



Camden Local Planning Panel

December 2021

Electronic Determination





CAMDEN LOCAL PLANNING PANEL

MATTER FOR DETERMINATION

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CAMDEN LOCAL PLANNING PANEL

CLPP01

SUBJECT: DA/2021/1417/1 - CONSTRUCTION OF A DETACHED ADDITION TO THE EXISTING DATA CENTRE BUILDING AND ASSOCIATED SITE WORKS - 42A BLUETT DRIVE, SMEATON GRANGE

TRIM #: 21/630468

DA Number:	2021/1417/1
Development:	Construction of a detached addition to the existing data centre building and associated site works
Estimated Cost of Development:	\$14,731,760
Site Address(es):	Lot 4331 DP 1194022, 42A Bluett Drive, Smeaton Grange
Applicant:	Aurecon Australasia Pty Ltd
Owner(s):	Amazon Corporate Services Pty Ltd
Number of Submissions:	No submissions received.
Development Standard Contravention(s):	Height of buildings >10%
Classification:	Nominated Integrated
Recommendation:	Approve with conditions
Panel Referral Criteria:	Development standard contravention greater than 10%
Report Prepared By:	Jessica Mesiti (Executive Planner)

PURPOSE OF REPORT

The purpose of this report is to seek the Camden Local Planning Panel's (the Panel's) determination of a development application (DA) for the construction of a detached addition to the existing data centre building and associated site works at 42A Bluett Drive, Smeaton Grange.

The Panel is to exercise Council's consent authority functions for this DA as, pursuant to the Minister for Planning's Section 9.1 Direction, it is subject to a contravention to the height of buildings development standard that applies to the site by more than 10%.

SUMMARY OF RECOMMENDATION

That the Panel determine DA/2021/1417/1 for the construction of a detached addition to the existing data centre building and associated site works pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions **attached** to this report.

EXECUTIVE SUMMARY

Council is in receipt of a DA for the construction of a detached addition to the existing data centre building and associated site works at 42A Bluett Drive, Smeaton Grange.

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, relevant environmental planning instruments, development control plans and policies.

The DA was publicly exhibited for a period of 28 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 1 October to 28 October 2021 and no submissions were received.

Pursuant to Clause 4.3(2) of Camden Local Environmental Plan 2010, the maximum building height permitted on this site is 11m. The proposed building has a maximum height of 14.23m. The contravention is assessed in detail in this report and is supported by Council staff.

Based on the assessment, it is recommended that the DA be approved subject to the conditions **attached** to this report.

KEY PLANNING CONTROL VARIATIONS

Control	Proposed	Variation
11m maximum building height	14.23m maximum building height	3.23m / 29.4%

AERIAL PHOTO





THE SITE

The site is commonly known as 42A Bluett Drive, Smeaton Grange and is legally described as Lot 4331 DP 1194022. The site has an overall area of 2.111 hectares.

The site is regular in shape, is largely free from vegetation and is relatively flat. An existing data centre is operating on the site which was approved under DA/2017/1310/1.

A bus depot is located to the north west of the site with other industrial land uses to the north west. Kenny Creek is located to the south east and south west of the site. Further to the north of the site, the Turner Road Precinct and Gregory Hills residential areas are located. Further to the south east of the site is the residential area of Currans Hill.

ZONING PLAN





HISTORY

The relevant development history of the site is summarised in the following table:

Date	Development
28 October 2004	Development consent granted for the creation of 52 industrial lots, 3 residue lots, 1 drainage reserve lot, new roads in 3 stages (DA/2003/1127/1).
27 February 2014	Development consent granted for the subdivision to create 2 industrial lots (DA/2014/37/1).
30 July 2018	Development consent granted for the construction of an industrial building as a data centre, including earthworks, carparking, fencing, landscaping and associated works (DA/2017/1310/1).

THE PROPOSAL

DA/2021/1417/1 seeks approval for the construction of a detached addition to the existing data centre building and associated site works.

Specifically, the development involves:

- Construction of a two-storey building with a total gross floor area of 739m² with a pre-cast external finish comprising data halls, security zones, lobby area, works station, plant areas and servicing corridors;
- Adjoining generator yard, loading dock and storage areas;
- New generators on the north-western building elevation;
- Provision of four new car parking spaces;
- 24-hour operation, seven days a week; and,
- Employment of up to two staff.

The estimated cost of the development is \$14,731,760.

ASSESSMENT

Environmental Planning and Assessment Act 1979 - Section 4.15(1)

In determining a DA, the consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the DA:

(a)(i) the provisions of any environmental planning instrument

The environmental planning instruments that apply to the development are:

- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No 33 - Hazardous and Offensive Development;



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- State Environmental Planning Policy No 55 - Remediation of Land;
 - Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River;
 - Camden Local Environmental Plan 2010.

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)

The ISEPP aims to facilitate the effective delivery of infrastructure across the State.

Transport for NSW (TfNSW)

The DA was referred to TfNSW for comment pursuant to Clause 104 of the ISEPP as, pursuant to Schedule 3 of the ISEPP, the development is classed as traffic generating development.

The RMS raised no objections to the proposed development and provided no specific conditions of consent.

Endeavour Energy

The DA was referred to Endeavour for comment pursuant to Clause 45 of the ISEPP as the site contains an existing pad mounted electrical substation.

Endeavour Energy raised no objections to the development and recommended compliance with a number of technical guidelines and requirements. A condition requiring compliance with Endeavour's technical guidelines and requirements is recommended.

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development (SEPP 33)

The SEPP requires Council to assess if the proposed development stores or requires the transport of dangerous goods above its screening thresholds. If any of the SEPP's thresholds are breached, Council must then determine if the proposed development is hazardous or offensive by considering the measures proposed to reduce the impact of the dangerous goods, including setbacks from the site boundaries, in accordance with the SEPP.

It has been confirmed by Aurecon that a 7,000L diesel storage tank within a containerised generator unit is proposed in the external yard. The diesel will be contained within a 2-hour fire rated base tank and meets the setback requirements from the adjacent building/s under AS1940.

Diesel fuel is classified as a Class 1 dangerous good. Consideration has been made of SEPP 33, including the NSW Planning document 'Hazardous and offensive development application guidelines – Applying SEPP 33'.

Within Section 7.1 of the guidelines, it states that:

'If combustible liquids of Class C1 are present on site and are stored in a separate bund or within a storage area where there are no flammable materials stored they are not considered to be potentially hazardous.'



As no other hazardous chemicals are to be stored on site, and the storage of diesel fuel within a containerised generator unit, the proposed development is not considered to be hazardous or offensive development as defined by the SEPP.

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

SEPP 55 provides a statewide planning approach to the remediation of contaminated land.

Clause 7 of SEPP 55 requires the consent authority to consider if the site is contaminated. If the site is contaminated, the consent authority must be satisfied that it is suitable in its contaminated state for the development. If the site requires remediation, the consent authority must be satisfied that it will be remediated before the land is used for the development. Furthermore, the consent authority must consider a preliminary contamination investigation in certain circumstances.

No remediation is proposed as part of the application, with no identified areas of environmental concern located on the subject property. Accordingly, the proposed development is considered suitable on the subject land.

A standard contingency condition is recommended that requires any contamination found during works to be managed with development consent obtained for remediation if required.

Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (SREP 20)

SREP 20 aims to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

The development is consistent with the aim of SREP 20 and all of its planning controls. There will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the development. Appropriate erosion, sediment and water pollution control measures have been proposed as part of the development.

Camden Local Environmental Plan 2010 (Camden LEP)

The Camden LEP aims to make local environmental planning provisions for land in Camden in accordance with the relevant standard environmental planning instrument under Section 3.20 of the *Environmental Planning and Assessment Act 1979*.

Site Zoning

The subject site is zoned IN1 General Industrial and IN2 Light Industrial pursuant to Clause 2.2 of the Camden LEP. The portion of the site on which the development is proposed is zoned IN1 General Industrial.

Land Use/Development Definitions

The proposed development is defined as a “warehouse or distribution centre” by the LEP.



Permissibility

The development is permitted with consent pursuant to the land use table of the Camden LEP.

Planning Controls

An assessment table in which the development is considered against the Camden LEP's planning controls is provided as an **attachment** to this report.

Proposed Contravention – Height of Buildings

The applicant proposes a contravention to the height of buildings development standard that applies to the site. Pursuant to Clause 4.3(2) of the LEP, the maximum building height permitted on this site is 11m, while the proposed building has a maximum height of 14.23m.

Pursuant to Clause 4.6(3) of the Camden LEP, the applicant has submitted a written request that seeks to justify the contravention of the development standard. In summary, the applicant's written request provides the following justification for the contravention:

- The 11m standard has already been contravened by existing development on the site (data centre) which has a maximum height of 20.85m. Despite the exceedance, the building is significantly lower than the existing data centre building on the same site;
- The exceedance of the control does not inhibit the proposed building's compatibility with the surrounding locality as it will not substantially alter the existing character of the locality nor create any inappropriate transitions between current or future built forms;
- The building is set back significantly from Bluett Drive which will reduce its perceived bulk and height where visible from the street;
- The proposed siting of the building on the subject site will not cause any visual impact, disruption of views, loss of privacy, nor loss of solar access to existing development;
- Data centres are required to meet tailored end user needs and are characterised by high floor to ceiling heights and the need to provide significant supporting facilities (such as cooling towers and plant) in close proximity to the data halls;
- The height exceedance will enable the efficient use of the land and ensure the site is not underutilised;
- Despite the contravention to the height standard, the proposed development will be consistent with surrounding development; and

- The proposal is consistent with the objectives of the Height of Buildings development standard and the IN1 - General Industrial Zone.

A copy of the applicant's written request is provided as an **attachment** to this report.

The development standard contravention is supported for the following reasons:

- Specialised plant and equipment and air volume required to cool equipment has necessitated higher floor to floor heights;
- The additional building height is the result of containing all associated plant and equipment within the building envelope;
- The development is largely screened from public view to the east from the adjoining existing data centre building and to the south from Anderson Road from existing dense vegetation along Kenny Creek;
- The additional building height will not result in negative visual or residential amenity impacts upon surrounding properties, nor detract upon views through and across the area;
- The development proposes a front setback to 22.645m from Bluett Drive, which exceeds the minimum requirement of 10m to ensure similar sightlines from Bluett Drive are achieved;
- Based on the above, it is considered that compliance with the development standard is unnecessary and unreasonable in the circumstances of this particular case and that sufficient environmental planning grounds have been provided to justify contravening the development standard in this instance;
- The development is consistent with the objectives of the development standard:

(a) To ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality.

The existing data centre building located on the subject site measures up to 20.85m in height. There are also other buildings that have been approved in Dunn Road, Anderson Road and Bluett Drive (i.e. within the Smeaton Grange industrial area) with heights ranging from 14.725m to 20.85m. The proposal is consistent with the established character of the locality.

(b) To minimise the visual impact, disruption of views, loss of privacy and loss of solar access to existing development.

The proposed siting of the building on the subject site will not cause any visual impact, disruption of views, loss of privacy, nor loss of solar access to existing development. The proposed building is significantly setback from Bluett Drive to the west, towards the rear building line of the existing building. The building also adjoins an existing 20.85m high data centre located immediately to its north on the same site and Kenny Creek (and associated tall vegetation) is located to the south. Where it will be visible, the new addition will be seen within the context of a much higher existing data centre immediately adjacent.



(c) *To minimise the adverse impact of development on heritage conservation areas and heritage items.*

There are no heritage conservation areas or heritage items in the vicinity of the proposed development.

- The development is consistent with the objectives for development within the zone in which the development is proposed to be carried out (i.e. IN1 General Industrial):

To provide a wide range of industrial and warehouse land uses.

The proposal is consistent with this objective, facilitating a light industrial use (data centre) which is compatible with surrounding land uses.

To encourage employment opportunities.

The proposal further expands the site's capacity, increasing employment opportunities both directly and indirectly.

To minimise any adverse effect of industry on other land uses.

The proposal is located within the Smeaton Grange Industrial Estate which contains a mix of industrial uses. The proposal will not have an adverse effect on surrounding land uses.

To support and protect industrial land for industrial uses.

The proposed data centre enables the further growth and development of the site, and broader estate, for industrial purposes.

To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.

The proposed data centre does not inhibit the use of any other site providing for the day-to-day needs of workers in the area.

To enable non-industrial land uses that are compatible with and do not detract from the surrounding industrial and warehouse land uses.

The proposed data centre does not preclude any neighbouring sites from being developed in line with this objective.

It is noted that the Panel may assume the concurrence of the Secretary pursuant to Planning Circular PS 20-002.

Consequently, it is recommended that the Panel support this proposed contravention to the LEP.



(a)(ii) the provisions 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 (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)

Draft Environment State Environmental Planning Policy (Draft Environment SEPP)

The development is consistent with the Draft Environment SEPP in that there will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of it.

Draft Remediation of Land State Environmental Planning Policy (Draft Remediation SEPP)

The development is consistent with the Draft Remediation SEPP and site is suitable for the proposed development from a contamination perspective.

(a)(iii) the provisions of any development control plan

Camden Development Control Plan 2019 (Camden DCP)

An assessment table in which the development is considered against the Camden DCP is provided as an **attachment** to this report.

(a)(iia) the provisions of any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

No relevant planning agreement or draft planning agreement exists or has been proposed as part of this DA.

(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

The *Environmental Planning and Assessment Regulation 2000* prescribes several matters that are addressed in the conditions **attached** to this report.

(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

As demonstrated by the assessment, the development is unlikely to have any unreasonable adverse impacts on either the natural or built environments, or the social and economic conditions in the locality.

(c) the suitability of the site for the development

As demonstrated by the above assessment, the site is considered to be suitable for the development.



(d) any submissions made in accordance with this Act or the regulations

The DA was publicly exhibited for a period of 28 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 1 October 2021 to 28 October 2021 and no submissions were received.

(e) the public interest

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, environmental planning instruments, development control plans and policies. Based on the above assessment, the development is consistent with the public interest.

EXTERNAL REFERRALS

The external referrals undertaken for this DA are summarised in the following table:

External Referral	Response
Natural Resources Access Regulator (NRAR)	The DA was referred to the Department of Primary Industries – Water under the Integrated Development provisions of the Act, as the development proposes works within 40m of an existing watercourse. The Department of Primary Industries – Water have advised that the proposal is exempt from obtaining a controlled activity approval and no conditions have been recommended.
NSW Rural Fire Service (RFS)	The DA was referred to the RFS under Section 4.14 of the <i>Environmental Planning and Assessment Act, 1979</i> as the subject property is mapped as being bushfire prone land along the southern property boundary Recommended conditions were provided, including asset protection zones, utilities and hydrant requirements, property access, evacuation plan, design and construction requirements and landscaping to comply with the principles of Appendix 5 of Planning for Bushfire Protection 2006.
Transport for NSW (TfNSW)	The DA was referred to TfNSW as the development is defined as traffic generating development by the State Environmental Planning Policy (Infrastructure) 2007. TfNSW raised no objection to the development and provided no recommended conditions for the development.
Endeavour Energy	The DA was referred to Endeavour Energy for assessment under the provisions of Clause 45(1)(b) of the Infrastructure SEPP in that the proposed development is in close proximity to an Endeavour Energy substation and switching station and for consideration of energy supply requirements.



Appropriate conditions that respond to the requirements of the external referral agencies are included in the recommendation.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

The DA has been assessed in accordance with Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. The DA is recommended for approval subject to the conditions **attached** to this report.

RECOMMENDED

That the Panel:

- i. **support the applicant's written request lodged pursuant to Clause 4.6(3) of Camden Local Environmental Plan 2010 to the contravention of the height of buildings development standard in Clause 4.3 of Camden Local Environmental Plan 2010; and**
- ii. **approve DA/2021/1417/1 for the construction of a detached addition to the existing data centre building and associated site works at 42A Bluett Drive, Smeaton Grange subject to the conditions attached to this report.**

REASONS FOR DETERMINATION

1. The Panel has considered the written request to contravene Camden Local Environmental Plan 2010 in relation to the height of buildings development standard. The Panel considers that the written request from the applicant adequately demonstrates that compliance with the development standard in Clause 4.3 of Camden Local Environmental Plan 2010 is unreasonable and unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard. The Panel is also satisfied that the development will be in the public interest because it is consistent with the objectives of the development standard and the objectives for development within the zone in which the development is to be carried out.
2. The development is consistent with the objectives of the applicable environmental planning instruments, being Camden Local Environmental Plan 2010; State Environmental Planning Policy (Infrastructure) 2007; State Environmental Planning Policy No 33 - Hazardous and Offensive Development; State Environmental Planning Policy No 55 - Remediation of Land; and Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River.
3. The development is consistent with the objectives of Camden Development Control Plan 2019.
4. The development is considered to be of an appropriate scale and form for the site and the character of the locality.



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5. The development is unlikely to have any unreasonable adverse impacts on the natural or built environment.
 6. In consideration of the aforementioned reasons, the development is a suitable use of the site and its approval is in the public interest.

ATTACHMENTS

1. Recommended Conditions
2. Camden LEP 2010 Assessment Table
3. Camden DCP 2019 Assessment Table
4. Clause 4.6 Written Request
5. Architectural Plans

Recommended Conditions

1.0 - General Conditions of Consent

The following conditions of consent are general conditions applying to the development.

- (1) **General Terms of Approval/Requirements of State Authorities** - The general terms of approval/requirements from state authorities shall be complied with prior to, during, and at the completion of the development.

The general terms of approval/requirements are:

1. Rural Fire Service, Ref DA20211024004590-Original-1, dated 11 November 2021.
2. Endeavour Energy letter, dated 2 October 2021.

- (2) **Approved Plans and Documents** – The development must be carried out in accordance with the following plans and documents, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
010 Rev B	Site Location Plan	Metier	23/8/2021
011 Rev E	Site Plan	Metier	3/11/2021
110 Rev E	Ground Level	Metier	3/11/2021
111 Rev E	Level 1	Metier	3/11/2021
112 Rev D	Roof Level	Metier	27/10/2021
210 Rev F	North & South Elevation	Metier	22/11/2021
211	West and East Elevation	Metier	22/11/2021
220	3D View	Metier	27/10/2021
SYD700-AUR- XX-XX-DR-C- 0001-C-0002 Rev B	General Notes – Sheet 1 & 2	Aurecon	26/8/2021
SYD700-AUR- XX-XX-DR-C- 1001 Rev B	Proposed Site Location Map	Aurecon	26/8/2021
SYD700-AUR- XX-XX-DR-C- 1002 Rev B	Existing Condition Plan and Levels	Aurecon	26/8/2021
SYD700-AUR- XX-XX-DR-C- 1003 Rev B	Sediment and Erosion Control Plan	Aurecon	26/8/2021
SYD700-AUR- XX-XX-DR-C- 1004 Rev B	Overall Proposed Site Layout and Site Levels	Aurecon	26/8/2021
SYD700-AUR- XX-XX-DR-C- 2008 Rev B	General Arrangement Autotrack	Aurecon	26/8/2021

SYD700-AUR-XX-XX-DR-C-3100 Rev B	Overall Proposed Drainage Layout Plan	Aurecon	26/8/2021
SYD700-AUR-XX-XX-DR-C-3200 Rev B	Typical Details	Aurecon	26/8/2021

Document Title	Prepared by	Date
Stormwater Management Plan	Aurecon	27/8/2021
Transport Assessment	Arup	September 2017
Acoustic Assessment Ref 512364 Rev 1	Aurecon	30/8/2021
BCA & Access Capability Assessment	MBC Group	26/8/2021
Waste Management Plan	Willow Tree Planning	September 2017
Geotechnical Interpretive Report	Roo Data	1 September 2017

- (3) **National Construction Code – Building Code of Australia (BCA)** - All building work shall be carried out in accordance with the BCA. In this condition, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (4) **Shoring and Adequacy of Adjoining Property Works** - If the approved development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, the person having the benefit of the consent shall, at the person's own expense:
- protect and support the adjoining building, structure or work from possible damage from the excavation; and
 - where necessary, underpin the building, structure or work to prevent any such damage.

