

Business Paper

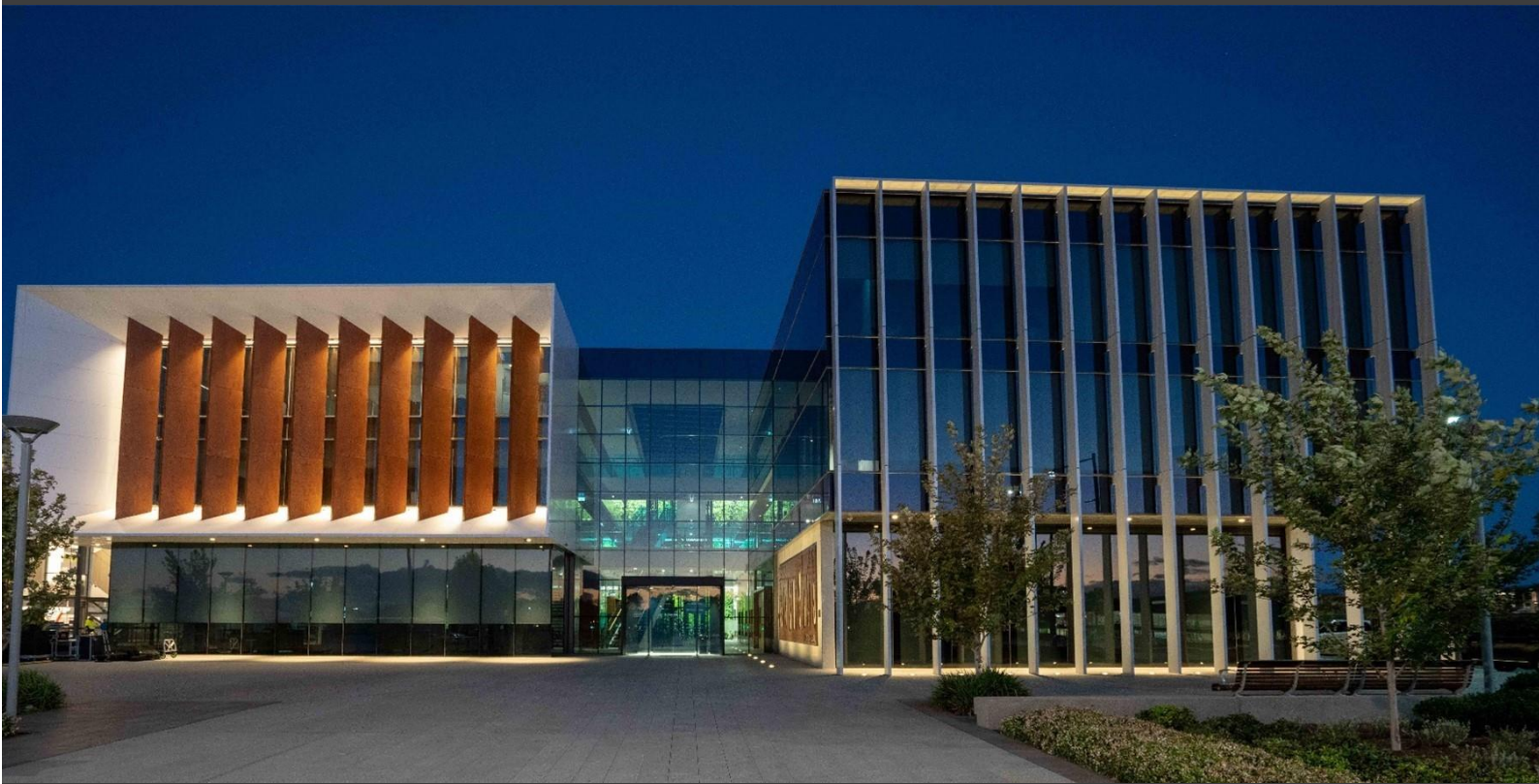
Camden Local Planning Panel

Camden Council

Administration Centre

70 Central Avenue, Oran Park

21 May 2024



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SUBJECT: ACKNOWLEDGEMENT OF COUNTRY

I would like to acknowledge that this meeting is being held on the Traditional Lands and Waterways of the Dharawal people and also recognise surrounding Dharug, and Gundungurra people and pay our respect to Elders past, present, and those emerging.

SUBJECT: RECORDING OF LOCAL PLANNING PANEL MEETINGS

In accordance with Camden's Local Planning Panel Operational Procedures, this meeting is being audio recorded by Council staff for publication on Council's website.

No other recording by a video camera, still camera or any other electronic device capable of recording speech, moving images or still images is permitted without the prior approval of the panel.

SUBJECT: DECLARATION OF INTEREST

This section provides an opportunity for Panel Members to disclose any interest that they may have relating to a Report contained in this Agenda.

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SUBJECT: DA/2023/710/1 - ALTERATIONS AND ADDITIONS TO ACOMODATE A FARM GATE PREMIES AND FOOD AND DRINK PREMISES - 40 COBBITTY ROAD, COBBITTY

FROM: Manager Statutory Planning

EDMS #: 24/82079

DA Number:	DA/2023/710/1
Development:	Alterations and additions to accommodate a farm gate premises and food and drink premises with associated site works including the provision of seven caravan pads to accommodate future moveable dwellings, two business identification signs, at grade car parking (to accommodate a total of 90 car parking spaces), landscaping and earthworks.
Estimated Cost of Development:	\$443,267.
Site Address(es):	40 Cobbitty Road, Cobbitty.
Applicant:	Michael Brown.
Owner(s):	Ballie Wines Pty Ltd.
Number of Submissions:	One (1) objection.
Development Standard Contravention(s):	None Proposed.
Classification:	Local Development.
Recommendation:	Refuse.
Panel Referral Criteria:	New Licenced Premises.
Report Prepared By:	Laura Poulton (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 alterations and additions to accommodate a farm gate premises and a food and drink premises with associated site works including the provision of seven caravan pads (to accommodate future moveable dwellings), at-grade car parking, two business identification signs, landscaping and earthworks at 40 Cobbitty Road, Cobbitty.

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, the application is for a new licenced premises.

SUMMARY OF RECOMMENDATION

That the Panel determines DA/2023/710/1 for alterations and additions to accommodate a farm gate premises and food and drink premises with associated site works including the provision of seven caravan pads to accommodate future moveable dwellings pursuant to Section 4.16 of the *Environmental Planning and Assessment Act, 1979*, by refusing the DA for the reasons outlined at the end of this report.

EXECUTIVE SUMMARY

Council is in receipt of a DA for alterations and additions to accommodate a farm gate premises and a food and drink premises with associated site works including the provision of seven caravan pads (to accommodate future moveable dwellings), two business identification signs, at grade car parking, landscaping and earthworks at 40 Cobbitty Road, Cobbitty.

The DA has been assessed against the *Environmental Planning and Assessment Act, 1979*, the *Environmental Planning and Assessment Regulation 2021*, relevant environmental planning instruments, development control plans and policies.

The DA was publicly exhibited for a period of 14 days in accordance with the *Camden Community Participation Plan 2021*. The exhibition period was from 19 January 2024 to 1 February 2024. During this time, one written submission was received, opposing the development. The concerns raised in the submission are summarised below:

- *Illegal and unauthorised clearing, civil and building works which constitutes works already commencing on site without development consent.*
- *The development will have adverse biodiversity impacts on areas identified with high biodiversity value on site and on the adjoining allotments.*
- *The proposed land uses are prohibited in the RU1 Primary Production zone, pursuant to the Camden Local Environmental Plan 2010 (Camden LEP).*
- *The proposed food and drink premises is not ancillary to existing and proposed land uses on site.*
- *The development will result in significant intensification of non-agricultural and commercial uses that are contrary to the objectives of the RU1 Primary Production zone under the Camden LEP.*
- *The development is not compatible with the agricultural, environmental and conservation values of the land.*
- *The Statement of Environmental Effects (SEE) has failed to consider all relevant clauses contained in the Camden LEP.*
- *The development will result in the commercialisation of land and consequential erosion of primary production agricultural land uses.*

The concerns outlined in the submission are further discussed in the main body of this report.

The Applicant submits that the proposed development is correctly categorised as 'farm stay accommodation' and a 'farm gate premises'. The Applicant further submits that 'farm stay accommodation' is listed as a nominate permissible use, while a 'farm gate premises' is listed as innominate permissible use pursuant the zoning provisions applying to the land.

Following a detailed assessment by Council staff, the following conclusions have been drawn with regards to land use characterisation and permissibility:

- The proposed hops for beer brewing, fruit orchards and vineyards are all classified as 'extensive agriculture', which is listed as being 'permitted without consent' in the RU1 Primary Production zone pursuant to the Camden LEP.
- The development site cannot be classified as a 'commercial farm' as the existing and proposed agriculture will not act as the dominant land use on the site. For this reason, a 'farm gate premises' and/or 'farm stay accommodation' is not permitted on the site (as per the standard definitions).
- The proposed 'food and drink premises' will act as an independent and dominant land use on the site. The 'food and drink premises' is therefore not ancillary to other land uses existing and proposed on the site.
- A 'food and drink premises' is a type of 'retail premises', which is a type of 'commercial premises'. A 'commercial premises' is listed as a nominate prohibited use in the RU1 Primary Production zone pursuant to the Camden LEP.
- The proposed caravan pads (that will accommodate future moveable dwellings) are classified as 'caravan parks' rather than 'farm stay accommodation' (as justified above). 'Caravan parks' are listed as an innominate permissible land use in the RU1 Primary Production zone.

A number of non-compliances have also been identified with the relevant clauses and sections contained in the Camden LEP and Camden Development Control Plan 2019 (Camden DCP). Specifically, this includes the following:

- Clause 2.3 *Zone Objectives and Land Use Table* of the Camden LEP in that the development is inconsistent with the zone objectives of the RU1 Primary Production zone.
- Clause 5.21 *Flood Planning* of the Camden LEP in that the DA has failed to consider the adverse flooding impacts on site and on surrounding land uses.
- Clause 7.4 *Earthworks* of the Camden LEP in that no details were submitted with the DA on proposed cut and fill works required to accommodate the development.
- Section 2.1 *Earthworks* of the Camden DCP as the DA was not accompanied by a detailed cut and fill plan. Consequently, the adverse impacts on site and on surrounding land uses could not be adequately considered.
- Section 2.2 *Salinity Management* of the Camden DCP in that the DA was not accompanied by detailed engineering plans to demonstrate that groundwater recharge will be minimised. Further, the site was also not tested for salinity.
- Section 2.3 *Water Management* of the Camden DCP as the DA was not accompanied by detailed engineering plans, a stormwater management report and/or DRAINS and MUSIC models in accordance with Council's Engineering Design Specifications. Consequently, an assessment on the proposed drainage layout and the adverse impacts to the site and surrounding land uses could not be undertaken.
- Section 2.4 *Tree and Vegetation* of the Camden DCP in that the proposed development is likely to have significant adverse impacts to existing trees on site that are sought to be retained. As the DA was not accompanied by an arboricultural assessment report and/or a tree management plan, the adverse impacts could not be appropriately considered.
- Section 2.5 *Environmental Sensitive Land* of the Camden DCP in that the DA was not accompanied by a Vegetation Management Plan and Biodiversity Development Assessment Report (BDAR). Consequently, the impacts on biodiversity values, as well as the appropriate restoration methods (for significant areas that have already been removed without consent), and an understanding

- of the adverse impacts to existing areas with high biodiversity value (in the immediate vicinity) could not be determined.
- Section 2.7 *Bushfire Risk Management* of the Camden DCP in that the provided bushfire report does not sufficiently address the unauthorised clearing of vegetation. Further, the Rural Fire Services has not issued General Terms of Approval pursuant to the *Rural Fires Act 1997*.
- Section 2.9 *Contaminated and Potentially Contaminated Land Management* of the Camden DCP in that the DA was not accompanied by sufficient information to demonstrate that existing sheds were not historically contaminated and can therefore be safely used as dining areas for patrons.
- Section 2.12 *Acoustic Amenity* of the Camden DCP in that the adverse acoustic impacts on the existing dwelling/s were not considered in the Acoustic Report, submitted with the DA.
- Section 2.13 *Air Quality and Odour* of the Camden DCP in that the submitted odour assessment report is in a draft form and has not sufficiently addressed the existing dwelling on site and the likely adverse impacts during the operation of the proposed development.
- Section 2.14 *Waste Management* of the Camden DCP as the DA did not identify waste storage areas and provide sufficient details in the waste management plan relating to the operational phases of the development.
- Section 2.19 *Landscape Design* of the Camden DCP as the landscaping plans did not provide sufficient details on the proposed landscape design.

The development is also inconsistent with the following policies, as follows:

- Council’s *On-Site Sewage Management Policy* in the following respects:
 - a) Section 5.1 – The development site is located within a high flood risk area and therefore is likely to have adverse health impacts on residents/patrons on site and on surrounding land uses, particularly during a flood event.
 - b) Section 8.2 – The site is not suitable due to the adverse impacts on surrounding water catchments and the environment.
 - c) Section 8.7 – The development proposes a pressure dosed bed of 25sqm with 100% reserve per dwelling (for the dual occupancy). Council calculations for transpiration beds equate to 63m² per dwelling (plus 63m² reserve). The Related Effluent Application Areas (REAA’s) are positioned within the 1% and 5% Annual Exceedance Probable (AEP) and 10m from the proposed children’s playground. This is not permitted.
 - d) Section 8.10 – The buffer distances of the proposed transpiration beds for the dwelling and the commercial treatment tanks are within flood zones. This is not permitted.
 - e) Section 8.12 – The proposed location (as per wastewater report) of the Aerated Wastewater Treatment Systems (AWTS) for the dwelling/s is within the 1% AEP. This is not permitted.
- The *National Construction Code 2022* as the Building Code of Australia (BCA) Report and Access Report were not prepared by a suitably qualified (Building Surveyor) consultant (i.e. with no restrictions on their registrations for working on Class 2 – 9 buildings).
- The BCA Report did not consider the entire building, detailing the non-compliances and recommendations for upgrading the building in terms of fire safety and access for people with disabilities. It could therefore not be determined if the proposal has and/or will be capable of being compliant with the BCA and the relevant Australian Standards.
- The BCA Report and Access Report did not cover the following matters (as a minimum):

- a) Separation of the ground floor cellar door from the Class 2 residences above and the adjoining breezeway.
- b) Separation of the Class 6 food and drink premises from the existing Class 8 portion.
- c) The fire rating of the existing wall along the eastern property boundary and protection required to the openings contained within the wall.
- d) Section D4 of the National Construction Code 2022 and access for people with disabilities, including access from the proposed car park and principal pedestrian entrance and throughout the building.
- e) Fire hydrants that are required to serve a building of this size.
- f) Fire hose reels that are required to serve a building of this size.
- g) Smoke detection and alarm system.
- h) Sanitary facilities required for the restaurant.
- i) Section J – Energy Efficiency.
- The development has not demonstrated compliance with Australian Standard (AS) 2890.6 and the *Commonwealth Disability Discrimination Act (1992)* in that accessible parking spaces have not been provided.
- Insufficient information has been provided with the DA to demonstrate the development is able to achieve compliance with the Foods Act, Food Standards Code and AS4674: *Design, construction and fit out of food premises*.
- The development is inconsistent with Council’s Flood Risk Management Policy (2022) in that the proposed land uses are not permitted within high flood risk areas.

Based on the assessment, it is recommended that the DA be refused by the Panel.

THE SITE

The site is legally described as Lot A in DP 346371 and is commonly known as 40 Cobbitty Road, Cobbitty (see **Figure 1** below). The site is an irregular shaped allotment, with a total site area of 10.27 Hectares (refer to **Figure 1** below). The site is located within the 1% Annual Exceedance Probability (AEP), 5% AEP and the Probable Maximum Flood (PMF) as the Nepean River runs along the western boundary (see **Figure 10** below). The western boundary of the development site is also bushfire prone (refer to **Figure 11** below) and is identified as containing areas of biodiversity significance as per the Biodiversity Values Map and Threshold Tool (refer to **Figure 14** below).

The development site contains a dual occupancy, storage sheds and vineyards to the rear. The proposed rear extension to the existing building, parts of the piazza area and the caravan pads have already been constructed without consent (refer to **Figures 5-7, 16 and 17** below). The site is currently subject to Class 4 proceedings in the Land and Environment Court in response to the works carried out without development consent.

The site is zoned RU1 Primary Production pursuant to the Camden LEP (refer to **Figure 9** below).

AERIAL PHOTO



Figure 1 – The development site (outlined in red) and surrounding allotments.

THE SITE



Figure 2 – The development site, prior to the commencement of ‘unauthorised’ works (Source: RealEstate.com).



Figure 3 – Front elevation of the development site (as viewed from Cobbitty Road).



Figure 4 – Front elevation (left hand side) of the development site (as viewed from Cobbitty Road).



Figure 5 – Rear elevation of the main building with the unauthorised extension that is proposed to be used.



Figure 6 – Rear elevation of the main building and shed with the unauthorised extension that is proposed to be used.

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Figure 7 – Rear elevation of the main building with the unauthorised extension that is proposed to be used.



Figure 8 – Land directly opposite the subject site (via google maps).

ZONING PLAN

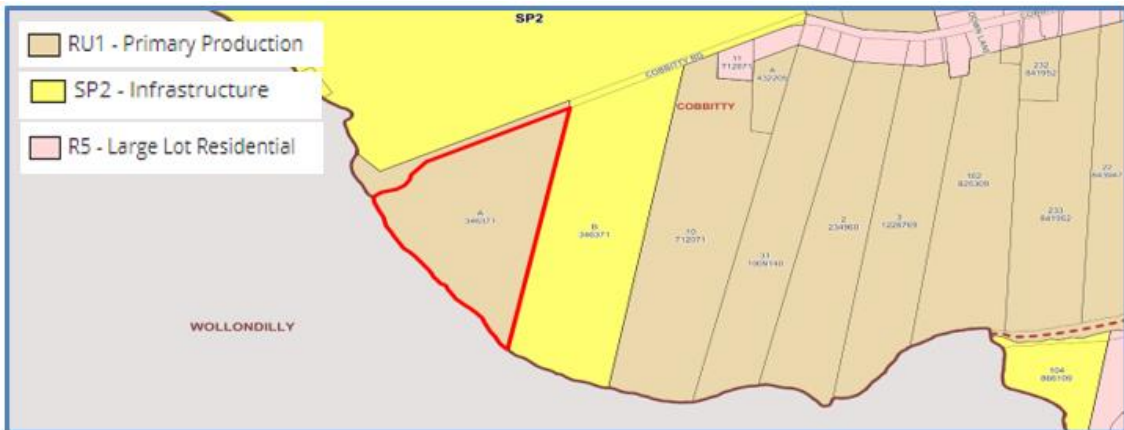


Figure 9 – Zoning map of the development site (outlined in red) and surrounding allotments.

FLOOD MAP

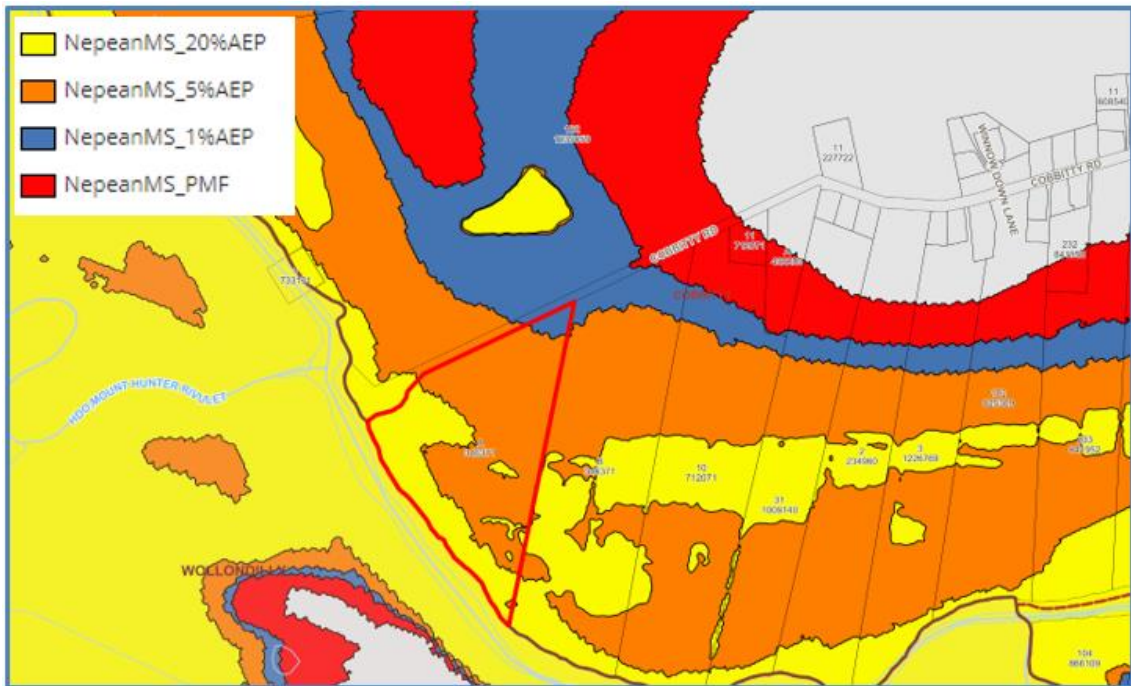


Figure 10 – Flood map of the development site (outlined in red) and surrounding allotments.

BUSHFIRE MAP



Figure 11 – Bushfire map of the development site (outlined in red) and surrounding allotments.

HISTORY

Application and/or Development Type / Number (if applicable)	Description	Determination Date
Liquor Licence	An on-site liquor licence was issued with no expiry date. Note: <i>There is a condition on this licence that only allows for wine be sold or supplied for the consumption on or away from the premises.</i>	Issued, 1 January 1950 (with no expiry date).
Alteration to Interim Development Order No.7	Municipality of Camden is altered by omitting Clause 26 and inserting the following clause: <u>'Notwithstanding the provisions of this Order Lot A, Deposited Plan 346371, Cobbitty Road, Cobbitty may with the consent of the Council be used for the purpose of selling by wholesale and/or by retail, wine manufactured on that land, including wine blended and/or bottled on the premises.'</u>	Approved, 19 September 1975.
Building Application (No. 1976/56/1)	Provision of a Wine Licence and Barbeque Areas. Note: <ul style="list-style-type: none"> - 15 car parking spaces are approved at the rear of the house. The area is to be bitumen sealed and surrounded with kerb and gutter or some similar treatment. - Barbeque areas and other facilities on the side of the house are to be removed to an area behind the house. - No advertising signs were approved with this DA. Note: <i>Council has no record of any architectural plans relating to this development approval.</i>	Approved, 7 November 1975.
Building Application (No. 1978/191/1)	Construction of a cool room. Note: <i>A condition is included in this consent, which states that a change of use will only be considered if the building is compliant with the appropriate building classification/s. The relocation of the existing shed is also noted to be subject to a separate approval.</i>	Approved, 8 May 1978.
Liquor Licence	A liquor producer / wholesaler licence was issued. Note: <i>No conditions apply to this licence.</i>	Issued, 17 June 1982 (with no expiry date).
Building Application (No. 1989/551/1)	Brick fence addition. This is located at the front of the previously approved storage room. The	Approved, 9 October 1989.

	length of the fence does not extend beyond the width of the storage room.	
Building Application (No.1992/129/1)	Erection of an additional storage area within the development site.	Approved, 14 August 1992.
Building Application (No. 1992/456/1)	Erection of an additional storage building.	Approved, 30 September 1992.
Building Application (No. 1993/376/1)	Construction of an awning and brick wall to form a new storage building.	Approved, 11 May 1993.
Complying Development Certificate (CDC) No. 2022/2298/1	Alterations and additions to the existing dwelling. The CDC issued by a private principal certifying authority on 1 December 2022. Note: The CDC was later surrendered on 13 April 2022, which was then withdrawn (letter undated). It is understood this was because the letter was not considered as a ' <i>notice of voluntary surrender of development consent in that it does not constitute a notice for the purposes of Section 4.63 of the Act with regard to complying development certificate CDC202240COB.</i> '	Issued, 1 December 2022.
Planning Proposal No. 2022/5/1	A Pre-Lodgement Planning Proposal application was lodged with Council, seeking preliminary advice on a (potential) future Planning Proposal to diversify land uses permitted on site. The Planning Proposal sought an amendment to Schedule 1 of the Camden LEP, to include an additional permitted use (being ' <i>artisan food and drink industry</i> ') at the subject site.	Written Advice Provided, 13 July 2022.
Class 4 Proceedings (Case Number No. 2023/00284213)	Carrying out of unauthorised works in accordance with a Complying Development Certificate that had been issued (see details above).	Ongoing.
Development Application No. 2023/584/1	This DA, which was refused by Council staff, sought approval for alterations and additions to the existing cellar door premises with associated site works including the establishment of a food and drink premises (in an ancillary capacity).	Refused, 16 February 2024.
Building Information Certificate No. 2023/50/1	Alterations and additions to an existing cellar door premises including a new covered breeze way and rear verandah / pergola.	Undetermined.

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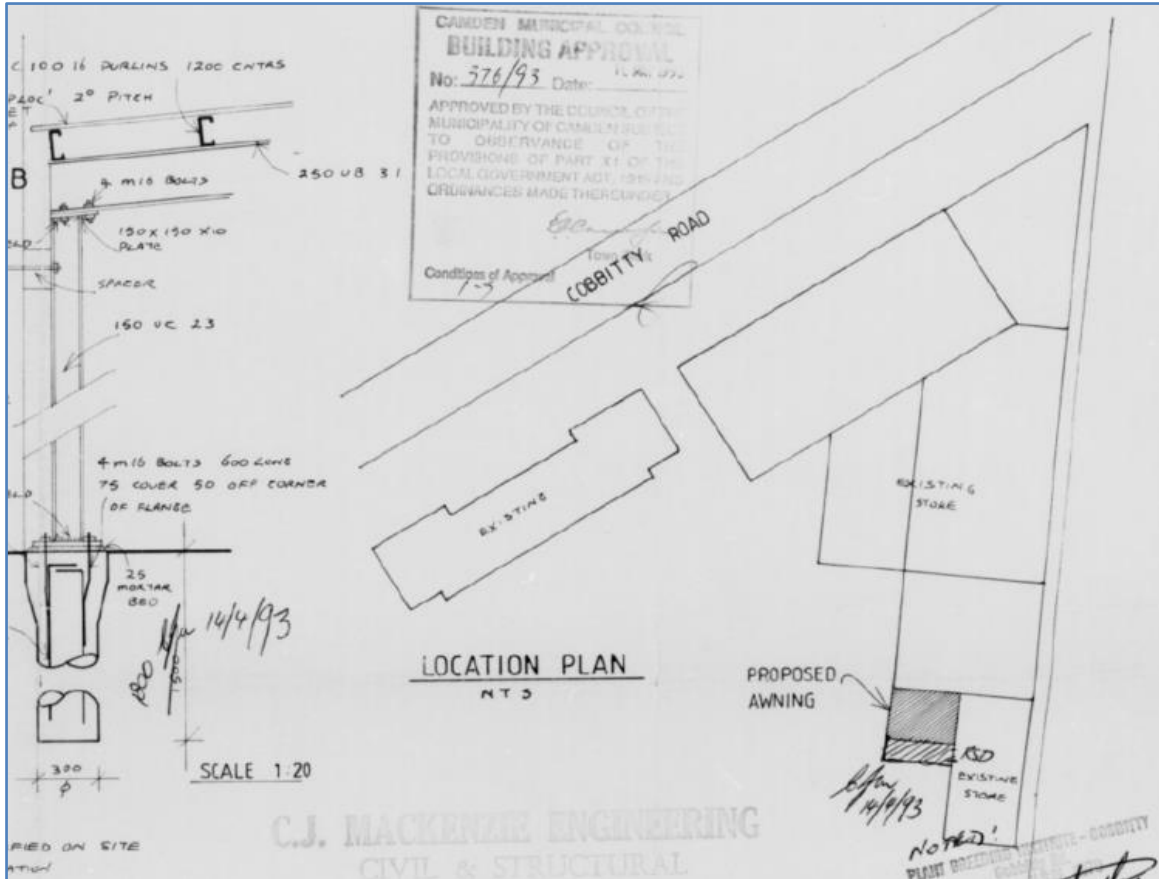


Figure 12 – All building structures on site that have been approved by way of previous development/building applications (as per the above site history).

BACKGROUND

Class 4 Proceedings

On 13 April 2022, a Complying Development Certificate (CDC) was issued by a private certifier for alterations and additions to the existing residential dwelling. These works were identified as having a BCA classification of Class 1a. Following a review by Council staff when the CDC was lodged, the following issues were identified:

- The CDC application form includes the development description of “cellar door demolition and structural alterations works” with an identified BCA Classification of Class 10a. This differs to the approved CDC application.
- The CDC does not identify which code within the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP) the development was assessed against. It did however include conditions for development assessed against the Demolition Code, the General Housing Code and the Rural Housing Code.
- Provided documentation submitted with the CDC Application indicated the development relates to the cellar door premises. Consequently, this indicates the CDC application related to a commercial development and not the residential dwelling as purported by the CDC.
- The development as described in the CDC application is classified as a Class 6 Building as per the National Construction Code 2022, BCA Volume One.

- Alterations and additions to the Cellar Door Premises (as described in the CDC Application) would be more appropriately assessed against Part 5 Industrial and Business Alterations Code of the Codes SEPP.
- Only minor internal works would be permitted to the cellar door premises under Part 5 of the Codes SEPP. The extent of works shown on the relevant plans and supporting consultant reports appears to indicate that these works cannot be issued under a CDC and therefore a DA would be required.

Correspondence with the Council Officer and the certifier determined that the proposed works are not compliant with the Codes SEPP and therefore recently constructed works were deemed to be unauthorised. A site inspection by Council staff determined that the CDC should be surrendered, and a Building Information Certificate (BIC) application and Development Application submitted for the unauthorised works.

On 13 April 2023, Council received a letter with an attached Notice of Voluntary Surrender form for the CDC.

On 15 June 2023, the surrender of the CDC was withdrawn by the owners of the property, as it was determined the initial Notice of Voluntary Surrender letter did not satisfy the requirements set out in subsection 68(3) of the *Environmental Planning and Assessment Regulations 2021* (Regulations), which relates to building works that have already commenced. As the building works had already commenced under the CDC, these details were required in order to constitute a valid notice.

Class 4 Proceedings were filed by Council on 6 September 2023 for the unauthorised works carried out on site. A directions hearing is scheduled for 28 June 2024.

THE PROPOSAL

The DA seeks approval for alterations and additions to accommodate a farm gate premises, farm stay accommodation and food and drink premises with associated site works including the provision of business identification signs, at-grade car parking, landscaping and civil engineering works.

Specifically, the DA seeks approved for the following works:

- Provision and use of seven pad sites along the Nepean River frontage to accommodate future moveable dwellings.
- Use of the existing buildings on the north-eastern end of the site to accommodate a food and drink premises with indoor and outdoor seating.
- Provision of kitchen and toilet facilities.
- Construction of an at-grade car parking area to accommodate a maximum of 70 car parking spaces and 20 overflow car parking spaces.
- Provision of an indoor children's play area.
- Provision of a petting zoo under an existing open shed structure.
- A 7m wide combined entry and exit driveway to allow for direct access into the allocated car parking area.
- An 8.5m wide entry only driveway serving the porte-cochere.
- An 8.5m wide exit only driveway serving the porte-cochere.
- A 6.5m wide combined entry and exit driveway serving the on-site loading area.

The operational parameters for the proposed development are as follows:

- 8.00am to 12.00am, Monday to Saturday (with no alcohol served before 10am).

- 10.00am to 10.00pm on Sundays.
- Maximum of 200 persons on site (at any one time).

A site plan of the proposed development is provided below (**Figure 13**).



Figure 13 – Site plan of the proposed development.

ASSESSMENT

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 as follows:

- *Biodiversity Conservation Act 2016.*
- *State Environmental Planning Policy (Resilience and Hazards) 2021.*
- *State Environmental Planning Policy (Industry and Employment) 2021.*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021.*
- *Camden Local Environmental Plan 2010.*

Biodiversity Conservation Act 2016 (BC 2016)

The intent of this policy is to identify and protect threatened species populations and ecological communities in NSW. On the Biodiversity Values Map and threshold tool, areas of high biodiversity value have been identified along the western boundary of the development site, along the Nepean River interface (refer **Figure 14** below). It was however noted at a recent site inspection by Council staff that the areas identified as having high biodiversity value had been removed without consent (refer to **Figure 15** and **16** below). It appears that these works were undertaken to accommodate the caravan pads and associated infrastructure for which consent is sought as part of the subject DA (refer **Figures 16** and **17** below). As these unauthorised works require restoration works and protective measures (for the significant areas remaining), a Vegetation Management Plan and BDAR are both required for the subject DA. In the absence of these reports and the likely adverse impacts to surrounding significant areas identified with high biodiversity value (should the development be approved), it has been determined that:

- the development will compromise the areas identified as having biodiversity value remaining within and around the site; and
- the development will compromise the scenic quality of the locality.

The application was reviewed by Council’s Natural Resource Officer who advised that a Vegetation Management Plan and BDAR are both required as development works are sought (for approval) over land identified with high biodiversity value.

Overall, the following conclusions are made:

- Insufficient information has been provided to demonstrate if appropriate restoration works will occur to accommodate the removal of biodiversity, identified as high value.
- Insufficient details have been provided to demonstrate that appropriate protective measures will be put in place to ensure significant areas remaining on site and on adjoining allotments will be appropriately maintained. The development is therefore likely to affect significant threatened areas on site and on adjoining allotments.
- Information provided with the DA indicates there will be unacceptable and irreversible impacts on surrounding areas identified with biodiversity value.

For the above reasons, the development is inconsistent with the *Biodiversity Conservation Act 2016* and this forms a recommended reason for refusal.

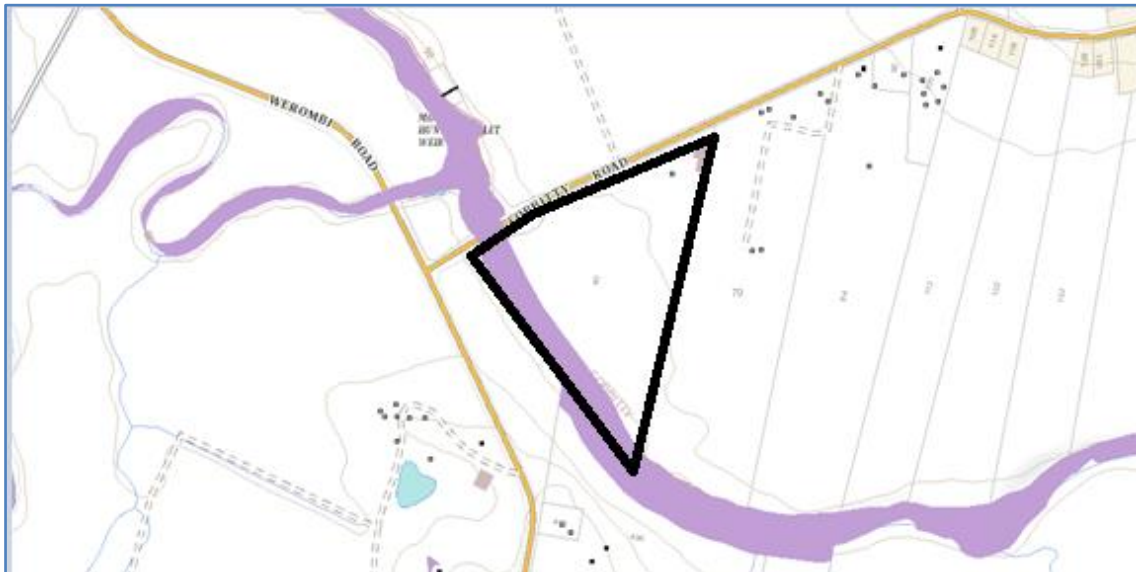


Figure 14 – Screenshot of the Biodiversity Threshold tool. The approximate location of the development site is outlined in black.

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Figure 15 – Aerial photo of the development site (October 2021). The area outlined in red is identified as having high biodiversity value as per the Biodiversity Threshold tool (refer to **Figure 14** above).



Figure 16 – Aerial photo of the development site (current). The area outlined in red is identified as having high biodiversity value as per the Biodiversity Threshold tool (refer to **Figure 14** above). The concrete pads proposed to accommodate moveable dwellings is also shown in the above figure (outlined in red).



Figure 17 – Some of the caravan pads and associated infrastructure (use of which is sought with this DA), already constructed on the Nepean River interface.

State Environmental Planning Policy (Industry and Employment) 2021

The development proposes two business identification signs fixed to the existing building/s. A detailed assessment against Schedule 5 *Assessment Criteria* of this policy is provided as a separate **attachment** to this report. In summary, the assessment has determined that the signs are unlikely to compromise the overall amenity and character of the wider streetscape. If the DA were to be recommended for approval, standard conditions could be imposed to ensure ongoing compliance with the relevant Australian Standards, statutory planning requirements and planning controls set out in the Camden DCP.

State Environmental Planning Policy (Resilience and Hazards) 2021

This policy requires the consent authority to determine whether the site is suitable for the proposed development, with regards to contamination. The SEE advises that based on the operational history of the site and *‘observations made by a highly qualified and experienced environmental consultant, there appears to be no contamination of soil in any part of the site’*. Council’s Environmental Health Officer has raised concern that the advice provided in the SEE was not supported with any evidence and/or specialist reports. Specifically, there are concerns that one or more sheds have historically been used for agricultural / farming activities, which is likely cause contamination overtime. Further, as the sheds are now proposed to be converted into food and dining areas, there are concerns as to the potential adverse public health implications. In response to this, clarification on the following matters is required for the sheds to be converted into a public dining area:

- What the former sheds were historically used for.
- Construction details of the sheds.
- Clarification as to whether the sheds have solid concrete flooring and if they are capable of containing spilt liquid materials.
- The written evidence provided by the ‘highly qualified and experienced environmental consultant’ to determine how the above conclusion was made.

In the absence of the above, Council staff are not satisfied that the site is suitable for the proposed development with regards to contamination. Accordingly, the proposal is considered to be inconsistent with this policy and this forms a recommended reason for refusal.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The Biodiversity and Conservation SEPP aims to protect the environment of the Hawkesbury-Nepean River system by ensuring impacts of future land uses are considered in a regional context. Pursuant to Part 6.2 *Development in Regulated Catchments* and in the absence of detailed engineering plans, the following conclusions have been made:

- The development site is in a high-risk flood area and seeks the provision of a commercial pump out to accommodate the proposed commercial uplift. The development (as proposed) is likely to have adverse impacts on the quality of water entering the Nepean River, particularly during a flood event.
- The development will result in the release of pollutants that will have significant adverse impacts on the water quality of Nepean River.
- The proposed drainage system has not been identified and therefore the adverse impacts from a water flow and stormwater run-off perspective could not be identified.
- It is unclear if relevant provisions have been implemented into the design to protect the quality and quantity of ground water.
- It is unclear what adverse impacts the development will have on flora and fauna species.

For the abovementioned reasons, the development is likely to have detrimental impacts on the Hawkesbury-Nepean River system and therefore is considered to be inconsistent with this policy. For this reason, compliance with this policy forms a recommended reason for refusal.

Camden Local Environmental Plan 2010 (Camden LEP)

Site Zoning

The site is zoned RU1 Primary Production, pursuant to the Camden LEP.

Permissibility

The SEE submitted with the DA has defined the proposed development as a 'commercial farm', 'extensive agriculture', 'farm gate premises', 'farm stay accommodation' and a 'food and drink premises'.

In the RU1 Primary Production zone, pursuant to the Camden LEP, the following has been concluded:

- 'Extensive agriculture' is listed as being 'permitted without consent'.
- 'Farm stay accommodation' is listed as a nominate permissible use.
- A 'farm gate premises' and 'commercial farm' are both classified as innominate permissible uses.
- A 'food and drink premises' is listed as a nominate prohibited use (being a type of 'commercial premises').

Following a detailed assessment by Council staff, it has been concluded (with the exception of 'extensive agriculture') that the development cannot be fairly characterised as the above land uses suggested by the Applicant (refer assessment below).

Council staff consider the development is more appropriately categorised as a 'food and drink premises,' 'caravan park' and 'extensive agriculture.'

In RU1 zone pursuant to the Camden LEP, the following has been concluded:

- A 'food and drink premises' (which is a type of commercial premises) is listed as a prohibited land use.
- 'Extensive agriculture' is listed as being 'permitted without consent'.
- 'Caravan parks' are listed as being an innominate permissible use.

A detailed assessment of the proposed land use characterisation is provided below.

Land Use/Development Definitions

The submitted SEE has concluded the following:

- The predominate use on site is the 'commercial farm' (as it contains grape vines, hops and fruit trees) and the approved 'cellar door premises'.
- The 'commercial farm' does not require development consent as it is classified as 'extensive agriculture', which is listed as permissible without development consent in the RU1 zone of the Camden LEP.
- The development is for the purpose of a 'farm gate premises' and 'farm stay accommodation', including a food and drink premises and brewery.
- The proposed 'farm gate premises' will result in the selling of fruit, wine and craft beer that will be produced on site. All other resources will be sourced externally.
- The 'food and drink premises' relates to the selling of food and other beverages including spirits and other local craft beer.
- The 'food and drink premises' relies on produce grown on site and therefore cannot operate without the 'farm gate premises'. The 'commercial farm' however can operate without the 'food and drink premises'.
- Based on the above comment, the Applicant submits that the 'food and drink premises' is ancillary to the 'commercial farm' and therefore permitted with development consent.

Council staff disagree with the categorisation of uses as suggested by the Applicant. A detailed assessment by Council staff on the proposed land use characterisation is provided below.

The Camden LEP defines 'extensive agriculture' as "any of the following –

- (a) the production of crops or fodder (including irrigated pasture and fodder crops) for commercial purposes,
- (b) the grazing of livestock (other than pigs and poultry) for commercial purposes on living grasses and other plants on the land as their primary source of dietary requirements, and any supplementary or emergency feeding, or temporary agistment or housing for weaning, dipping, tagging or similar husbandry purposes, of the livestock,
- (c) bee keeping,
- (d) a dairy (pasture-based) where the animals generally feed by grazing on living grasses and other plants on the land as their primary source of dietary requirements, and any supplementary or emergency feeding, or temporary agistment or housing for weaning, dipping, tagging or similar husbandry purposes, of the animals."

'*Extensive agriculture*' is listed as being permitted without development consent in the RU1 Primary Production zone, pursuant to the Camden LEP. Council staff do not disagree with the characterisation of this land use.

The SEE notes that the provision of the caravan pads are classified as '*farm stay accommodation*' pursuant to the Camden LEP.

'*Farm stay accommodation*' is identified "as a building or place -

- (a) on a **commercial farm, and**
- (b) **ancillary to the farm, and**
- (c) **used to provide temporary accommodation to paying guests of the farm, including in buildings or moveable dwellings.**

Note – *Farm stay accommodation is a type of "tourist and visitor accommodation."*

Under the Camden LEP, a '*commercial farm*' is defined as "a farm on which agriculture is undertaken that is –

- (a) on land categorised as **farmland** under the Local Government Act 1993, section 515, or
- (b) a primary production business within the meaning of the Income Tax Assessment Act 1997 of the Commonwealth, or part of a primary production business, including a business that -
 - (i) was a primary production business, and
 - (ii) has temporarily ceased to be a primary production business because of a natural disaster, including a drought, flood or bush fire."

Section 515 Categorisation of farmland of the Local Government Act 1993 states that '(1) Land is to be categorised as farmland if it is a parcel of rateable land valued as one assessment and its dominant use is for farming (that is, the business or industry of grazing, animal feedlots, dairying, pig-farming, poultry farming, viticulture, orcharding, bee-keeping, horticulture, vegetable growing, the growing of crops of any kind, forestry or aquaculture within the meaning of the Fisheries Management Act 1994, or any combination of those businesses or industries) which -

- (a) has a significant and substantial commercial purpose or character, and
- (b) is engaged in for the purpose of profit on a continuous or repetitive basis (whether or not a profit is actually made).
- (2) **Land is not to be categorised as farmland if it is rural residential land.**
- (3) The regulations may prescribe circumstances in which land is or is not to be categorised as farmland.

The Local Government Act defines '*rural residential*' as "land that -

- (a) is the site of a dwelling, and
- (b) is not less than 2 hectares and not more than 40 hectares in area, and
- (c) is either -
 - (i) not zoned or otherwise designated for use under an environmental planning instrument, or
 - (ii) zoned or otherwise designated for use under such an instrument for non-urban purposes, and
- (d) does not have a significant and substantial commercial purpose or character."

An assessment by Council staff has determined the site cannot be classified as a '*commercial farm*' as:

- The development site is not characterised as farmland as per the definition in the *Local Government Act 1993*. This is because the proposed uplift in the agricultural area will not act as the dominant land use on site (should the subject proposal be approved).
- The development site is characterised as rural residential in that the total area is greater than 2 hectares (but not more than 40 hectares) and the site also contains a dual occupancy. As noted above, a site cannot be characterised as farmland (or a 'commercial farm') if it is rural residential. The development site is most appropriately characterised as rural residential.
- The proposed agricultural area is unlikely to be the dominant commercial character of the site in that only beer hops, vineyards and fruit orchards will be produced on site. Further, the proposed 'food and drink premises' is likely to influence and/or create the primary commercial character of the site (rather than the existing/proposed agricultural area) should the development be approved (as proposed).

As the development site is not a 'commercial farm' (as noted above), the proposed caravan pads (to accommodate future moveable dwellings) cannot be classified as 'farm stay accommodation'. Consequently, it is the position of Council staff that the proposed caravan pads are more appropriately characterised as a 'caravan park' which is listed as an innominate permissible use in the RU1 Primary Production zone.

A 'farm gate premises' is defined in the Camden LEP as a "*building or place on a **commercial farm and ancillary to the farm** and used to provide visitors to the farm, on a commercial basis, with agricultural **products predominantly from the farm**, supplemented by products from other farms in the region, or with services or activities related to the products, including the following -*

- (a) processing, packaging and sale of the products, but not the processing of animals,
- (b) the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided,
- (c) tastings or workshops,
- (d) the provision of information or education related to the products."

As noted in the assessment above, the subject site cannot be characterised as a 'commercial farm' and accordingly a 'farm gate premises' is not permitted on site. The proposed eatery is more appropriately categorised as a 'food and drink premises', which is a type of 'commercial premises' which is listed as a nominate prohibited use in the RU1 Primary Production zone.

The SEE justifies that the development also relies on the existing approved development, being a cellar door premises. Whilst Council has no record for this approval, it is noted that a 'cellar door premises' is permitted with development consent in the RU1 Primary Production zone.

The SEE states "*it would be noted that cellar door premises are not restricted from selling wine or producing beer produced strictly from produce on the property*". The standard instrument defines a 'cellar door premises' as "*a building or place that is used to sell wine by retail and that is situated on land on which there is a commercial vineyard, and where most of the wine offered for sale is produced in a winery situated on that land or is produced predominantly from grapes grown in the surrounding area*". Based on the above definition, the brewing of beer cannot fall under the definition of a 'cellar door premises'. Accordingly, the brewing and the retail sale of beer on site would more appropriately fall under the definition of a 'pub'.

The Camden LEP defines a 'commercial premises' as 'any of the following:

- a) *Business Premises,*
- b) *Office Premises,*
- c) *Retail Premises.*

A retail premises means "a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following;

- a) *(Repealed)*
- b) *(Repealed)*
- c) **food and drink premises,**
- d) *garden centres,*
- e) *hardware and building supplies,*
- f) *kiosks,*
- g) *landscaping material supplies,*
- h) *markets,*
- i) *plant nurseries,*
- j) *roadside stalls,*
- k) *rural supplies,*
- l) *shops,*
- m) *specialised retail premises,*
- n) *timber yards,*
- o) *vehicle sales or hire premises,*

but does not include farm gate premises, highway service centres, service stations, industrial retail outlets or restricted premises."

The Camden LEP defines a 'food and drink premises' as "a premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following -

- (a) **a restaurant or cafe,**
- (b) *take away food and drink premises,*
- (c) **a pub,**
- (d) **a small bar."**

The Camden LEP also defines a 'pub' as a "licensed premises under the Liquor Act 2007 the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises.

Note - **Pubs are a type of food and drink premises.**"

In addition to the above, the SEE acknowledges that a 'food and drink premises' is prohibited in the zone, however, seeks to justify it as being ancillary to the commercial farm (therefore making it permissible with development consent). A detailed assessment by Council staff has concluded that the proposed 'food and drink premises' is not ancillary to the existing cellar door premises and/or the existing/proposed agricultural area and 'farm gate premises' for the following reasons:

- The development site is not classified as a ‘commercial farm’ (see assessment above) and therefore the development is not consistent with the definition of a ‘farm gate premises’.
- The proposed ‘food and drink premises’ can act as an independent land use in that it does not rely on the approved cellar door premises and/or existing/proposed agricultural area to continue operation.
- The sale of fruit, hops (for beer brewing) and wine created on site is unlikely to be the dominate products/ingredients used in food and drinks sold on site.
- Other ancillary uses within the development site (including the petting zoo, the proposed size and scale, children’s playroom and the like) go significantly beyond what is reasonably required in the circumstances for the approved/existing cellar door premises and agricultural area.
- The ‘food and drink premises’ will accommodate a maximum of 200 patrons on site which is likely to generate the most foot passage and activity on site (compared to other uses proposed and/or existing on site). As such, the ‘food and drink premises’ will act as the dominant land use on site.
- An assessment against the NSW Planning Circular ‘How to Characterise Development’ concludes that the proposed ‘food and drink premises’ is not ancillary as it will serve as the dominant land use on site. An assessment against the NSW Planning Circular is provided below.

Planning Circular – How to Characterise Development?

The NSW Planning Circular provides guidance on characterising development for the purpose of determining permissibility. Considerations for characterisation is provided in the planning circular to help determine if a specific land use is either an ancillary or independent use on site. An assessment against these considerations is provided below.

a) *Is the component going to serve the dominant purpose of the development or is it independent?*

Comment: Information provided with this DA indicates that the ‘food and drink premises’ will serve as the dominant land use, as it is independent of all other land uses proposed and/or existing on site. This has been concluded as:

- The ‘food and drink premises’ is substantially larger than the winery and ancillary areas with regards to gross floor area.
- The ‘food and drink premises’ does not rely on the existing/proposed agriculture and the approved winery to continue operation.
- The SEE states that ‘grapes and hops will be sourced from vineyards **and other properties** within the region such as Razorback Ridge Wines at Menangle, Nangarin Vineyard Estate and Camden Estate Vineyards...’. This indicates that most products required to service the ‘food and drink premises’ will be sourced off site. Consequently, the ‘food and drink premises’ will not rely on existing and proposed extensive agriculture to operate (as indicated in the SEE).

b) *What is the amount of land to be used for a certain component, relative to the amount of land proposed to be used for other purposes? If the amount of land is relatively small, it is more likely to be ancillary.*

Comment: The proposed ‘food and drink premises’ will cover approximately 1,671.15m² of area. The wine and beer making area will cover approximately 717.13m².

- c) *If the component is temporary, it is more likely to be ancillary; if it is regular (that is, will constitute an ongoing use for a long period of time), it is likely to be an independent use.*

Comment: The ‘*food and drink premises*’ is not proposed to be a temporary land use.

- d) *If the component goes beyond what is reasonably required in the circumstances for the development to implement the dominant purpose, it is likely to be an independent use (regardless of whether it has ancillary qualities).*

Comment: The proposal goes beyond what is required to implement the specified dominant land use being the ‘*cellar door premises*’ and ‘*extensive agriculture*’. Specifically, this has been determined through:

- The proposed size, scale and location of the proposed ‘*food and drink premises*’.
- Food and beverages sold on site will heavily rely on resources that are sourced externally.
- Agriculture produced on site will only assist in the delivery of grapes and beer grafts and fruit (for meals). This will only serve a small portion of food and beverages served at the ‘*food and drink premises*’ / ‘*pub*’.
- The provision of the petting zoo, kids gaming room and children’s play area in addition to the proposed maximum patron numbers is not considered appropriate for the agricultural area and ‘*cellar door premises*’. Further, these land uses are likely to attract customers to the ‘*food and drink premises*’, not the agricultural area.

- e) *Related components of a development are likely to have an ancillary relationship, although this is not necessarily determinative of such a relationship.*

Comment: The selling and consumption of wine, beer and fruit created from products produced on site are the only related components to the approved wine cellar and existing/proposed agricultural land. All other elements associated within the ‘*food and drink premises*’ (such as food sourced externally, children’s playroom, petting zoo and the like) have no relationship.

- f) *Physical proximity of the component to the rest of the development is likely to be evidence of an ancillary relationship, although again not necessarily determinative.*

Comment: The proposed ‘*food and drink premises*’ is located in proximity to the existing and proposed grapevines, hops and fruit trees.

Whilst the above assessment is not determinative, the facts of assessment indicate that the ‘*food and drink premises*’ will act as a dominant land use and therefore is not ancillary to other land uses proposed on site.

In response to the above assessment, the following matters have been concluded:

- The development site cannot be classified as a ‘commercial farm’ as it will not serve as the dominant land use on site and the site is classified as rural residential.
- A ‘*farm gate premises*’ and/or ‘*farm stay accommodation*’ is not permitted on site as the site cannot be characterised as a ‘*commercial farm*’.

- The development is appropriately categorised as a ‘*food and drink premises*’, ‘*caravan park*’ and ‘*extensive agriculture*’ as per the standard definition.
- Whilst ‘*extensive agriculture*’ is listed as being permitted without consent and ‘*caravan pads*’ are classified as an innominate permissible use, a ‘*food and drink premises*’ is listed as a nominate prohibited use in the RU1 Primary Production zone.
- The ‘*food and drink premises*’ and the ‘*pub*’ will not rely on the existing/proposed agriculture and/or the existing ‘*cellar door premises*’ to continue operation. As a result, the ‘*food and drink premises*’ and ‘*pub*’ cannot be classified as an ancillary land use and is likely to act an independent land use.

For the abovementioned reasons, land use permissibility forms a recommended reason for refusal.

Planning Controls

An assessment table in which the development is considered against all relevant clauses contained in the Camden LEP is provided as an **attachment** to this report. In summary, the assessment has concluded:

- The proposed ‘*food and drink premises*’ is classified as a prohibited land use in the RU1 Primary Production zone.
- The development is inconsistent with Clause 2.3 *Zone Objectives and Land Use Table* in that the development is inconsistent with the zone objectives set out for the RU1 Primary Production zone.
- The development will result in significant adverse flooding impacts on site and on surrounding land uses and is likely to inflict risk to human life. For this reason, the development is inconsistent with Clause 5.21 *Flood Planning* of the Camden LEP.
- The DA did not provide details on proposed earthworks required to accommodate the development. As such, the adverse impacts to the site and surrounding land uses could not be determined. For this reason, the development is inconsistent with Clause 7.4 *Earthworks* of the Camden LEP.

For the abovementioned reasons, the development is not compliant with the Camden LEP, and this forms a recommended reason for refusal.

(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)

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

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

Camden Development Control Plan 2019 (Camden DCP)

The development controls contained in the Camden DCP are applicable to the development site. An assessment table in which the development is considered against the Camden DCP is provided as a separate **attachment** to this report. In summary, a

number of inconsistencies and/or non-compliances with key planning controls and objectives have been identified. The non-compliances and/or inconsistencies with key planning controls and objectives are summarised below:

- Section 2.1 *Earthworks* in that the DA was not accompanied by a cut and fill plan to determine if the extent of the earthworks appropriately responds to the natural topography of the site. Consequently, it could not be determined if the development is compliant with this section of the Camden DCP.
- Section 2.2 *Salinity Management* in that the DA was not accompanied by detailed engineering plans and the site was not tested for salinity. As such, compliance with this section of the DCP could not be determined.
- Section 2.3 *Water Management* in that the DA was not accompanied by detailed engineering plans to determine if the development is compliant with Council's Engineering Design Specifications.
- Section 2.4 *Trees and Vegetation* in that the DA was not accompanied by an Arboricultural Report to address trees within the proposed car parking area (sought to be retained as per the architectural plans) which are likely to be removed to accommodate the paved surface.
- Section 2.7 *Bushfire Risk Management* in that the provided bushfire report did not address the unauthorised clearing of vegetation on site.
- Section 2.8 *Flood Hazard Management* in that the development site is located within a high flood risk area and is therefore likely to add risk to human life. Further, the development is inconsistent with Council's Flood Risk Management Policy.
- Section 2.9 *Contaminated and Potentially Contaminated Land Management* in that the DA was not accompanied by a detailed contamination assessment, specifically addressing the historical use of the sheds that are proposed to be converted into a dining area for customers.
- Section 2.12 *Acoustic Amenity* in that the submitted acoustic report did not address the existing dwelling(s) on the upper floor of the proposed 'food and drink premises'. As such, the adverse impacts could not be determined.
- Section 2.13 *Air Quality and Odour* in that the provided odour assessment is in a draft format and does not address the potential implications for the existing dwelling(s) on the upper floor of the proposed 'food and drink premises'.
- Section 2.14 *Waste Management* in that the waste management plan did not sufficiently address the handling of waste during the operational phases of the development.
- Section 2.18 *Traffic Management and Off-Street Parking* in that the proposed development has provided a shortfall of parking. Further, the submitted traffic impact assessment did not provide suitable justification and/or an appropriate car parking rate to justify the non-compliance.
- Section 2.19 *Landscape Design* in that the provided landscaping plan is inconsistent with the objectives set out in this section of the Camden DCP.

Based on the information submitted at the time of writing this report, none of the above non-compliances can be addressed by way of a condition of consent and/or variation to the Camden DCP. Consequently, the inconsistencies with the Camden DCP forms a recommended reason for refusal.

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

The *Environmental Planning and Assessment Regulation 2021* prescribes several matters that could be addressed via conditions of consent (if the application was to be supported).

(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

Flooding

Council's Flood Engineer does not support the proposed development. Specifically, it was noted that the site is entirely within the Nepean River high-risk flood precinct zone and is also located within the 1% AEP Floodway / Flood Storage zone. As per Council's Flood Risk Management Policy (adopted February 2023):

- the proposed land uses are not permitted on the site (as per Appendix 3, Matrix 2); and
- developments permitted in high-risk flood precinct zones are restricted to concessional developments and rural and recreational only (and subject to adherence with the relevant flooding controls).

The above restrictions are due to the potential likely impacts to building structures on site and human life and on surrounding allotments.

Further, the following matters were also noted by Council's Flood Engineer:

- There are a number of inconsistencies noted across all the reports and plans provided with the DA. This includes internal layout of the proposed development in the Flood Study and the Landscape Plan.
- Floodplain filling is only permitted in the 1% AEP floodplain fringe area and flood storage area with zero net filling and where flood modelling is conducted to demonstrate that there are no adverse flooding impacts elsewhere / off site.
- No details have been provided regarding site evacuation.
- The access road to the proposed parking area gets cut off by the 5% AEP flood. The 5% AEP flood depth is noted to be about 2m at the subject location (approximately) and the 1% AEP flood depth is noted to be about 3.5m at the subject location (approximately). This is shown in **Figure 18** below.
- As per Council's Flood Risk Management policy, developments permitted in high flood risk areas are restricted to concessional developments (single habitable addition or addition not more than 30m²) and/or rural and recreational.
- The proposed development does not comply with Clause 5.21 of the Camden LEP, Section 2.8 *Flood Hazard Management* of the Camden DCP and Council's Flood Risk Management Policy.

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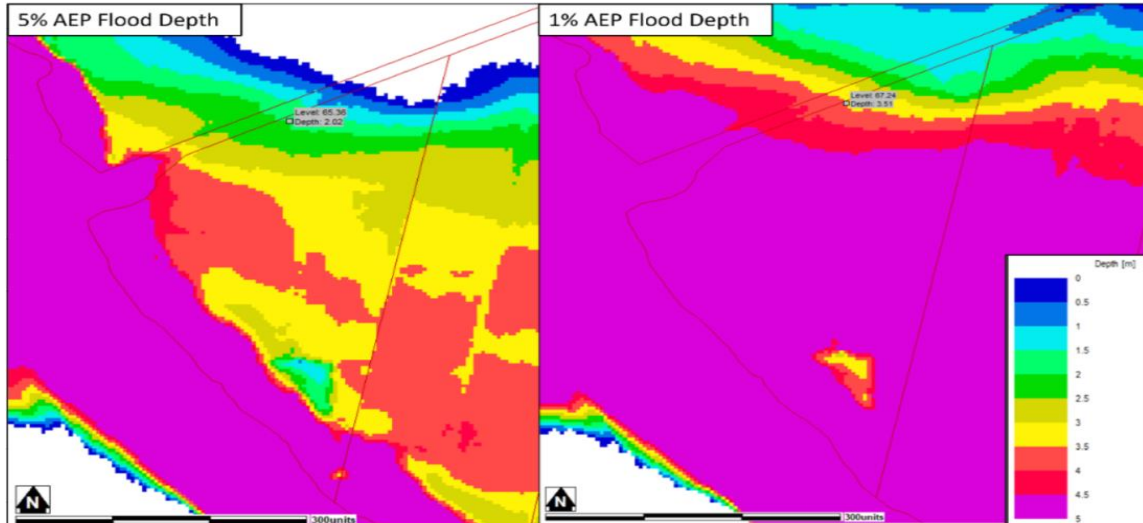


Figure 18 – 5% and 1% AEP flood depths.

For the abovementioned reasons, Council’s Flood Engineer recommends that the DA be refused given the adverse flooding implications and the potential impacts to human life.

Wastewater

The development proposes a commercial pump out system to accommodate the proposed uplift. The application was reviewed by Council’s Wastewater Health Officer, where a number of concerns were raised, including:

- Council’s Onsite Sewage Management Policy states that any new development that relies on the use of a pump-out system will not be supported by Council.
- The onsite wastewater treatment facility (i.e. tanks) is required to be above the 1% AEP (1 in 100) flood contour. The proposed commercial pump out system is not above the 1% AEP.
- Pump out systems are not considered a viable or sustainable on-site wastewater management technique for new developments. The loads proposed (for this development) are large and not considered economically viable. It is also noted that the pump out tanks are within the 1 in 20 and 1 in 100 flood zones, which is not supported.
- It is noted that commercial systems (3 x 7KL treatment tanks) are proposed for the commercial operations. Wastewater loading is calculated as per the number of persons. The various reports submitted with the DA are inconsistent having regard to the number of patrons visiting the site per day. In particular, the SEE and traffic report states there will be a maximum of 200 persons on site at any given time, whereas the onsite wastewater report states there will be a maximum of 300 persons on site at any given time. Further, it could not be confirmed if this number is inclusive of residents within the dual occupancy and/or the caravans / moveable dwellings. Consequently, it could not be determined if the proposed system is sufficient in size to cater for the proposed activities.

For the abovementioned reasons, it was recommended by Council’s Wastewater Health officer that this DA be refused, due to the likely impacts of the proposed commercial pump out system to the site and surrounding land uses.

Public Health

Council's Environmental Health officer noted there are a number of outstanding matters for the proposed brewery and food and drink premises as follows:

- With regards to the proposed activities:
 - a) *Wine Making*
 - i) Details of the proposed wine making process including layout plans detailing equipment and finishes, specific construction requirements to accommodate the process, equipment, storage, bottling process and location, process outputs and controls, and waste products management (including liquid and solid waste).
 - ii) Detailed plans demonstrating compliance with the Food Act, Food Standards Code and AS4674: Design, construction and fit out of food premises.
 - b) *Brewery*
 - i) Details of the proposed process of brewing including schematic diagrams and description of the proposed brewing processes together with details of specific construction requirements to accommodate the process, equipment, ingredients, storage, bottling/kegging process and location, process outputs and controls; and waste products management (including liquid and solid wastes) were not provided.
 - ii) Layout plans showing equipment and finishes, detailing compliance with the Food Act, Food Standards Code and AS4674: Design, construction and fit out of food premises.
 - iii) The plans shall detail that the brewing process area is suitably bunded and drained. The bunded area shall be constructed of impervious material and be able to effectively store a minimum of 110% of the volume of the largest container installed or 25% of total volume of the stored product for facilities storing small containers.
 - iv) Details of odour control equipment and processes including trade waste requirements and disposal process.
- Insufficient information has been provided to adequately address the activities and construction and fit out of the kitchen and bar areas. Specifically, this includes:
 - i) Plans to detail the fit out, equipment, finishes and fixtures of each food preparation area (kitchen, bar and cellar door) and demonstrate compliance with the Food Act, Food Standards Code and AS4674: Design, construction and fit out of food premises.
 - ii) Confirmation as to whether solid fuel cooking equipment is required. If it is proposed, details of all proposed mechanical exhaust and any air treatment systems is also required. All waste treatment devices including grease traps are also required to be detailed on the plans.
- Facilities for premises cleaning and maintenance (both indoor and outdoor) have not been provided. Details of facilities are required for cleaning and maintenance of the premises, particularly food and beverage cleaning facilities.
- Waste storage and/or bins rooms were not detailed on the plans.

For the abovementioned reasons, it was recommended by Councils Environmental Health Officer that the DA be refused, due to the outstanding information provided relating to public health.

Bushfire Assessment and Historical Vegetation and Vegetation Clearance

Bushfire and Assessment

As detailed in the assessment above, the riparian vegetation (along with vegetation close to the residence on the site) was cleared without approval sometime between 25 October 2021 and 18 February 2022 (see **Figures 15** and **16** above). The DA was accompanied by a Bushfire Report which appears to be based on a vegetation assessment using Near Map imagery from 2024. The recommended Asset Protection Zone has been made in relation to maintaining a mowed area from the vegetation (as assessed using Near Map imagery from 2024). Access requirements were recommended however, no engineering details were provided and therefore the potential stormwater impacts on the banks of the Nepean River (and aligned riparian vegetation) is unclear. In response to this, the bushfire assessment is required to address the unauthorised clearing of vegetation on site. This matter is still unresolved.

Historical Vegetation and Vegetation Clearance

The submitted Bushfire Assessment does note that the site contains Biodiversity Values Land, however specifies that remaining significant areas (remaining along the Nepean River embankment) should not be impacted by the proposed development. Under Section 6.1 of the *Biodiversity Conservation Regulation 2017*, additional impacts are set out to which the biodiversity offset scheme applies. In effect, a BDAR would be required to assess the impact of a development on Biodiversity Values. Relevant to the proposed development is Clause 6.1, subsection 1a(iv), 1b and 1c of the *Biodiversity Conservation Regulation 2017*, in relation to the unauthorised clearing of riparian vegetation. Engineering details are required on the proposed access requirements (as per under Section 10.2 of the Bushfire Assessment) and the impacts should be considered under Section 6.1 (d) of the *Biodiversity Conservation Regulation 2017*. As these details have not been provided, a detailed assessment against the Section 6.1 of the *Biodiversity Conservation Regulation 2017* and the recommendations in the bushfire report could not be undertaken.

