

ATTACHMENT 1

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 take place in accordance with the approved development plans containing Council's approved development stamp and all associated documentation submitted with the application, except as modified in red by Council and/or any conditions of this consent.

2. **Building Code of Australia**

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

3. **Deliveries**

Vehicles servicing the site shall comply with the following requirements:

- a. All vehicular entries and exits shall be made in a forward direction.
- b. All vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads.
- c. 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.

4. **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.

5. Bulky Goods

The retailing of small items shall only be permitted when ancillary to the sale of bulky goods and shall constitute a minor proportion of total retail operations only.

6. Approved Storage of Goods

All approved works, storage and display of goods, materials and any other item associated with the approved development must only be undertaken in accordance with the approved plans and documentation referred to in condition 1. Any external works or storage/display of goods, materials or any other item associated with the development undertaken in accordance with the approved plans, must be adequately screened from the public view at all times. No stock is to be stored in the outdoor area outside of business hours.

7. Storage in Mezzanine Areas

No firearms or ammunition is to be stored within the storage areas on the mezzanine levels.

8. Use, display, storage and operation of the premises

The use, display, storage and operation of the use must be in accordance with the requirements within the *Firearms Act 1996* and the *Firearms Regulations 2006*.

9. 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.

10. Operating Hours

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

Monday to Friday	9am - 5pm
Saturday	9am - 5pm
Sunday	Closed

11. Car Parking Spaces

Fifteen (15) car parking spaces shall be designed, sealed, line marked and made available to all users of the site in accordance with Australian Standards 2890.1 and 2 (as amended).

12. 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.

13. Construction Certificate

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

- a. The applicant shall obtain a construction certificate for the particular works;
- b. The applicant shall appoint a principal certifying authority; and
- c. The private certifying authority shall notify Council of their appointment no less than two (2) days prior to the commencement of any works

14. Security

The premises shall install appropriate security measures as detailed below.

- All external walls of the premises shall be of solid construction consisting of concrete, brick or steel
- All perimeter doors are to be of solid construction (ie, solid core doors) and are securely hinged in steel framework and fitted with mortise locks or deadlocks
- All perimeter windows and roof skylights shall be fitted with either external or internal security grills
- The applicant must ensure that the perimeter of the building cannot be accessed by vehicles (ie, ram raids). The entire perimeter of the building must have bollards or similar in place to prevent such incidences
- The premises shall be fitted with an intruder alarm system that must meet the following minimum requirements:
 - a) Each room of the premises must be fitted with an internal movement/motion detector, and
 - b) The entire premises must be monitored and have separate multiple programmable zones, and
 - c) Single zone triggers, and
 - d) All doors and windows must have perimeter switches, and
 - e) A line cut system or similar which arms the system if the phone line is cut, and
 - f) All components fitted with anti-tamper switches, and
 - g) An event log with a minimum of 20 event capacity, and
 - h) Off-site 24 hour monitoring.

- The intruder alarm system must be activated at all times when the premises are unattended
- The Campbelltown Local Area Commander and/or their delegate must be notified within 2 hours if the intruder alarm system is faulty
- The applicant must take all reasonable steps to repair any fault in the intruder alarm system
- The applicant must make a written record of any steps taken to repair a faulty intruder alarm system and must include as a minimum the date and time and name of the authorised repair person and/or company contacted.

15. Storage and Display of Firearms

The storage and display of firearms must be in accordance with the following:

- All racks used to display firearms whilst trading must be made of metal and secured to the premises by the way of masonry anchor bolts no less than 100mm in length. All firearms on display in racks must be secured in accordance with legislative requirements
- Any power tools on the premises that are capable of cutting through any safes or cables utilised for the safe storage of firearms are to be securely locked away when business is not trading
- All firearms on display to the general public must be removed from the display and stored in an approved firearm safe, vault or strong room overnight
- The owner of the premises must ensure that empty ammunition boxes are used for display purposes only
- All live ammunition must be stored in a locked safe or secure storage room out of public view and not accessible to members of the public.

16. Receipt of Firearms

The operator of the premises is required to notify the Campbelltown Local Area Commander or their representative of the details of any member of the public (excluding on duty police officers) who produces an unregistered firearm to the firearms dealer or an employee.