This condition does not apply if the person having the benefit of the consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying

A copy of the written consent must be provided to the principal certifier prior to the excavation commencing.

- (5) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications.
- (6) **Infrastructure in Road and Footpath Areas** – Infrastructure must not be removed and/or reconstructed without prior written approval from Council. Any costs incurred due to the relocation, restoration or reconstruction of pram ramps, footpath, light poles, kerb inlet pits, service provider pits, street trees or other infrastructure in the street footpath area for the proposed development shall be borne by the applicant, and not Council.

Note. The issue of this development consent does not imply concurrence or approval of any required public infrastructure work associated with the development.

- (7) **Compliance with Submitted Acoustic Report** - The noise control measures specified in the acoustic report titled "42A Bluett Drive, Smeaton Grange JOEY Data Centre-DA Acoustic Assessment", reference: 512364, rev 1, dated 20 August 2021 prepared by Aurecon Section 6.2 Recommendations, shall be installed prior to the issuing of the Occupation Certificate. All noise reduction measures specified in the acoustic report shall be complied with at all times during the operation of the premises.

2.0 - Prior to Issue of a Construction Certificate

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Performance Bond** - The applicant is to lodge a bond with Council to provide security for works undertaken within the existing public domain in accordance with Council's Development Infrastructure Bonds Policy.

Note. Fees are payable for the lodgement and refund of the bond.

- (2) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any geotechnical report applicable to the site. A statement to that effect shall be provided to the accredited certifier.

- (3) **External Walls and Cladding Flammability** – The external walls of the building, including attachments, must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of a Construction Certificate the accredited certifier must:

- a) be satisfied that suitable evidence is provided to demonstrate that the products and systems proposed for use in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the relevant requirements of the NCC; and
- b) ensure that the documentation relied upon in the approval processes includes an appropriate level of detail to demonstrate compliance with the NCC as proposed.

- (4) **Civil Engineering Plans** - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.

A stormwater plan is to be submitted to the certifier prior to the augmentation of the existing drainage system to accommodate drainage from the approved development and to protect other property to the satisfaction of the certifier.

Note. Under the *Roads Act 1993*, only the Roads Authority can approve commencement of works within an existing road reserve.

- (5) **Soil, Erosion, Sediment and Water Management** - An erosion and sediment control plan shall be prepared in accordance with 'Managing Urban Stormwater – Soils and

Construction ('the blue book'). Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.

- (6) **Works in Road Reserves** - Where any works are proposed in a public road reservation, a Road Opening Permit shall be obtained from Council in accordance with Section 138 of the *Roads Act 1993*.

- (7) **Damages Bond** - The applicant is to lodge a bond with Council to ensure any damage to existing public infrastructure is rectified in accordance with Council's Development Infrastructure Bonds Policy.

Note. A fee is payable for the lodgement of the bond.

- (8) **Long Service Levy** - In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council for any building work that cost \$25,000 or more.

- (9) **Stormwater Quality** - A water quality system shall be provided for the site and designed in accordance with Council's Engineering Specifications.

A detailed water quality report reflecting the Construction Certificate plans shall be provided to the certifier with the Construction application.

- (10) **Bunding Of Transfer Areas** - All areas used for fuel transfer, refuelling or fuel/oil decanting shall be paved and bunded in accordance with the requirements of AS 1940 'The Storage and Handling of Flammable and Combustible Liquids', the Council and the NSW EPA. Details demonstrating compliance shall be provided to the certifier.

3.0 - Prior to Commencement of Works

The following conditions of consent shall be complied with prior to any works commencing on the development site.

- (1) **Public Liability Insurance** - The owner or contractor shall take out a Public Liability Insurance Policy with a minimum cover of \$20 million in relation to the occupation of, and works within, public property (i.e. kerbs, gutters, footpaths, walkways, reserves, etc) for the full duration of the proposed works. Evidence of this Policy shall be provided to Council and the certifier.

- (2) **Notice of Principal Certifier** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:

- a) a description of the work to be carried out;
- b) the address of the land on which the work is to be carried out;
- c) the registered number and date of issue of the relevant development consent;
- d) the name and address of the principal certifier, and of the person by whom the principal certifier was appointed;
- e) the certifier's registration number, and a statement signed by the certifier consenting to being appointed as principal certifier; and

- a telephone number on which the principal certifier may be contacted for business purposes.
- (3) **Notice of Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
- a) the name and address of the person by whom the notice is being given;
 - b) a description of the work to be carried out;
 - c) the address of the land on which the work is to be carried out;
 - d) the registered number and date of issue of the relevant development consent and construction certificate;
 - e) a statement signed by or on behalf of the principal certifier (only where no principal certifier is required) to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
 - f) the date on which the work is intended to commence.
- (4) **Construction Certificate** - In accordance with the requirements of the *EP&A Act 1979*, building or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a certifier;
 - b) a principal certifier has been appointed by the person having benefit of the development consent;
 - c) if Council is not the principal certifier, Council is notified of the appointed principal certifier at least two (2) days before building work commences;
 - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
 - e) the principal certifier is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (5) **Sign of Principal Certifier and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited;
 - b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
 - c) the name, address and telephone number of the principal certifier.

The sign shall be maintained while the work is being carried out and removed upon the completion of works.

- (6) **Site is to be Secured** - The site shall be secured and fenced.
- (7) **Sydney Water Approval** – The approved construction certificate plans must also be approved by Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of the development. Go to www.sydneywater.com/tapin to apply.
- A copy of the approval receipt from Sydney Water must be submitted to the principal certifier.
- (8) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction (the blue book)' and any Sediment and Erosion plans approved with this development consent.
- (9) **Dilapidation Report – Council Property** - A dilapidation report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the site shall be prepared. The report must be submitted to the principal certifier and Council at least 2 days prior to the commencement of works.
- Should any public property or the environment sustain damage during the course of and as a result of construction, or if the construction works put Council's assets or the environment at risk, Council may carry out any works necessary to repair the damage or remove the risk. The costs incurred will be deducted from the applicant's damages bond.
- (10) **Traffic Management Plan** - A traffic management plan shall be prepared in accordance with Council's Engineering Specifications and AS 1742.3. The plan must be submitted to the certifier's satisfaction.
- (11) **Construction Management Plan** - A construction management plan that includes dust, soil and sediment and traffic management, prepared in accordance with Council's Engineering Design Specification, shall be provided to the certifier's satisfaction.
- (12) **Environmental Management Plan** - An environmental management plan (EMP) prepared in accordance with Council's Engineering Design Specification shall be provided to the certifier's satisfaction.

The EMP shall address the manner in which site operations are to be conducted and monitored to ensure that adjoining land uses and the natural environment are not unacceptably impacted upon by the proposal. The EMP shall include but not be necessarily limited to the following measures:

- a) measures to control noise emissions from the site;
- b) measures to suppress odours and dust emissions;
- c) soil and sediment control measures;
- d) measures to control air emissions that includes odour;

- e) measures and procedures for the removal of hazardous materials that includes waste and their disposal;
 - f) any other recognised environmental impact;
 - g) work, health and safety; and
 - h) community consultation.
- (13) **Construction Noise Management Plan** – A construction noise management plan shall be provided to the principal certifier and include the following:
- a) noise mitigation measures;
 - b) noise and/or vibration monitoring;
 - c) use of respite periods;
 - d) complaints handling; and
 - e) community liaison and consultation.
- (14) **Protection of Adjoining Bushland and/or Waterfront Areas** – To limit the potential for damage to the adjoining bushland areas and/or waterfront areas, the boundaries to these areas must be fenced prior to the commencement of any earthworks, demolition, excavation or construction works. As well as the fencing prior to any earthworks commencing, other protection measures must be completed in accordance with the standards as specified in AS 4970.

The fencing must be kept in place until the completion of development and maintenance works and be marked by appropriate signage notifying all site visitors that the subject trees and vegetation areas are protected. The fencing should be a minimum of a 1.8 metres high chain link or welded mesh fencing.

4.0 - During Works

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Work Hours** - All work (including delivery of materials) shall be:
- restricted to between the hours of 7am to 5pm Monday to Saturday (inclusive), and
 - not carried out on Sundays or public holidays,
- unless approved in writing by Council.
- (2) **Excavations and Backfilling** - All excavations and backfilling associated with this development consent shall be executed safely, and be properly guarded and protected to prevent them from being dangerous to life or property, and in accordance with the design of a suitably qualified structural engineer.

If an excavation extends below the level of the base of the footings of a building on an adjoining allotment, the person causing the excavation shall:

- a) preserve and protect the building from damage;
- b) if necessary, underpin and support the building in an approved manner; and
- c) give at least seven (7) days notice to the adjoining owner before excavating, of the intention to excavate.

The principal contractor, owner builder or any person who needs to excavate and undertake building work, shall contact "Dial Before You Dig" prior to works commencing, and allow a reasonable period of time for the utilities to provide locations of their underground assets.

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.

- (3) **Stormwater – Collection and Discharge Requirements** - The roof of the subject building(s) shall be provided with guttering and down pipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, conveyed to the:

- a) existing drainage system;

Connection to the drainage easement or kerb shall only occur at the designated connection point for the allotment. New connections that require the rectification of an easement pipe or kerb shall only occur with the prior approval of Camden Council.

All roofwater shall be connected to the approved roofwater disposal system immediately after the roofing material has been fixed to the framing members. The principal certifier shall not permit construction works beyond the frame inspection stage until this work has been carried out.

- (4) **Site Management** - The following practices are to be implemented during construction:
- a) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off site;
 - b) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
 - c) waste shall not be burnt or buried on site or any other properties, nor shall wind-blown rubbish be allowed to leave the site. All waste shall be disposed of at a licenced waste disposal facility;
 - d) a waste storage area shall be located on the site;
 - e) all building materials, plant, equipment and waste control containers shall be placed on the building site. Building materials, plant and equipment (including water closets), shall not to be placed on public property (footpaths, roadways, public reserves, etc);

- f) toilet facilities shall be provided at, or in the vicinity of, the work site at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet shall:
- i) be a standard flushing toilet connected to a public sewer; or
 - ii) have an on-site effluent disposal system approved under the *Local Government Act 1993*; or
 - iii) be a temporary chemical closet approved under the *Local Government Act 1993*.
- (5) **Finished Floor Level** - A survey report prepared by a registered land surveyor confirming that the finished floor level complies with the approved plans or floor levels specified by the development consent, shall be provided to principal certifier prior to the development proceeding beyond floor level stage.
- (6) **Building Height** - A survey report prepared by a registered land surveyor confirming that the building height complies with the approved plans or as specified by the development consent, shall be provided to the principal certifier prior to the development proceeding beyond frame stage.
- (7) **Survey Report** - The building shall be set out by a registered land surveyor. A peg out survey detailing the siting of the building in accordance with the approved plans shall be provided to the principal certifier prior to the pouring of concrete.
- (8) **Traffic Management Plan Implementation** - All traffic management procedures and systems identified in the approved traffic management plan shall be introduced and maintained during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.
- (9) **Site Signage** - A sign shall be erected at all entrances to the site and be maintained until the development has been completed. The sign shall be constructed of durable materials, be a minimum of 1200mm x 900mm, and read as follows:
- "WARNING UP TO \$8,000 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (02 4654 7777) – Solution to Pollution."*
- The wording shall be a minimum of 120mm high and the remainder a minimum of 60mm high. The warning and fine details shall be in red bold capitals and the remaining words in dark coloured lower case letters on a white background, surrounded by a red border.
- (10) **Vehicles Leaving the Site** - The construction supervisor must ensure that:
- all vehicles transporting material from the site cover such material so as to minimise sediment transfer;
 - the wheels of vehicles leaving the site:
 - do not track soil and other waste material onto any public road adjoining the site; and
 - fully traverse the site's stabilised access point.

- (11) **Removal of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill/rubbish/asbestos, the waste material shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines 2014 (refer to: www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm)

Once assessed, the materials shall be disposed of to a licensed waste facility suitable for that particular classification of waste. Copies of tipping dockets shall be retained and supplied to Council upon request.

- (12) **Soil, Erosion, Sediment and Water Management – Implementation** - All requirements of the erosion and sediment control plan and/or soil and water management plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.

- (13) **Noise During Work** - Noise levels emitted during works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW Environment Protection authority's Environmental Noise Control Manual.

Noise levels emitted during works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW Environment Protection Authority's Environmental Noise Control Manual.

Noise levels emitted during works must comply with:

- Construction period of 4 weeks and under:
The LAeq level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A).
- Construction period greater than 4 weeks and not exceeding 26 weeks:
The LAeq level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).
- Construction period greater than 26 weeks:
The LAeq level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 5 dB(A).

Alternatively, noise levels emitted during works shall be restricted to comply with the NSW Environment Protection Authority Interim Construction Noise Guidelines.

- (14) **Disposal of Stormwater** - Water seeping into any site excavations is not to be pumped into the stormwater system unless it complies with relevant EPA and ANZECC standards for water quality discharge.
- (15) **Offensive Noise, Dust, Odour and Vibration** - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.

- (16) **Erosion and Sedimentation Control** - Soil erosion and sedimentation controls are required to be maintained for the duration of the works. The controls must be undertaken in accordance with version 4 of the Soils and Construction – Managing Urban Stormwater manual (Blue Book).

Soil erosion and sediment control measures shall only be removed upon completion of the works when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

- (17) **Unexpected Finds Contingency (General)** - Should any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc.) be encountered during any stage of works (including earthworks, site preparation or construction works, etc.), such works shall cease immediately until a certified contaminated land consultant has been contacted and conducted a thorough assessment.

In the event that contamination is identified as a result of this assessment and if remediation is required, all works shall cease in the vicinity of the contamination and Council shall be notified immediately.

Where remediation work is required, the applicant will be required to obtain consent for the remediation works.

- (18) **Salinity Management Plan** - All approved development that includes earthworks, imported fill, landscaping, buildings and associated infrastructure must be carried out or constructed in accordance with the management strategies as contained within the approved salinity management plan titled "Salinity Hazard Assessment and Salinity Management Plan, prepared by SMEC Australia Pty Ltd – Project No 31342.038, dated March 2004" and "Additional Site Investigation and Detailed Salinity Management Plan, prepared by SMEC Australia Pty Ltd, Project No 31342.038, dated June 2004," and Letter "Re: Contamination and salinity issues Lots 431 and 433 (previously Lot 432) Ironbark Estate Anderson Road Smeaton Grange, prepared by GeoEnviro, Ref JG08108A-r2, dated 22/08/12."

- (19) **Installation of Fuel Tank** - Installation of the fuel tank shall comply with AS 1940 'The Storage and Handling of Flammable and Combustible Liquids' and shall be licensed by WorkCover Authority.

5.0 - Prior to Issue of an Occupation Certificate

An Occupation Certificate shall be obtained prior to any use or occupation of the development. The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

- (1) **Fire Safety Certificates** - A Fire Safety Certificate shall be provided to the principal certifier in accordance with the requirements of the EP&A Regulation 2000.
- (2) **Survey Certificate** - A registered surveyor shall prepare a Survey Certificate to certify that the location of the building in relation to the allotment boundaries complies with the approved plans or as specified by this consent. The Survey Certificate shall be provided to the satisfaction of the principal certifier.
- (3) **Driveway Crossing Construction** – A footpath crossing (where required) and a driveway crossing shall be constructed in accordance with this development consent and the driveway crossing approval prior to use or occupation of the development.

- (4) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the principal certifier:
- a) Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development;
 - b) Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.

The assessment will determine the availability of water and sewer services, which may require extension, adjustment or connection to Sydney Water mains. Sydney Water will assess the development and if required will issue a Notice of Requirements letter detailing all requirements that must be met. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator (WSC). Go to www.sydneywater.com.au/section73 or phone 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

- (5) **External Walls and Cladding Flammability** – The external walls of the building, including attachments, must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of an Occupation Certificate principal certifier must:
- a) be satisfied that suitable evidence is provided to demonstrate that the products and systems used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the relevant requirements of the NCC; and
 - b) ensure that the documentation relied upon in the approval processes includes an appropriate level of detail to demonstrate compliance with the NCC as built.
- (6) **Waste Management Plan** - The principal certifier shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.
- (7) **Inspection of Existing Street Trees** – All existing street trees must be inspected by Council to ensure that they are undamaged and in a healthy condition.
- (8) **Positive Covenant –Water Quality Facility** - A positive covenant shall be created under Section 88E of the *Conveyancing Act 1919* burdening the owner(s) with a requirement to maintain the water quality facility on the property, prior to the issue of an Occupation Certificate.

The terms of the Section 88E instrument with positive covenant shall include the following:

- a) the Proprietor of the property shall be responsible for maintaining and keeping clear all pits, pipelines, trench barriers and other structures;
- b) the proprietor shall have the facilities inspected annually by a competent person;

- c) the Council shall have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order the facilities; and
- d) The registered proprietor shall indemnify the Council and any adjoining land owners against damage to their land arising from the failure of any component of the OSD and OSR, or failure to clean, maintain and repair the OSD and OSR.

The proprietor or successor shall bear all costs associated in the preparation of the subject Section 88E instrument. Proof of registration with NSW Land Registry Services shall be provided to and approved by the principal certifier prior to the issue of an Occupation Certificate.

- (9) **Underground Diesel Fuel Tank** - Installation of the tank shall comply with the requirements of the SafeWork NSW and AS1940 'The Storage and handling of flammable and combustible liquids'. The tank shall be licensed by the WorkCover Authority. A Certificate of Compliance and WorkCover Dangerous Goods licence is to be provided to the principal certifier. A copy is to be provided to Council.
- (10) **Acoustic Compliance Report** - A report shall be prepared by an independent acoustic consultant and be submitted to the principal certifier certifying that noise levels from the operation of the premises will comply with Table 5.2 - Project specific Noise Emission criteria (Normal Operations) of the acoustic report titled "42A Bluett Drive, Smeaton Grange JOEY Data Centre-DA Acoustic Assessment", Reference: 512364, rev 1, dated 20 August 2021, prepared by Aurecon.

All noise attenuation materials and structures used for the mitigation and control of noise must be compliant with the conditions of this development consent.

For any non-compliance, the report must make recommendations for compliance or further attenuation of noise sources and these recommendations will be enforced by Council at the cost of the owner/occupier.

The owner/occupier must then provide a supplementary acoustic report to the principal certifier certifying that all compliance works have been completed and that noise levels comply with the above criteria.

6.0 - Ongoing Use

The following conditions of consent are operational conditions applying to the development.

- (1) **Number of Employees** - The number of people working on the premises shall not exceed 2 employees at any given time.
- (2) **Manoeuvring of Vehicles** - All vehicles shall enter and exit the site in a forward direction.
- (3) **Removal of Graffiti** - The owner/manager of the site is responsible for the removal of all graffiti from the building and fences within 48 hours of its application.
- (4) **Hours of Operation** - The property is approved to operate 24 hours a day, 7 days a week.
- (5) **Loading to Occur on Site** - All loading and unloading operations are to be carried out wholly within the building/site.