It was noted by Councils Natural Resource Officer that “*the riparian vegetation is designated as Environmentally Sensitive Land (see **Figures 19** and **20**) and identified as Plant Community Type PCT 3145 Cumberland Bangalay X Blue Gum Riverflat Forest which equates to the State and Commonwealth listed Endangered Ecological Community “River-flat Eucalypt Forest..” The clearing of this vegetation is currently being investigated and correspondence has been undertaken with the landowner. Visits to the site and a recent visit to adjoining sites confirms that the riparian corridor in the locality has components of the abovementioned vegetation. As the matter of prior vegetation clearance has not been resolved, a precautionary principle should be undertaken at this stage in relation to addressing matters that relate to Biodiversity Values Land and the previous vegetation at the site.*”

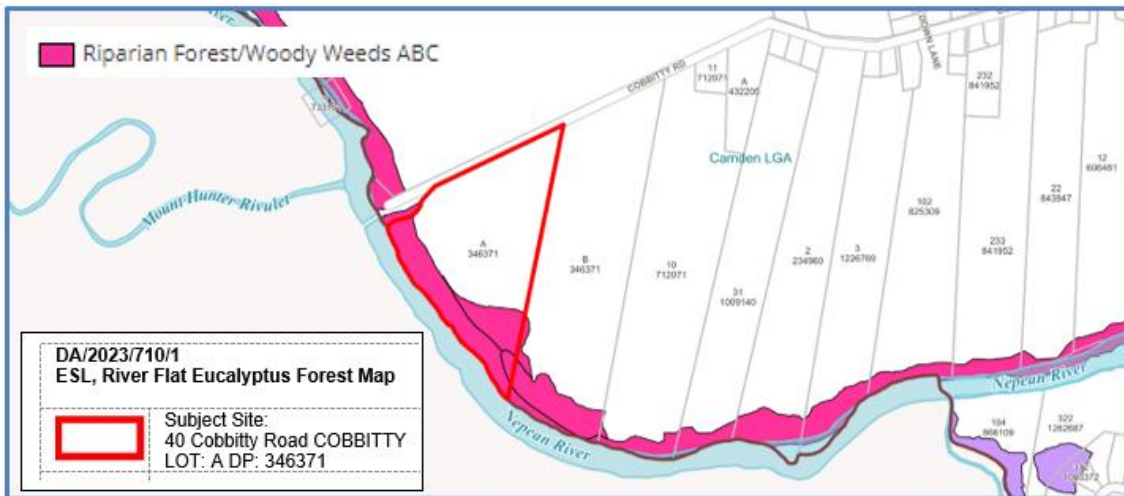


Figure 19 – The development site (outlined in red) and river flat eucalyptus forest (coloured in dark pink).

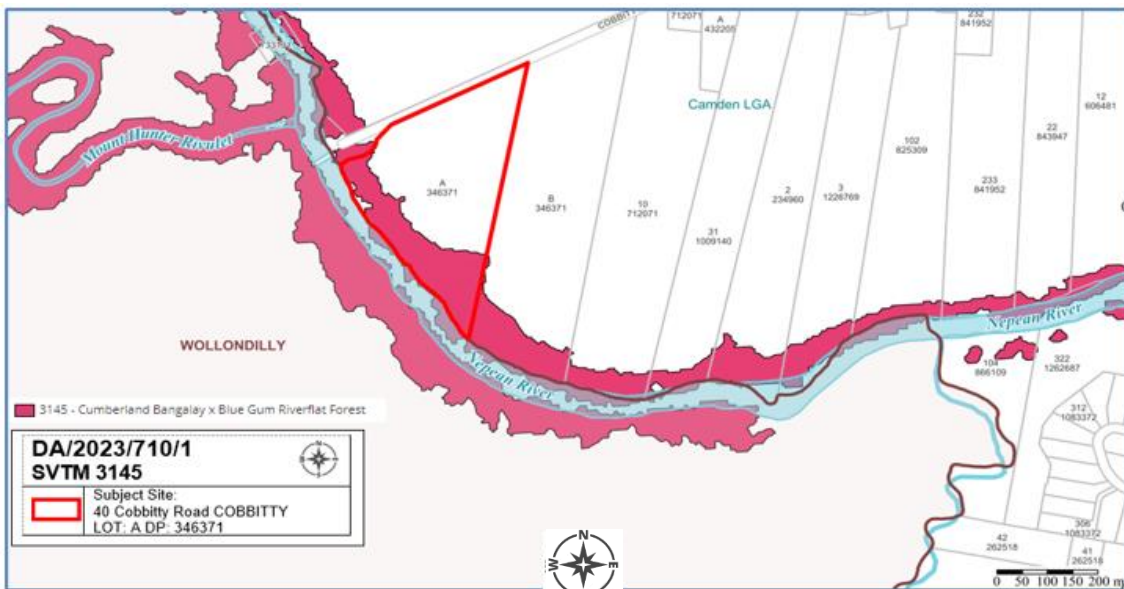


Figure 20 – The development site (outlined in red) and location Cumberland Bangalay X Blue Gum Riverflat Forest.

With regards to stormwater discharge from the site and impacts on water quality (river embankment /riparian vegetation Biodiversity Values Land), it appears there has been severe erosion and scouring (see **Figure 21** below), which is likely from previous land clearing. Consequently, this may increase stormwater run-off from any proposed access for the camping sites. For this reason, full engineering details are required on the proposed access requirements as required under Section 10.2 of the submitted Bushfire Report and impacts should be considered under Section 6.1(d) of the *Biodiversity Conservation Regulation 2017*. As detailed engineering plans were not provided, a detailed assessment could not be undertaken.

In response to the above, the following outstanding information is noted for the subject DA:

- A BDAR that assesses the impact of Biodiversity Values Land and the relevant matters under Section 6.1 of the *Biodiversity Conservation Regulation 2017*.
- A Bushfire Assessment that addresses the unauthorised clearing of vegetation on site.
- Engineering details that addresses the proposed access requirements as recommended under Section 10.2 of the Bushfire Assessment and impacts should be considered under Section 6.1 (d) of the *Biodiversity Conservation Regulation 2017*.

For the abovementioned reasons, it has been recommended by Councils Natural Resource Officer that the DA be refused.



Figure 21 – Aerial view of the site (via Near Maps), taken June 2022.

As it has been determined that the development will have unreasonable adverse impacts to the site and surrounding land uses, it is recommended that the Panel refuse this DA.

(c) the suitability of the site for the development

As demonstrated by the assessment of this DA, the site is considered to be unsuitable for the proposed development due to the likely adverse impacts. As such, the suitability of the proposed development on the subject site is not considered appropriate.

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

The DA was publicly exhibited for a period of 14 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 19 January 2024 to 1 February 2024. During this time, one written submission was received, opposing the development. A summary of the issues raised in the submission and a response by Council staff is provided below.

Comment: *The development site is currently undertaking illegal and unauthorised clearing works without development consent.*

Response: Council staff are aware of the unauthorised works carried out on site and the appropriate compliance actions are currently being undertaken. This DA is seeking development consent for all of the unauthorised works carried out on site. As noted in this assessment report, a number of outstanding matters have still been identified for these works. These outstanding matters forms one of the recommended reasons for refusal.

Comment: *The SEE claims that a commercial farm does not require development consent as the original consent from 1975 authorises the use. It is unclear whether these works have commenced or if they have lapsed. This may potentially incorporate additional unauthorised works.*

Response: Following a site inspection by Council staff, it appears wine is still being made on site. Consequently, the original 1975 consent is still operational.

Comment: *The development proposes a number of uses that appear to be prohibited in the RU1 zone, pursuant to the Camden LEP. Specifically, this includes car parks, commercial premises, farm stay accommodation, local distribution premises and tourist and visitor accommodation.*

Response: As noted in the above assessment the proposed 'food and drink premises' is not ancillary in that it will act as an independent land use. Further, as 'commercial premises' is prohibited in the RU1 zone, land use characterisation and permissibility will form one of the recommended reasons for refusal. With regards to the other listed land uses, the following has been concluded:

- The development is not classified as a 'local distribution premises' and/or a 'tourist and visitor accommodation' as per the standard definitions in the Camden LEP. The development is more appropriately characterised as a 'caravan park' which is listed as an innominate permissible use in the RU1 zone.
- The storage and handling of goods is ancillary to the 'food and drink premises' and the approved 'cellar door premises'. As such, this part of the development is not considered to be characterised as a 'local distribution centre'.
- The proposed 'car park' is ancillary to the 'food and drink premises' in that it will not serve as an independent land use on site.
- As noted in this assessment report, the site cannot be classified as a 'commercial farm' and 'farm stay accommodation' is not permitted on site. Consequently, the provision of caravan pads are more appropriately classified as a 'caravan park' is a permissible use with development consent.

Comment: *The development proposes a significant intensification of non-agricultural and commercial uses that appear to be contrary to the relevant objectives for land zoned RU1 Primary Production.*

Response: As noted above, Council acknowledges that the proposed land uses are inconsistent with the zone objective pursuant to the RU1 Primary Production zone of the Camden LEP. Consequently, this forms one of the recommended reasons for refusal.

Comment: *The Statement of Environmental Effects does not address Clause 5.24 and 5.25 of the Camden LEP.*

Response: The Statement of Environmental Effects does provide an assessment of the proposed development against the relevant subsections contained in these Clauses. Whilst the assessment has been undertaken in the SEE, Council staff do not agree that the proposed development can be classified as ‘farm gate accommodation’ and/or a ‘farm gate premises’ as the development site is not a ‘commercial farm’ (see assessment above). For this reason, Council staff have not undertaken an assessment against these clauses.

Comment: *The development will have significant adverse risks to the adjoining site, which is a sensitive and bio secure agricultural research centre into crop disease and rust control.*

Response: Council staff acknowledge that the adjoining properties are a biosecurity zone to ensure unauthorised access to stop the spread of cereal diseases including rust and that spraying of agricultural chemicals to maintain weed free controlled environments is required. Further, Council staff acknowledge that any restrictions on spraying caused by non-agricultural operations (which may be a direct consequence from the proposed commercial uplift) may have significant adverse impacts on the function and useability of this land. As noted in this assessment report, the proposed commercial uplift is inconsistent with the zone objectives set out under the RU1 Primary Production zone and this forms a recommended reason for refusal.

(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 2021*, environmental planning instruments, development control plans and policies. Based on the above assessment, the proposed development is not considered to be in the public interest, and it is recommended that the Panel refuse the DA.

EXTERNAL REFERRALS

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

External Referral	Response / Comment
Camden Police Area Command	No concerns raised, subject to the imposition of recommended conditions of consent.
Endeavour Energy	No concerns raised, subject to the imposition of recommended conditions of consent.
Rural Fire Services (RFS)	Caravan parks and campsites are classified as a Special Fire Protection Purpose (SFPP) development under the <i>Rural Fires Act 1997</i> and require approval by the RFS in the form of a bush fire safety authority (BFSA) under section 100B of the RF Act. Without detailed engineering plans to understand the stormwater impacts on the banks of the Nepean River and aligned riparian vegetation, the application was not referred to RFS for General Terms of Approval.

	For the abovementioned reason, the absence of the General Terms of Approval will form one of the recommended reasons for refusal.
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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 refusal for the reasons outlined below.

RECOMMENDED

That the Panel refuse DA/2023/710/1 for alterations and additions to accommodate a farm gate premises and food and drink premises with associated site works including the provision of seven caravan pads to accommodate future moveable dwellings, two business identification signs, at grade car parking (to accommodate a total of 90 car parking spaces), landscaping and earthworks at 40 Cobbitty Road, Cobbitty, for the following reasons:

- 1. The development is appropriately characterised as a ‘food and drink premises’ which is listed as a prohibited land use in the RU1 Primary Production zone pursuant to the Camden Local Environmental Plan 2010.**
- 2. The development is inconsistent with the zone objectives for the RU1 Primary Production zone of Camden Local Environmental Plan 2010 for the following reasons:**
 - i. The development will compromise the rural character of the land as proposed land uses are prohibited in the zone.**
 - ii. The proposed scale, bulk and form of the development is substantially larger than other rural developments in the immediate vicinity of the subject site.**
 - iii. The proposal will conflict with neighbouring land uses, particularly with regards to flooding and biodiversity. No measures have been considered and/or proposed to reduce the adverse impacts to surrounding land uses.**
 - iv. The development is not compatible with the existing agricultural and environmental values of the site as a commercial pump-out system is proposed in a high-risk flood area. The proposed system will likely have adverse impacts on public health and primary production on site and on surrounding land uses due to the potential contamination of flood waters.**
 - v. The development application was not accompanied by relevant consultant reports, including a Biodiversity Development Assessment Report, Stormwater Management Report and Vegetation Management Plan, to demonstrate that the development is compatible with the agricultural, environmental and conservation values of the land.**

3. The development is inconsistent with the following clauses of the Camden Local Environmental Plan 2010:
 - i. **Clause 5.21 *Flood Planning*** as the development application did not:
 - Demonstrate how the proposal will allow for the safe occupation and efficient evacuation of people on site during a flood event.
 - Consider the adverse flooding impacts to the site and surrounding land uses.
 - Incorporate appropriate measures to manage risk to human life in the event of a flood.
 - Consider the design and scale of the development and the likely impacts this would have on flood behaviours.
 - Provide sufficient evidence to demonstrate that the development is compatible with the flood function and flood behaviour on the land.
 - ii. **Clause 7.4 *Earthworks*** as details on the proposed cut and fill works were not provided. Consequently, it could not be determined if the development is consistent with the objectives and controls for consideration prescribed under this clause.
4. The submitted Bushfire Assessment Report did not address the unauthorised clearing of riparian vegetation identified as environmentally sensitive land. Further, as no engineering details were provided with the DA the development could not be assessed against the relevant subsections contained under Clause 6.1 of the Biodiversity Conservation Regulation 2017.
5. The Bushfire Assessment Report did not address the unauthorised removal of vegetation. In the absence of these details and engineering plans, the DA did not receive general terms of approval from Rural Fire Services as required under Section 100b of the *Rural Fires Act 1997*.
6. The development is inconsistent with *State Environmental Planning Policy (Resilience and Hazards) 2021* in that insufficient information was provided to demonstrate the development is suitable for the site with regards to contamination.
7. The development is inconsistent with *State Environmental Planning Policy (Biodiversity and Conservation) 2021* in that insufficient information was submitted with the DA to demonstrate the development will have no adverse impacts to Nepean River, surrounding flora and fauna, the site and surrounding land uses.
8. The development is inconsistent with Camden Council's Flood Risk Management Policy as the proposed land uses are prohibited in high-risk flood areas.
9. The development is inconsistent with Camden Council's On-Site Sewage Management Policy in the following respects:

- i. Section 5.1 – The development site is located within a high flood risk area and therefore is likely to have adverse health impacts on residents/patrons on site and surrounding land uses.
 - ii. Section 8.2 – The site is not suitable due to the adverse impacts on the nearby water catchment and the surrounding environment.
 - iii. Section 8.7 – The development proposes a pressure dosed bed of 25sqm with 100% reserve per dwelling (for the dual occupancy). Council calculations for transpiration beds equate to 63m² per dwelling (plus 63m² reserve). The Related Effluent Application Areas (REAs) are positioned within the 1% and 5% Annual Exceedance Probable (AEP) and 10m from the children’s playground. This is not permitted under the Policy.
 - iv. Section 8.10 – The buffer distances of the proposed transpiration beds for the dwelling(s) and the commercial treatment tanks are within flood zones.
 - v. Section 8.12 – The proposed location (as per wastewater report) of the Aerated Wastewater Treatment Systems (AWTS) for the dual occupancy development is within the 1% AEP.
10. Inadequate information has been provided to allow a full and proper assessment of the proposal in accordance with Section 4.15 of the Environmental Planning and Assessment Act. To this extent, the following information was lacking from the development application:
- i. The Building Code of Australia (BCA) Report and Access Report was not prepared by a suitably qualified (Building Surveyor – Unrestricted) consultant (i.e. with no restrictions on their registrations for working on Class 2 – 9 buildings, pursuant to the *National Construction Code 2022*).
 - ii. The BCA Report did not consider the entire building, detailing the non-compliances and recommendations for upgrading the building in terms of fire safety and access for people with disabilities. It could therefore not be determined if the proposal has and/or will be capable of being compliant with the BCA and the relevant Australian Standards.
 - iii. The BCA and Access Report did not cover the following issues (as a minimum):
 - Separation of the ground floor cellar door from the Class 2 – residences above and the adjoining breezeway.
 - Separation of the Class 6 food and drink premises from the existing Class 8 portion.
 - The fire rating of the existing wall along the eastern property boundary and protection required to the openings contained within the wall.
 - Section D4 of the National Construction Code (NCC) 2022 and access for people with disabilities including access from the proposed car park and principal pedestrian entrance and throughout the building.
 - Fire hydrants that are required to serve a building of this size.
 - Fire hose reels that are required to serve a building of this size.
 - Smoke detection and alarm system.
 - Sanitary facilities required for the restaurant.
 - Section J – Energy Efficiency.

- iv. With regards the making and serving of wine, the following information was noted to be outstanding:
 - Details of the proposed wine making process including layout plans detailing equipment and finishes, specific construction requirements to accommodate the process, equipment, storage, bottling process and location, process outputs and controls, and waste products management (including liquid and solid waste).
 - Plans that detail compliance with the Food Act, Food Standards Code and AS4674: Design, construction and fit out of food premises.
- v. With regards to the proposed brewery, the following information was noted to be outstanding:
 - Details of the proposed process of brewing including schematic diagrams and description of the proposed brewing processes together with details of specific construction requirements to accommodate the process, equipment, ingredients, storage, bottling/kegging process and location, process outputs and controls and waste products management (including liquid and solid wastes).
 - Layout plans to show equipment and finishes, detailing compliance with the Food Act, Food Standards Code and AS4674: Design, construction and fit out of food premises.
 - Plans to detail that the brewing process area is suitably bunded and drained.
 - Details of odour control equipment and processes including trade waste requirements and disposal process.
- vi. With regards to the distilling process, the following information was noted to be outstanding:
 - An overview of the proposed distilling process, including layout plans, detailing equipment and finishes detailing compliance with the Food Act, Food Standards Code and AS4674: Design, construction and fit out of food premises.
 - Plans that detail how the distillery process area will be suitably bunded and drained.
- vii. No details were provided regarding the activities, construction and fit out of the kitchen and bar areas to demonstrate compliance with the Food Act, Food Standards Code and AS4674: Design, construction and fit out of food premises. Further, the plans did not specify whether any solid fuel cooking equipment is proposed.
- viii. No details were provided on the proposed mechanical exhaust and any air treatment systems.
- ix. Facilities for premise cleaning and maintenance (both indoor and outdoor) was not identified.
- x. The following non-compliances and/or outstanding information have been identified to demonstrate compliance with the Camden Development Control Plan 2019 (Camden DCP):
 - A salinity assessment to understand the soil salinity and aggressive of soils to determine their impact on concrete and steel material (Section 2.2 Salinity Management).
 - Detailed engineering plans, Stormwater Management Report and DRAINS and MUSIC Model (Section 2.3 Water Management).

- The DA was not accompanied with an Arboricultural Report and Tree Management Plan, which is required as the development is likely to impact existing trees on site, which are sought to be protected (Section 2.4 Trees and Vegetation).
 - An assessment of the adverse acoustic impacts on the existing dwellings located on the upper floor of the proposed food and drink tenancy (Section 2.12 Acoustic Amenity).
 - Details of proposed waste storage areas across the development site (Section 2.14 Waste Management).
 - Car parking, in accordance with the minimum requirements (Section 2.18.2 Traffic Management and Off-Street Parking).
 - The Landscape Plan did not provide/denote an indicative planting plan and planting schedule, site dimensions and existing and proposed levels (Section 2.19 Landscape Design).
- xi. The development application was not prepared in the approved form, pursuant to Part 3 *Development Applications* of the *Environmental Planning and Assessment Regulations 2021* for the following reasons:
- The proposed landscaping and treatment were not specified on the Landscape Plan.
 - Existing and proposed levels of the land were not provided on any of the relevant architectural plans.
 - Engineering plans, detailing the full extent of civil engineering works required to accommodate the proposed development were not submitted.
 - A schedule of finishes was not provided.
 - The existing ground level of proposed built forms within the development site were not provided on the relevant plans.
 - A full breakdown of the estimated cost of the development was not submitted with the development application.
- xii. The development does not provide disabled parking in accordance with AS 2890.6 and the *Commonwealth Disability Discrimination Act (1992)*.
- xiii. A detailed plan of all car parking and vehicle maneuvering areas (such as the delivery and/or waste collection points) was not provided. Consequently, it could not be determined if the development has been designed in accordance with the relevant Australian Standards. In addition, no turn paths were provided for internal maneuvering areas of the car park to demonstrate that all proposed spaces would work.
- xiv. The provided Wastewater Report and Statement of Environmental Effects provides inconsistent information regarding the proposed Wastewater Plan and maximum number of patrons on site.
11. The DA did not receive General Terms of Approval from Rural Fire Services, pursuant to Section 100B of the Rural Fires Act 1997.
12. The layout and location of the kids gaming room is closed off and located directly near the brewery. The proposed layout will not allow for easy supervision for parents and is not supported.
13. The application has not demonstrated that the site can adequately support the development.

CLPP01

14. For the above reasons, and considering the substantiated issues raised in the public submission, the development is not a suitable use of the site, and its approval is not in the public interest.

ATTACHMENTS

1. SEPP (Industry and Employment) Assessment Table
2. Camden LEP Assessment Table
3. Camden DCP Assessment Table
4. Public Submission - *Supporting Document*
5. Architectural Plans

State Environmental Planning Policy (Industry and Employment) 2021 – Schedule 5 Assessment Table

The development proposes the provision of two window signs displaying 'Ballie Estate' at the main entrance into the cellar door premises and food and drink premises. The signs are located a minimum of 1m from the existing ground level with an approximate width of 2.5m, length of 210mm and total area of 5m² each (maximum). A detailed assessment against Schedule 5 *Assessment Criteria* is provided in the table below. The front elevation of proposed signs are shown below in **Figure 1**.

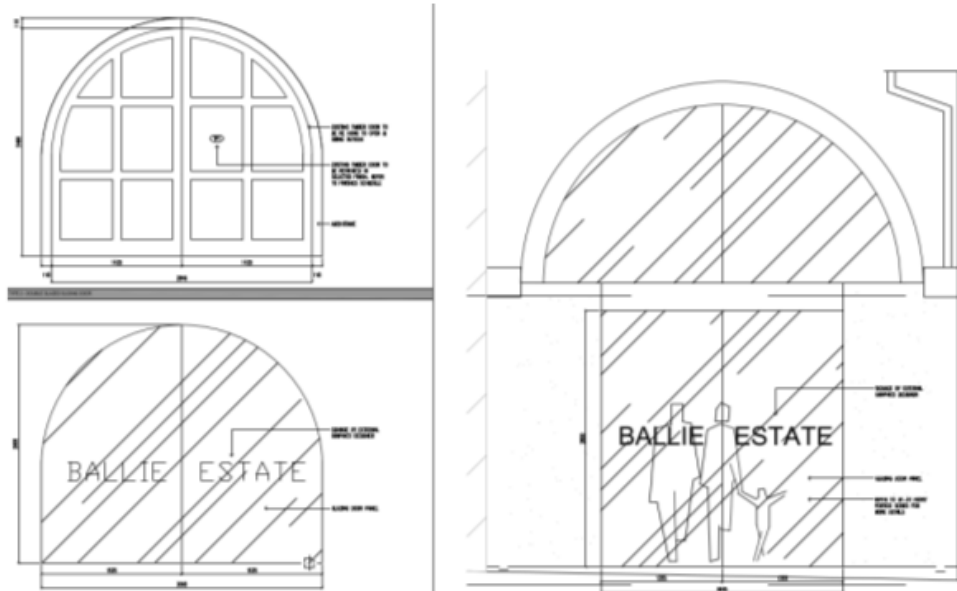


Figure 1 – Front elevation of proposed signage sought with this development application.

State Environmental Planning Policy (Industry and Employment) 2021		
Section	Assessment	Compliance
Character of the Area		
<i>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</i>	The development site is zoned RU1 Primary Production where there are no other commercial land uses in the immediate vicinity. Although this is noted, the size and scale of the signs are unlikely to compromise the existing and/or future desired character of the area.	Yes
<i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i>	As noted, there are no commercial land uses in the immediate vicinity of the site. The size of signs does not dominate the street frontage and therefore is likely to contribute to the existing character of the site.	Yes
Special Areas		
<i>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space</i>	The signs are not located in proximity to any key areas within and/or around the development site. As such, the adverse impacts are expected to be minimal.	Yes

**State Environmental Planning Policy (Industry and Employment) 2021 – Schedule 5
Assessment Table**

<i>areas, waterways, rural landscapes or residential areas?</i>		
Views and Vistas		
<i>Does the proposal obscure or compromise important views?</i>	The signs do not protrude above any building structures on the development site. As such, it is unlikely the signs will compromise any significant views within and around the development site.	Yes
<i>Does the proposal dominate the skyline and reduce the quality of vistas?</i>	As noted above, the signs do not protrude above any building structures on the development site. The signs will not dominate the skyline and/or reduce the quality of vistas within and/or around the development site.	Yes
<i>Does the proposal respect the viewing rights of other advertisers?</i>	As noted above, the development site is not located in the immediate vicinity of any other advertisers.	Yes
Streetscape, Setting or Landscape		
<i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i>	The scale, proportion and form of the signs are most appropriate for the development site in that they are unlikely to dominate the site's frontage.	Yes
<i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i>	The proposed signs will not compromise the overall amenity of the site and will therefore contribute to the visual interest of the streetscape.	Yes
<i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i>	The design and layout of the signs are relatively simple and therefore will not add clutter to the building façade.	Yes
<i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i>	No, the signs do not protrude above significant trees and/or building structures in the immediate vicinity.	Yes
<i>Does the proposal require ongoing vegetation management?</i>	No, ongoing management is required.	Not applicable.
Site and Building		
<i>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</i>	The design and layout of the signs are relatively simple and therefore are compatible with the overall character of the site.	Yes
<i>Does the proposal respect important features of the site or building, or both?</i>	The signs will not compromise the viewing features of the site and/or the buildings.	Yes

**State Environmental Planning Policy (Industry and Employment) 2021 – Schedule 5
Assessment Table**

<i>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</i>	With a simplistic design, the signs will contribute to the relationship of the buildings within the development site.	Yes
Associated devices and logos with advertisements and advertising structures.		
<i>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</i>	Not required for proposed signs.	Not applicable.
Illumination		
<i>Would illumination result in unacceptable glare?</i>	No illumination is sought.	Not applicable.
<i>Would illumination affect safety for pedestrians, vehicles or aircraft?</i>	No illumination is sought.	Not applicable.
<i>Would illumination detract from the amenity of any residence or other form of accommodation?</i>	No illumination is sought.	Not applicable.
<i>Can the intensity of the illumination be adjusted, if necessary?</i>	No illumination is sought.	Not applicable.
<i>Is the illumination subject to a curfew?</i>	No illumination is sought.	Not applicable.
Safety		
<i>Would the proposal reduce the safety for any public road?</i>	The signs are unlikely to reduce the safety of Cobbitty Road.	Yes
<i>Would the proposal reduce the safety for pedestrians or bicyclists?</i>	The signs are unlikely to reduce the safety of pedestrians and motorists travelling along Cobbitty Road.	Yes
<i>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</i>	The proposal will not block any key sightlines and therefore is unlikely to compromise the safety for pedestrians from public areas.	Yes

Camden Local Environmental Plan 2010 Assessment Table

Camden Local Environmental Plan 2010		
Clause / Section	Assessment	Compliance
<p>2.3 Zone objectives and Land Use Table <i>The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.</i></p> <p>RU1 Primary Production</p> <ul style="list-style-type: none"> - To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. - To encourage diversity in primary industry enterprises and systems appropriate for the area. - To minimise the fragmentation and alienation of resource lands. - To minimise conflict between land uses within this zone and land uses within adjoining zones. - To permit non-agricultural uses (including tourism-related uses) that are compatible with the agricultural, environmental and conservation values of the land. - To maintain the rural landscape character of the land. 	<p>The development site is zoned RU1 Primary Production. As noted in the main body of the assessment report, the proposed, the proposed 'food and drink premises' is listed as a prohibited land use. An assessment against the zone objectives is provided below.</p> <p>The proposed development is inconsistent with the zone objectives for the following reasons:</p> <ul style="list-style-type: none"> - The DA was not accompanied with relevant consultant reports, including a bushfire report, biodiversity development assessment report and vegetation management plan. As such, the proposal is considered to have significant adverse impacts, particularly to areas identified as having with high biodiversity value within and around the development site. - The proposal will result in conflict with neighboring land uses, particularly with regards to flooding and maintenance of areas identified with high biodiversity value. - The development is not compatible with the existing environmental values of the site in that a pump out system is proposed in a high-risk flood area. This is likely to impact surrounding primary production due to contamination potential of flood waters. - The development will compromise the environmental values on site and on surrounding allotments due to the potential adverse impacts during a flood event. - Due to the proposed scale, the development will compromise the rural landscape character of the site and wider area. <p>In response to the above, the development is inconsistent with the zone objectives for the RU1 zone.</p>	<p>No – The development is not compliant.</p> <p>No – The development is not consistent with the zone objectives of the RU1 zone.</p>
<p>4.3 Height of Buildings <i>The height of a building on any land is not to exceed the maximum height</i></p>	<p>The proposed extension has a height of approximately 3.16m from the finished ground level.</p>	<p>Yes</p>


Camden Local Environmental Plan 2010 Assessment Table

<p><i>shown for the land on the Height of Buildings Map.</i></p> <p><i>Maximum 9.5m</i></p>		
<p>5.21 Flood Planning <i>Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development is compliant with the relevant subsections under this clause.</i></p> <p><i>The development is compatible with the flood function and behaviour on the land, and</i></p>	<p>See assessment below.</p> <p>The DA was accompanied by a Flood Study which concluded that the development is for the purpose of "minor alterations and additions, with a significant portion of landscaping". Consequently, it was concluded that "there are no plausible engineering reason why the consent authority could not approve the development".</p> <p>Council staff do not agree with these statements and the recommendations provided in the flood report as:</p> <ul style="list-style-type: none"> - The development is seeking a significant uplift in the maximum patronage numbers on site at any given time. As such, works are not considered to be minor and therefore relevant flooding controls and flood evacuation requirements cannot be disregarded due to the potential implications on human life. - The development does not relate to minor alterations and additions to the existing buildings on site. Proposed works will also result in the reclassification of the building/s and therefore is not considered to be minor in nature. - There are no flooding controls in Council's Flood Risk Management Policy for Industrial and Commercial developments in High Flood Risk Areas as they are classed as prohibited development due to the potential impacts on human life and property (from a flooding perspective). - The proposed car park is located within the PMF and therefore safe evacuation is not possible during a PMF flood event. As outlined in the main body of the assessment report, the minimum flood depth at 	<p>See assessment below.</p> <p>No – The development is not compliant.</p>

Camden Local Environmental Plan 2010 Assessment Table

	<p>the 1% AEP is noted to be about 2m (minimum).</p> <p>Overall, the following conclusions have been made by Council staff:</p> <ul style="list-style-type: none"> - The Flood Study does not sufficiently consider the adverse flooding impacts to the site and on surrounding land uses. - The flood study states, "a flood evacuation plan would simply be the observation of floodwaters on the western portions of the site, and then management contacting the SES for further direction". This is not considered to be a sufficient flood evacuation plan. Consequently, the flood study has failed to consider the potential implications to human life if a flooding event were to occur. - For the abovementioned reasons, the application is not supported from a flooding perspective. 	
<p><i>The development will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and</i></p>	<p>The increase in building footprint and the proposed drainage design is likely to result in adverse flooding impacts to the site and adjoining properties. Due to the likely impacts in flood behaviour, the application is not supported.</p>	<p>No – The development will have adverse flooding impacts on site and on adjoining properties.</p>
<p><i>The development will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and</i></p>	<p>The DA was accompanied by a Flood Study which noted that there is direct access to a continuously rising access route to PMF free land. Council's flood mapping of the subject site and surrounding land uses indicates that there is no PMF free land in the immediate vicinity of the site. Consequently, Council staff requested an evacuation plan for a likely flood event. A response was not provided. As such, satisfaction with this clause has not been achieved.</p>	<p>No – Insufficient information was submitted with the DA.</p>
<p><i>The development incorporates appropriate measures to manage risk to life in the event of a flood, and</i></p>	<p>No appropriate measures have been considered and/or included in the development to ensure risk has been appropriately managed during a flood event.</p>	<p>No - Insufficient information provided with the DA.</p>
<p><i>The development will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.</i></p>	<p>As noted above, the Flood Study has failed to consider the adverse impacts on the site and surrounding land uses during a flooding event. In the absence of a detailed assessment, the development is inconsistent with this clause.</p>	<p>No - Insufficient information provided with the DA.</p>

Camden Local Environmental Plan 2010 Assessment Table

<p><i>In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the relevant matters noted in this clause.</i></p> <p><i>whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood</i></p> <p><i>the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.</i></p>	<p>See assessment below.</p> <p>No details regarding the safe evacuation of people in the event of a flood were provided with this DA. As such, it could not be confirmed if the development is consistent with this clause.</p> <p>Compliance with this clause cannot be achieved as the entire site (and surrounding allotments) is affected by the PMF and the 1% AEP.</p> <p>In addition to the above comment/s, the Australian Rainfall and Runoff (ARR) Guidelines has concluded the following:</p> <ul style="list-style-type: none"> - Areas marked in green in the figure below are classed to be unsafe for vehicles and people. - Areas marked in yellow in the figure below are classified as unsafe for vehicles and people. All buildings are vulnerable to structural damage. Some less robust buildings are subject to failure. - Areas marked in orange are classified as unsafe for vehicles and people. All building types are considered vulnerable to failure.  <p>In response to the above guidelines, the proposed development is not considered appropriate on the subject site.</p>	<p>See assessment below.</p> <p>No - Insufficient information provided with the DA.</p> <p>No – The development will have significant adverse flooding impacts.</p>
<p>6.2 Public Utility Infrastructure <i>Development consent must not be granted for development on land in an urban release area unless the Council is satisfied that any public utility infrastructure that is essential</i></p>	<p>A public utility infrastructure condition can be included in the consent if approval was recommended.</p>	<p>Yes – subject to the imposition of a condition of consent.</p>

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<p><i>for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.</i></p>		
<p>7.4 Earthworks <i>Development consent is required for earthworks unless—</i> <i>(a) the work is exempt development under this Plan or another applicable environmental planning instrument, or</i> <i>(b) the work is ancillary to other development for which development consent has been given.</i></p> <p><i>Before granting development consent for earthworks, the consent authority must consider the following matters—</i> <i>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</i> <i>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</i> <i>(c) the quality of the fill or the soil to be excavated, or both,</i> <i>(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,</i> <i>(e) the source of any fill material and the destination of any excavated material,</i> <i>(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</i></p>	<p>The Statement of Environmental Effects noted that earthworks would be required to accommodate the proposed development. A request for a cut and fill plan was made by Council staff however a response was never received.</p> <p>A request for a cut and fill plan was made by Council staff however a response was never received. As a cut and fill plan was not submitted with the DA, the adverse impacts to the site and surrounding land uses could not be confirmed. As such, compliance with the relevant subsections under this clause could not be confirmed.</p>	<p>No – Insufficient information was submitted with the DA.</p> <p>No - Insufficient information was provided with the DA.</p>

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Section	Assessment	Compliance
<p>2. General Land Use Controls</p> <p>2.1 Earthworks</p> <p><i>Subdivision and building work should be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill (e.g. for steep land houses will need to be of a 'split level' design or an appropriate alternative and economical solution).</i></p> <p><i>Subdivision and building work must be designed to ensure minimal cut and fill is required for its construction phase.</i></p> <p><i>All retaining walls are to be of masonry construction (or the like).</i></p> <p><i>All land forming operations should involve the use of clean fill (also known as Virgin Excavated Natural Material or 'VENM').</i></p>	<p>A cut and fill plan was not submitted with the DA to determine if the extent of earthworks appropriately responds to the natural topography of the site. Consequently, compliance with this control could not be determined.</p> <p>The Statement of Environmental Effects noted that earthworks are required to accommodate the proposal, however a cut and fill plan was not submitted with the DA. As such, compliance with this control cannot be determined.</p> <p>Detailed Engineering Plans were not submitted with the DA. As such, it could not be determined if retaining walls would be required to accommodate the proposed development.</p> <p>As noted above, the DA was not accompanied by a cut and fill plan. It could therefore not be confirmed if exported fill will be required to accommodate the proposed development. Notwithstanding, it is noted that compliance with this control can be assured via a standard condition of consent.</p>	<p>No – Insufficient information was provided with the DA.</p> <p>No – Insufficient information was provided with the DA.</p> <p>No – Insufficient information was provided with the DA.</p> <p>Compliance can be achieved through the imposition of a standard condition of consent.</p>
<p>2.2 Salinity Management</p> <p><i>Groundwater recharge is to be minimised.</i></p> <p><i>All sediment and erosion controls are to be installed prior to the commencement of any works and maintained throughout the course of construction until disturbed areas have been revegetated/established.</i></p> <p><i>A salinity assessment may be requested for development applications on land that does not have salinity management plan restriction on the title.</i></p>	<p>The DA was not accompanied by detailed Engineering Plans and therefore, the proposed drainage layout and design was not provided. As such, compliance with this control could not be determined.</p> <p>Whilst no details have been provided, compliance with this control can be assured via a standard condition of consent.</p> <p>A salinity assessment was not provided with the DA. The application was referred to Council's Environmental Health Officer, where it was confirmed that a salinity assessment would be</p>	<p>No – Insufficient information was provided with the DA.</p> <p>Can be assured via a standard condition of consent.</p> <p>No – Insufficient information was provided with the DA.</p>

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	required to ensure that soils were not aggressive to concrete and steel.	
<p>2.3 Water Management <i>All development must demonstrate compliance with the relevant provisions of Council's Engineering Specifications including requirements for detention, drainage and water sensitive urban design.</i></p>	The DA was not accompanied by any drainage plans. As such, compliance with this control could not be confirmed.	No – Insufficient information provided with the DA.
<p>2.4 Trees and Vegetation <i>A person must not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy a tree or vegetation without approval from Council authorising such works.</i></p>	<p>The application was reviewed by Council's Tree and Landscape Officer, where a number of outstanding matters were identified. These included:</p> <ul style="list-style-type: none"> - The absence of an Arborist Report which is required for the existing trees within the proposed car park. - The absence of a tree protection plan for trees sought to be protected within and in the vicinity of the car park. <p>Due to the likely impacts to trees within and around the proposed car park and in the absence of an arborist report and tree management plan, Council staff are not satisfied that the proposed development is compliant with this control.</p>	No – Outstanding Information provided with the DA.
<p>2.5 Environmentally Sensitive Land <i>A development application lodged for land shown on the Environmentally Sensitive Land Map as being affected by any of the categories identified in the legend must be accompanied by information that adequately addresses the relevant matters contained under this planning control.</i></p>	<p>The eastern boundary of the development site contains mapped biodiversity sensitive land. The DA did not consider the adverse impacts of the proposed development on the biodiversity sensitive land. Under Section 6.1 of the Biodiversity Conservation Regulation 2017, additional impacts are set out to which the biodiversity offset scheme applies. In effect, a BDAR is required to assess the impacts the proposed development will have on Biodiversity Values. This report was not provided. In the absence of a BDAR and Vegetation Management Plan that addresses the unauthorised removal of biodiversity sensitive land, the revegetation and restoration (of existing vegetation) works required to accommodate the removal could not be confirmed. Consequently, the development is inconsistent with this control.</p>	No – Insufficient information was provided with the DA.
<p><i>If the proposed development is likely to significantly affect threatened species, populations or ecological communities, a</i></p>	<p>In response to the unauthorised removal of vegetation identified with biodiversity value, a BDAR is required. The DA was not accompanied by a</p>	No – Insufficient information

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<p><i>Biodiversity Development Assessment Report per the requirements of the Biodiversity Conservation Act 2016 is required.</i></p> <p><i>If the proposed development is unlikely to significantly affect threatened species, populations or ecological communities, documentation which provides justification for that conclusion is required for assessment.</i></p> <p><i>A description of any proposed measures to avoid and / or ameliorate any such potential adverse impact is to be provided.</i></p> <p><i>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 and ensures that compliance with the relevant subsections under this control has been achieved.</i></p>	<p>BDAR and therefore the requirements set out under the Biodiversity Conservation Act 2016 have not been satisfied.</p> <p>As noted above, it appears threatened species were removed without consent prior to the lodgment of this DA. The application was not accompanied by a BDAR and/or a Vegetation Management Plan. As such, the adverse impacts to remaining significant species on site and on adjoining allotments could not be confirmed.</p> <p>As noted, insufficient information was provided with the DA. As such, it could not be confirmed if additional measures are required to avoid further adverse impacts to surrounding significant species.</p> <p>Comments from Council's Natural Resource Officer confirmed that whilst the DA does not seek consent for the removal of significant vegetation, BDAR and Vegetation Management Plan would be required to assess the impact of the development on biodiversity values and detail how vegetation would be restored and rehabilitated. A Vegetation Management Plan was not submitted with the DA and as such, compliance with this control could not be confirmed.</p>	<p>submitted with the DA.</p> <p>No - The adverse impacts could not be confirmed.</p> <p>No - Insufficient information provided with the DA.</p> <p>No - Insufficient information provided with the DA.</p>
<p>2.7 Bushfire Risk Management <i>Development on land identified as bushfire prone on Council's Bush Fire Prone Land Map must address the bush fire protection measures in the NSW RFS publication Planning for Bush Fire Protection (or equivalent).</i></p>	<p>The proposed caravan pads are located on bushfire prone land. The application was accompanied with a bushfire report, however details of the unauthorised clearing was not provided. In the absence of these details and engineering plans, the DA was not referred to RFS for General Terms of Approval.</p>	<p>No – Insufficient information was provided with the DA.</p>
<p>2.8 Flood Hazard Management <i>Development on flood prone land must comply with Council's Engineering Design Specifications and Flood Risk Management Policy.</i></p>	<p>The site is mapped as a high-risk flood area. Pursuant to Council's Flood Risk Management Policy, the provision of a food and drink premises and tourist and visitor accommodation is prohibited in high-risk flood areas. The development is therefore not consistent with Council's Flood Risk Management policy.</p> <p>In Council's Engineering Specifications, it states that "Council discourages any</p>	<p>No – The development is not compliant.</p>

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	<p><i>development, including filling, within the identified floodways. Owners / Applicants with land in these areas must comply with Council's Floodplain Policy."</i></p> <p>The development is inconsistent with Council's Flood Risk Management Policy and Council's Engineering Design Specifications.</p>	
<p>2.9 Contaminated and Potentially Contaminated Land Management <i>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.</i></p>	<p>The SEE states <i>"the land has been used for a protracted period for farm and cellar door activities, with no known history of contaminating activities or visual evidence. Based on the history of the site and observations made by a highly qualified and experienced environmental consultant, there appears to be no contamination of soil in any part of the site".</i></p> <p>The advice provided (to the Applicant) by a "highly qualified and experienced environmental consultant" was not submitted with the DA. A request for additional information was made by Council staff, seeking clarification on the historical use of the sheds, however no response was provided.</p>	<p>No - Insufficient information was submitted with the DA.</p>
<p>2.12 Acoustic Amenity <i>Acoustic reports (where required), must be prepared by a suitably qualified consultant.</i></p> <p><i>The principle private open space or an equivalent area of useable open space of a dwelling within a new release area is not to exceed 57dBA LAeq (15hr) from 7am to 10pm.</i></p>	<p>The DA was accompanied with a Noise Impact Assessment, which was prepared by a suitably qualified consultant.</p> <p>The development seeks to maintain the existing dual occupancy on site (first floor of the existing building/s). There is an existing first floor rear balcony which is sought to be maintained as the PPOS area for the existing dwellings.</p> <p>The application was reviewed by Council's Environmental Health Officer, where it was noted that the submitted acoustic report did not address the existing dwellings on the upper floor of the proposed food and drink premises.</p> <p>As a result, potential acoustic impacts onto the existing dwelling/s have not been considered. Given this and the additional possibility that the upstairs residence can be leased at any time in the future (if not already occurring), the DA cannot be supported in its current form.</p>	<p>Yes</p> <p>No – The development is not compliant.</p>

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<p><i>Bedrooms, main living areas and principal private open spaces must be located away from noise sources.</i></p>	<p>No changes to the internal fit out of the existing dwelling is sought with this DA.</p>	<p>Not applicable.</p>
<p><i>Any music/entertainment and noise of patrons (whilst on-site) from a licensed premises, must be assessed in accordance with the noise emission criteria.</i></p>	<p>Council's Environmental Health Officer noted that conditions of consent can be included in the determination (should the DA be approved), restricting amplified and/or live music to be played in external areas. However (as noted above), the acoustic report has failed to consider the dwelling/s on the upper floor of the proposed food and drink premises. As a result, the potential acoustic impacts on the existing dwelling/s could not be determined. For this reason, the DA is inconsistent with this control.</p>	<p>No – Insufficient information was provided with the DA.</p>
<p>2.13 Air Quality and Odour <i>Development that is likely to result in the emission of atmospheric pollutants, including odours, as determined by Council must include operating practices and technology to ensure that such emissions are acceptable.</i></p>	<p>The submitted odour assessment is in a draft format and has not sufficiently addressed nor considered the adverse implications on the existing dwelling/s on the upper floor of the proposed food and drink premises. Consequently, the potential adverse impacts (as specified in this control) could not be sufficiently assessed by Council staff.</p>	<p>No – Insufficient information was not submitted with the DA.</p>
<p>2.14 Waste Management <i>A Waste Management Plan (WMP) must be submitted for all new development, including demolitions, construction and the ongoing (or change of) use.</i></p>	<p>A WMP was submitted with the DA, detailing the management of waste during the operational phases of the development. No waste storage areas were identified on the plans. In accordance with Appendix 2 of the Waste Management Guidelines, potential locations of temporary bin storage areas and bin collection areas must be identified on the relevant plans to demonstrate there is sufficient room to manage waste in an appropriate manner. In response to the above, compliance with this control has not been achieved.</p>	<p>No – Insufficient information was submitted with the DA.</p>
<p><i>The WMP must show:</i></p> <ul style="list-style-type: none"> <i>The location of the designated waste and recycling storage room(s) or areas, sized to meet the waste and recycling needs of all tenants (refer to Council's Waste Management Guideline);</i> <i>The location of temporary waste and recycling storage areas within each tenancy. These are to be of sufficient size to store a minimum of one day's worth of waste;</i> 	<p>As noted above, the submitted architectural plans did not detail waste storage and collection areas. In response to the above assessment, compliance with this control has not been achieved.</p>	<p>No – Insufficient information was submitted with the DA.</p>

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<p>An identified collection point for the collection and emptying of waste bins; The path of travel for moving bins from the storage area to the identified collection point. There must be step-free access between the point at which bins are collected/emptied and the waste/recycling storage room(s) or area(s); and The on-site path of travel for collection vehicles (if collection is to occur on-site).</p>		
<p>2.17 Signage 2.17.1 General Requirements for Signage</p>		
<p><i>The location, quantity, type, colour, design and size of all signage must not detract from the amenity and character of the land or building to which it relates.</i></p>	<p>Two signs are proposed on the north-western frontage (frontage to Cobbitty Road), displaying 'Ballie Estate'. One sign is proposed on the main entrance into the existing cellar door premises/brewery area and the other is located in between the existing cellar door premises/brewery entrance and food and drink premises. The entry door text and graphic design will be over an existing structure. Consequently, no additional building structures are sought to accommodate the proposed signs.</p>	<p>Yes</p>
<p><i>All signage must be consistent with the scale of the building or the property on which it is located.</i></p>	<p>The proposed signs are consistent with the scale of proposed and existing built forms on site.</p>	<p>Yes</p>
<p><i>All signage must remain within the property boundary except in the case of a sign attached to an awning over the footpath.</i></p>	<p>All signs are wholly located within the property boundaries.</p>	<p>Yes</p>
<p><i>The location of signs must not obscure views of traffic signs or traffic signals or have the potential to cause confusion with traffic signs or traffic signals.</i></p>	<p>The signs will not obscure views of traffic signs and/or cause confusion with traffic movements.</p>	<p>Yes</p>
<p><i>The location of signs must not interfere with the view of oncoming vehicles, pedestrians or a road hazard or obstruction which should be visible to drivers or other road users.</i></p>	<p>The signs are unlikely to have adverse impacts on traffic movements along Cobbitty Road.</p>	<p>Yes</p>
<p><i>Signs must not consist of flashing, electronic, running or moving signs or signage with an intensity of lighting sufficient to impair driver vision or distract driver attention.</i></p>	<p>The signs will not flash and/or have any moving features that could potentially impair the drivers' vision or distract the drivers' attention.</p>	<p>Yes</p>

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<i>The total combined signage area on a building elevation must not exceed 20% of that building elevation that is visible from a public place.</i>	The signs are significantly less than 20% of the existing building elevation.	Yes
<i>With the exception of under awning signs, all signs must be located wholly within the property boundaries.</i>	The signs are wholly within the property boundaries.	Yes
<i>All illumination signage must comply with AS 1158 - Lighting for Roads and Public Spaces and AS 4282 - Control of the Obtrusive Effects of Outdoor Lighting.</i>	No illumination is proposed.	Not applicable.
<i>Window signs must be affixed to the inside of the window. The total combined window signage area must not exceed 20% of the visible window area.</i>	The signs are significantly less than 20% of the combined area of the window.	Yes
<i>A maximum of one pole or pylon sign per street frontage, not exceeding 6m above existing ground level is permitted.</i>	Not sought.	Not applicable.
<p>2.18 Traffic Management and Off-Street Parking</p> <p>2.18.2 Off Street Car Parking Rates / Requirements</p> <p>Restaurant and Café 15 spaces per 100m² GFA; or 1 space per 3 seats (whichever is greater)</p>	<p>The SEE and Traffic Impact Assessment indicates there will be a maximum of 200 patrons on site. The development has a proposed gross floor area of 1,209.62m² (public internal floor area). Council's measurement of internal floor area is slightly higher than what was calculated in the Traffic Impact Assessment.</p> <p>Note: As per the definition of Gross Floor Area in the Standard Instrument, external areas such as the Piazza and outdoor eating areas were not considered in this assessment.</p> <p>1 space per 3 seats (200 / 3) = 66.67 (67 spaces required), or 1209.62/100 x 15 = 181.44 (181) spaces required.</p> <p>The Traffic Impact Assessment justifies that the higher car parking rate (of 15 spaces per 100m²) is significantly above what would generally be required for a development of this nature. Specifically, it was noted that:</p> <ul style="list-style-type: none"> - Applying the higher car parking rate would almost equate to one space per patron. 	No

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- The above rate is not realistic as the proposed operations would include cellar door activities and offerings of alcoholic beverages to patrons. Therefore, the behavioral preference is to carpool. Cars travelling to the site are therefore anticipated to have a higher car occupancy.
- 'Given the nature of the proposal, there will be a greater target audience of families (parents and childrens), further supporting a higher car occupancy rate'.

In response to the above, the Traffic Impact Assessment justifies a rate of one space per three seats would be more appropriate (being 67 spaces). The development provides a total of **90 spaces** (70 spaces and 20 overflow parking spaces).

A detailed assessment by Council staff has determined the following:

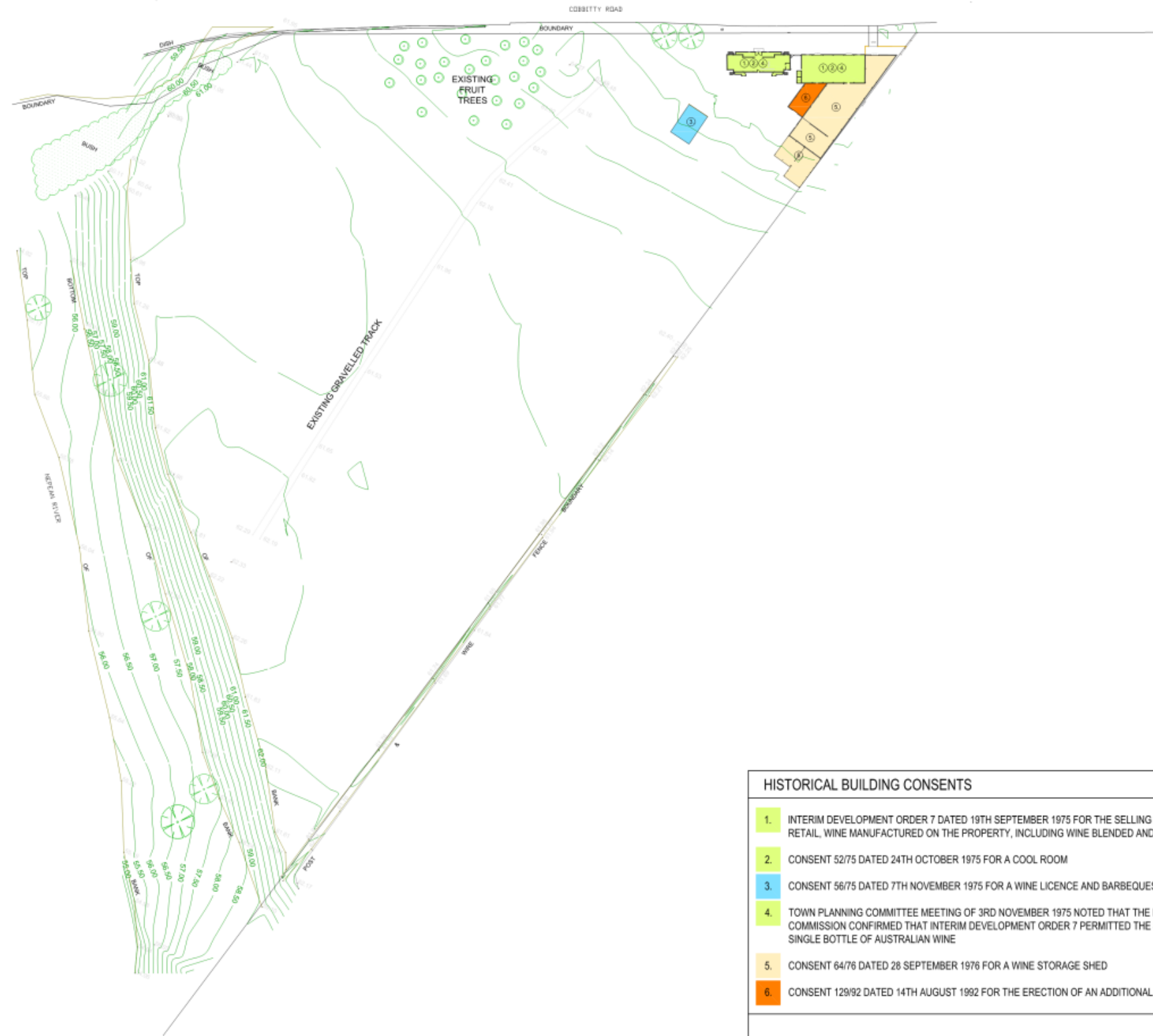
- The provided assessment fails to suitably justify why 90 spaces would be most appropriate for the development.
- The DA has not specified the maximum number of staff members on site. The provided rate is not supported due to the likely number of staff members on site (at one time), which is likely to create a significant shortfall of car parking with no availability for on-street car parking.
- The rate of one space per three seats generally applies to smaller retailers, that would not have (or even just be slightly above) 100m² in gross floor area. The proposed development is not considered to be a smaller retailer and therefore, a rate of one space per three seats is not considered to be appropriate.
- In response to the above comments, comparable sites should have been considered in the Traffic Impact Assessment to determine/justify the most appropriate car parking rate for a development of this nature. Consequently, insufficient evidence has been provided to determine that the provided number of car parking spaces is most appropriate for the proposed development.

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	<p>- When considering comparable sites within the Camden Local Government Area that were recently approved and/or in operation (such as Oran Park Tavern, Oran Park Hotel, Narellan Hotel), an average car parking rate of 8.9 spaces per 100m² across the three sites was applied (approximately). If this rate was applied to the development site, a minimum of 107.69 (108) spaces would be required. As the development provides a maximum of 90 spaces (inclusive of overflow parking), this would create a shortfall of 17.69 (18) spaces.</p> <p>In consideration of the above, the proposed car parking rate is not supported.</p>	
<p><i>Design of off-street parking for people with a disability must comply with AS 2890.6 and the Commonwealth Disability Discrimination Act (1992).</i></p>	<p>No disabled spaces are denoted on the plans. In addition, no dimensions were provided within the car park to determine if any of the proposed spaces has the potential to be converted into disabled spaces. As such, compliance with the Australian Standards could not be confirmed.</p>	<p>No - The development is not compliant.</p>
<p><i>Garbage storage and collection areas should be conveniently located and designed so as not to cause unacceptable on-street conflicts.</i></p>	<p>Garbage storage areas were not shown on the plans. As such, the adverse on-street conflicts could not be determined.</p>	<p>No – Insufficient information was provided.</p>
<p><i>The design of parking areas should take into account the likely visual impact of these areas in the context of the surrounding development and streetscape.</i></p>	<p>Additional design measures could have been considered to minimise the adverse impacts on the wider streetscape. This can be achieved through the inclusion of additional planting along the streetscape to screen the car park from the Cobbitty Road interface, reducing the overall dominance of the hard surfaces.</p>	<p>No – Insufficient information was provided.</p>
<p><i>The planting of trees and shrubs can improve the appearance of car parks considerably and enhance user amenity through sun control.</i></p>	<p>It appears trees are proposed to be planted within the car park however the proposed species has not been provided. As such, compliance with this control could not have been achieved.</p>	<p>No – Insufficient information was provided.</p>
<p><i>Car parks that are highly visible from the public domain must comply with the following requirements:</i></p> <ul style="list-style-type: none"> - provide a 2.5m wide landscape bay between 	<p>The development does not:</p> <ul style="list-style-type: none"> - Provide a landscape bay every 6-8 spaces. - Provide a landscaping strip at the end of parking aisles. - Demonstrate consistency with Figure 2-12 of the Camden DCP. 	<p>No – Insufficient information was provided.</p>

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<p><i>every 6-8 car parking spaces,</i></p> <ul style="list-style-type: none"> - <i>provide a minimum 1m landscaping strip at the end of parking aisles, and</i> - <i>be landscaped generally in accordance with the Figure 2-12.</i> 	<p>The development is not compliant with this control.</p>	
<p><i>A minimum 1 metre landscaping strip is to be providing along the boundary.</i></p>	<p>The plans do not specify if a landscape strip is proposed along the front boundary.</p>	<p>No – Insufficient information was provided.</p>
<p>Landscaped areas for car parks must be provided in the form of tree planting, garden beds, mounding, shrubberies, lawns and the like.</p>	<p>As noted above, insufficient landscaped areas were provided across the development site.</p>	<p>No – Insufficient information was provided.</p>
<p><i>Planting is also encouraged between parking spaces to maximise shaded areas and to further enhance the appearance of the car park.</i></p>	<p>As noted above, insufficient landscaped area was provided across the development site.</p>	<p>No – Insufficient information was provided.</p>
<p>2.19 Landscape Design <i>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.</i></p>	<p>A landscape plan was submitted with the DA; however it appears the plan was not prepared to scale.</p>	<p>No – Insufficient information submitted with the DA.</p>



HISTORICAL BUILDING CONSENTS	
1.	INTERIM DEVELOPMENT ORDER 7 DATED 19TH SEPTEMBER 1975 FOR THE SELLING BY WHOLESALE AND/OR BY RETAIL, WINE MANUFACTURED ON THE PROPERTY, INCLUDING WINE BLENDED AND/OR BOTTLED ON THE PREMISES.
2.	CONSENT 52/75 DATED 24TH OCTOBER 1975 FOR A COOL ROOM
3.	CONSENT 56/75 DATED 7TH NOVEMBER 1975 FOR A WINE LICENCE AND BARBEQUES
4.	TOWN PLANNING COMMITTEE MEETING OF 3RD NOVEMBER 1975 NOTED THAT THE NSW PLANNING ENVIRONMENT COMMISSION CONFIRMED THAT INTERIM DEVELOPMENT ORDER 7 PERMITTED THE SALE OF BY WHOLESALE OF SINGLE BOTTLE OF AUSTRALIAN WINE
5.	CONSENT 64/76 DATED 28 SEPTEMBER 1976 FOR A WINE STORAGE SHED
6.	CONSENT 129/92 DATED 14TH AUGUST 1992 FOR THE ERECTION OF AN ADDITIONAL STORAGE SHED

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PROJECT
 DRAWING TITLE
 EXISTING SITE PLAN
 REFERENCE
 585 - BALLIE WINES
 SCALE DRAWN
 1:750@A0 PL

FOR APPROVAL

EX | 01 -
DRAWING ISSUE



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PROJECT
 DRAWING TITLE
 EXISTING GROUND FLOOR PLANS
 REFERENCE
 585 - BALLIE WINES
 SCALE 1:100@A0
 DRAWN PL

FOR APPROVAL

EX | 02 -
DRAWING ISSUE



HISTORICAL BUILDING CONSENTS	
1.	INTERIM DEVELOPMENT ORDER 7 DATED 19TH SEPTEMBER 1975 FOR THE SELLING BY WHOLESALE AND/OR BY RETAIL, WINE MANUFACTURED ON THE PROPERTY, INCLUDING WINE BLENDED AND/OR BOTTLED ON THE PREMISES.
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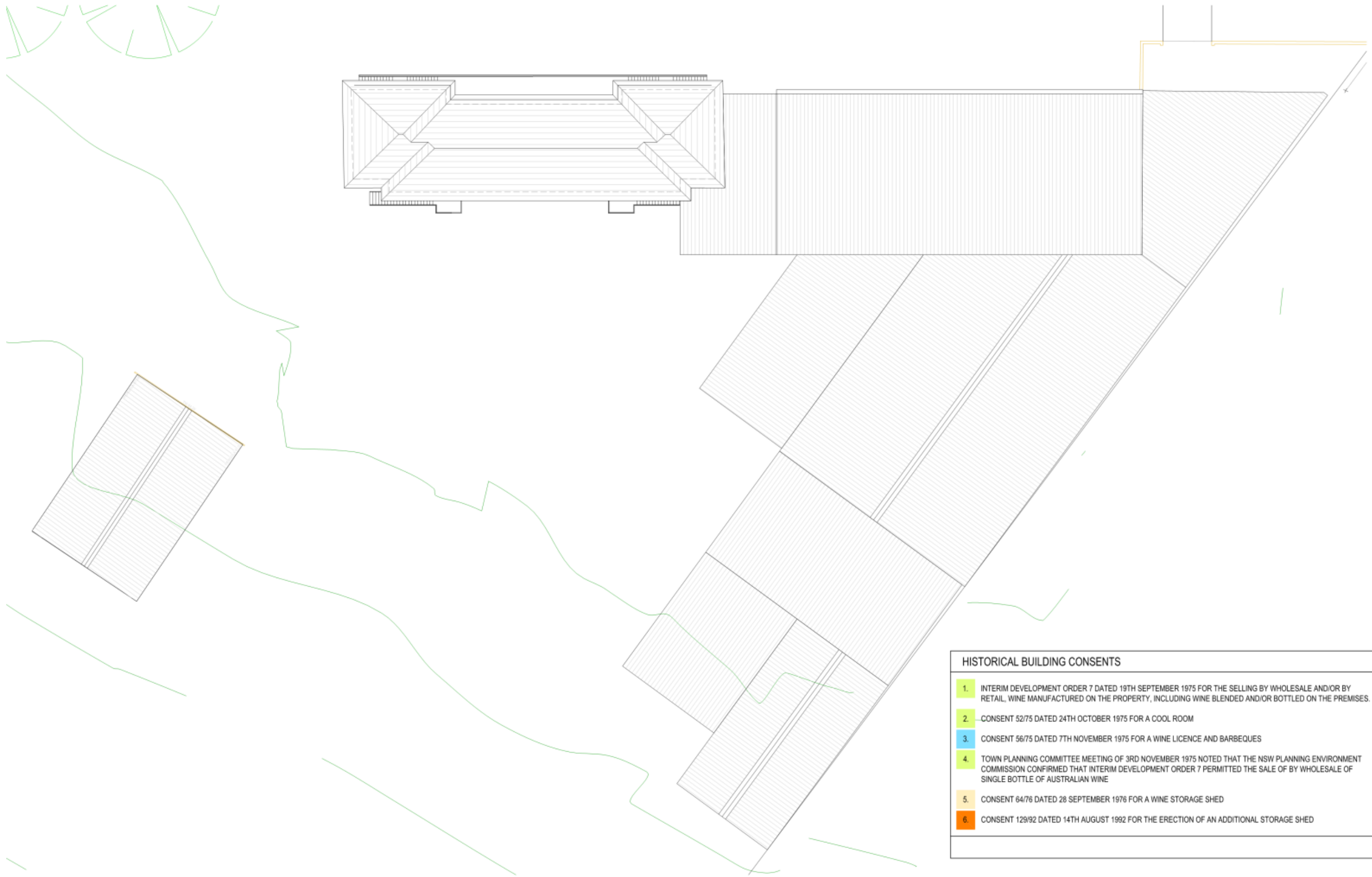
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EX | 03 -
DRAWING ISSUE



HISTORICAL BUILDING CONSENTS	
1.	INTERIM DEVELOPMENT ORDER 7 DATED 19TH SEPTEMBER 1975 FOR THE SELLING BY WHOLESALE AND/OR BY RETAIL, WINE MANUFACTURED ON THE PROPERTY, INCLUDING WINE BLENDED AND/OR BOTTLED ON THE PREMISES.
2.	CONSENT 52/75 DATED 24TH OCTOBER 1975 FOR A COOL ROOM
3.	CONSENT 56/75 DATED 7TH NOVEMBER 1975 FOR A WINE LICENCE AND BARBEQUES
4.	TOWN PLANNING COMMITTEE MEETING OF 3RD NOVEMBER 1975 NOTED THAT THE NSW PLANNING ENVIRONMENT COMMISSION CONFIRMED THAT INTERIM DEVELOPMENT ORDER 7 PERMITTED THE SALE OF BY WHOLESALE OF SINGLE BOTTLE OF AUSTRALIAN WINE
5.	CONSENT 64/76 DATED 28 SEPTEMBER 1976 FOR A WINE STORAGE SHED
6.	CONSENT 129/92 DATED 14TH AUGUST 1992 FOR THE ERECTION OF AN ADDITIONAL STORAGE SHED

