2.15 storage areas; v) location of garbage chute and service rooms; vi) bin and storage area washing facilities; and		

Campbelltown (Sustainable City) Development Control Plan 2015			
Part	Requirement	Proposed	Complies
	vii) occupants' disposal points for all waste streams.		
2.15.2 Waste Management During Demolition and Construction	a) Waste and recyclable streams shall be stored separately on site.	No demolition or construction works proposed.	N/A
	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 or recycling facility. Details of disposal arrangements shall be specified in the WMP for each material type.		
	d) Convenient and safe heavy 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, NSW Environment & Protection Authority (EPA), Office of Environment and Heritage and other regulatory authority guidelines and requirements.		
2.15.9 Bin Storage Areas	a) The design of the bin storage areas shall be considered early in the design process so that they can be successfully integrated into the overall design of the development and are convenient for all users.	All bins will be stored within the unit.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Part	Requirement	Proposed	Complies
	b) Sufficient areas/space shall be made available within the property boundary to store the range of bins for the quantity of waste, recycling and organics (and other materials where appropriate) likely to be generated between collections.	Sufficient space is provided for the bins within the unit.	Yes
2.17 Work On, Over or Near Public Land	a) Written approval shall be obtained from Council, prior to the commencement of any works, activities or occupancy upon public land, including roads, road related areas, stormwater connections, Council car parks, footpaths or nature strips.	Not applicable.	N/A
2.17.2 Working Near Public Land	a) Notwithstanding clause 2.17.1 a) a hoarding or fence shall be erected between the work site and a public place where: i) the work involved in the development is likely to cause pedestrian or vehicle traffic in a public place to be obstructed or altered; and/or ii) the building involves the enclosure of a public place in accordance with Work Cover requirements.	Not applicable.	N/A
2.19 Development Near or on Electricity Easements	a) Wherever possible electrical easements are to be located within open space corridors.	N/A	N/A
	c) Restrictions apply to planting and erection of raised public domain elements (such as light poles) and are identified in the Mains Maintenance Instruction MMI 0015 - Management of Endeavour Energy's electrical easements (Endeavour Energy, 2011) or as revised for design requirements.	No electrical easements on the site.	N/A
	d) All proposed activities within electricity easements require approval from the relevant utility providers. Applicants shall consult with these agencies and obtain the		

Campbelltown (Sustainable City) Development Control Plan 2015			
Part	Requirement	Proposed	Complies
	relevant approvals prior to submitting a DA to Council.		
	e) Evidence of approval from the relevant utility provider shall be submitted with the DA.		

Part 7 – Industrial Development

The following table is an assessment against Part 7 of the Campbelltown (Sustainable City) Development Control Plan 2015.

Campbelltown (Sustainable City) Development Control Plan 2015			
Part 7 Industrial Development			
Part	Requirement	Proposed	Complies
7.2.1 Building Design	a) Building design shall incorporate the following features to assist in the reduction of the perceived bulk and mass of development: i) provision of vertical and/or horizontal offsets in the wall surfaces at regular intervals, including columns, projections, and recesses; ii) articulate architectural details around doors, windows front facades, roofs and entrances; iii) articulate walls through the use of texture, colour, material changes, shadow lines and other facade treatments, at least every 15 metres; and iv) at least 50% of the total surface area of the front elevation to be constructed of masonry material.	No changes to the existing building.	N/A
	b) Buildings located on corner allotments shall be designed to address both street frontages.	The site is not located on a corner.	N/A
	c) Buildings shall be predominantly single storey	No change to the existing approved building.	N/A

	(excluding basements, mezzanines and offices).		
	d) Mezzanines shall not comprise an area of more than 50% of the gross floor area of the ground floor of the respective unit.	No mezzanines are proposed.	N/A
	f) Offices shall not comprise more than 30% of the gross floor area of the respective unit.	The office area is 11% of the gross floor area of the building.	Yes
	g) No building shall rely upon a required path of egress (as defined within the BCA) over adjoining private land.	The path of egress does not rely upon adjoining land.	Yes
	h) No building or structure shall be erected within a right of carriage way or easement.	No easements on the site or proposed for the site.	Yes
	i) A schedule of proposed colours, materials and finishes shall accompany all development applications for new industrial buildings.		
	j) The main entry to the building shall be easily identifiable from the street and directly accessible from the front of the building or driveway in the case of a multi-unit complex.	Not applicable.	N/A
7.2.2 Building Setbacks	a) Industrial development shall be setback by: iii) 10m to any other public road.	The building is 16.6m from Rose Street.	Yes
	b) Council may consider a reduction in the rear setback from the railway line from 30m to 5m provided a landscape area with a minimum width of 5m is constructed.	Not applicable.	N/A
	c) Except as nominated above, buildings adjoining residential, commercial and/or open space zones shall be setback a minimum of 10 metres, the interface of which shall be complimentary to and not pose	The site does not adjoin residential, commercial and/or open space zones.	Yes