- (6) **Driveways to be Maintained** - All access crossings and driveways shall be maintained in good order for the life of the development.
- (7) **Parking Areas to be Kept Clear** - At all times, the loading docks, car parking spaces, driveways and footpaths shall be kept clear of goods and shall not be used for storage purposes.
- (8) **Offensive Noise and Noise Compliance** - The use and occupation of the premises including all plant and equipment shall not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997*. Noise must also comply with the NSW Noise Policy for Industry 2017.
- (9) **No Waste to Be Stored Outside of the Site** – No waste is to be placed on any public land (eg. footpaths, roadways, plazas, reserves, etc.) or any other properties at any time.
- (10) **Maintenance of Landscaping** - Landscaping shall be maintained in accordance with the approved landscape plan.
- (11) **Operation of backup generators:** Other than for emergency (blackout) situations the backup generators must not be operated during the evening and night time periods. Any testing and maintenance of the generators shall be restricted to between 7am and 6pm Monday to Saturday.

Camden Local Environmental Plan 2010 Assessment Table

Clause	Requirement	Provided	Complies
4.3 Height of Buildings	The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map. Maximum 11m building height	The proposed building has a maximum height of 14.23m.	No (subject to Clause 4.6 written request)
4.4 Floor Space Ratio	The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map. Maximum 1:1 floor space ratio	The floorspace of the existing data centre is 7,361.4sqm, representative of an FSR of 0.35:1 given the site area of 2.105ha. The proposal has a GFA of 739sqm, which will increase the total GFA for the site to 8,100sqm representative of an FSR of 0.38:1.	Yes
4.6 Exceptions to Development Standards	Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument.	The applicant has provided a satisfactory written justification for the proposed development standard contravention (maximum height of buildings).	Yes
7.4 Earthworks	The objectives of this clause are 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 and requires consideration of matters relating to effects on drainage patterns, fill quality and amenity of adjoining properties.	Minor earthworks and grading are proposed for the formation of the building and associated stormwater infrastructure. The matters listed by this clause have been considered. Subject to the recommended conditions, the proposed earthworks are considered to be acceptable.	Yes

Camden Development Control Plan 2019 Assessment Table

Camden Development Control Plan 2019			
Clause	Requirement	Proposed	Complies
1.2 Notification and Advertising Requirements	Council will notify certain types of development for a minimum period of 14 days.	The application has been notified for 28 days in accordance with the DCP. No submissions were received.	Yes
2.1 Earthworks	Building work must be designed to ensure minimal cut and fill is required for its construction phase. All land forming operations should involve the use of clean fill.	Minor earthworks and grading are proposed for the formation of the building and associated stormwater infrastructure. The levels created are considered to respond to the existing topography of the site. A standard condition of consent has been recommended to ensure that only clean fill in the form of VENM and ENM are used.	Yes
2.2 Salinity Management	Development, where saline and sodic soils are identified, must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. Where salinity is identified on the site and a salinity report is prepared the report must also contain a Salinity Management Plan having regard to the following issues and construction requirements from Australian Standards.	Consideration of salinity was undertaken as part of the assessment of the original subdivision and development of the land (DA/2003/1127/1).	Yes
2.3 Water Management	Compliance with the relevant provisions of Council's Engineering Specifications including requirements for detention, drainage and water sensitive urban design.	Council staff have reviewed the information submitted as part of the DA and consider the development to be acceptable in relation to water management. It is recommended that the DA be conditioned to comply with the requirements of Council's Engineering Specifications.	Yes
2.4 Trees and Vegetation	Council must not grant consent unless it takes into consideration the aesthetic, botanical, ecological, cultural and heritage importance of the tree.	No significant vegetation is located on the subject site.	Yes
2.5 Environmentally Sensitive Land	Development consent may not be granted to development on land shown on the Environmentally Sensitive Land Map affected by any of the categories identified in the legend, unless Council is satisfied that the development meets the objectives of this clause	The site is not mapped as containing areas of environmentally sensitive land.	Yes
2.7 Bushfire Risk Management	Development on land identified as bushfire prone on Council's Bush Fire Prone Land Map must address	The DA was referred to the NSW Rural Fire Service under Section 4.14 of the <i>Environmental</i>	Yes.

Camden Development Control Plan 2019 Assessment Table

	the bush fire protection measures in the NSW RFS publication <i>Planning for Bush Fire Protection (or equivalent)</i> .	<i>Planning and Assessment Act, 1979</i> . RFS provided recommended conditions which form part of the conditions of consent.	
2.9 Contaminated and Potentially Contaminated Land	An assessment is to be made by the applicant under <i>SEPP No. 55 – Remediation of Land (or equivalent)</i> as to whether the subject land is contaminated prior to the submission of a development application. Where development is proposed on a site where the Council suspects that contamination may be present or for applications proposing a change of use to a more sensitive land use (e.g. residential, education, public recreation facility etc), a Site Contamination Investigation must be submitted with the DA. Depending on the outcome of the investigation, more detailed Environmental Site Investigations may also be required.	A satisfactory contamination assessment was submitted with the DA. It confirmed that the site is suitable for the proposed use. A standard contingency condition is recommended.	Yes
2.12 Acoustic Amenity	Compliance with Council's Environmental Noise Policy.	An acoustic report has been submitted with the DA to consider noise impacts associated with the proposal. Council's Environmental Health Officers have reviewed the acoustic report and are satisfied that the proposal will not have a negative impact upon adjoining residential amenity subject to conditions.	Yes
2.18 Traffic Management and Off-street Car Parking Rates and Requirements	A Car Parking / Traffic Impact Assessment Study must be prepared by a suitably qualified and experienced traffic engineering consultant. <i>Warehouse - 1 space per 300sqm = 550sqm / 300sqm</i>	The development site will contain 39 car parking spaces including two accessible spaces. 35 of these were approved under DA/2017/1310/1 and are located to the east of the existing data centre building, whilst 4 new spaces are proposed under this DA. The additional parking provision also exceeds the provision required for 'warehouse' space under the CDCP 2019, which the existing data centre's car parking rate was assessed against. This rate, outlined in Table 2-5 of the CDCP 2019, stipulates the provision of 1 car parking space per 300sqm of GFA.	Yes

Camden Development Control Plan 2019 Assessment Table

		Proposed building: 550sqm warehousing space (excludes ancillary space) 1 space per 300sqm = 550sqm / 300sqm = 2 spaces required New spaces provided: 4	
2.19 Landscape Design	A landscape plan is to be submitted for all development that, in Council's opinion, will significantly alter the existing and intended landscape character of the land.	The existing landscaping will be maintained on site.	Yes
6.3.2 Built Form and Design			
Setbacks	Side and rear setbacks will be assessed on the merits of the application and subject to the requirements of the Building Code of Australia.	The southern side setback is proposed to be 9.543m which is satisfactory.	Yes
Building materials and Appearance	All elevations and roof surfaces are to be constructed predominately in masonry, textured pre-cast concrete panels or colourbond metal cladding. Development, which is free standing or abutting adjoining buildings, must avoid large, blank wall surfaces when viewed from a public place or a residential area. Substantial elevations must be articulated by either structural variation and / or a blend of external finishes and colours and decorative elements. While a variety of building designs and materials is encouraged, some continuity of style should be maintained. Proposed buildings on site adjoining land zoned for open space and / or riparian areas shall have regard to the visual and functional opportunities of the location	Walls will be constructed of pre-cast concrete. The roof surface is proposed to be colorbond. No blank walls will be visible from the public domain. The building is sufficiently screened. The building has been designed to provide for a modern contemporary appearance. The southern adjoining Kenny Creek drainage reserve is zoned IN1 General Industrial. Established vegetation adjoining the creek shields the development from view from Anderson Road. In addition, the land adjoining the southern adjoining drainage reserve falls towards Kenny Creek, limiting functional opportunities for activity and integration.	Yes Yes Yes Yes Yes

Camden Development Control Plan 2019 Assessment Table

Landscaped Area	All roof mounted plant / equipment shall be designed and screened in a manner that complements the parent buildings. A landscaped area along any street frontage is required with a minimum depth of 3 metres (excluding the driveway)	Some rooftop mechanical plant equipment is proposed which will not be visually dominant from the street. Existing landscaping will be maintained on site.	Yes Yes
Lighting	All lighting must comply with AS 1158 - Lighting for Roads and Public Spaces and AS 4282 - Control of the obtrusive effects of outdoor lighting. Lighting in public space must have timer switches installed for managing time of operation and power consumption.	A condition is recommended which requires lighting to comply with AS 1158 - Lighting for Roads and Public Spaces and AS 4282 - Control of the obtrusive effects of outdoor lighting.	Yes
6.3.5 Fencing	Front fencing shall be designed to complement the development and form an important security role taking into account safer by design principles. The maximum height of fencing is 2.1 metres. The location of the front fencing will be dependent upon the type of fencing. Decorative metal or a combination of decorative metal and masonry shall be setback a minimum of 1 metre from the property boundary. All fencing proposed shall not restrict the function of existing and proposed overland flow paths. All gates within the area covered by this DCP must be located behind the designated landscape area and must not swing towards the roadway.	An existing palisade fence on the site will be retained. The fencing will enable the site to be secured, whilst enabling casual surveillance to be undertaken of the street due to the open style fencing proposed.	Yes
6.3.6 Stormwater	Water quality strategies must be incorporated to manage water generated from the site. Council encourages the collection of roof stormwater into tanks which would serve as a detention and retention system.	The development's proposed WSUD system demonstrates that Council's water quality targets can be met. A condition is recommended that requires the collection of roof stormwater to be used for non-potable uses such as the watering of landscaped areas.	Yes Yes
6.3.7 Liquid & Solid Waste	A detailed Waste Management Plan (WMP) must be submitted for the ongoing use of the site. A WMP	A suitable waste management plan has been provided with the application.	Yes

Camden Development Control Plan 2019 Assessment Table

		<p>must outline the waste that will be generated from the site and proposed arrangements for managing waste onsite and for collection.</p> <p>No liquids discharged from the site shall contain pollutants above acceptable levels.</p> <p>Waste storage facilities must be properly sited and constructed to avoid negative impacts to the soil and water resources in the areas.</p>	<p>The development demonstrates that Council water quality targets will be met. Standard conditions are recommended restricting the discharge of any pollutants in accordance with the requirements of the <i>Protection of the Environment Operations Act, 1997</i>.</p> <p>Waste storage areas are located within the loading dock to avoid conflicts with vehicle movements on site.</p>	<p>Yes</p> <p>Yes</p>
6.3.8	Vibration	Where it is considered that a development may have an adverse vibration impact on nearby residential areas or adjoining properties, an assessment of vibration by a qualified consultant must be undertaken and submitted to Council with the development application. The assessment must be in accordance with EPA's <i>Assessing Vibration: A Technical Guideline</i>	The proposal is not considered to cause an adverse vibration impacts for nearby / adjoining properties.	Yes.
6.3.9	Air Quality	The emission of air impurities is to be strictly controlled in accordance with the Clean Air (Plant & Equipment) Regulation and must not exceed the prescribed standard concentration and emission rates.	The proposal will not release emissions that will impact on air quality.	Yes
6.3.10		Where a development involves the storage and/or use of dangerous goods, full details of the quantities and types of goods and chemicals are to be submitted with the development application, together with the storage locations, mediums and the use intended for the goods and chemicals	<p>It has been confirmed by Aurecon that a 7000L diesel storage tank within a containerised generator unit is proposed in the external yard. The diesel will be contained within a 2-hour fire rated base tank and meets the setback requirements from the adjacent building/s under AS1940.</p> <p>Diesel fuel is classified as a Class 1 dangerous good. Consideration has been made of SEPP 33, including the NSW Planning document 'Hazardous and offensive development application guidelines – Applying SEPP 33'. Within Section 7.1 of the guidelines, it states that:</p> <p><i>'If combustible liquids of Class C1 are present on site and are stored</i></p>	Yes

Camden Development Control Plan 2019 Assessment Table

CLPP01

Attachment 3

		<p><i>in a separate bund or within a storage area where there are no flammable materials stored they are not considered to be potentially hazardous.'</i></p> <p>As no other hazardous chemicals are to be stored on site, and the storage of diesel fuel within a containerised generator unit, the proposed development is not considered to be hazardous or offensive</p>	
6.4.2 Smeaton Grange	<p>Development must provide a minimum setback of 10 metres from any minor road of which 5 metres must be utilized for landscaping.</p> <p>In assessing any application, Council will consider the visual impact of the height, bulk and scale of a proposed building to ensure that a high-quality appearance is achieved, particularly as viewed from Turner Road, Camden Valley Way and Smeaton Grange Road.</p> <p>Industries whose principal function is the storage and / or processing of goods and materials not enclosed within a building, shall not be located on land which fronts a spine road or land adjoining Camden Valley Way, Turner Road or Smeaton Grange Road</p>	<p>22.645m to Bluett Drive</p> <p>Landscaping – 14.27m</p> <p>The height, bulk and scale of the development is considered satisfactory, and the proposal will not be visually dominant from the streetscape.</p> <p>No external storage is proposed. The storage of data is entirely contained within the building envelope of the development.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

CLPP01



Attachment 4



Clause 4.6 Variation Request

**Height of Buildings Development Standard
42A Bluett Drive, Smeaton Grange**

ON BEHALF OF
AURECON AUSTRALASIA PTY LTD
AUGUST 2021 (REVISED 21 NOVEMBER 2021)

1 Introduction

This clause 4.6 variation statement has been prepared to support a Development Application (DA) for an addition to a data centre proposed at 42A Bluett Drive, Smeaton Grange (the site) and seeks to vary the development standard for maximum height of buildings (HOB) under clause 4.3 of the Camden Local Environmental Plan (CLEP) 2010.

The clause 4.6 variation statement demonstrates that compliance with the HOB development standard is unreasonable and unnecessary in the circumstances of the case and that the justification is well founded. The variation allows for a development that represents the orderly and economic use of the land in a manner which is appropriate when considering the site's context and existing approved development on the site.

1.1 Overview of the Proposed Development

The proposed development is for the erection of a new data centre building at the south of the site, containing:

- A two storey storage facility with a pre-cast external finish comprising data halls, security zones, lobby area, works station, plant areas and servicing corridors;
- A total gross floor area of 739m² comprising 546m² of warehouse space and 193m² of ancillary support space;
- Adjoining generator yard, loading dock and storage areas;
- A maximum height of 14.23m (RL 106.73m) above ground;
- New generators on the northwestern building elevation;
- The provision of 4 new car parking spaces; and
- Relocation of fencing and kerbs to support the siting of the new addition

2 The development standard to be varied

The development standard to be varied is Clause 4.3 - Height of Buildings under the CLEP 2010. Clause 4.3(2) of CLEP 2010 specifies that the maximum height of buildings permitted at the site is 11m.

The objectives of the zone are as follows:

4.3 Height of buildings

(1) The objectives of this clause are as follows—

- (a) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality,
 - (b) to minimise the visual impact, disruption of views, loss of privacy and loss of solar access to existing development,
 - (c) to minimise the adverse impact of development on heritage conservation areas and heritage items.
- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

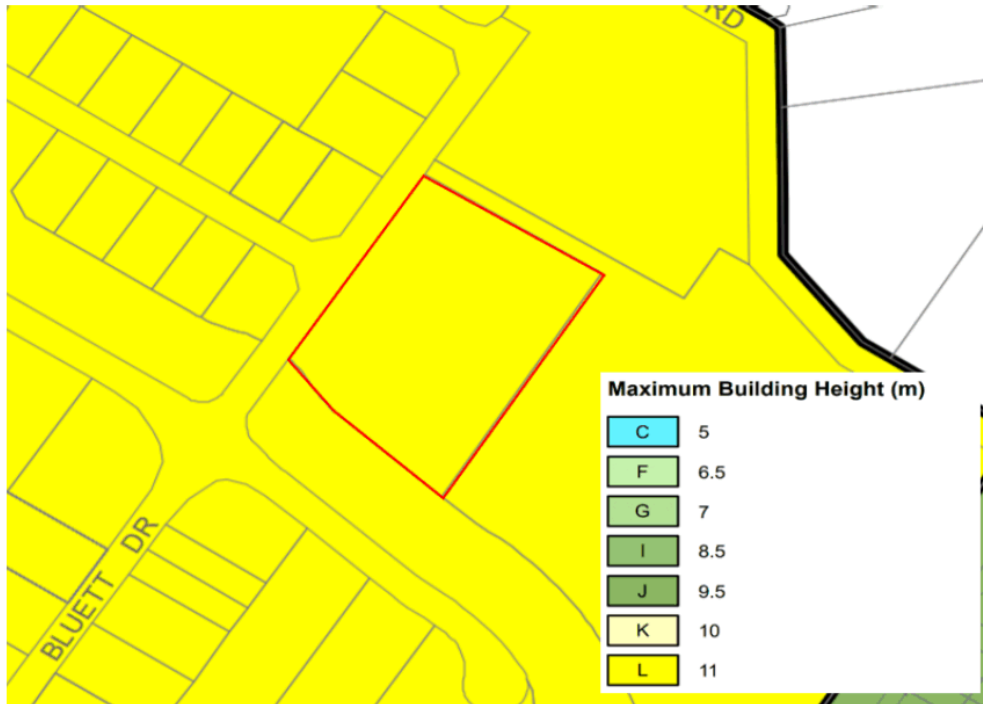


Figure 1 Height of Buildings Map

Source: Camden LEP 2010

3 Extent of the Variation to the Development Standard

The proposed development proposes a maximum building height of 14.23m (RL 106.73m) which will result in a 3.23m, or 29.4% exceedance of the height control.

The proposed development requires variation from the HOB control to accommodate the specific operational requirements of the subject use, which is unique in its built form requirements comparative to other forms of industry.

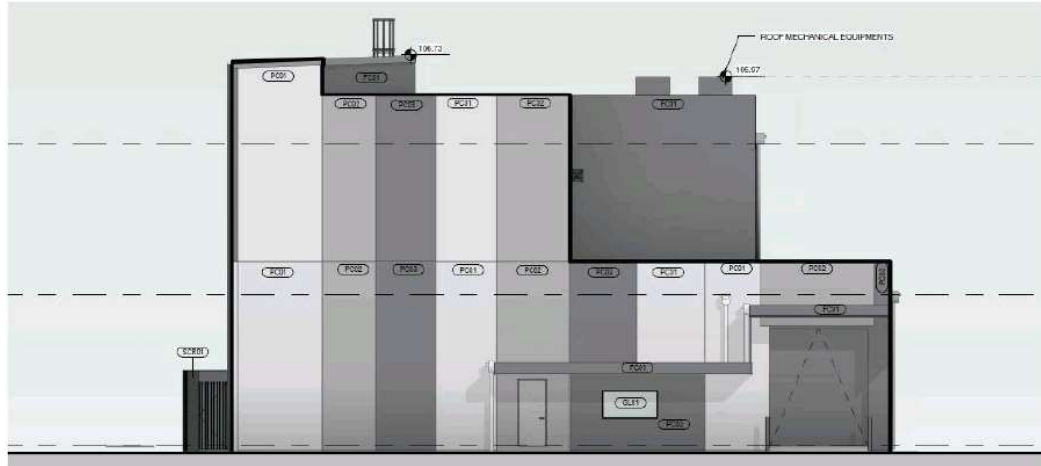


Figure 2 Building elevation (east)

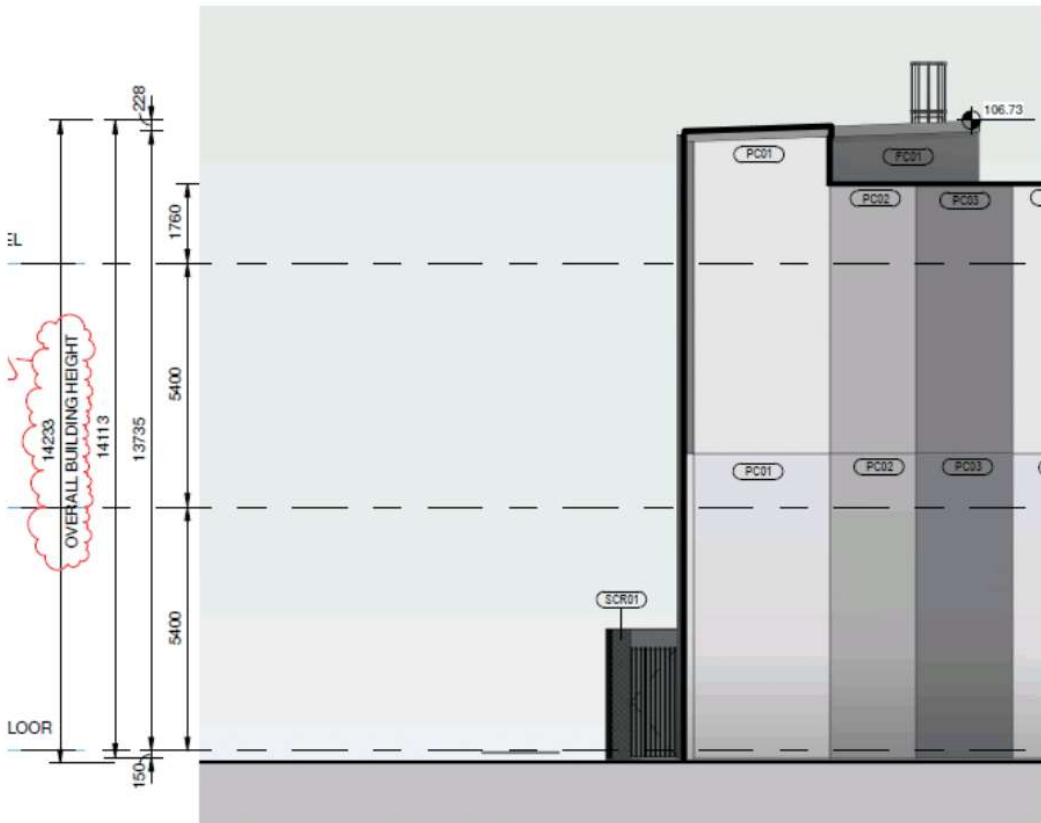


Figure 3 Building elevation showing height as measured from ground level

4 Justification for Contravention of the Standard

The provisions of Clause 4.6(3) stipulate that Council is unable to grant consent to development which contravenes a development standard unless it has considered a written statement which demonstrates:

- Compliance with the development standard is unreasonable or unnecessary in the circumstances; and
- Sufficient environmental planning grounds to justify contravening the development standard.