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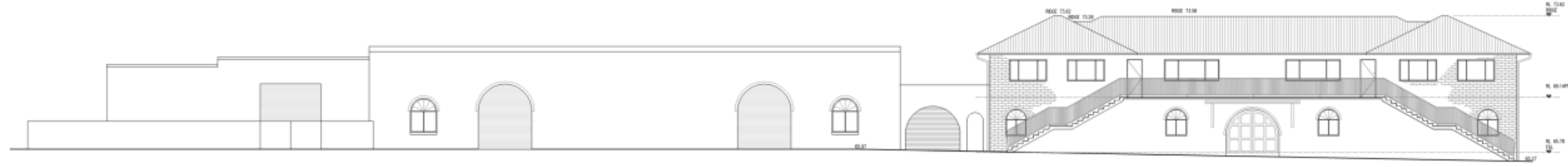
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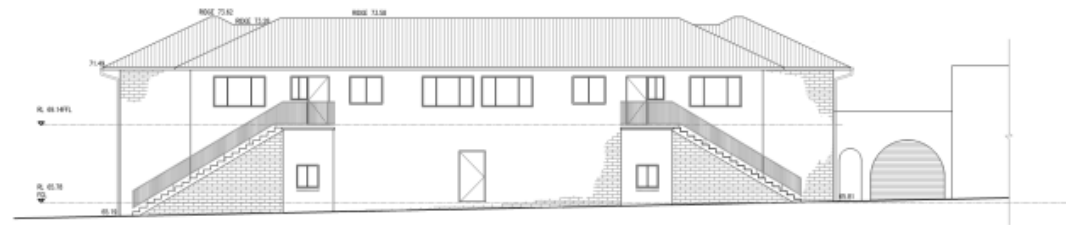
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EX | 04 -
DRAWING ISSUE



01 EXISTING - NORTH-WESTERN ELEVATION
1:100



02 EXISTING - SOUTH-EASTERN ELEVATION
1:100



03 EXISTING - SOUTH-WESTERN ELEVATION
1:100



04 EXISTING - NORTH-EASTERN ELEVATION
1:100

HISTORICAL BUILDING CONSENTS	
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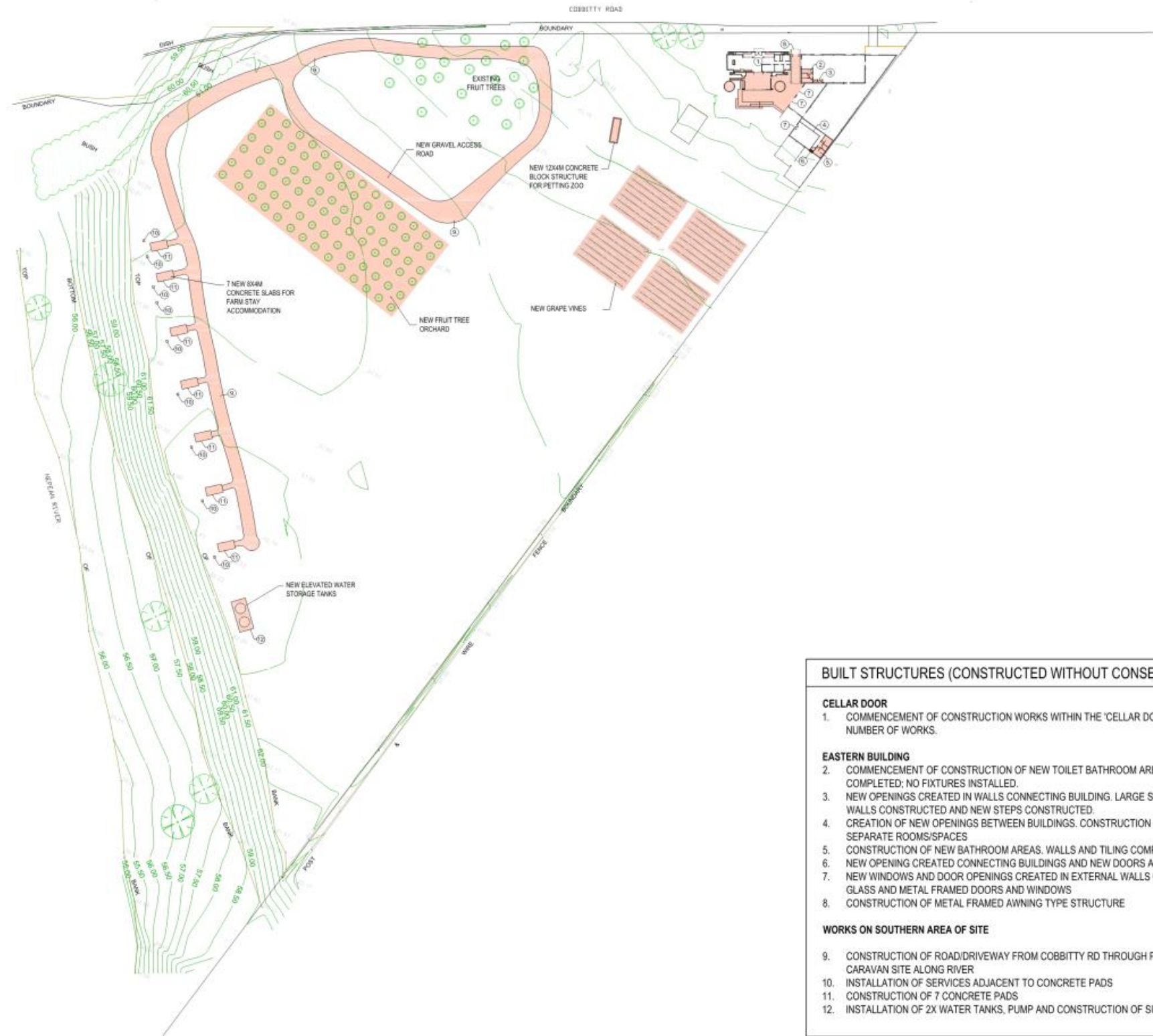
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PROJECT
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 REFERENCE
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EX | 05 -
 DRAWING ISSUE



BUILT STRUCTURES (CONSTRUCTED WITHOUT CONSENT)	
CELLAR DOOR	
1.	COMMENCEMENT OF CONSTRUCTION WORKS WITHIN THE 'CELLAR DOOR' BUILDING, WHICH INCLUDE A NUMBER OF WORKS.
EASTERN BUILDING	
2.	COMMENCEMENT OF CONSTRUCTION OF NEW TOILET BATHROOM AREA. THE MAJORITY OF TILING HAS BEEN COMPLETED; NO FIXTURES INSTALLED.
3.	NEW OPENINGS CREATED IN WALLS CONNECTING BUILDING. LARGE STACKER DOOR INSTALLED, AND NEW WALLS CONSTRUCTED AND NEW STEPS CONSTRUCTED.
4.	CREATION OF NEW OPENINGS BETWEEN BUILDINGS. CONSTRUCTION OF WALLS FORMING CORRIDORS AND SEPARATE ROOMS/SPACES
5.	CONSTRUCTION OF NEW BATHROOM AREAS. WALLS AND TILING COMPLETED. NO FITTING INSTALLED
6.	NEW OPENING CREATED CONNECTING BUILDINGS AND NEW DOORS AND STAIRS INSTALLED
7.	NEW WINDOWS AND DOOR OPENINGS CREATED IN EXTERNAL WALLS OF THE BUILDINGS SOME WITH NEW GLASS AND METAL FRAMED DOORS AND WINDOWS
8.	CONSTRUCTION OF METAL FRAMED AWNING TYPE STRUCTURE
WORKS ON SOUTHERN AREA OF SITE	
9.	CONSTRUCTION OF ROAD/DRIVEWAY FROM COBBITTY RD THROUGH PROPERTY TO AND ALONG AREA AT THE CARAVAN SITE ALONG RIVER
10.	INSTALLATION OF SERVICES ADJACENT TO CONCRETE PADS
11.	CONSTRUCTION OF 7 CONCRETE PADS
12.	INSTALLATION OF 2X WATER TANKS, PUMP AND CONSTRUCTION OF SURROUNDING CONCRETE BLOCK WALLS

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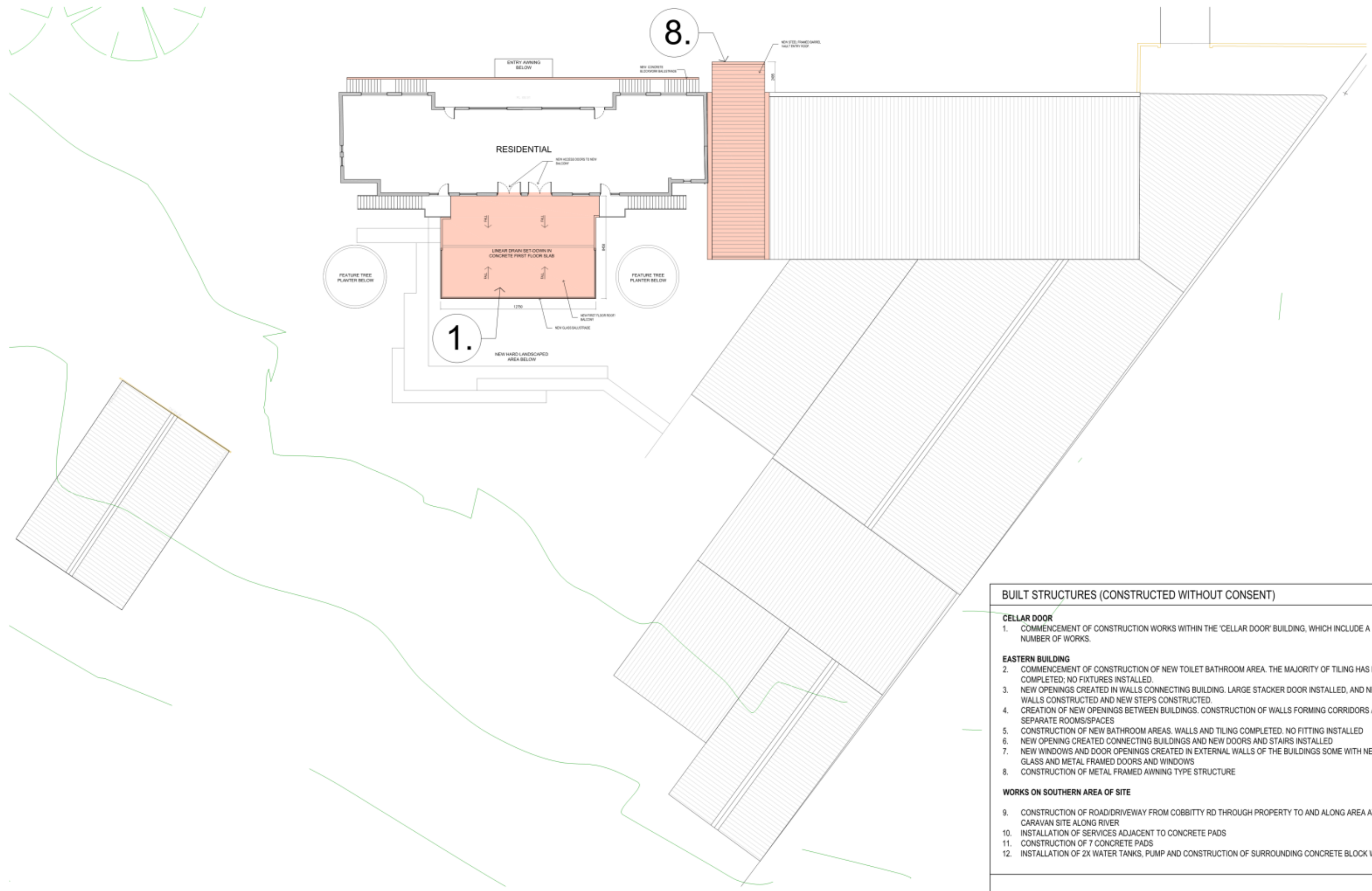
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PROJECT
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BS | 01 -
DRAWING ISSUE



BUILT STRUCTURES (CONSTRUCTED WITHOUT CONSENT)	
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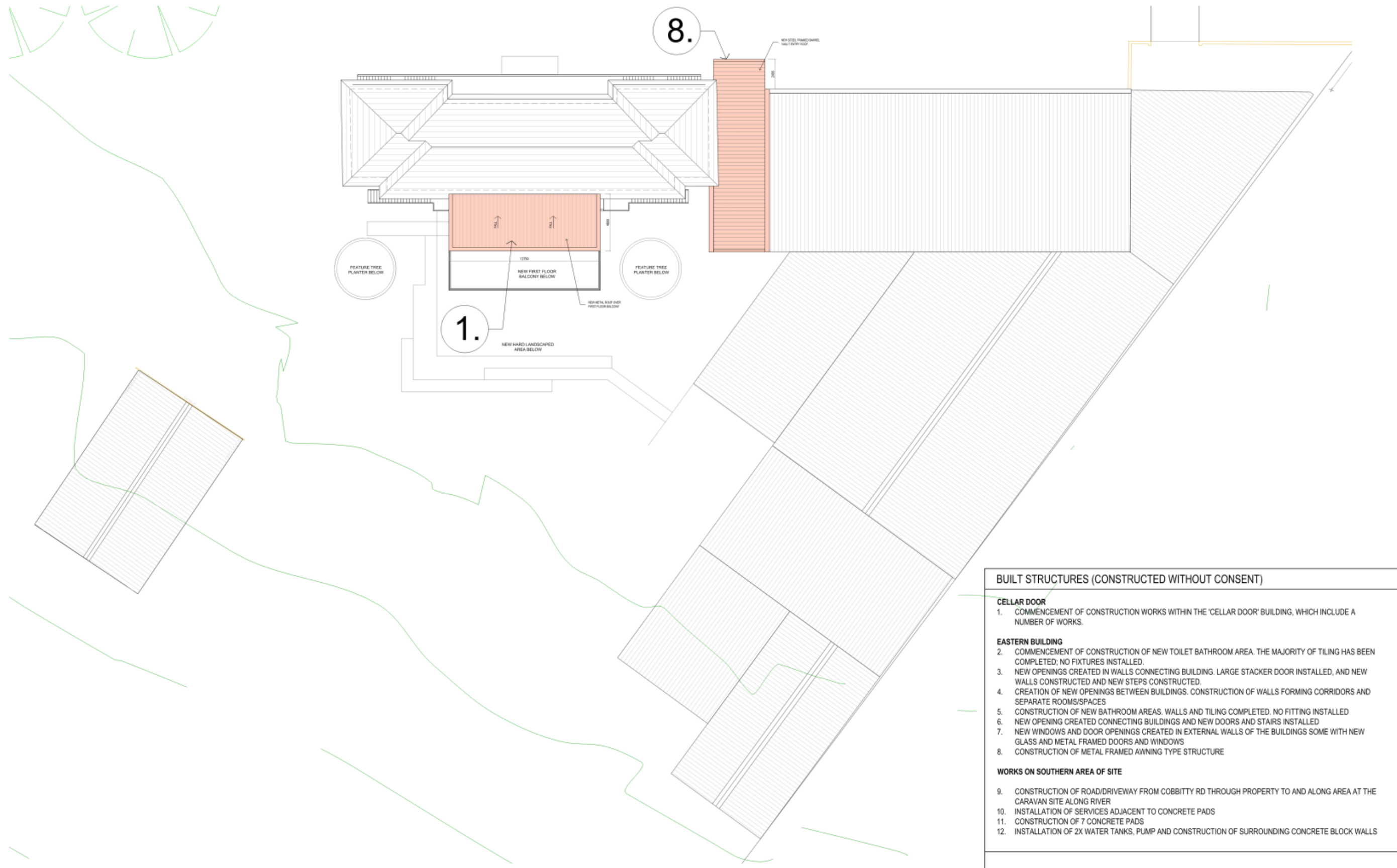
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PROJECT
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 BUILT STRUCTURES - FIRST FLOOR PLANS
 REFERENCE
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BS | 03 -
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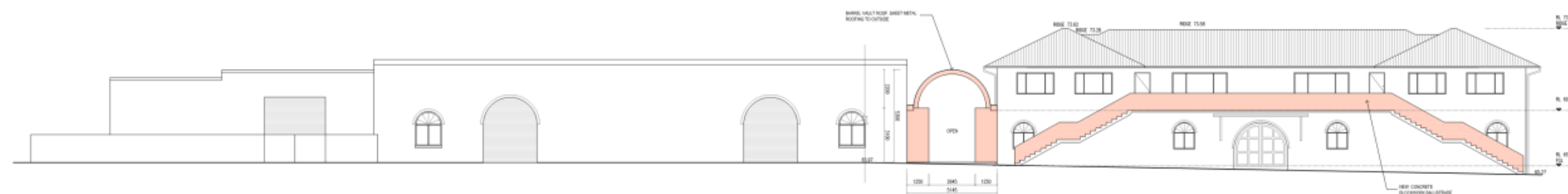
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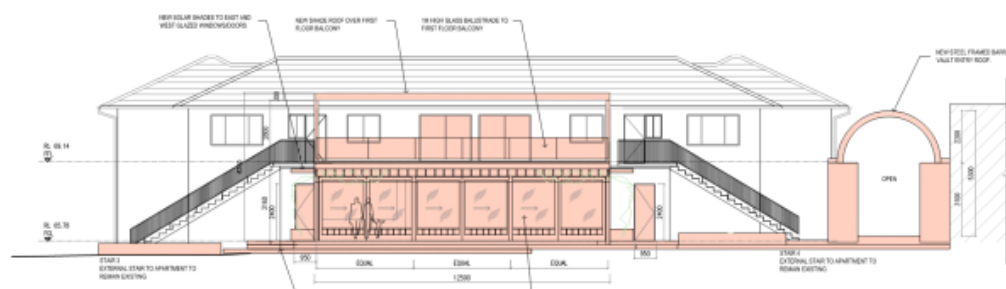
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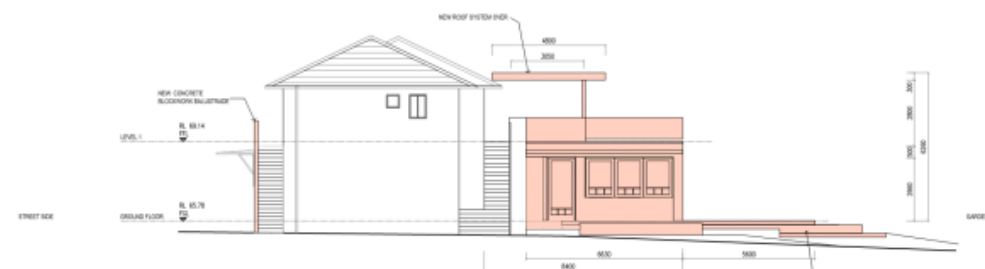
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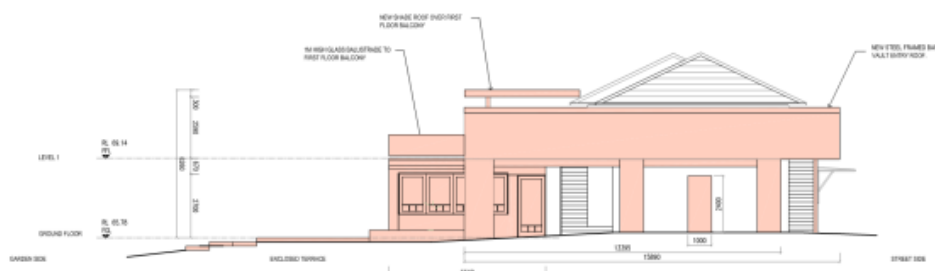
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1:100 ELEVATION



02 BUILT STRUCTURES - SOUTH-EAST ELEVATION
1:100 ELEVATION



03 BUILT STRUCTURES - SOUTH-WESTERN ELEVATION
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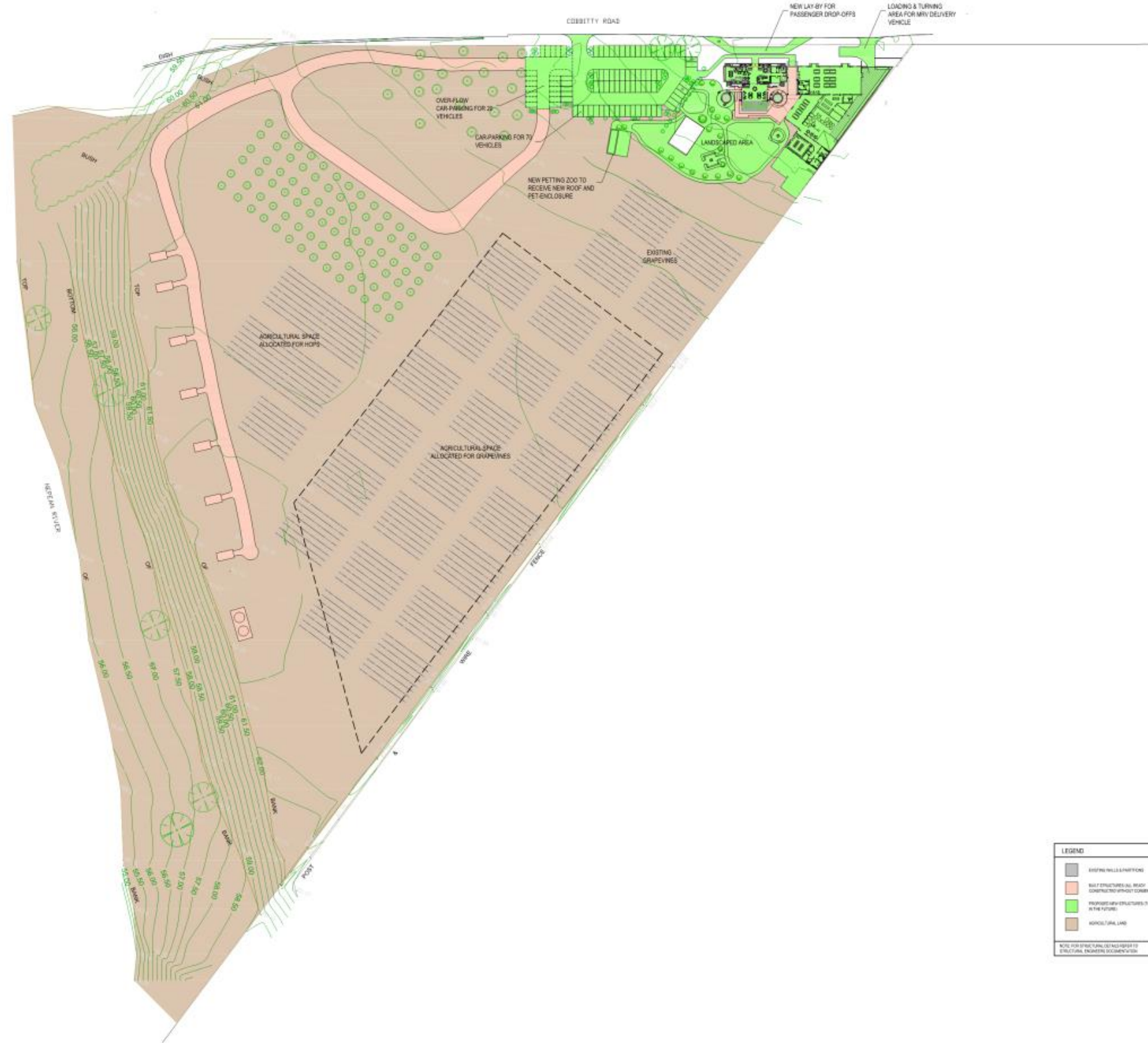
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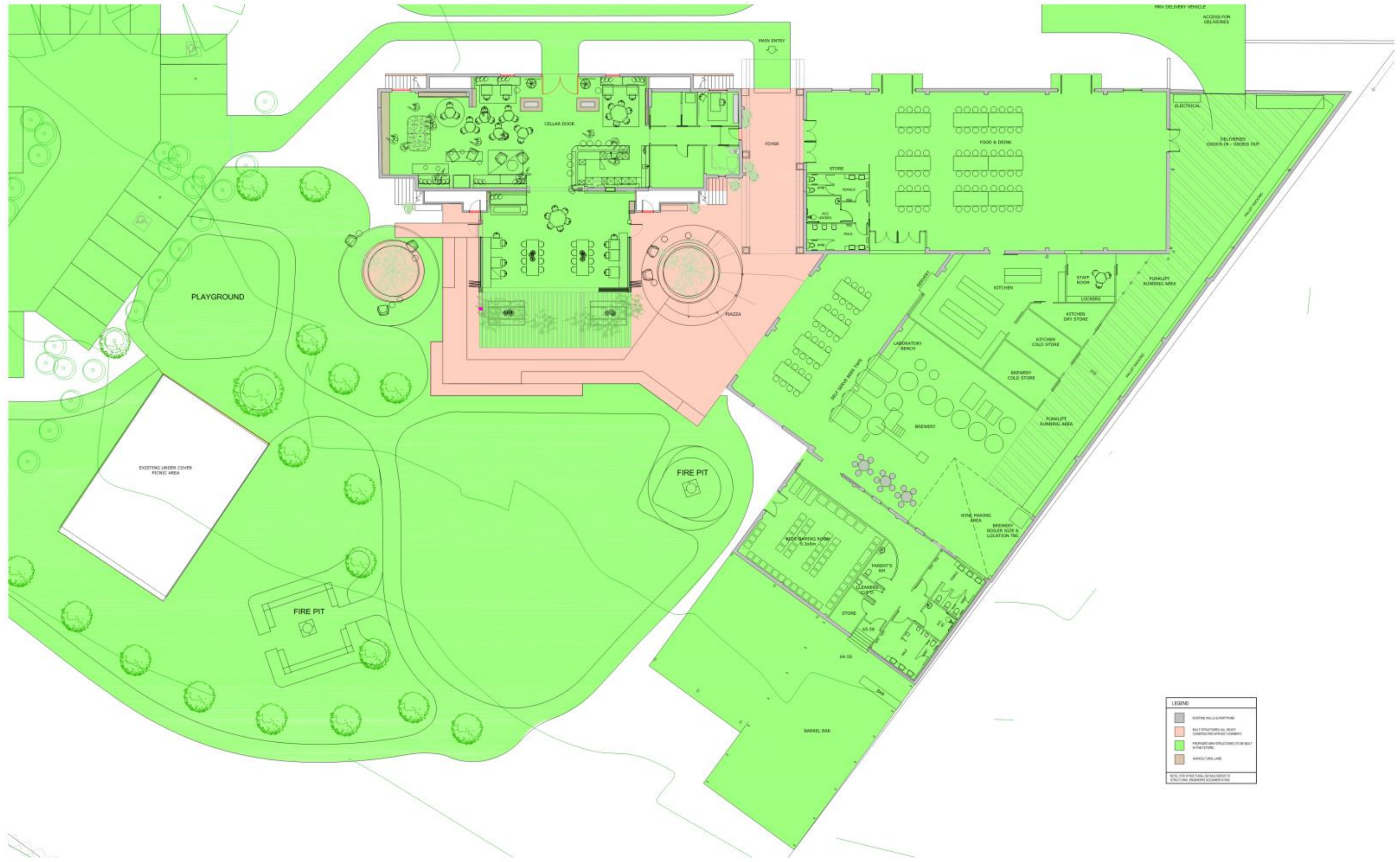
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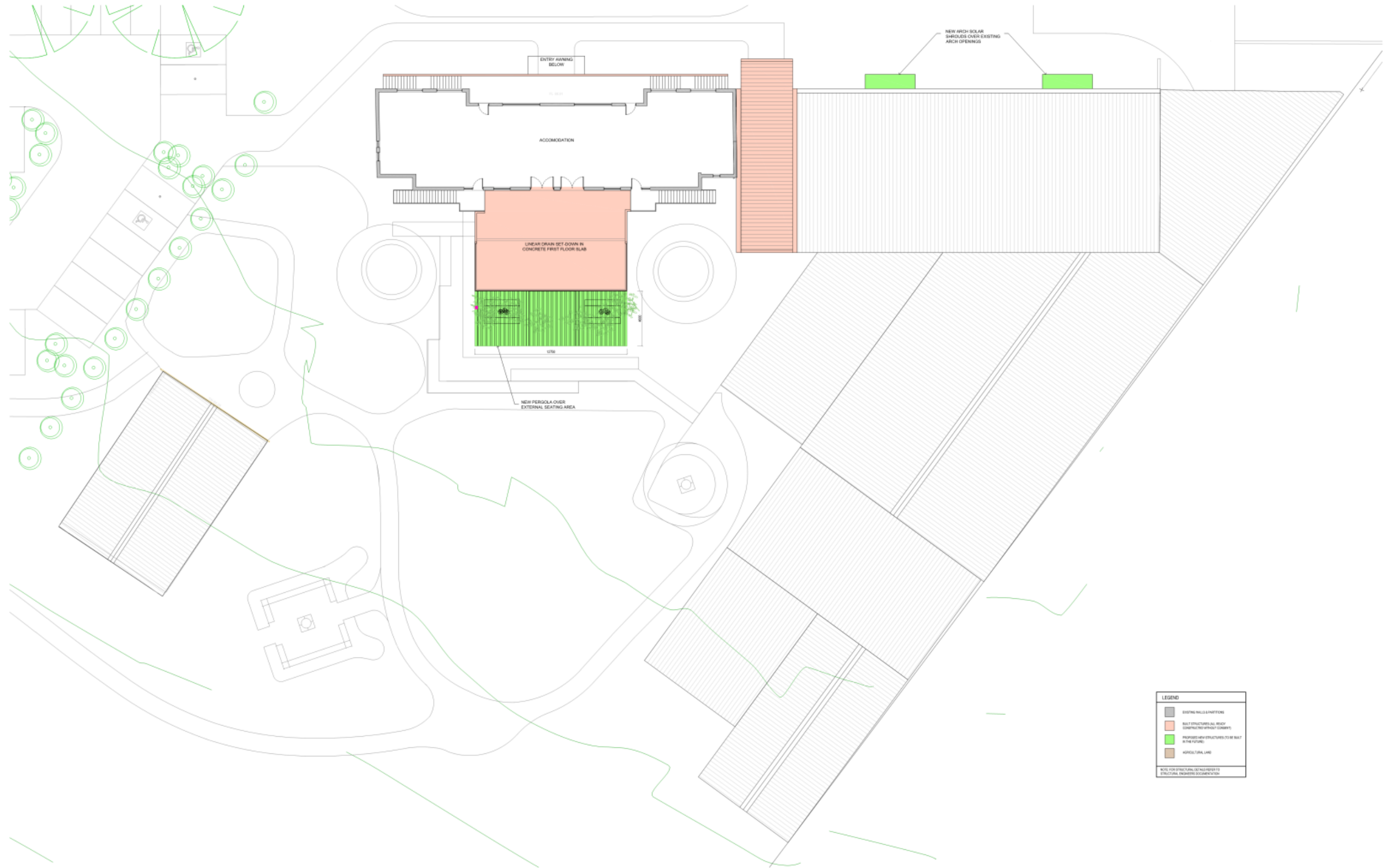
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PROPOSED - GROUND FLOOR PLANS

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PR | 02 -
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LEGEND

Grey square	EXISTING WALLS/CONCRETE
Orange square	BUILT STRUCTURES ALREADY CONSTRUCTED/UNDER CONSTRUCTION
Green square	PROPOSED NEW STRUCTURES TO BE BUILT IN THE FUTURE
Brown square	AGRICULTURAL LAND

NOTE: FOR STRUCTURAL DESIGN PURPOSES, STRUCTURAL ENGINEER'S CONSULTATION

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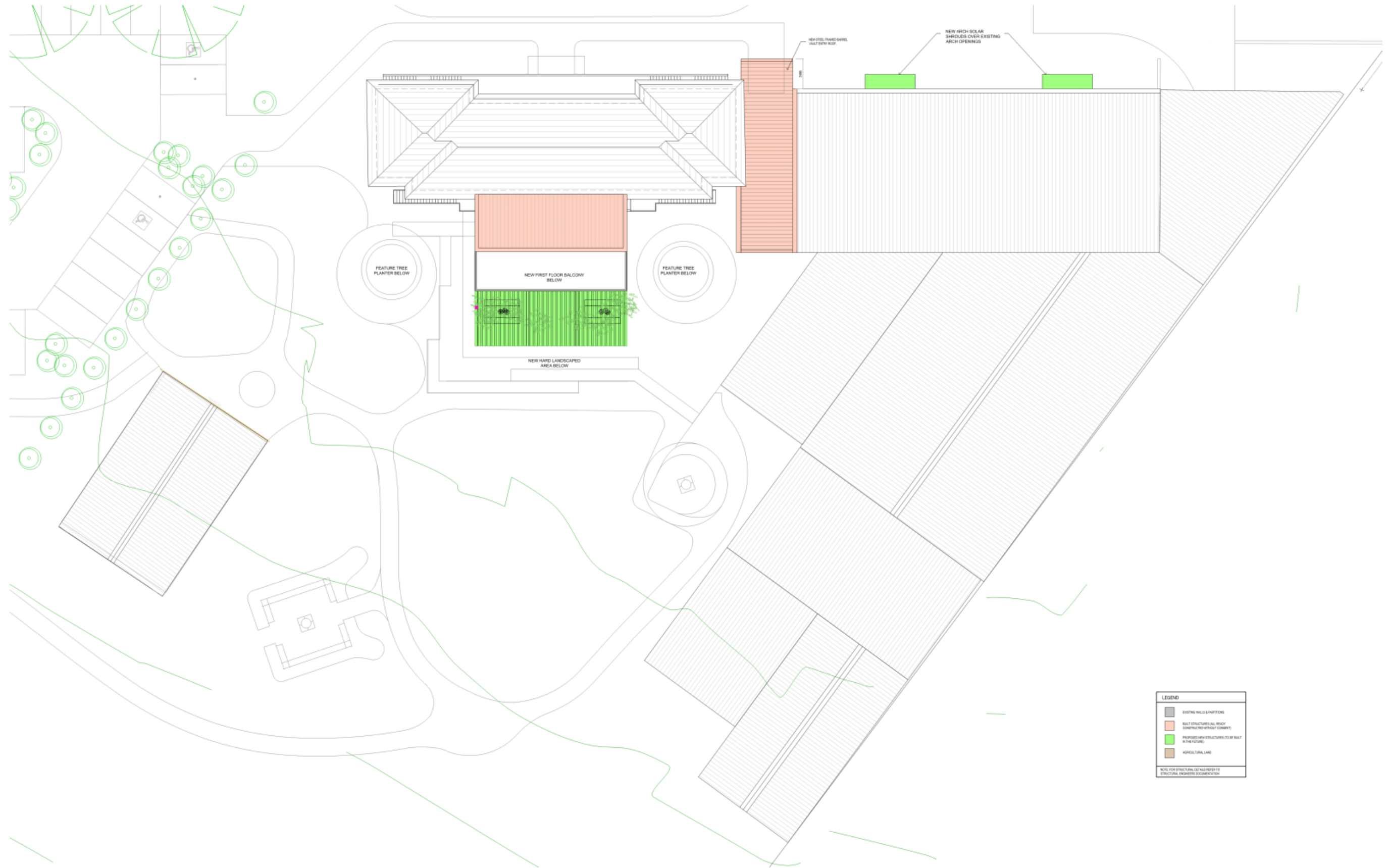
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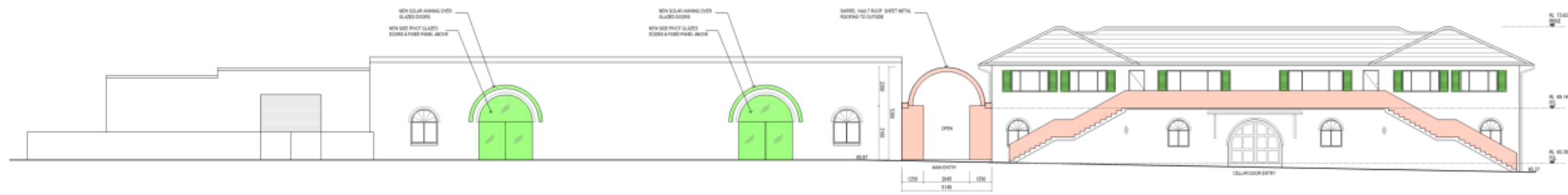
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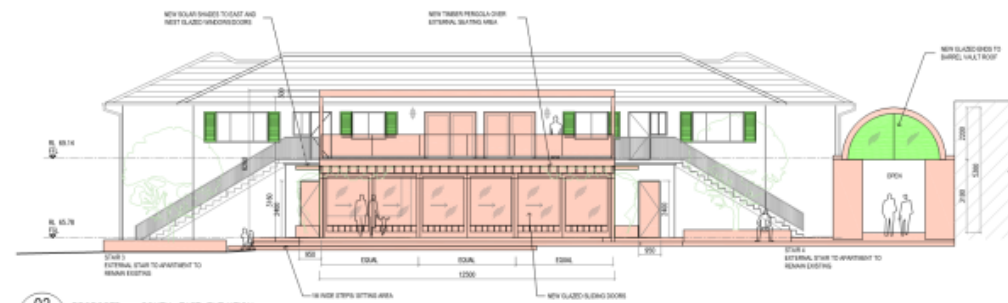
PROJECT
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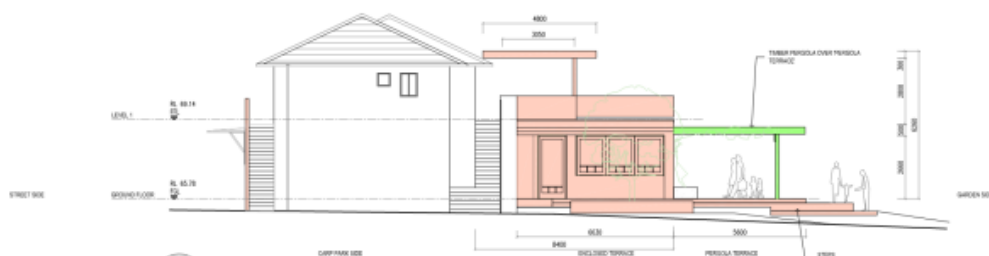
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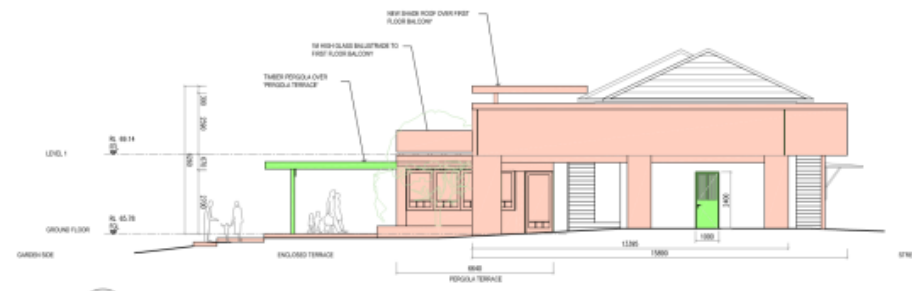
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1:100



02 PROPOSED - SOUTH-EAST ELEVATION
1:100



03 PROPOSED - SOUTH-WESTERN ELEVATION
1:100



04 PROPOSED - NORTH-EAST ELEVATION
1:100

LEGEND

- EXISTING WALLS & PARTITIONS
- BUILT STRUCTURE/ALREADY COMPLETED/FUT CONCRETE
- PROPOSED STRUCTURES TO BE BUILT IN THE FUTURE
- AGRICULTURAL LAND

NOTE: FOR STRUCTURAL DETAILS REFER TO STRUCTURAL ENGINEER DOCUMENTATION

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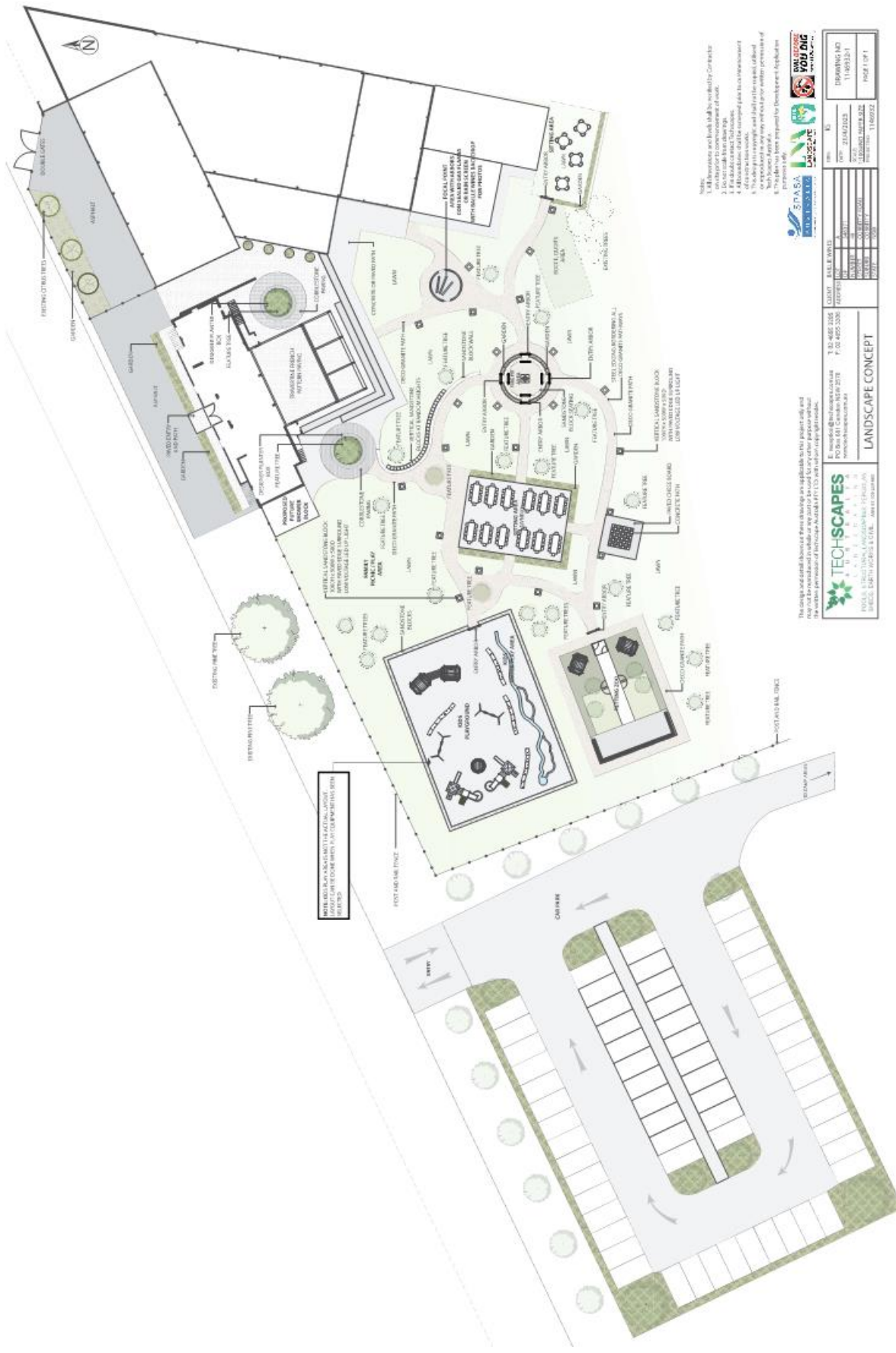
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PROPOSED ADDITIONS AND ALTERATIONS AT 40 COBBITTY ROAD, COBBITTY, NSW 2570

GENERAL NOTES

- G1 These drawings shall be read in conjunction with other consultants' drawings and specifications and with other such written instructions as may be issued during the course of the Contract. Any discrepancy shall be referred to the Engineer before proceeding with the work.
- G2 All dimensions are in millimetres, U.N.O. (unless noted otherwise).
- G3 No dimension shall be obtained by scaling the drawings.
- G4 All levels and setting out dimensions shown on the drawings shall be checked on site prior to the commencement of the work.
- G5 During construction the structure shall be maintained in a stable condition and no part shall be overstressed.
- G6 Damp-proofing & sealing details shall be in accordance with Architect's details. All joints in concrete elements shall be suitably sealed or damp-proofed.

FOUNDATIONS

- F1 Refer Slab Design Criteria for classification of site.
- F2 Footings have been designed for an allowable bearing pressure of 150 kPa U.N.O. All foundations must be stable and uniform throughout.
- F3 Foundation material shall be inspected and approved for the above site classification and allowable bearing pressure by a Geotechnical Engineer before placing footing reinforcement.
- F4 Footings shall be placed centrally under walls and columns, U.N.O.

LOADING

- L1 Superimposed floor loads are generally in accordance with AS 1170.1 or as noted in Table L4.
- L2 Wind loads are in accordance with AS/NZS 1170.2 as follows:
Region : A 2 Regional Wind Velocity, V500 : 45 m/s Category : 3, U.N.O.
- L3 Earthquake loads are in accordance with AS 1170.4 as follows:
a = 0.08 S = 1.0 I = 1.0, U.N.O.
- L4 Live loads & additional dead loads: (to AS/NZS 1170.1)

Area subject to loading	Live Load		Add. Dead Load
	Uniform	Point	
Floors - Internal	1.50 kPa	1.80 kN	0.50 kPa
Floors - External & Garage	3.00 kPa	1.80 kN	1.00 kPa
Roof Areas	0.25 kPa	1.40 kN	0.15 kPa

MASONRY

- M1 All workmanship and materials shall be in accordance with AS 3700.
- M2 Characteristic compressive strength of masonry (f_{uc}) = 24 MPa

Durability Requirements			
Mortar	Salt Attack Resistance Grade	Built in Component	Min. Cover to Reinforcement & Tendons in Grouted Cavities
M2	Protected R1	Galv'd 300 g/m ² each side	5
M3	General Purpose R3	Galv'd 470 g/m ² each side	15
M4	Exposure	R4 (Stainless)	30

- M3 All masonry walls supporting slabs and beams shall have a pre-greased two layer galvanised steel slip joint between concrete and masonry.
- M4 All masonry walls supporting or supported by concrete floors shall be provided with vertical joints to match any control joints in the concrete.
- M5 Non load bearing walls shall be separated from concrete above by 12 mm thick closed cell polyethylene strip.
- M6 Provide vertical control joints at 8 metres maximum centres, and 4 metres maximum from corners in masonry walls, and between new & existing brickwork.
- M7 Masonry retaining walls are to be backfilled with either of the following material:
 - Coarse grained soil with low silt content
 - Residual soil containing stones
 - Fine silty sand
 - Granular materials with low clay content

REINFORCED CONCRETE

- C1 All workmanship and materials shall be in accordance with AS 3600 current edition, except where varied by the contract documents.
- C2 Concrete quality shall be as follows (subject to note C4 being satisfied):

Element	Slump mm	Max. Agg. Size mm	Cement Type	f _c at 28 Days MPa
Footings	80	20	Normal	20
Slabs on Ground	80	20	Portland	25
Suspended Floors	80	20	Type A	32

- C3 Engineer to approve any admixtures used in concrete mix.
- C4 Cover to reinforcement shall be obtained by the use of approved bar chairs. All chairs to be placed at 750 maximum centres.

- C5 Minimum clear concrete cover to reinforcement including ties and stirrups (other than residential slabs on ground or footings) shall be as follows uno.

Exposure Classification	Minimum Cover (mm)				
	Concrete Strength (f _c)				
	20 MPa	25 MPa	32 MPa	40 MPa	>50 MPa
A1	20	20	20	20	20
A2	(50)	30	25	20	20
B1	-	(60)	40	30	25
B2	-	-	(65)	45	35
C	-	-	-	(70)	50

For bracketed figures refer to AS 3600 current edition table 4.10.3.2

- C6 Residential slab on ground and footings cover requirements: (Minimum concrete grade N20)
 - Unprotected ground: 40 mm
 - External exposure: 40 mm
 - Membrane in contact with ground: 30 mm
 - Internal surface: 20 mm
 - Strip & pad footing: 40 mm

- C7 All concrete shall be mechanically vibrated. Vibrators shall not be used to spread concrete.
- C8 Sizes of concrete elements do not include thickness of applied finishes.
- C9 No holes or chases other than those shown on the structural drawings shall be made in concrete members without the prior approval of the Engineer.
- C10 Construction joints where not shown shall be located to the approval of the Engineer.

- C11 Curing of all concrete is to be achieved by keeping surfaces continuously wet for a period of 3 days, and prevention of loss of moisture for a total of 7 days followed by gradual drying out. Approved sprayed on compounds may be used where no floor finishes are proposed. Polythene sheeting or wet hessian may be used if protected from wind and traffic.

- C12 Construction support propping is to be left in place where needed to avoid over stressing the structure due to construction loading. No masonry or partition walls are to be constructed on suspended levels until all propping is removed and the slab has absorbed its dead load deflection.

- C13 Conduits, pipes, etc. shall only be placed in the middle one third of slab depth and spread at not less than 3 diameters.

Reinforcement symbols :

- N - Denotes deformed grade 500 normal ductility reinforcing bars to AS/NZS 4671.
- R - Denotes plain round grade 250 normal ductility reinforcing bars to AS/NZS 4671.
- SL - Denotes deformed grade 500 low ductility reinforcing mesh to AS/NZS 4671.
- RL - Denotes deformed grade 500 low ductility reinforcing mesh to AS/NZS 4671.
- L--TM - Denotes deformed grade 500 low ductility trench mesh to AS/NZS 4671.

- C15 Reinforcement is represented diagrammatically; it is not necessarily shown in true projection.

- C16 Splices in reinforcement shall be made only in positions shown or otherwise approved by the Engineer.

- C17 Fabric reinforcement shall have splices made so that the overlap, measured between the outermost transverse wires of each sheet of fabric, is not less than the spacing of those wires plus 25 mm.

- C18 Welding of reinforcement shall not be permitted unless shown on the structural drawings or approved by the Engineer.

STRUCTURAL STEEL

- S1 All workmanship and materials shall be in accordance with AS 4100, AS 1163, AS 1554.1 and AS/NZS 4600.

- S2 The structural design has been based on the following steel grades, U.N.O.:
Hot rolled universal beams, columns, channels & angles: 300PLUS
Circular, square & rectangular hollow sections: C350/C450LO
Cold formed open DuraGal profiles: C400/C450LO
Cold formed lipped Cee & Zed purlins: G550/G500/G450

- S3 The structural design has been based on MBPMA nominal size Cee & Zed lipped purlins. All purlin profiles shall be in accordance with the MBPMA specifications. Qualifications of welding procedures and personnel shall conform to Section 4 of AS 1554.1. Non destructive testing of welds shall include 100% visual inspection and additional testing as shown on the drawings.

- S4 All welds shall be 6 mm continuous fillet type SP, U.N.O. All butt welds shall be complete penetration in accordance with AS 1554.1, U.N.O.

Commercial bolts to AS 1111, snug tightened
High strength structural bolts to AS 1562, snug tightened
High strength structural bolts to AS 1562, fully tensioned bearing joint to AS 1511
High strength structural bolts to AS 1562, fully tensioned friction joint to AS 1511

All bolts shall be M16 8.8/S, with a minimum of 2 bolts per connection, U.N.O.

- S7 High strength TF & TB bolts shall be installed using approved load indicator washers, or in accordance with the part turn method nominated in AS 4100.
- S8 Gusset plates shall be 10 mm thick, grade 300PLUS steel, U.N.O.
- S9 Concrete encased steelwork shall be wrapped with SL41 fabric and shall have a minimum of 50 mm cover, U.N.O.

- S10 Steelwork not encased shall have the following surface treatment :

Exposure Classification	Steelwork Protection Required
A1 / A2	Power tool clean to AS1627 Class 1 1 Coat Alkyd Primer (Zinc Phosphate)
B1	Abrasive blast to AS1627 Class 2.5 1 Coat Inorganic Zinc Silicate
B2	Hot Dipped Galvanised to AS4680

- S11 Where sealed tube members are hot dip galvanised, the fabricator shall provide drill holes as necessary.
- S12 All transport and erection damage, site welds etc., shall be reinstated to an equivalent finish to adjacent steelwork

SITE PREPARATION FOR SLABS ON GROUND

- P1 Strip topsoil containing organic matter. Proof roll fill sub grade and remove any soft zones.
- P2 Where additional fill is required to the underside of slabs on ground, non cohesive materials such as sand and gravel dust shall be placed by "controlled" compaction in horizontal layers of 200 mm (loose) maximum depth. This fill shall be compacted to at least 95% of Standard Maximum Dry Density (SMDD).
- P3 For slabs on ground, sand 50 mm approximate thickness is to be spread as a levelling layer and well watered down.
- P4 Damp-proofing membrane unpunctured and taped at laps, is to be placed over the sand, sufficient membrane being provided at edges to return under brickwork. Where no brickwork, tape membrane to side of footing below ground.

FOUNDATION MAINTENANCE

FOUNDATION SOILS : All soils are affected by water. Silts are weakened by water and some sands can settle if heavily watered, but most problems arise on clay foundations. Clays swell and shrink due to changes in moisture content and the potential amount of the movement is implied in the site classification in Australian Standard AS2870, which is specified as follows:

- A Stable (Non-reactive).
- S Slightly Reactive.
- M Moderately Reactive.
- H Highly Reactive.
- E Extremely Reactive.

CLASS A & S SITES : Sands, silts and clays shall be protected from becoming extremely wet by adequate attention to site drainage and prompt repair of plumbing leaks.

CLASS M, H & E SITES : Sites classified as M, H, or E shall be maintained at essentially stable moisture conditions and extremes of wetting and drying prevented. This will require attention to the following :

Drainage of the site : The site shall be graded or drained so that water cannot pond against or near the house. The ground immediately adjacent to the house shall be graded to a uniform fall of 50 mm minimum away from the house over the first metre. The sub floor space for houses with suspended floors shall be graded or drained to prevent ponding where this may affect the performance of the footing system. The site drainage requirements shall be maintained for the economic life of the building.

Limitations on gardens : The development of the gardens shall not interfere with the drainage requirements or the sub floor ventilation and weep hole drainage systems. Garden beds adjacent to the house should be avoided. Care should be taken to avoid over watering of gardens close to the house footings.

Restrictions on trees and shrubs : Planting of trees should be avoided near the foundation of a house or neighbouring house on reactive sites as they can cause damage due to drying of the clay at substantial distances. To reduce, but not eliminate, the possibility of damage, tree planting should be restricted to a distance from the house of :

- 1.50 x mature height for Class E sites
- 1.00 x mature height for Class H sites
- 0.75 x mature height for Class M sites

Where rows or groups of trees are involved, the distance from the building should be increased. Removal of trees from the site can also cause similar problems.

Repair of leaks : Leaks in plumbing, including storm water and sewerage drainage should be repaired promptly.

The level to which these measures are implemented depends on the reactivity of the site. The measures apply mainly to masonry houses and masonry veneer houses. For frame houses clad with timber or sheeting, lesser precautions may be appropriate.

BONDEK/CONDECK FORMWORK

- B1 U.N.O. BONDEK/CONDECK PANELS SHALL BE 1.00Mmm BMT
- B2 PANELS ARE TO BE SECURELY FIXED OR HELD DOWN TO PREVENT DISPLACEMENT DUE TO CONSTRUCTION LOADING OR WIND UPLIFT PRIOR TO CONCRETING
- B3 FIX PANELS TO STEELWORK BY PUDDLE WELDING DRIVE PINS OR OTHER SUITABLE METHODS. SLIP JOINTS SHALL BE LOCATED AS SHOWN
- B4 FIXING TO MASONRY IS NOT NECESSARY PROVIDED CONCRETE IS PLACED IMMEDIATELY AFTER PANELS ARE LAID. TOP COURSE OF BRICKWORK IS TO BE STRAIGHT AND LEVEL. IF REQUIRED, PROVIDE LAYER OF SMOOTH HARD MORTAR SLIP JOINTS SHALL BE PROVIDED AT ALL MASONRY U.N.O.
- B5 BEFORE CONCRETE IS PLACED, ANY ACCUMULATED DEBRIS, GREASE OR ANY OTHER SUBSTANCE WILL NEED TO BE REMOVED TO ENSURE CLEAN BONDING SURFACE. ANY PONDED RAINWATER SHOULD BE REMOVED BY BLOWING OR SWEEPING
- B6 FASTENING OF SIDE LAP JOINTS SHALL BE IN ACCORDANCE WITH LYSAGHT PUBLICATIONS, AND GENERALLY ONE No. 10-24x16mm SELF-DRILLING TAPPING SCREW IS REQUIRED MID-SPAN FOR SUPPORT SPACING OF 2750mm OR GREATER. FOR POINT LOADS RATINGS OR EXPOSED SOFFITS ADDITIONAL FIXING MAY BE REQUIRED
- B7 U.N.O PROPPING SHALL BE IN ACCORDANCE WITH LYSAGHT PUBLICATIONS
- B8 PROPS SHALL NOT BE REMOVED UNTIL CONCRETE HAS REACHED SUFFICIENT STRENGTH

SCALE 1:100 (m) @ A3

0 1 2 3 4 5

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

REV	DATE	DESCRIPTION	BY
D	02.11.2022	ISSUED FOR CONSTRUCTION	AK
C	27.10.2022	ISSUED FOR CONSTRUCTION	AK
B	12.10.2022	ISSUED FOR CONSTRUCTION	AK
A	22.09.2022	PRELIMINARY PLANS	BA

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**PROPOSED ADDITIONS AND ALTERATIONS AT
40 COBBITTY RD, COBBITTY, NSW 2570**

GENERAL NOTES

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
22118	S000	A3
DESIGNED BY:	DATE:	
AK	02.11.2022	
CHECKED BY:	SCALE:	
AK	AS SHOWN	

2/11/2022 5:26 PM

LEGEND

- DENOTES LOAD BEARING BRICK WALL OVER
- DENOTES CORE FILLED BLOCK WALL OVER
- DENOTES NON LOAD BEARING WALL OVER
- DENOTES NON LOAD BEARING WALL UNDER
- DENOTES LOAD BEARING MASONRY WALL UNDER
- DENOTES LOAD BEARING 190 DINCEL WALL
- DENOTES SLAB PENETRATION
- DENOTES SLAB STEP DEPTH
- DENOTES MINIMUM SLAB DEPTH
- DENOTES STEEL COLUMN OVER
- DENOTES STEEL COLUMN UNDER
- DENOTES STEEL COLUMN UNDER + OVER
- DENOTES SLAB DATUM
- SB1(-150) DENOTES STEEL BEAM 150mm BELOW SLAB DATUM
- DENOTES SAWN JOINT. REFER TO DETAILS.
- DENOTES KEY JOINT. REFER TO DETAILS.
- DENOTES DOUBLE STUD
- DENOTES TRIPLE STUD
- DENOTES F11x4.5 THICK PLYWOOD SHEET STRUCTURAL BRACING. REFER TO TIMBER FRAMING CODE FOR FIXING.
- DENOTES 30x0.8 METAL STRAP CROSS BRACING. REFER TO TIMBER FRAMING CODE AS1684 FOR FIXING

BONDEK NOTES

- DENOTES 1.00 BMT BONDEK SLAB SPAN DIRECTION (BY LYSAGHTS OR APPROVED EQUIVALENT)
- ALL SLABS TO BE 150 THICK WITH SL82 MESH TOP THROUGHOUT LAID LAST WITH 20 COVER PLUS EXTRA REINFORCEMENT AS NOTED ON PLAN

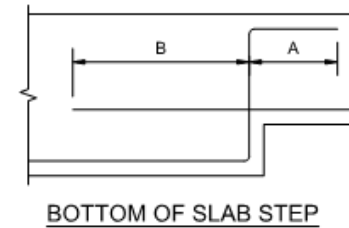
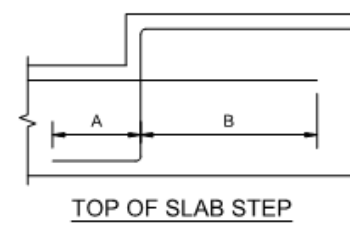
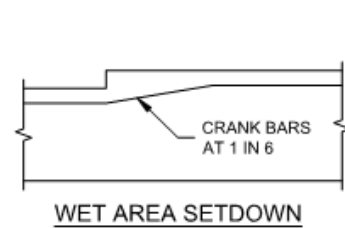
TIMBER FRAMING NOTES

- TF1. ALL DESIGN, WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH NATIONAL TIMBER FRAMING CODE AS1684 CURRENT EDITION WITH AMENDMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- TF2. TIMBER SIZES, CONNECTIONS AND BRACING WALL SHALL BE TO FRAME MANUFACTURER'S DETAILS & SPECIFICATIONS & SHALL BE IN ACCORDANCE WITH AS1684. TIMBER FRAMING OUTSIDE THE SCOPE OF AS1684 SHALL BE REFERRED TO THE SUPERINTENDENT FOR A DECISION BEFORE PROCEEDING.
- TF3. ROOF BRACING & ANCHOR DETAILS WHERE NOT SHOWN ON DRAWINGS SHALL BE IN ACCORDANCE WITH AS1684.
- TF4. ROOF TRUSSES TO MANUFACTURERS SPECIFICATION
- TF5. TRUSS LAYOUT TO BE FORWARDED TO ANH CONSULTING ENGINEERS BEFORE COMMENCEMENT OF WORK ON SITE
- TF6. MINIMUM 3 COURSES OF BRICK TO BE LAID ABOVE LINTELS
- TF7. FOR LINTEL NOT SHOWN ON PLAN, REFER TO STANDARD LINTEL SCHEDULE
- TF8. FIX ALL STUD WALLS TO STEEL COLUMNS

BRICK LINTEL SCHEDULE

SPAN	LINTEL SIZE	MIN. END BEARING
UP TO 900	75 x 10 FLAT	100
OVER 901-1200	75 x 75 x 6 EA	150
OVER 1201-2000	100 x 100 x 8 EA	150
OVER 2001-2701	150 x 90 x 8 UA	150
OVER 2700-3000	150 x 90 x 10 UA	150
OVER 3001-3500	150 x 100 x 10 UA	150

NOTE: ALL EXTERNAL STEEL TO BE HOT DIPPED GALVANISED



STANDARD COG SCHEDULE

BAR	COG (mm)
UP TO N12	200
N16	200
N20	245
N24	295
N28	340
N32	390
N36	440

TYPICAL REINFORCEMENT BAR LAP AT STEPS

BAR DIA.	A	B
N12	200	600
N16	300	800
N20	400	1000
N24	500	1200
N28	600	1400
N32	700	1600
N36	800	1800

SLAB REINFORCEMENT MIN. SPLICE SCHEDULE

BAR	LAP (mm)
UP TO N12	480
N16	640
N20	800
N24	960
N28	1120
N32	1280
N36	1440

SLAB ON GROUND NOTES

- DENOTES EXTENT OF 100 THICK SLAB ON GROUND REINFORCED WITH SL82 MESH TOP CONTINUOUS THROUGHOUT PLUS ANY EXTRAS AS NOTED ON PLAN AND IN DETAILS.
- DENOTES EXTENT OF 120 THICK 400mm MAXIMUM COMPACTED FILL REINFORCED WITH SL82 MESH TOP & BTM CONTINUOUS THROUGHOUT PLUS ANY EXTRAS AS NOTED ON PLAN AND IN DETAILS.

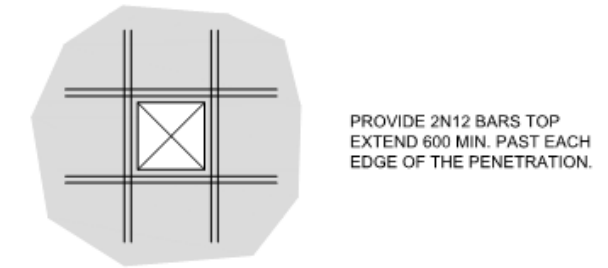
REFER TO TABLE BELOW FOR CONCRETE COVERS

NOTES TO BE READ IN CONJUNCTION WITH PLANS AND TYPICAL DETAILS

REINFORCEMENT COVERS

SLAB ON GROUND		INTERIOR	EXTERIOR
SLAB	TOP	20mm	45mm
	BTM	30mm	30mm
	SIDES	45mm	45mm

TYPICAL SLAB TRIMMER DETAILS



SLAB PENETRATION TRIMMER



SLAB RE-ENTRANT CORNER TRIMMER



SLAB CORNER TRIMMER

SCALE 1:100 (m) @ A3

0 1 2 3 4 5

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

REV	DATE	DESCRIPTION	BY
D	01.11.2022	ISSUED FOR CONSTRUCTION	AK
C	27.10.2022	ISSUED FOR CONSTRUCTION	AK
B	12.10.2022	ISSUED FOR CONSTRUCTION	AK
A	22.09.2022	PRELIMINARY PLANS	MA

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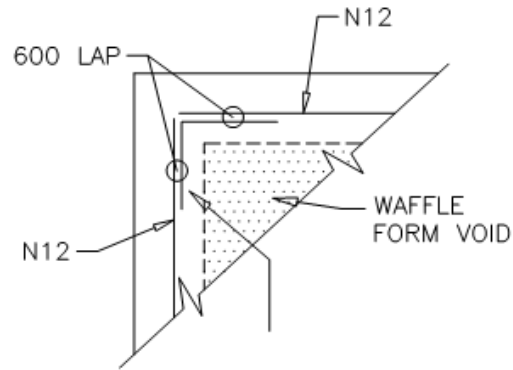
PROPOSED ADDITIONS AND ALTERATIONS AT
40 COBBITTY RD, COBBITTY, NSW 2570

LEGEND AND PROJECT SPECIFICATION

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
22118	S001	A3
DESIGNED BY:	DATE:	
AK	02.11.2022	
CHECKED BY:	SCALE:	
AK	AS SHOWN	

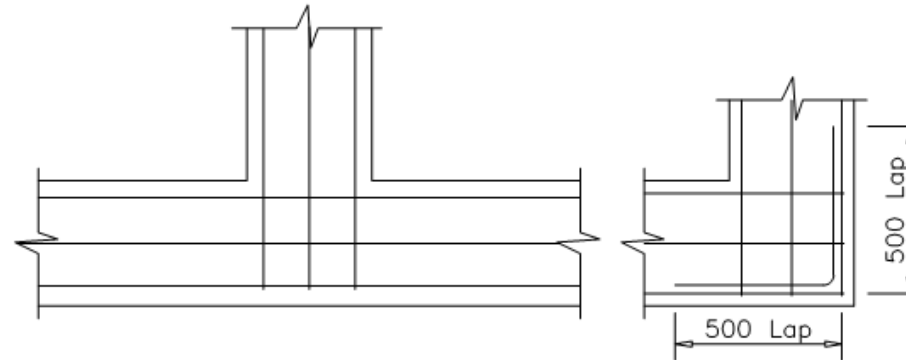
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1N12 CORNER LAP BAR IF/WHERE TOP PERIMETER BAR IS REQUIRED. ALTERNATIVELY, BEND TOP BAR TO CREATE 600 MIN. LEG.