	unreasonable impacts on the non-industrial development in terms of its built form and proposed used.		
7.2.3 Fences	a) Industrial fencing shall be a maximum 2.4 metres in height.	The existing fence does not exceed 2.4m in height.	Yes
	b) All fencing in industrial developments shall be of recessive colours, palisade design, or plastic coated and framed chain wire with a maximum height of 2.4 metres, unless required as part of an acoustic solution.	There is no existing colourbond fencing on the site nor is any proposed.	Yes
	c) The use of sheet metal fencing is not permitted unless required as part of acoustic solution and is appropriately screened with landscaping.		
	d) All fencing in industrial developments shall be setback a minimum of 3.0 metres from property boundaries addressing a primary and/or secondary street.	There is no existing front fence nor is one proposed.	N/A
	f) Fencing shall not obstruct power, water, sewer, gas or telephone services, drainage systems, (including overland flow paths) or any easements or rights of way.	The proposal complies.	Yes
	g) Details for fencing shall be submitted with the development application.	No new fencing is proposed.	Yes
7.3 Car Parking & Access	a) Off street parking and loading shall be designed in accordance with Australian Standard AS 2890.1 and 2 (as amended), except as otherwise provided by this Plan.	No change to existing car parking spaces.	Yes
	b) For that part of the gross floor area occupied by office areas, lunch rooms and any associated office storage areas, car parking	Total of 33 spaces already existing on the site.	Yes

	shall be provided at a rate of one space per 35sqm.		
	c) For that part of the gross floor area occupied by uses other than office areas, lunch rooms and any associated office storage areas, car parking rates shall be provided in accordance with the following: i) a minimum of two (2) spaces (per unit), plus ii) one space for every 100sqm of gross floor area for buildings up to 2000 square metres; plus iii) One space per 250sqm for that part of the building exceeding 2000 square metres in gross floor area. One space per 300sqm of outdoor storage.		
	h) Sufficient space shall be provided on site so that no vehicle shall be required to make more than a three-point movement to exit the site in a forward direction.	Vehicles can exit the site in a forward direction.	Yes
	i) No car parking spaces shall be designed in a stacked configuration.	No stacked car parking spaces.	Yes
	j) No required car parking spaces shall be created as a separate strata or Torrens title allotment.	The proposal complies.	Yes
	k) Each site shall have a: i) Maximum of one ingress and one egress for heavy vehicles (combined or separated). ii) Each site may have an additional ingress/egress for cars (and other light vehicles).	One combined driveway provided.	Yes
	l) A minimum of 10% of the required car parking spaces, including disabled spaces, shall be located within close proximity to the main pedestrian entry to the building.	No change to accessible parking spaces.	N/A

	m) Electric vehicle charging stations must be located behind the building line.	The proposal does not include EV stations.	N/A
7.3.2 Loading and Unloading	a) Each industrial factory/unit shall be provided with a loading bay.	Existing loading dock will be utilised.	Yes
	b) Provision shall be made for all loading and unloading to take place wholly within the designated loading area.	All required loading will be undertaken within the loading area and will be conditioned as such.	Yes
	c) No loading or unloading shall be carried out across parking spaces, landscaped areas, pedestrian aisles or on roadways.		
	d) Each industrial building/unit having a gross floor area: i) up to 400 square metres shall provide a loading area to allow for a small rigid vehicle to manoeuvre on site. ii) more than 400 square metres, but up to 1500 square metres shall provide a loading area to allow for a medium rigid vehicle to manoeuvre on site; and iii) more than 1500 square metres shall provide a loading area to allow for a heavy rigid vehicle to manoeuvre on site.	The proposal includes manoeuvring for a small rigid vehicle on site.	Yes
	e) Heavy rigid vehicle swept turning paths shall be provided demonstrating that a heavy rigid vehicle can enter and exit the site in a forward direction for all industrial sites.	Not applicable.	N/A
	f) Where it is proposed to service the site with articulated vehicles exceeding 12.5m in length, swept turning paths are to be provided for that vehicle type.	Articulated vehicles are not proposed to service the site.	N/A
7.3.3 Access for People with Disabilities	a) Industrial development shall comply with the minimum access requirements contained within the BCA, the Disability (Access to Premises – Buildings) Standards	An access report was not submitted however conditions will be applied.	Yes