4.1 Is compliance with the standard unreasonable or unnecessary?

In *Wehbe v Pittwater Council [2007] NSW LEC 827* ('Wehbe'), Preston CJ identified five ways in which it could be demonstrated that a variation to a development standard was unreasonable or unnecessary. The five methods outlined in *Wehbe* include:

1. The objectives of the standard are achieved notwithstanding non-compliance with the standard (**First Method**).
2. The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary (**Second Method**).
3. The underlying object or purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable (**Third Method**).
4. The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable (**Fourth Method**).
5. The zoning of the particular land is unreasonable or inappropriate so that a development standard appropriate for that zoning is also unreasonable and unnecessary as it applies to the land and compliance with the standard would be unreasonable or unnecessary. That is, the particular parcel of land should not have been included in the particular zone (**Fifth Method**).

The **first** and **fourth** methods have been applied to demonstrate compliance with the height standard is unreasonable or unnecessary at the site.

4.1.1 The underlying objectives of the development standard

The objectives of the height of building standard as set out in Clause 4.3 of CLEP 2010 are outlined, and responded to, below.

(a) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality

The proposed development is for an addition to an existing data centre on the same site. The height of the existing data centre is 20.85m above ground, with the new building proposed to reach 14.23m above ground (6.62m lower).

Most of the surrounding industrial land is developed, resulting in a height, bulk and scale for Smeaton Grange that is largely established. This includes a range of small to large scale buildings used for warehousing, storage, logistics, manufacturing, and other industrial purposes. The largest building in the area is the existing data centre on the same site, with other buildings ranging between one to two storeys in height.

The exceedance of the control does not inhibit the proposed building's compatibility with the surrounding locality as it will not substantially alter the existing character of the locality nor create any inappropriate transitions between current or future built forms. In particular:

- Despite the exceedance, the building is still significantly lower than the **existing** data centre building on the same site (14.23m versus 20.85m)
- The building is set back significantly from Bluett Drive which will reduce its perceived bulk and height where visible from the street; and
- The location of the building within the site will result in it being largely obscured from any viewpoints within the public domain, and therefore it will not impact on the character of the area.

(b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,

The proposed siting of the building on the subject site will not cause any visual impact, disruption of views, loss of privacy, nor loss of solar access to existing development.

The proposed building is significantly setback from Bluett Drive to the west, towards the rear building line of the existing building. An existing 20.85m high data centre is located immediately to its north on the same site, Kenny Creek (and associated tall vegetation) is located to the south, and a partly developed site is immediately to the southeast which contains an existing warehouse building. This adjoining site has also received development approval from Camden Council for the construction of another 20.85m tall data centre, which also exceeds the 11m height control (DA/2017/610/1).

It can be deduced that, from most angles, vegetation and existing or future development will largely conceal the proposed development. This is demonstrated in the views from:

- The Bluett Drive/Anderson Road roundabout shown in **Figure 4**, in which existing vegetation will largely conceal the view; and
- Bluett Drive and Waler Crescent to the north shown in **Figure 5**, in which the existing data centre will conceal the view of the new building.

Where it will be visible, the new addition will be seen within the context of a much higher existing and proposed data centres immediately adjacent. These will neutralise any negative visual impact which may have arisen from the development if viewed in isolation.

There are no views that would potentially be lost as a result of the development. The site is within an industrial estate, and the proposed building is sited at the rear of the site.

There are no privacy concerns arising from the proposal. It is located in an industrial zone some several hundred metres from the nearest residential/sensitive property. Further, there is no development to the south that will be overshadowed.



Figure 4 View towards site from southwest
Source: GoogleMaps



Figure 5 View towards site from Bluett Drive and Waler Crescent intersection
Source: GoogleMaps

(c) to minimise the adverse impact of development on heritage items,

The height exceedance will not have any adverse impacts on heritage items. The site itself is not identified as an item of heritage significance, is not located within a Heritage Conservation Area, nor is it within the vicinity of any items of heritage significance.

4.1.2 The Objectives of the Zone

An assessment of objectives of the IN1 Zone have been undertaken. Note that the site is technically also partly located within the IN2 Zone, however the building itself is located solely within the IN1 Zone which is the primary zone for the site. Hence, an assessment against only the IN1 Zone objectives is considered appropriate in the circumstances.

- *To provide a wide range of light industrial, warehouse and related land uses.*

The proposal is consistent with the objective, facilitating a light industrial use (data centre) which is compatible with surrounding land uses.

- *To encourage employment opportunities and to support the viability of centres.*

The proposal further expands the site's capacity, increasing employment opportunities both directly and indirectly. The height exceedance does not in any way inhibit this objective.

- *To minimise any adverse effect of industry on other land uses.*

The proposal is located within the Smeaton Grange Industrial Estate which contains a mix of industrial uses. As outlined in the Statement of Environmental Effects prepared by Patch, the environmental impacts of the development have been mitigated hence the proposal will not have an adverse effect on surrounding land uses.

- *To support and protect industrial land for industrial uses*

The proposed data centre enables the further growth and development of the site, and broader estate, for industrial purposes. This is not restricted by the proposed height of the building.

- *To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.*

The proposed data centre does not inhibit the use of any other site providing for the day-to-day needs of workers in the area.

- *To enable non-industrial land uses that are compatible with and do not detract from the surrounding industrial and warehouse land uses.*

The proposed data centre does not preclude any neighbouring sites from being developed in line with this objective.

4.2 Are there sufficient environmental planning grounds to justify the contravention?

There are sufficient environmental planning grounds to justify contravening the development standard as the proposed development allows for the promotion and co-ordination of the orderly and economic use and development of the land in the following ways:

- The building height exceedance is reflective of efficient data centre design which requires taller floor-to-ceiling heights than standard industrial buildings to enable the proper functioning of the development.
- Data centres are required to meet tailored end user needs and are characterised by high floor to ceiling heights and the need to provide significant supporting facilities (such as cooling towers and plant) in close proximity to the data halls.
- The height exceedance will enable the efficient use of the land and ensure the site is not underutilised. In the event the exceedance is not supported, the proposal would be required to be reduced to a single storey development, which would unnecessarily reduce the capacity of the proposal.

In addition to the above, strict adherence with the control in the circumstances is both unreasonable and unnecessary given the acceptance of a much higher variation from the standard previously on the same and adjoining sites.

On 8 February 2018, Council approved DA/2017/610/1 on the adjoining site to the east (Lot 4332/DP 1194022), permitting a data centre building to a height of 20.85m. This was followed by the 30 July 2018 approval of DA/2017/1310/1 for a data centre on the subject site, to the same height (20.85m).

The written Clause 4.6 Variation Requests prepared for these two applications cited a similar need to provide for additional height which facilitated the specific needs and functions of data centre operations.

The pattern of issuing development consents at close to 21m, nearly double the mapped height limit of 11m, and indicates that the 11m height limit has been effectively abandoned at the subject site. It can no longer be said 11m represents the existing or desired character for building height in this area.

4.3 Summary of Findings

The above sections demonstrate that compliance with the Height of Buildings standard can be considered unreasonable and unnecessary in the circumstances, because:

- The 11m standard has already been breached significantly by existing development on the site, which is 20.85m above ground. This is 6.62m taller than the proposal which by comparison will be a much less visually dominant feature of the site.
- There will be no adverse impacts arising from the development nor any specifically caused by the contravention to the height standard.
- Despite the contravention to the height standard, the proposed development will be consistent with surrounding development.
- The proposal is consistent with the objectives of the Height of Buildings development standard and the IN1 - General Industrial Zone.

5 The public benefit of maintaining the development standard

Pursuant to clause 4.6(5)(b), in granting concurrence to the proposed variation, the Secretary must consider the public benefit of maintaining the development standard.

There is considered to be no public benefit from maintaining the standard in this case. As has been demonstrated within this document, the proposed data centre is an appropriate development for its location, is consistent with the objectives of the zone and the Height of Buildings standard, and will result in no significant impacts on the environment or surrounding land uses. It is significantly lower than existing and approved development on the same and adjoining sites, which also exceed the 11m height limit.

Strict compliance would provide no public interest benefit as there would be or negligible improvement to environmental or social outcomes. In contrast, enforcing strict compliance would make the proposed development less feasible which may in turn effect the economic productivity of the land.

6 Conclusion

This Clause 4.6 Variation Request has provided an assessment against the necessary provisions of Cl. 4.6 of CLEP2010, to support a variation to the 11m Height of Buildings Development Standard. As required, it has demonstrated that:

- Compliance with the standard is unreasonable and unnecessary in the circumstances as:
 - The development is consistent with the objectives of the zone, and in particular is a suitable development outcome for the IN1 - General Industrial Zone;
 - The development is consistent with the objectives of the Height of Building Development Standard;
 - There are sufficient environmental planning grounds to justify the contravention to the standard; and
- There is no public benefit in maintaining the development standard in this case, particularly as no environmental impacts arise as a result of the variation.

Given the above, the overall contravention to the standard is considered appropriate in the circumstances and is recommended for approval by Council.

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Attachment 4



A. GENERAL

- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH CAMDEN COUNCIL GUIDELINES, STANDARDS POLICIES AND SPECIFICATIONS AND / OR AS DIRECTED BY THE PRINCIPAL.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANT'S DRAWINGS, TECHNICAL SPECIFICATION AND OTHER SUCH INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
- THE INFORMATION CONTAINED IN THESE DRAWINGS IS FOR CIVIL CONSTRUCTION ONLY. ALL DISCREPANCIES ON THE DRAWINGS AND WITH OTHER CONTRACT DRAWINGS SHALL BE REFERRED TO THE PRINCIPAL FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. WORKS SHALL NOT PROCEED WITHOUT CLARIFICATION AND INSTRUCTION FROM THE PRINCIPAL.
- THE CONTRACTOR SHALL NOT ENTER OR WORK ON ADJOINING PROPERTIES WITHOUT THE WRITTEN CONSENT OF THE OWNERS OR THE RELEVANT AUTHORITIES.
- TRAFFIC CONTROL FOR WORK IN AND AROUND PUBLIC ROADS TO BE IN ACCORDANCE WITH AS1742.3 AND RMS TRAFFIC CONTROL AT WORK SITE MANUAL. THE CONTRACTOR IS TO SUBMIT A TRAFFIC CONTROL PLAN PREPARED BY RMS ACCREDITED WORK SITE TRAFFIC CONTROL DESIGNER, PLAN TO BE APPROVED BY THE RELEVANT AUTHORITIES.
- THE CONTRACTOR IS TO ENSURE THAT MINIMAL DISTURBANCE IS MADE TO AREAS OUTSIDE THE CONSTRUCTION WORKS.
- THE SUBSTITUTION OF A PRODUCT OR USE OF A PROPRIETARY PRODUCT SHALL NOT BE USED UNLESS APPROVAL IS OBTAINED FROM THE PRINCIPAL PRIOR TO COMMENCING WORK.
- MAKE SMOOTH CONNECTION WITH EXISTING WORKS.
- DURING EXCAVATION WORKS ALL STRUCTURES SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART OF THE STRUCTURE BE OVERSTRESSED.
- ON COMPLETION OF WORKS ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS UNLESS DIRECTED OTHERWISE.

B. QUALITY SYSTEMS

- THE CONTRACTOR SHALL MAINTAIN AND OPERATE AN APPROVED QUALITY SYSTEM TO AS/NZS ISO9002.
- TWO (2) WEEKS PRIOR TO COMMENCING WORKS THE CONTRACTOR SHALL PROVIDE INSPECTION AND TEST PLANS TO THE PRINCIPAL FOR THEIR REVIEW, COMMENT AND APPROVAL.
- ALL MATERIALS TESTING SHALL BE UNDERTAKEN BY A NATA ACCREDITED LABORATORY.

C. OCCUPATIONAL HEALTH AND SAFETY

- ALL WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE CURRENT NSW OCCUPATIONAL HEALTH AND SAFETY LEGISLATION.
- TWO (2) WEEKS PRIOR TO COMMENCING WORKS THE CONTRACTOR SHALL PROVIDE A SAFETY PLAN AND SAFE WORK METHOD STATEMENTS TO THE PRINCIPAL FOR THEIR APPROVAL.
- THE CONTRACTOR SHALL ERECT APPROPRIATE SAFETY SIGNS WHICH SHALL BE MAINTAINED DURING THE PROGRESS OF WORKS.

D. ENVIRONMENTAL MANAGEMENT

- ALL WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH MOST CURRENT NSW ENVIRONMENTAL LEGISLATION.
- TWO (2) WEEKS PRIOR TO COMMENCING WORKS THE CONTRACTOR SHALL PROVIDE AN ENVIRONMENTAL MANAGEMENT PLAN TO THE PRINCIPAL FOR THEIR APPROVAL.

E. SETOUT/SURVEY

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SETTING OUT OF THE WORKS IN ACCORDANCE WITH THE SETOUT DETAILS AND MEASUREMENTS SHOWN ON THE DRAWINGS.
- ALL SETOUT INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION.
- THE DRAWINGS SHALL NOT BE SCALED.
- ALL DIMENSIONS ARE IN MILLIMETRES. LEVELS, COORDINATES AND CHAINAGES ARE IN METRES (UNO).

F. EXISTING SERVICES

- CONTRACTORS ARE TO UNDERTAKE A FULL SERVICES SEARCH, PRIOR TO COMMENCEMENT OF WORKS ON SITE. SEARCH RESULTS ARE TO BE KEPT ON SITE AT ALL TIMES.
- CONTRACTORS ARE TO CONTACT ALL RELEVANT SERVICE AUTHORITY PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING THE LOCAL COUNCIL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UPDATE THE INFORMATION AND TO ADEQUATELY INFORM THEMSELVES OF THE LOCATION OF ALL SERVICES WHETHER SHOWN ON THE CONTRACT DOCUMENTS OR NOT.
- ANY ADJUSTMENT OR RELOCATION OF SERVICES THAT MAY BE REQUIRED SHALL BE CARRIED OUT BY THE CONTRACTOR. (WITH THE AGREEMENT OF THE SERVICE AUTHORITY CONCERNED).
- THE CONTRACTOR SHALL MAINTAIN ALL SERVICES ON THE SITE AND ADJACENT PUBLIC ROAD AREAS THROUGHOUT THE CONTRACT PERIOD AS REQUIRED.
- NEW SERVICES SHALL BE CONSTRUCTED AS INDICATED ON THE DRAWINGS.
- SERVICE TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATION FOR STORMWATER TRENCHES.

G. EROSION AND SEDIMENT CONTROL

- ALL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING RENEGOTIATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE REQUIREMENTS OF THE ENVIRONMENT PROTECTION AGENCY (EPA) AND THE DEPARTMENT OF LAND AND WATER CONSERVATION. MEASURES OUTLINED IN THE SOIL & WATER MANAGEMENT PLAN MUST BE IMPLEMENTED PRIOR TO AND MAINTAINED DURING AND AFTER THE CONSTRUCTION WORKS.
- EROSION AND SEDIMENT CONTROL MEASURES AND DEVICES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH NSW GOVERNMENT, LANDCOM'S MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION (BLUE BOOK).
- THE CONTRACTOR SHALL PROVIDE, MOVE, ALTER AND RELOCATE CATCH DRAINS, SEDIMENT FENCES AND OTHER DEVICES TO SUIT THE PROGRESS OF WORKS AND ENSURE THAT THE SITE DRAINS TO THE SEDIMENT BASINS.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE TRUCK WASH FACILITIES AT THE SITE EXIT AND SHALL CLEAN ALL VEHICLES EXITING THE SITE TO ENSURE MATERIALS AND MUD IS NOT TRANSPORTED AND DEPOSITED OFF SITE. WATER FROM ANY WASHBAY IS TO BE DIVERTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- ALL TAIL-OUT DRAINS SHALL BE GRASSED AND TRAPEZOIDAL IN SECTION, STRAW BALES SHALL BE PLACED AS A SEDIMENT CONTROL DEVICE WHERE REQUIRED.
- VEHICLE TRAFFIC SHALL BE CONTROLLED DURING DEVELOPMENT. CONFINING ACCESS WHERE POSSIBLE TO PROPOSE OR EXISTING ROAD ALIGNMENTS. AREAS TO BE LEFT UNDISTURBED SHALL BE MARKED OFF. THE CONTRACTOR SHALL REGULARLY CHECK AND MAINTAIN SEDIMENT AND EROSION CONTROL STRUCTURES AND DE-SILT SUCH STRUCTURES PRIOR TO THE REDUCTION IN CAPACITY OF 30% DUE TO ACCUMULATED SILT. THE SEDIMENT SHALL BE DISPOSED OF ON SITE IN A MANNER APPROVED BY THE PRINCIPAL.
- THE CONTRACTOR SHALL MAINTAIN DUST CONTROL THROUGHOUT THE DURATION OF THE PROJECT.
- ALL DISTURBED AREAS SHALL BE REVEGETATED WITHIN 14 DAYS FROM THE CONCLUSION OF LAND SHAPING.
- FOLLOWING CONSTRUCTION OF THE KERBS AND BACKFILLING BEHIND THEM, THE CONTRACTOR SHALL PROVIDE A 300 mm WIDE TURF STRIP BEHIND ALL KERBS.

H. STOCKPILE

- SPOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WATER MAY CONCENTRATE.
- IF STOCKPILES ARE TO BE IN PLACE FOR MORE THAN 14 DAYS THEN THEY SHALL BE STABILISED WITH COVERING WITH MULCH OR WITH TEMPORARY VEGETATION.
- FOLLOWING CONSTRUCTION TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 100 mm ON THE BARE SOIL SURFACE AND RE-VEGETATED.
- ALL STOCKPILES TO BE MAXIMUM 2 m HIGH AND BE PROTECTED WITH A SILT FENCE.