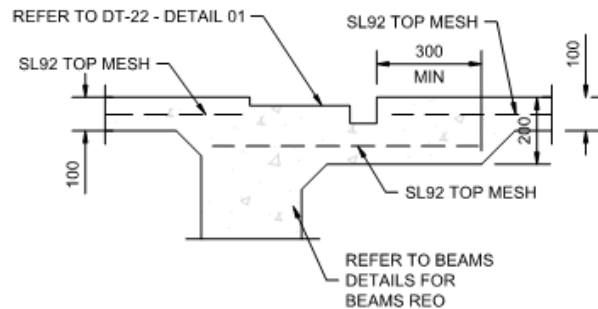
PLAN AT TOP OF WAFFLE RAFT

REINFORCING BARS SHALL HAVE A LAP LENGTH AT SPLICES NOT LESS THAN 500MM. AT 'T' AND 'L' INTERSECTIONS, THE BARS SHALL BE CONTINUED ACROSS THE FULL WIDTH OF THE INTERSECTION. AT L-INTERSECTIONS, A BENT BAR 500MM LONG ON EACH LEG SHALL BE PROVIDED. REFER TO THE DIAGRAMS BELOW:



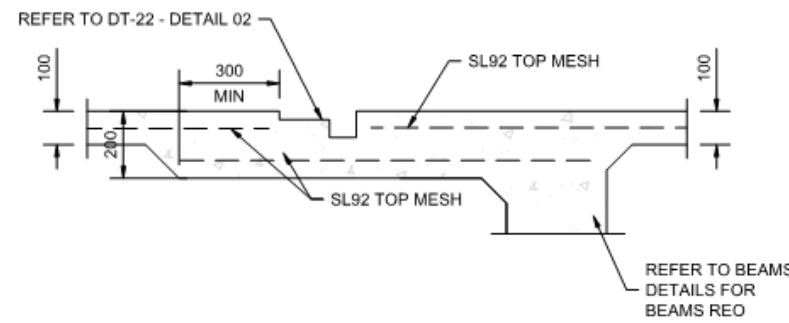
PLAN AT BASE OF BEAMS OR TOP & BOTTOM OF STRIP FOOTINGS

PLAN AT SLAB BEAM CORNERS



SLIDING DOOR SECTION - S2

1:20
REFER TO S100



BIFOLD DOOR SECTION - S1

1:20
REFER TO S100

ELEMENT	STRENGTH f _c	MAX SIZE AGG. mm	SLUMP mm	CEMENT TYPE	ADMIXTURE
CONCRETE QUALITY					
FOOTINGS	25	20	80	GP	-
SLAB ON GROUND	25	20	80	GP	-
SUSPENDED SLAB	32	20	80	GP	-

MEMBERS SCHEDULE			
MARK	DESCRIPTION	SIZE	COMMENTS
EB1	EDGE BEAM	300W X 400D	REFER TO DETAILS
DEB1	EDGE BEAM	300W X 1000D MAX	REFER TO DETAILS
IB1	EDGE BEAM	300W X 400D	REFER TO DETAILS
IB2	EDGE BEAM	300WX400D	REFER TO DETAILS
IB3	EDGE BEAM	300W X 1000D MAX	REFER TO DETAILS

FOUNDATION NOTE

THE FOOTINGS SHALL BE FOUNDED ON **SHALE** MATERIAL WITH A MINIMUM SAFE BEARING CAPACITY OF **300 kPa**.

DESIGN CRITERIA

SITE SOIL CLASSIFICATION : **ASSUMED CLASS M** (REFER NOTE BELOW)

EARTHQUAKE DESIGN CATEGORY: **H1**

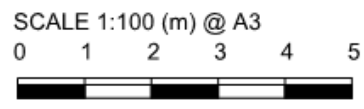
CONSTRUCTION TYPE: **REFER TO ARCHITECTURAL PLANS**
(ROOF FRAMING: **REFER TO ARCHITECTURAL PLANS**)

NOTE:

THE SUPERINTENDENT SHALL HAVE THE SITE SOIL CLASSIFICATION CONFIRMED (BY INSPECTION OF TEST PIER HOLE 1500 MIN DEEP OR TO AUGER REFUSAL, WHICHEVER IS LESS) BY THE ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

WHERE THE CLAY EXTENDS FOR 1500 OR MORE THE SUPERINTENDENT SHALL HAVE THE SITE CLASSIFICATION CONFIRMED BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

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NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

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A	22.09.2022	PRELIMINARY PLANS	MA

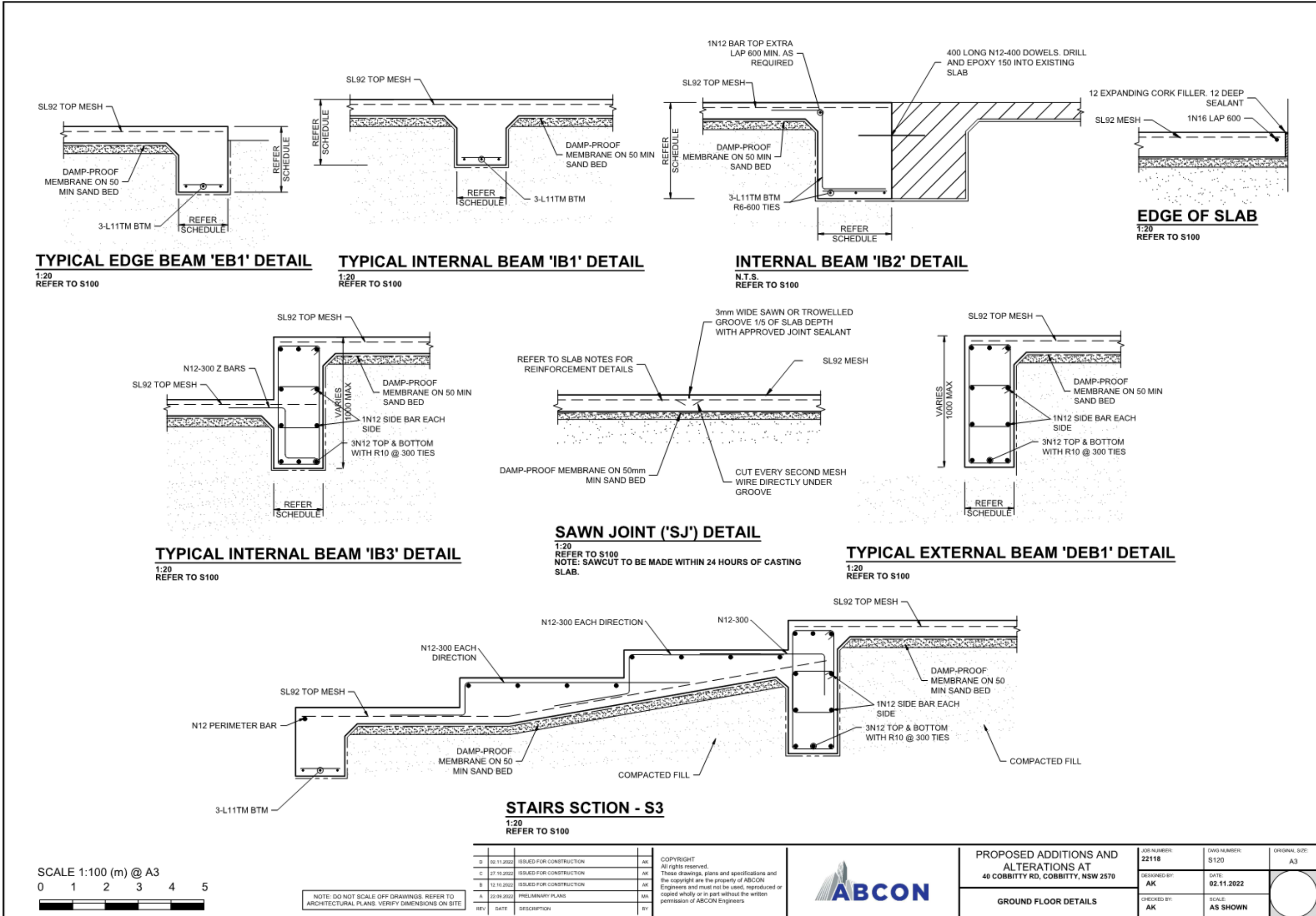
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PROPOSED ADDITIONS AND ALTERATIONS AT
40 COBBITTY RD, COBBITTY, NSW 2570

GROUND FLOOR DETAILS

JOB NUMBER: 22118	DWG NUMBER: S110	ORIGINAL SIZE: A3
DESIGNED BY: AK	DATE: 02.11.2022	
CHECKED BY: AK	SCALE: AS SHOWN	



SCALE 1:100 (m) @ A3
0 1 2 3 4 5

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

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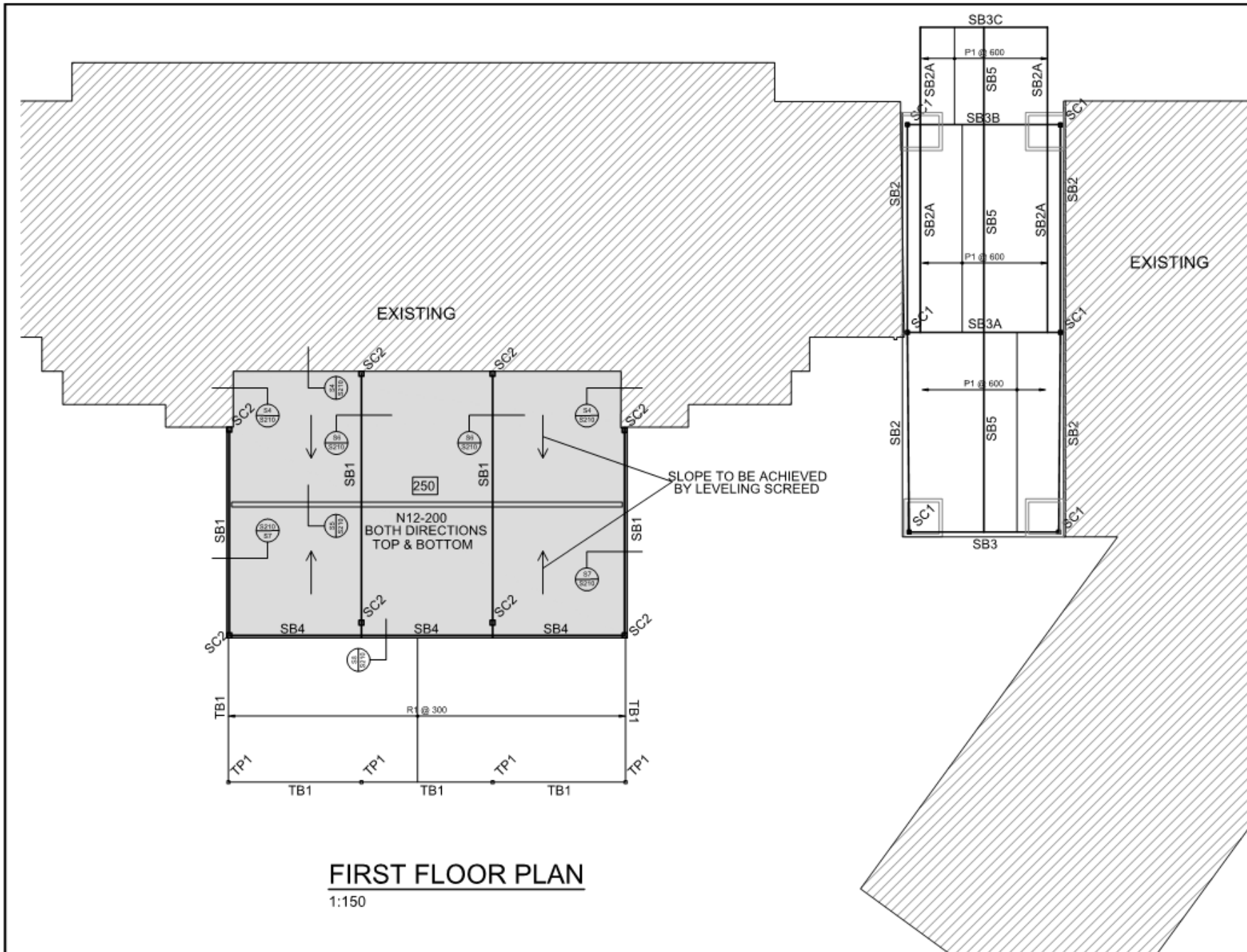


PROPOSED ADDITIONS AND ALTERATIONS AT
40 COBBITTY RD, COBBITTY, NSW 2570

GROUND FLOOR DETAILS

JOB NUMBER: 22118	DWG NUMBER: S120	ORIGINAL SIZE: A3
DESIGNED BY: AK	DATE: 02.11.2022	
CHECKED BY: AK	SCALE: AS SHOWN	

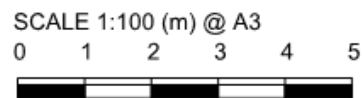
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FIRST FLOOR PLAN
1:150

MEMBERS SCHEDULE			
MARK	DESCRIPTION	SIZE	COMMENTS
SB1	STEEL BEAM	310UC158 + 100 EA 12	REFER TO DETAILS
SB2 /SB2A	STEEL BEAM	310UB46.2	REFER TO DETAILS
SB3/SB3A /SB3B	STEEL BEAM	CURVED 180UB22.2 + 250UB37.3	REFER TO DETAILS
SB3C	STEEL BEAM	CURVED 180UB22.2	REFER TO DETAILS
SB4	STEEL BEAM	150 PFC	REFER TO DETAILS
SB5	STEEL BEAM	150 UC 30.0	REFER TO DETAILS
SC1	STEEL COLUMN	100X100X9 SHS	REFER TO DETAILS
SC2	STEEL COLUMN	150X150X9 SHS	REFER TO DETAILS
P1	PURLINS	C 15019	REFER TO DETAILS
TP1	TIMBER POST	MERBAU HARDWOOD 100X100 H3 TREATED	REFER TO DETAILS
TB1	TIMBER BEAM	300X45 hySPAN H3 TREATED	REFER TO DETAILS
R1	BOXSPAN RAFTERS	240X45 F7 H3 TREATED	REFER TO DETAILS

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A	22.09.2022	PRELIMINARY PLANS	MA

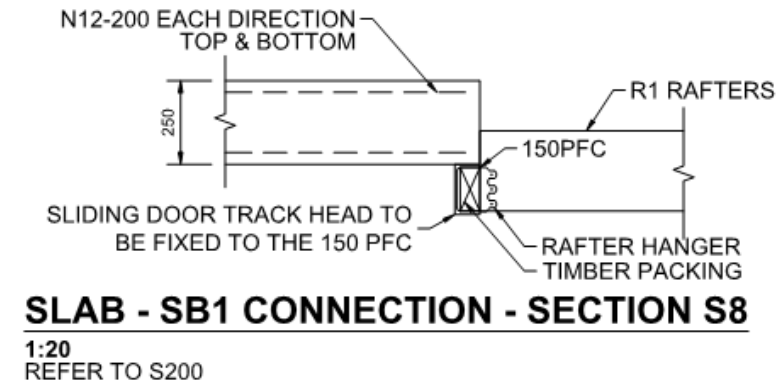
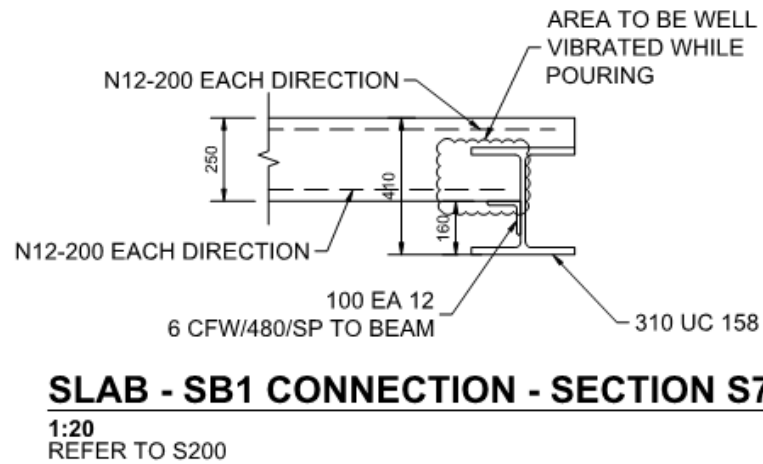
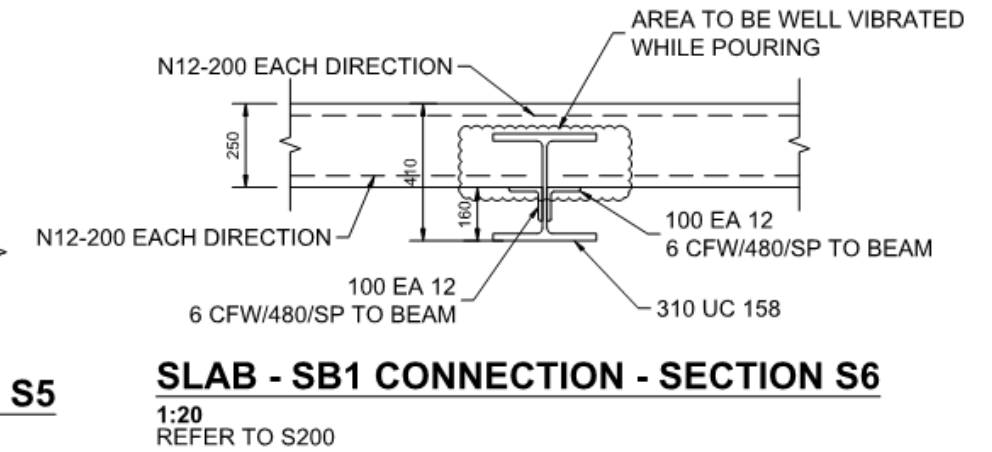
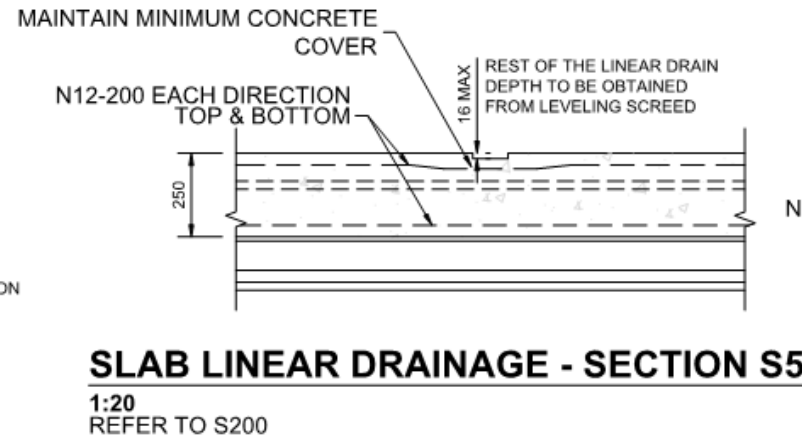
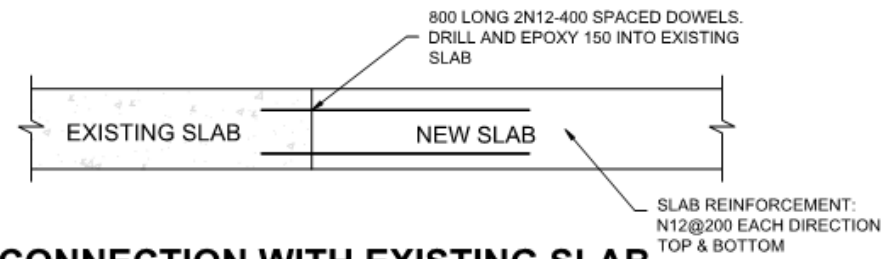
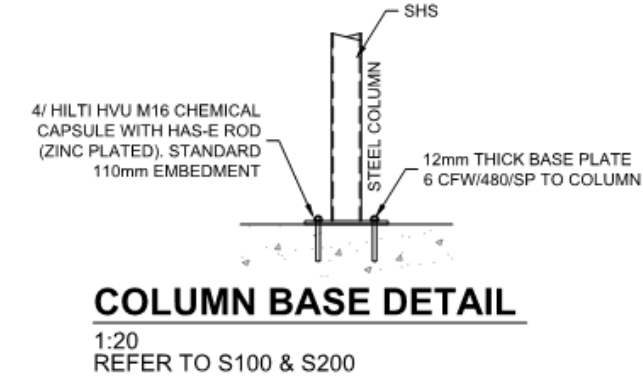
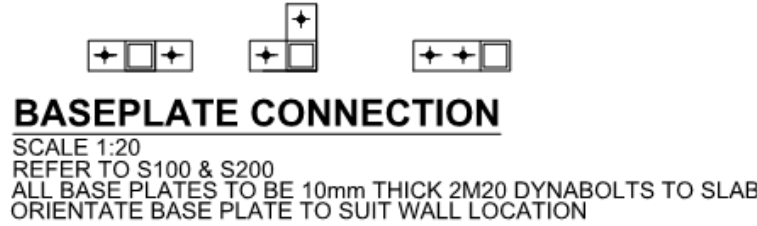
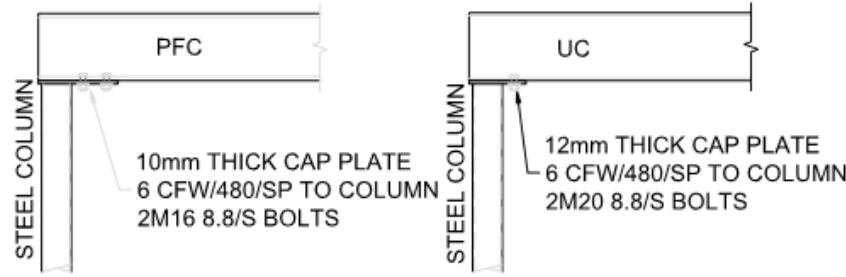
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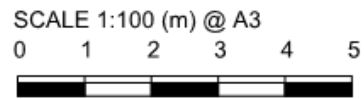
PROPOSED ADDITIONS AND ALTERATIONS AT
40 COBBITTY RD, COBBITTY, NSW 2570

SUSPENDED SLAB AND PERGOLA PLAN

JOB NUMBER: 22118	DWG NUMBER: S200	ORIGINAL SIZE: A3
DESIGNED BY: AK	DATE: 02.11.2022	
CHECKED BY: AK	SCALE: AS SHOWN	



2/11/2022 5:26 PM



NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

REV	DATE	DESCRIPTION	BY
D	02.11.2022	ISSUED FOR CONSTRUCTION	AK
C	27.09.2022	ISSUED FOR CONSTRUCTION	AK
B	12.10.2022	ISSUED FOR CONSTRUCTION	AK
A	22.09.2022	PRELIMINARY PLANS	MA

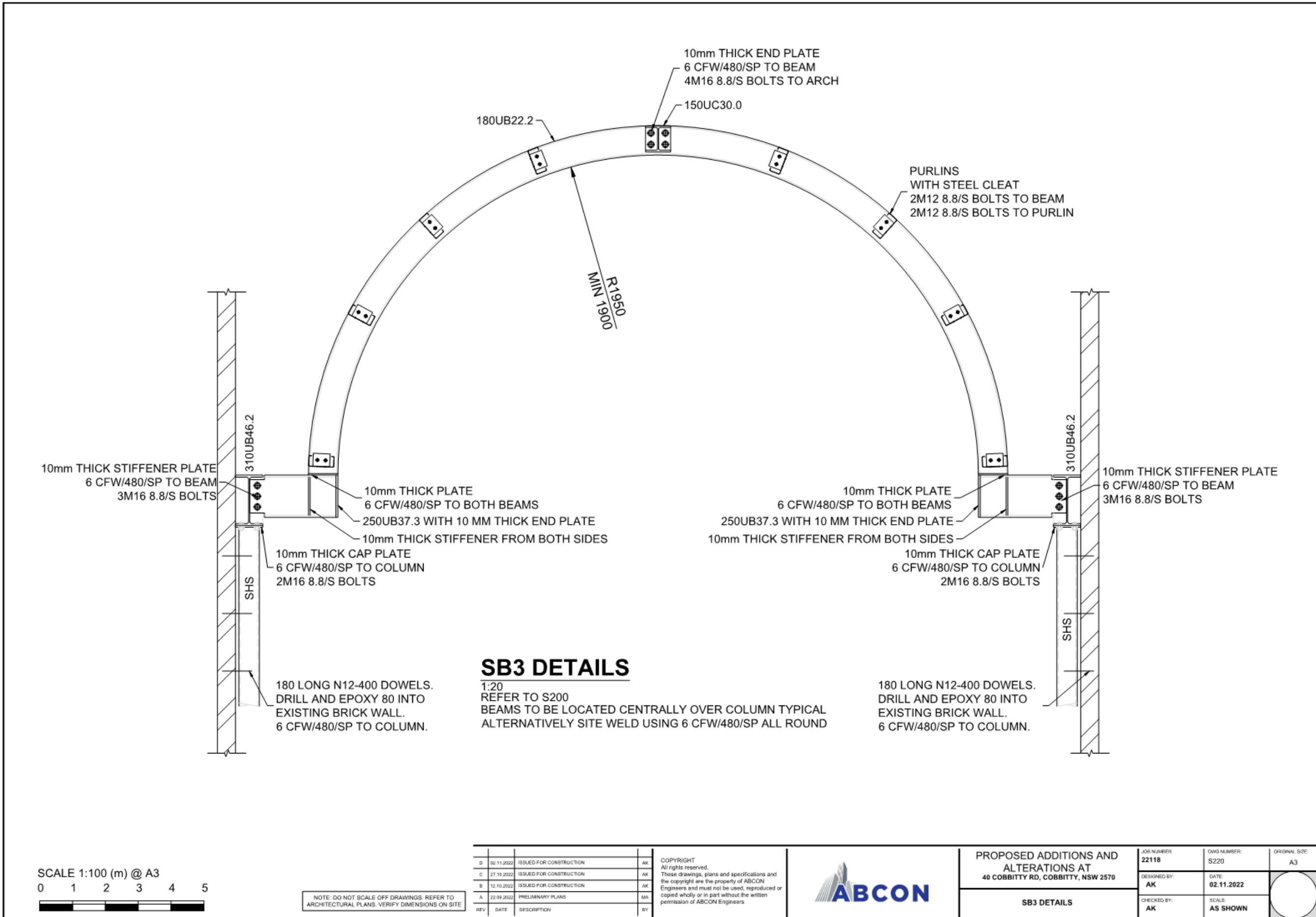
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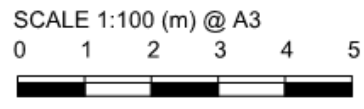
PROPOSED ADDITIONS AND ALTERATIONS AT
 40 COBBITTY RD, COBBITTY, NSW 2570

SUSPENDED SLAB AND PERGOLA DETAILS

JOB NUMBER: 22118	DWG NUMBER: S210	ORIGINAL SIZE: A3
DESIGNED BY: AK	DATE: 02.11.2022	
CHECKED BY: AK	SCALE: AS SHOWN	



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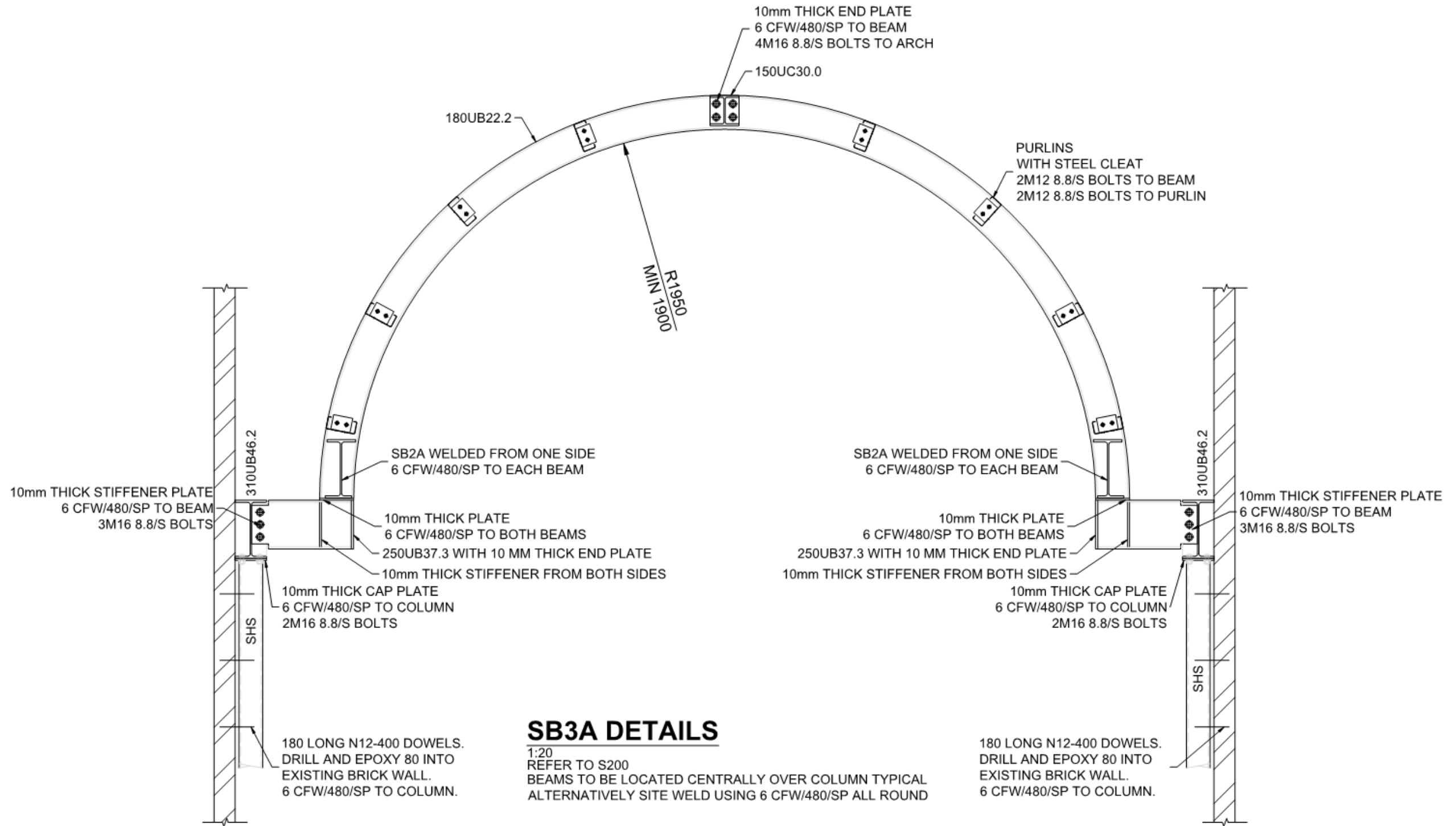
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PROPOSED ADDITIONS AND ALTERATIONS AT
40 COBBITTY RD, COBBITTY, NSW 2570

SB3 DETAILS

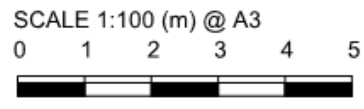
JOB NUMBER: 22118	DWG NUMBER: S220	ORIGINAL SIZE: A3
DESIGNED BY: AK	DATE: 02.11.2022	
CHECKED BY: AK	SCALE: AS SHOWN	



SB3A DETAILS

1:20
REFER TO S200
BEAMS TO BE LOCATED CENTRALLY OVER COLUMN TYPICAL
ALTERNATIVELY SITE WELD USING 6 CFW/480/SP ALL ROUND

2/11/2022 5:26 PM



NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

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A	22.09.2022	PRELIMINARY PLANS	MA

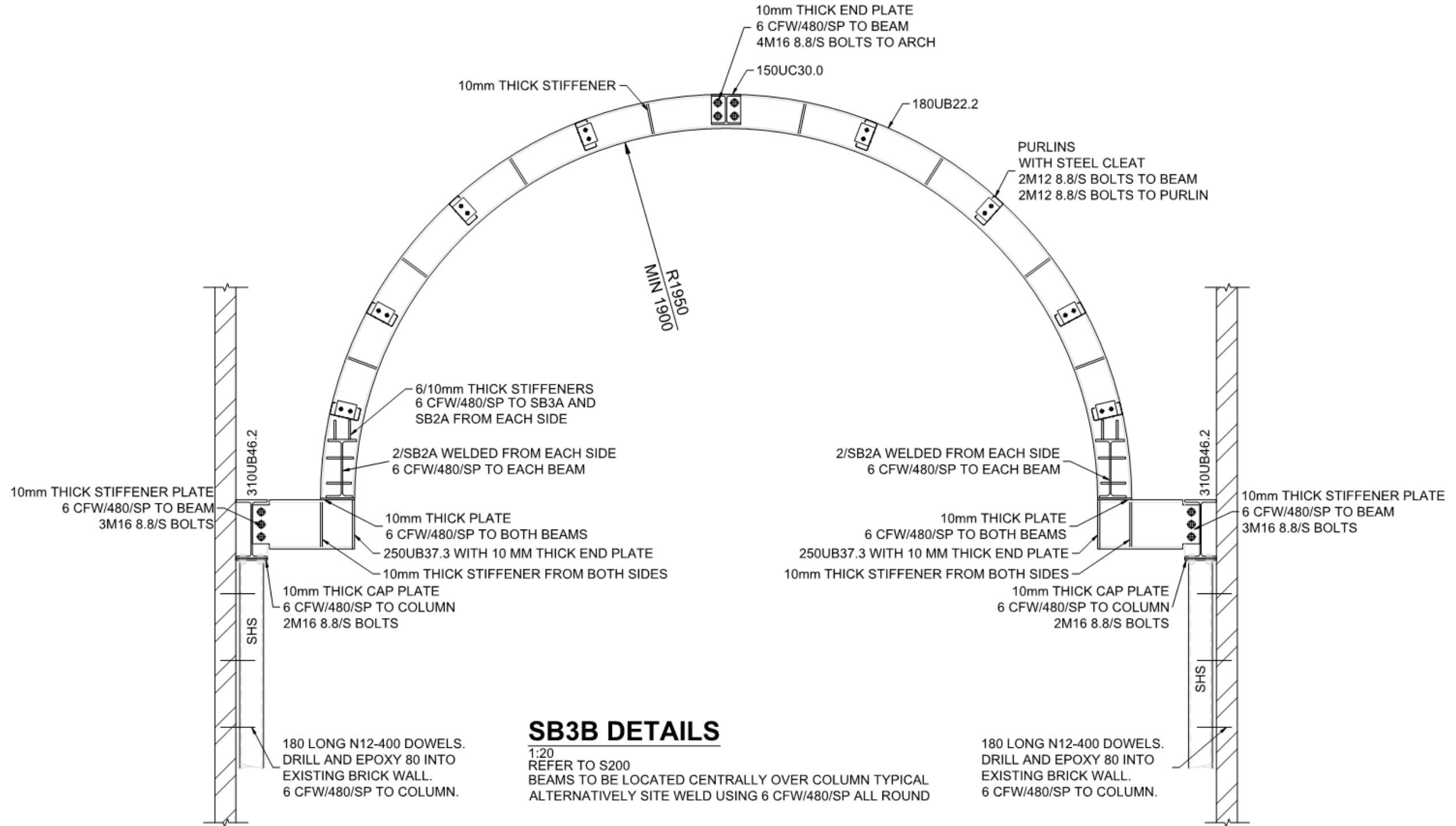
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PROPOSED ADDITIONS AND ALTERATIONS AT
40 COBBITTY RD, COBBITTY, NSW 2570

SB3A DETAILS

JOB NUMBER: 22118	DWG NUMBER: S230	ORIGINAL SIZE: A3
DESIGNED BY: AK	DATE: 02.11.2022	
CHECKED BY: AK	SCALE: AS SHOWN	

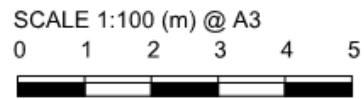


SB3B DETAILS

1:20
REFER TO S200
BEAMS TO BE LOCATED CENTRALLY OVER COLUMN TYPICAL
ALTERNATIVELY SITE WELD USING 6 CFW/480/SP ALL ROUND

180 LONG N12-400 DOWELS.
DRILL AND EPOXY 80 INTO
EXISTING BRICK WALL.
6 CFW/480/SP TO COLUMN.

2/11/2022 5:26 PM



NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

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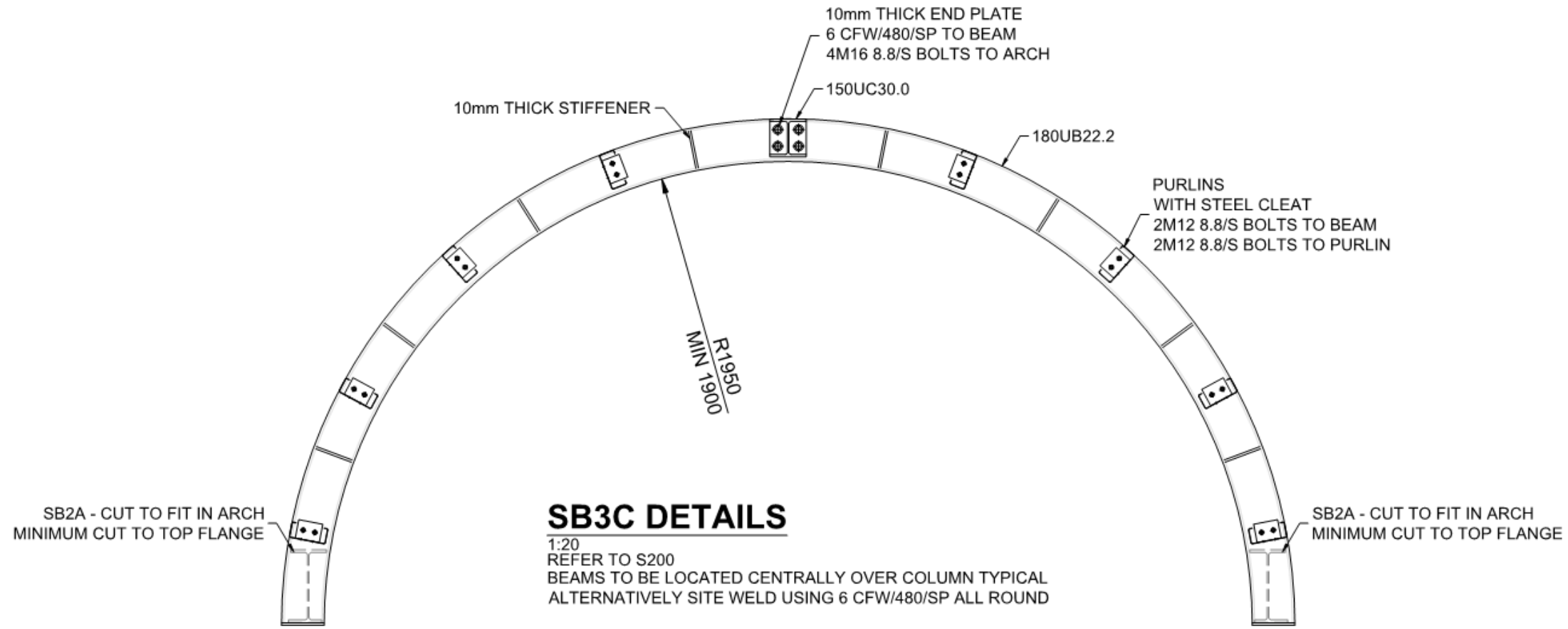
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PROPOSED ADDITIONS AND ALTERATIONS AT
40 COBBITTY RD, COBBITTY, NSW 2570

SB3B DETAILS

JOB NUMBER: 22118	DWG NUMBER: S240	ORIGINAL SIZE: A3
DESIGNED BY: AK	DATE: 02.11.2022	
CHECKED BY: AK	SCALE: AS SHOWN	



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SCALE 1:100 (m) @ A3
0 1 2 3 4 5

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PROPOSED ADDITIONS AND ALTERATIONS AT
40 COBBITTY RD, COBBITTY, NSW 2570

SB3C DETAILS

JOB NUMBER: 22118	DWG NUMBER: S250	ORIGINAL SIZE: A3
DESIGNED BY: AK	DATE: 02.11.2022	
CHECKED BY: AK	SCALE: AS SHOWN	

EXISTING

EXISTING ROOF CONDITIONS TO BE CHECKED BY STRUCTURAL ENGINEER

ROOF PLAN
1:100

MEMBERS SCHEDULE			
MARK	DESCRIPTION	SIZE	COMMENTS
P1	PURLIN	C25019	REFER TO DETAILS
TP1	TIMBER POST	MERBAU HARDWOOD 115X115 H3 TREATED	REFER TO DETAILS

TYPICAL PURLIN TO TIMBER POST CONNECTION
1:20

TYPICAL TIMBER POST SUPPORT DETAIL
1:20

2/11/2022 5:26 PM

SCALE 1:100 (m) @ A3

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

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PROPOSED ADDITIONS AND ALTERATIONS AT
40 COBBITTY RD, COBBITTY, NSW 2570

VAULTED ENTRY PLAN

JOB NUMBER: 2211B	DWG NUMBER: S300	ORIGINAL SIZE: A3
DESIGNED BY: AK	DATE: 02.11.2022	
CHECKED BY: AK	SCALE: AS SHOWN	

CLPP02

CLPP02

SUBJECT: DA/2024/18/1 - USE OF LAND FOR TEMPORARY EVENTS - 75 JOHN STREET, CAMDEN
FROM: Manager Statutory Planning
EDMS #: 24/234380

DA Number:	2024/18/1.
Development:	Use of land for temporary events.
Estimated Development Cost:	\$33,550.
Site Address(es):	75 John Street, Camden.
Applicant:	The Planning Hub.
Owner(s):	Shane Collin Smith and Rhiannon Maree Smith.
Number of Submissions:	14 (all objecting to the development).
Development Standard Contravention(s):	None.
Classification:	Local development.
Recommendation:	Approve with conditions.
Panel Referral Criteria:	≥10 submissions.
Report Prepared By:	Jessica Backo (Town 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 use of land for temporary events at 75 John Street, Camden.

The Panel is to exercise Council’s consent authority functions for this DA as, pursuant to the Minister for Planning and Public Spaces’ Section 9.1 Direction, it is subject to 10 or more submissions by way of objection.

SUMMARY OF RECOMMENDATION

That the Panel determine DA/2024/18/1 for the temporary use of land 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 use of land for temporary events at 75 John Street, Camden.

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2021*, relevant environmental planning instruments, development control plans and policies. It is noted that the development is not ‘exempt development’ as the temporary use of land is on private property.

CLPP02

The DA was publicly exhibited for a period of 14 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 6 to 19 February 2024 and 14 submissions were received (all objecting to the development).

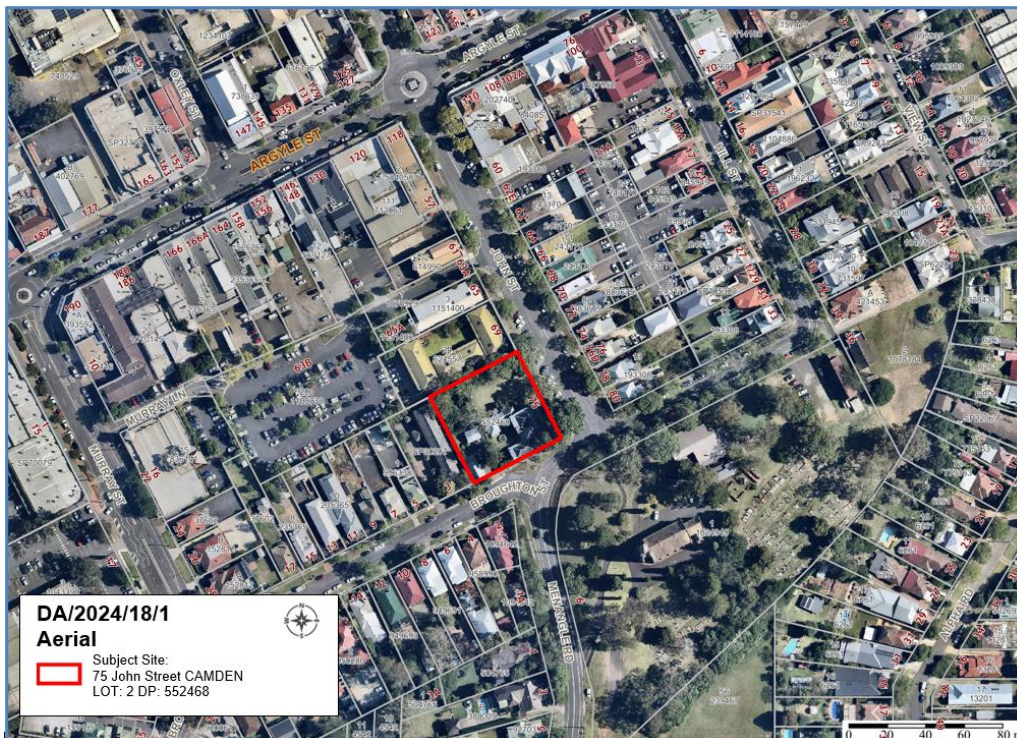
The issues raised in the submissions relate to:

- noise impacts from the development upon surrounding residential and commercial properties,
- lack of off-street car parking, traffic impacts upon the surrounding road network and limited public transport options,
- overshadowing of temporary structures upon adjoining properties,
- waste collection,
- potential impacts upon the heritage significance of the property,
- provision of amenities including toilets, the number of patrons, management of complaints and the hours of events,
- structural adequacy of the existing retaining wall along the boundaries of the site, and
- the state of nearby public footpaths and pedestrian safety.

Following feedback from Council staff, the applicant submitted an amended Noise Impact Assessment and Plan of Management for consideration. The assessment described in this report is based upon these amended documents.

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

AERIAL PHOTO



THE SITE

The site is commonly known as 75 John Street, Camden and is legally described as lot 2, DP 552468.

The site is square in shape and has an area of 2,535.6m². The site has a primary street frontage of 49.9m to John Street to the east and a secondary street frontage of 50.7m to Broughton Street to the south. The site contains a two storey dwelling, outbuildings, a tennis court and gardens.

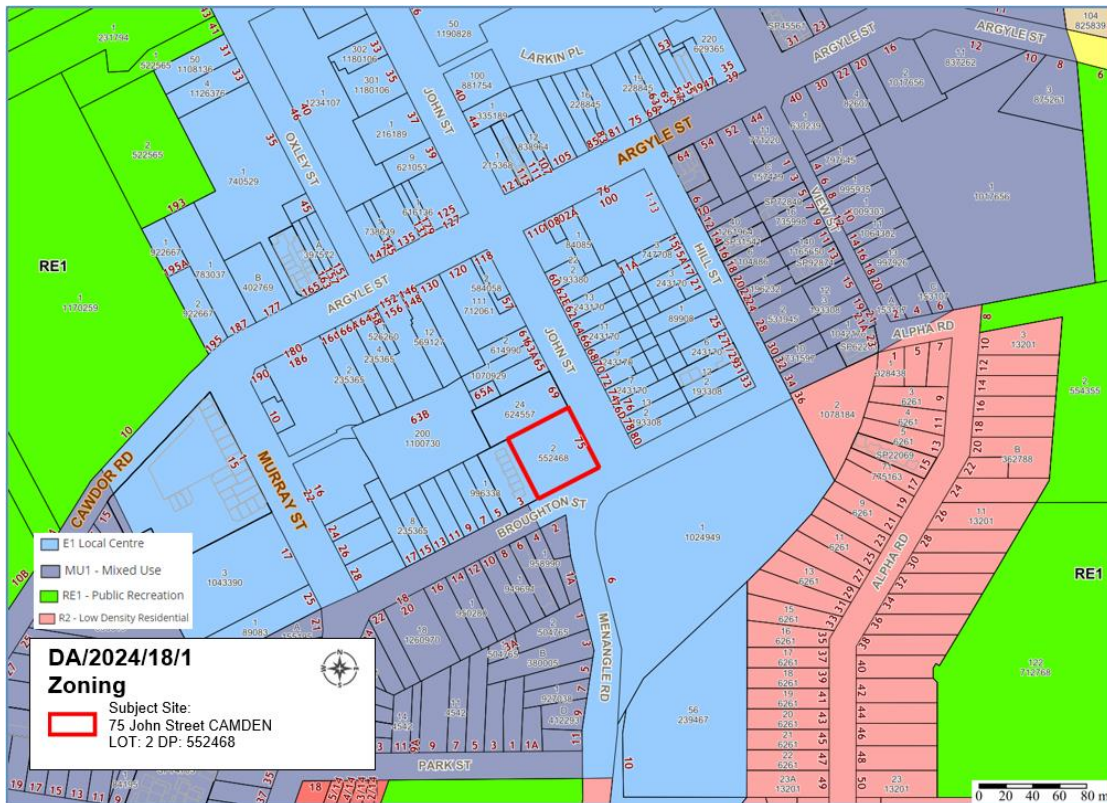
The dwelling was constructed circa 1860, is known locally as ‘Dr Crookston’s House’ after a former prominent resident and is identified as a local heritage item (item 156) by Camden Local Environmental Plan 2010 (Camden LEP). The property is a significant landmark as it is visible from John Street and Broughton Street and is located opposite St John’s Church which is identified as a State heritage item. The site is located within the Camden Town Centre Conservation Area.

The surrounding area is characterised by residential development including multi dwelling housing and single detached dwellings and a range of commercial businesses. To the north of the site lies the Camden Town Centre.

An aerial map showing the location of the site and its surrounding context is provided below:

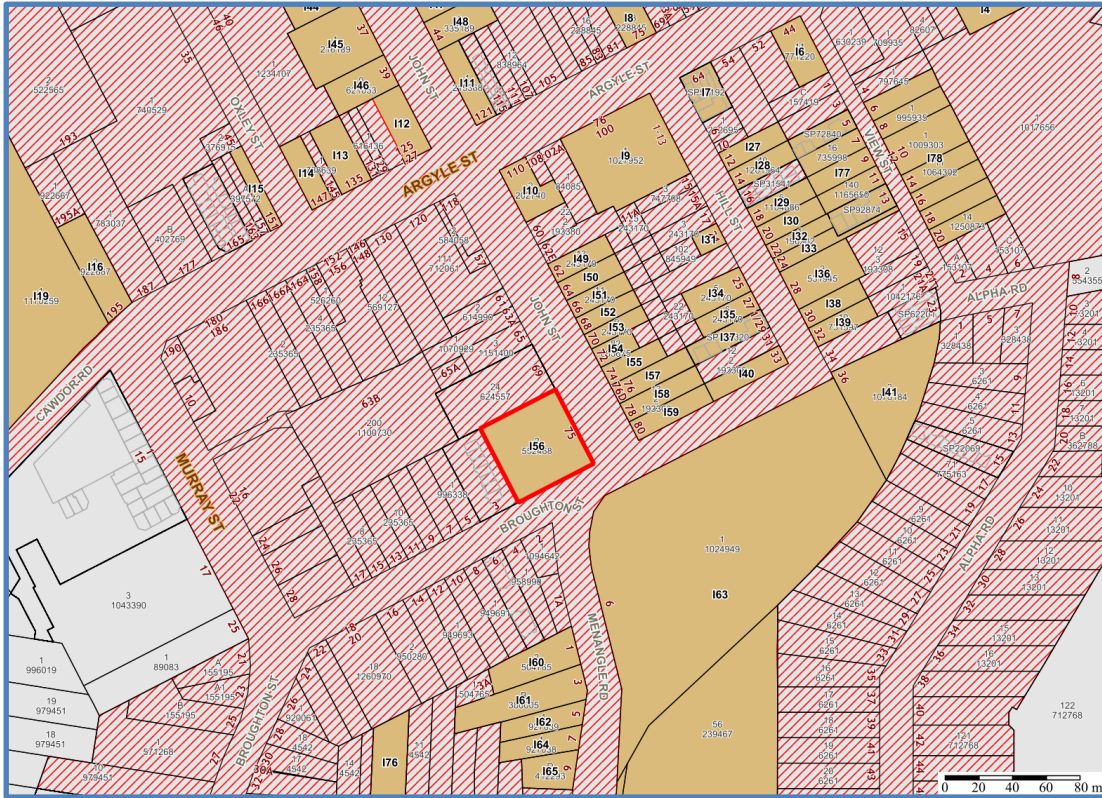


ZONING PLAN



CAMDEN TOWN CENTRE CONSERVATION AREA AND HERITAGE ITEM PLAN

The site is a local heritage item (I56) and is also located within the Camden Town Centre Conservation Area. The site is also in the vicinity of several heritage items of local and state significance. These are shown by the red hatching and the brown blocks respectively on the plan below. It is noted that the site is opposite St John’s Church (I63) which is a State heritage item.



HISTORY

There is no relevant development history for this site.

THE PROPOSAL

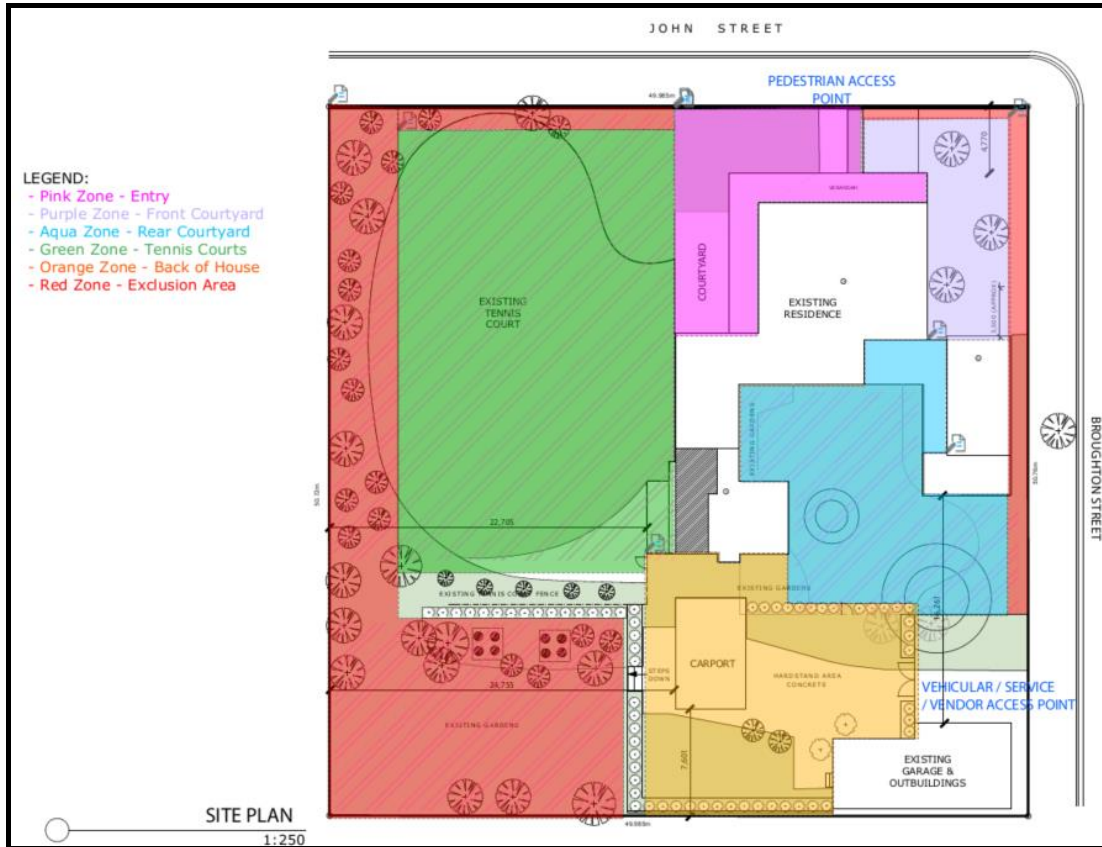
DA/2024/18/1 seeks approval for the use of land for temporary events.

Specifically, the development involves:

- temporary events including, but not limited to, weddings, corporate functions, baby showers, photo shoots and birthdays to be held in the grounds of the dwelling for up to 50 patrons at any one time. The events will be held between the hours of 8am and 8pm (inclusive of set up and pack up times) for up to 52 days per year,
- installation of temporary acoustic barriers for the duration of the events.

The event plan for the site divides it into different ‘zones’ as shown on the site plan below. Each zone will operate under unique parameters to meet acoustic requirements.

CLPP02



Zone	Parameters
Pink Zone - Entry Area	<ol style="list-style-type: none"> 50 patrons between 8am-6pm. 30 patrons between 6pm-8pm.
Purple Zone - Front Courtyard	<ol style="list-style-type: none"> 50 patrons between 8am-8pm. 1.8m high barrier adjoining Broughton Street for events >25 patrons between 6pm-8pm.
Aqua Zone - Rear Courtyard	<ol style="list-style-type: none"> 50 patrons between 8am-6pm. 1.8m high barrier adjoining Broughton Street for events >10 patrons. 40 patrons between 6pm-8pm. 1.8m high barrier adjoining Broughton Street for all events.
Green Zone - Tennis Court	<ol style="list-style-type: none"> 50 patrons between 8am-6pm. 2.1m high barrier adjoining 69 John Street (northern boundary) required for events >20 patrons. 26 patrons between 6pm-8pm. 2.1m high barrier adjoining 69 John Street (northern boundary) required for events >10 patrons.
Orange Zone - Back of House	<ol style="list-style-type: none"> Back of house area used by staff and the location of portable toilets for patrons.
Red Zone - Exclusion Area	<ol style="list-style-type: none"> Exclusion area that will be fenced off and not used as part of the events.

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 (Biodiversity and Conservation) 2021.
- State Environmental Planning Policy (Resilience and Hazards) 2021.
- Camden Local Environmental Plan 2010.

State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP)

The development is considered satisfactory in terms of the matters for consideration in Chapter 6 of the Biodiversity and Conservation SEPP. There will be no unreasonable adverse impacts upon the Hawkesbury-Nepean Catchment as a result of the development.

State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)

The Resilience and Hazards SEPP provides a Statewide planning approach to the remediation of contaminated land.

Section 4.6 of the Resilience and Hazards SEPP 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.

The site is not considered to be contaminated and the development does not involve any permanent works, as it involves the erection of temporary structures only. As such, a contamination assessment is not required, and Council staff are satisfied that the site is suitable for the development.

Camden Local Environmental Plan 2010 (Camden LEP)

Site Zoning

The site is zoned E1 Local Centre pursuant to Clause 2.2 of the Camden LEP.

Permissibility

The development is permitted with consent as a temporary use of land pursuant to Clause 2.8 of the Camden LEP which provides for the temporary use of land for any

purpose for up to a maximum of 52 consecutive or non-consecutive days in any period of 12 months.

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.

(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)

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

(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 2021* 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.

Traffic and Parking Impacts

The site contains seven car parking spaces in the garage, carport and stacked driveway/hardstand areas reserved for vendors, the host and the event manager. Patrons will rely on varied transport methods such as private cars, ride share, buses and on-street car parking along John Street, Broughton Street and the surrounding Camden Town Centre (including off-street public car parks). Due to the temporary nature of the development (52 days a year) and small scale, it is not considered that the development will have any unreasonable adverse impacts upon the surrounding road network and

parking availability. Furthermore, a time limited approval of 3 years is recommended to allow the opportunity to reassess any potential traffic and parking impacts.

Noise Impacts

The development will generate noise from various sources including patron speech, amplified music and waste collection. However, the noise impact assessment submitted in support of the DA outlines provisions to install temporary acoustic barriers around parts of the site to protect surrounding residential properties. The noise impact assessment has been prepared by a suitably qualified acoustic consultant and has been reviewed and endorsed by Council's Environmental Health Officer. Compliance with the noise impact assessment is recommended as a condition. As such, the noise likely to be generated from the events is not considered to be unreasonable.

All other likely impacts have been assessed in other sections of this report.

(c) *the suitability of the site for the development*

As demonstrated by the 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 14 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 6 to 19 February 2024 and 14 submissions were received (all objecting to the development).

The following discussion addresses the issues raised in the submissions. It is noted that the submissions were received before the Noise Impact Assessment and Plan of Management were amended by the applicant to address feedback from Council staff.

1. *The unattended monitor location and the attended measurement location located in the centre of the property is not consistent with the EPA NPfl criteria which states that noise levels are to be assessed at the property boundary or nearby dwelling.*

Officer comment:

The unattended noise monitor location and attended measurement location was placed in the most suitable location of the site that is not impacted by landscaping, fencing and the like that exist on the property.

2. *Overshadowing, privacy and visual amenity concerns from acoustic barriers along the aqua, orange and green zone boundaries. Further concerns regarding the development and acoustic barriers impacting the existing retaining walls located on property boundaries to 69 John Street and 3 Broughton Street.*

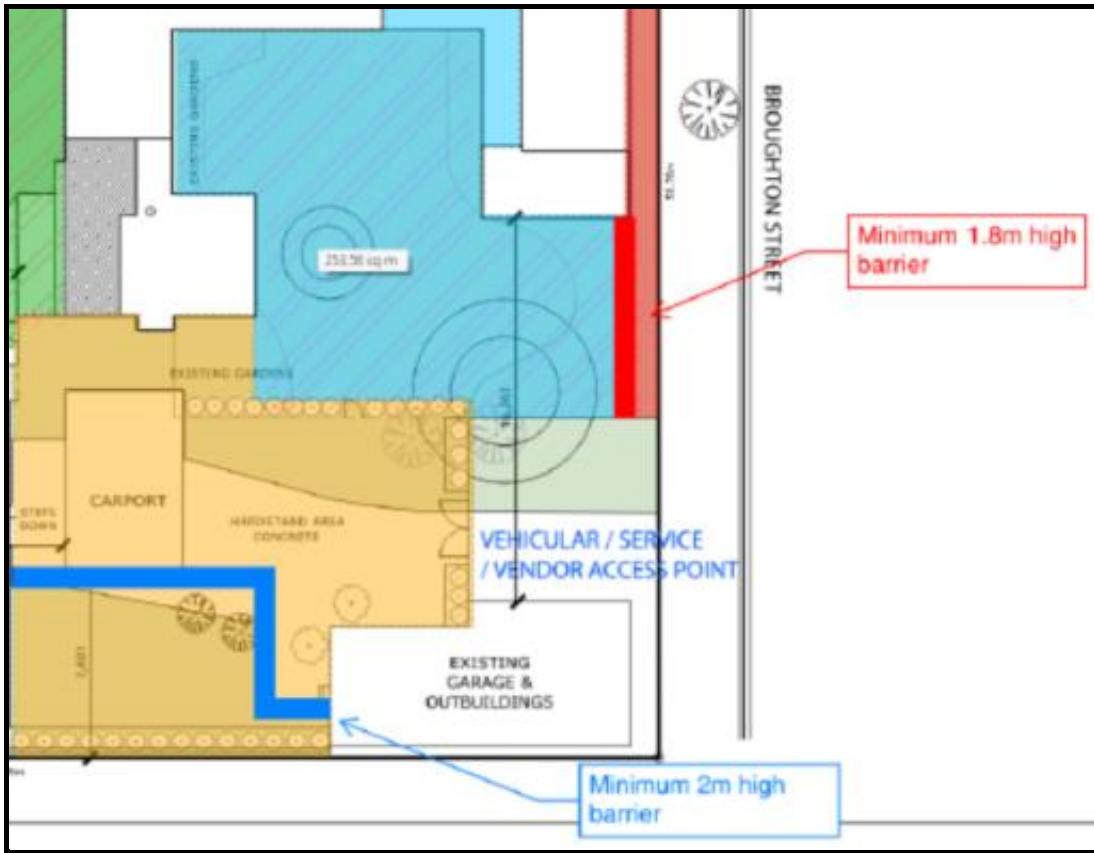
Officer comment:

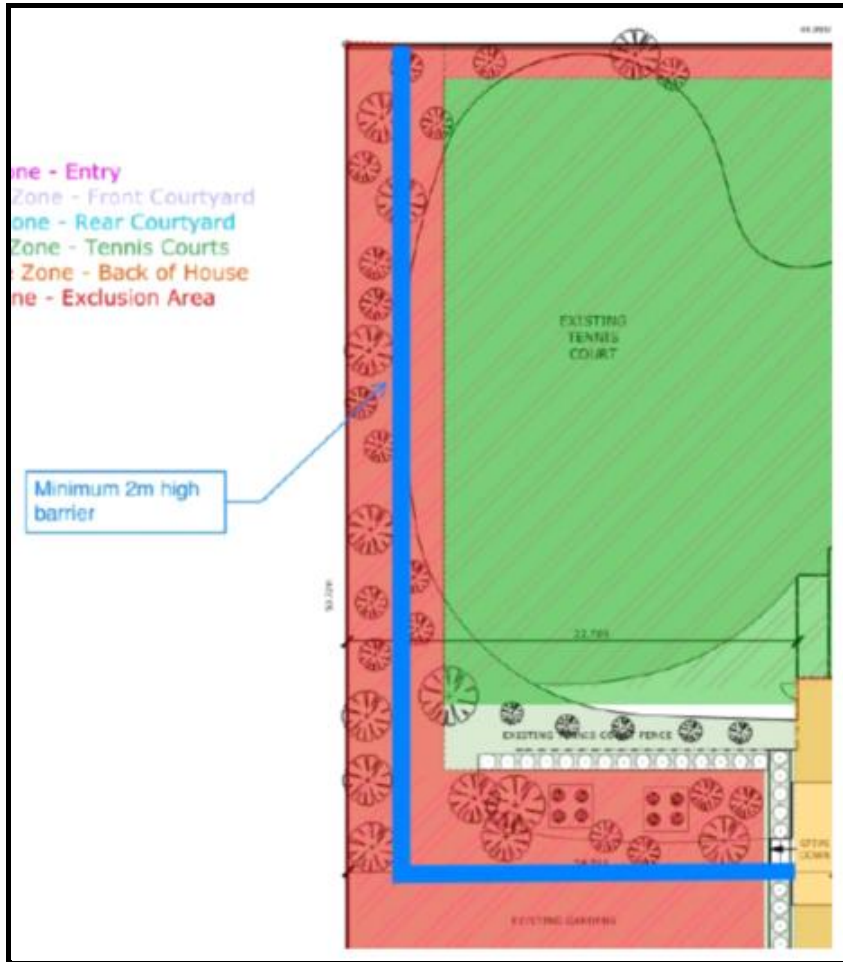
The aqua zone faces the Broughton Street frontage and the green zone is adjacent to the red zone (exclusion zone), which borders the residential units at 69 John Street.

Amendments have been made to the Noise Impact Assessment and Plan of Management following receipt of the submissions. These include relocating the

CLPP02

temporary acoustic barriers to be further set back from property boundaries as shown below. As a result, no acoustic barriers will be located on property boundaries and will not undermine existing retaining walls.





The temporary acoustic barrier in the orange zone will be setback 7.5m from the boundary, not inclusive of the small portion that adjoins the garage. The temporary acoustic barrier in the red zone will be amongst scattered vegetation and behind an existing 1.8m colorbond fence. The portion of the temporary acoustic barrier that will face 69 John Street will be approximately 2.7m from the property boundary.