	2010 and Australian Standard 1428 – Design for Access and Mobility (as amended).		
7.4 Landscaping	a) A detailed landscape plan and report shall be prepared by a suitably qualified person and submitted with all development applications for the industrial development.	A landscape plan was not required to be submitted.	N/A
	b) Landscaping shall be provided to a minimum depth of 50% of the following required setback area located: i) along the full width of each street frontage (other than vehicle driveways); and ii) along the full width of setbacks from adjoining open space, residential and/or commercial areas.	Existing landscaping is provided to the first 3m of the front setback for the full width.	Yes
	c) The first three (3) metres of all required street front landscaped area (as measured from the street boundary) shall be planted of advanced canopy trees that are: i) a minimum of two (2) metres in height with a minimum 400 litre pot size at the time of planting; ii) of native species; and iii) planted /placed every 10 metres.	Existing landscaping retained within front setback area.	Yes
	d) Side boundary landscaping of a minimum of one (1) metre width shall be provided between the street boundary and the building line	Not applicable.	N/A
7.6 Industrial Waste Management	a) Industrial development shall make provision for an enclosed on site waste and recycling facility that has adequate storage area to accommodate the waste generated from the development.	Bin storage will be provided.	Yes
	c) Adequate provision shall be made for the screening and storage of all industrial waste	Bin storage areas will not be visible from Rose Street.	Yes

	behind the front building setback.		
	d) All industrial premises shall hold evidence of a contract with a licensed collector for garbage and recycling collection.	Relevant conditions of consent will be applied.	Yes
	e) Despite Clause 7.6. d) above, the design of the building shall provide for the collection system to be undertaken by Council at the time the development application is submitted to Council.	Not applicable.	N/A
7.7.1 Liquid Storage	a) The storage and handling of flammable and combustible liquids shall be in accordance with Australian Standard 1940 - The Storage and Handling of Flammable and Combustible Liquids and the Environment Protection Authority publication, "Bunding and Spill Management" (as amended).	Relevant conditions of consent will be applied.	Yes
	b) All above ground liquid storage facilities, including waste shall be in a covered bunded area that is constructed of impervious materials.	A condition requiring bunding has been applied.	Yes
7.7.3 Noise	a) Any development that is likely to or capable of generating levels of noise exceeding the requirements of the Industrial Noise Policy (published by the Office of Environment and Heritage) shall demonstrate appropriate measures to mitigate against noise pollution.	An Acoustic Report was not required to be submitted as the proposal does not involve the use of equipment that would exceed noise levels stated in the Industrial Noise Policy.	Yes
7.7.4 Stormwater and Drainage	a) All activities with the potential to pollute the stormwater system from a system failure shall be carried out within a covered and bunded area sited, designed and constructed to Council's satisfaction.	The proposal will utilise existing stormwater infrastructure as no construction works are required.	Yes
	b) Liquid waste and wastewater shall either be: i) recycled on site;		

	ii) treated and discharged to the sewer in accordance with a trade waste licence issued by Sydney Water; or iii) collected, stored in a covered, bunded area and collected by the Office of Environment and Heritage; and iv) discharged to a licensed waste management facility.		
	c) Development shall not result in water run-off causing flooding or erosion on adjacent properties.		
	d) Stormwater run-off shall be appropriately channelled into a stormwater drain in accordance with Council's Engineering Design Guide for Development available at Council's website at www.campbeltown.nsw.gov.au	Stormwater runoff will be managed on the site prior to disposal into Council's system.	Yes
	e) Where applicable, the development shall incorporate the creation of an appropriate easement to manage stormwater in accordance with Council's Engineering Design Guide for Development available at Council's website at www.campbeltown.nsw.gov.au .	No new easements proposed.	N/A