I. NOISE AND VIBRATIONS

- NOISE AND VIBRATION ON CONSTRUCTION SITE TO BE CONTROLLED IN ACCORDANCE WITH AS2436. TWO (2) WEEKS PRIOR TO COMMENCING WORKS THE CONTRACTOR SHALL PROVIDE AN NOISE AND VIBRATION CONTROL PLAN TO THE PRINCIPAL FOR THEIR APPROVAL.
- CONSTRUCTION NOISE AND VIBRATIONS SHALL COMPLY WITH NSW DEPARTMENT OF ENVIRONMENT AND CONSERVATION'S PUBLICATION 'ASSESSING VIBRATION: A TECHNICAL GUIDELINE (2006)' AND THE NSW EPA'S 'INTERIM CONSTRUCTION NOISE GUIDE (2009)'.

CONSTRUCTION DURATION	NOISE LEVELS (CONSTRUCTION-BACKGROUND)
SHORT-TERM INFRASTRUCTURE MAINTENANCE	LA10(15 MINUTE) <= LA90 + 20 DB(A)
RECOMMENDED STANDAR HOURS	LA10(15 MINUTE) <= LA90 + 10 DB(A) AND LAEQ <= 5DB(A)
OUTSIDE STANDARD HOURS	LA10(15 MINUTE) <= LA90 + 5 DB(A)

J. EARTHWORKS

- ALL EARTHWORKS TO BE CARRIED OUT TO THE SATISFACTION OF THE PRINCIPAL. UNSUITABLE MATERIALS ARE TO BE REMOVED FROM UNDER ROADS AND BUILDINGS PRIOR TO FILLING. THE CONTRACTOR IS TO SUBMIT COMPACTION CERTIFICATES WHERE REQUIRED EACH WEEK TO THE PRINCIPAL.
- ALL EARTHWORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH AS3798 AND SHALL BE LEVEL 1 FOR STRUCTURAL FILL AREAS (UNDER ROADS AND BUILDINGS) AND CLASS 2 FOR OTHER AREAS.
- GENERAL FILL: SHALL CONSIST OF WELL GRADED MATERIAL, MAXIMUM PARTICLE SIZE 75 mm, PLASTICITY INDEX 20%.
- STRUCTURAL FILL AND SELECT FILL SHALL CONSIST A GRANULAR MATERIAL COMPLYING WITH THE FOLLOWING:
 - PARTICLE SIZE: 75 mm MAXIMUM.
 - PROPORTION PASSING 0.075 mm SIEVE: 25% MAXIMUM.
 - PLASTICITY INDEX: 2% AND 15%.
 - HARDCORE: GRADED HARD MATERIAL CAPABLE OF BEING COMPACTED TO AN EVEN STABLE SURFACE.
 - PROPORTION EXCEEDING PARTICLE SIZE OF 50 mm: 75% MINIMUM.
- PRIOR TO IMPORTING FILL THE CONTRACTOR SHALL SUBMIT GEOTECHNICAL TEST CERTIFICATES AND RESULTS DEMONSTRATING THE MATERIAL COMPLIES WITH THE PROPOSED MATERIAL CHARACTERISTICS AND TO EPA CHEMICAL REQUIREMENTS.
- CONSTRUCTION AREAS TO BE STRIPPED OF ALL UNCONTROLLED FILL, TOPSOIL, ROOTZONE, VEGETATION AND OTHER DELETERIOUS MATERIALS TO EXPOSE NATURAL RESIDUAL SOILS. FREE OF LOOSE, COMPRESSIBLE OR DEFORMING MATERIAL.
- TOPSOIL TO BE STOCKPILED FOR RE-USE, SURPLUS TOPSOIL TO BE DISPOSED OF OFFSITE OR AS DIRECTED BY PRINCIPAL .
- BEFORE PLACING FILL PROOF ROLL EXPOSED SUBGRADE WITH A 10 TONNE NON VIBRATING STEEL DRUM ROLLER TO DETECT AND THEN REMOVE SOFT SPOTS (AREAS WITH ANY VISIBLE MOVEMENT UNDER ROLLER) AND COMPACT SUBGRADE.
- NO FILLING SHALL TAKE PLACE TO THE EXPOSED SUBGRADE UNTIL THE AREA HAS BEEN PROOF ROLLED WITH THE PRINCIPAL AND APPROVAL OBTAINED FROM THE PRINCIPAL THAT FILLING CAN PROCEED.
- FILLING TO BE PLACED AND COMPACTED IN LAYERS NOT EXCEEDING 200 mm.
- ALL BATTER SLOPES TO BE 1 VERTICALLY IN 3 HORIZONTALLY (1:3). UNO. TEMPORARY BATTERS MUST NOT EXCEED 1V:2H.
- FILL TO BE COMPACTED AT +/- 2% OF THE OPTIMUM MOISTURE CONTENT. COMPACT CUT FILL AREAS AND SUBGRADE TO NOT LESS THAN:

LOCATION	COHESIVE SOIL DRY DENSITY RATIO (STANDARD COMPACTION) TO AS1289 5.4.1)	COHESIONLESS SOIL DENSITY INDEX TO AS1289 5.6.1
GENERAL FILL	95%MIN	70%MIN
RESIDENTIAL	95% MIN	70% MIN
COMMERCIAL BUILDINGS	98% MIN	75% MIN
FILL TO SUPPORT PAVEMENTS	95% MIN	70% MIN
PAVEMENT SUBGRADE (IE TOP 300 mm)	100% MIN	80% MIN
LANDSCAPED AREAS	85% MIN	60% MIN

- MATERIAL TESTING FOR AREA REQUIRED LEVEL 2 INSPECTION TO BE IN ACCORDANCE WITH AS3798 APPENDIX B LEVEL 2. FREQUENCY OF COMPACTION TESTING SHALL NOT BE LESS THAN:-
 - 1 TEST PER 100 m³ OR 1 TEST PER LAYER PER 200 m² WHICHEVER REQUIRES MORE TESTS WITH A MINIMUM OF 3 TEST PER LOT.
 - 1 TEST PER 200 m² OF EXPOSED SUBGRADE WITH A MINIMUM OF 3 TEST PER LOT.
- EARTHWORKS SHALL BE CUT AND FILLED TO THE DESIGN LEVELS AND DETAILS PROVIDED ON THE DRAWINGS AND SHALL BE WITHIN THE FOLLOWING TOLERANCES:

LOCATION	ABSOLUTE	RELATIVE
UNDER BUILDING SLABS ON GROUND	+0 mm, -20 mm	10 mm
UNDER ROADS AND CARPARKS	+0 mm, -20 mm	10 mm
LANDSCAPE AREAS	+50 mm, -50 mm	50 mm
- ABSOLUTE LEVEL TOLERANCE SHALL BE THE MAXIMUM DEVIATION FROM DESIGN LEVEL. RELATIVE LEVEL TOLERANCE SHALL BE THE MAXIMUM DEVIATION FROM A 3 m STRAIGHT EDGE LAID ANYWHERE ON EACH PLANE SURFACE.
- FOLLOWING COMPLETION OF EARTHWORKS AND PRIOR TO CONSTRUCTING PAVEMENTS OR PLACING TOPSOIL OR CONSTRUCTING STRUCTURES THE CONTRACTOR SHALL SURVEY THE SURFACE AND PROVIDE DRAWINGS SHOWN THE AS BUILT LEVELS AND ANY DEVIATIONS.


NOTES

KEYNOTES


LEGEND

B	26 AUG '21	ISSUED FOR DA	ES					
A	30 JUL '21	ISSUED FOR MASTER PLANG	ES					
REV	DATE	DESCRIPTION	DRN	ENG	CHK	APP		

ENGINEER



ARCHITECT



PROJECT: JOEY

TITLE: CIVIL ENGINEERING SERVICES
GENERAL NOTES - SHEET 1 OF 2

DRAWING NO.: SYD700-AUR-XX-XX-DR-C-0001

SCALE: NTS

AGILE No:

REV: B



NOTES

SCALE 1:500

KEYNOTES

LEGEND

--- SITE BOUNDARY

REV	DATE	DESCRIPTION	DRN	ENG	CHK	APP
B	28 AUG '21	ISSUES FOR DA				ES
A	30 JUL '21	ISSUED FOR MASTER PLANG				ES

ENGINEER

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ARCHITECT

METIER

PROJECT: JOEY

TITLE: CIVIL ENGINEERING SERVICES
PROPOSED SITE LOCATION MAP

DRAWING NO.: SYD700-AUR-XX-XX-DR-C-1001

A1 SCALE: 1:500

AGILE No.:

REV: B



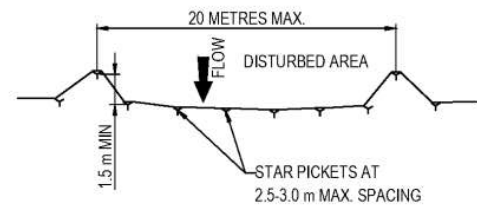
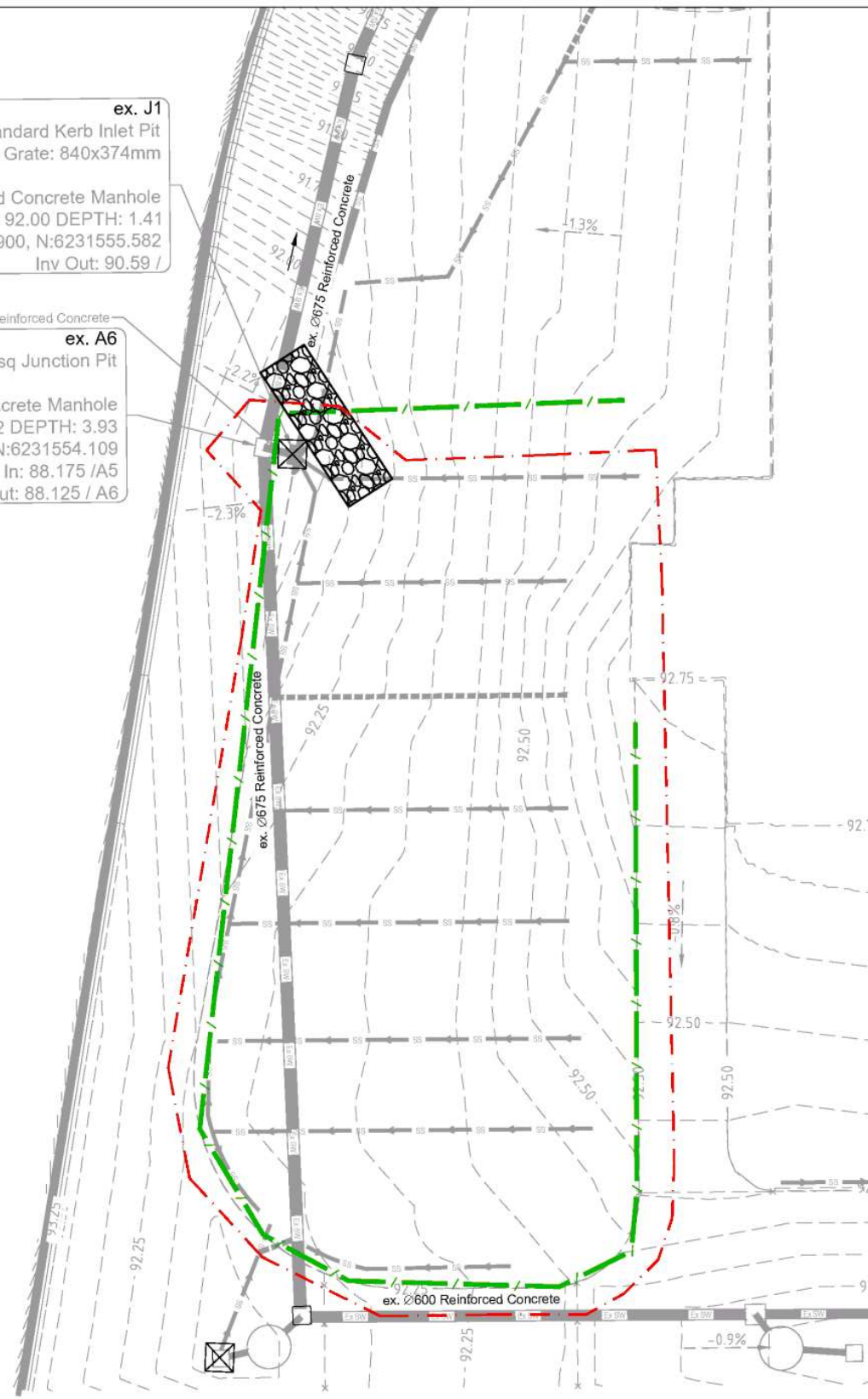
NOTES																											
KEYNOTES																											
LEGEND																											
		- - - - - SITE BOUNDARY																									
<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>DRN</th> <th>ENG</th> <th>CHK</th> <th>APP</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>28 AUG '21</td> <td>ISSUED FOR DA</td> <td></td> <td>ES</td> <td></td> <td></td> </tr> <tr> <td>A</td> <td>30 JUL '21</td> <td>ISSUED FOR MASTER PLAN</td> <td></td> <td>ES</td> <td></td> <td></td> </tr> </tbody> </table>							REV	DATE	DESCRIPTION	DRN	ENG	CHK	APP	B	28 AUG '21	ISSUED FOR DA		ES			A	30 JUL '21	ISSUED FOR MASTER PLAN		ES		
REV	DATE	DESCRIPTION	DRN	ENG	CHK	APP																					
B	28 AUG '21	ISSUED FOR DA		ES																							
A	30 JUL '21	ISSUED FOR MASTER PLAN		ES																							
<p>ENGINEER</p> <p>aurecon www.aurecongroup.com</p> <p>ARCHITECT</p> <p>METIER</p> <p>PROJECT: JOEY</p> <p>TITLE: CIVIL ENGINEERING SERVICES EXISTING CONDITION PLAN AND LEVELS</p> <p>DRAWING NO.: SYD700-AUR-XX-XX-DR-C-1002</p> <table border="1"> <tr> <td>A1</td> <td>SCALE: 1:500</td> <td>AGILE No.:</td> <td>REV: B</td> </tr> </table>							A1	SCALE: 1:500	AGILE No.:	REV: B																	
A1	SCALE: 1:500	AGILE No.:	REV: B																								

ex. J1
Standard Kerb Inlet Pit
Lintel: 1200mm, Grate: 840x374mm

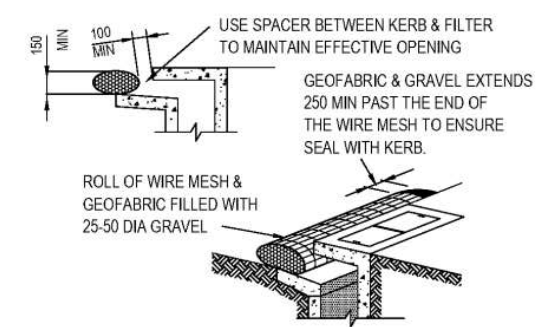
Reinforced Concrete Manhole
RIM: 92.00 DEPTH: 1.41
E:293715.900, N:6231555.582
Inv Out: 90.59 /

ex. Ø375 Reinforced Concrete
ex. A6
1200mm sq Junction Pit

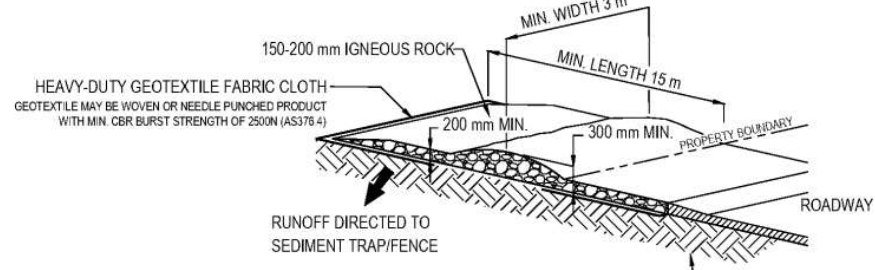
Reinforced Concrete Manhole
RIM: 92.052 DEPTH: 3.93
E:293714.343, N:6231554.109
Inv In: 88.175 /A5
Inv Out: 88.125 / A6



SEDIMENT FENCE PLAN
(SD 6-8)



MESH & GRAVEL INLET FILTER
THIS PRACTICE ONLY TO BE USED WHERE SPECIFIED
IN AN APPROVED SWMP/ESCP.
(SD 6-11)



STABILISED SITE ACCESS
(SD 6-14)



NOTES

SCALE 1:200

KEYNOTES

LEGEND

- - - - - SITE BOUNDARY
- / — SEDIMENT FENCE
- → → OVERLAND FLOW ROUTE
- ○ ○ MESH & GRAVEL INLET FILTER
- ⊗ GEOTEXTILE INLET FILTER
- ▨ HAY BALES
- ◻◻◻ STABILISED SITE ACCESS