Due to the temporary nature of the acoustic barriers combined with the proposed setbacks from property boundaries, no adverse impacts or overshadowing to adjoining properties is anticipated.

It is also considered unlikely that the development will impact the existing retaining walls due to vibration given the temporary nature and small scale of the proposed events.

3. *Most options for the acoustic barrier are opaque except the glass/perspex which is expensive and probably won't be used due to cost.*

Officer comment:

The cost of the temporary acoustic barriers is not a planning concern. A condition has been recommended to ensure all temporary acoustic barriers are approved by a qualified acoustic consultant to meet all criteria within the amended Noise Impact Assessment. The barriers are to be solid and imperforate and could be constructed of fibrous cement sheeting, sheet metal, lapped and capped timber, perspex, glass or other equivalent temporary noise control walls.

4. *The noise impact assessment does not discuss the delivery of equipment, daily services, microphone usage, music, singing, squealing and the throwing of glass bottles.*

Officer comment:

The Noise Impact Assessment addresses all noise associated with the development, including noise from patrons, amplified equipment, set up and pack up of equipment (involving the use of hand tools and occasional deliveries via a small truck or ute) and mechanical plant. It is noted that most equipment is intended to be stored on the site which will limit the number of deliveries to the property.

Furthermore, the throwing of glass bottles is anti-social behaviour and is not within the scope of standard noise criteria made from patrons. Anti-social behaviour will be controlled by the event manager and will be escalated as a police matter (if required).

5. *The site is not suitable for the amount of anticipated traffic, traffic noise, residents and businesses to suffer from loss of parking, no disabled parking available and limited public transport options.*

Officer comment:

The site has seven car parking spaces in the garage, carport and hardstand areas which will be provided to vendors, the event manager and the host. It is noted that no disabled car parking spaces are required by the Camden DCP, although can be arranged on site if required.

Patrons will be advised with event invitations that on-street parking is not encouraged and will be advised to use buses or ride share. Remaining on-street parking spaces for patrons requiring travel by private car can be accessed along John Street, Broughton Street and the surrounding Camden Town Centre (including off-street public car parks) which, although relied upon by existing businesses and residents, are publicly accessible and are not privately allocated. However, the temporary nature and small scale of the development will ensure that on-street car parking use is infrequent. Additionally, a time limited approval for 3 years from the date of determination is recommended to allow for the reassessment of any potential traffic and parking impacts.

6. *Ambiguity as to the number of maximum guests in each zone and for events to abide by the hours of operation.*

Officer comment:

It has been further clarified with the applicant that the maximum number of patrons is 50 across the entire site at any one time. For acoustic purposes, each zone contains an allocated maximum number of patrons in day and evening times to ensure noise impacts are manageable. This has also been updated in the Plan of Management. Compliance with this plan is a recommended condition.

Compliance with the hours of operation is also a recommended condition and they are stated within the Plan of Management. The event manager will be responsible to ensure all events are managed accordingly and a complaints register will be kept for review and addressing.

7. *The development will prevent access to the property for individuals participating in the heritage walk and there is no gain to the historic enjoyment of Camden.*

Officer comment:

The use of land for temporary events does not involve any building works and will not physically or permanently impact the heritage item. The land will be restored to its prior condition following each event. To further ensure that the development remains respectful to the heritage item, a colour scheme that is cohesive with the heritage item is recommended condition for all temporary structures. The development will not interrupt the usual operations of the Camden heritage walk as only the outdoor area will be used for events and no access will be granted inside the dwelling. Additionally, the development provides opportunity to use the heritage item for enjoyment by the public, rather than its residents only.

8. *Noise from waste collection will impact residents, garbage size, bin location and, time of bin collection.*

Officer comment:

All waste collection will be between 8am to 6pm on a weekly or fortnightly basis. The Waste Management Plan also states that waste bins will be 100 litre which is considered sufficient for the temporary nature of the development. Bins will be placed within the property for storage and will be collected from Broughton Street. Compliance with all waste management requirements are recommended in the conditions. The collection of waste is not considered to have any unreasonable adverse noise impacts.

9. *Security, notification of the dates of events, complaints management, liquor licensing, trespassing and potential damage to properties.*

Officer comment:

The landowners and event manager will ensure the development complies with the Plan of Management, Noise Impact Assessment and conditions including the safe entrance and exit of all patrons. The Plan of Management outlines that all complaints will be communicated personally by the event manager to staff and that a register will be kept. The complaints register will be made available for inspection by Council or any other relevant public authority at any time.

As the events are on a temporary basis and are small in scale, notification to surrounding properties is not considered to be necessary. It is the landowners' and event manager's responsibility to ensure that all liquor licensing requirements are met in accordance with Liquor & Gaming NSW legislation and is outside the scope of the DA assessment. Any acts of trespassing or vandalism is considered anti-social behavior to be controlled by the event manager, landowners, and the police (if escalation is required).

10. *No disabled toilets provided, location and amount of temporary toilets, odours, views to be impacted due to toilets and time of removal of toilets.*

Officer comment:

Portable toilets will be erected on site in the 'back of house' area for events. Odours are not anticipated as the event manager is to ensure they are set up and packed down in accordance with the Plan of Management and portable toilet company requirements.

11. *The development will disrupt the tranquility of the retirement community.*

Officer comment:

As outlined throughout this report, noise disturbances and other potential impacts from the development will be managed in accordance with the Noise Impact Assessment and Plan of Management and are not considered to be unreasonable. The documents adequately address all potential impacts that could affect the surrounding community.

12. *The state of existing public footpaths and stairs are uneven and broken. Tree leaves are a slip hazard.*

Officer comment:

The safety of patrons arriving and departing the property will be closely monitored by the landowners and event manager. Any potential hazards will be communicated to all visitors prior to the event. The state of existing public footpaths, stairs and any slip hazards on Broughton and John Streets are to be maintained by Council.

(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 2021*, environmental planning instruments, development control plans and policies. Based on the 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
Camden Police Area Command.	No objection. All relevant recommended conditions have been included in the recommended conditions attached to this report.

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 approve DA/2024/18/1 for the use of land for temporary events at 75 John Street, Camden subject to the conditions attached to this report for the following reasons:

1. The development is consistent with the objectives and controls of the applicable environmental planning instruments, being State Environmental Planning Policy (Biodiversity and Conservation) 2021, State Environmental Planning Policy (Resilience and Hazards) 2021 and Camden Local Environmental Plan 2010.
2. The development is consistent with the objectives of Camden Development Control Plan 2019.
3. The development is considered to be of an appropriate scale and form for the site and the character of the locality.
4. Subject to the recommended conditions, the development is unlikely to have any unreasonable adverse impacts on the natural or built environments.
5. For the above 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 Assessment Table
3. Camden DCP Assessment Table
4. Public Submissions - *Supporting Document*
5. Public exhibition and submissions map - *Supporting Document*
6. Site / event layout plan

RECOMMENDED CONDITIONS

General Conditions of Consent

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

- (1) **Approved plans and documents** - Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this development consent expressly requires otherwise:

Approved Plans				
Document title	Revision number	Plan title	Drawn by	Date of plan
N/A	2	Site Plan	The Planning Hub	9 January 2024

Approved Documents			
Document title	Version number	Prepared by	Date of document
Noise Impact Assessment	6	Acoustic Logic	29 April 2024
Plan of Management	23-421 V.3	The Planning Hub	23 April 2024
Waste Management Plan	N/A	Staytime	12 October 2023

In the event of any inconsistency between the approved plans/documents and a condition of this development consent, the condition prevails.

- (2) **Temporary use** - The approved use of the site is limited to a temporary period of 3 years beginning from the date the first use commences. Council must be notified in writing when the first event is to occur. Separate development consent will be required for any future events beyond the 3 year period.
- (3) **No signage approved** - This development consent does not approve any signage. A separate development application must be lodged and approved by Council before any signage is displayed on the site (unless the signs are exempt and complying development under State Environmental Planning Policy (Exempt and Complying Development) 2008).
- (4) **Lighting** - Any lighting used must comply with AS1158 and AS4282.
- (5) **NSW Police Force requirements** – The following sections of the NSW Police Force letter dated 27 February 2024 must be complied with:
- Lighting.
 - CCTV.
 - Security guards.

Ongoing Use Conditions of Consent

The following conditions of consent are ongoing use conditions applying to the development.

- (6) **Temporary use** - During occupation and ongoing use of the development, the following requirements must be complied with:

1. The following event activities are approved to occur on the following days and hours:

Activity	Date(s)	Hours
Set up	The day before or the day of the event	8am to 8pm
Event	Maximum 52 days per year	8am to 8pm
Pack down	The day of or the day after the event	8am to 8pm

2. The event must be operated in accordance with Council's Temporary Food Stall and Mobile Food Vehicle Policy. The event organiser must provide to Council an up-to-date list advising of all food stalls attending the event at least 7 days prior to the event, including their business name, contact details and temporary food stall approval number.
3. All food stall proprietors operating at the event must apply for and receive a Temporary Food Stall approval (either annual or single event) by submitting a 'Temporary Food Stall' application form to Council.
4. Solid waste disposal must be managed in accordance with the following requirements:
- Adequate solid waste receptacles must be provided throughout the site to cater for the expected attendance.
 - All solid waste must be disposed of by an authorised waste service provider and disposed of at a waste facility.
 - At the completion of the event the site must be free of rubbish and litter.
 - Where practical, recycling must occur and recycling bins must be provided.
5. Sanitary facilities must be provided in a convenient location and appropriate to cater for the expected attendance. This may include the provision of portable toilets and hand basins in accordance with the Australian Institute for Disaster Resilience publication 'Safe and Healthy Mass Gatherings'.
6. All wastewater generated by the event, including wastewater from food stalls, must be collected and disposed of via a sewer. No wastewater can be disposed of on site or in such a place as may discharge to pollute waters.
7. Any existing on-site sewage management systems(s), including both the tank(s) and related effluent application area(s), must be adequately fenced and signposted to protect them from damage and prevent any public or event access. The event must comply with any required buffer distances from the sewage management system(s).
- (7) **Offensive noise and noise compliance** - During occupation and ongoing use of the development, the use and occupation of the premises, including all plant and equipment, must not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997*. Operational noise must also comply with the NSW Noise Policy for Industry 2017.

- (8) **Acoustic barriers** - Temporary acoustic barriers are to be constructed and implemented when required depending on the number of patrons as outlined in accordance with the following sections of the approved acoustic report titled 'Noise Impact Assessment', Revision 6, prepared by Acoustic Logic, dated 29/04/2024:

1. Section 5 – Summary of Controls
2. Figure 2 – Aqua Zone barrier treatment during evening periods
3. Figure 3 – Purple zone barrier treatment during evening periods
4. Figure 4 – Green zone barrier treatment during day and evening time periods
5. Appendix B – Zone markups.

The temporary barriers are to be constructed so that they are solid and imperforate and must be approved by a qualified acoustic consultant.

- (9) **Plant and equipment** - The use of mechanical plant and equipment (such as generators, refrigeration, air conditioning equipment) is prohibited unless the specific piece of plant/equipment has been subject to a detailed acoustic review by a qualified acoustic consultant and the plant/equipment will not exceed the criteria as set out in section 4.2 of the approved acoustic report titled 'Noise Impact Assessment', Revision 6, prepared by Acoustic Logic, dated 29/04/2024.

- (10) **Amplified music** - Amplified music is to be limited to the following sound pressure level as outlined in Section 5 of the approved acoustic report titled 'Noise Impact Assessment', Revision 6, prepared by Acoustic Logic, dated 29/04/2024, in each zone:

1. Between the hours of 8am to 6pm – a combined sound pressure level of 78 dB(A)
L10
2. Between the hours of 6pm to 8pm – a combined sound pressure level of 75 dB(A)
L10

- (11) **Maximum number of patrons** - Each zone is limited to the following number of patrons as outlined in Section 5 of the approved acoustic report titled 'Noise Impact Assessment', Revision 6, prepared by Acoustic Logic, dated 29/04/2024:

Pink Zone:

1. Between 8am and 6pm – 50 patrons
2. Between 6pm and 8pm – 30 patrons

Aqua Zone

1. Between 8am and 6pm – 50 patrons
2. Between 6pm and 8pm – 40 patrons

Purple Zone

1. Between 8am to 6pm – 50 patrons
2. Between 6pm to 8pm – 50 patrons

Green Zone

1. Between 8am to 6pm – 50 patrons
2. Between 6pm to 8pm – 26 patrons

- (12) **Collection of waste** - Collection of waste from events must only occur between the hours of 8am to 6pm.
- (13) **Set up and pack up** - Set up and pack up of all equipment for events, including temporary acoustic barriers, must occur only between the hours of 8am to 8pm.
- (14) **Complaint register** - The operator must maintain complaints register for all complaints received regarding temporary events. The complaints register must detail, the nature of the complaint, the location of the complainant and all action taken to resolve complaints. The complaints register must be available to Council officers on request.
- (15) **No on site food preparation** - During ongoing use of the development, only food prepared off site by contracted caterers may be served during events. No food preparation, cooking (including BBQs and smoking equipment) is permitted during events.
- (16) **Colour scheme** - The colour scheme of re-occurring event equipment that is visible from the public domain is to be cohesive and respectful to the colours and materials of the heritage item and the Camden Town Centre heritage conservation area.

The colour scheme must be selected in accordance with the following documents:

1. Camden Council Material and Colour Guide and examples document - [Camden-Council-Material-and-Colour-Guide-2023-17.06.23-Final-Version.PDF \(nsw.gov.au\)](#)
2. Board Examples - [Materials-Colours-Finishes-Board-Examples.pdf \(nsw.gov.au\)](#)

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

Clause	Assessment	Compliance?
<p>2.3 Zone objectives and land use table</p> <p>The land use table for each zone sets out what development is permitted without consent, permitted with consent and prohibited.</p> <p>The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within a zone.</p> <p>The zone objectives for this site are:</p> <p><u>E1 Local Centre</u></p> <ul style="list-style-type: none"> • To encourage investment in local commercial development that generates employment opportunities and economic growth. • To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area. • To encourage business, retail, community and other non-residential land uses on the ground floor of buildings. • To ensure that mixed use developments present an active frontage to the street by locating business, retail and community uses at ground level. • To minimise conflict between land uses within the zone and land uses within adjoining zones. • To encourage a safe, attractive, accessible and efficient pedestrian environment. • To ensure that development contributes to the hierarchy of centres under the <i>Camden Development Control Plan 2019</i>. 	<p>The development is permitted with consent as a temporary use of land pursuant to Clause 2.8 of the Camden LEP.</p> <p>The development is consistent with the relevant objectives as it will:</p> <ol style="list-style-type: none"> 1. Enable commercial development that generates employment opportunities and economic growth. 2. Minimise conflict with other land uses within the zone due to the provision of temporary acoustic barriers and operational management controls. 3. Ensure that development contributes to the hierarchy of centres under the <i>Camden Development Control Plan 2019</i>. 	<p>Yes.</p>
<p>2.8 Temporary use of land</p> <p>Development consent may be granted for the temporary use of land for a maximum period of 52 days (consecutive or non-consecutive) in any 12 month period.</p>	<p>The proposed temporary use of land will occur for a maximum of 52 days per year from the date of determination. A time limited approval of 3 years is recommended.</p> <p>In accordance with the provisions of this clause, Council is satisfied that:</p>	<p>Yes.</p>

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

Clause	Assessment	Compliance?
<p>Before granting development consent the consent authority must be satisfied as to a number of matters listed by this clause; including that the temporary use will not prejudice the subsequent carrying out of development on the land.</p>	<p>a) the development will not prejudice the subsequent carrying out of development on the land in accordance with the Camden LEP and any other applicable environmental planning instrument,</p> <p>b) the development will not adversely impact any adjoining land or amenity of the neighbourhood,</p> <p>c) the temporary use and location of any structures related to the use will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and</p> <p>d) at the end of the temporary use period the land will be restored to the condition in which it was before the commencement of the use.</p>	
<p>4.3 Height of buildings</p> <p>Maximum building heights must not exceed the maximum building height shown on the Height of Buildings Map.</p> <p>The maximum building height for this site is 7m.</p>	<p>All structures proposed with this DA are temporary and will not breach the maximum height of building standard.</p>	<p>Yes.</p>
<p>5.10 Heritage conservation</p> <p>Before granting development consent in respect of a heritage items or a heritage conservation area, the consent authority must consider the effect of the proposed development on the heritage significance of the item or area concerned.</p> <p>The consent authority may require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the item or heritage conservation area concerned. The submission of a heritage conservation management plan may also be required.</p>	<p>The site contains a local heritage item I56 and is within the Camden Town Centre Conservation Area.</p> <p>The development does not involve any demolition or permanent works to the local heritage item and will not physically or permanently impact the fabric of any heritage items or places, particularly given its temporary nature.</p> <p>Due to the temporary nature of the development, a heritage management plan document is not required.</p>	<p>Yes.</p>

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

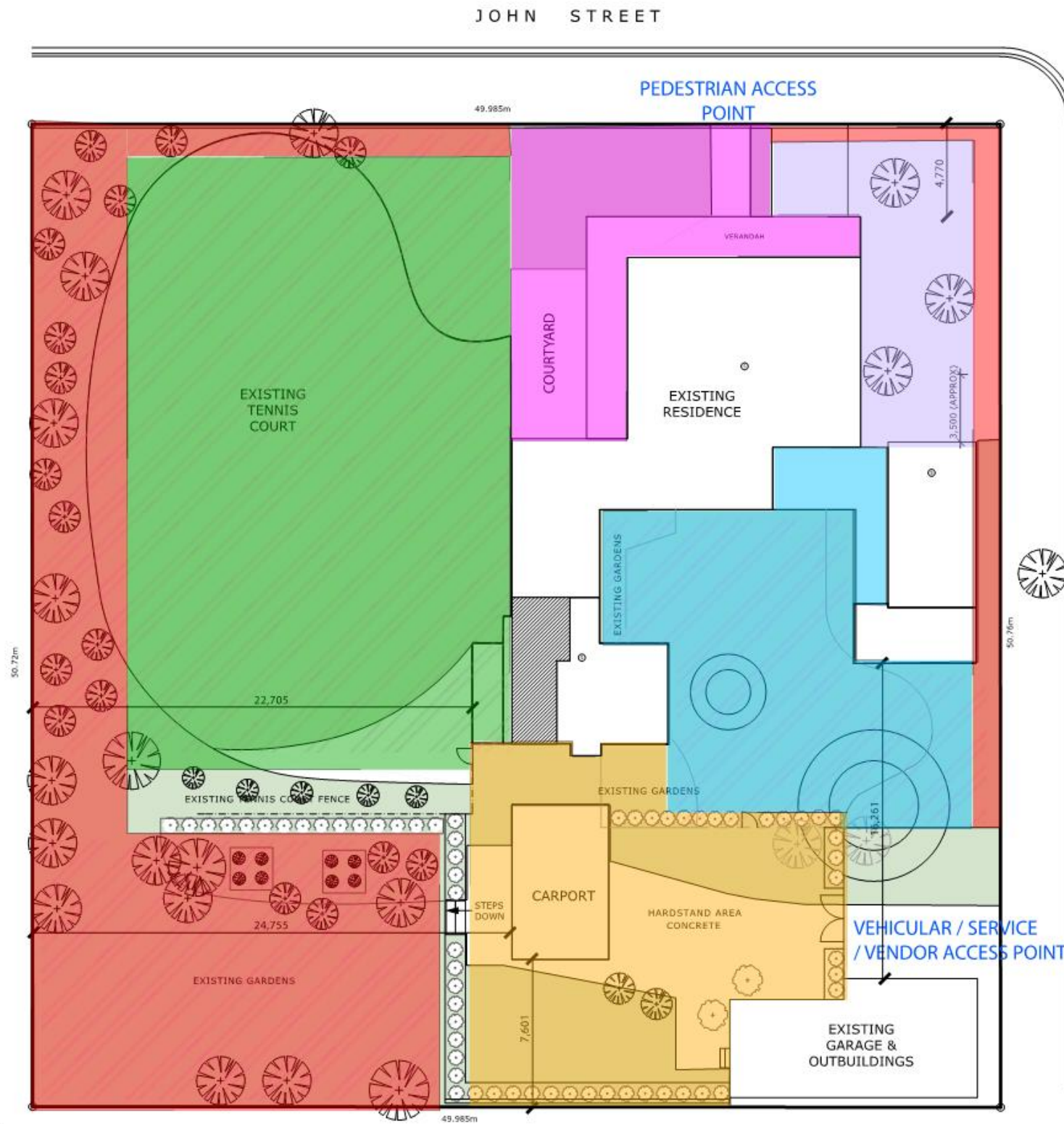
Control	Assessment	Compliance?
<p>2.12 Acoustic Amenity</p> <p>Acoustic reports must be prepared by a suitably qualified consultant. As a minimum an acoustic report must: identify receivers; determine background noise levels (where required); establish noise criteria; provide predicted noise levels (including relevant assumptions); assess potential impacts; and consider reasonable and feasible mitigation measures.</p> <p>Noise attenuation measures must not adversely impact upon passive surveillance, active street frontages and energy efficiency.</p> <p>Noise from plant and equipment must not be audible in habitable rooms of adjoining noise sensitive properties during the hours of 10.00pm to 7.00am.</p> <p>Where noise barriers are required, they must be of a neutral recessive colour and design which blends in with the natural environment. In addition, barriers are to be screened from the road by a landscape strip of at least 1m.</p>	<p>The Noise Impact Assessment provided has been considered and endorsed by Council's Environmental Health Officer. The report includes recommendations to erect temporary acoustic barriers to attenuate noise. The barriers will be setback from property boundaries and are not considered to have an adverse impact on surrounding properties or the streetscape.</p> <p>All temporary acoustic barriers will adopt colours that are cohesive to the heritage item. All street facing temporary acoustic barriers will be located behind existing hedging and vegetation and will be largely screened from the public domain.</p>	Yes.
<p>2.14 Waste Management</p> <p>A Waste Management Plan (WMP) must be submitted for all new development, including demolitions, construction and the ongoing (or change of) use.</p>	<p>A Waste Management Plan has been provided with the DA and is considered sufficient.</p>	Yes.
<p>2.16 Environmental Heritage</p> <p>The heritage impacts of the development must be considered.</p>	<p>The development will be located on a local heritage item 156 (House) and is a part of the Camden Town Centre Conservation Area. Other heritage items of state and local significance are present in the surrounding area. The development will not physically or permanently impact the fabric of any heritage items or places, particularly given its temporary nature. Furthermore, a condition is recommended to ensure that the colours of all temporary structures visible from the public domain adopt colours that are cohesive with the heritage item.</p>	Yes.
<p>2.18 Traffic Management and Off-Street Parking</p> <p>Development must provide parking in accordance with Table 2-5 – Schedule of Car, Bicycle and Motorcycle Parking Requirements and Table 2-6 Schedule showing Service Vehicle Requirements. The Camden DCP does not specify an off-street car parking rate for temporary events.</p>	<p>There is no prescribed parking rate for temporary events outlined in the Camden DCP. Therefore, a merit based assessment is required.</p> <p>The site currently has seven car parking spaces in the garage, carport and stacked driveway/hardstand areas. The proposal outlines that the existing car spaces will be provided to vendors, event manager and host only.</p>	Yes.

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Compliance?
	<p>All remaining car spaces will be provided on-street along John Street and the surrounding Camden Town Centre. Furthermore, guests will be informed with event invitations that on-street car parking is not encouraged and to arrange private transport arrangements prior by bus or ride share. Due to the temporary nature of the development, the proposed car parking arrangement is considered acceptable. Any further traffic considerations will be assessed following the prescribed time limited approval.</p>	
<p>5.3.1 Camden – E1 Local Centre Development within the E1 Local Centre zone at Camden must be consistent with the Camden Town Centre Urban Design Framework.</p>	<p>The development is a temporary use of land with temporary structures that are set up and packed down for each event. The development is considered to contribute to the vibrancy of the Camden Town Centre and does not depart from the Camden Town Centre Urban Design Framework.</p>	<p>Yes.</p>

LEGEND:

- Pink Zone - Entry
- Purple Zone - Front Courtyard
- Aqua Zone - Rear Courtyard
- Green Zone - Tennis Courts
- Orange Zone - Back of House
- Red Zone - Exclusion Area



SITE PLAN
PREPARED BY THE PLANNING HUB
DATE: 9 January 2024 V.2
75 JOHN STREET, CAMDEN
⌚

SITE PLAN

1:250

CLPP03

CLPP03

SUBJECT: DA/2023/603/1 - CONSTRUCTION OF A SINGLE STOREY 80-PLACE CENTRE-BASED CHILD CARE FACILITY - 39 & 41 WOODLAND CRESCENT, NARELLAN

FROM: Manager Statutory Planning

EDMS #: 24/107762

DA Number:	2023/603/1.
Development:	Consolidation of lots, demolition of existing buildings and the construction of a single storey 80-place centre-based child care facility with basement car parking, tree removal, earthworks, drainage and associated site works.
Estimated Cost of Development:	\$3,182,901
Site Address(es):	39 & 41 Woodland Crescent, Narellan.
Applicant:	Mr George Formosa.
Owner(s):	Formosa & Co Pty Ltd
Number of Submissions:	17 objections
Development Standard Contravention(s):	Nil.
Classification:	Local Development.
Recommendation:	Approve with conditions.
Panel Referral Criteria:	More than 10 unique submissions.
Report Prepared By:	Mr Lachlan Hutton (Senior 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 a single storey 80-place centre-based child care facility with basement car parking and associated site works at 39 and 41 Woodland Crescent, Narellan.

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, the DA received ten or more unique submissions (17 submissions by way of objection were received).

SUMMARY OF RECOMMENDATION

That the Panel determine DA/2023/603/1 for a single storey 80-place centre-based child care facility at 39 and 41 Woodland Crescent, Narellan pursuant to Section 4.16(1)(a) 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 a single storey 80-place centre-based child care facility with basement car parking and associated site works at 39 and 41 Woodland Crescent, Narellan.

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation, 2021*, relevant environmental planning instruments, development control plans and policies.

The DA was publicly exhibited for a period of 14 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 13 November to 27 December 2023 and 12 submissions were received objecting to the development.

The primary concerns raised in the submissions are listed below and addressed in detail at the end of this report:

- Traffic and road safety.
- Insufficient parking.
- Compatibility with surrounding locality.
- Acoustic concerns.
- Tree removal.
- In-proper notification.

Following minor modifications relating to the existing boundary fence adjoining 37 Woodland Crescent, the application was re-notified for a period of 14 days from 29 February to 14 March 2024. An additional four resubmissions were received which expressed near identical concerns to those originally raised. One new submission was received which expressed concerns relating to traffic and road safety.

The site is located on the south-western periphery of the Narellan Town Centre, within an established low density residential area. The site itself is characterised by two detached single storey dwelling houses. The site is bound by two road frontages and is free of any easement, restriction and or covenant that would prevent or prohibit the proposed development.

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

AERIAL PHOTO



Figure 1: Aerial photograph of the site.

THE SITE

The site, which is located on the corner of Woodland Crescent and Eastlewood Street, is commonly known as 39 & 41 Woodland Crescent, Narellan and is legally described as Lots 93 and 94 in Deposited Plan 1254785.

The site is located on the south-western periphery of the Narellan Town Centre, within an established low density residential area. The surrounding locality is characterised by a mixture of existing detached single and two storey dwelling houses.

The site is bound by two road frontages, Woodland Crescent to the north-east and Eastlewood Street to the west. The two local roads are no through roads and rely on a series of other local roads for access to the broader local road network. The site contains two single storey dwelling houses. The site contains 18 trees and has approximately 2.3m of fall towards the east. The site is not burdened with any easement, restriction and or covenant that would prevent or prohibit the proposed development.

CLPP03



Figure 2: Facing south-east at the intersection of Woodland Crescent and Eastlewood Street, looking toward the site.



Figure 3: Facing south from Woodland Crescent, looking toward the site.



Figure 4: Looking north along Eastlewood Street, main pedestrian entry to the site (on right).

ZONING PLAN

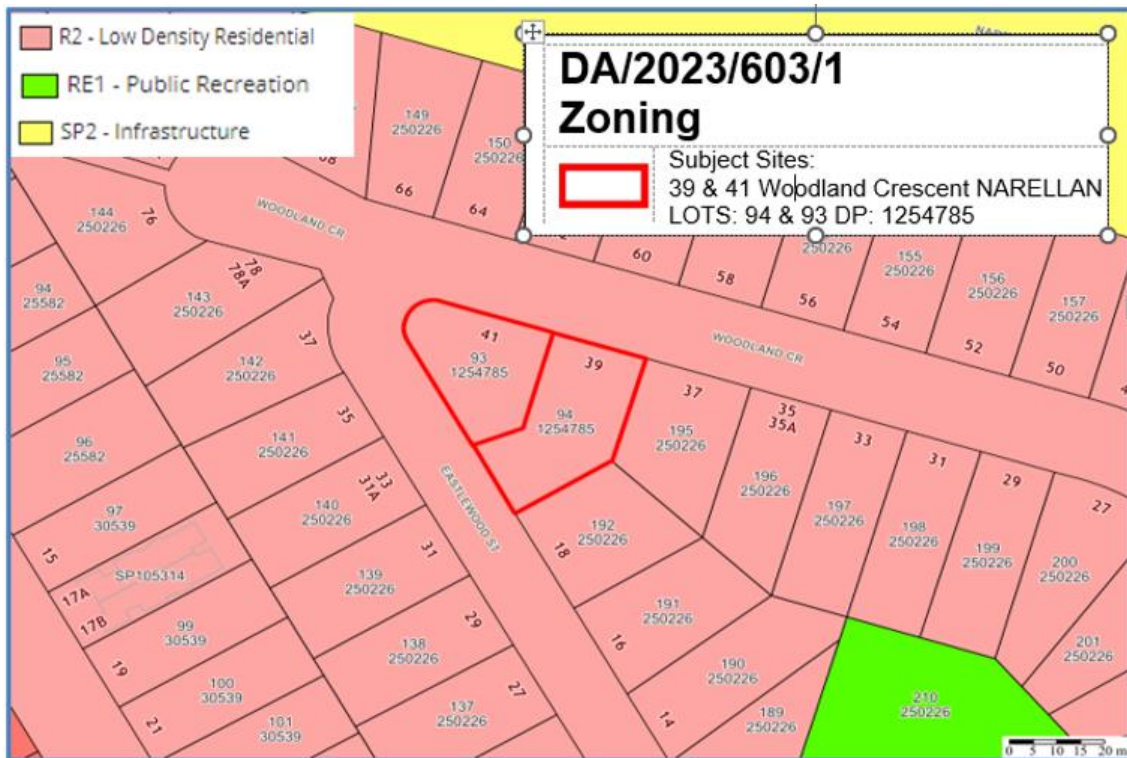


Figure 5: Zoning map of the site

HISTORY

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

Date	Development
04/07/2019	Exempt boundary adjustment.

THE PROPOSAL

DA/2023/603/1 seeks approval for consolidation of lots, demolition of existing buildings and the construction of a single storey 80-place centre-based child care facility with basement car parking, tree removal, earthworks, drainage and associated site works.

Specifically, the development involves:

- Demolition of all existing structures on site.
- Removal of 13 trees.
- Consolidation of the two lots.
- Construction of 80 place centre-based child care facility.
- Basement car parking containing 20 parking spaces.
- Operating hours of 7am to 6pm Monday to Friday.
- Erection of a 1.8m–2.1m high acoustic fence along the south and south-eastern boundary.
- Associated landscaping and site works.

The estimated cost of the development is \$3,182,901.



Figure 6: Render of the development as viewed from Eastlewood Street.



Figure 7: Render of the development as viewed from Woodland Crescent.

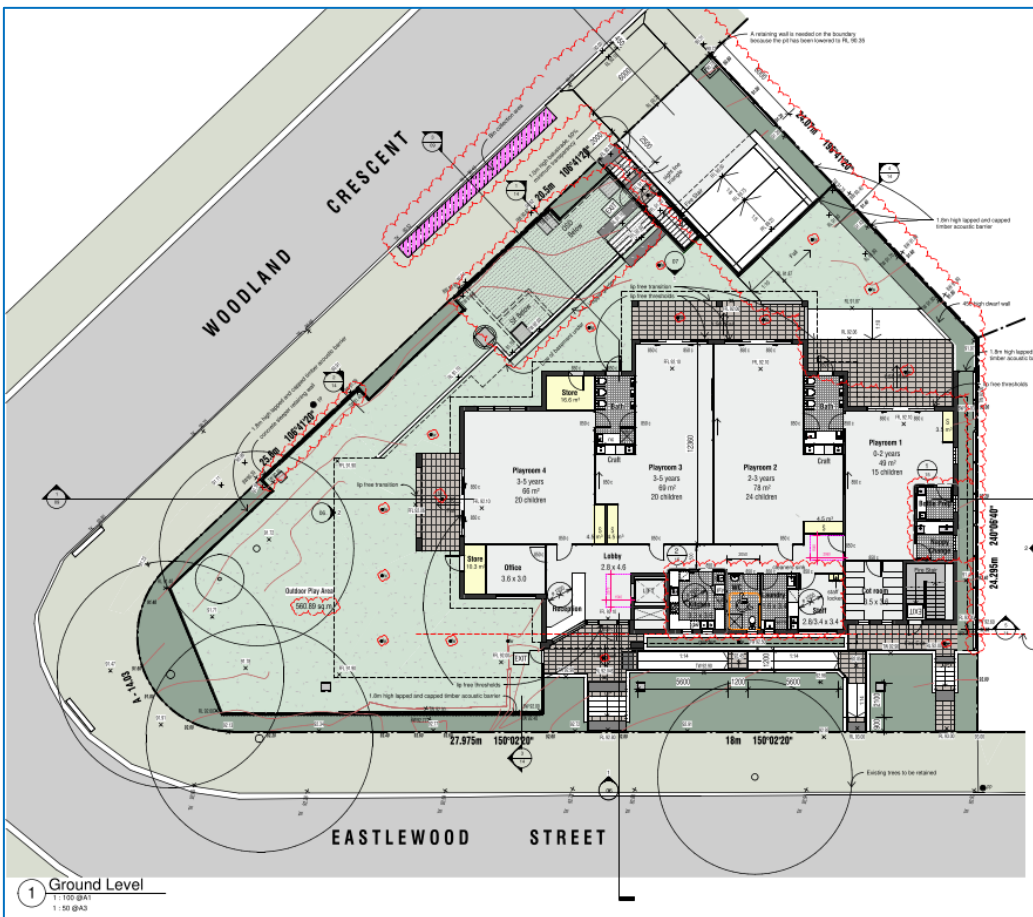


Figure 8: Ground floor plan of the proposed development.

ASSESSMENT

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

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

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

The environmental planning instruments that apply to the development are:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021.
- State Environmental Planning Policy (Resilience and Hazards) 2021 (Chapter 4).
- State Environmental Planning Policy (Transport and Infrastructure) 2021 (Subdivision 2).
- Camden Local Environmental Plan 2010.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The Biodiversity and Conservation SEPP aims to protect the environment of the Hawkesbury-Nepean River system by ensuring impacts of future land uses are considered in a regional context. Council staff have considered the general planning considerations outlined by the Biodiversity and Conservation SEPP and are satisfied there will be no detrimental impact on the Hawkesbury-Nepean River system as a result of the development. These considerations are demonstrated throughout this report and its accompanying attachments, including recommended conditions to manage erosion, sediment and water pollution control.

State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 4

The Resilience and Hazards SEPP aims to provide a State-wide approach to the remediation of contaminated land. A preliminary site investigation (PSI) concluded that there are no areas of environmental concern (AEC's). Potential asbestos containing material was identified and will be subject to a hazardous building materials assessment prior to demolition works occurring. The PSI concludes that the site is suitable for the proposed landuse. The application was referred to Council's Specialist Support Environmental Health Officer who supports the proposed development.

As such, the consent authority can be satisfied the site is suitable for the proposed development.

State Environmental Planning Policy (Transport and Infrastructure) 2021 Chapter 2, Subdivision 2.

The proposed development was referred to Endeavour Energy as works were sought within 5m of an exposed overhead electricity power line. Endeavour Energy raised no objection to the proposed development subject to recommended conditions attached to this report.

State Environmental Planning Policy (Transport and Infrastructure) 2021 Chapter 3 Education Establishments and Child Care Facilities

Chapter 3 of SEPP Transport and Infrastructure seeks to facilitate the effective delivery of educational establishments, early education and child care facilities across the state. Development applications for a child care facility must be considered against the criteria of the Child Care Planning Guideline, including satisfying each of the non-discretionary development standards. An assessment of the proposed development against the Child Care Planning Guideline and the non-discretionary development standards is provided

as an attachment to this report. The consenting authority can be satisfied the development is consistent with considerations required by the SEPP.

Camden Local Environmental Plan 2010 (Camden LEP)

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 site is zoned R2 Low Density Residential pursuant to Clause 2.2 of the Camden LEP.

Land Use/Development Definitions

The development is characterised as a '*centre-based child care facility*' by the Camden LEP.

Permissibility

The development is permitted with consent in the R2 Low Density Residential zone pursuant to Clause 2.3 and the land use table of 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.

(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)*

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

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

Camden Development Control Plan 2019 (Camden DCP)

The proposal is generally consistent with the relevant matters contained in the 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 2021* 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

The development is unlikely to have any unreasonable adverse impacts upon the natural and built environment or generate adverse social and economic impacts within the locality. The likely impacts of traffic generation, tree removal and privacy that may arise from the proposed development are considered in more detail below.

Traffic

The application was accompanied by a Traffic Impact Assessment that assessed the likely impacts of additional vehicular traffic on the surrounding street network. Traffic counts were undertaken during morning and afternoon peak periods. These were conducted in the locations shown by figure 9 below between 7am to 9am and 4pm to 6pm on Thursday 14 of March 2024. Specifically, these locations were:

- T-junction at Woodland Crescent and Eastlewood Street (north) – blue circle in fig 9.
- T-junction at Woodland Crescent and Eastlewood Street (south) – red circle in fig 9.
- T-junction at Woodland Crescent and Doncaster Avenue – green circle in fig 9.



Figure 10: Orange denoting trees for retention, blue denoting trees for removal.

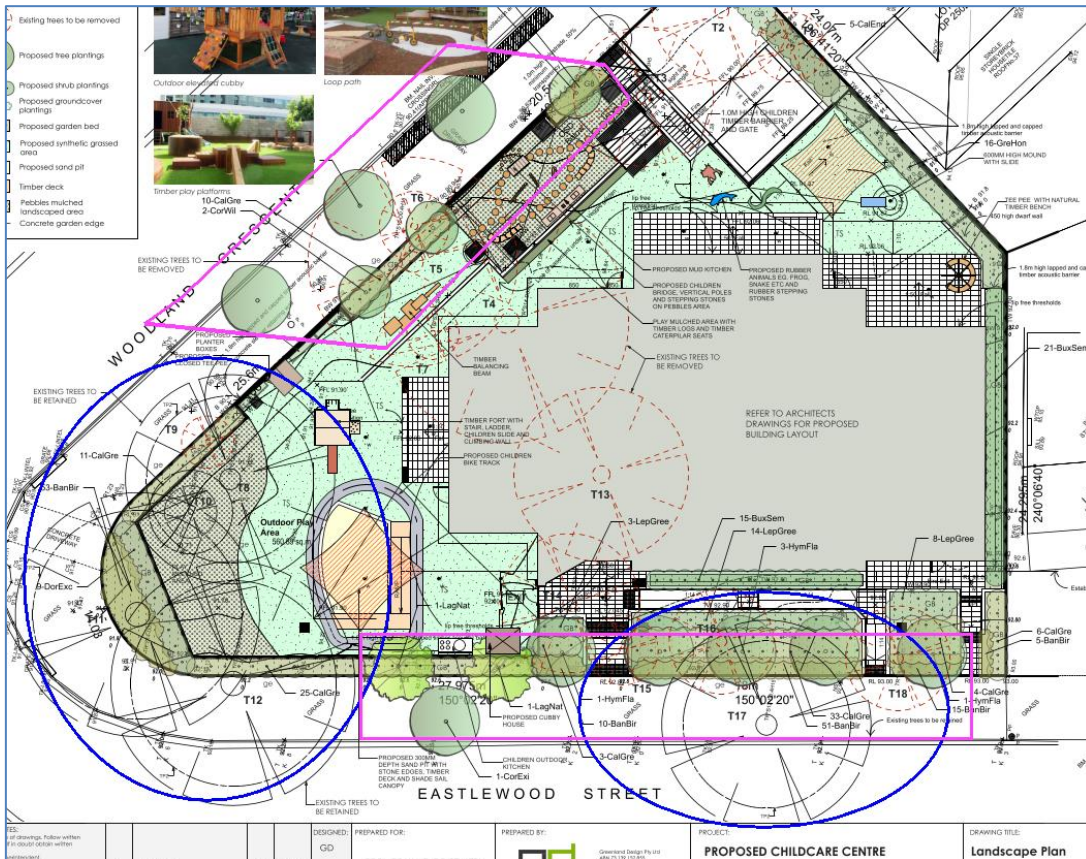


Figure 11: Blue circle showing trees to be retained (see figure 2 and 4). Pink circle showing location of replacement trees.

Tree type	Amount	Mature Height
Yellow Blood Wood	4	8-12m
Red Flowering Gum	3	6-6m
Native Frangipani	5	8-12m
Crepe Myrtle	2	6-8m

Table 1: Type, amount and height of replacement trees

Privacy

During assessment, Council staff expressed concerns relating to the interface between the finished ground level of the outdoor play area and potential overlooking into the rear of 37 Woodland Crescent. In response, the applicant proposes to raise the height of the boundary fence adjoining this property.

This will enable the finished height of the boundary fence to present 1.8m in height from the inside of the fence or, 2.1m in height from within 37 Woodland Crescent. This interface has been further improved through the planting of 16 Honey Gem Grevilleas which will reach a mature height of 3.0m-4.0m (see fig 12). It should be noted that no submission was received from the owner of this adjoining lot during the renotification period.

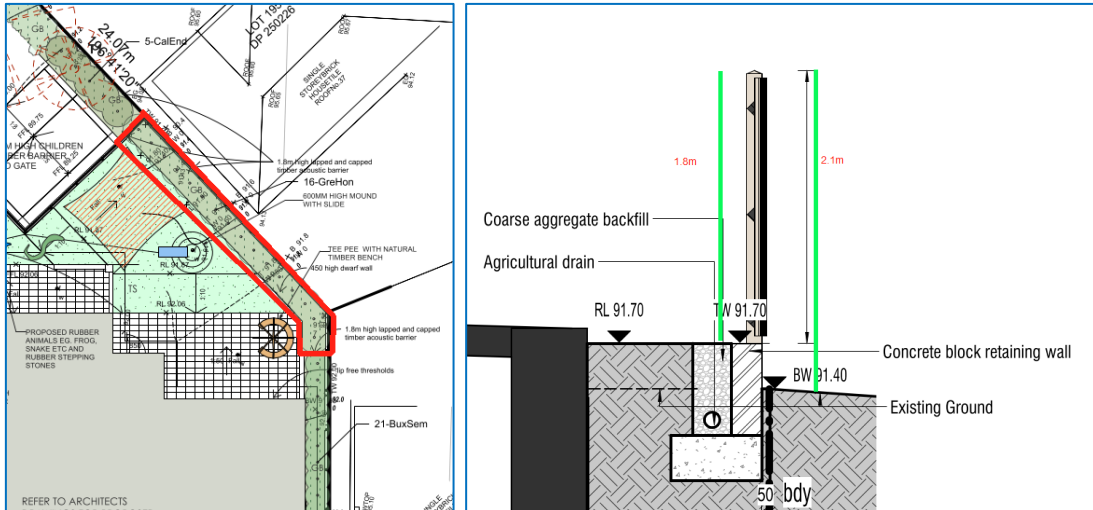


Figure 12: The 1.8m-2.1m high acoustic boundary fence, the site (left), 37 Woodland Crescent (right).

Council staff are satisfied that the likely impacts of the proposed development with regard to traffic, tree removal and privacy have been resolved.

(c) the suitability of the site for the development

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

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

The DA was publicly exhibited for a period of 14 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 13 November to 27 November 2023 and 12 submissions were received objecting to the development. Following further minor modifications to the existing boundary fence adjoining 37 Woodland Crescent, the application was re-notified for a period of 14 days (29 February to 14 March 2024) and an additional five submissions were received objecting to the proposed development.

The issues raised in the submissions are considered below:

1. *Has council done a time and motion study on traffic flow? Let alone the amount of traffic that will go to the intersection of Somerset and Elyard Street.*

Officer comment:

Traffic counts were undertaken during morning and afternoon peak periods. The existing operating performance of the surveyed locations were assessed using SIDRA. The results from SIDRA modelling concluded that the 60 additional vehicle trips during peak AM and 52 trips during peak PM, is unlikely to reduce the current level of service (service level A). Council’s Traffic Engineers have reviewed the submitted traffic report and raise no objection to the proposal in relation to traffic generation.

2. *80 children means 80 cars and plus staff lets say 10 and that now a total of 90 cars morning and afternoon. That’s 180 cars a day.*

Officer comment:

The concern raised assumes that all children will arrive and leave the site in a separate vehicle. The traffic report has modelled traffic generation to the proposed child care centre, with modelling suggesting that the total maximum increase over the AM and PM peak period (6 hour period) is 112 vehicle movements. It should be noted that it is likely that siblings will attend the child care centre at the same time, thus reducing overall car trips to and from the centre.

3. *The traffic for a no through road is already high without adding more problems by adding an 80 child preschool without sufficient parking allowed for this. I believe there is supposed to be underground parking but with these types of buildings it won't be enough and I expect will mostly be used for staff not customers.*

Officer comment:

In accordance with the Camden Development Control Plan 2019, the development is required to provide 1 car parking space per 4 children, with one of those spaces to be designed for a person with a disability. The proposed development provides a total of 20 basement car parking spaces, one of which is a disabled car space. The development provides car parking in accordance with DCP requirements.

4. *There will be the chance of motor vehicle accidents as some residents park there cars on the road and on the bends, with the already narrow roads 2 cars going opposite ways won't fit.*

Officer comment:

The site benefits from access from both Eastlewood Street and Woodland Crescent, both of which are two-way, single laned unmarked local roads. Transport for NSW Crash and Causality Statistics have not reported a crash on either Eastlewood Street or Woodland Crescent since 2018. In addition, neither road is identified as a black spot. Accordingly, with consideration of the traffic report submitted with the application, the proposed development is not considered to heighten the risks or potential for vehicle collisions.

5. *The increase in traffic and no footpaths also means pedestrians will be at risk when walking to and from their homes as they do not want to risk injury due to the uneven and undulating nature strip.*

Officer comment:

A review of Transport for NSW Crash and Causality Statistics reveals that there has been no pedestrian related injury or crash recorded. The existing speed limit and vehicle sightlines are not sought to be modified as a result of the proposed development. The proposed development is considered unlikely to compromise pedestrian safety.

6. *Entry point and location encourages street parking which is on a section of the street that will be busy with corner traffic, and it is already often difficult to see due clearly due to traffic and angle of corner. With fence for playground, it will make it even more of an obstructed view onto Woodland. Eastlewood itself is also a narrow and congested street as it is.*

Officer comment:

The development does not rely on on-street car parking. Currently existing along the entire Eastlewood Street frontage is a 1.8m high timber paling fence. This fence will be

removed and replaced with a similar 1.8m high timber lapped and capped fence. Notably, the new fence will be setback a further 3.3m from the corner of Eastlewood Street and Woodland Crescent. The proposed arrangement will increase sightlines across this corner from what is current existing.

7. *The entry will impact the residents at 37 who have living quarters at the entry point as do residents over the road, some of whom are shift workers and others who work from home.*

Officer comment:

Presumably, this concern relates to acoustic amenity for the residents at 37 Woodland Crescent. The submitted acoustic report has considered noise generated from vehicle movements. To reduce noise generated from vehicles, the report suggests staged commencement and finishing times for 0-3 and 3-5 year olds (as proposed within the Plan of Management). Council's Specialist Support Environmental Health Officer has reviewed this recommendation and supports it subject to conditions.

8. *This intersection is already congested due to the shopping centre, child care, medical building – the Exchange, old residential and new apartment residential traffic which has increased exponentially and increased roadside parking and reduced visibility.*

Officer comment:

The increase in maximum vehicle movements per hour during peak AM and PM is negligible in the broader context of the site. Council's Traffic Engineers have reviewed the submitted traffic report and raise no objection to the development in relation to traffic generation. The development is unlikely to have any significant impact on the surrounding road network.

9. *Parking for staff and parents is inadequate. This is outlined in both the traffic and the development report. 1 manager spot, 10 staff parking, 1 disability spot and 10 parking spots for parents. This equals 22 parking spots. Development report indicates the number of staff daily will be 13 plus manager.*

Officer comment:

A compliant amount of car parking has been provided in accordance with the Camden Development Control Plan 2019. Notwithstanding, the concern raised assumes that 1 manager, 10 staff, 10 parents and 1 less able person would arrive to the site at the same time. The centre will stagger staff times and pick-up and drop-off will occur over 3-hour periods in the AM and PM peak.

10. *With reference to the swept path analysis annexed to the Traffic Assessment, it is evident that the proposed development has been designed not starting with an understanding of the site's constraints, but rather, a need to provide the proposed number of places. Even allowing for the swept paths as demonstrated, what is evident is the fact that manoeuvring within the basement will be difficult, it will require multiple manoeuvres, and the result is likely to be parents not utilising the basement. Additional parents parked kerbside will only add to the safety issue. Parents will be crossing the road at a blind spot not having visibility in terms of oncoming vehicles.*

Officer comment:

The swept paths provided show compliant movements in accordance with AS2890.1 2004. These have been reviewed and are supported by Council's Development Engineers.

11. *Further, various basement parking spaces are simply not practical or safe. For example:*

- *S1 located adjacent to the driveway entry;*
- *V10 which can only just manoeuvre out of the site;*
- *S1-4 reversing out onto what appears to be a support pole*

Officer comment:

Council staff have revised the above points against the submitted architectural plans and swept paths. The following is provided in this regard:

- S1 reverse entry movement maintains a clear sightline as vehicles enter from the basement. There is an unobstructed distance of approximately 6.7m from the bottom of the basement ramp (or 13.1m from furthest visible point entering the basement) to the edge of the S1 parking space.
- V10 is able to enter and exit the space in a singular movement.
- S1-4 exits the space in a forward direction. Whilst it does cross over a drainage pit, no vertical structures or obstructions exist.

12. *Please give serious consideration as this is a residential area. How many more do we need in this area if more a lot a special area away from residential dwellings with better access.*

Officer comment:

Consideration has been given to relevant legislation, guidelines, provisions, objectives and controls. Specifically, Chapter 3, Clause 3.26(2a) of State Environmental Planning Policy (Transport and Infrastructure) 2021 allows development to be located at any distance from an existing or proposed early education and care facility.

13. *The proposal is required to provide unencumbered indoor and outdoor areas for the number of children. This has led to a lack of any meaningful landscaping, an excessively large basement which does not allow for deep soil areas, and a presentation to the street dominated by acoustic fencing.*

Officer comment:

The landscape plan shows a variety of natural and artificial elements which create a meaningful environment. The extent of the basement is not considered to be excessive, evident by the deep soil zones whereby planting of groundcovers, shrubs and trees are proposed.

14. *The proposal is simply not compatible with the existing or desired future character of the area which is low density residential. Compatibility does not mean sameness, but the extensive lengths of perimeter fencing, children's play areas, and built form is not in any way what is contemplated within the zoning.*

Officer comment:

The proposed development seeks to provide a service that supports the day to day needs of the community. This is contemplated by the R2 Low Density Residential zone objectives which apply to the site. Further, the design is consistent with the Child Care Planning Guideline and is compliant with the Camden DCP, which provides controls relating to perimeter fencing, children's play areas and built form.

- 15. In order to comply with the required acoustic criteria, the proposal includes extensive 1.8m high lapped and capped acoustic barriers. Those barriers would not otherwise be required for other forms of residential developments.*

Officer comment:

The proposed acoustic barriers being 1.8m high lapped and capped timber fencing (measured from the inside of the fence) are typical to the height and material adopted along common residential property boundaries. The type and height of fencing proposed is commonly observed throughout the immediate residential area.

- 16. Where in the low density residential zone, do you see developments featuring a 1.8m high fence within what would otherwise be the front, side and rear setbacks? There is acoustic fencing on all fronts with the exception of the front entry area located on Eastlewood Street.*

Officer comment:

Fencing is setback at various points along the Woodland Crescent and Eastlewood Street frontage, which will be obscured by a landscape buffer located between it and the street boundary. Notably, a portion of the new fence located at the corner of Eastlewood Street and Woodland Crescent will be setback a further 3.3m, which is considered to result in a better visual outcome than the current boundary fencing which exists.

- 17. The removal of several mature and healthy trees from this site will be most unpopular in the surrounding neighborhood.*

Officer comment:

The proposal is accompanied with an arborist report which has demonstrated through tree retention and compensatory planting, that the loss of trees, tree canopy and vegetation cover will be restored to a similar level. Subsequently, there will be minimal impact upon the existing streetscape though tree retention of prominently located trees and further compensatory planting (refer figures 10 & 11 and table 1).

- 18. I believe Camden Council did not due their due diligence advising all residents of Eastlewood St and Woodland Cres, only 1 resident to my knowledge living on Eastlewood St that shares a boundary to 41 Woodland Cres received a letter.*

Officer comment:

The application was notified for a period of 14 days to residents within Eastlewood Street and Woodland Crescent in accordance with the Camden Community Participation Plan and later renotified. In addition, a notification sign was placed on the site.

19. I believe the council needs to hold a public meeting with the residents and all parties involved. So we can discuss this further and the residents can have their objections heard. My neighbours and I are all of the same opinion this centre should not be approved and concerned of the flow on affects with the issues stated.

Officer comment:

As the application received more than 10 unique submissions objecting to the proposed development, a public meeting of the Camden Local Planning Panel will be held. Those persons who made a submission will be invited to attend the meeting and make verbal representations to the Panel.

(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, 2021*, environmental planning instruments, development control plans and policies. Based on the above assessment, the development is consistent with the public interest.

EXTERNAL REFERRALS

External Referral	Response
Endeavour Energy.	Support with conditions attached to this report.
Sydney Water.	Support with conditions attached to this report.

Conditions that require compliance with the external referral recommendations are recommended.

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 approve DA/2023/603/1 for a single storey 80-place centre-based child care facility with basement car parking and associated site works at 39 and 41 Woodland Crescent, Narellan subject to the conditions attached to this report for the following reasons:

1. The development is consistent with the objectives and controls of the applicable environmental planning instruments, being State Environmental Planning Policy (Biodiversity and Conservation) 2021; State Environmental Planning Policy (Resilience and Hazards) 2021; State Environmental Planning Policy (Transport and Infrastructure) 2021; and Camden Local Environmental Plan 2010.
2. The development is consistent with the objectives of the Camden Development Control Plan 2019.
3. The development is of an appropriate scale and form for the site and the character of the locality.
4. Subject to recommended conditions, the development is unlikely to have any unreasonable adverse impacts on the natural or built environment.
5. For the above reasons, the development is a suitable use of the site and its approval is in the public interest.

ATTACHMENTS

1. Recommended Conditions
2. SEPP (Transport and Infrastructure) 2021 Assessment Table
3. Child Care Planning Guideline - National Regulation Assessment Table
4. Child Care Planning Guideline Assessment Table
5. Camden LEP Assessment Table
6. Camden DCP Assessment Table
7. Consolidated Submissions - *Supporting Document*
8. Public Exhibition Submission Map - *Supporting Document*
9. Architectural Plans

RECOMMENDED CONDITIONS**General Conditions**

1 A. Approved plans and documents				
Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this development consent expressly requires otherwise:				
Approved Plans				
Plan number	Revision number	Plan title	Drawn by	Date of plan
02	C	Site plan	Architex	04/04/2024
03	B	Basement level	Architex	05/02/2024
04	C	Ground level	Architex	04/04/2024
05	A	Roof level	Architex	14/09/2024
06	C	Elevations	Architex	04/04/2024
07	B	Elevations	Architex	05/02/2024
08	B	Streetscape elevations	Architex	05/02/2024
09	C	Sections	Architex	04/04/2024
10	B	Driveway section + bin room and collection	Architex	05/02/2024
11	C	Play area diagram	Architex	04/04/2024
12	A	Demolition plan	Architex	14/09/2024
13	B	Gross floor area diagram	Architex	05/05/2024
14	B	Detail sections	Architex	04/04/2024
15	A	Bottle prep + nappy change and kitchen detail	Architex	05/02/2024
16	B	Cut and fill plan	Architex	04/04/2024
D00	A	Cover sheet, legend and drawing schedule	Loka Consulting Engineers	25/09/2023
D01	D	Basement stormwater drainage plan	Loka Consulting Engineers	16/02/2024
D02	B	Basement stormwater drainage details	Loka Consulting Engineers	09/02/2024
D03	D	Ground floor / site stormwater drainage plan	Loka Consulting Engineers	19/03/2024
D04	D	Site stormwater drainage details	Loka Consulting Engineers	19/03/2024
D05	A	Erosion and sediment control plan and details	Loka Consulting Engineers	04/09/2023
D06	C	Catchment plan	Loka Consulting Engineers	18/03/2024

D07	C	Music result and details	Loka Consulting Engineers	19/03/2024
2763.GD.01	C	Landscape plan	Greenland Design Landscape Architects	16/02/2024
2763.GD.02	C	Landscape details	Greenland Design Landscape Architects	16/02/2024
2763.GD.03	C	Landscape specification	Greenland Design Landscape Architects	16/02/2024
Approved Documents				
Document title		Version number	Prepared by	Date of document
SYD2023-1103-R001C.		-	Acouras Consultancy	10/10/2023
Ref-23141 -Amended Waste Management Plan		-	Dickens Solutions	February 2024
Certification and Assessment for a New Childcare Centre		-	Architex	30/08/2023
Aboricultural Impact Assessment and Tree Management Plan, Ref 8844.1		-	Redgum Horticultural	14/02/2024
In the event of any inconsistency between the approved plans/documents and a condition of this development consent, the condition prevails.				
Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development				
2 A. Authority requirements				
The development must be carried out in accordance with the following authority requirements:				
1. Endeavour Energy, CNR-62108 dated 27/11/2023.				
Condition reason: To ensure the development complies with Authority requirements				
3 A. No signage approved				
This development consent does not approve any signage. A separate development application must be lodged with and approved by Council before any signage is displayed on the site (unless the signs are exempt or complying development under state Environmental Planning Policy (Exempt and Complying Development Codes) 2008).				
Condition reason: To clarify when separate consent is required for signage				
4 J. Approved tree work				

<p>This development consent approves the following tree(s) to be removed:</p> <ol style="list-style-type: none"> Trees T1, T2, T3, T4, T5, T6, T7, T9, T13, T14, T15, T16 and T18 contained within appendix C, Part B of the Tree Protection Plan Ref 8844.1 prepared by Redgum Horticultural dated 14 February 2024 are approved for removal. <p>Replacement landscaping must be installed in accordance with the approved landscaping plan(s) within 6 months of the date this development consent becomes operational and include the following elements:</p> <ol style="list-style-type: none"> Replacement planting to be in accordance with the amended landscape plan by Greenland Design – Landscape Plan – February 2024 – Issue C – Drawing No. 2763.GD.01
<p>Condition reason: To detail approved tree work and any replacement landscaping</p>

Building Work

Before issue of a construction certificate

5	<p>B. Salinity management</p> <p>Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the development will comply with the salinity control measures in Council's engineering specifications.</p> <p>Condition reason: To ensure the development is designed to withstand the effects of salinity</p>
6	<p>C. Food premises and/or storage areas</p> <p>Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the development will comply with the following detailed design requirements:</p> <ol style="list-style-type: none"> The <i>Food Act 2003</i>. The <i>Food Regulation 2015</i>. Food Standards Australia and New Zealand Food Standards Code 2003. AS 1668.1 - The Use of Ventilation and Air Conditioning in Buildings - Fire and Smoke Control in Buildings. AS 1668.2 - The Use of Ventilation and Air Conditioning in Buildings - Mechanical ventilation in Buildings. AS 4674 - Design, Construction and Fit-Out of Food Premises.

	Condition reason: To ensure that food premises and/or storage areas are designed to comply with statutory requirements and industry standards	
7	P. Section 7.12 contributions	
	Before the issue of a construction certificate, contributions must be made to Council under section 7.12 of the <i>Environmental Planning and Assessment Act 1979</i> :	
	Camden Section 7.12 Development Contribution Plan	
	% of development cost	1% OF DEVELOPMENT COST
	Amount payable	\$31,829.01
	The amount of contribution payable under this condition has been calculated at the date of determination. In accordance with the provisions of the contributions plan, this amount shall be indexed at the time of actual payment in accordance with the consumer price index.	
	Condition reason: To ensure that development makes contributions towards services identified in the applicable contributions plan	
8	S. Waste rooms	
	Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the waste rooms will comply with the following detailed design requirements:	
	<ol style="list-style-type: none"> 1. Constructed of solid, impact resistant materials and finished in a smooth, even surface. 2. Smooth, impervious walls to ensure no moisture, oils or similar material can soak in. 3. Impervious, coved and graded floors that will be drained to a floor waste connection. 4. Provision of ventilation in accordance with AS 1668 - The Use of Ventilation in Buildings, lighting, pest proofing and an external hose tap. 5. Roofed with a minimum ceiling height of 2.4m 	
	Condition reason: To ensure that hygienic waste management facilities are provided	
9	A. Housing and productivity contribution payment	
	Before the issue of a construction certificate, a housing and productivity contribution (HPC) is to be made in accordance with the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023. The payment applicable is as follows:	
	HPC Area	Contributions Amount
	Housing and Productivity Contribution Greater Sydney Region_A&A	\$13,689.71
	Evidence of payment of the HPC shall be provided to Council and the certifier.	

	<p>Alternatively, the applicant must obtain written confirmation from the Department of Planning, Housing and Infrastructure that the HPC is not required to be paid for the approved development, or that a lesser amount must be paid.</p> <p>More information</p> <p>A request for assessment by the Department of Planning, Housing and Infrastructure of the amount of the housing and productivity contribution that is required under this condition can be made to hpc.enquiry@planning.nsw.gov.au.</p> <p>Condition reason: To require a housing and productivity contribution to be paid</p>
1 0	<p>A. Driveway design</p> <p>Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the approved driveway(s) will comply with AS 2890.1 - Parking Facilities and Council's Access Driveway Specifications or Heavy Duty Industrial Commercial Vehicle Crossing (as applicable to the development).</p> <p>A driveway crossing approval must be obtained from Council before the issue of a construction certificate. Evidence of the approval must be provided to the certifier.</p> <p>Condition reason: To ensure that driveways are designed to appropriate standards.</p>
1 1	<p>A. Fibre-ready facilities and telecommunications infrastructure</p> <p>Before the issue of a construction certificate, written evidence from the carrier must be obtained that demonstrates, to the certifier's satisfaction, that arrangements have been made for:</p> <ol style="list-style-type: none"> 1. The installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Written confirmation that the carrier is satisfied that the fibre ready facilities are fit for purpose is also required. 2. The provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier. <p>Condition reason: To ensure fibre-ready telecommunications facilities are installed for new development</p>
1 2	<p>A. Glass reflectivity index</p> <p>Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the glass reflectivity index for all glass used externally will not exceed 20%.</p>

	Condition reason: To ensure that all glass used externally has a reasonable maximum level of reflectivity
1 3	A. Long service levy
	Before the issue of a construction certificate, the long service levy must be paid at the prescribed rate to either the Long Service Payments Corporation or Council under section 34 of the <i>Building and Construction Industry Long Service Payments Act 1986</i> . This applies to building and construction works with a cost of \$250,000 or more. Evidence of the payment must be provided to the certifier.
	Condition reason: To ensure the long service levy is paid
1 4	A. Public infrastructure alterations
	Before the issue of a construction certificate, any required alterations to public infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlets, service provider pits, street trees or any other public infrastructure) must be approved by the roads authority under the <i>Roads Act 1993</i> . Any costs incurred will be borne by the developer. Evidence of the approval must be provided to the certifier.
	Condition reason: To clarify the timing and need for approval under the Roads Act 1993
1 5	E. Civil engineering plans and information
	Before the issue of a construction certificate, civil engineering plans and information must be prepared by a suitably qualified civil engineer, to the satisfaction of the certifier. The plans and information must include the following elements:
	<ol style="list-style-type: none"> 1. Erosion and sediment control measures, including compliance with the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate' (the blue book) (as amended from time to time). 2. Earthworks. 3. Water quantity and quality facilities: <ol style="list-style-type: none"> a. A detailed on-site detention and water quality report. b. An electronic stormwater model. c. A validated Camden Council MUSIC-link report with electronic model. 4. Details of any required augmentation of existing drainage systems to accommodate drainage from the development. 5. roads and car parks: <ol style="list-style-type: none"> a. Pavement design. b. Traffic management devices. c. Line marking. 6. Clearly delineate the extent/location of the 5% annual exceedance probability (AEP), the 1% AEP, the probable maximum flood and the flood planning level (FPL) lines

	<p>and clearly label them as such (only if the site is flood affected). The FPL is defined in Council's Flood Risk Management Policy.</p> <p>The plans and information must be accompanied by certification from a suitably qualified civil engineer certifying that they comply with Council's engineering specifications.</p> <p>Condition reason: To ensure that civil works are designed to appropriate standards</p>
1 6	<p>E. Construction certificate information</p> <p>Before the issue of a construction certificate, the following information must be prepared by a suitably qualified person to the certifier's satisfaction</p> <ol style="list-style-type: none"> 1. New pit construction over the existing stormwater line in Woodland Crescent must be standard kerb inlet, in accordance with Camden Council Engineering Design Spec. All pit dimensions must be in accordance with AS3500.3. 2. An updated drains model must be provided to the certifying authority demonstrating the effect of the new stormwater pit in Woodland Crescent on the existing stormwater network. 3. Stormwater compliance certificate must be provided to accompany the drainage design demonstrating that the stormwater complies with applicable aspects of Council Engineering specification and AS3500.3 4. Details must be provided to the certifying authority demonstrating that the retaining wall and all associated infrastructure located along the southern boundary is contained wholly within lot 94 from DP 1254785. <p>Condition reason: To ensure that required information is provided to the certifier</p>
1 7	<p>E. Construction on-site detention/sediment control basins</p> <p>Before the issue of a construction certificate, information detailing the location and design of construction on-site detention/sediment control basins within the site must be prepared by a suitably qualified person, to the certifier's satisfaction.</p> <p>Condition reason: To ensure that on-site detention and sediment control measures are provided</p>
1 8	<p>E. Damages bond</p> <p>Before the issue of a construction certificate, a bond must be lodged with Council in accordance with Council's Development Infrastructure Bonds Policy. Fees are payable for the lodgement and refund of the bond. Evidence of the bond lodgement must be provided to the certifier.</p> <p>Condition reason: To ensure that any damage to existing public infrastructure is rectified</p>
	<p>E. Performance bond</p>

19	<p>Before the issue of a construction certificate, a performance bond must be lodged with Council in accordance with Council's Development Infrastructure Bonds Policy. Fees are payable for the lodgement and refund of the bond. Evidence of the bond lodgement must be provided to the certifier.</p> <p>Condition reason: To ensure that new public infrastructure works undertaken within the existing public domain are constructed to an appropriate standard</p>
20	<p>E. Structural engineer certificate</p> <p>Before the issue of a construction certificate, a certificate must be prepared by a suitably qualified structural engineer and certify, to the certifier's satisfaction, that all piers, slabs, footings, retaining walls and structural elements have been designed in accordance with the approved and applicable geotechnical report(s). The certificate must be accompanied by a copy of the structural engineer's current professional indemnity insurance.</p> <p>Condition reason: To ensure that building elements are designed for the site conditions</p>

Before building work commences

21	<p>B. Hazardous building materials assessment (preparation)</p> <p>Before any site work commences, a hazardous building materials assessment (HBMA) must be prepared by a suitably qualified person. The report must demonstrate, to the satisfaction of the principal certifier, that:</p> <ol style="list-style-type: none"> 1. The HBMA has assessed all building and structures to be demolished. 2. All hazardous components on the site have been identified. <p>Condition reason: To ensure hazardous building materials are identified before any works commence</p>
22	<p>A. Dilapidation report</p> <p>Before any site work commences, a dilapidation report must be prepared by a suitably qualified person to the satisfaction of the principal certifier. The report must include:</p> <ol style="list-style-type: none"> 1. A photographic survey of the following properties: <ol style="list-style-type: none"> a. 37 Woodland Crescent, Narellan (lot 195 in DP 250226). b. 18 Eastlewood Street, Narellan (lot 192 in DP 250226). 2. A photographic survey of existing public infrastructure surrounding the site including (but not necessarily limited to): <ol style="list-style-type: none"> a. Road carriageways. b. Kerbs. c. Footpaths. d. Drainage structures.