17. Vaults and/or Strongrooms

All vaults and/or strongrooms are to be in accordance with the following:

- The operator of the premises must ensure that any vault and/or strongrooms are wholly enclosed within the firearms dealer premises

- The operator of the premises must ensure that any vault and/or strongrooms must meet the following minimum requirements:
 - a) There must be a single entry point to the vault, and
 - b) The door must be at least 75mm thick, and
 - c) The door must be manufactured from steel with hardened plate over all lock areas, and
 - d) The door frame must be of at least 6mm steel and fixed to the structure of the room and floor by a minimum of 6 expanding bolts 90mm long and 10mm in diameter, and
 - e) Locks to the vault and/or strongroom must be constructed of solid metal secured by a six lever lock or other equivalent mechanism or a keyless lock.

18. CCTV Requirements

CCTV shall be installed in the premises and shall be in accordance with the following:

- Sufficient cameras shall be installed to be in place to cover the external perimeter of the premises, all entrances and exits regularly used by patrons and all publicly accessible areas whether indoors or outdoors, excluding toilets. Particular attention should be made to all high risk areas where incidents are more likely to occur such as entrances, exits and stairs as well as the following:
 - a) All entrances and exits whether or not in use at the time where persons are entering or leaving the premises;
 - b) The external entrance to the vault and/or strongroom;
 - c) The internal entrance to the vault and/or strongroom (camera to be installed inside facing the entrance);
 - d) Any entrance to locations where ammunition is stored;
 - e) The industrial sales area; and
 - f) Any other areas of the development where firearms may be inspected by members of the public.
- Each camera is to record at a minimum rate of 10 frames per second at a storage aspect ratio of 720 x 480 pixels being medium resolution. Camera recordings should meet the following requirements at all times, either by way of camera technology and settings and/or by maintenance of lighting, camera positioning, camera shades and other environmental factors:
 - a) A minimum of one camera with a field view covering each public entrance and exit. Each camera shall be positioned to identify any person entering the premises from the recording.
 - b) All other cameras should be positioned and record to a standard so that any person is recognisable on the recording.
- A minimum of one camera with a field of view covering the external vicinity of each entrance/exit to the venue to a radius of 10 metres.

- A colour monitor, at least 50cm is to be situated at the main entrance to the venue, so that persons entering are able to clearly view live images of that entrance.
- Camera views are not to be obstructed by temporary or permanent structures, signage or other impediments.
- Recordings must be in digital format and must be continuous 24 hours per day.
- The correct time, date and camera identification should be automatically embedded on all recordings and be able to read when the image is played back on a different system without interfering with the view of the target area.
- All recordings are to be retained for a period of 30 days before being reused or destroyed.
- In the event of a power failure, the CCTV system shall be capable of continuing for at least 15 minutes.
- The licensee shall ensure that no person is able to delete or alter any recordings within the 30 day period.
- The CCTV system shall be capable of archiving a recording on the hard drive such that it will not be subject to auto deletion. If directed by NSW Police, the licensee shall ensure that recordings are archived until such time as they are no longer required. Prior to any archived recording being deleted, the licensee shall obtain express written approval from the officer who in the first instance requested the recording to be archived.
- The CCTV system should be able to immediately reproduce a copy of the recordings on compact disk, DVD or memory stick. The licensee shall ensure that any requested recording, if it exists and regardless of whether it falls within the 30 day period, is supplied to NSW Police immediately upon request and not deleted.
- All recordings shall be able to be played natively by Windows Media player or shall come with 'viewing software' to allow immediately viewing on any computer using the Microsoft Windows Operating System.
- When the venue is open and trading, at least one authorised person should be at the venue that is capable of accessing the secured CCTV system and is able to immediately download recordings to a compact disk, DVD or memory stick. Access to, and copies of, recordings from the CCTV system are to be immediately made available upon request to NSW Police.
- Recordings shall be able to be selected by any camera, or selection of cameras and for any time period required.