REV	DATE	DESCRIPTION	DRN	ENG	CHK	APP
B	26 AUG '21	ISSUED FOR DA			ES	
A	30 JUL '21	ISSUED FOR MASTER PLANG			ES	

ENGINEER

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ARCHITECT

MATIER

PROJECT: JOEY

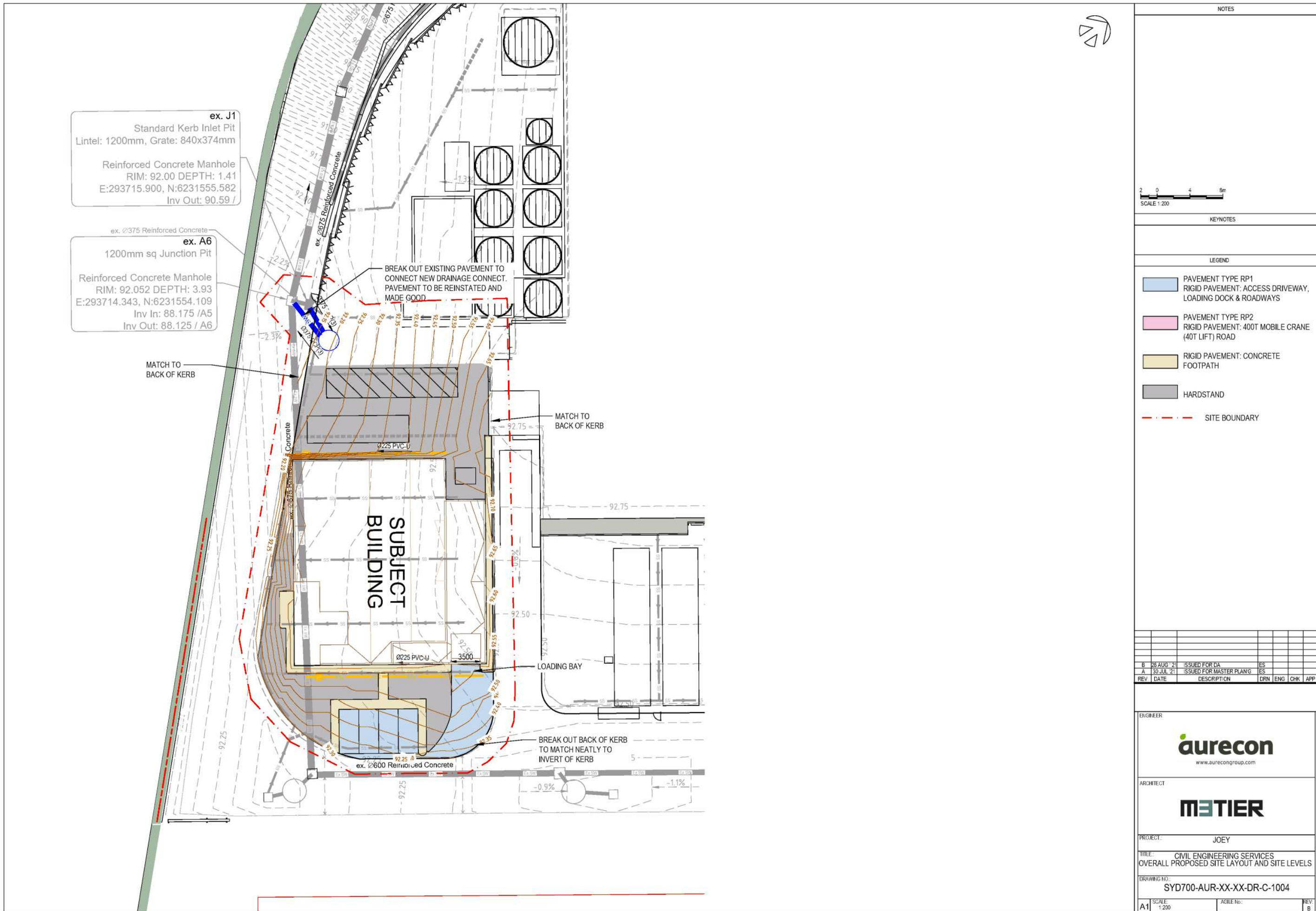
TITLE: CIVIL ENGINEERING SERVICES
SEDIMENT AND EROSION CONTROL PLAN

DRAWING NO.: SYD700-AUR-XX-XX-DR-C-1003

SCALE: 1:200

AGILE No: _____

REV: A



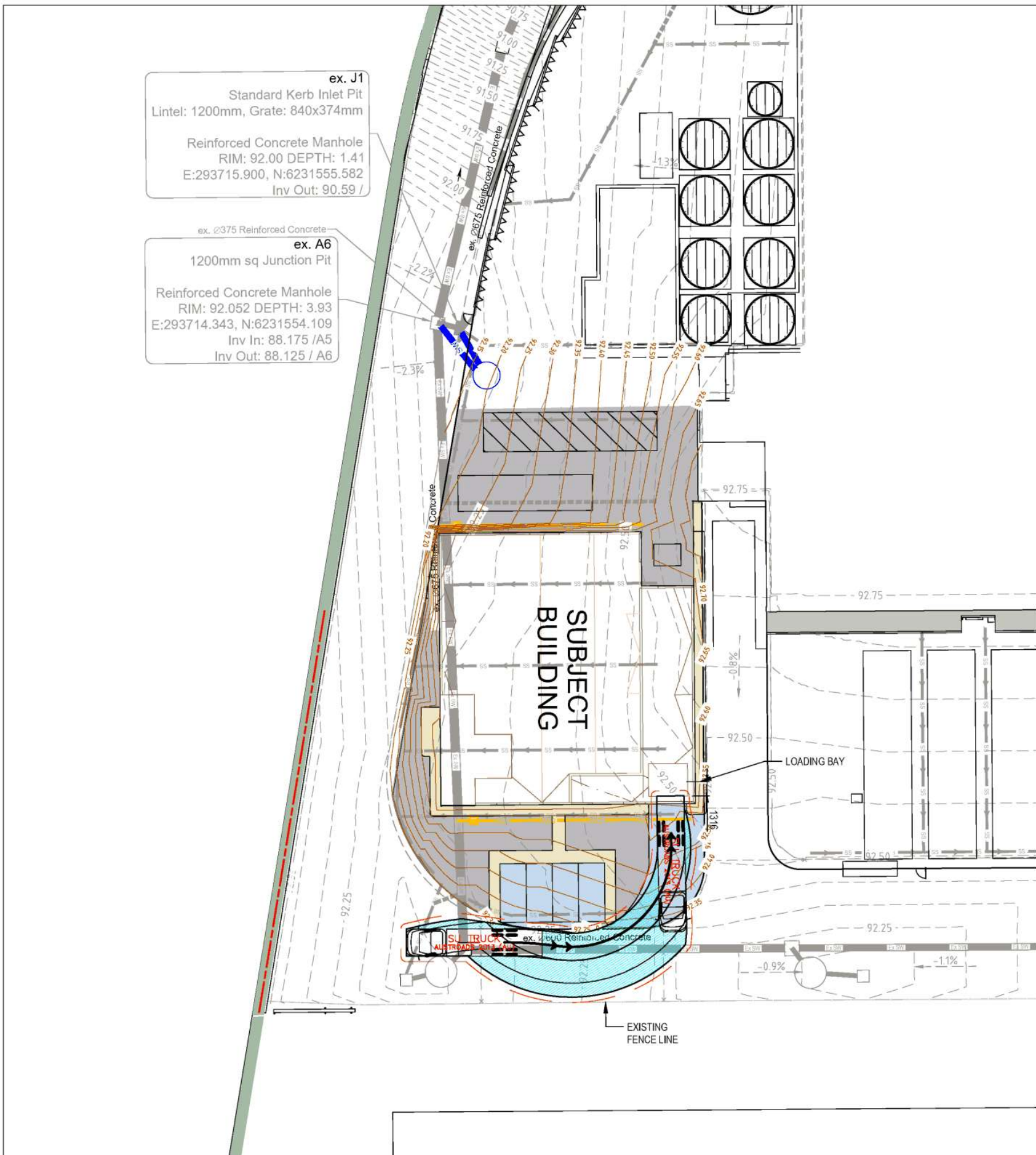
This is the report submitted to the Camden Local Planning Panel – Electronic Determination

ex. J1
Standard Kerb Inlet Pit
Lintel: 1200mm, Grate: 840x374mm

Reinforced Concrete Manhole
RIM: 92.00 DEPTH: 1.41
E:293715.900, N:6231555.582
Inv Out: 90.59 /

ex. Ø375 Reinforced Concrete
ex. A6
1200mm sq Junction Pit

Reinforced Concrete Manhole
RIM: 92.052 DEPTH: 3.93
E:293714.343, N:6231554.109
Inv In: 88.175 /A5
Inv Out: 88.125 / A6

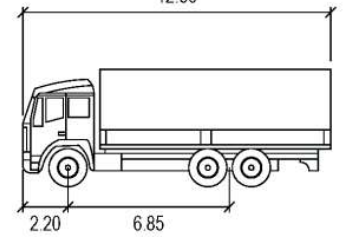


NOTES

KEYNOTES

LEGEND

- PAVEMENT TYPE RP1
RIGID PAVEMENT: ACCESS DRIVEWAY,
LOADING DOCK & ROADWAYS
- PAVEMENT TYPE RP2
RIGID PAVEMENT: 400T MOBILE CRANE
(40T LIFT) ROAD
- RIGID PAVEMENT: CONCRETE
FOOTPATH
- HARDSTAND
12.50



SU TRUCK

	meters
Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 36.6

B	26 AUG '21	ISSUED FOR DA	ES				
A	30 JUL '21	ISSUED FOR MASTER PLANG	ES				
REV	DATE	DESCRIPTION	DRN	ENG	CHK	APP	

ENGINEER

2 0 4 8m
SCALE 1:200

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ARCHITECT

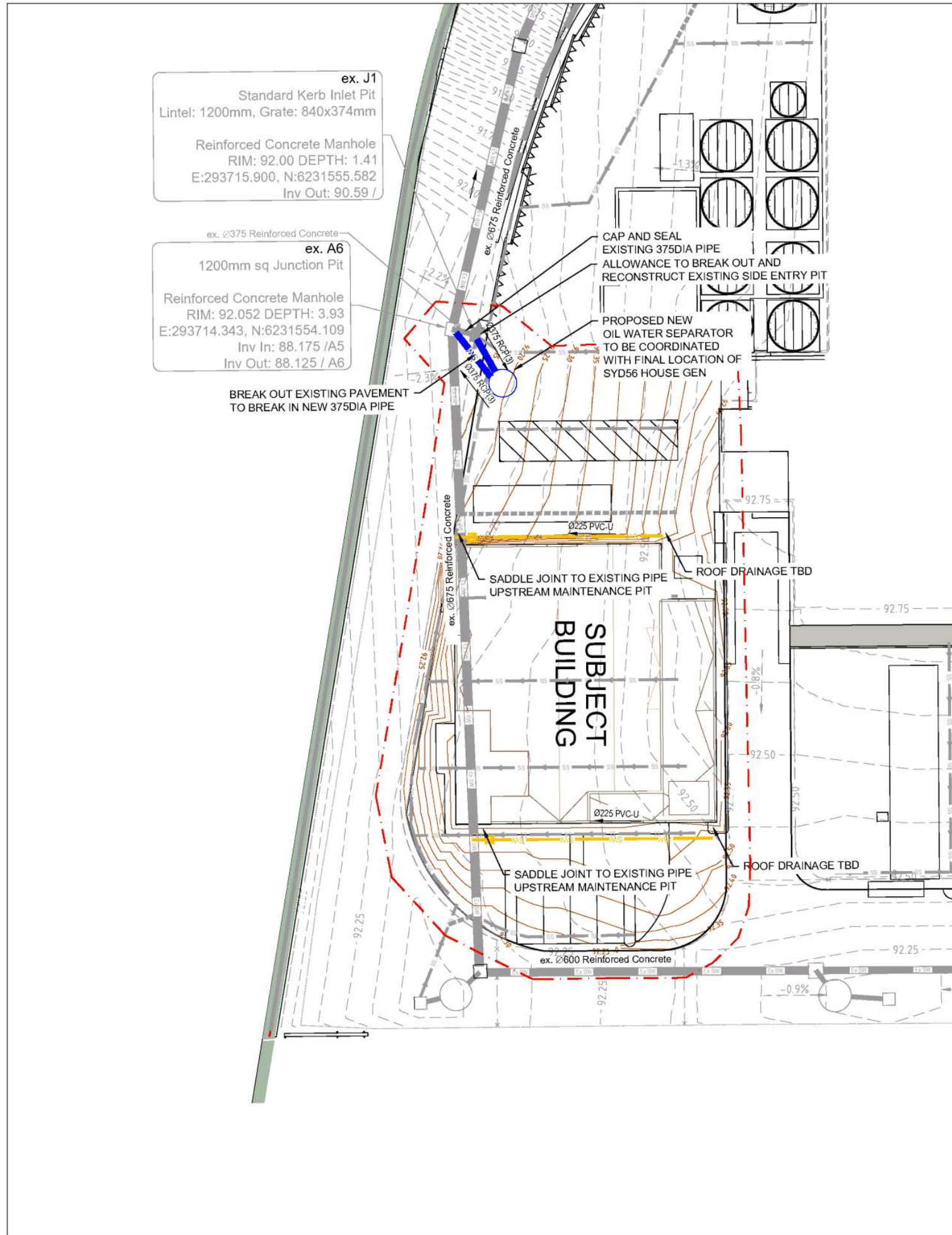
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PROJECT: JOEY

TITLE: CIVIL ENGINEERING SERVICES
GENERAL ARRANGEMENT AUTOTRACK

DRAWING NO.: SYD700-AUR-XX-XX-DR-C-2008

A1	SCALE 1:200	AGILE No:	REV: B
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ex. J1
Standard Kerb Inlet Pit
Lintel: 1200mm, Grate: 840x374mm

Reinforced Concrete Manhole
RIM: 92.00 DEPTH: 1.41
E:293715.900, N:6231555.582
Inv Out: 90.59 /

ex. 2375 Reinforced Concrete

ex. A6
1200mm sq Junction Pit

Reinforced Concrete Manhole
RIM: 92.052 DEPTH: 3.93
E:293714.343, N:6231554.109
Inv In: 88.175 /A5
Inv Out: 88.125 / A6

BREAK OUT EXISTING PAVEMENT
TO BREAK IN NEW 375DIA PIPE

CAP AND SEAL
EXISTING 375DIA PIPE
ALLOWANCE TO BREAK OUT AND
RECONSTRUCT EXISTING SIDE ENTRY PIT

PROPOSED NEW
OIL WATER SEPARATOR
TO BE COORDINATED
WITH FINAL LOCATION OF
SYD56 HOUSE GEN

SADDLE JOINT TO EXISTING PIPE
UPSTREAM MAINTENANCE PIT

ROOF DRAINAGE TBD

SADDLE JOINT TO EXISTING PIPE
UPSTREAM MAINTENANCE PIT

ROOF DRAINAGE TBD

NOTES

SCALE 1:200

KEYNOTES

LEGEND

- SITE BOUNDARY
- [Grated Gully Symbol] GRATED GULLY PIT
- [Blue Line Symbol] DESIGN STORMWATER PIPE
- [Yellow Line Symbol] STORMWATER DOWNPIPE
- [Grated Inlet Pit Symbol] GRATED INLET PIT
- [Inspection Pit Symbol] INSPECTION PIT
- [Arrow Symbol] EX Ø100mm HDPE (SN8) SUBSOIL DRAIN
- [Square Symbol] EXISTING STORMWATER PITS
- [Dashed Line Symbol] EXISTING CONTOUR
- [Solid Line Symbol] DESIGN CONTOUR

REV	DATE	DESCRIPTION	DRN	ENG	CHK	APP
B	28 AUG '21	ISSUED FOR DA		ES		
A	30 JUL '21	ISSUED FOR MASTER PLAN		ES		

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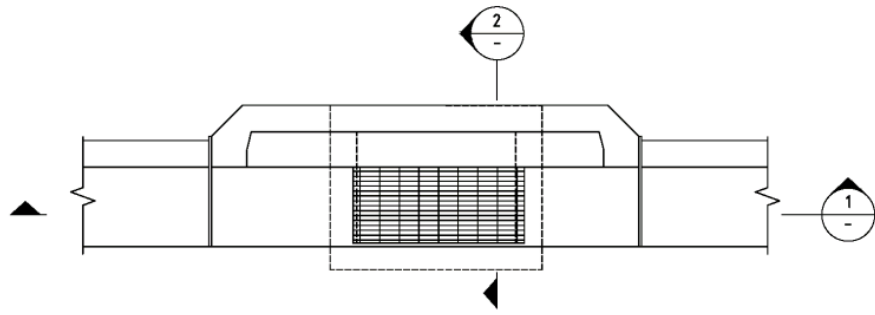
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METIER

PROJECT: JOEY

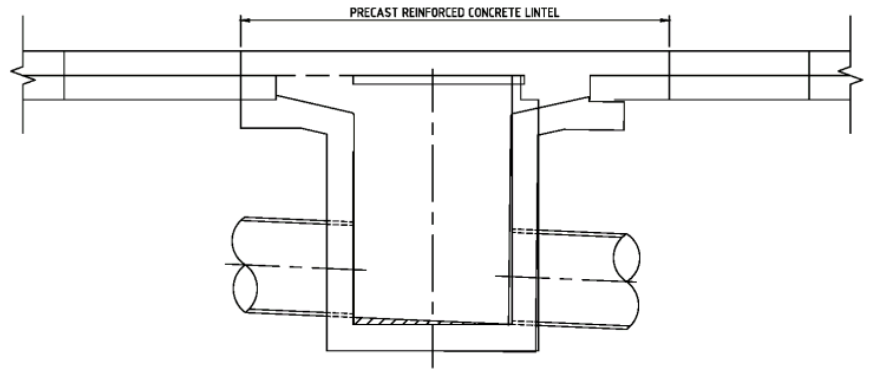
TITLE: CIVIL ENGINEERING SERVICES
OVERALL PROPOSED DRAINAGE LAYOUT PLAN

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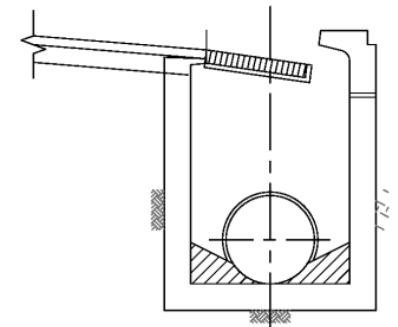
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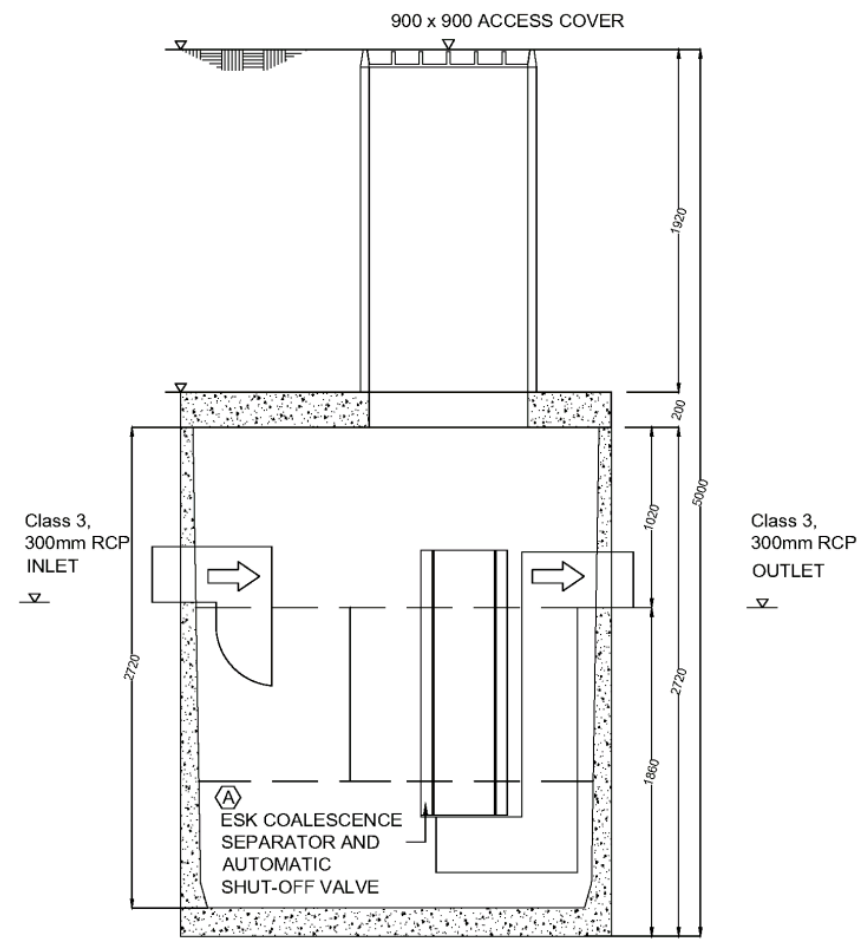
PLAN
SCALE 1:20
TYPICAL SAG SIDE ENTRY PIT
NOT TO SCALE