	<p style="text-align: center;">e. Street Trees.</p> <p>In the event that access for undertaking the dilapidation report is denied by a property owner, the developer must detail in writing that all reasonable steps have been taken to obtain access to and advise the affected property owner of the reason for the survey and that these steps have failed. Written approval must be obtained from the principal certifier in such an event.</p> <p>Should any public property or the environment sustain damage during the course of and as a result of works, or if the 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 developer's damages bond.</p> <p>The report must be submitted to the principal certifier and Council 2 days before any site works commences. The development must comply with all conditions that the report imposes.</p> <p>Condition reason: To ensure that any damage causes by works can be identified and rectified</p>
23	<p>A. Public liability insurance policy</p> <p>Before any site work commences, the developer must take out a public liability insurance policy with a minimum cover of \$20 million in relation to the occupation of, and works within, all public property for the full duration of the works. Evidence of the policy must be provided to the principal certifier.</p> <p>Condition reason: To ensure adequate public liability insurance is obtained to cover development within public property</p>
24	<p>A. Site security and fencing</p> <p>Before any site work commences, the site is to be secured and fenced to the satisfaction of the principal certifier.</p> <p>Condition reason: To ensure that access to the site is managed before works commence</p>
25	<p>Z. Erection of signs</p> <p>Before any site work commences, a sign must be erected in a prominent position on the site:</p> <ol style="list-style-type: none"> 1. Showing the name, address and telephone number of the principal certifier for the work. 2. Showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours.

	<p>3. Stating that unauthorised entry to the work site is prohibited.</p> <p>The sign must be:</p> <ol style="list-style-type: none"> 1. Maintained while the work is being carried out. 2. Removed when the work has been completed. <p>This condition does not apply in relation to:</p> <ol style="list-style-type: none"> 1. Building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building. 2. Crown building work certified to comply with the <i>Building Code of Australia</i> under Part 6 of the <i>Environmental Planning and Assessment Act 1979</i>.
	<p>Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021</p>
26	<p>E. Utility services protection</p> <p>Before any site work commences, the developer must demonstrate, to the satisfaction of the principal certifier, that the following requirements have been met:</p> <ol style="list-style-type: none"> 1. Undertake a 'Before You Dig Australia' services search and liaise with the relevant utility owners. 2. Offer all utility owners a duty of care, take action to prevent damage to utility networks and comply with utility owners' directions. 3. Obtain approval to proceed with the site works from utility owners.
	<p>Condition reason: To ensure that utilities are not adversely affected by development</p> <p style="text-align: center;">During building work</p>
27	<p>B. Fill material (virgin excavated natural material)</p> <p>Before the importation and placement of any fill material on the site, an assessment report and sampling location plan for the material must be prepared by a contaminated land specialist. The report and plan must demonstrate, to the satisfaction of the principal certifier, that:</p> <ol style="list-style-type: none"> 1. The report and plan have been endorsed by a practising engineer with specific area of practice in subdivisional geotechnics. 2. The report and plan have been prepared in accordance with: <ol style="list-style-type: none"> a. The Department of Land and Water Conservation publication 'Site investigation for Urban Salinity'. b. The Department of Environment and Conservation - Contaminated Sites Guidelines 'Guidelines for the NSW Site Auditor Scheme (Third Edition) - Soil Investigation Levels for Urban Development Sites in NSW'. 3. The fill material:

	<ul style="list-style-type: none"> a. Provides no unacceptable risk to human health and the environment. b. Is free of contaminants. c. Has had its salinity characteristics identified in the report and specifically the aggressiveness of salts to concrete and steel (refer to the Department of Land and Water Conservation publication 'Site investigation for Urban Salinity'). d. Is suitable for its intended purpose and land use. e. Has been lawfully obtained. <ul style="list-style-type: none"> 4. The sampling of the material for salinity complies with: <ul style="list-style-type: none"> a. Less than 6,000m³ - 3 sampling locations. b. Greater than 6,000m³ - 3 sampling locations with 1 extra location for each additional 2,000m³ or part thereof. c. A minimum of 1 sample from each sampling location must have been provided for assessment. 5. The sampling of the material for contamination complies with: <ul style="list-style-type: none"> a. 1 sample per 1,000m² or part thereof. b. For volumes less than 1,000m², a minimum of 2 separate samples from different locations must be taken.
	<p>Condition reason: To ensure that fill material has been adequately assessed before placement on the site</p>
28	<p>B. Unexpected contamination finds contingency (general)</p> <p>While site work is being carried out, if any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc.) are encountered, the work must cease immediately until a certified contaminated land consultant has conducted an assessment of the find to the satisfaction of the principal certifier.</p> <p>Where the assessment identified contamination and remediation is required, all work must cease in the vicinity of the contamination and Council must be notified immediately. Development consent must be obtained to undertake Category 1 remediation.</p>
	<p>Condition reason: To ensure a procedure is in place to manage unexpected contamination finds encountered during site works</p>
29	<p>J. Arboricultural requirements by site arborist</p> <p>Any hold points, supervision of works and non-destructive construction methods within the Tree Protection Zone (TPZ) and Structural Roots Zone (SRZ) of all trees must be in accordance with Part B of the Tree Protection Plan prepared by Redgum Horticultural dated 14 February 2024.</p>
	<p>Condition reason: To ensure existing trees are not harmed by the approved works</p>
30	<p>B. Acoustic barrier</p>

	<p>Acoustic noise barriers are to be constructed in accordance with the Section 3.3 and Figure 2 and 3 of the approved acoustic report. The barriers are to be constructed of materials that achieve a minimum acoustic performance on Rw45 and be free from gaps and penetrations.</p> <p>Condition reason: To ensure acoustic barriers are installed</p>
31	<p>B. Acoustic construction</p> <p>The construction of the external façade and glazing must achieve a minimum of 45 Rw in accordance with the recommendations as outlined in section 3 of the approved acoustic report.</p> <p>Condition reason: To ensure facades and glazing complies with the approved acoustic report</p>
32	<p>A. Finished floor level</p> <p>Before the development proceeds beyond floor level stage, a survey report must be prepared by a registered surveyor. The report must confirm, to the satisfaction of the principal certifier, that the finished floor level complies with the approved plans and this development consent.</p> <p>Condition reason: To ensure that the finished floor level complies with the approved plans and this development consent</p>
33	<p>A. Pollution warning sign</p> <p>While site work is being carried out, a sign must be displayed at all site entrances to the satisfaction of the principal certifier. The sign must be constructed of durable materials, be a minimum of 1.2m x 900 mm and read:</p> <p>'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'.</p> <p>The wording must be a minimum of 120mm high. The warning and fine details must be in red bold capitals and the remaining words in dark coloured lower case letters. The sign must have a white background and a red border.</p> <p>The sign must be maintained until the works have been completed.</p> <p>Condition reason: To ensure that potential fines for pollution are clearly advertised</p>
34	<p>A. Priority (noxious) weeds management (during work)</p> <p>While site work is being carried out, weed dispersion must be minimised and weed infestations must be managed under the <i>Biosecurity Act 2015</i> and the <i>Biosecurity Regulation 2017</i>. Any priority (noxious) or environmentally invasive weed infestations that occur during works must be fully and continuously suppressed and destroyed by</p>

	<p>appropriate means, to the satisfaction of the principal certifier. All new infestations must be reported to Council.</p> <p>Condition reason: To ensure priority (noxious) weeds are managed in accordance with statutory requirements</p>
35	<p>A. Stormwater collection and discharge</p> <p>While site work is being carried out, the roof of the approved building work must be provided with guttering and downpipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, must be conveyed to the street system, in accordance with the approved stormwater plan(s).</p> <p>All roof water must be connected to the approved roof water disposal system immediately after the roofing material has been fixed to the framing members. The principal certifier must not permit construction works beyond the frame inspection stage until this work has been carried out.</p> <p>Connection to the street gutter or drainage easement must only occur at the designated connection point for the site. New connections that require work to an easement pipe or kerb must only occur with Council's approval.</p> <p>Condition reason: To ensure that stormwater is properly collected and discharged</p>
36	<p>A. Survey report</p> <p>Before concrete is poured, the building(s) must be set out by a registered surveyor and a peg out survey must be prepared. The survey must confirm, to the satisfaction of the principal certifier, that the building will be sited in accordance with the approved plans and this development consent.</p> <p>Condition reason: To ensure that the building(s) will be sited in accordance with the approved plans and this development consent</p>
37	<p>A. Work hours</p> <p>While site work is being carried out, all work (including the delivery of materials) must be:</p> <ol style="list-style-type: none"> 1. Restricted to between the hours of 7am to 5pm Monday to Saturday. 2. Not carried out on Sundays or public holidays. <p>Unless otherwise approved in writing by Council.</p> <p>Condition reason: To protect the amenity of the surrounding area</p>
38	<p>A. Work noise</p> <p>While site work is being carried out, noise levels must comply with:</p>

	<ol style="list-style-type: none"> 1. For work periods of 4 weeks or less, the LAeg level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 20dB(A). 2. For work periods greater than 4 weeks but not greater than 26 weeks, the LAeg level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 10dB(A). 3. For work periods greater than 26 weeks, the LAeg level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 5dB(A). Alternatively, noise levels must comply with the NSW Environment Protection Authority Interim Construction Noise Guidelines.
	Condition reason: To protect the amenity of the surrounding area
39	<p>J. Work near or involving vegetation</p> <p>While site work is being carried out, the following requirements must be complied with to the satisfaction of the principal certifier:</p> <ol style="list-style-type: none"> 1. Existing vegetation (including street trees) not approved for removal must be protected in accordance with AS 4970 - Protection of Trees on Development Sites and Council's engineering specifications. 2. The boundaries of any bushland or waterfront land areas adjacent to the site must be fenced by minimum 1.8m high chain link or welded mesh fencing. The fencing must include signage advising that the vegetation behind it is protected. The fencing must be maintained until the works have been completed. 3. No work (including for vehicular access or parking) that transects vegetation not approved for removal can be undertaken. 4. All vegetation related work must be carried out by a fully insured and qualified arborist. The arborist must be qualified to Australian Qualifications Framework (AQF) Level 3 in Arboriculture for the carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports. 5. All tree pruning must be carried out in accordance with AS 4373 - Pruning of Amenity Trees. 6. Where practical, all green waste generated from vegetation work must be recycled into mulch or composted at a designated facility.
	Condition reason: To ensure that work near of involving vegetation is carried out to industry standards
40	<p>L. Archaeological discovery</p> <p>While site work is being carried out, the following requirements must be complied with should relic(s) from the past be discovered that could have historical significance, to the satisfaction of the principal certifier:</p> <ol style="list-style-type: none"> 1. All works in the vicinity of the discovery area must stop. 2. For Aboriginal objects, Heritage NSW must be advised of the discovery in writing in accordance with Section 89A of the <i>National Parks and Wildlife Act 1974</i>. Any requirements of Heritage NSW must be implemented.

	<p>3. For non-Aboriginal objects, Heritage NSW must be advised of the discovery in writing in accordance with Section 146 of the <i>Heritage Act 1977</i>. Any requirements of Heritage NSW must be implemented.</p>
	<p>Condition reason: To ensure unexpected archaeological discoveries are managed in accordance with statutory requirements</p>
41	<p>Z. Compliance with Building Code of Australia</p> <p>While building work is being carried out, the work must be carried out in accordance with the <i>Building Code of Australia</i>. A reference to the <i>Building Code of Australia</i> is a reference to the Building Code of Australia as in force on the relevant date (as defined by section 19 of the <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021</i>).</p> <p>This condition does not apply:</p> <ol style="list-style-type: none"> 1. To the extent to which an exemption from a provision of the <i>Building Code of Australia</i> or a fire safety standard is in force under the <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021</i>. 2. To the erection of a temporary building other than a temporary structure used as an entertainment venue.
	<p>Condition reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021</p>
42	<p>Z. Shoring and adequacy of adjoining property</p> <p>While site work is being carried out, the person having the benefit of the development consent must, at the person's own expense:</p> <ol style="list-style-type: none"> 1. Protect and support the building, structure or work on adjoining land from possible damage from the excavation. 2. If necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation. <p>This condition does not apply if:</p> <ol style="list-style-type: none"> 1. The person having the benefit of the development consent owns the adjoining land. 2. The owner of the adjoining land gives written consent to the condition not applying.
	<p>Condition reason: Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021</p>
43	<p>E. Fill compaction (non-subdivision)</p> <p>While site work is being carried out, all fill must be compacted in accordance with Council's current engineering specifications, to the satisfaction of the principal certifier.</p>

	Condition reason: To ensure that fill is compacted to appropriate standards
44	E. Material sampling and testing
	While site work is being carried out and before any material is delivered to the site, sampling and testing of all material in accordance with Council's engineering specifications must be completed by a suitably qualified testing organisation, to the satisfaction of the principal certifier. The testing results must include a certificate from the testing organisation that certifies compliance with the criteria in Council's engineering specifications. The testing results must be updated every 3 months or when the material source changes.
	Condition reason: To ensure that material used in construction complies with Council's engineering specifications
45	E. Redundant driveway laybacks
	While site work is being carried out, all redundant driveway laybacks along all of the site's road frontages must be sealed and restored to match the existing standards along those roads, to the satisfaction of the principal certifier.
	Condition reason: To ensure that road frontages are provided with consistent conditions

Before issue of an occupation certificate

46	B. Acoustic compliance report
	Before the issue of an occupation certificate, an acoustic compliance report must be prepared by a suitably qualified acoustic consultant and demonstrate, to the principal certifier's satisfaction, that noise from the development will comply with the following criteria:
	Noise from children's activity
	1. 7am-6pm - 57db(A).
	1. 6pm-10pm – 58dB(A).
	1. 10pm-7am - 48db(A).

	<p>All other noise sources including noise from mechanical plant</p> <ul style="list-style-type: none"> 1. 7am-6pm - 52db(A). 1. 6pm-10pm – 43dB(A). 1. 10pm-7am - 38db(A). <p>All noise attenuation structures and materials used for the mitigation of noise must be in accordance with the conditions of this development consent.</p> <p>For any acoustic non-compliance(s), the compliance report must make recommendations for compliance or further mitigation of noise sources, to the satisfaction of Council. The developer must then comply with the recommendations of the compliance report and a further acoustic compliance report must be prepared by a suitably qualified acoustic consultant and demonstrate, to the principal certifier's satisfaction, that the noise criteria in this condition has been achieved.</p> <p>Condition reason: To ensure that operational noise levels will comply with the approved acoustic report</p>
47	<p>C. Development registration with Council</p> <p>Before the issue of an occupation certificate, the development must be inspected by and registered with Council. Evidence of the inspection and registration must be provided to the principal certifier.</p> <p>Condition reason: To support Council's regulatory functions related to the development</p>
48	<p>J. Existing street trees inspection</p> <p>Before the issue of an occupation certificate, all existing street trees along all public roads adjoining the site must be inspected by Council. Any damage to these existing street trees must be rectified to the satisfaction of Council.</p> <p>Condition reason: To ensure that existing street trees are inspected for damage and rectified where required</p>
49	<p>J. Landscaping works completion</p> <p>Before the issue of an occupation certificate, all of the landscaping works approved by this development consent and the construction certificate must be completed to the satisfaction of the principal certifier. This must include the provision of certification from</p>

	<p>the supplier of all trees certifying that the trees comply with AS 2303 - Tree Stock for Landscape use.</p> <p>Condition reason: To ensure that all approved landscaping works have been completed to an appropriate standard</p>
50	<p>S. Private waste collection contract</p> <p>Before the issue of an occupation certificate, a private waste collection contract must be entered into for the collection of all waste and it's disposal at a waste facility. Evidence of the contract must be provided to the principal certifier and Council.</p> <p>Condition reason: To ensure that a formal arrangement is in place for the private collection of waste</p>
51	<p>J. Arboricultural requirements by site arborist</p> <p>The Site Arborist must provide certification that all works within the TPZ and SRZ were monitored during construction and are in accordance with Part B Tree Protection Plan prepared by Redgum Horticultural dated 14 February 2024</p> <p>Condition reason: To ensure that existing trees were not harmed by the approved works</p>
52	<p>B. Compliance with acoustic requirements</p> <p>Documentary evidence shall be provided to the principal certifier confirming the building/development has been constructed in accordance with the approved acoustic report 'Childcare Centre Acoustic Assessment, Ref: SYD2023-1103-R001C, by Acouras Consultancy dated 10 October 2023 and that the building requirements as outlined in section 3 of the report have been completed.</p> <p>Condition reason: To ensure the development complies with the requirements of the approved acoustic report</p>
53	<p>A. Driveway crossing construction</p> <p>Before the issue of an occupation certificate, evidence must be provided and demonstrate, to the principal certifier's satisfaction, that a driveway crossing has been constructed in accordance with this development consent and the driveway crossing approval.</p> <p>Condition reason: To ensure that the building(s) is provided with vehicular access</p>
54	<p>A. Services</p> <p>Before the issue of an occupation certificate, the following information from energy, water and wastewater service suppliers must be obtained and provided to the principal certifier:</p> <ol style="list-style-type: none"> 1. A notice of arrangement for the distribution of electricity from Endeavour Energy to service the approved development.

	<p>2. A section 73 compliance certificate from Sydney Water demonstrating that satisfactory arrangements have been made to service the approved development</p> <p>Condition reason: To ensure that energy, water and wastewater services are provided for the development</p>
55	<p>A. Survey certificate</p> <p>Before the issue of an occupation certificate, a survey certificate must be prepared by a registered surveyor and demonstrate, to the principal certifier's satisfaction, that the siting of the building(s) complies with the approved plans and this development consent.</p> <p>Condition reason: To ensure that the building(s) are sited in accordance with the approved plans and this development consent</p>
56	<p>E. Defects and liability bond</p> <p>Before the issue of an occupation certificate, a defects and liability bond must be lodged with Council in accordance with Council's Development Infrastructure Bonds Policy. Fees are payable for the lodgement and refund of the bond. Evidence of the bond lodgement must be provided to the principal certifier.</p> <p>Condition reason: To ensure that the cost to rectify defects and liabilities in new public infrastructure works is captured</p>
57	<p>E. On-site detention facility plan of management (preparation)</p> <p>Before the issue of an occupation certificate, an on-site detention facility plan of management (POM) must be prepared by a suitably qualified person, to the satisfaction of the principal certifier. The POM must describe all design and operational parameters for the facility including:</p> <ol style="list-style-type: none"> 1. Design levels. 2. Hydrology and hydraulics. 3. Inspection and maintenance requirements (including time intervals for inspections and maintenance). <p>Condition reason: To provide a management regime for on-site detention facilities</p>
58	<p>E. Verge Reconstruction</p> <p>Before the issue of an occupation certificate, the unpaved road verges directly adjoining the property must be reconstructed with grass species to match the adjoining road verge section.</p> <p>Condition reason: To ensure that road verges are reconstructed with grass following building works</p>

59	<p>E. Works as executed plans</p>
	<p>Before the issue of an occupation certificate, works as executed plans in accordance with Council's engineering specifications must be prepared by a suitably qualified person and demonstrate, to the principal certifier's satisfaction, the following requirements:</p> <ol style="list-style-type: none"> 1. Digital data must be in AutoCAD .dwg or .dxf format and the data projection coordinate must be in GDA94 / MGA Zone 56. 2. Verify that any water management basins have been completed in accordance with the approved plans and provide the following details: <ol style="list-style-type: none"> a. Levels and dimensions to verify the storage volume of any water management facilities. b. Levels and other relevant dimensions of: <ol style="list-style-type: none"> i. Internal drainage pipes. ii. Orifice plates. iii. Outlet control devices and pits. iv. Weirs (including widths). c. Verification that the orifice plates have been fitted and the diameter of the fitted plates. d. Verification that trash screens are installed. 3. Where the site is flood affected, the plans must clearly delineate the extent of the flood planning levels. The plan must clearly delineate the extent and location of the 5% annual exceedance probability (AEP), the 1% AEP, the probable maximum flood and the flood planning level (FPL) lines and clearly label them as such. The FPL is defined in Council's Flood Risk Management Policy. 4. Work-as-executed survey of the on-site detention facility must be undertaken by a registered surveyor. It must be demonstrated that all components have been installed and that the volume of storage has been achieved. <p>Condition reason: To ensure that the completed works are recorded</p>
60	<p>E. Water management facilities positive covenant</p>
	<p>Before the issue of an occupation certificate, evidence must be provided and demonstrate, to the principal certifier's satisfaction, that a positive covenant has been registered with NSW Land Registry Services. The positive covenant must be created under Section 88E of the <i>Conveyancing Act 1919</i> and burden the property owner with a requirement to maintain any on-site detention, on-site retention/re-use and water quality facilities on the property.</p> <p>The terms of the positive covenant must include the following:</p> <ol style="list-style-type: none"> 1. The property owner is responsible for maintaining and keeping clear all pits, pipelines, trench barriers and other structures. 2. The property owner will have the facilities inspected by a competent person on a schedule mandated by the facilities' design specifications. 3. Council will have the right to enter the site at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order the facilities.

	<p>4. Council will have the right to recover as a liquidated debt the cost of any remedial work from the property owner upon demand.</p> <p>5. The property owner will indemnify Council and all adjoining property owners against damage to their properties arising from the failure of any component of the facilities or the failure to clean, maintain and repair the facilities.</p>
	Condition reason: To provide a legal mechanism for the long-term maintenance of water management facilities
61	A. Department of Education approval
	Before the issue of an occupation certificate, a letter from the Department of Education detailing any operational conditions must be submitted to Council.
	Condition reason: To ensure record of Department of Education requirements
62	A. Lot consolidation
	Before the issue of an occupation certificate, the following lots must be consolidated into one lot:
	<ol style="list-style-type: none"> 1. Lot 93 in deposited plan 1254785. 2. Lot 94 in deposited plan 1254785.
	Condition reason: To ensure the site is legally configured as one lot
Occupation and ongoing use	
63	B. Offensive noise and noise compliance
	During occupation and ongoing use of the development, the use and occupation of the premises, including all plant and equipment, must not give rise to any offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> . Operational noise must also comply with the NSW Noise Policy for Industry 2017.
	Condition reason: To protect the amenity of the surrounding area
64	A. Deliveries to the site
	Any delivery to the site must not occur between the hours of 7am - 9am and / or 4pm - 6pm . All deliveries must occur within the approved hours of operation.
	Condition reason: To ensure there is sufficient parking on site to receive deliveries
65	A. Bin tug
	The bin tug must be kept in working order for the life of the development, kept free of any noise or defect that would compromise its use or cause disruption by way of noise or smell

	Condition reason: To sure bins can be transported to the collection point						
66	A. Bin presentation						
	Maximum of seven (7) bins are permitted to present to Woodland Crescent at any given time						
	Condition reason: To ensure bins do not dominant the road frontage						
67	A. Goods, materials, equipment and/or waste storage						
	During occupation and ongoing use of the development, all goods, materials, equipment and/or waste must be stored inside the building.						
	Condition reason: To protect the visual amenity of the surrounding area and not impact the public domain						
68	A. Graffiti removal						
	During occupation and ongoing use of the development, all graffiti applied to the development must be removed within 48 hours of its application.						
	Condition reason: To protect the visual amenity of the area surrounding the development						
69	A. Loading and unloading						
	During occupation and ongoing use of the development, all loading and unloading activities must take place within the development's approved loading area.						
	Condition reason: To maintain the visual amenity of the area and off street car parking spaces and driveways approved for the development						
70	A. Operating hours						
	During occupation and ongoing use of the development, the development is approved to operate within the following hours:						
	<table border="1"> <thead> <tr> <th>Day</th> <th>Operating Hours</th> </tr> </thead> <tbody> <tr> <td>Monday-Friday</td> <td>7am-6pm.</td> </tr> <tr> <td>Saturday, Sunday and Public Holidays</td> <td>Closed.</td> </tr> </tbody> </table>	Day	Operating Hours	Monday-Friday	7am-6pm.	Saturday, Sunday and Public Holidays	Closed.
Day	Operating Hours						
Monday-Friday	7am-6pm.						
Saturday, Sunday and Public Holidays	Closed.						
	Condition reason: To protect the amenity of the surrounding area						
71	A. Priority (noxious) weeds management (ongoing)						
	During occupation and ongoing use of the development, weed dispersion must be minimised and weed infestations must be managed under the <i>Biosecurity Act 2015</i> and the <i>Biosecurity Regulation 2017</i> . All new infestations must be reported to Council.						

	Condition reason: To ensure priority (noxious) weeds are managed in accordance with statutory requirements
72	J. Landscaping works maintenance
	During occupation and ongoing use of the development, the approved landscaping must be perpetually maintained in a complete and healthy condition.
	Condition reason: To ensure that approved landscaping works are perpetually maintained to an appropriate standard
73	A. Department of Education requirements
	During occupation and ongoing use of the development, the development must comply with all requirements of the Department of Education. Should the Department of Education requirements be modified at any time, details of the modifications must be submitted to Council.
	Condition reason: To ensure compliance with and record of Department of Education requirements
74	A. Maximum centre-based child care facility places
	During occupation and ongoing use of the development, the development is approved to accommodate 80 children. However, this maximum number must be reduced to any lower number that is separately approved for the facility by the Department of Education.
	Condition reason: To clarify the maximum number of children approved for the facility
75	A. Plan of management
	The child care centre is to operate strictly in accordance with the approved Plan of Management.
	Condition reason: To ensure the ongoing management requirements are followed

SEPP (Transport and Infrastructure 2021) – Part 3.3 Assessment Table.

Clause	Standard	Assessment	Compliance?
3.23 Centre-based child care facility— matters for consideration by consent authorities	(1) Before determining a development application for development for the purpose of a centre-based child care facility, the consent authority must take into consideration any applicable provisions of the Child Care Planning Guideline, in relation to the proposed development.	The provisions of the Child Care Planning Guideline have been considered and are attached to this report. The development is considered to be satisfactory in respect to the Child Care Planning Guideline.	Yes.
3.25 Centre-based child care facility – floor space ratio.	(1) Development consent must not be granted for the purposes of a centre-based child care facility in Zone R2 Low Density Residential if the floor space ratio (FSR) for the building on the site of the facility exceeds 0.5:1.	The site is zoned R2 Low Density Residential. The proposed development provides a total gross floor area of 478m ² . The site area is 1,452.2m ² . Accordingly, the proposed development proposes a total FSR of 0:32:1.	Yes.
3.26 Centre-based child care facility – non-discretionary development standards	(2) The following are non-discretionary development standards for the purposes of section 4.15(2) and (3) of the Act in relation to the carrying out of development for the purposes of a centre-based child care facility.		
	(2a) <u>Location</u> – Development may be located at any distance from an existing or proposed early education and care facility.	There are no known childcare centres in close proximity to the site.	Yes
	(2b) <u>Indoor or outdoor space</u> – (i) For development to which regulation 107 or 108 applies – the unencumbered area of indoor space and the unencumbered area of outdoor space for the development complies with the requirements of those regulations or, (ii) for development to which clause 28 (unencumbered indoor space and useable outdoor play space) of the Children (Education and Care Services) Supplementary Provisions Regulation 2012 applies—the development complies with the indoor space requirements or the useable outdoor play space requirements in that clause.	Regulation 107 and 108 applies to the development. The development provides a total of 261.71m ² of indoor unencumbered space and 560.89m ² of outdoor unencumbered space. The development is compliant with regulation 107 and 108 of the <i>Education and Care Services National Regulations</i> .	Yes
	(c) <u>Site area and site dimensions</u> - the development may be located on a site of any size and have any length of street frontage or any allotment depth.	The site is 1,425.2m ² in size and has a frontage of 46.1m to Woodland Crescent, 45.97m to Eastlewood Street, and has a maximum depth of 48.365m. As such, the site is considered to be of sufficient size to cater for the proposed development.	Yes
	(d) <u>Colour of building materials or shade structures</u> - the development may be of any colour or colour scheme unless it is a State or local heritage item or in a heritage conservation area.	Variation exists to façade materials, which include facebrick, prefinished fibre cement and colorbond. The development proposes two tone face brick, with coloured parapet features finished in yellow and red. The site is not a local heritage item or in a heritage conservation area.	Yes

Child Care Planning Guideline - National Regulation Assessment.

Part 4 – National Regulations			
Regulation.	Standard	Assessment	Compliance?
103 Premises, furniture and equipment to be safe, clean and in good repair	The approved provider of an education and care service must ensure that the education and care service premises and all equipment and furniture used in providing the education and care service are safe, clean and in good repair.	Development is capable of compliance subject to conditions of consent.	Yes.
104 Fencing.	The approved provider of an education and care service must ensure that any outdoor space used by children at the education and care service premises is enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it.	Architectural plans indicate fencing details which confirm all outdoor space used by children will be enclosed by a 1.8m high fence and / or barrier. The height and design of the fencing detail has been provided to a standard that will be capable of compliance.	Yes.
105 Furniture, materials and equipment.	The approved provider of an education and care service must ensure that each child being educated and cared for by the education and care service has access to sufficient furniture, materials and developmentally appropriate equipment suitable for the education and care of that child.	Development is capable of compliance subject to conditions of consent.	Yes.
106 Laundry and hygiene facilities.	(1) The approved provider of an education and care service must ensure that the service has— a) laundry facilities or access to laundry facilities; or b) other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage prior to their disposal or laundering— that are adequate and appropriate for the needs of the service.	Floor plans indicate that a laundry and cleaners sink will be provided. This arrangement will accommodate dealing with soiled clothing, nappies and linen, including hygienic facilities for storage prior to their reuse or disposal.	Yes.
	(2) The approved provider of the service must ensure that laundry and hygienic facilities are located and maintained in a way that does not pose a risk to children.	Proposed development is capable of compliance subject to conditions of consent.	Yes.
Reg 107 4.1 Indoor Space Requirements.	<ul style="list-style-type: none"> Every child being educated and cared for within a facility must have a minimum of 3.25m² of unencumbered indoor space. a minimum of 0.3m³ per child of external storage space a minimum of 0.2m³ per child of internal storage space. 	Total children proposed = 80 <i>Indoor unencumbered space required:</i> 80 x 3.25m ² = 260m ² Indoor unencumbered space provided = 261.71m ² . <i>Minimum external storage required:</i> 80 x 0.3m ³ = 24m ³ required, 28.03m ³ provided. <i>Minimum internal storage:</i> 80 x 0.2m ³ = 16m ³ required, 17.20m ³ provided outdoor.	Yes

Child Care Planning Guideline - National Regulation Assessment.

Reg 108 4.9 Outdoor Space Requirements	An education and care service premises must provide for every child being educated and cared for within the facility to have a minimum of 7.0m ² of unencumbered outdoor space.	Total amount of outdoor unencumbered space required = 80 x 7 = 560m ² . Total provided = 560.89m ² . The outdoor verandahs have been counted in the outdoor unencumbered space calculations. In this regard, the verandahs qualify as being counted because they: <ul style="list-style-type: none">• They are entirely open to their perimeter.• Have a floor to ceiling of 3.0m.• Do not contain a wall on their perimeter.	Yes.
Reg 109 4.3 Toilet and Hygiene Facilities	A service must ensure that adequate, developmentally and age appropriate toilet, washing and drying facilities are provided for use by children being educated and cared for by the service; and the location and design of the toilet, washing and drying facilities enable safe use and convenient access by the children.	The development proposes two toilet rooms, a disabled toilet, a nappy change room and a laundry.	Yes
Reg 110 4.4 Ventilation and Natural Light	<ul style="list-style-type: none"> • Services must be well ventilated, have adequate natural light, and be maintained at a temperature that ensures the safety and wellbeing of children. • Child care facilities must comply with the light and ventilation and minimum ceiling height requirements of the National Construction Code. Ceiling height requirements may be affected by the capacity of the facility. 	The development has two road frontages which has dictated the design and layout of the child care centre. The use of windows on all facades facilitates opportunities for natural light retention, minimising the need for artificial light. The internal layout adopts large open play areas which all open onto covered outdoor verandahs with access to the outdoor play area. The submitted BCA report demonstrates that the child care facility will comply with light and ventilation requirements of the BCA.	Yes
Reg 111 4.5 Administrative Space	A service must provide adequate area or areas for the purposes of conducting the administrative functions of the service, consulting with parents of children and conducting private conversations.	Development provides: <ul style="list-style-type: none">• Reception with desk.• Directors' office; and• Staff room. The abovementioned areas provide sufficient space for conducting administrative conversations, consulting, and conducting private conversations.	Yes
Reg 112 Nappy Change Facilities	(3) Without limiting subregulation (2), the approved provider of the service must ensure that the following are provided — a) if any of the children are under 3 years of age, at least 1 properly constructed nappy changing bench; and b) hand cleansing facilities for adults in the immediate vicinity of the nappy change area.	Children under 3 years of age are provided with nappy changing benches, and hand cleansing facilities for adults are provided immediately adjacent to changing benches.	Yes

Child Care Planning Guideline - National Regulation Assessment.

<p>Reg 113 4.10 Natural Environment (Reg 113).</p>	<p>The approved provider of a centre-based service must ensure that the outdoor spaces allow children to explore and experience the natural environment</p>	<p>The development seeks to reinstate the site with significant amounts of landscaping, particularly surrounding the perimeter of the outdoor play area. The development will integrate features such as but not limited to a sand pit, timber bridge, sensory paths, a wooden caterpillar, timber stepping poles and natural stepping stones. These features within the outdoor unencumbered space allow children to explore and experience the natural environment.</p>	<p>Yes</p>
<p>Reg 114 Shade.</p>	<p>The approved provider of a centre-based service must ensure that outdoor spaces provided at the education and care service premises include adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun.</p>	<p>The proposed development provides two shade sails and three covered verandahs adjacent to playroom 2 and 3.</p>	<p>Yes</p>
<p>Reg 115 Premise Designed to Facilitate Supervision.</p>	<p>The approved provider of a centre-based service must ensure that the education and care service premises (including toilets and nappy change facilities) are designed and maintained in a way that facilitates supervision of children at all times that they are being educated and cared for by the service, having regard to the need to maintain the rights and dignity of the children.</p>	<p>The floor plan provides windows to walls and doors, particularly to toilets and nappy change facilities. This design promotes a supervised environment of children at all times.</p>	<p>Yes.</p>

Child Care Planning Guideline (CCPG) – Matters for Consideration Assessment Table

Childcare Planning Guideline (CCPG) Assessment Table. Matters for Consideration.			
Section Consideration.	Objective	Assessment	Compliance?
C1 Site Selection and Location.	Ensure that appropriate zone considerations are assessed when selecting a site.	<p>The proposal is located on a site that is zoned to permit the proposed land use. The proposed development is considerate of its R2 Low Density context as it:</p> <ul style="list-style-type: none"> • Is single storey, adopting bulk and scale typical to a low-density residential area. • Acoustic fencing is 1.8m – 2.1m in height (lapped and capped); which is a standard type of residential fence. • The setback of the proposed development is consistent with the prevailing street setbacks. • The proposal is unlikely to have any adverse impacts regarding on-street car parking as it provides sufficient parking onsite. • The traffic generation is considered acceptable, and without reducing the level of service to nearby intersections. • It's location near both residential and commercial establishments makes it convenient for all users to utilise its services. 	Yes.
C2 Site Selection and Location	Ensure that the site selected for a proposed child care facility is suitable for the use.	<p>The site is suitable for the proposed child care facility, specifically:</p> <ul style="list-style-type: none"> • It is free from environmental constraints and is not located near incompatible uses such as restricted premises, brothels, hotels and clubs. • A detailed site investigation concludes that there are no contaminants existing that would pose a risk to environmental or human health. Council staff have conditioned a hazardous building assessment to be conducted prior to works occurring, which would identify and if present, manage the removal of any asbestos related material. • The development has been designed in consideration of surrounding land use's, built form, scale, car parking and access. 	Yes.
C3 Site Selection and Location	Ensure that sites for child care facilities are appropriately located.	<p>The site is located near complementary landuses to which it will support or be supported by:</p> <ul style="list-style-type: none"> • 1.0km from Narellan Town Centre which contains a variety of commercial services and public transport. • 230m from Eastlewood reserve. 	Yes.
C4 Site Selection and Location	Ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards.	<p>The site is not located in proximity to any heavy, hazardous or potentially dangerous landuse or environmental constraint.</p>	Yes.

Child Care Planning Guideline (CCPG) – Matters for Consideration Assessment Table

<p>C5 Local Character, Streetscape and the Public Domain Interface</p>	<p>Ensure that the child care facility is compatible with the local character and surrounding streetscape.</p>	<p>The proposed development:</p> <ul style="list-style-type: none"> Adopts a single storey form and scale that is characteristic to its immediate surrounding context, which is predominately single / two storey detached dwelling houses. Proposes an additional four (4) street tree plantings. 	<p>Yes.</p>
<p>C6, C7 and C8 Local Character, Streetscape and the Public Domain Interface</p>	<p>Ensure clear delineation between the child care facility and public spaces.</p>	<p>A clear transition and distinction between public and private space is maintained by:</p> <ul style="list-style-type: none"> 1.8m-2.1m high lapped and capped timber acoustic fencing proposed around Woodland Crescent and Eastlewood Street frontages. The fencing has been setback varying distances from the boundary to support additional groundcovers, shrubs and trees which will soften to visual appearance of the fencing proposed. Passive surveillance from the proposed development's northern and western facades are maintained through the use of windows and entrances to the building. 	<p>Yes.</p>
<p>C9 and C10 Local Character, Streetscape and the Public Domain Interface</p>	<p>Ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain.</p>	<p>Fencing fronting Woodland Crescent and Eastlewood Street is consistent with the material observed being timber lapped and capped. Where this fencing is proposed atop of a masonry retaining wall, it is setback further from the boundary and obscured by the use of site landscaping.</p>	<p>Yes.</p>
<p>C11 Building Orientation, Envelope and Design</p>	<p>Respond to the streetscape and site, while optimising solar access and opportunities for shade.</p>	<p>Building layout has mitigated impacts to surrounding neighbours whilst maximising solar access through:</p> <ul style="list-style-type: none"> Locating the majority of outdoor play areas and high use areas such as play equipment to road frontages, away from common boundaries. The location of the outdoor play areas is predominately north and north-west facing which has enabled opportunities for both natural and artificial shade. 	<p>Yes.</p>
<p>C12 Building Orientation, Envelope and Design</p>	<p>Ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised.</p>	<p>In regard to local character:</p> <ul style="list-style-type: none"> The development proposes a maximum height of 5.85m, which is consistent with the single storey dwelling typology which is observed in the broader local context. Setbacks are consistent with the streetscape. Perimeter planting assists in softening the proposed development, providing further privacy to surrounding neighbours. <p>In respect to FSR, the site is zoned R2 Low Density Residential. The proposed development provides a</p>	<p>Yes.</p>

Child Care Planning Guideline (CCPG) – Matters for Consideration Assessment Table

		total gross floor area of 478m ² and an FSR of 0:32:1.	
C13 and C14 Building Orientation, Envelope and Design	Ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.	Primary and secondary setbacks are consistent with adjoining development in accordance with the DCP. The proposed development complies with the average setback of the two closest dwellings. Please refer to the DCP assessment table also attached to this report for further commentary.	Yes.
C15 Building Orientation, Envelope and Design	To ensure that buildings are designed to create safe environments for all users.	The entry to the centre is: <ul style="list-style-type: none"> • Provides direct pedestrian (including disabled access) from Eastlewood Street. • Both pedestrian and vehicular entries are clearly identifiable from the street frontage. 	Yes.
C16 Building Orientation, Envelope and Design	To ensure that child care facilities are designed to be accessible by all potential users.	Accessible design has been achieved through: <ul style="list-style-type: none"> • Demonstrated compliance with the submitted accessibility report. • All areas of the site are accessible to prams and wheelchairs through ramps or a lift. 	Yes.
C17 and C18 Landscaping	To provide landscape design that contributes to the streetscape and amenity	Planting has been proposed around the perimeter of the proposed development which integrates with the 1.8m-2.1m timber boundary fencing. Car parking is provided within a basement level, which has enabled deep soil landscaping to be provided onsite, reducing overall hardstand areas.	Yes.
C19 and 20 Visual and Acoustic Privacy	Protect the privacy and security of children attending the facility.	The development and its surrounds are single storey. There is no mixed-use development adjoining the site, nor is there the ability to overlook to and from the facility.	Yes.
C21 Visual and Acoustic Privacy	Minimise impacts on privacy of adjoining properties	Potential for overlooking from the outdoor play area to the eastern and southern adjoining properties has been managed through the use of a 1.8 – 2.1m high boundary fence. Along the eastern boundary a landscape screen ranging from 1.5m to 4.0m in height has been proposed. The arrangement is considered to reduce direct overlooking of main internal living areas and private open space of the adjoining dwelling houses at 18 Eastlewood Street and 37 Woodland Crescent.	Yes.
C22 and C23 Visual and Acoustic Privacy	Minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.	An Acoustic Report was submitted in support of the application. The report recommends acoustic fencing (1.8m-2.1m) high timber lapped and capped fencing) for the site, which will serve as a noise and visual barrier.	Yes.
C24 and C25 Noise and Air Pollution	To ensure that outside noise levels on the facility are minimised to acceptable levels.	The acoustic report recommends measures to mitigate acoustic impacts on adjoining neighbouring residential development. These measures involve; staggered start times, construction requirements for window glazing and a 1.8-2.1m high acoustic fence. These are	Yes.

Child Care Planning Guideline (CCPG) – Matters for Consideration Assessment Table

		considered acceptable.	
C26 and 27 Noise and Air Pollution	Ensure air quality is acceptable where child care facilities are proposed close to external sources of air pollution such as major roads and industrial development.	The site is not located in close proximity to significant external sources of air pollution that would be generated by higher order roads or industrial development.	Yes.
C28 and C29 Hours of Operation	Minimise the impact of the child care facility on the amenity of neighboring residential developments.	The centre proposes to operate between 7am and 6pm Monday to Friday in accordance with the guideline.	Yes.
C30, C31 and C32 Traffic, Parking and Pedestrian Circulation	To provide parking that satisfies the needs of users and the demand generated by the centre and to minimise conflicts between pedestrians and vehicles.	The proposal is compliant with the minimum number of car parking spaces required by Council's Development Control Plan for the site. All car parking has been provided wholly within the property boundaries via a basement car park.	Yes.
C33 and C34 Traffic, Parking and Pedestrian Circulation	Provide vehicle access from the street in a safe environment that does not disrupt traffic flows.	Vehicle access is via Woodland Crescent. The application was accompanied with a traffic report and swept paths which demonstrate vehicular access arrangements are provided safely without interrupting traffic flows.	Yes.
C35, C36 and C37 Traffic, Parking and Pedestrian Circulation	Provide a safe and connected environment for pedestrians both on and around the site.	The proposal provides separate pedestrian access from the street to the building, and adequate maneuvering space to allow vehicles to enter and exit in a forward direction.	Yes.

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

Clause	Assessment	Compliance?
<p>2.3 Zone objectives and land use table</p> <p>(2) Consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.</p>	<p>The site is zoned R2 Low Density Residential. The proposed development is consistent with the objectives of the zone and will provide an additional child care facility for the care of children, which will support the needs of residents within the immediate area.</p>	Yes.
<p>2.7 Demolition requires development consent</p> <p>Development consent is required to demolish a building or work (unless the demolition is exempt or complying development under another environmental planning instrument).</p>	<p>Consent for the demolition of the existing detached dwellings on the subject site is sought.</p>	Yes.
<p>4.3 Height of buildings</p> <p>(2) Maximum building heights must not exceed the maximum building height shown on the Height of Buildings Map.</p> <p>The maximum building height for this site is 9.5m.</p>	<p>5.85m.</p>	Yes.
<p>4.4 Floor space ratio</p> <p>(2) Maximum floor space ratios must not exceed the floor space ratio shown on the Floor Space Ratio Map.</p>	<p>There is no floor space ratio development standard that applies to the site.</p> <p>Note: The provisions of the Transport and Infrastructure SEPP (Section 3.25) specify that a maximum FSR of 0.5:1 apply.</p>	NA.
<p>7.2 Airspace operations</p> <p>(1) Before granting development consent to development on land that will penetrate an identified obstacle limitation surface or PANS-OPS surface, the consent authority must consult the relevant Commonwealth body about the application and give the body not less than 28 days within which to consider the application.</p> <p>The consent authority may only grant development consent for development referred to above if:</p> <p>(a) the relevant Commonwealth body is satisfied the development will not penetrate the obstacle limitation surface, or does not object to the consent authority granting development consent and any conditions provided will be imposed as far as practicable,</p> <p>(b) the relevant Commonwealth body is satisfied the development will penetrate the PANS-OPS surface and does not object to development consent being granted.</p>	<p>The development is located within Camden OLS (125AHD) but, does not exceed AHD of 115.</p> <p>Pursuant to Clause 7.2 Council staff are satisfied that the development will not penetrate the Camden OLS.</p> <p>Note: The development is not located within an ANEF contour of 20 or more.</p>	Yes.

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

Clause	Assessment	Compliance?
<p>7.4 Earthworks (3) Before granting development consent for earthworks, the consent authority must consider the following matters—</p> <p>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</p> <p>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p> <p>(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of any fill material and the destination of any excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</p>	<p>Consent for the associated earthworks is sought to facilitate the proposed development. In considering whether to grant development consent for the earthworks, the following has been considered:</p> <p>a) The stormwater drainage plan and salinity management plan demonstrate that the proposed development has been designed to minimise any impact on the existing drainage patterns and soil stability.</p> <p>b) The site will support a sensitive land use. The proposed development will not pollute or contaminate the site.</p> <p>c) The site is uncontaminated and has supported residential land uses. The quality of soil is anticipated to be able to be reused onsite or on other sites.</p> <p>d) Earthworks will facilitate a basement garage which will assist in reducing on street parking and visual amenity impacts, from eliminating areas of hardstand.</p> <p>e) The excavated fill is intended to be reused onsite or disposed of at an authorised facility managed by standard conditions of consent.</p> <p>f) A due diligence assessment was carried out on the likelihood of existing relics. It is considered unlikely that there are any remaining relics onsite. However, a standard condition of consent has been imposed in the instance unexpected finds are encountered during works.</p> <p>g) There is no watercourse nearby, which would be impacted by the proposed earthworks.</p>	<p>Yes.</p>

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Section / Control	Assessment	Compliance?
2.1		
Earthworks.		
(1) Building work should be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill.	The site has approximately 2.3m of fall toward the east. The proposed development has balanced cut and fill across the site to create a relatively flat site. The proposed development has responded appropriately to the existing natural topography.	Yes.
(1) All retaining walls are to be of masonry construction (or the like).	All retaining walls are indicated as being masonry in construction.	Yes.
(2) All retaining walls proposed are to be identified in the development application.	Retaining walls are indicated on the accompanying plans.	Yes.
(3) All retaining walls to be max height 1m.	The maximum height of the retaining wall which is viewable from the public domain is 610mm above the existing natural ground level of Woodland Crescent from the north-eastern portion of the outdoor play area. The highest internal wall (not viewable from the public domain) is 855mm when viewed from the lobby entrance facing out west toward Eastlewood street (entry is lower than street frontage).	Yes.
(5) Retaining walls may be built on the boundary provided that a section 88B instrument is created on the affected lots to support the walls. Retaining walls are to be designed and constructed to allow for installation of boundary fencing without impact on the structural soundness of the retaining wall and its footings.	A retaining wall is proposed on the southern boundary of adjoining 18 Eastlewood Street. The proposed retaining wall is approximately 600mm and is retaining cut from within the site. In this regard, sectional diagrams have been prepared demonstrating the wall and its associated footings / subsurface drainage can be contained wholly within the lot.	Yes.
(1) All land forming operations should involve the use of clean fill (also known as Virgin Excavated Natural Material or 'VENM'). The VENM must also meet the same salinity characteristics of the receiving land. Council may consider alternatives to VENM on merit.	Standard conditions of consent are recommended to be imposed for the use of VENM.	Yes.
2.2		
Salinity Management.		
(1) Groundwater recharge is to be minimised.	Recharge minimised through considerable replanting of groundcovers, shrubs and trees.	Yes.
(3) All development must incorporate Salinity Management measures.	All works are in accordance with the salinity and control measures contained in Council's Engineering Specifications and are recommended to be managed through conditions of consent.	Yes.
(4) All sediment and erosion controls are to be installed prior to the commencement of any works.	A standard condition of consent has been recommended which requires sediment and erosion control measures to be installed.	Yes.
2.3		
Water Management.		
(1) Development must demonstrate compliance with Council's Engineering Specifications including requirements for detention, drainage and water sensitive urban design.	The proposed development has been reviewed against Council's Engineering Specifications by Council Engineer's and is considered satisfactory, subject to recommended conditions.	Yes.
2.4		
Trees and Vegetation.		
(1) A person must not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy a tree or vegetation without approval from Council authorising such works.	Consent is sought for the removal of 13 trees. The application was reviewed by Council's Landscaping Officer who supports the tree removal subject to compensatory planting shown on the submitted landscaping plan.	Yes.
(2) If the Council receives an application to remove a tree, it must notify adjoining land owners in accordance with Part 1 of this DCP if, in Council's opinion, it may significantly impact on local amenity.	Adjoining land owners have been notified twice, each for a period of 14 days.	Yes.
(4) Council must not grant an approval unless it has taken into consideration subpoints from this section.	The provisions in this section have been considered as detailed throughout the main body of the assessment report and the accompanying attachments.	Yes.

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Section / Control	Assessment	Compliance?
(5) If an approval is granted for the removal of a tree or vegetation, up to four (4) replacement trees are required to be planted for every tree removed.	A total of 13 trees are proposed to be removed, with 14 trees proposed to be planted. Given the size of the site, it is not practical to provide replacement tree planting at a rate of 1:4 for trees. In addition to compensatory tree planting, the applicant also proposes to plant a significant number of shrubs and groundcovers.	No
2.9 Contamination and Potentially Contaminated Land Management.		
(1) SEPP 55 Assessment must be considered.	The application has considered and adequately addressed former SEPP 55 (now Chapter 4 – SEPP Resilience and Hazards).	Yes.
(2) If contamination is present on the land, Council must consider whether the proposed land use is suitable or, if not suitable, can the land be made suitable following remediation pursuant to SEPP No. 55. Where land is proposed to be remediated, appropriate documentation is to be presented to Council supporting the works to be undertaken to achieve suitability	A phase 2 site contamination and investigation report was submitted with the DA. The phase 2 assessment concluded that the likelihood of gross ground chemical contamination on the land to which the development is proposed is low and therefore the site is considered suitable for the proposed development. Council's Specialist Support Environmental Health Officer has reviewed the phase 2 report and concurs with the findings and recommendations. As such, the consent authority can be satisfied that the land is suitable for the proposed development.	Yes.
2.10 Development Near Camden Airport.		
(3) Buildings within OLS must use materials that have low reflectivity.	The building is located within the Camden OLS. The building has adopted light, non-reflective materials.	Yes.
2.12 Acoustic Amenity.		
(3) Noise attenuation measures must not adversely impact upon passive surveillance, active street frontages and energy efficiency.	Noise is attenuated by the incorporation of a 1.8m high timber lapped and capped fence surrounding the site. The type and height of fencing proposed is commonly observed within residential areas. As such, it is not considered to adversely impact on passive surveillance, active frontages or energy efficiency.	Yes.
Noise from child care centres and educational establishments (1) Development applications for child care centres and educational establishments must be accompanied by an acoustic report.	The proposed development is supported by an acoustic report.	Yes.
(2) Child care centres and educational establishments are to be designed to not exceed the following noise levels: - LAeq (15 minutes) noise level from children in the outdoor areas of the site must not exceed the background LA90 sound level by more than 10dBA when measured at the boundary of the nearest or most affected residential premises (or if the boundary is more than 30 metres from a residential dwelling, at the most affected point within 30 metres of a residence). - LAeq(15 minutes) noise levels from all other operations (i.e. car park, plant) must not exceed the background LA90 sound level by more than 5dB(A) when measured at the boundary of the nearest or most affected residential premises.	The acoustic report has applied the provisions from this control. The report and its recommendations to mitigate noise have been reviewed and are supported by Council's Specialist Environmental Health Officer. Conditions to ensure compliance with the report have been recommended and are attached to this report.	Yes.
2.14 Waste Management.		
(1) Waste Management Plan to be provided.	A Waste management Plan has been submitted with this development application.	Yes.
2.18.2 Off Street Car Parking Rates / Requirements.		
Child Care Centre: • 1 car parking space per 4 children. • 1 of the car parking spaces must be designed for people with a disability.	Total amount of children = 80. Total amount of parking spaces required = 80 / 4 = 20 spaces. Total amount of parking spaces provided 20. One of those 20 spaces (space V6) is a disabled space.	Yes.

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Section / Control	Assessment	Compliance?
<p>Disabled Parking Requirements</p> <p>Design of off-street parking for people with a disability must comply with AS 2890.6 and the Commonwealth Disability Discrimination Act (1992). The car parking rates for accessible car parking spaces are to comply with the Building Code of Australia except where the requirements are specifically referred to in Table 2-5. A continuous accessible path of travel must be provided between designated car parking spaces for people with a disability and lift lobby or access points servicing the development. The designated car parking spaces for people with a disability must be appropriately signposted and line marked.</p>	<p>The Development Application is supported by an Access Report which has considered the developments ability to provide access for people with disabilities. The location, size (width and depth) of the disabled car parking space has demonstrated it is in accordance with AS2890.6, Commonwealth Disability Discrimination Act (1992) and the BCA, in that a continuous accessible path of travel has been provided between the designated car parking space and the lift lobby. The disabled car space is appropriately sign posted and line marked. The provided disabled space is considered practical and compliant with the relevant Australian Standards, Acts and the BCA.</p>	Yes.
<p>2.18.3 Car Parking Design Criteria.</p>		
<p>(Garbage Vehicles) (1) Garbage storage and collection areas should be conveniently located and designed so as not to cause unacceptable on-street conflicts.</p>	<p>The bin storage area is enclosed and contained within the basement. Waste bins will be moved via a bin tug for collection to the kerb on collection day. General waste and recycling will be collected on separate days. In this regard, contrary to what is shown on architectural plans, a total of seven bins (not 14) would be presented to the kerb on collection day. This arrangement was considered by Council's Waste Strategy Officer who supports the proposal subject to the recommended conditions attached to this report.</p>	Yes.
<p>(Planting Principles) (1) The planting of trees and shrubs can improve the appearance of car parks considerably and enhance user amenity through sun control.</p>	<p>The basement car parking is not visible from the public domain.</p>	Yes.
<p>(3) Car parks that are highly visible from the public domain must comply with the following requirements: - provide a 2.5m wide landscape bay between every 6-8 car parking spaces, - provide a minimum 1m landscaping strip at the end of parking aisles, and be landscaped generally in accordance with the Figure 2-12.</p>	<p>The car park is not highly visible from the public domain as it is contained within a basement.</p>	Yes.
<p>(1) Where basement car parking extends beyond the building envelope, a minimum soil depth of 1.0m is to be provided, measured from the top of the slab and will not be calculated as part of the deep soil zone</p>	<p>The basement is generally within the building envelope. A minor encroachment beyond the envelope is proposed to the west, which is proposed to be offset through increased planting / deep soil around the perimeter of the site, particularly to the western most point of the site. The proposed development is taken to generally comply with this control.</p>	Yes.
<p>2.19 Landscape Design.</p>		
<p>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.</p>	<p>A landscape plan has been submitted.</p>	Yes.
<p>4.2.8 Solar Access.</p>		
<p>(3) Direct sunlight must reach at least 50% of the PPOS of both the subject dwelling and of any adjoining dwelling, for not less than 3 hours between 9:00am and 3:00pm on 21 June.</p>	<p>The proposed development is single storey. As such, the proposed development will have a negligible impact with regards to overshadowing adjoining dwellings and existing POS.</p>	Yes.
<p>(4) At least one window to a living area of dwellings on neighbouring properties must receive a minimum 3 hours of sunlight between 9:00am and 3:00pm on 21 June</p>	<p>As above.</p>	Yes.

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

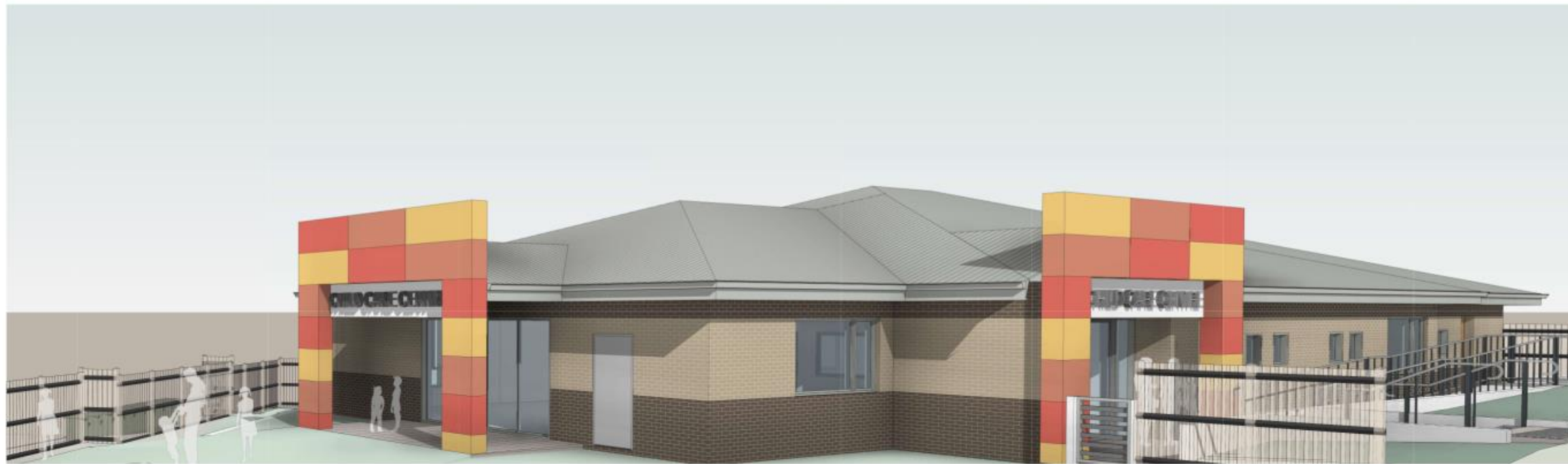
Section / Control	Assessment	Compliance?
4.2.9		
Visual and Acoustic Privacy.		
(2) Direct overlooking of the main living areas and private open spaces of adjacent dwellings should be minimised through building layout, window and balcony location and design, and the use of screening devices, including landscaping. A privacy screen or fixed obscure glass must be provided for any part of a window (on the first floor) to a habitable room (excluding bedroom) that is less than 1.5m above the finished floor level of that room, if the room overlooks an adjacent dwelling window or the private open space of an adjacent dwelling.	The child care centre will be setback approximately 6.12m from the adjoining eastern boundary. Consideration has been given to reducing potential overlooking from the outdoor play area into the rear PPOS of multi-dwelling housing located to the east. The proposed development will retain portions of the existing western boundary landscaped buffer that exist. The proposed development will further introduce a broad range of trees, shrubs, and groundcovers to the western boundary to reinstate and maintain the existing landscaped buffer.	Yes.
6.3.1		
Child Care Facility (Child Care Centre).		
<ul style="list-style-type: none"> • <i>Front setback – Consistent with the existing character.</i> • <i>Side Setback – 1.2m.</i> • <i>Side setback to access doors from childrens internal space – 4.0m.</i> • <i>Rear setback (minimum) – 4.0m ground floor and 8.0m second floor.</i> 	<p>The site has two road frontages. The front setback control has been applied to both road frontages.</p> <p>Front setback (Eastlewood Street) = Existing setback established by adjoining southern lot (18 Eastlewood Street) is 6.0m measured from the porch. The development proposes a setback of 6.0m with the exception to a small articulated protrusion for the reception which is setback 5.15m.</p> <p>Front setback (Woodland Crescent) = Existing setback established by adjoining lot (37 Woodland Crescent) to the south-east = 10.70m. The proposed development is generally consistent with the existing building line established by this adjoining lot, proposing a setback of 7.76m. Consideration has been given to the irregular shape and boundaries of the subject lot, which narrows (pie shape lot) toward the splay of Woodland Crescent and Eastlewood Street. The façade fronting Woodland Crescent has made efforts to maintain the existing building line established by 37 Woodland Crescent by articulating and stepping the facade in response to the shape of the lot.</p> <p>Side setback to the south-eastern boundary to 18 Eastlewood Street and 37 Woodland Crescent is 1.2m – 6.12m side setback is proposed.</p> <p>Rear setback – Due to the sites configuration, it is considered that the development has no applicable rear setback, with only a side setback to 18 Eastlewood Street and 37 Woodland Crescent.</p> <p>The proposed development and its setbacks generally comply with this control understanding there are some minor point encroachments along the primary boundary resulting from irregular boundary lines.</p>	Yes.
(Access and Car Parking).	Car parking complies with the requirements of Section 2.18 of the Camden DCP.	Yes.
(1) The car parking requirements are to comply with the controls set out in this DCP.		
(2) All required car parking must be provided off-street.	All spaces are provided on site (i.e. off-street).	Yes.
(Hours of Operation).	Hours of operation proposed are Monday – Friday – 7am to 6pm.	Yes.
(1) Council may consider longer hours of operation including Saturday mornings if it can be demonstrated that no adverse impact on neighbouring properties will result from an earlier starting and/or a later closing time.		
(Kitchen fit-out).	Council's Public Health Officer has reviewed the proposal and is satisfied with the level of detail in respect to the Foods Act and the Regulations, Food Standards Code and Council's Food Premises Code, subject to recommended conditions.	Yes.
(1) If the child care centre requires a commercial kitchen, it must be demonstrated, that the kitchen has been designed to comply with the Food Act and Regulations incorporating the Food Standards Code and Council's Food Premises Code.		

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Section / Control	Assessment	Compliance?
<u>(Waste Management).</u> (1) A waste management plan is to be submitted for the proposed demolition, construction and ongoing use of the child care centre.	A Waste Management Plan has been submitted with this development application.	Yes.
(2) Adequate provision must be made for the storage and collection of all waste receptacles.	Provision for waste storage is contained within the basement via an enclosed bin enclosure. The applicant will engage a private waste contractor to collect waste.	Yes.
(3) The waste and recycling storage area must be designed to be visually and physically integrated into the design of the development, and not stored within the front setback to avoid visual clutter. Waste facilities are not to be sited within the areas required for car parking, vehicular and pedestrian access, landscaping and outdoor play areas.	The bin storage area is enclosed and contained within the basement. Waste bins will be moved via a bin tug for collection to the kerb on collection day. General waste and recycling will be collected on separate days. In this regard, contrary to what is shown on architectural plans, a total of seven bins (not 14) would be presented at any given collection. This arrangement was considered by Council's Waste Strategy officer who supports the proposal subject to the recommended conditions attached to this report.	Yes.
(4) In cases where the waste storage area is likely to be visible from the street, design elements such as fencing, landscaping and roof treatments may be used to screen the waste and recycling storage area so as not to detract from the aesthetics of the streetscape.	Provision for waste storage is contained within the basement via an enclosed bin enclosure. The applicant will engage a private waste contractor to collect waste.	Yes.
(5) Consideration is to be given to frequency and times of collection to minimise impacts of waste vehicle noise on neighbouring properties.	The proposed development will have waste collected twice per week. The frequency proposed is consistent with the amount of waste collection occurring within a residential environment (i.e. two pickups per week).	Yes.
<u>(Water Supply).</u> (1) A child care centre must have access to a potable water supply.	The child care centre has access to potable water supply.	Yes.
<u>(Signage).</u> (1) Any signage must comply with Part 2.17 of this DCP.	No signage has been proposed.	Yes.