- The CCTV system shall be maintained by a registered security surveillance company so as to maintain the visual quality of the recordings for the life of the equipment.
- The CCTV system shall be secured within the venue and accessible only to authorised personnel by way of a password, so as to maintain the integrity of the recordings.
- Prior to the commencement of trade each day, the CCTV system should be checked to ensure the equipment is in full operating order. The licensee and/or Manager should note in the incident register:
 - a) The date and time of the check,
 - b) Their name and signature,
 - c) The result of the check, and
 - d) In the event of a malfunction, further action taken.
- If at any time it is discovered that the equipment is not in full operating order, the licensee should notify the Campbelltown Local Area Commander within 2 hours. A record of the notification, along with remedial action taken is to be immediately recorded in the Incident Register.
- The licensee should keep a log or note in the Incident Register, all recordings copied and setting out:
 - a) Details of the recording copied: dates, times, cameras, and the copy format,
 - b) The reason for the recording to be copied,
 - c) Name and signature of the person making the copy,
 - d) Date and time the copy was made,
 - e) Recipient of the recording, and
 - f) Date and time of the receipt.
- The licensee should keep a log or note in the Incident Register, all recordings manually deleted, setting out:
 - a) Date and time of the deletion,
 - b) Person deleting the recording,
 - c) Date and time frame of the recording, and
 - d) Reason for the deletion.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a construction certificate by either Campbelltown City Council or an accredited certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

19. Waste Management Plan

Prior to Council or an accredited certifier issuing a construction certificate, the relevant provisions of Council's Waste Management Plan is to be completed to the satisfaction of Council.

20. Section 94A Developer Contribution - Community Facilities and Services

Prior to Council or an accredited certifier issuing a Complying Development Certificate or a Construction Certificate (or where a Construction Certificate is not required, a Subdivision Certificate), the applicant shall provide a receipt for the payment to Council of a community facilities and services contribution in accordance with the provisions of the Campbelltown City Council Section 94A Development Contributions Plan.

For the purposes of calculating the required S94A contribution, where the value of the total development cost exceeds \$100,000, the applicant is required to include with the application for the respective certificate, a report setting out a cost estimate of the proposed development in accordance with the following:

- where the value of the proposed development is greater than \$100,000 but less than \$500,000, provide a Cost Summary Report by a person who, in the opinion of the Council, is suitably qualified to provide a Cost Summary Report (Cost Summary Report Template 1). All Cost Summaries will be subject to indexation on a quarterly basis relative to the Consumer Price Index - All Groups (Sydney) where the contribution amount will be based on the indexed value of the development applicable at the time of payment; or
- where the value of the proposed development is \$500,000 or more, provide a detailed development cost report completed by a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors (Quantity Surveyors Estimate Report Template 2). Payment of contribution fees will not be accepted unless the amount being paid is based on a Quantity Surveyors Estimate Report (QS Report) that has been issued within 90 days of the date of payment. Where the QS Report is older than 90 days, the applicant shall provide an updated QS Report that has been indexed in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000 to ensure quarterly variations in the Consumer Price Index All Group Index Number for Sydney have been incorporated in the updated QS Report.

Copies of the Cost Summary Report - Template 1 and the Quantity Surveyors Estimate Report - Template 2 are located under "Developer Contributions" on Council's web site (www.campbelltown.nsw.gov.au) or can be collected from Council's Planning and Environment Division during normal business hours.

On calculation of the applicable contributions, all amounts payable will be confirmed by Council in writing.

Payment of Section 94A Developer Contributions will only be accepted by way of Cash, Credit Card or Bank Cheque issued by an Australian bank. Payment by any other means will not be accepted unless otherwise approved in writing by Council.

Note: This condition is only applicable where the total development value exceeds \$100,000.

21. Design for Access and Mobility

Prior to Council or an accredited certifier issuing 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.

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 80A 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 4000.
- b. Nominate a principal certifying authority 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 must rely on their own enquiries as to whether or not the building breaches any such covenant.

Advice 4. 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 2009 - Volumes 1 and 2.

Advice 5. 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 6. Telecommunications Act 1997 (Commonwealth)

Please note that under the *Telecommunications Act 1997* (Commonwealth) Telstra's written authorisation is required before any person can enter land or undertake work on any Telstra's assets. Any person caught interfering with a facility or installation owned or operated by Telstra is committing an offence under the *Criminal Code Act 1995* (Commonwealth) and is liable for prosecution. If you are aware of any works or proposed works which may affect or may impact on Telstra's assets in any way please contact Telstra's Network Integrity Team on phone number 1800 810 443.