Part 16 – Advertising and Signage

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Complies
16.3.1 IE SEPP	a) All forms of signage shall comply with IE SEPP.	Signs comply with the IE SEPP.	Yes
16.3.2 Exempt and Complying SEPP	a) This part only applies to signs and advertisements that are not considered to be exempt or complying development.	Signs are not exempt or complying development.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Complies
16.3.3 Transport Corridor Outdoor Advertising and Signage Guidelines	a) The Guideline is required to be considered where signage is proposed to be located on Transport Corridor Land.	Signs are not located on land identified as Transport Corridor Land.	N/A
16.3.4 Australian Standards	a) Must comply with relevant Australian Standards.	Will be conditioned to comply with the relevant Australian Standards.	Yes
16.4.2 Restrictions	a) Above awning signs, banner or flag signs in zones other than business and industrial zones, inflatable signs, portable or movable signs, moving signs, A frame signs, roof or sky signs, posters on poles or other structures in public places, flashing signs, dynamic electronic displays and billboard signs are not permissible with Campbelltown LGA.	Signs are permissible within Campbelltown LGA.	Yes
16.4.2 Design and Location	a) Signs attached to the building shall be designed, located, scaled and sized having regard to the architectural style, features and design of the façade buildings.	The wall sign is designed, located, scaled and sized having regard to the design of the building.	Yes
	b) Signage shall not dominate landscaped and public domain areas.	The wall sign does not dominate the landscape and public domain areas.	Yes
	c) Free standing signage shall have regard to the size, height and scale of nearby buildings and architectural elements.	Not applicable.	N/A
	d) Signage shall not protrude above any parapet or eaves.	The wall sign does not protrude above any parapet or eaves.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Complies
	e) All signage must be designed to minimise opportunities for graffiti artists.	A condition of consent will apply regarding graffiti.	Yes
	f) Signs shall be constructed of a material that is of high quality and durable.	The sign is of high quality and durable materials.	Yes
	g) Signage shall not contain reflective materials, colours and finishes.	The sign does not contain reflective materials, colours and finishes.	Yes
	h) Signage shall not cause any nuisance to nearby occupants as a result of glare or light spillage.	The sign is not illuminated.	N/A
16.4.3 Public Safety	a) Signs and their supporting structures shall be structurally sound and constructed in a manner to maintain pedestrian and traffic safety.	The sign will be erected in a structurally sound manner and maintain pedestrian and traffic safety.	Yes
	b) Signs shall be designed and erected so as to not compromise driver and pedestrian safety, avoid confusion with road traffic signs and signals, not obscure a road hazard, oncoming vehicles or pedestrians and avoid advertising messages, designs or bright lighting that may distract motorists.	The sign will not compromise driver and pedestrian safety, not obscure a road hazard, oncoming vehicles or pedestrians and avoid advertising messages that may distract motorists.	Yes
16.4.4 Contents	a) Signs that contain wording in a language other than English shall have an English translation of that wording to a minimum font size of 50% of the non-English words.	The sign only contains English wording.	Yes
16.4.5 Maintenance of Signs	a) All signs shall be maintained to a high standard including any advertising surface, structure and finish.	The sign will be required to be maintained to a high standard by way of a condition of consent.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Complies
16.4.6 Illumination	a) Means of illumination must be concealed or integrated within the frame of the sign.	The sign is not illuminated.	N/A
	b) Illuminated signs must not be animated, flashing or moving.		
16.4.7 Development Application for Signs	a) Development applications must include photomontages of the sign and its relationship to the adjacent road environment	Elevation plan of the sign has been submitted.	Yes
16.6 Signs within business, industrial and special purpose zones			
16.6.1 Number of signs per premises	a) Notwithstanding any other requirement of this part, the total number of signs installed on any building elevation facing a public space shall not exceed 6	One sign on the front of the unit facing the side.	Yes
16.6.2 Building Identification Signs	a) Building identification signs shall: i) be limited to one sign per street frontage. ii) incorporate a maximum area of 3sqm. iii) contain only the name of buildings; and iv) not be located higher than the parapet or eaves of the building, or 15 metres above ground level (existing) whichever is lower.	Not applicable.	N/A
16.6.3 Business Identification Sign	a) Corporate colour schemes associated with business identification shall only be permitted where the consent authority is satisfied that the colour scheme is compatible with the desired future character of the area and will not detract from the appearance of the building and its surroundings.	Colour scheme is considered to be satisfactory.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Complies
16.6.3.1 Wall Signs	a) Only one wall sign per building elevation shall be permitted.	One wall sign on the elevation proposed.	Yes
	b) A wall sign shall: i) not result in more than 4 business identification signs of this type for the building (which may refer to more than 1 business within the building); ii) be attached to the building in which the business identified in the sign is located; iii) where located on land zoned for commercial purposes, excluding areas zoned B5 under the CLEP, not be more than 6sqm in area or 20% of the building elevation, whichever is the lesser; iv) where located on land zoned for industrial zone or zone B5 under the CELP, not be more than 18sqm in area or 20% of the building elevation, whichever is the lesser; v) not project beyond the parapet or eaves of the building to which it is attached; and vi) not cover any window, door or architectural feature vii) Council may consider varying the size of a wall sign within commercial and industrial areas, where a wall sign area has been incorporated as part of the architectural design of the building and where Council is of the opinion that the proposed wall sign is of appropriate scale in relation to the building, streetscape and the surrounding environment	Two wall signs on the same elevation of the building. Total area of the sign is 5.59sqm. Wall sign does not project beyond the elevation. The wall sign does not cover any window, door or architectural feature.	Yes

P0 Box 57, Campbelltown NSW 2560

T 02 4645 4000

F 02 4645 4111

W campbelltown.nsw.gov.au