DEVELOPMENT APPLICATION PROPOSED CHILD CARE CENTRE

JOB NO.
2607



CALCULATIONS

Site area	=	1425.4 m ²
Building Area	=	477.8 m ²
Site Coverage	=	33.52%
Floor Areas		
Basement area*	=	789.4 m ²
Ground Floor area	=	444.4 m ²
<small>* not included in total floor area calculations</small>		
TOTAL Gross floor area	=	444.4 m ²
Floor Space Ratio	=	0.311:1

Internal Play areas

playroom #	age	area	children
1	0 - 2	49.2 m ²	15
2	2 - 3	78.4 m ²	24
3	3 - 5	68.5 m ²	20
4	3 - 5	65.6 m ²	20
TOTAL		261.71 m²	79

Outdoor Play areas

	area
Ground level	560.89 sq.m
TOTAL	560.89 sq.m

SPACE PROVISIONS

	Visitor Parking	Disabled Visitor	Staff Parking	Total Carspaces	Bike Spaces	Motorbike
Basement Level	9	1	10	20	4	1

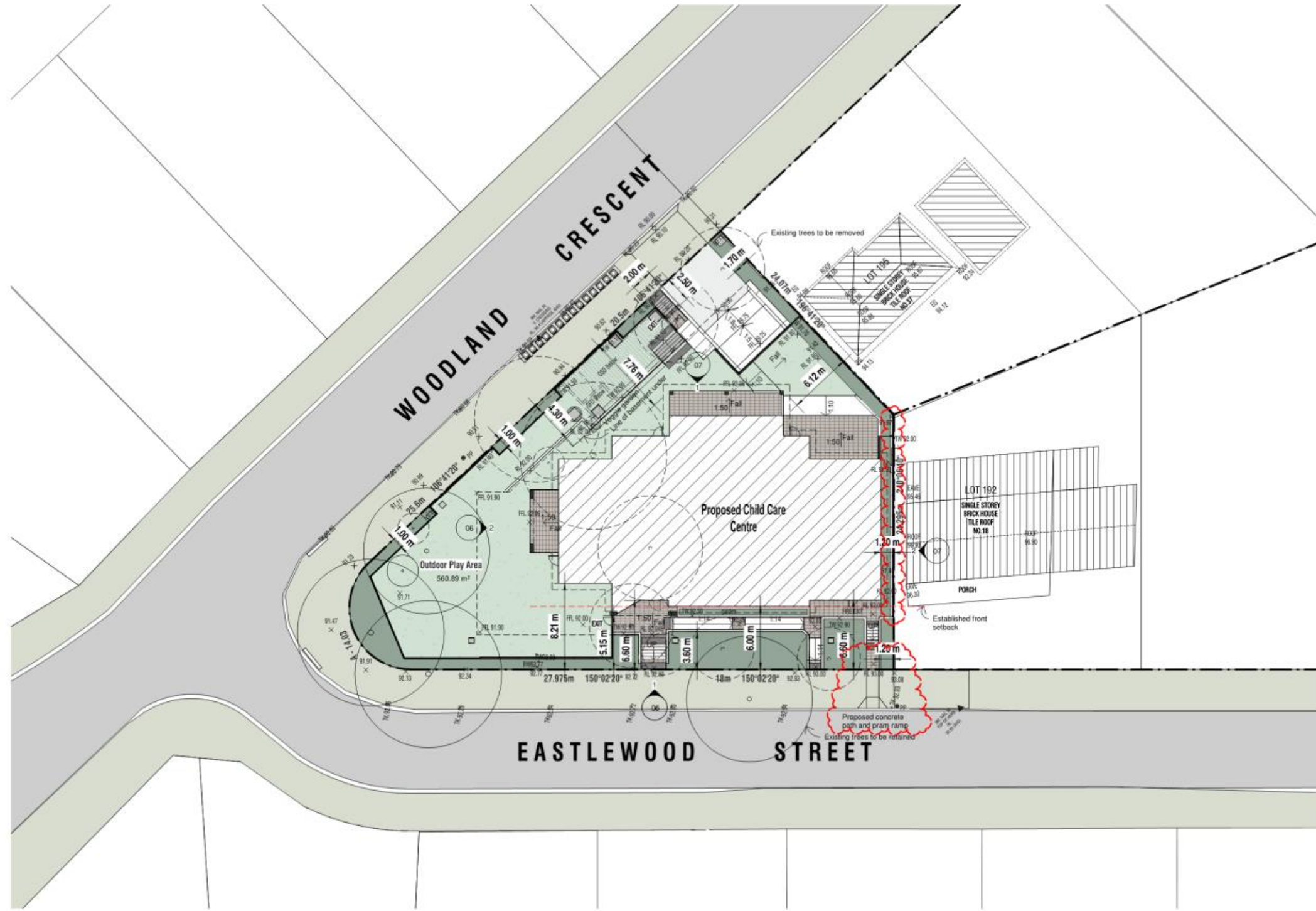
DRAWING LIST

DRAWING LIST			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
00	Cover Sheet	C	04.04.24
01	Site Analysis		
02	Site Plan	C	04.04.24
03	Basement Level	B	05.02.24
04	Ground Floor	C	04.04.24
05	Roof Level	A	14.09.23
06	Elevations	C	04.04.24
07	Elevations	B	05.02.24
09	Sections	C	04.04.24
10	Driveway Section + Bin Room & Collection	B	05.02.24
11	Play Area Diagram	C	04.04.24
12	Demolition Plan	A	14.09.23
13	Gross Floor Area Diagram	B	04.04.24
14	Detail Sections	B	04.04.24
15	Bottle Prep + Nappy Change and Kitchen Detail	A	05.02.24
16	Cut and Fill Plan	B	04.04.24

Address: 39-41 Woodland Crescent, Narellan
Client: Formosa and Co

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The Northpoint



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

Issue	Issue description	Date
C	Amendments addressing Council's RPI	06.04.24
B	Amendments addressing Council's RPI	05.02.24
A	Developer Application	14.09.23



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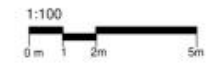
Nominated Architect:
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NSW Reg No. 3972

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DEVELOPMENT APPLICATION

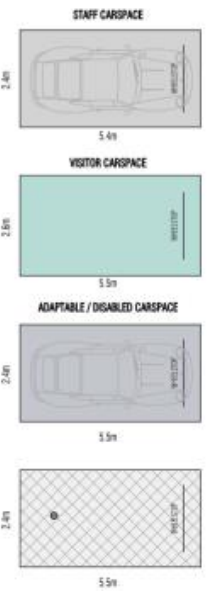
Project PROPOSED CHILD CARE CENTRE	
Project Address 39-41 Woodland Crescent, Narellan	
Client Formosa and Co	
Title Site Plan	
Drawn FAR	Scale 1:200
Job No 2607	Checked DW
Drawing No. 02	Issue C

1 Site Plan
1:200 @A1
1:400 @A3



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

CAR SPACE LEGEND



Issue	Issue description	Date
1	Amendments addressing Council's SP1	05.02.24
2	Development Application	14.08.23

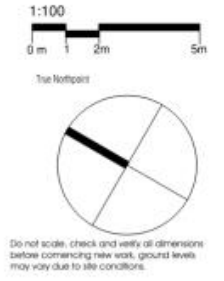
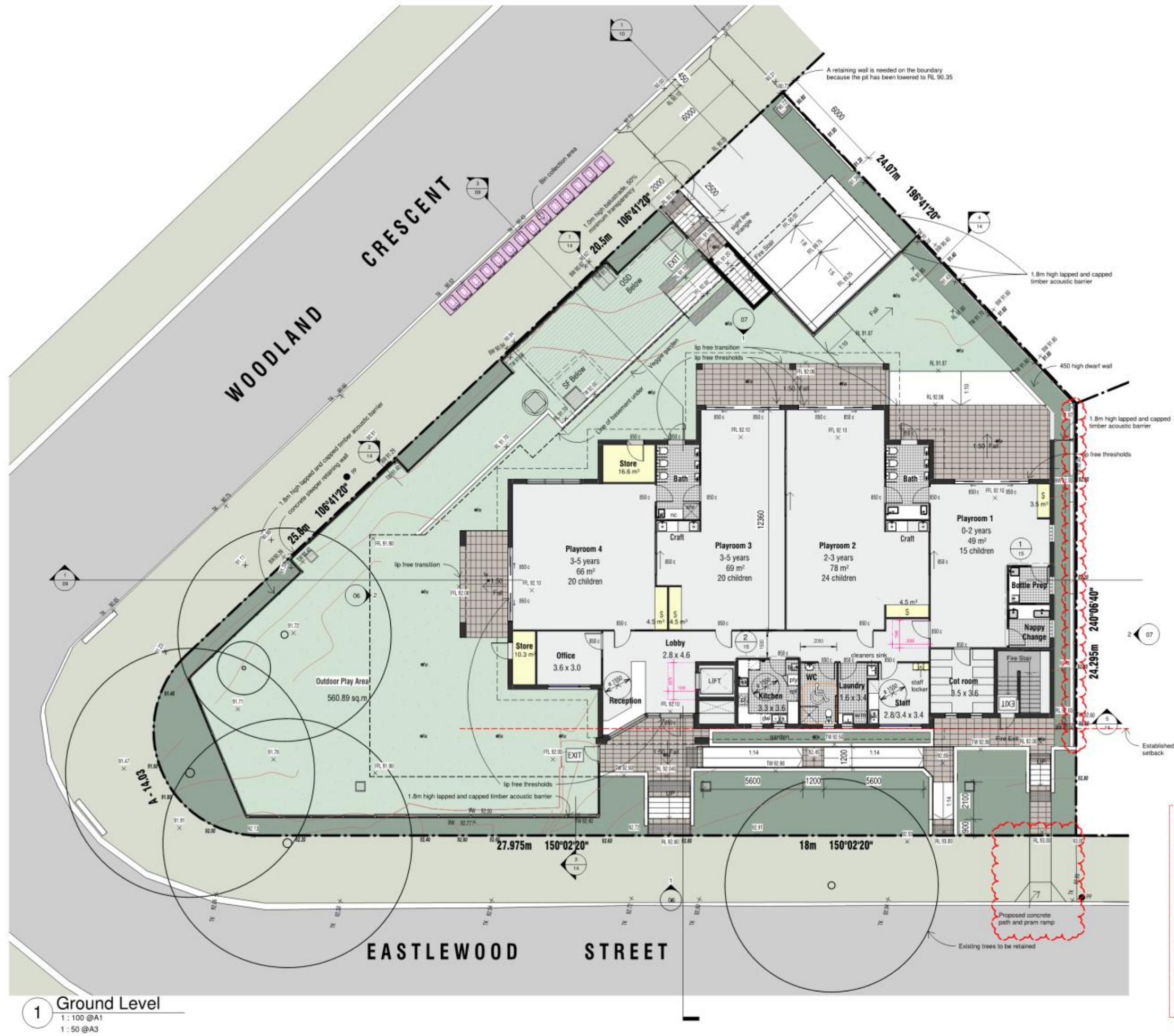
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Registered Architect:
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 NSW Reg No. 5972

Project Architect:
 Megan Pty Ltd
 Taha Architects
 ABRN: 633 834 401

DEVELOPMENT APPLICATION

Project	PROPOSED CHILD CARE CENTRE				
Project Address	39-41 Woodland Crescent, Narellan				
Client	Formosa and Co				
Title	Basement Level				
Drawn	FAR	Scale	As indicated	Checked	DW
Job No	2607	Drawing No.	03	Issue	B



Issue	Issue description	Date
C	Amendments addressing Council's RPI	04.04.24
B	Amendments addressing Council's RPI	05.02.24
A	Developer's Application	14.09.23

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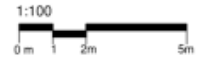
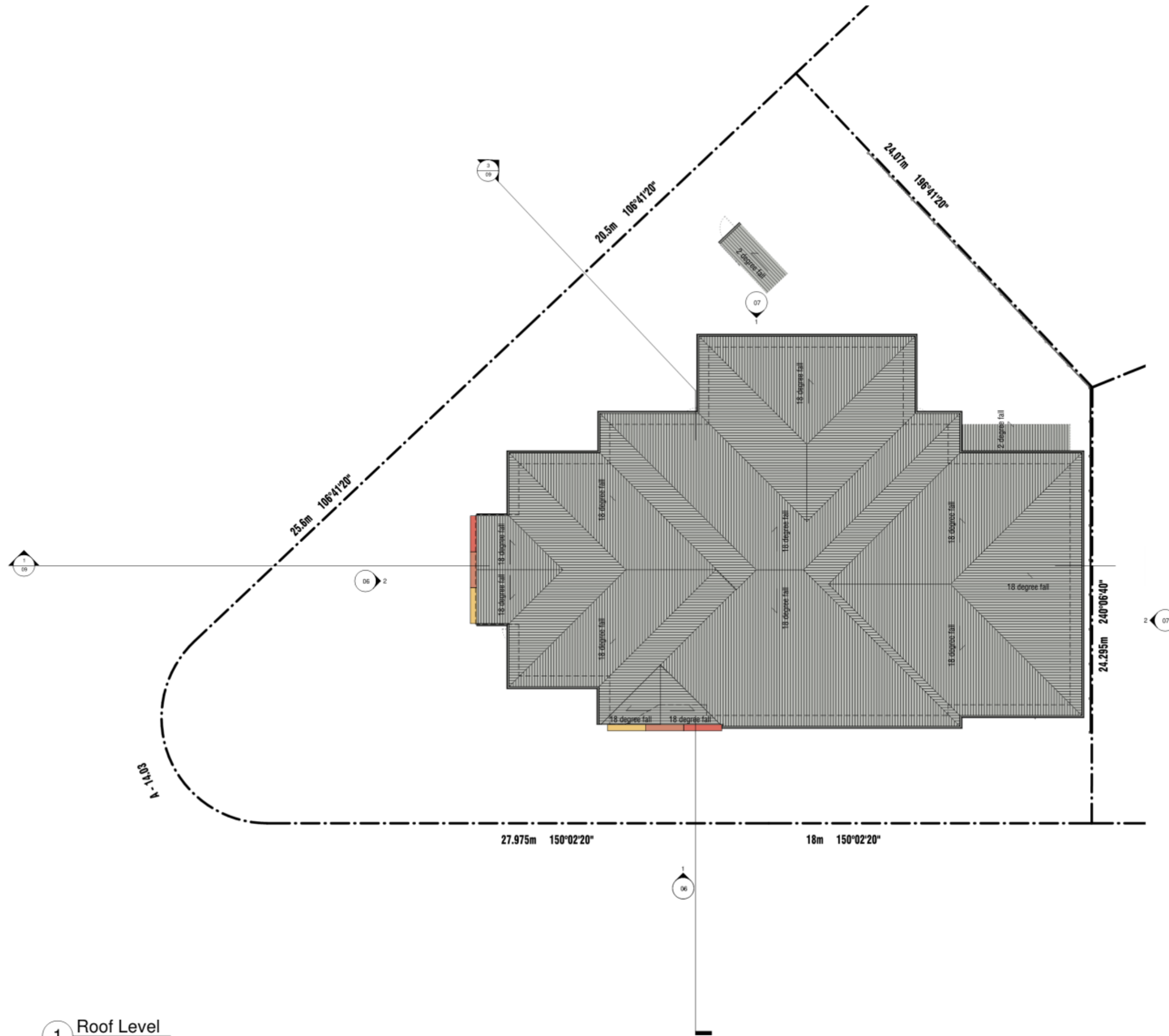
Nominated Architect:
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Taka Architects
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DEVELOPMENT APPLICATION

Project PROPOSED CHILD CARE CENTRE	
Project Address 39-41 Woodland Crescent, Narellan	
Client Formosa and Co	
Title Ground Floor	
Drawn FAR	Scale 1:100
Job No 2607	Checked DW
Drawing No 04	Issue C

1 Ground Level
1:100 @A1
1:50 @A3



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

1 Roof Level
 1 : 100 @A1
 1 : 200 @A3

Issue	Issue description	Date
A	Development Application	16/08/23



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Project	PROPOSED CHILD CARE CENTRE
Project Address	39-41 Woodland Crescent, Narellan
Client	Formosa and Co
Title	Roof Level
Drawn	FAR
Scale	1 : 100
Checked	DW
Job No	2607
Drawing No.	05
Issue	A

DEVELOPMENT APPLICATION



1 South - West Elevation - Eastlewood Street
 1 : 100 @A1
 1 : 200 @A3

MATERIAL SCHEDULE LEGEND

EXTERNAL FINISHES SCHEDULE	
FB1	FACEBRICK 1 Austral Mineral Contours - Mica Grey
FB2	FACEBRICK 2 Austral Mineral Contours - Mineral Sands
WP1	PRE-FINISHED FC WALL PANELS Cemental Surround - Steink
WP2	PRE-FINISHED FC WALL PANELS Cemental Surround - Quinta
WP3	PRE-FINISHED FC WALL PANELS Cemental Surround - Neys
C1	COLORBOND ROOF AND GUTTERS Shale Grey
PC1	WINDOW FRAMES, DOOR FRAMES, BALUSTRADES Dulux Powdercoat - Shale Grey

Issue	Issue description	Date
C	Amendments addressing Council's RPI	06.04.24
B	Amendments addressing Council's RPI	05.02.24
A	Developer's Application	14.09.23

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DEVELOPMENT APPLICATION

Project
PROPOSED CHILD CARE CENTRE

Project Address
39-41 Woodland Crescent, Narellan

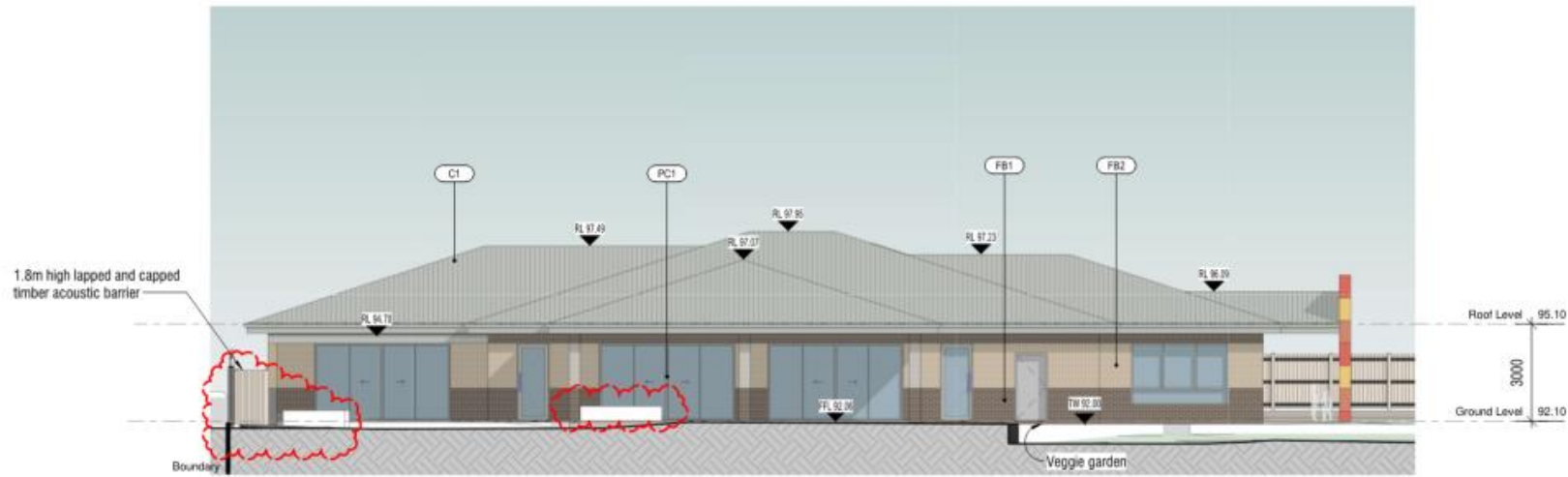
Client
Formosa and Co

Title
Elevations

Drawn FAR	Scale 1 : 100	Checked DW
Job No 2607	Drawing No. 06	Issue C



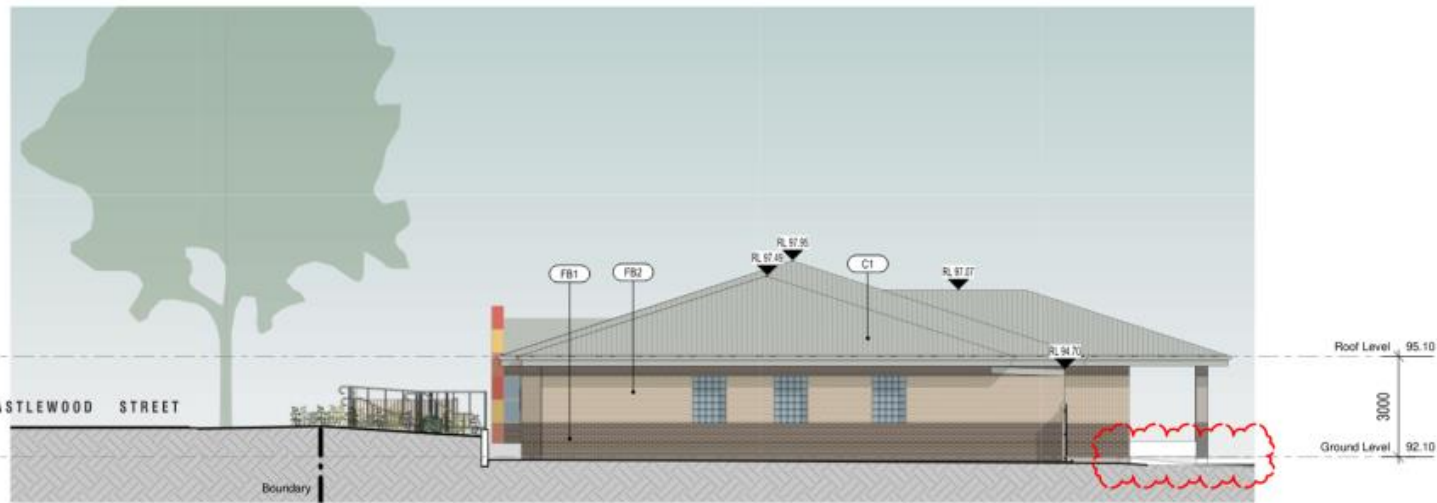
2 North - West Elevation
 1 : 100 @A1
 1 : 200 @A3



1 North - East Elevation - Woodland Crescent
 1 : 100 @A1
 1 : 200 @A3

MATERIAL SCHEDULE LEGEND

EXTERNAL FINISHES SCHEDULE	
	FB1 FACEBRICK 1 Austral Mineral Contours - Mica Grey
	FB2 FACEBRICK 2 Austral Mineral Contours - Mineral Sands
	WP1 PRE-FINISHED FC WALL PANELS Cemintel Surround - Stele
	WP2 PRE-FINISHED FC WALL PANELS Cemintel Surround - Quinta
	WP3 PRE-FINISHED FC WALL PANELS Cemintel Surround - Mays
	C1 COLORBOND ROOF AND GUTTERS Shale Grey
	PC1 WINDOW FRAMES, DOOR FRAMES, BALUSTRADES Dulux Powdercoat - Shale Grey



2 South - East Elevation
 1 : 100 @A1
 1 : 200 @A3

Issue	Issue description	Date
1	Amendments addressing Council's SP1	05.02.24
2	Development Application	14.08.23

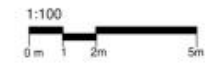
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DEVELOPMENT APPLICATION

Project	PROPOSED CHILD CARE CENTRE	
Project Address	39-41 Woodland Crescent, Narellan	
Client	Formosa and Co	
Title	Elevations	
Drawn	Scale	Checked
FAR	1 : 100	DW
Job No	Drawing No.	Issue
2607	07	B



2 Streetscape Elevation - Eastlewood Street
 1 : 100 @A1
 1 : 200 @A3



1 Streetscape Elevation - Woodland Crescent
 1 : 100 @A1
 1 : 200 @A3

Issue	Issue description	Date
2	Amendments addressing Council's SPI	05.02.24
A	Development Application	14.08.23

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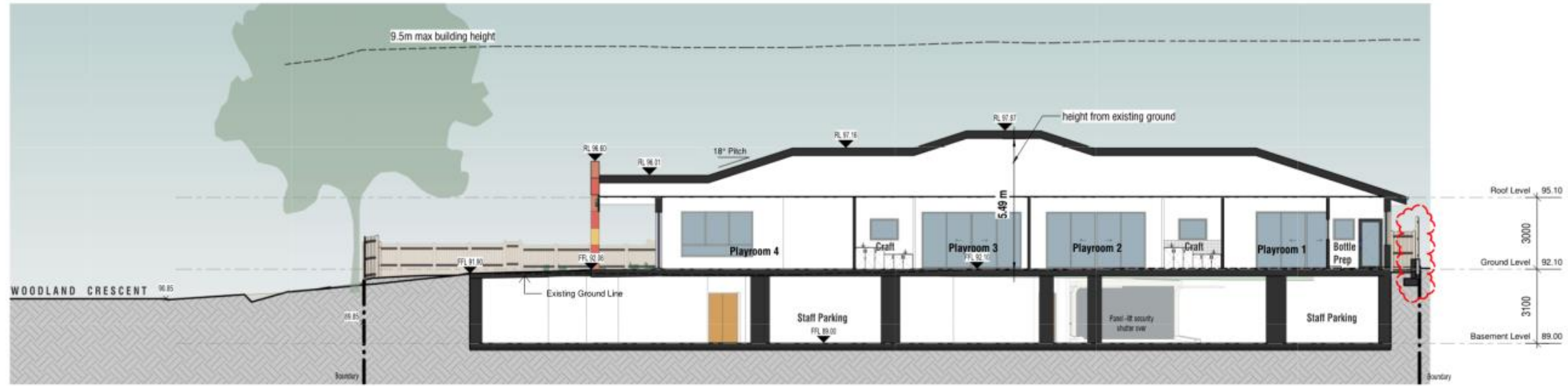
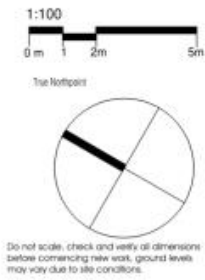
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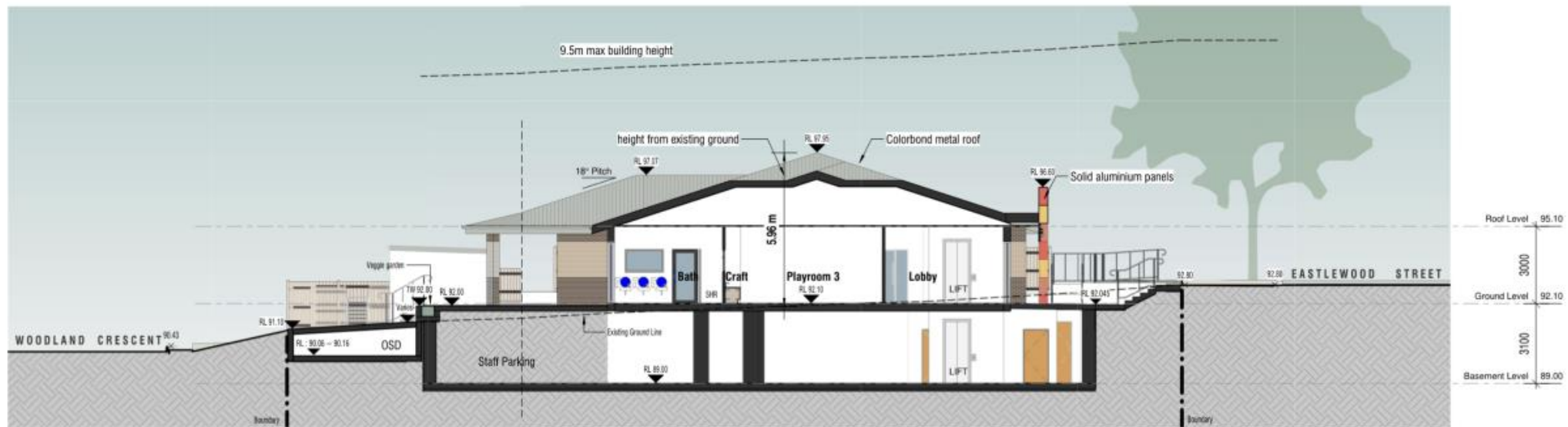
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 Trade Architect
 ABRN 633 834 401

DEVELOPMENT APPLICATION

Project		
PROPOSED CHILD CARE CENTRE		
Project Address		
39-41 Woodland Crescent, Narellan		
Client		
Formosa and Co		
Title		
Streetscape Elevations		
Drawn	Scale	Checked
FAR	1 : 100	DW
Job No	Drawing No.	Issue
2607	08	B



1 Section A-A
1 : 100 @A1
1 : 200 @A3



2 Section B-B
1 : 100 @A1
1 : 200 @A3

Issue	Issue description	Date
C	Amendments addressing Council's RPI	06.04.24
B	Amendments addressing Council's RPI	05.02.24
A	Developer Application	14.09.23

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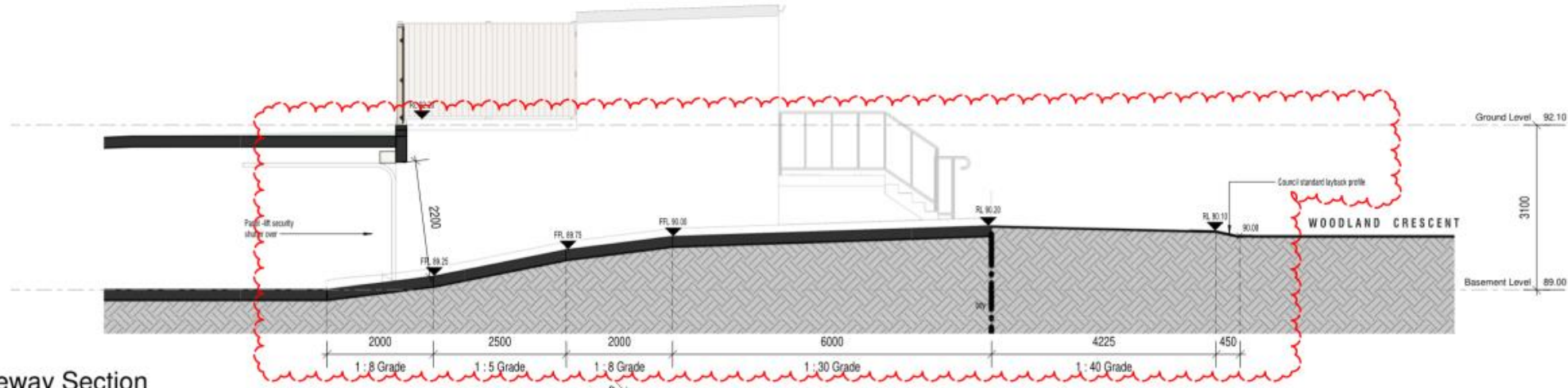
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DEVELOPMENT APPLICATION

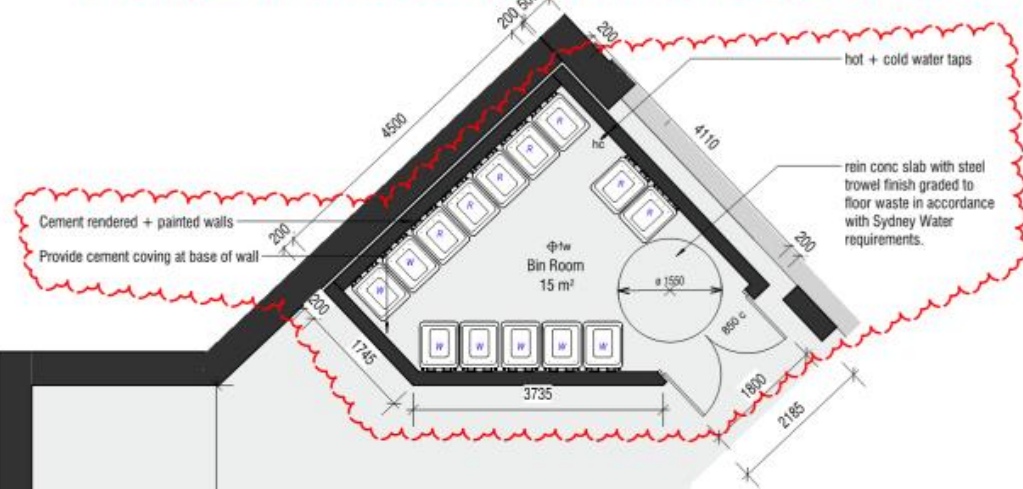
Project PROPOSED CHILD CARE CENTRE	
Project Address 39-41 Woodland Crescent, Narellan	
Client Formosa and Co	
Title Sections	
Drawn FAR	Scale 1 : 100
Job No 2607	Checked DW
Drawing No. 09	Issue C



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



1 Driveway Section
1 : 50 @A1
1 : 100 @A3

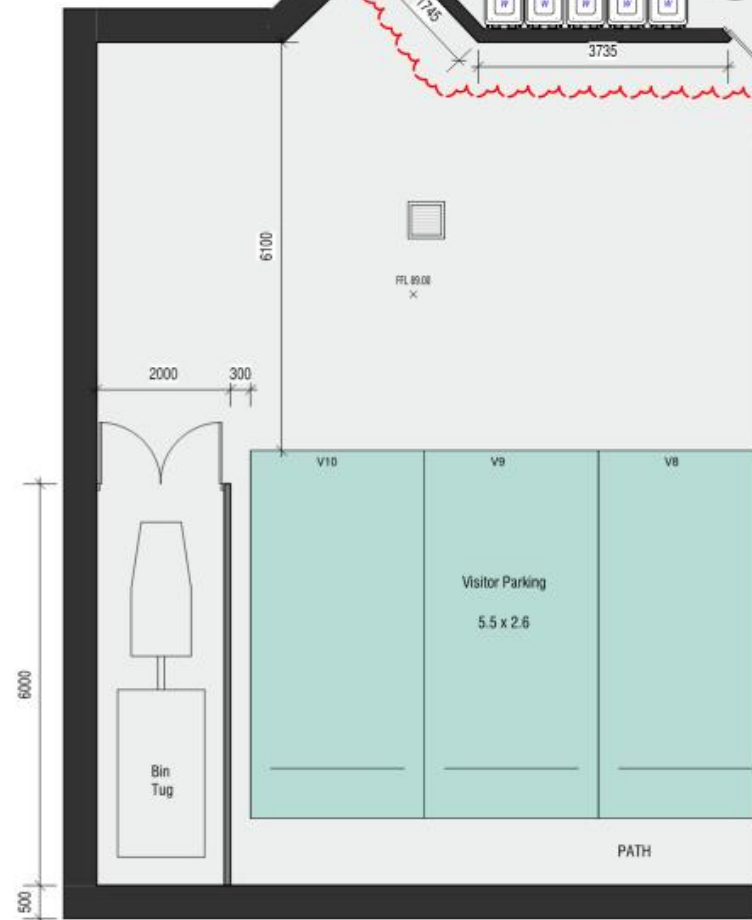


Bin Calculations

Waste Storage Room

- = 7 x 240L Waste Bins
- = 7 x 240L Recycle Bins

2 Bin Room
1 : 50 @A1
1 : 100 @A3



3 Bin Collection
1 : 200 @A1
1 : 400 @A3

Issue	Issue description	Date
B	Amendments addressing Council's SP1	25.02.24
A	Development Application	14.08.23

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DEVELOPMENT APPLICATION

Project PROPOSED CHILD CARE CENTRE		
Project Address 39-41 Woodland Crescent, Narellan		
Client Formosa and Co		
Title Driveway Section + Bin Room & Collection		
Drawn FAR	Scale As Indicated	Checked DW
Job No 2607	Drawing No. 10	Issue B



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

Internal Play Areas			
Playroom	Age	Area	Children
1	0-2 years	49.20 m ²	15
2	2-3 years	78.40 m ²	24
3	3-5 years	68.50 m ²	20
4	3-5 years	65.60 m ²	20
Total		261.71 m ²	79

Outdoor Play Areas	
Name	Area
Ground Level	560.89 m ²
Total	560.89 m ²

Storage Areas	
Indoor Storage (I.S)	m ²
I.S 1	3.59 m ²
I.S 2	4.54 m ²
I.S 3	4.54 m ²
I.S 4	4.54 m ²
Total	17.20 m ²

Outdoor Storage (O.S)	
	m ²
O.S 1	16.69 m ²
O.S 2	10.37 m ²
sl1	0.32 m ²
sl2	0.32 m ²
sl3	0.32 m ²
Total	28.03 m ²

Issue	Issue description	Date
C	Amendments addressing Council's RPI	04.04.24
B	Amendments addressing Council's RPI	05.02.24
A	Development Application	14.09.23



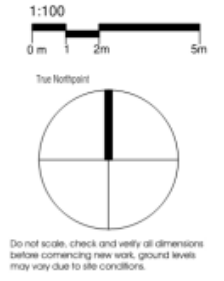
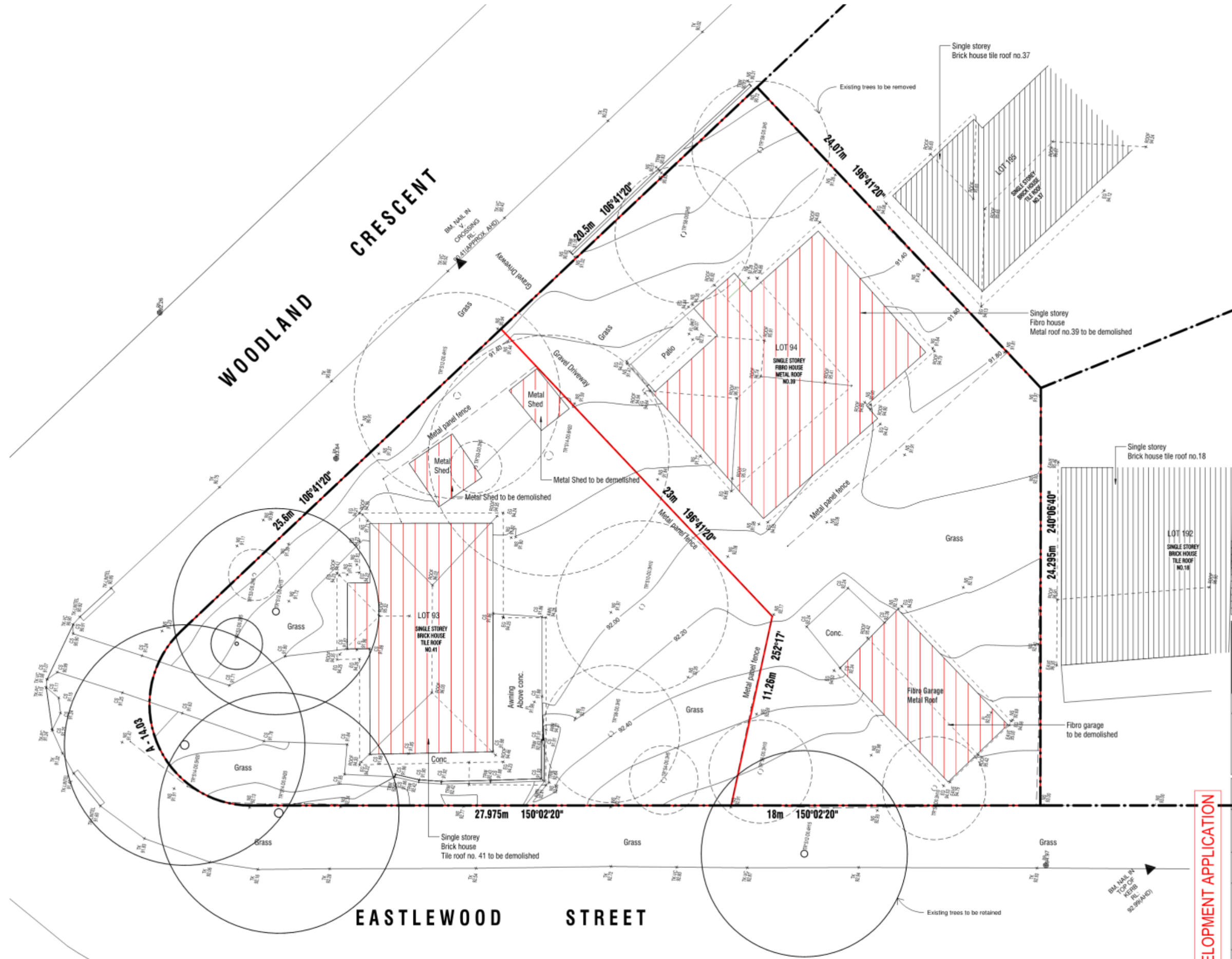
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Project PROPOSED CHILD CARE CENTRE		
Project Address 39-41 Woodland Crescent, Narellan		
Client Formosa and Co		
Title Play Area Diagram		
Drawn FAR	Scale 1:100	Checked DW
Job No 2607	Drawing No. 11	Issue C

DEVELOPMENT APPLICATION

1 Play Area Diagram
1:100 @A1
1:200 @A3



1 Demolition Plan
1 : 100 @A1
1 : 200 @A3

Issue	Issue description	Date
A	Development Application	16/09/23

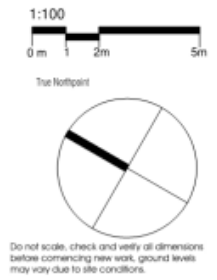
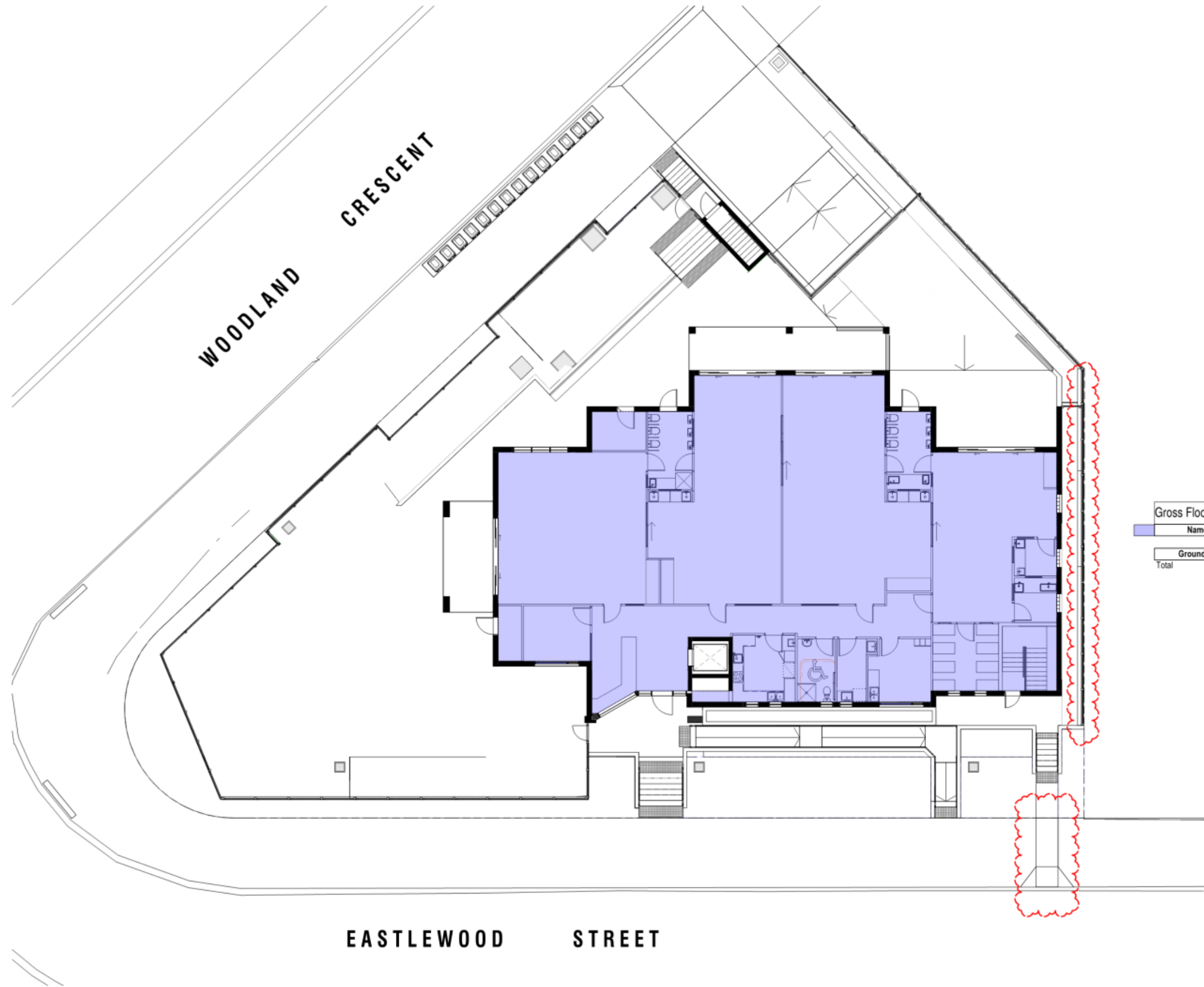
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DEVELOPMENT APPLICATION

Project	PROPOSED CHILD CARE CENTRE				
Project Address	39-41 Woodland Crescent, Narellan				
Client	Formosa and Co				
Title	Demolition Plan				
Drawn	FAR	Scale	1 : 100	Checked	DW
Job No	2607	Drawing No.	12	Issue	A



Gross Floor Area	
Name	Area
Ground Level	444.4 m ²
Total	444.4 m²

Issue	Issue description	Date
B	Amendments addressing Council's RPI	04.04.24
A	Amendments addressing Council's RPI	05.02.24

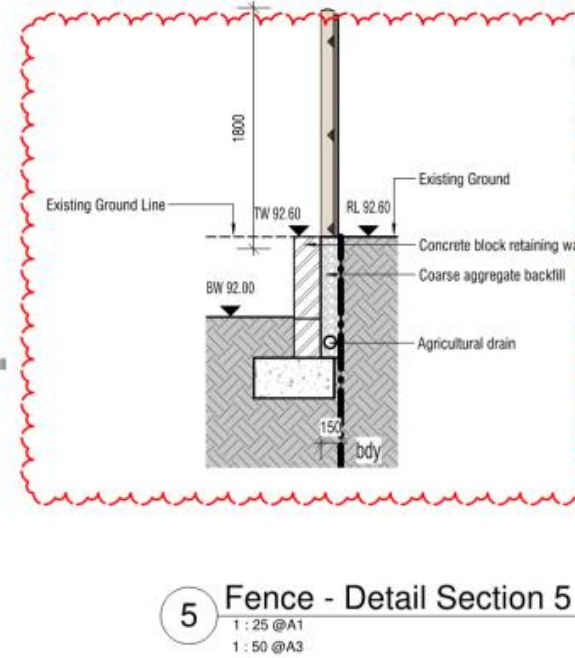
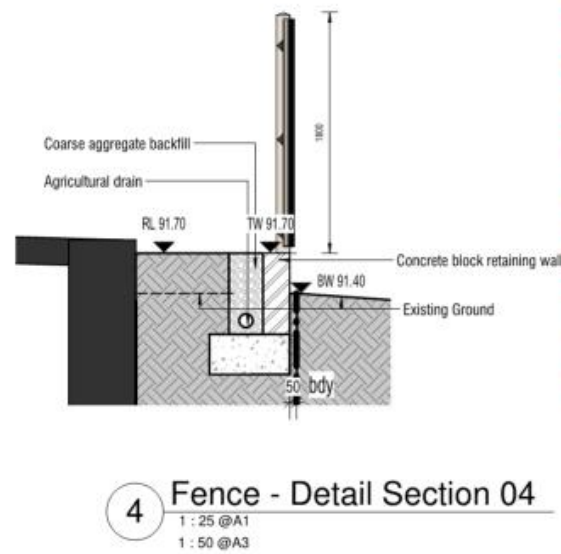
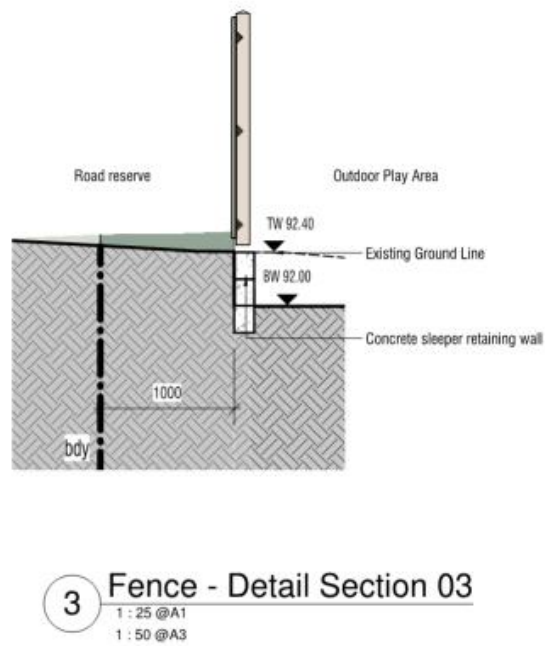
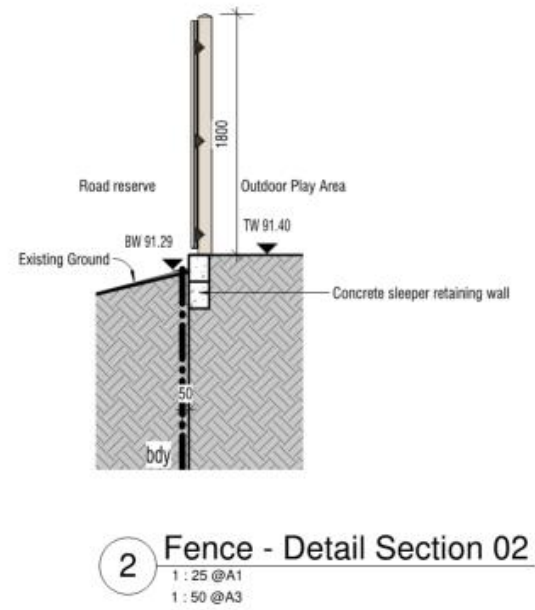
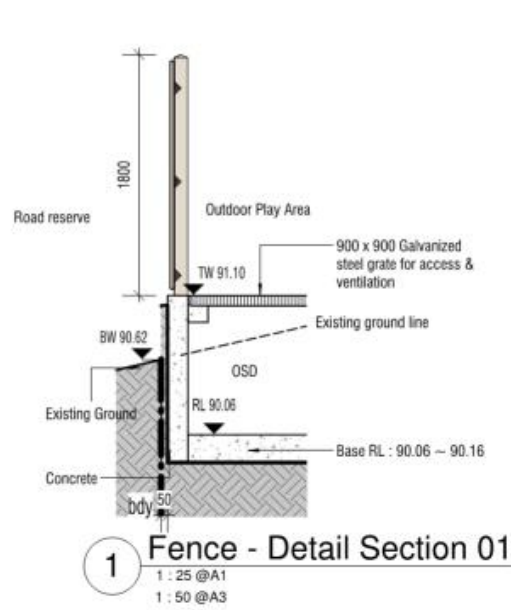
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Nominated Architect:
Robert Dale Pizzo
NSW Reg No. 5972
Miyasu Pty Ltd
Taka Architects
ABN: 633 634 401

DEVELOPMENT APPLICATION

Project	PROPOSED CHILD CARE CENTRE	
Project Address	39-41 Woodland Crescent, Narellan	
Client	Formosa and Co	
Title	Gross Floor Area Diagram	
Drawn	Scale	Checked
FAR	1:100	DW
Job No	Drawing No.	Issue
2607	13	B

1 Gross Floor Area Diagram
1:100 @A1
1:50 @A3



Issue	Issue description	Date
B	Amendments addressing Council's RPI	04.04.24
A	Amendments addressing Council's RPI	03.02.24

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 Taha Architects
 ABRN 633 834 401

DEVELOPMENT APPLICATION

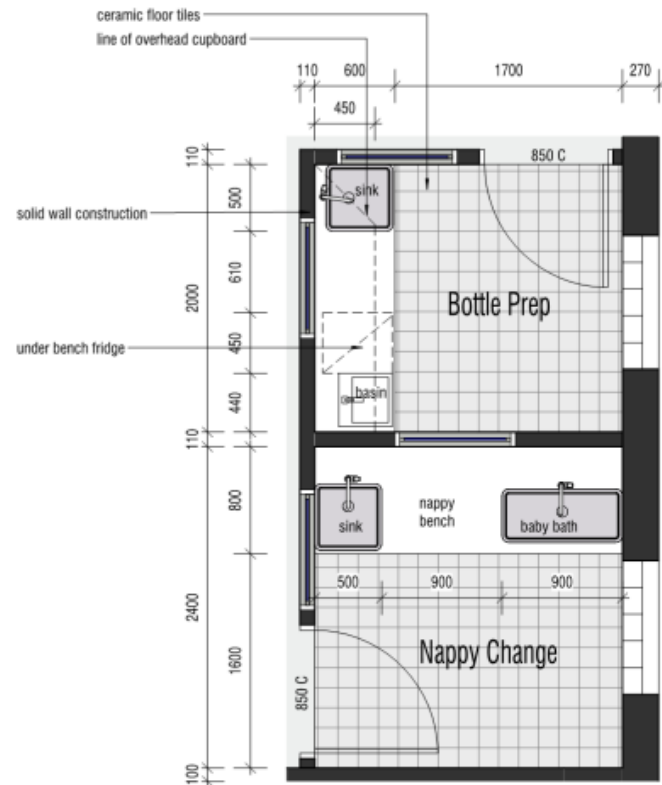
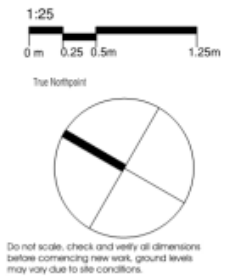
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PROPOSED CHILD CARE CENTRE

Project Address
 39-41 Woodland Crescent, Narellan

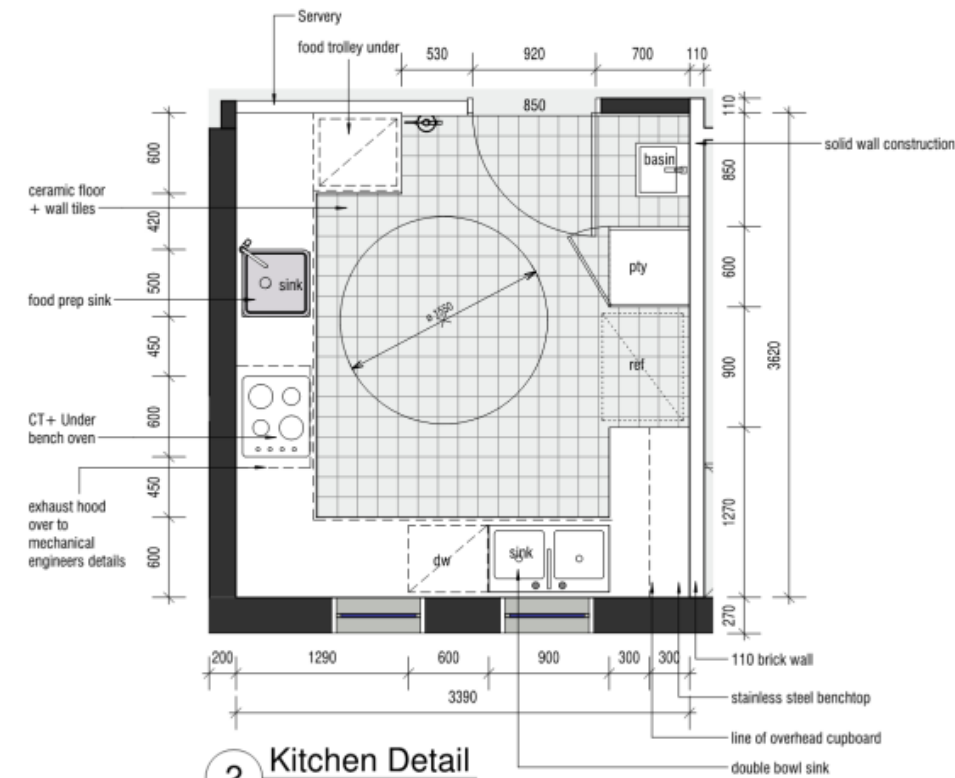
Client
 Formosa and Co

Title
Detail Sections

Drawn FAR	Scale 1 : 25	Checked DW
Job No 2607	Drawing No. 14	Issue B



1 Bottle Prept + Nappy Change
1 : 25 @A1
1 : 50 @A3



2 Kitchen Detail
1 : 25 @A1
1 : 50 @A3

All fittings, finishes and fixtures to comply with the Food Act 2003, Food Regulation 2015, Food Standards code Australia and AS4674 - 2004 : Design, construction and fit-out of food premises. Details to be provided at Construction Certificate Stage.

Issue	Issue description	Date
A	Amendments addressing Council's SPI	25.02.24

4/17-19 Alberta Street
Sydney, NSW 2000

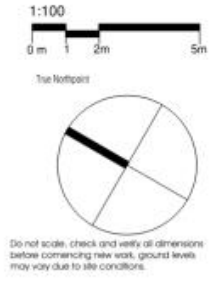
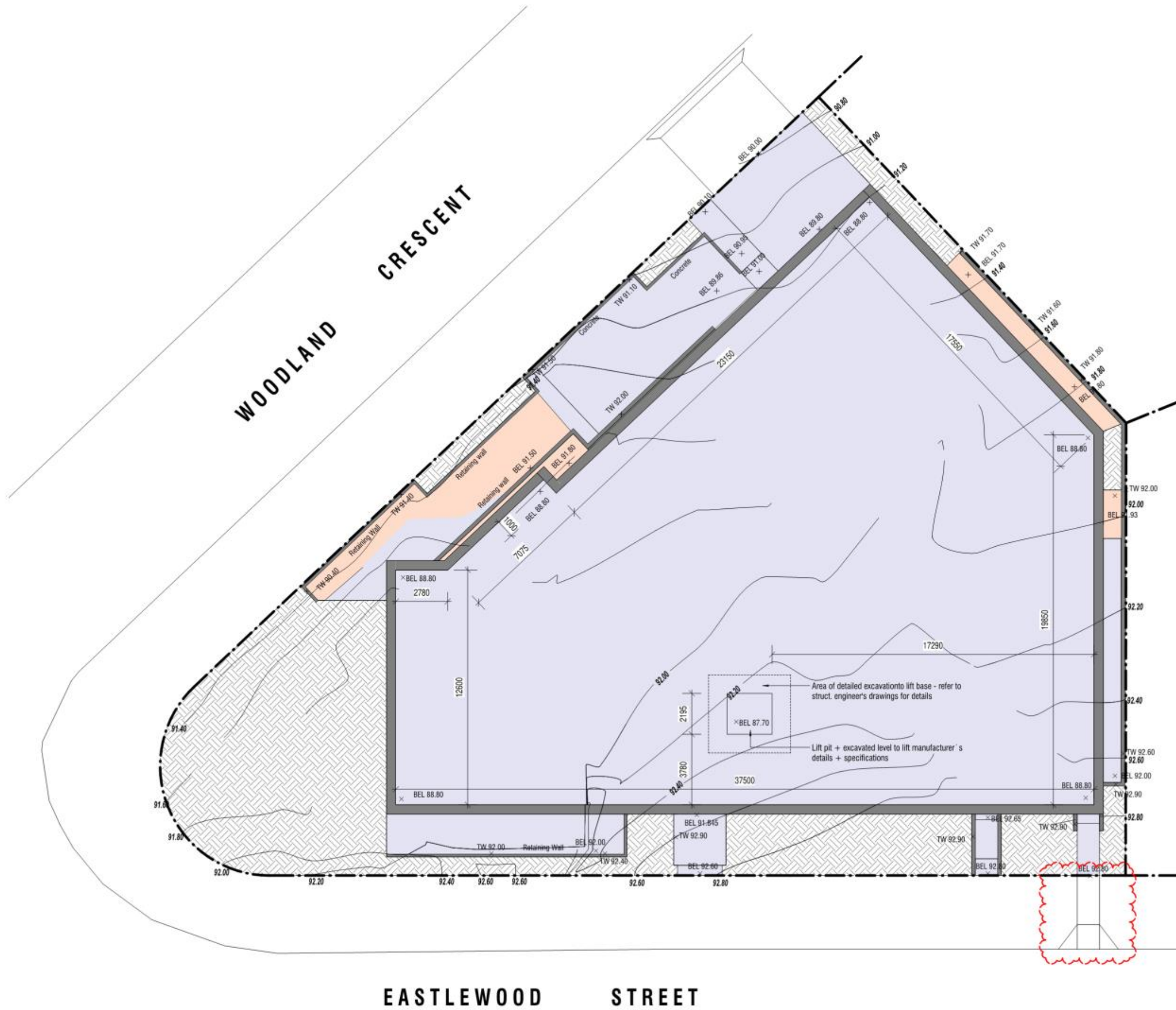
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DEVELOPMENT APPLICATION

Project	PROPOSED CHILD CARE CENTRE	
Project Address	39-41 Woodland Crescent, Narellan	
Client	Formosa and Co	
Title	Bottle Prep + Nappy Change and Kitchen Detail	
Drawn	Scale	Checked
FAR	1 : 25	DW
Job No	Drawing No.	Issue
2607	15	A



	Cut
	Volume of cut 3080 m ³
	Fill
	Volume of fill 4.6 m ³

Issue	Issue description	Date
1	Amendments addressing Council's RPI	04.04.24
2	Amendments addressing Council's RPI	05.02.24

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DEVELOPMENT APPLICATION

Project
PROPOSED CHILD CARE CENTRE

Project Address
39-41 Woodland Crescent, Narellan

Client
Formosa and Co

Title
Cut and Fill Plan

Drawn FAR	Scale 1:100	Checked DW
Job No 2607	Drawing No. 16	Issue B

1 Cut and Fill Plan
1:100 @A1
1:50 @A3

STORMWATER CONCEPT PLAN AT 39-41 WOODLAND CRESCENT, NARELLAN, NSW

GENERAL NOTES

- ALL LINES ARE TO BE MIN. 1000 UPVC @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL PIPES TO HAVE MIN 200mm COVER IF LOCATED WITHIN PROPERTY (300mm IF LOCATED IN BLACKTOWN CITY COUNCIL).
- ALL PITS IN DRIVEWAYS BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
- ALL WORK DO BE DONE IN ACCORDANCE WITH COUNCIL'S DCP AND TO COUNCIL'S SATISFACTION.
- LOCATION OF DOWNPIPES & FLOOR WASTES ARE INDICATIVE ONLY. DOWNPIPE & FLOOR WASTE SIZE, LOCATION & QUANTITY TO BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, LANDSCAPE AND STRUCTURAL PLANS.
- ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER AND COUNCIL ENGINEER FOR RESOLUTION.
- ALL PITS OR GRATES IN TRAFFICABLE AREAS TO BE HEAVY DUTY.
- ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWNPIPES
- ALL PIT GRATES ON SITE MUST BE HINGED WITH 3-BOLT LOCKDOWN SYSTEM.
- PITS DEEPER THAN 1m REQUIRE STEP IRONS IN A STAGGERED MANNER. THE DEPTH OF ANY PIT IN EXCESS OF 2m SHALL BE STRUCTURALLY DESIGNED AND CERTIFIED BY A STRUCTURAL ENGINEER AND SUBMITTED TO COUNCIL FOR APPROVAL.
- PROVIDE GRATED DRAIN IN ALL OPEN AREAS TO THE SKY INCLUDING STAIRS AND CONNECT TO NEAREST STORMWATER SYSTEM.
- PROVIDE EMERGENCY SPITTERS TO ALL BALCONIES.
- PROVIDE AGG PIPE IN ALL LANDSCAPE AREA AND CONNECT TO THE STORMWATER DRAINAGE SYSTEM.
- PROVIDE AGG PIPE BEHIND THE RETAINING WALL AND CONNECT TO THE STORMWATER DRAINAGE SYSTEM.
- TOP OF KERB AND INVERT OF GUTTER LEVELS & SERVICES ARE TO BE CHECKED ON SITE PRIOR ANY SITE WORK, INCLUDING CONSTRUCTION OF INTERNAL DRAINAGE SYSTEM. CONTACT ENGINEER IMMEDIATELY IF LEVEL VARIES FROM DESIGN DRAWING.
- ALL RETAINING WALL FOR ABOVE GROUND OSD/BIORETENTION BASIN TO BE FULLY CONSTRUCTED WITHIN THE PROPERTY BOUNDARY.
- ALL GRATED DRAINS AND PITS WITHIN ACCESSIBLE AREAS TO BE SLIP PROOF HEEL GUARD GRATING.
- ALL PITS AND GRATED DRAINS TO BE PRECAST CONCRETE UNLESS IN A NON-TRAFFICABLE LANDSCAPE AREA.
- ALL FLOOR WASTES INSTALLED ON SITE TO BE COMPLIANT WITH AUSTRALIAN STANDARDS AND BCA, CERTIFICATE FROM SUPPLIER TO CONFIRM ADEQUACY WILL BE REQUIRED.

NOTE RE. SERVICES
APPROXIMATE LOCATIONS OF EXISTING SERVICES SHOWN ON LONGITUDINAL SECTION. EXACT LOCATIONS & DEPTHS TO BE ACURATELY LOCATED BY BUILDER CONTRACTOR BY CONTACTING THE RELEVANT AUTHORITIES BEFORE COMMENCEMENT OF ANY WORKS



SURFACE INLET PIT DIMENSION *TABLE 7.5.2.1 AS3500.3-2018				
DEPTH TO INVERT OF OUTLET	MINIMUM INTERNAL DIMENSIONS (mm)			
	RECTANGULAR		CIRCULAR	
	WIDTH	LENGTH	DIAMETER	
≤450	350	350	-	
>450 ≤600	450	450	600	
>600 ≤900	600	600	900	
>900 ≤1200	600	900	1000	
>1200	900	900	1000	

ON-SITE DETENTION NOTE:
THE OSD BASIN/TANK IS TO BE BUILT TO THE CORRECT LEVEL & SIZE AS PER THIS DESIGN. ANY VARIATIONS ARE TO BE DONE UNDER CONSULTATION FROM OUR OFFICE ONLY. ANY AMENDMENTS WITHOUT OUR APPROVAL WOULD RESULT IN ADDITIONAL FEES FOR REDESIGN AT OC STAGE OR IF A SOLUTION CANNOT BE FOUND, RECONSTRUCTION IS REQUIRED UNDER THE CONTRACTOR'S EXPENSES.

NOTES: DRAINAGE LINES
DRAINAGE LINES SHOWN TO COLLECT SURFACE WATER
DRAINAGE LINES SHOWN TO COLLECT ROOF WATER ONLY TO RAINWATER TANK

DP : 1000 DOWN PIPE U.N.O.
----- : STORMWATER PIPE @1% MIN. U.N.O.
*TABLE 6.3.4 AS 3500.3-2018
P1 : 1000 UPVC PIPE AT 1.0% MIN. GRADE
P2 : 1500 UPVC PIPE AT 1.0% MIN. GRADE
P3 : 2250 UPVC PIPE AT 0.5% MIN. GRADE
P4 : 3000 UPVC PIPE AT 0.4% MIN. GRADE
P5 : 3750 UPVC PIPE AT 0.4% MIN. GRADE
P6 : 4500 RCP PIPE AT 0.4% MIN. GRADE

* NEW LEVEL
+ EXISTING LEVEL

PROVIDE 150mm GAP UNDER THE FENCE AND IF BLOCK WALL PROVIDED, THEN PROVIDE OPENING FOR EMERGENCY OVERFLOW.