END OF CONDITIONS

ATTACHMENT 2



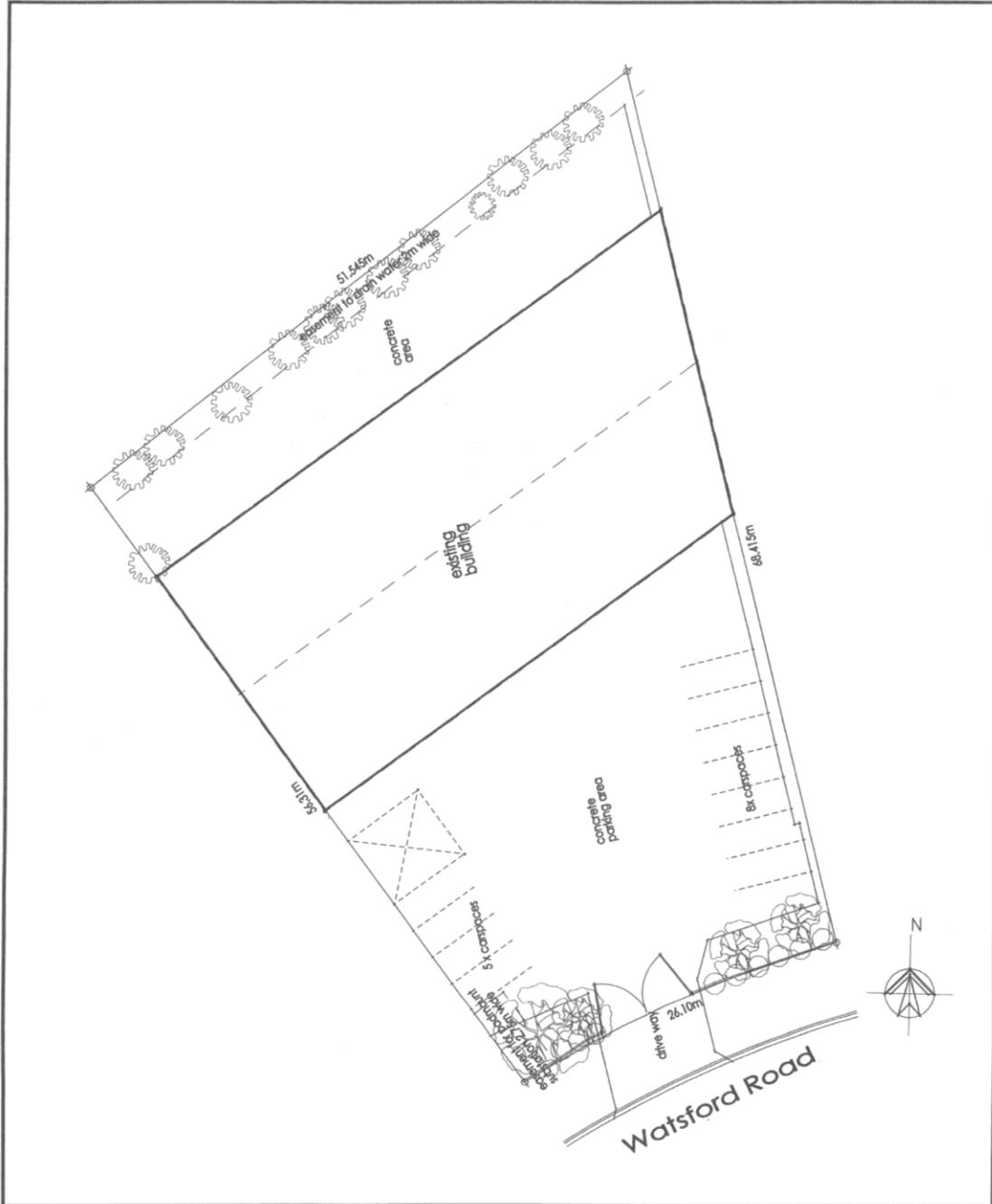
LOCALITY PLAN



SUBJECT:

FITOUT AND USE OF PREMISES FOR THE BULKY GOODS
RETAILING OF GUNS, AMMUNITION AND ASSOCIATED PRODUCTS.
LOT 22 DP 880897 - No. 13 WATSFORD ROAD, CAMPBELLTOWN.