SECTION 1
SCALE 1:20



SECTION 2
SCALE 1:20



TYPICAL OILY WATER SEPERATOR
NOT TO SCALE




NOTES

KEYNOTES


LEGEND

REV	DATE	DESCRIPTION	DRN	ENG	CHK	APP
B	28 AUG '21	ISSUED FOR DA		ES		
A	30 JUL '21	ISSUED FOR MASTER PLANG		ES		

ENGINEER



ARCHITECT



PROJECT: JOEY

TITLE: CIVIL ENGINEERING SERVICES
TYPICAL DETAILS

DRAWING NO.: SYD700-AUR-XX-XX-DR-C-3200

SCALE: AS SHOWN	ABILE No.:	REV: B
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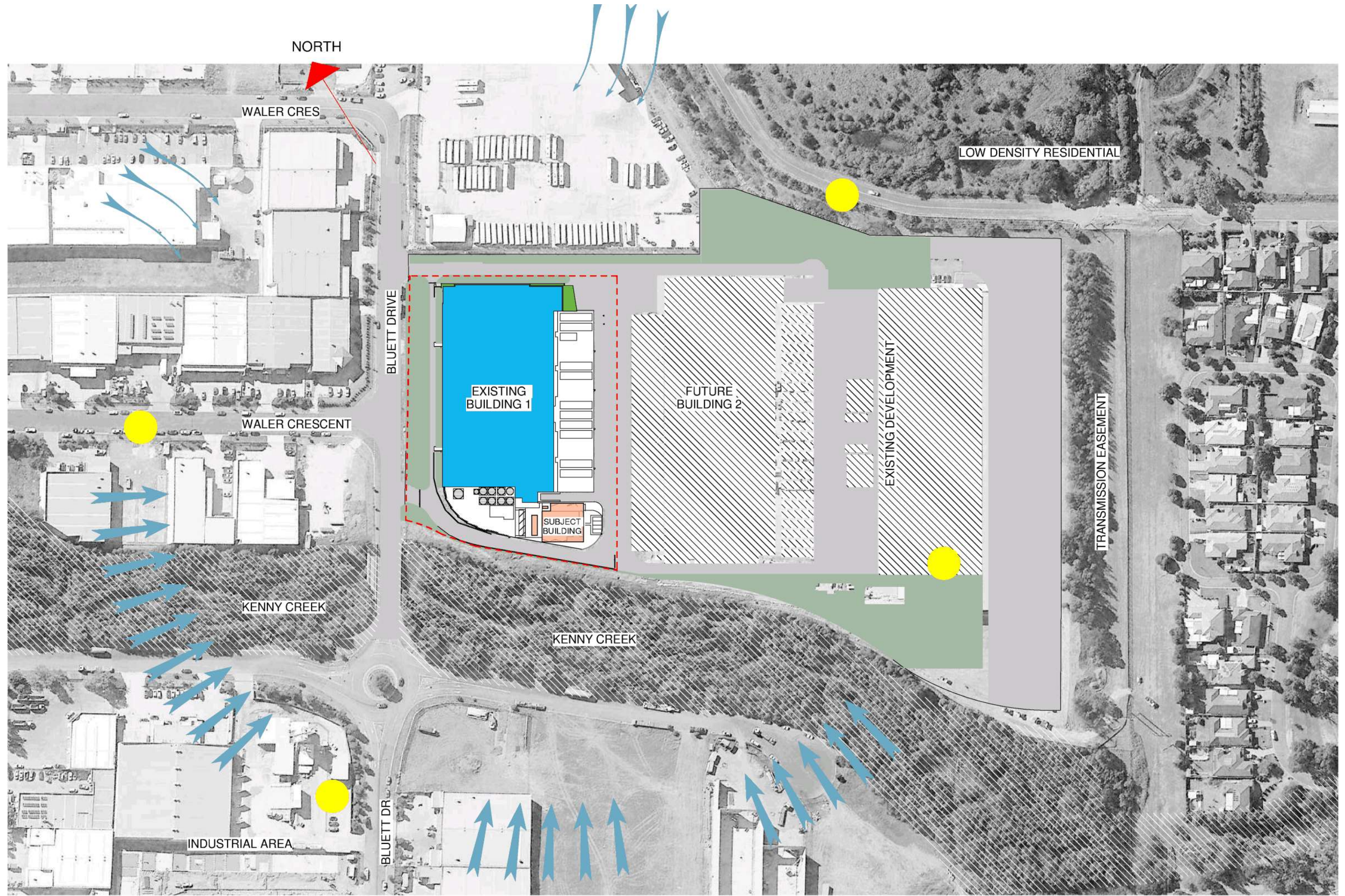


**DEVELOPMENT APPLICATION
42A BLUETT DRIVE, SMEATON GRANGE, NSW 2567**

PROJECT NUMBER 21018

17/11/2021

DEVELOPMENT APPLICATION DRAWING LIST			
NUMBER	SHEET NAME	REVISION	REV DATE
000	DEVELOPMENT APPLICATION	E	17.11.2021
010	SITE LOCATION PLAN	B	23.08.2021
011	SITE PLAN	E	03.11.2021
110	GROUND LEVEL	E	03.11.2021
111	LEVEL 1	E	03.11.2021
112	ROOF LEVEL	D	27.10.2021
210	NORTH AND SOUTH ELEVATION	F	22.11.2021
211	WEST AND EAST ELEVATION	F	22.11.2021
220	3D VIEW	A	27.10.2021
Grand total: 9			



SITE LOCATION PLAN

42A BLUETT DRIVE, SMEATON GRANGE, NSW 2567

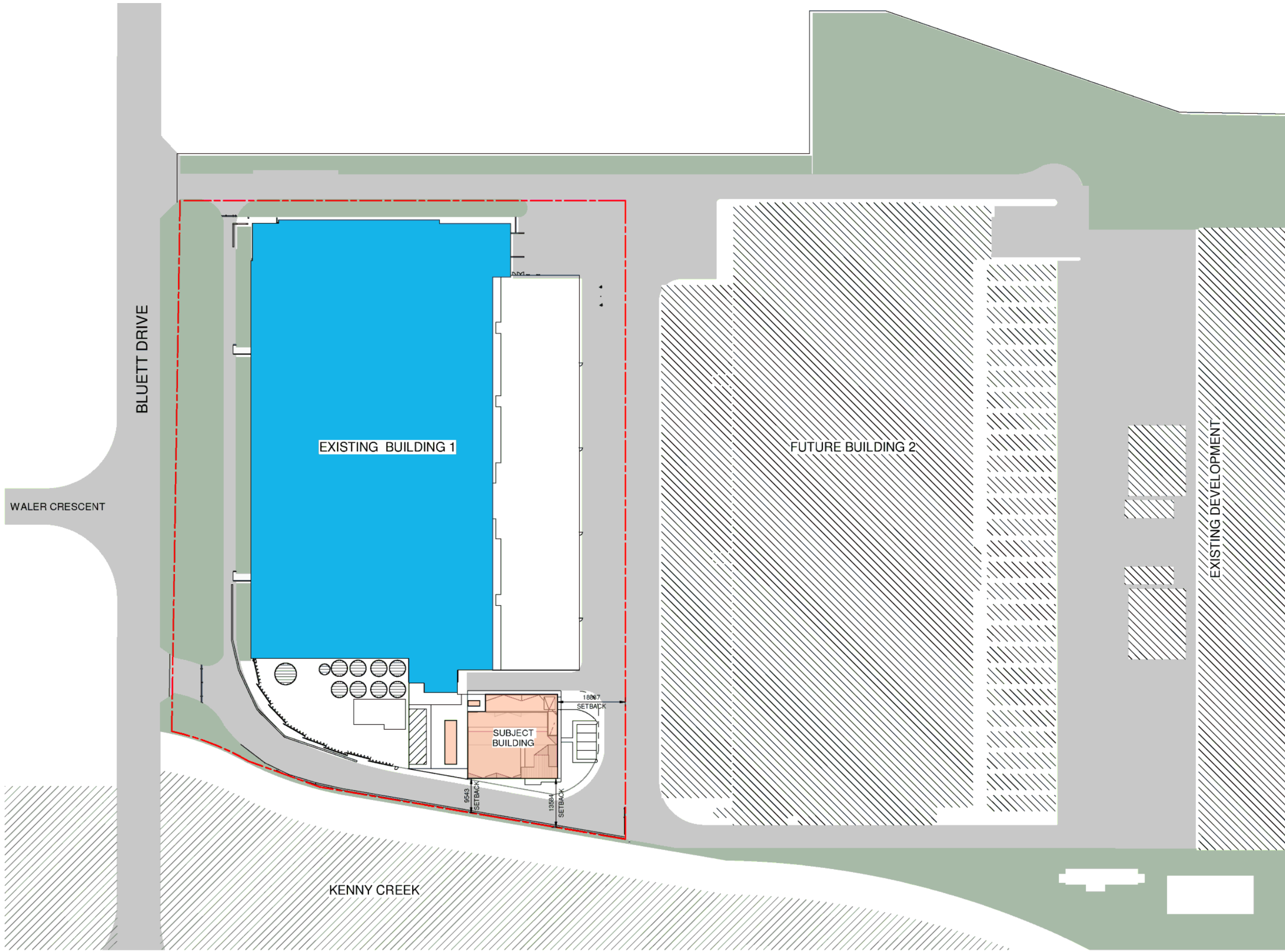


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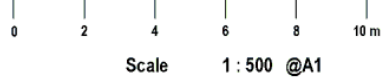
DATE	PROJECT NUMBER	DRAWING NUMBER
23/08/21	21018	DA010 REV B



AREA SCHEDULE	
SITE AREA (EXISTING BUILD 1)	21.110n
SITE COVERAGE- EXISTING BUILDING 1	8,242m ²
SITE COVERAGE - SUBJECT BUILDING	563m ²



SITE PLAN



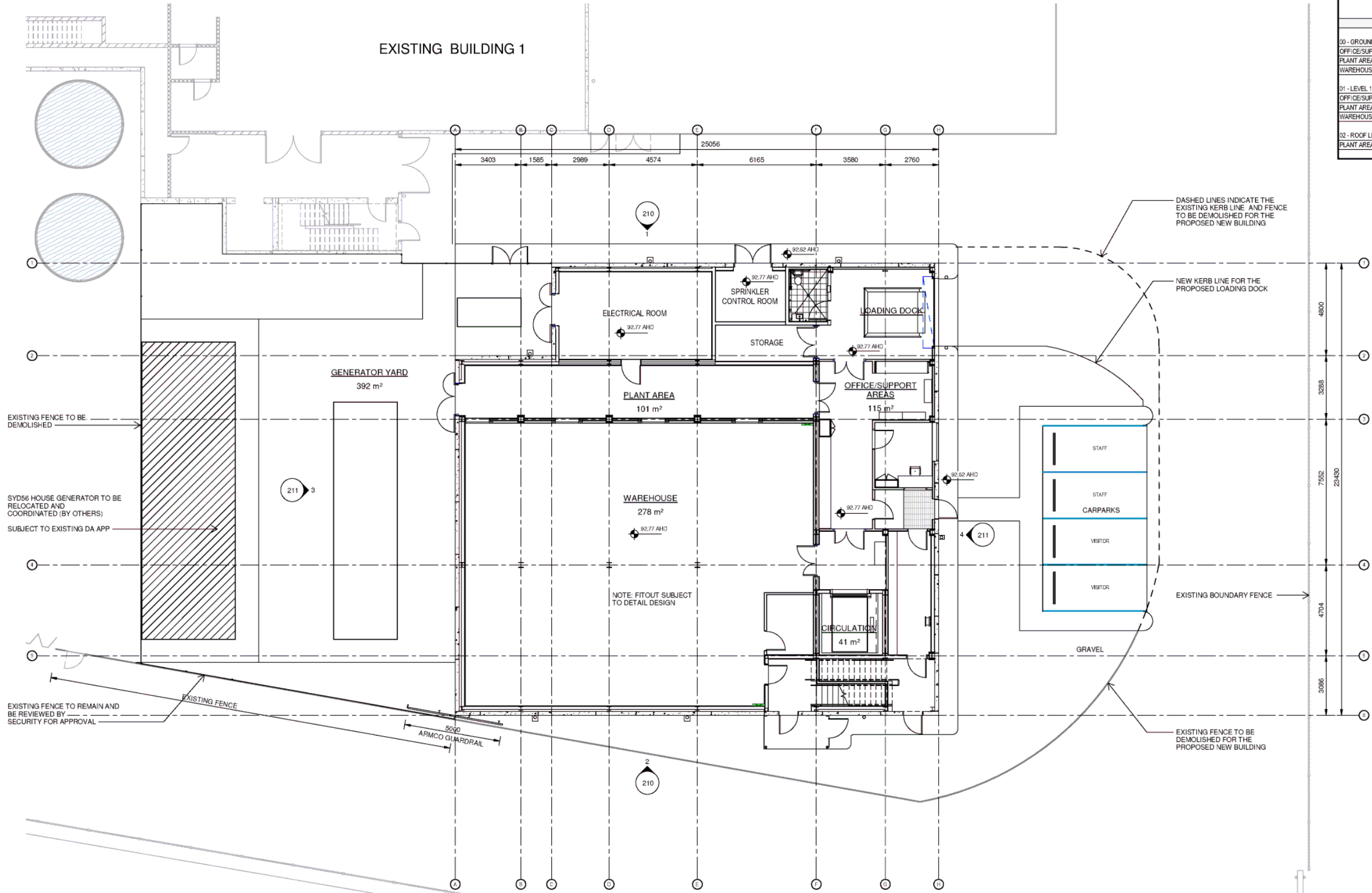
42A BLUETT DRIVE, SMEATON GRANGE, NSW 2567

DATE	PROJECT NUMBER	DRAWING NUMBER
03/11/21	21018	DA011 REV E

Attachment 5

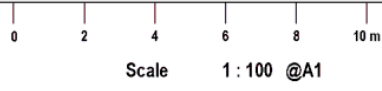
METIER
© METIER PTY LIMITED ARCHITECTS
CLPP01

AREA SCHEDULE DA	
Name	Area
00 - GROUND FLOOR	
OFFICE/SUPPORT AREAS	115 m ²
PLANT AREA	101 m ²
WAREHOUSE	278 m ²
01 - LEVEL 1	
OFFICE/SUPPORT AREAS	89 m ²
PLANT AREA	177 m ²
WAREHOUSE	277 m ²
02 - ROOF LEVEL	
PLANT AREA	406 m ²
PLANT AREA	406 m ²



This is the report submitted to the Camden Local Planning Panel – Electronic Determination

GROUND LEVEL

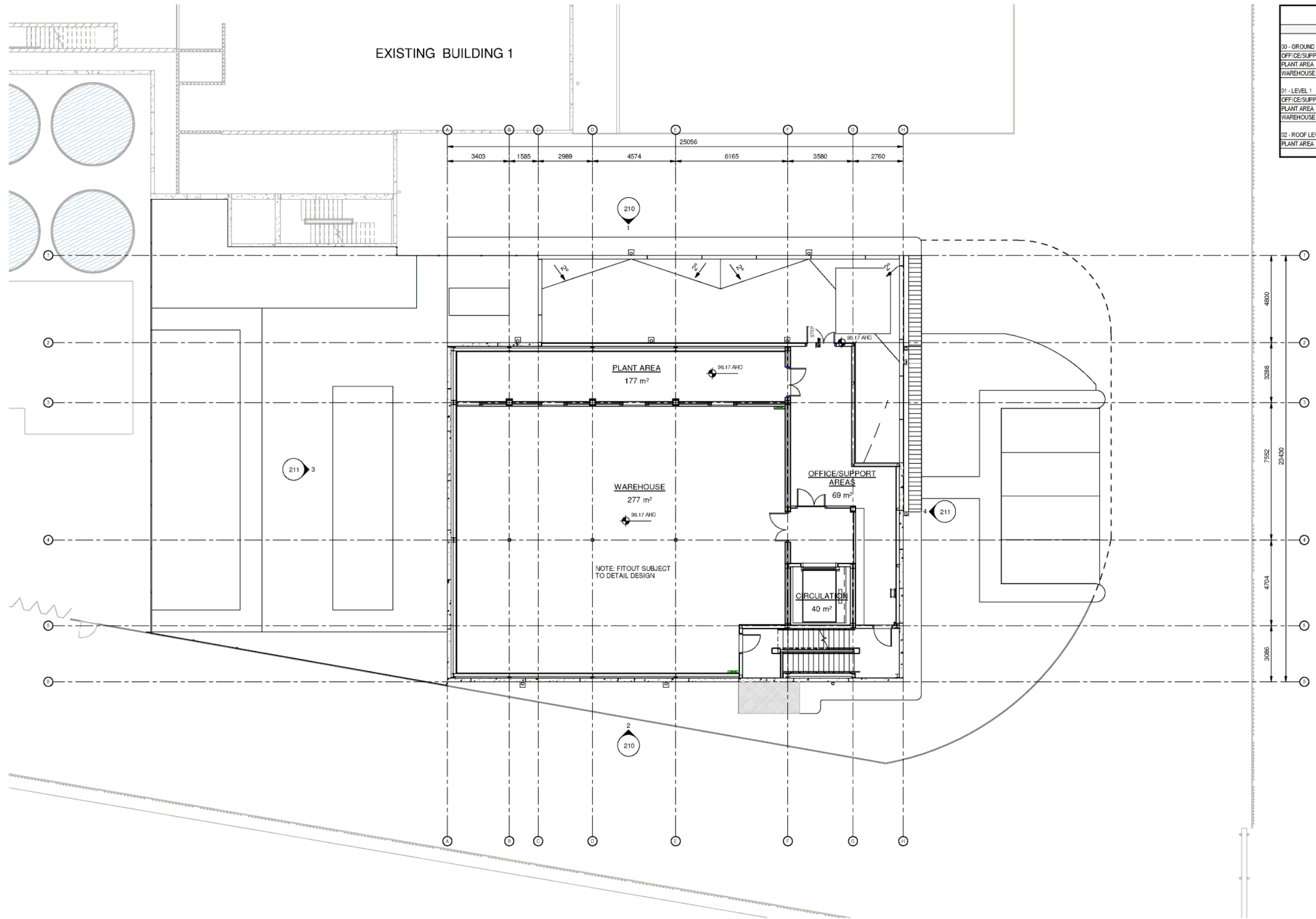


42A BLUETT DRIVE, SMEATON GRANGE, NSW 2567

DATE	PROJECT NUMBER	DRAWING NUMBER
03/11/21	21018	DA110 REV E



AREA SCHEDULE DA	
Name	Area
00 - GROUND FLOOR	
OFFICE/SUPPORT AREAS	115 m ²
PLANT AREA	101 m ²
WAREHOUSE	276 m ²
01 - LEVEL 1	
OFFICE/SUPPORT AREAS	69 m ²
PLANT AREA	177 m ²
WAREHOUSE	277 m ²
02 - ROOF LEVEL	
PLANT AREA	406 m ²
PLANT AREA	406 m ²