DRAWING SCHEDULE

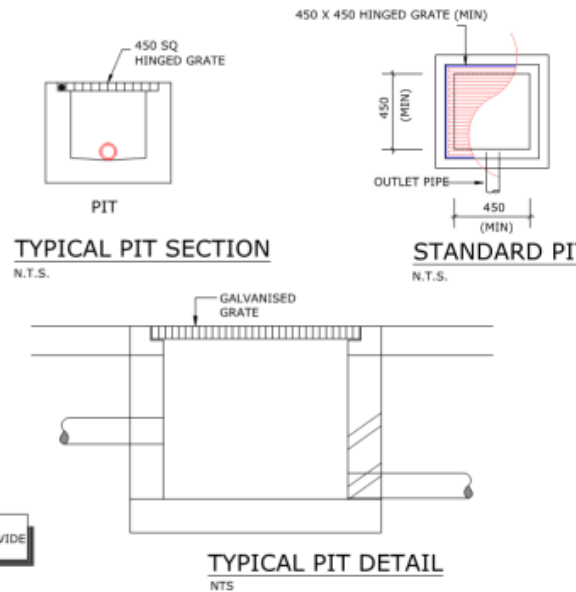
DRAWING No.	DRAWING TITLE
D00	COVER SHEET, LEGEND & DRAWING SCHEDULE
D01	BASEMENT STORMWATER DRAINAGE PLAN
D02	BASEMENT STORMWATER DRAINAGE DETAILS
D03	GROUND FLOOR STORMWATER DRAINAGE PLAN
D04	GROUND FLOOR STORMWATER DRAINAGE DETAILS
D05	EROSION AND SEDIMENT CONTROL PLAN AND DETAILS
D06	CATCHMENT PLAN
D07	MUSIC RESULTS AND DETAILS

ABBREVIATIONS

- CL CENTRELINE LEVEL
- CONV. PIPE CONVERTER
- D/S DOWNSTREAM
- DDO DISH DRAIN OUTLET
- DN DIAMETER
- DP DOWNPIPE
- EK EXISTING
- FFL FINISHED FLOOR LEVEL
- GL GROUND LEVEL
- GMS GALVANISED MILD STEEL
- GSP GROUND SURFACE INLET
- PIT
- GTD GRATED TRENCH DRAIN
- H.H HEADHEIGHT
- HL HIGH LEVEL
- IL INVERT LEVEL
- IO INSPECTING OPENING
- JP JUNCTION PIT
- KIP KERB INLET PIT
- LL LOW LEVEL
- O/F OVERFLOW
- OB OBVERT LEVEL
- OSD ON-SITE DETENTION PROP. PROPOSED
- PVC POLYVINYLCHLORIDE
- RL REDUCE LEVEL
- RW RETAINING WALL
- RWT RAINWATER TANK
- S/S STAINLESS STEEL
- SL SURFACE LEVEL
- STW STORMWATER
- TK TOP OF KERB
- U/S UPSTREAM

SYMBOLS

- F.F.L. FINISHED FLOOR LEVEL
- T.K. TOP OF KERB
- RL PIT SURFACE LEVEL
- IL INVERT LEVEL
- STORMWATER DRAINAGE PIPE
- DOWNPIPE TO RAINWATER TANK
- DP 1000 DOWN PIPE (U.N.O.)
- VD VERTICAL DROP PIPE
- VR VERTICAL RISER
- IO INSPECTION OPENING
- //// MASONRY RETAINING WALL
- FW FLOOR WASTE 3000
- RW RAINWATER OUTLET 1500
- DDO DISH DRAIN OUTLET 1000
- GRATED INLET PIT
- GRATED DRAIN
- ← OVERLAND FLOW PATH
- SP SPREADER
- ES EMERGENCY SPITTER



SITE OF WORK



LOCALITY SKETCH
NOT TO SCALE

1:100 AT A1

NOT FOR CONSTRUCTION

No	AMENDMENT	ENG	DRAFT	DATE	No	AMENDMENT	ENG	DRAFT	DATE
A	PDR D.A. APPROVAL	A.S.	A.S.	25-09-23					

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PROJECT PROPOSED CHILD CARE CENTRE AT 39-41 WOODLAND CRESCENT, NARELLAN, NSW
CONSENT AUTHORITY: CAMDEN COUNCIL

SHEET SUBJECT
COVER SHEET, LEGEND AND DRAWING SCHEDULE

DATE	DRAWN	DESIGNED	CHECKED
AUG 23	A.S.	A.S.	N.L.
SCALE AT A1 N.T.S.		JOB No 23NL096	
AUTHORISED NERMEIN LOKA		DWG No D00	REV A

NOTE RE. SERVICES
 APPROXIMATE LOCATIONS OF EXISTING SERVICES SHOWN ON PLANS. EXACT LOCATIONS & DEPTHS TO BE ACCURATELY LOCATED BY BUILDER CONTRACTOR BY CONTACTING THE RELEVANT AUTHORITIES BEFORE COMMENCEMENT OF ANY WORKS.



- NOTES**
1. ALL LINES ARE TO BE MIN. 1000 UPVC @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE.
 2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
 3. ALL PIPES TO HAVE MIN 200mm COVER IF LOCATED WITHIN PROPERTY.
 4. ALL PITS IN DRIVEWAYS BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
 5. ALL WORK DO BE DONE IN ACCORDANCE WITH AS/NZ 3500.3.2:2003 AND COUNCIL SPECIFICATIONS.
 6. LOCATION OF DOWNPIPES & FLOOR WASTES ARE INDICATIVE ONLY. DOWNPIPE & FLOOR WASTE SIZE, LOCATION & QUANTITY TO BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
 7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, LANDSCAPE AND STRUCTURAL PLANS.
 8. ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR RESOLUTION.
 9. ALL PITS OR GRATES IN TRAFFICABLE AREAS TO BE HEAVY DUTY.
 10. ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWNPIPES

- SYMBOLS**
- F.F.L FINISHED FLOOR LEVEL
 - T.K. TOP OF KERB
 - RL PIT SURFACE LEVEL
 - IL INVERT LEVEL
 - SSD SUBSOIL DRAINAGE PIPE
 - STORMWATER DRAINAGE PIPE
 - DOWNPIPE TO RAINWATER TANK
 - 1000 DOWN PIPE (U.N.O.)
 - VD VERTICAL DROP PIPE
 - VR VERTICAL RISER
 - IO INSPECTION OPENING
 - MASONRY RETAINING WALL
 - FW FLOOR WASTE 1500
 - DDO DISH DRAIN OUTLET 1000
 - GI PIT GRATED INLET PIT
 - GD GRATED DRAIN
 - OF PATH OVERLAND FLOW PATH
 - SP SPREADER
 - ES EMERGENCY SPITTER

NOTES: DRAINAGE LINES

DRAINAGE LINES SHOWN CONTINUOUS TO COLLECT SURFACE WATER

DRAINAGE LINES SHOWN DASHED TO COLLECT ROOF WATER ONLY TO RAINWATER TANK

VD : 1000 VERTICAL DROP (U.N.O.)

--- : STORMWATER PIPE @ 1% MIN. U.N.O.

REFER TO AS 3500 PART 1 TABLE 7.2

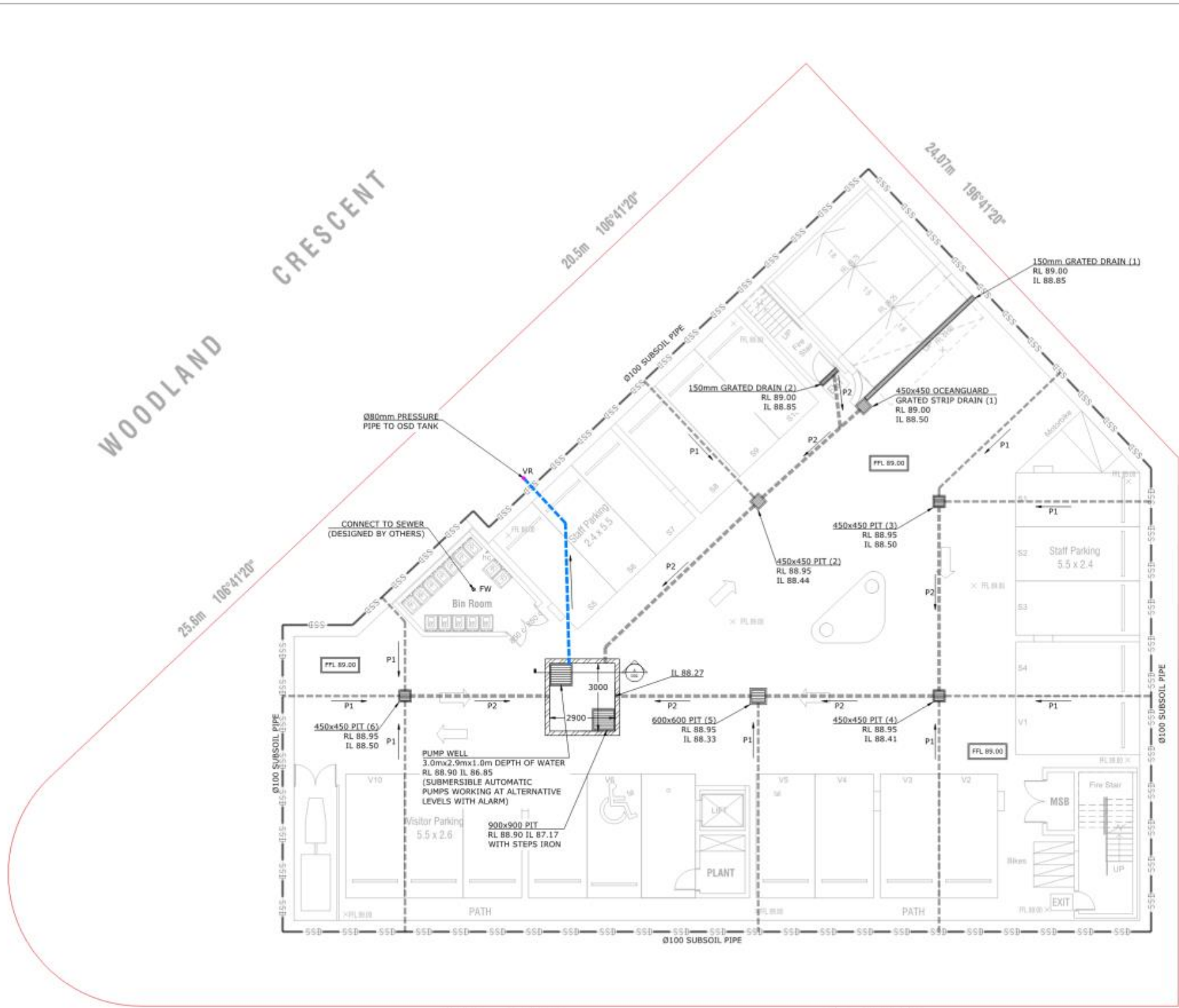
P1 : 1000 UPVC PIPE AT 1.0% MIN. GRADE

P2 : 1500 UPVC PIPE AT 1.0% MIN. GRADE

P3 : 2250 UPVC PIPE AT 0.5% MIN. GRADE

NOTES: COUNCIL ISSUED FOOTWAY DESIGN LEVELS
 COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL

NOTES: ROAD RESERVE & FOOTWAY DRAINAGE ELEMENTS
 ALL STORMWATER DRAINAGE ELEMENTS PROPOSED WITHIN THE ROAD RESERVE AND FOOTWAY SHALL BE CONSTRUCTED UNDER THE SUPERVISION AND TO THE SATISFACTION OF COUNCIL'S ENGINEER.



BASEMENT STORMWATER DRAINAGE PLAN
 SCALE 1:100

1:100 AT A1

NOT FOR CONSTRUCTION

No	AMENDMENT	ENG	DRAFT	DATE	No	AMENDMENT	ENG	DRAFT	DATE
D	FOR D.A. APPROVAL	K.V.	K.V.	15-02-24					
C	FOR D.A. APPROVAL	K.V.	K.V.	09-02-24					
B	FOR D.A. APPROVAL	K.V.	K.V.	22-09-23					
A	FOR D.A. APPROVAL	K.V.	K.V.	04-09-23					

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PROJECT: PROPOSED CHILD CARE CENTRE AT 39-41 WOODLAND CRESCENT, NARELLAN, NSW

CONSENT AUTHORITY: CAMDEN COUNCIL

PROJECT: PROPOSED CHILD CARE CENTRE AT 39-41 WOODLAND CRESCENT, NARELLAN, NSW

SHEET SUBJECT: BASEMENT STORMWATER DRAINAGE PLAN

DATE	DRAWN	DESIGNED	CHECKED
AUG 23	K.V.	K.V.	N.L.

SCALE AT A1: AS SHOWN

JOB No: 23NL096

AUTHORISED: NERMEIN LOKA

DWG No: D01

REV: D

CLASS D (HEAVY DUTY) HINGED GALVANISED MILD STEEL GRATE & FRAME, PROVIDE LOCKING DEVICE

PROVIDE GALVANISED STEP IRONS AT 300mm CTRS IN ACCORDANCE WITH THE AUST. STANDARDS AT ALL ACCESS POINTS OF TANK

BOTH PUMPS ON & ALARM SOUNDS @RL 88.17
Ø80mm PVC PUMP LINE
CLASS 9 RISING MAIN
NON-RETURN FLAP VALVE

PUMP ON

PUMP OFF

2 AUTO SUBMERSIBLE PUMPS OPERATING ALTERNATIVELY AND PUMPING AT 10L/S AT 6m HEAD. PUMPS TO BE INSTALLED AND SPECIFIED TO MANUFACTURERS DETAIL AND CALCULATION SHEET

OWNER TO MAINTAIN THIS AREA CLEAN REGULARLY FROM SILTATION EVERY 3-6 MONTHS

900x900x300mm SUMP

SECTION A THROUGH PUMP PIT N.T.S.

TYPICAL SECTION A THROUGH PUMP PIT N.T.S.
PUMP WELL VOLUME 8.41cum

DETAILS REFER TO STRUCTURAL ENGINEERS' DRAWING AT C.C. STAGE

PUMP SPECIFICATIONS

STANDARD PUMP-OUT NOTES

THE PUMP-OUT SYSTEM IS DESIGNED TO WORK IN THE FOLLOWING MANNER -

- THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATELY SO AS TO ALLOW BOTH PUMPS TO HAVE EQUAL OPERATION LOAD & PUMP LIFE.
- A LOW LEVEL FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS.
- A SECOND FLOAT SHALL BE PROVIDED AT A HIGHER LEVEL, APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL, WHEREBY ONE OF THE PUMPS WILL OPERATE & DRAIN THE TANK TO THE LEVEL OF THE LOW LEVEL FLOAT.
- A THIRD FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHOULD START THE OTHER PUMP THAT IS NOT OPERATING & ACTIVATE THE ALARM.
- AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT & A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.

PUMP WELL DETAILS

SUMP SIZE AND PUMP SIZE BASE ON 100 YEAR 2 HR STORM INTENSITY IS 62.10mm/hr, AREA DRAINING TOWARDS SUMP IS 69.3m²
 $Q = CIA/3600 = 1.0 \times 62.1 \times 69.3 / 3600 = 1.195L/s$
 VOLUME REQUIRED IS $1.195 \times (2 \times 60 \times 60) = 8604L$
 STORAGE PROVIDED $3000 \times 2900 \times 1000 = 8700L$
 THEREFORE ADEQUATE STORAGE PROVIDED

PUMP OUT RATE BASED ON 100YR 5MINS. STORM = 221mm/hr
 $Q = CIA/3600 = 1.0 \times 221 \times 69.3 / 3600 = 4.25L/s$
 USE KS 30 OR EQUIVALENT DUAL PUMPS TO BE INSTALLED IN SUMP AND CONNECTED TO CONTROL PANEL WHICH WILL ALLOW FOR THE PUMPS TO ACT ALTERNATIVELY AT 10L/S AT 6m HEAD

FRONT ELEVATION N.T.S.

SIDE ELEVATION N.T.S.

PLAN N.T.S.

STEP IRON DETAILS N.T.S.

NOM 20mm-24mm DIA GALVANISED MILD STEEL RODS

NOTE: INSTALL WHERE PITS ARE DEEPER THAN 1000mm

TYPICAL PIT SECTION N.T.S.

STANDARD PIT N.T.S.

TYPICAL SECTION THROUGH SUBSOIL HARD PIPE N.T.S.

PUMP PERFORMANCE CURVES

HEAD (M)

FLOW (L/M)

DUTY POINT

Type	Output		Outlet		Rated Head Capacity		Maximum Capacity		Weigh Kg	Dimension		
	HP	kW	mm	Inch	M	LPM	M	LPM		L(mm)	W(mm)	H(mm)
KS-03	1/3	0.25	40	1 1/2"	3	130	8	180	9	188	141	305
KS-04	1/2	0.4	50	2"	5	150	8	220	11	208	140	359
KS-05	1/2	0.4	50	2"	5	160	10	260	14	230	156	375
KS-08	1	0.75	50	2"	6	240	13	380	21	290	180	425
KS-20	2	1.5	80	3"	10	300	16	600	31	278	182	475
KS-30	3	2.2	80	3"	10	500	18	800	42	390	250	450
KS-50	5	3.7	100	4"	10	800	21	1100	48	450	240	530
KS-75	7 1/2	5.6	100	4"	15	800	23	1300	60	550	310	590
KS-100	10	7.5	150	6"	18	900	25	1600	70	550	310	610

RECOMMENDED PUMP

NOTE RE SERVICES

APPROXIMATE LOCATIONS OF EXISTING SERVICES SHOWN ON PLANS. EXACT LOCATIONS & DEPTHS TO BE ACCURATELY LOCATED BY BUILDER CONTRACTOR BY CONTACTING THE RELEVANT AUTHORITIES BEFORE COMMENCEMENT OF ANY WORKS

NOTES

- ALL LINES ARE TO BE MIN. 1000 UPVC @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL PIPES TO HAVE MIN 200mm COVER IF LOCATED WITHIN PROPERTY.
- ALL PITS IN DRIVEWAYS BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
- ALL WORK DO BE DONE IN ACCORDANCE WITH AS/NZ 3500.3.2:1998 AND COUNCIL SPECIFICATIONS.
- LOCATION OF DOWNPIPES & FLOOR WASTES ARE INDICATIVE ONLY. DOWNPIPE & FLOOR WASTE SIZE, LOCATION & QUANTITY TO BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
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- ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR RESOLUTION.
- ALL PITS OR GRATES IN TRAFFICABLE AREAS TO BE HEAVY DUTY.
- ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWNPIPES

DANGER

CONFINED SPACE
NO ENTRY WITHOUT
CONFINED SPACE
TRAINING

WIDTH 200mm

COLOURS:
"DANGER" AND BACKGROUND WHITE
ELLIPTICAL AREA RED
RECTANGLE CONTAINING ELIPSE BLACK
OTHER LETTERING AND BORDER BLACK

MATERIALS POLYPROPYLENE
CONFINED SPACE WARNING SIGN N.T.S.

HEIGHT 150mm

WARNING

PUMP OUT SYSTEM
FAILURE IN BASEMENT
WHEN LIGHT IS FLASHING
AND SIREN SOUNDING

BASEMENT PUMP OUT FAILURE WARNING SIGN

NOTE:-
1- SIGN SHALL BE PLACED IN A CLEAR AND VISIBLE LOCATION WHERE VEHICLES ENTER THE BASEMENT.

COLOURS :-
WARNING - RED
BORDER AND OTHER COLOURING - BLACK

NOTE: A SUITABLE ALARM SYSTEM POSITIONED AT ENTRANCE OF BASEMENT CARPARK TO PROVIDE A FLOOD WARNING IN CASE OF PUMP FAILURE (TO COUNCILS SPEC). AS SHOWN ABOVE.

1:100 AT A1

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<p>LOKA CONSULTING ENGINEERS</p> <p style="font-size: 8px;">OFFICE: 14A, BANGALEE OF THE AMERICAN NEWINGTON, NSW 1570 PHONE: 02 9379 0150 (9AM-5PM) MOBILE: 0800 742 000 EMAIL: info@loka.com.au WWW.LOKA.COM.AU</p>		<p>PROJECT PROPOSED CHILD CARE CENTRE AT 39-41 WOODLAND CRESCENT, NARELLAN, NSW</p> <p>CONSENT AUTHORITY: CAMDEN COUNCIL</p>		
<p>SHEET SUBJECT</p> <p>BASEMENT STORMWATER DRAINAGE DETAILS</p>		<p>PROJECT 39-41 WOODLAND CRESCENT, NARELLAN, NSW</p> <p>DATE: AUG 23 DRAWN: K.V. DESIGNED: K.V. CHECKED: N.L.</p> <p>SCALE AT A1: N.T.S. JOB No: 23NL096</p> <p>AUTHORISED: NERMEIN LOKA DWG No: D02 REV: B</p>		

NOTE RE. SERVICES
APPROXIMATE LOCATIONS OF EXISTING SERVICES SHOWN ON PLANS. EXACT LOCATIONS & DEPTHS TO BE ACCURATELY LOCATED BY BUILDER CONTRACTOR BY CONTACTING THE RELEVANT AUTHORITIES BEFORE COMMENCEMENT OF ANY WORKS.

DESIGN SUMMARY:
SITE AREA = 1425.4m²
SITE IS LOCATED WITHIN CAMDEN COUNCIL LGA. PROPOSED CHILD CARE CENTER.
OSD IS REQUIRED.
OSD IS DESIGNED USING DRAINS TO LIMIT SITE DISCHARGE OF POST-DEVELOPMENT TO PRE-DEVELOPMENT FOR ALL STORM EVENTS UP TO AND INCLUDING 1% AEP.
MUSIC IS REQUIRED.
TREATMENT TRAINS COMPRISES OCEANGUARD, OCEANSAVE AND STORMFILTER CARTRIDGES TO ACHIEVE POST-DEVELOPMENT REDUCTION TARGETS SET OUT BY CAMDEN COUNCIL.

ROOF DRAINAGE NOTE:
ROOF DRAINAGE, INCLUDING GUTTERS, OUTLETS AND DOWNPIPES TO BE DESIGNED FOR 1% AEP, DETAILS AT C.C.

K&G LEVELS AND NEIGHBOURING STREET FEATURES (E.g. TREES, V.C., LP/P.P/S.P., etc.) TO BE CHECKED & CONFIRMED BY CONTRACTOR/BUILDER ON SITE PRIOR COMMENCING ANY CONSTRUCTION WORK INCLUDING DRAINAGE SYSTEM WITHIN THE SITE. CONTACT ENGINEER IMMEDIATELY IF VARY.

SYMBOLS
F.F.L. FINISHED FLOOR LEVEL
T.K. TOP OF KERB
RL PIT SURFACE LEVEL
IL INVERT LEVEL
SSD SUBSOIL DRAINAGE PIPE
STORMWATER DRAINAGE PIPE
DOWNPIPE TO RAINWATER TANK
1000 DOWN PIPE (U.N.O.)
VD VERTICAL DROP PIPE
VR VERTICAL RISER
IO INSPECTION OPENING
MASONRY RETAINING WALL
FW FLOOR WASTE 1500
DDO DISH DRAIN OUTLET 1000
GRATED INLET PIT
GRATED DRAIN
OVERLAND FLOW PATH
SP SPREADER
ES EMERGENCY SPITTER

NOTES: DRAINAGE LINES
DRAINAGE LINES SHOWN CONTINUOUS TO COLLECT SURFACE WATER
DRAINAGE LINES SHOWN DASHED TO COLLECT ROOF WATER ONLY TO RAINWATER TANK

NOTES: COUNCIL ISSUED FOOTWAY DESIGN LEVELS
COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL
NOTES: ROAD RESERVE & FOOTWAY DRAINAGE ELEMENTS
ALL STORMWATER DRAINAGE ELEMENTS PROPOSED WITHIN THE ROAD RESERVE AND FOOTWAY SHALL BE CONSTRUCTED UNDER THE SUPERVISION AND TO THE SATISFACTION OF COUNCIL'S ENGINEER.

NOTES:
ANY WORK WITHIN THE TPZ TO BE HAND EXCAVATED, IN CONSULTATION WITH THE PROJECT ARBORIST.
PROVIDE AGG PIPES IN ALL LANDSCAPE AREAS AND PLANTER BOXES AND BEHIND ALL RETAINING WALLS, AND CONNECT TO THE STORMWATER SYSTEM.

LEGEND:
DP : DOWN PIPE U.N.O.
STORMWATER PIPE @1% MIN. U.N.O. REFER TO AS.3500.PART.3 TABLE 2.2
P1 : 1000 UPVC PIPE AT 1.0% MIN. GRADE
P2 : 1500 UPVC PIPE AT 1.0% MIN. GRADE
P3 : 2250 UPVC PIPE AT 0.5% MIN. GRADE

GROUND FLOOR/SITE STORMWATER DRAINAGE PLAN
SCALE 1:100

NOT FOR CONSTRUCTION

No	AMENDMENT	ENG	DRAFT	DATE	No	AMENDMENT	ENG	DRAFT	DATE
D	FOR D.A. APPROVAL	K.V.	K.V.	19-03-24					
C	FOR D.A. APPROVAL	K.V.	K.V.	16-02-24					
B	FOR D.A. APPROVAL	K.V.	K.V.	09-02-24					
A	FOR D.A. APPROVAL	K.V.	K.V.	22-09-23					

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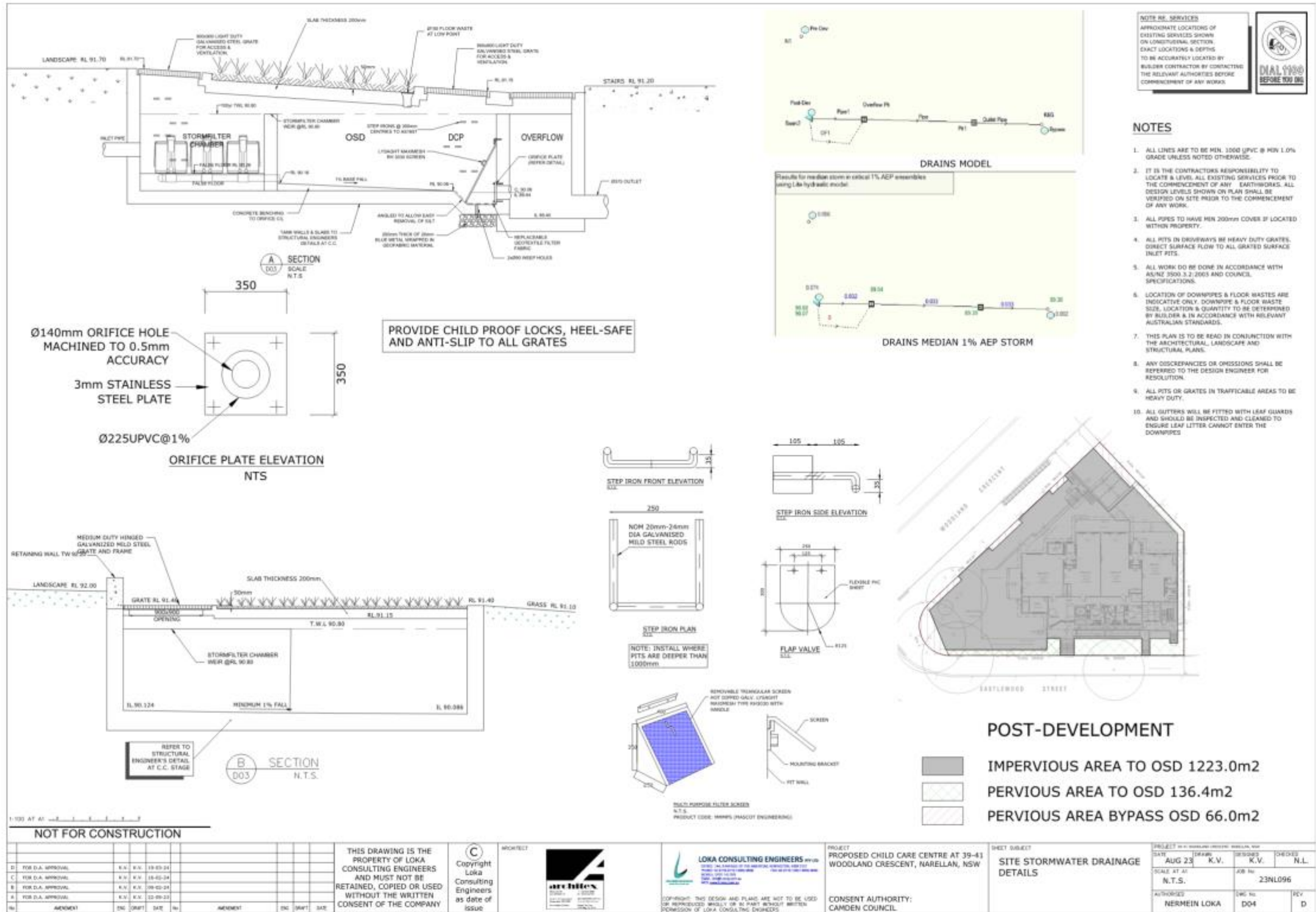
ARCHITECT: **archites**

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PROJECT: PROPOSED CHILD CARE CENTRE AT 39-41 WOODLAND CRESCENT, NARELLAN, NSW
CONSENT AUTHORITY: CAMDEN COUNCIL

SHEET SUBJECT: GROUND FLOOR / SITE STORMWATER DRAINAGE PLAN

PROJECT 39-41 WOODLAND CRESCENT, NARELLAN, NSW
DATE: AUG 23
DRAWN: K.V.
DESIGNED: K.V.
CHECKED: N.L.
SCALE AT A1: 1:100 U.N.O.
JOB No: 23NL096
AUTHORISED: NERMEIN LOKA
DWG No: D03
REV: D



EROSION AND SEDIMENT CONTROL PLAN
SCALE 1:150

NOT FOR CONSTRUCTION

EROSION CONTROL NOTES

- ALL EROSION & SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH 'MANAGING URBAN STORMWATER, 3RD EDITION' PRODUCED BY THE NSW DEPARTMENT OF HOUSING.
- ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS, AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION.
- ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE ON THE ARCHITECT'S OR LANDSCAPE ARCHITECT'S DRAWINGS. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDINGS, PAVEMENTS, ETC.
- STABILISE/REVEGETATE ALL DISTURBED AREAS PROGRESSIVELY WHERE PRACTICAL.
- INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER.
- ADDITIONAL VEHICLES MUST PARK ON ROAD AND NOT FOOTPATH. PUBLIC FOOTPATH ADJACENT TO SITE MUST NOT BE OBSTRUCTED AND MUST BE SAFE FOR PEDESTRIAN ACCESS.
- ENSURE FENCE IS KEYS AT BOTH ENDS INTO GROUND, WITH BASE TURNED UPSLOPE.
- WHERE SEDIMENT FENCE IS NEAR STREET, ERECT FENCE WITHIN DEVELOPMENT SIDE OF TURF FILTER STRIPS AND PROPERTY BOUNDARY.
- SEDIMENT FENCE FILTER CLOTH TO BE FASTENED SECURELY TO WIRE FENCE WITH TIES SPACED EVERY 600MM. OVERLAP ADJOINING FILTER CLOTH BY 150MM AND FOLDING OVER.
- DIVERT UPSLOPE WATER AROUND WORK SITE AND STABILISE CHANNELS.
- LAY KERB-SIDE TURF FILTER STRIP TO TRAP EXCESS SEDIMENT.
- CONTAMINATED WATER WITH SEDIMENT FROM A SEDIMENT BASIN OR EXCAVATION PIT IS TO BE FLOCCULATED/FILTERED TO LOWER SUSPENDED SOIL LOAD TO LESS THAN 50 MILLIGRAMS PER LITRE.
- SOIL, SAND AND GRAVEL ARE NOT TO BE STOCKPILED ON ROADWAYS OR IN DRAINAGE AREAS.
- WASH AREA MUST BE SLIGHTLY DEPRESSED TO COLLECT WASTE MATERIAL.
- APPLY DUST CONTROL MEASURES TO REDUCE SURFACE AND AIRBORNE MOVEMENT OF SEDIMENT.
- NOT WITHSTANDING DETAILS SHOWN, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT.
- EROSION AND SEDIMENTATION CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF DEMOLITION WORKS AND SHALL BE MAINTAINED THROUGHOUT THE DEMOLITION OF THE BUILDING AND ANY REGRADING OF THE GROUND LEVELS, APPROVED REMOVAL OF VEGETATION ETC. THE CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS APPROVED BY COUNCIL AND/OR AS DIRECTED BY COUNCIL OFFICERS. THESE REQUIREMENTS SHALL BE IN ACCORDANCE WITH MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION PRODUCED BY LANDCOM (BLUE BOOK). A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN MUST BE KEPT ON SITE DURING THE DEMOLITION WORKS AND MADE AVAILABLE TO COUNCIL OFFICERS ON REQUEST.

SYMBOLS

- EXISTING CONTOURS
- SILT FENCE
- WIRE MESH FENCE
- STABILISED SITE ACCESS
- Ø50 PUMP LINE

NOTES: SOIL & WATER MANAGEMENT

- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED, MAINTAINED AND LOGGED DAILY BY SITE MANAGER.
- MINIMISE DISTURBED AREAS.
- ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
- NO MATERIAL TO BE STORED ON FOOTPATH.
- STOCKPILE LASTING LONGER THAN 40 DAYS MUST BE COVERED.
- DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
- ROADS AND FOOTPATH TO BE SWEEP DAILY.
- ENSURE NEIGHBOURING PROPERTY IS NOT FLOODED.
- IF YOU DO NOT COMPLY, YOU MAY BE LIABLE TO A \$1500 FINE.

SANDBAG KERB INLET SEDIMENT TRAP
NTS

SILT FENCE DETAIL
TO BE USED AS REQUIRED

HAY BAIL DETAIL
TO BE USED AS REQUIRED

SOIL STOCK PILE
NTS

SEDIMENT FENCE
SCALE 1:150

TEMPORARY CONSTRUCTION EXIT
SCALE 1:150

STRAW BALE SEDIMENT FILTER
SCALE 1:150

TYPICAL DETAIL OF FILTRATION UNIT
NTS

NOTE:
ALL EXISTING BUILDINGS TO BE DEMOLISHED ON SITE.
ALL EXISTING PITS TO BE COVERED DURING DEMOLITION

NOTE:
HAY TO BE CHANGED EVERY DAY
GEO-TECH, SAND, AND BLUE METAL, TO BE CHANGED WEEKLY

NO	AMENDMENT	ENG	DRAFT	DATE	NO	AMENDMENT	ENG	DRAFT	DATE
A	FOR D.A. APPROVAL	K.V.	K.V.	04-09-23					

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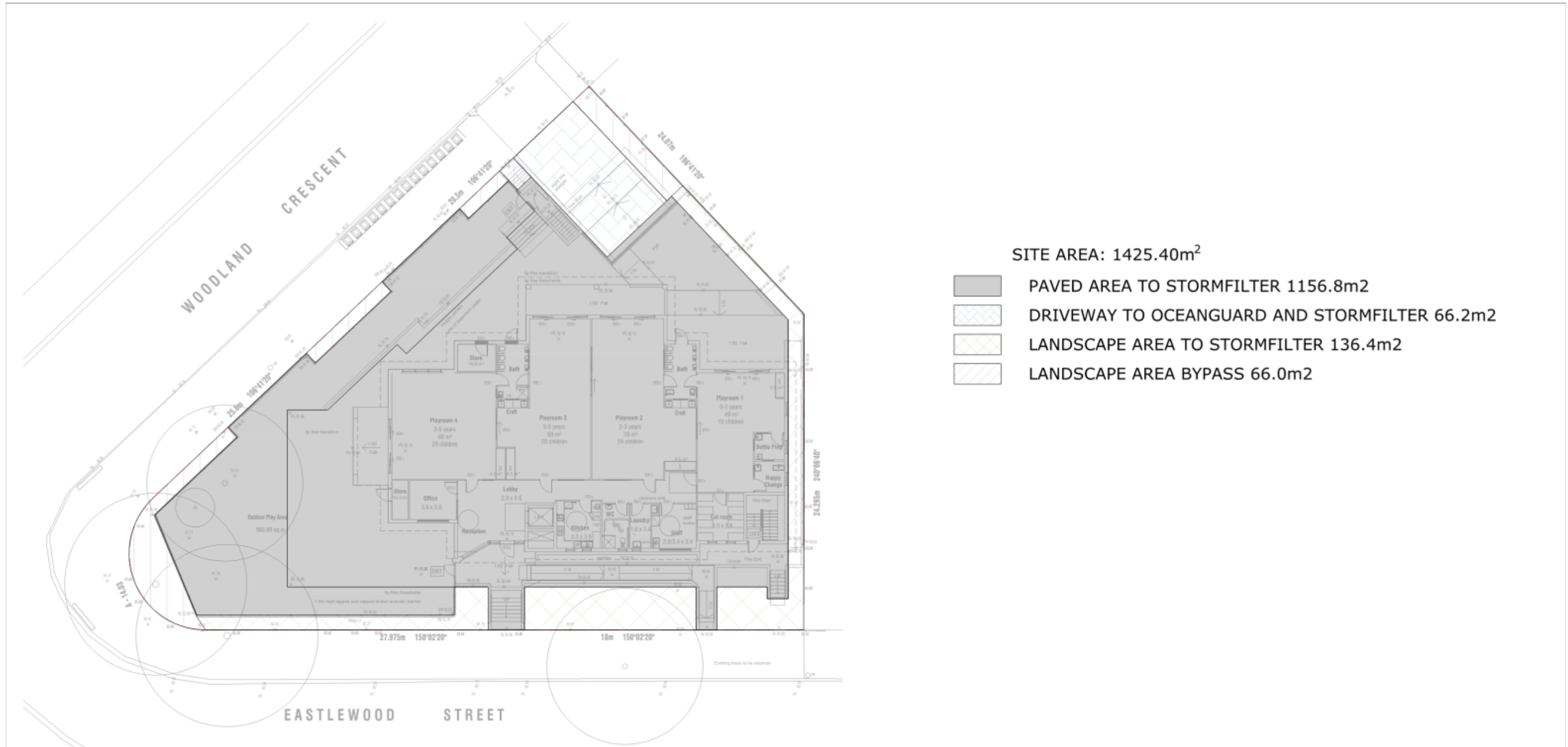


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PROJECT: PROPOSED CHILD CARE CENTRE AT 39-41 WOODLAND CRESCENT, NARELLAN, NSW
CONSENT AUTHORITY: CAMDEN COUNCIL

SHEET SUBJECT: EROSION AND SEDIMENT CONTROL PLAN AND DETAILS

DATE	DRAWN	DESIGNED	CHECKED
AUG 23	K.V.	K.V.	N.L.
SCALE AT A1	AS SHOWN		23NL096
AUTHORISED	NERMEIN LOKA	DWG No	REV
		D05	A



SITE AREA: 1425.40m²

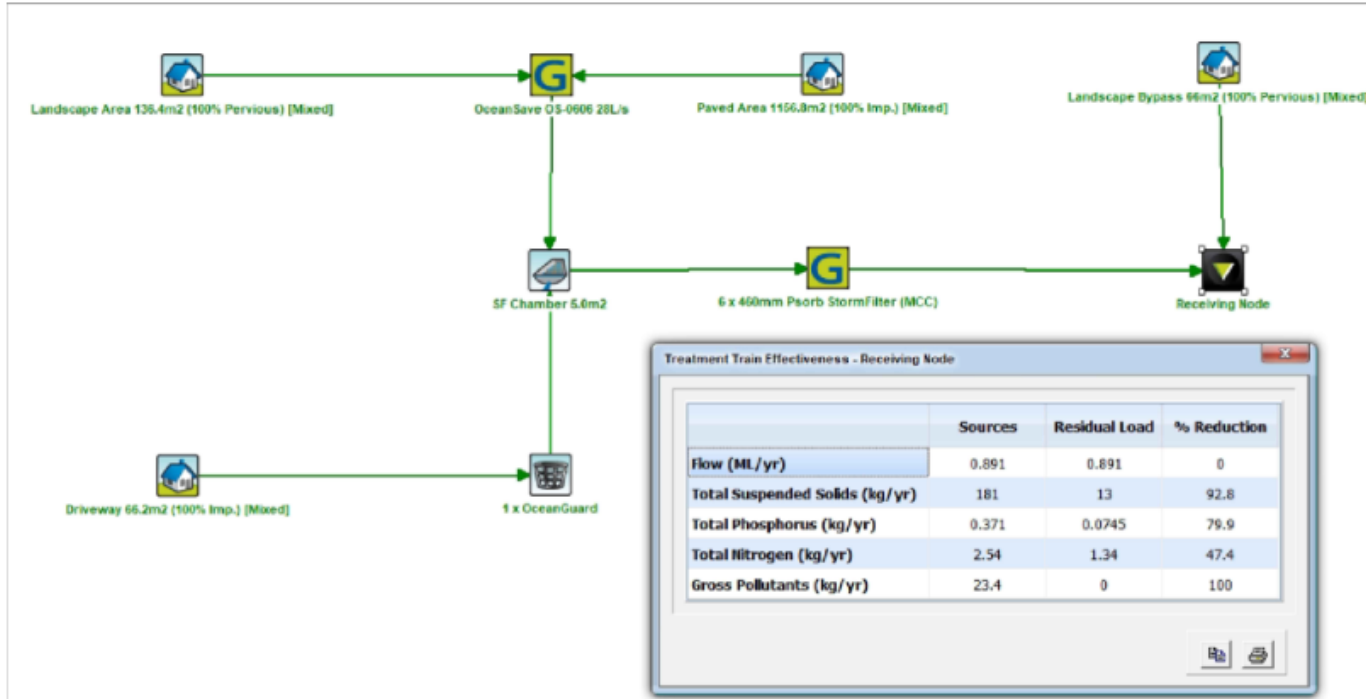
- PAVED AREA TO STORMFILTER 1156.8m²
- DRIVEWAY TO OCEANGUARD AND STORMFILTER 66.2m²
- LANDSCAPE AREA TO STORMFILTER 136.4m²
- LANDSCAPE AREA BYPASS 66.0m²

CATCHMENT PLAN

1:100 AT A1

NOT FOR CONSTRUCTION

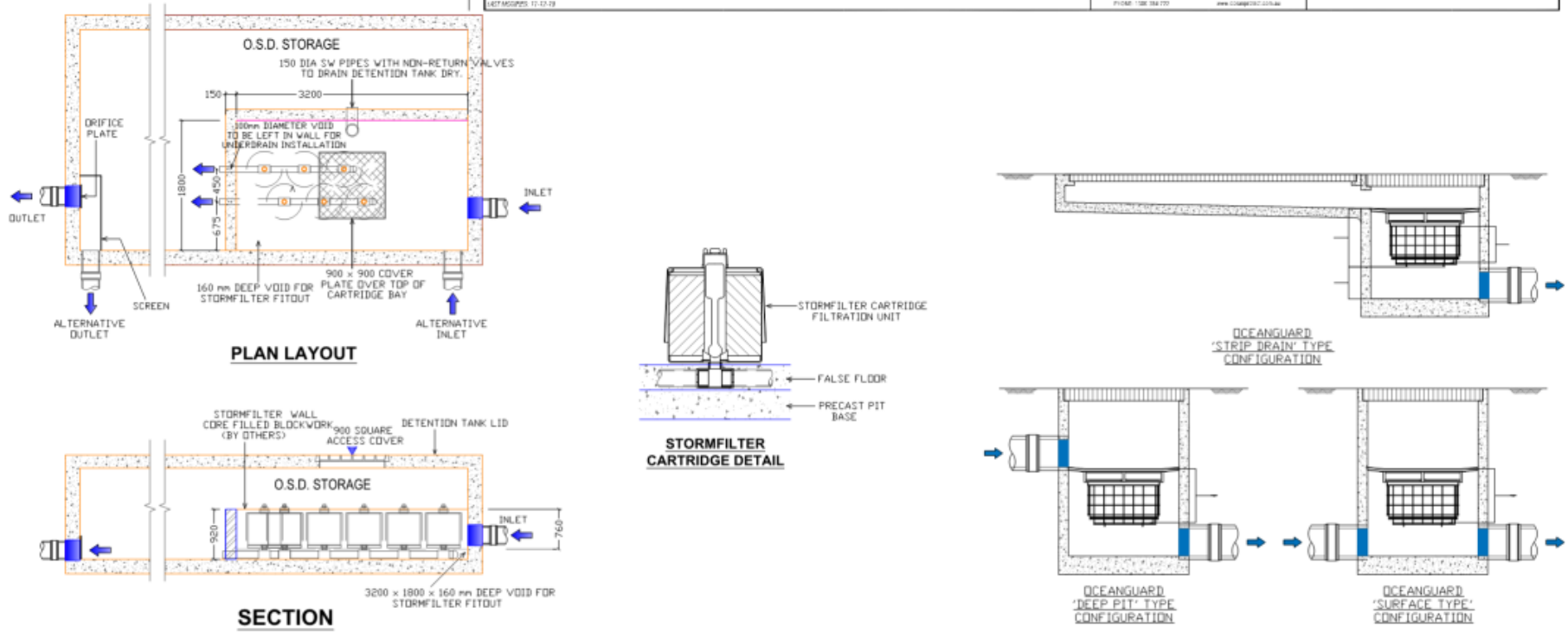
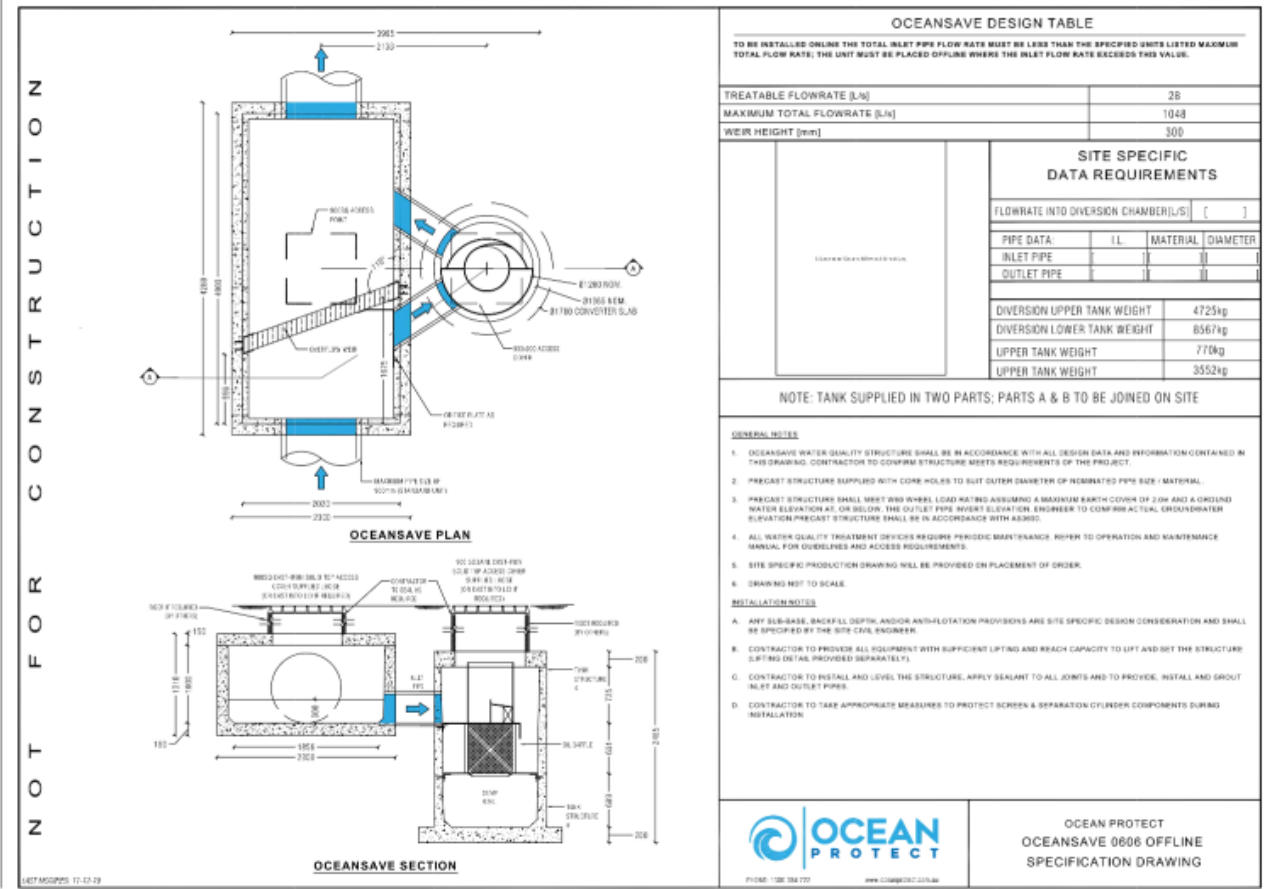
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AMENDMENT No. ENG. DRAFT DATE No. AMENDMENT ENG. DRAFT DATE						



MUSIC MODELING RESULT

SUMMARY:
 THE PROPOSED STORMWATER QUALITY TREATMENT TRAIN ARE COMPRISES OF 6-CARTRIDGE (460mm PSORB) STORMFILTER SYSTEM, 1x OCEANSAVE OS-0606 AND 1x OCEANGUARD BASKETS TO REMOVE DIFFERENT SOURCE POLLUTANTS. IT IS OUR OPINION THAT IF THESE MEASURES ARE IMPLEMENTED, THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE INTENT OF PARRAMATTA COUNCIL REQUIREMENT. IN ADDITION, THE PROPOSED STORMWATER QUALITY TREATMENT TRAIN SHALL BE MAINTAINED AND SERVICES BY THE OWNERS OF THE PROPOSED DEVELOPMENT AT NO COST TO COUNCIL.

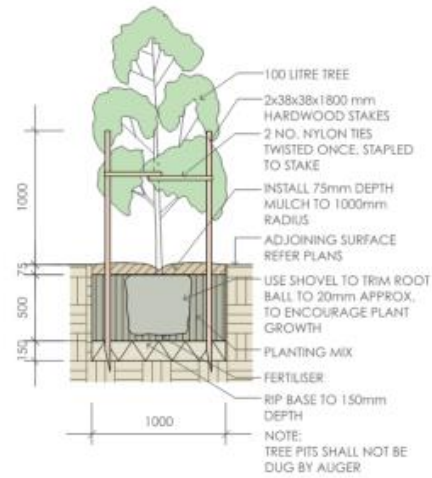
STORMWATER TREATMENT SUMMARY:
 SITE AREA = 1425.4m2
 'MUSIC' HAS BEEN USED FOR WATER QUALITY TREATMENT ANALYSIS
 OCEANPROTECT TREATMENT DESIGN FOR THE ABOVE MENTIONED SITE. THE CATCHMENT IN MUSIC IS MODELLED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES AND PARAMETERS:
 * MUSIC VERSION 6.3.0
 * CAMDEN COUNCIL APPROVED OCEANPROTECT TREATMENT NODES
 * CAMDEN COUNCIL MUSIC LINK
 * CAMDEN COUNCIL SOURCE NODE(S) UTILIZING MODIFIED % IMPERVIOUS AREA, RAINFALL THRESHOLD, SOIL PROPERTIES AND POLLUTANT CONCENTRATIONS
 * NO DRAINAGE ROUTING BETWEEN NODES
TREATMENT DEVICES:
 1. 1x OCEANGUARD 200 MICRON
 2. 1x OCEANSAVE OS-0606
 3. 5m2 FILTER CHAMBER WITH 6x 460mm PSORB FILTER CARTRIDGES



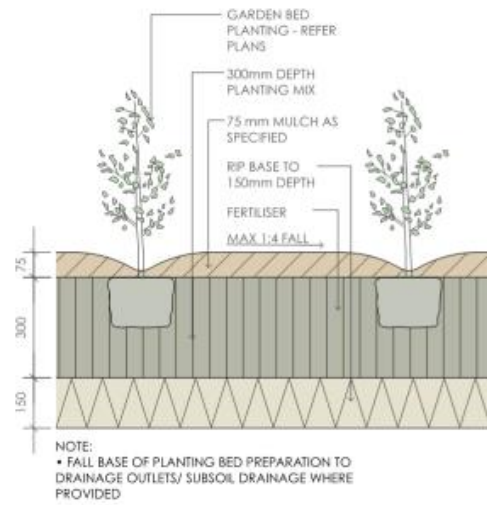
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C	FOR D.A. APPROVAL	K.V.	K.V.	19-03-24	Copyright Loka Consulting Engineers as date of issue	 OFFICE: 144, BANGALEE OF THE AMERICAL NEWINGTON, NSW 1570 PHONE: 61 61 839 0150 (0800 688 888) MOBILE: 08 839 141 000 FAX: 61 61 839 0150 WWW.LOKAENGINEERS.COM	CONSENT AUTHORITY: CAMDEN COUNCIL	PROJECT 39-41 WOODLAND CRESCENT, NARELLAN, NSW DATE: AUG 23 SCALE AT A1: NTS AUTHORISED: NERMEIN LOKA	DRAWN: K.V. DESIGNED: K.V. JOB No: 23NL096 DWG No: D07	CHECKED: N.L. REV: C	
B	FOR D.A. APPROVAL	K.V.	K.V.	09-02-24							
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No	AMENDMENT	ENG	DRAFT	DATE	ENG	DRAFT	DATE				

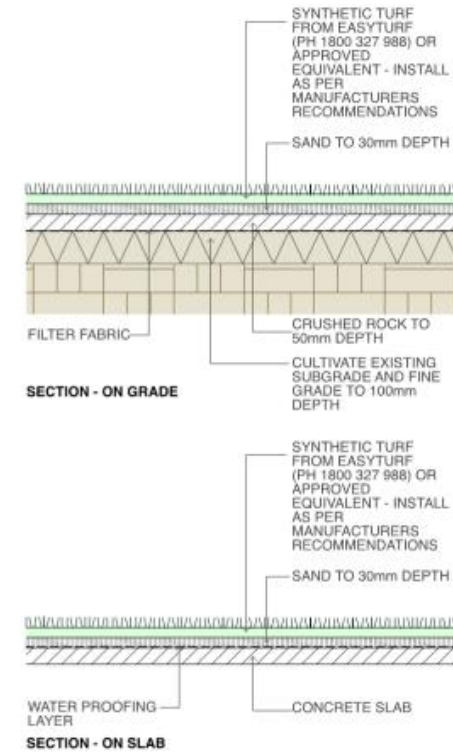




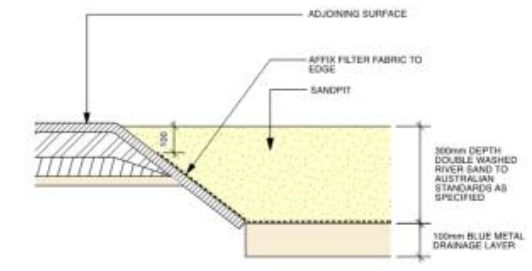
1 100 Litre Tree Planting
scale 1:25



2 Planting Bed Detail
scale 1:10



3 Synthetic Turf
scale 1:10



4 Sand Pit
scale 1:10

GENERAL NOTES: 1. Do not scale of drawings. Follow written dimensions. If in doubt obtain written advice from the Superintendent. 2. Verify all dimensions on site. 3. Refer to legend for all symbol and code keys. 4. Read in conjunction with the specifications. 5. Read in conjunction with all associated drawings.				DESIGNED: GD DRAWN: CL		PREPARED FOR: FORMOSA AND CO PTY LTD		PREPARED BY:  Greenland Design Pty Ltd ABN: 73 139 152 855 Registered Landscape Architect - No 134 PO Box 3228 Wetherill Park NSW 2164 T: 0403 154 190 E: gdd@greenlanddesign.com.au		PROJECT: PROPOSED CHILDCARE CENTRE		DRAWING TITLE: Landscape Details		DATE: FEBRUARY 2024	
C REVISION B STREET TREES ADDED A FOR DA				CL 16.02.24 CL 23.01.24 CL 04.10.23								SCALE: varies FULL SIZE: A1 DRAWING NO: 2763.GD.02			
ISSUE AMENDMENT				DRAWN DATE								ISSUE: C			

Plant Schedule							
ID	Qty	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Native (N)
Trees							
CorW1	4	Yellow Bloodwood	Corymbia exima	100litre	8 - 12m	4 - 6m	N
CorW2	3	Red Flowering Gum	Corymbia ficifolia 'Wildfire'	100litre	3 - 6m	2.0 - 3.5m	N
HymFla	5	Native Frangipani	Hymenosporum flavum	100litre	8 - 12m	5 - 6m	N
LagNat	2	Crepe Myrtle	Lagerstroemia indica 'Natchez'	100litre	6 - 8m	3.5 - 6m	
Shrubs							
BuxSem	36	English Box	Buxus sempervirens	200mm	1.5 - 2.0m	1.0 - 1.5m	
ColEnd	5	Scarlet Bottlebrush	Callistemon citrinus 'Endeavour'	200mm	3 - 5m	2.0 - 3.5m	N
ColGre	102	Bottle Brush	Callistemon 'Great Balls of Fire'	200mm	1.0 - 1.5m	1.0 - 1.5m	N
DorExc	9	Gymea Lily	Doryanthes excelsa	200mm	1.5 - 2m	1.2 - 2.0m	N
GreHon	16	Honey Gem Grevillea	Grevillea 'Honey Gem'	200mm	3.0 - 4.0m	2.0 - 3.0m	N
LepGre	25	Green Screen Leptospermum	Leptospermum 'Green Screen'	200mm	1.2 - 1.5m	1.2 - 1.5m	N
Ground Covers							
LamTan	42	Spiny-headed mat rush	Lamandra longifolia 'Tanika'	150mm	0.45 - 0.6m	0.6 - 0.9m	N
BanBr	149	Birthday Candle	Banksia spinulosa 'Birthday Candle'	150mm	0.45 - 0.6m	0.9 - 1.2m	N

GREENLAND DESIGN TWELVE MONTHS MAINTENANCE SCHEDULE	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Plant Care												
Monitoring												
Pruning as required												
Deadhead /tip pruning												
Slow release fertilise												
Rapid soluble fertilise as required												
Cut back perennials and grasses												
Watering as required												
Garden Bed												
Edging												
Remove weeds and herbicide spraying as required												
Top up mulch as required												
Dead foliage removal												
Pest Management												
Monitoring and herbicide spraying as required												
Turfed Area												
Fertilise												
Make good turf as required												
Winter clean up												
Remove dead foliage and pruning as required												

SPECIFICATION NOTES

PLANTING MATERIALS

Planting Mix:
Planting mix for free pit backfill shall be "Organic Garden Mix" consisting of:
50% Black Soil
20% Coarse Sand
30% Organic Material
as available from Australian Native Landscapes. Phone: [02] 9450 1444, or approved equivalent. Samples shall be provided to the Superintendent prior to ordering or delivery to site. Any material delivered to site, that is rejected by the Superintendent, shall be removed by the contractor at his own expense. Minimum depths of mix to all planting bed areas is as specified on details.

Mulch:

Mulch to garden bed:
Mulch shall mean hardwood mulch (25mm grade), free from material derived from Privet, Willow, Poplar, Coral trees, or other noxious weeds. Any mulch exceeding the 25mm grade shall be rejected / removed from the site. Graded hardwood mulch to be supplied by Australian Native Landscapes Pty Ltd Phone [02] 9450 1444, or approved equivalent.

Spread mulch so that after settling, it is:

- smooth and evenly graded between design surface levels;
 - flush with adjacent finished levels;
 - of the required depths (75mm); and
 - sloped towards the base of plant stems in plantation beds, but not in contact with the stem (not closer than 50mm in the case of gravel mulches).
- Place after the preparation of the planting bed, planting and all other work.

Plant Material:

All plant material must be true to the species. No substitutes will be allowed. All plants shall be free of fungus and insect damage. All plants shall be healthy, well shaped, not soft or force grown and not root bound. Plants are available from **Andreassens Green** wholesale nursery, contact Darren (02) 8777 4713, email darren@andreassensgreen.com.au or approved equivalent.

PREPARATION AND HARDWORKS

Excavating for Spot Planting

To planting areas, excavate a hole for each plant large enough to provide not less than twice the depth and twice the diameter than the root ball of species to be planted.

Staking

Use durable hardwood, straight, free from knots or twists, pointed at one end. Drive stakes into the ground a minimum one third of their length, avoiding damage to the root system.

- 100 Litre trees in 2 x 38x38x1800mm Hardwood Stake with double Nylon tie
- TIES: Provide a 50mm wide Nylon webbing tie per stake, fixed securely to the stakes, one tie at half the height of the main stem and the other as necessary to stabilise the plant.

Concrete Edge

MATERIALS: Concrete to be off white colour.
INSTALLATION: Supply and install 150 x 100mm (width) reinforced flush concrete kerb to locations as approved on site by the Superintendent. Provide flexible joints at maximum 3 metre intervals in colour to match concrete. Lightly expose aggregate through tining / sponging. Tool finish exposed edges with 10mm pencil round to prevent chipping.

MAINTENANCE / PLANT ESTABLISHMENT

Maintenance shall apply to all hard and soft landscape materials installed prior to the "handover" and acceptance by Principals Representative and the Site Superintendent. The maintenance period shall commence at the granting of practical completion and shall extend for 12 months.

Maintenance shall consist of the following works:

- Follow a daily watering programme to be approved by Superintendent. Water all plants individually, twice per week or when necessary to ensure constant plant growth. Water all planted areas, twice per week.
- Apply appropriate weed control sprays and hand weed as required to maintain planting areas, paved areas free of weed or rogue grass growth.
- Regularly tidy and top up mulch and trim edges to prevent spill over onto paved / grassed areas.
- Spray to control pests and diseases.
- Replace plants, which fail with plants of a similar size and quality as originally specified to approval of Superintendent. Costs of replacement shall be the responsibility of the Contractor. Replacement planting will be undertaken within 2 weeks of identification of dead material or instruction by the Superintendent.
- Report any incidence of plants stolen or destroyed by vandalism.
- Adjust stakes and ties to plants as necessary. Ensure that strangulation of plants does not occur.
- Prune and shape plants as directed or where necessary.
- Make good any defects or faults arising out of defective workmanship or materials.
- Make good any erosion or soil subsidence, which may occur including soft areas in pathways.
- A final inspection shall be made by the Superintendent before handover. Any items requiring rectification shall be repaired before the works are finally approved, and retention moneys released.

NOTE:

- All finished levels are to be verified by Contractor on site.
- All landscape works be in strict accordance with Council's landscape code and guidelines.
- This plan to be used in conjunction with all other submitted architectural, hydraulics and engineering drawing where applicable.

MAINTENANCE NOTES - SAND PIT

Sandpits rely largely on sunlight and aeration to maintain a level of hygiene. Regular turning over of the sand, cleaning and replacement will be required.

Sand Pit Cleaning

- Cover the sandpit with a shade cloth when it is not in use. This will prevent other materials from falling into the play area.
- Keep the sandpit dry as a moist sandpit will become a breeding ground for insects. Ensure good drainage is provided within the sandpit.
- Rake the sand daily. This aerates the sand. Also, pick up any rubbish that has ended up there.
- Don't let children eat while playing in the sandpit. Don't let pets go into the sandpit.
- Wash the sandpit with water, detergent and/or disinfectant in water if a child wets or dirties himself or herself while in the sandpit. Let the sandpit dry thoroughly before allowing children to step back inside.

Have Regular Sandpit Maintenance

The sandpit should be thoroughly washed every few weeks to ensure that is clean and that dirty water can be drained out easily. Sand replacement may be necessary when it gets too dirty to be washed.

Sandpit safety should be taken seriously. Begin the safety exercise by using only pure double washed river purposely supplied for sand pit. Once the sandpit has been built, ensure that it is always clean and dry as well as have regular sandpit maintenance.

IRRIGATION SYSTEM AND REQUIREMENTS

DESCRIPTION OF WORKS

The scope of works in this section comprises the design and specification (for comment by Superintendent), supply, and installation of fully automated commercial drip irrigation system to all landscaped areas and to Councils requirements.

The general location and extent of the areas to be irrigated is as shown on plans and includes:

- Planter bed areas to be irrigated by "techtline" dripline at 750mm intervals, capable of delivering 20mm / week.
- Garden bed areas to be irrigated by "techtline" dripline at 750mm intervals, capable of delivering 20mm / week.

The Contractor shall provide shop drawings and materials and equipment specifications for comment by the Superintendent. Notwithstanding comments on the irrigation design being provided by the Superintendent responsibility for the technical design, operation and adequacy of performance of the irrigation system will remain with the Contractor.

The irrigation works shall include all mechanical, hydraulic requirements to the performances required and includes but is not limited to the following:

- Design of dripline irrigation system and related hydraulic / electrical works for approval by the relevant authorities and for comment by the Superintendent.
- Attainment of all relevant authority approvals and inspections.
- Connection to water service
- Construction and testing of new irrigation pipework
- Instruction of operators.
- Maintenance of continuity of use, repair and/or replacement of utility services affected by the installation of the irrigation system.
- Excavation, shoring, dewatering and backfilling in all classes of material.
- Modification of existing structures commissioning of all works constructed under this project.
- All other works necessary for the required performance of the irrigation system.
- Excavation & backfill
- Maintenance period of 12 months.
- A minimum warranty period of 12 months for parts and labour on pumps, control system components and irrigation components.
- Visit site once a month during the warranty period to check the and monitor performance of the equipment and operators.

FEES PERMITS AND APPROVALS

The Contractor shall be responsible for securing all necessary inspections and approvals. Before commencement of any works on the site the Contractor shall obtain approval from the Superintendent for the works to proceed and submit the necessary notification forms to all authorities having jurisdiction. These shall include but are not limited to the following:


- Connection Fees & Inspection Fees -Water Authority
- Document Inspection Fees -Water Authority
- Service Connection Charges -Water Authority

The Contractor shall pay all fees, permits, royalties, deposits, and charges and shall produce documentary evidence to the Superintendent upon request.

GENERAL NOTES: 1. Do not scale of drawings. Follow written dimensions. If in doubt obtain written advice from the Superintendent. 2. Verify all dimensions on site. 3. Refer to legend for all symbol and code keys. 4. Read in conjunction with the specifications. 5. Read in conjunction with all associated drawings.					DESIGNED: GD	PREPARED FOR: FORMOSA AND CO PTY LTD	 Greenland Design Pty Ltd ABN: 73 139 152 855 Registered Landsc. Architect. Bas 13 PO Box 3228 Wetherill Park NSW 2164 T: 0403 154 190 E: gdd@greenlanddesign.com.au	PROJECT: PROPOSED CHILDCARE CENTRE	DRAWING TITLE: Landscape Specification	DATE: FEBRUARY 2024	
	C	REVISION	CL	16.02.24	DRAWN: CL			PROJECT ADDRESS: NO. 39-41 WOODLAND CRESCENT NARELLAN CHILDCARE		SCALE: varies	ISSUE: C
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