ATTACHMENT 3

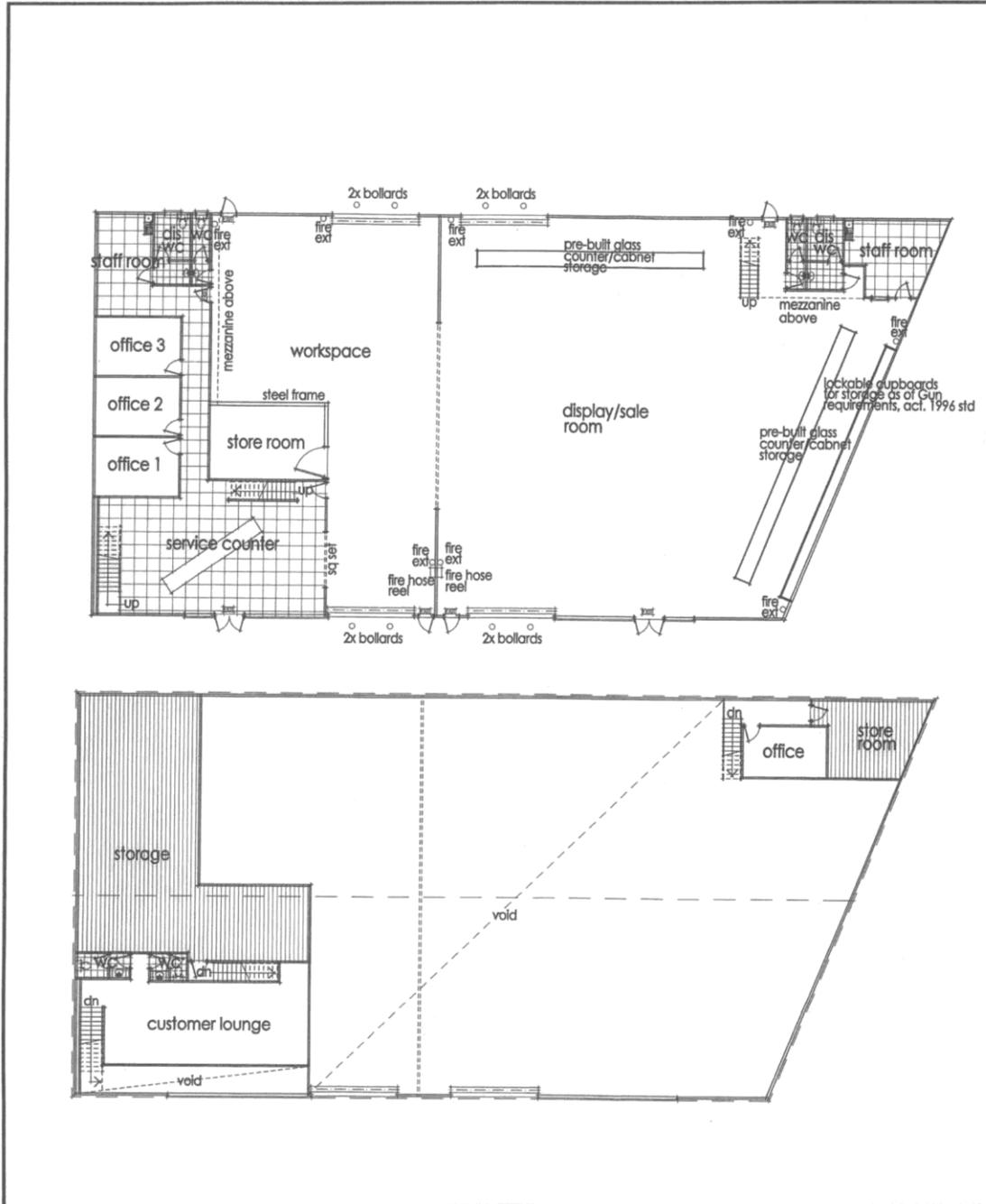


SITE PLAN

SUBJECT:

FITOUT AND USE OF PREMISES FOR THE BULKY GOODS
RETAILING OF GUNS, AMMUNITION AND ASSOCIATED PRODUCTS.
LOT 22 DP 880897 - No. 13 WATSFORD ROAD, CAMPBELLTOWN.

ATTACHMENT 4



FLOOR PLAN

SUBJECT:

FITOUT AND USE OF PREMISES FOR THE BULKY GOODS
RETAILING OF GUNS, AMMUNITION AND ASSOCIATED PRODUCTS.
LOT 22 DP 880897 - No. 13 WATSFORD ROAD, CAMPBELLTOWN.