LEVEL 1



Scale 1:100 @A1

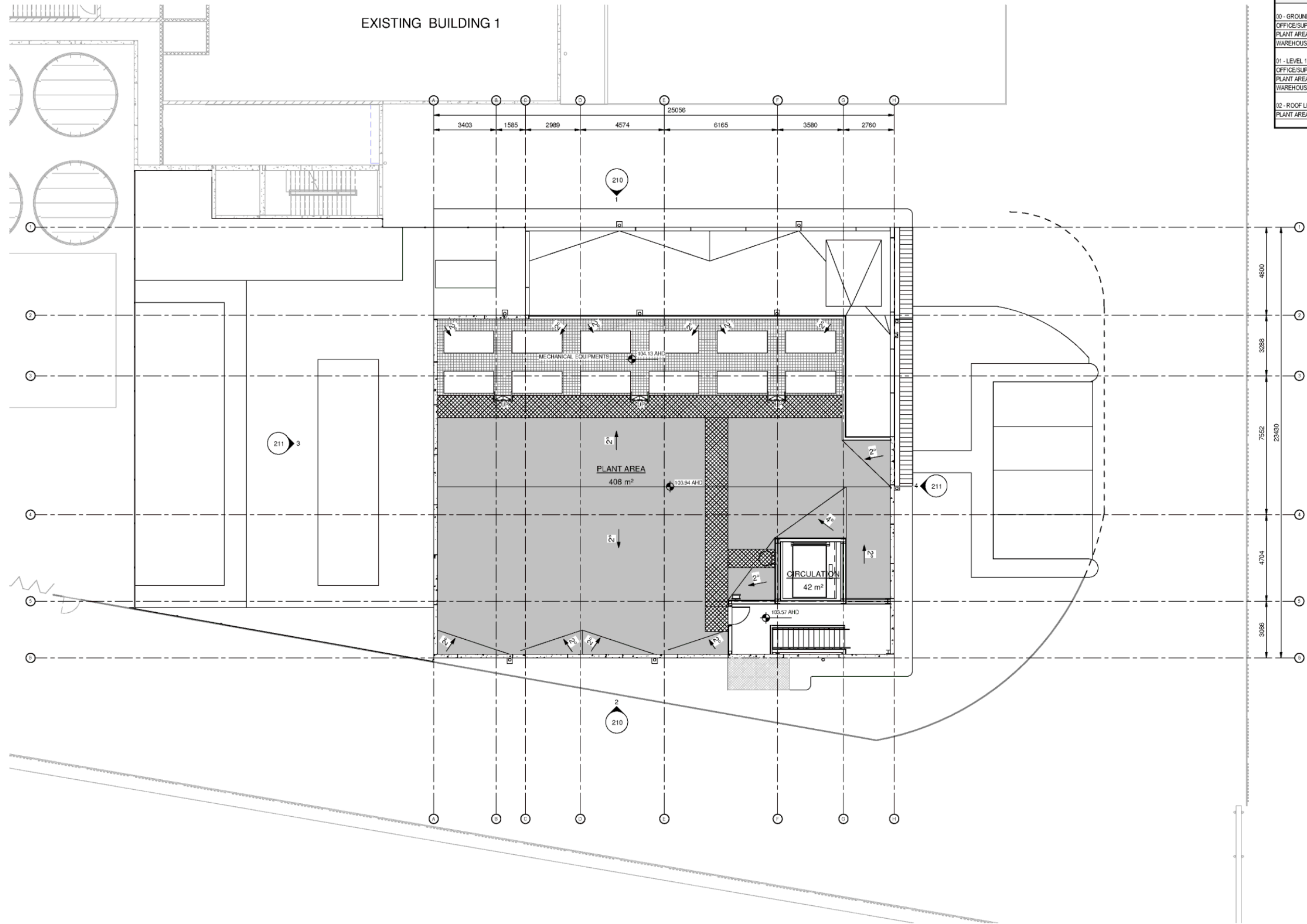
42A BLUETT DRIVE, SMEATON GRANGE, NSW 2567

DATE	PROJECT NUMBER	DRAWING NUMBER
03/11/21	21018	DA111 REV E

Attachment 5



AREA SCHEDULE DA	
Name	Area
00 - GROUND FLOOR	
OFFICE/SUPPORT AREAS	115 m ²
PLANT AREA	101 m ²
WAREHOUSE	278 m ²
	493 m ²
01 - LEVEL 1	
OFFICE/SUPPORT AREAS	89 m ²
PLANT AREA	177 m ²
WAREHOUSE	277 m ²
	523 m ²
02 - ROOF LEVEL	
PLANT AREA	408 m ²
	408 m ²



ROOF LEVEL

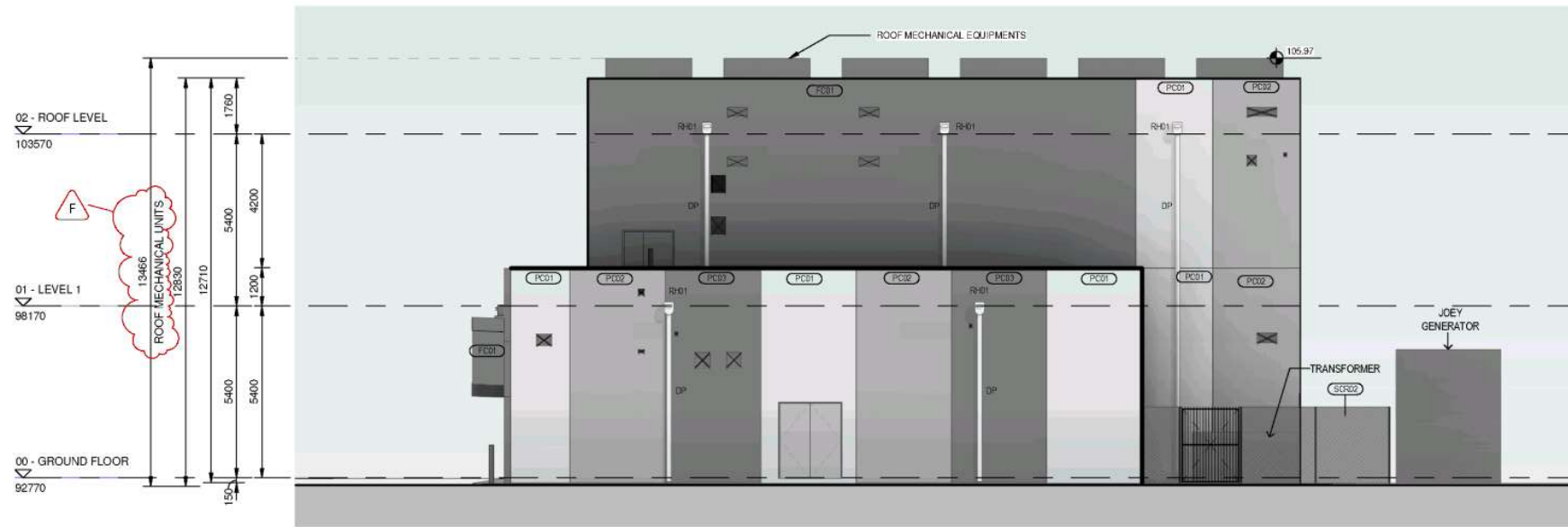


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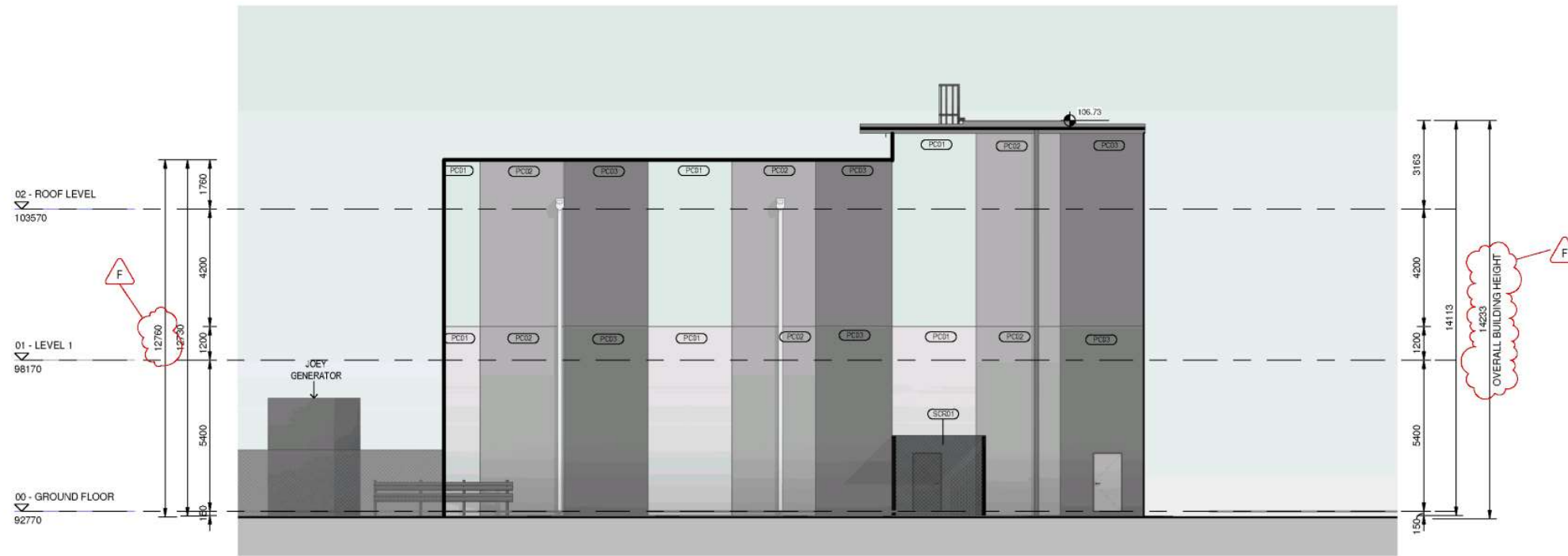
42A BLUETT DRIVE, SMEATON GRANGE, NSW 2567

DATE 27/10/21 PROJECT NUMBER 21018 DRAWING NUMBER DA112 REV D







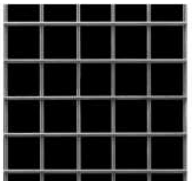

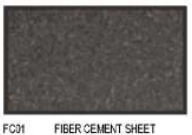
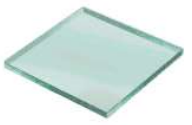


1 NORTH ELEVATION
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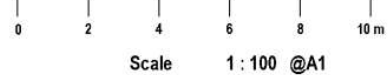


2 SOUTH ELEVATION
1 : 100

LEGEND - EXTERNAL FINISHES

-  PC01 PRECAST FINISH - LIGHT GREY PAINT
-  PC02 PRECAST FINISH - MEDIUM GREY PAINT
-  PC03 PRECAST FINISH - DARK GREY
-  PC001 POWDERCOAT CHARCOAL MATT
-  SCR01 WELDED STAINLESS STEEL WIRE MESH
-  SCR02 METAL CHAIN LINK FENCE
-  FC01 FIBER CEMENT SHEET
-  GL01 CLEAR GLAZING

NORTH AND SOUTH ELEVATION

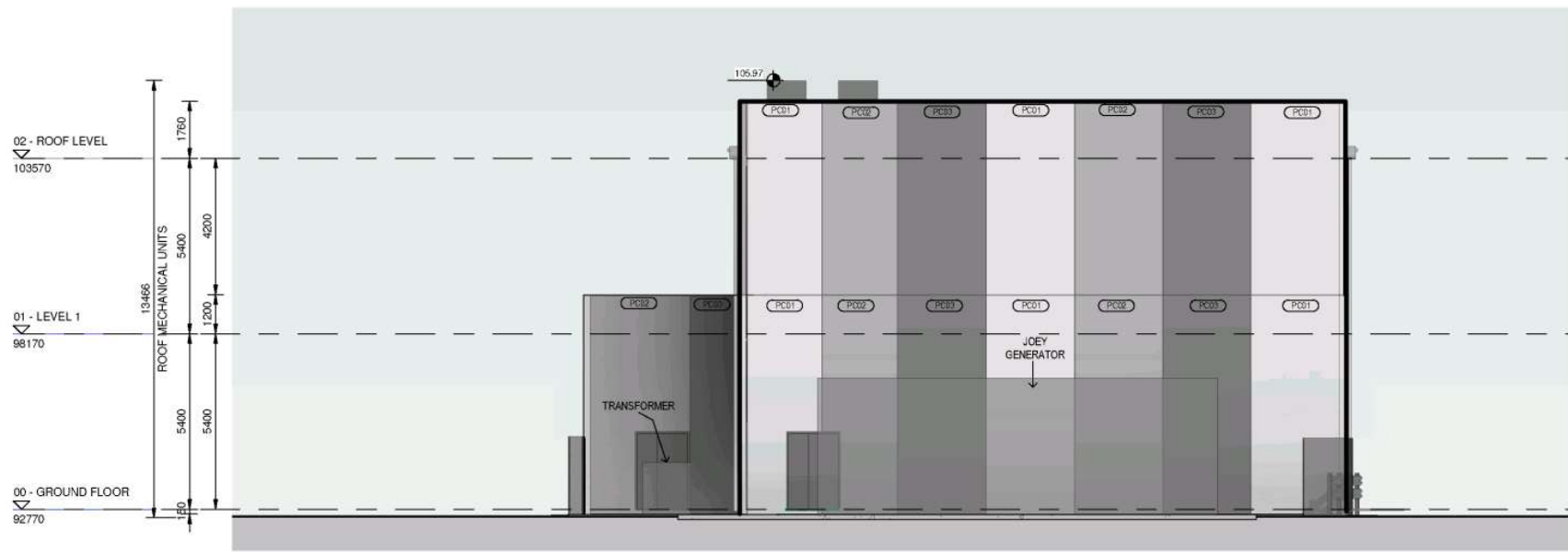


42A BLUETT DRIVE, SMEATON GRANGE, NSW 2567

DATE	PROJECT NUMBER	DRAWING NUMBER
22/11/21	21018	DA210 REV F





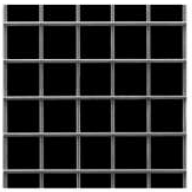



Attachment 5

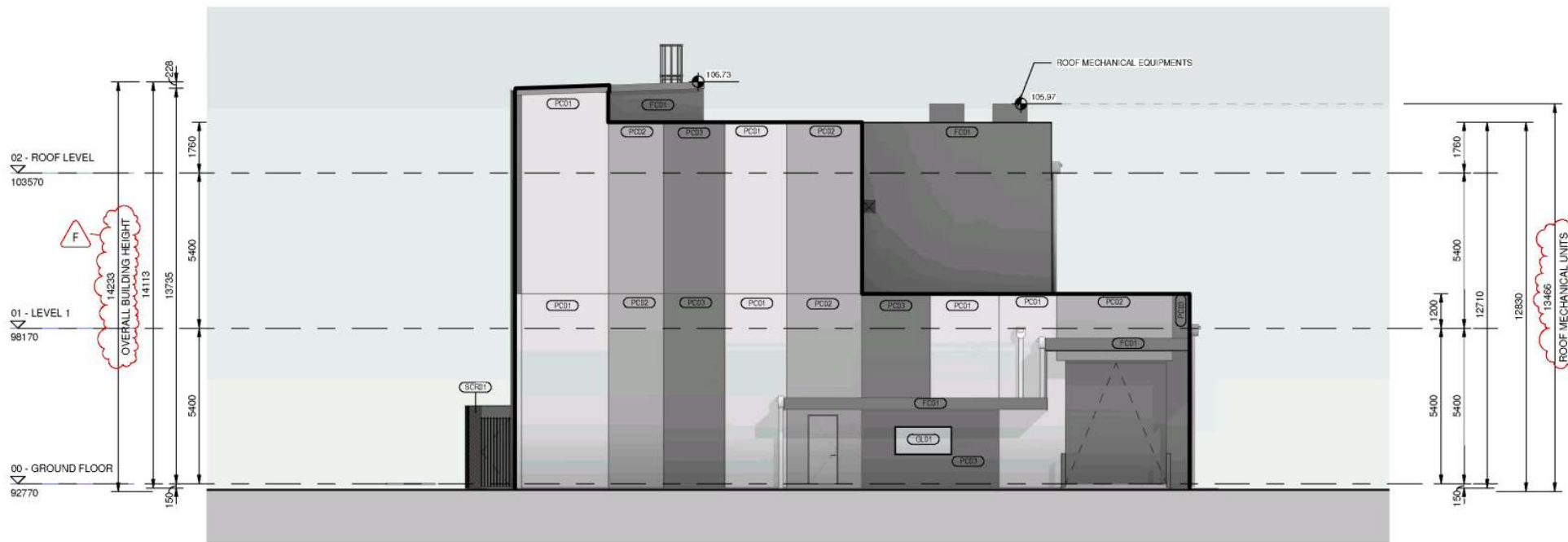




3 WEST ELEVATION
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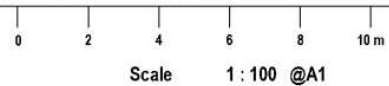
LEGEND - EXTERNAL FINISHES

-  PC01 PRECAST FINISH - LIGHT GREY PAINT
-  PC02 PRECAST FINISH - MEDIUM GREY PAINT
-  PC03 PRECAST FINISH - DARK GREY
-  PDC01 POWDERCOAT CHARCOAL MATT
-  SCR01 WELDED STAINLESS STEEL WIRE MESH
-  SCR02 METAL CHAIN LINK FENCE
-  FC01 FIBER CEMENT SHEET
-  GL01 CLEAR GLAZING



4 EAST ELEVATION
1 : 100

WEST AND EAST ELEVATION



42A BLUETT DRIVE, SMEATON GRANGE, NSW 2567

DATE	PROJECT NUMBER	DRAWING NUMBER
22/11/21	21018	DA211 REV F

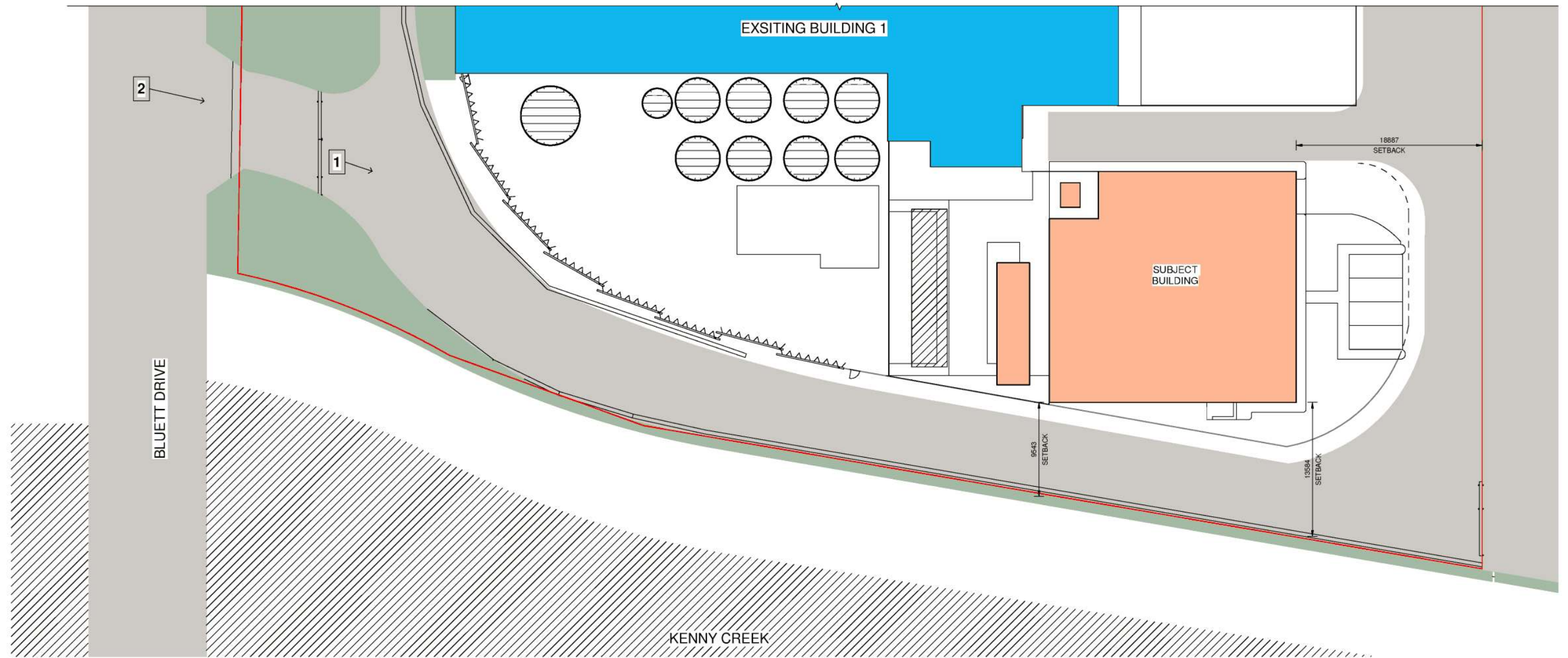




1 PERSPECTIVE 1

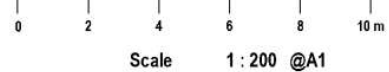


2 PERSPECTIVE 2



3 KEY PLAN
1 : 200

3D VIEW



42A BLUETT DRIVE, SMEATON GRANGE, NSW 2567

DATE	PROJECT NUMBER	DRAWING NUMBER
27/10/21	21018	DA220 REV A

Attachment 5

