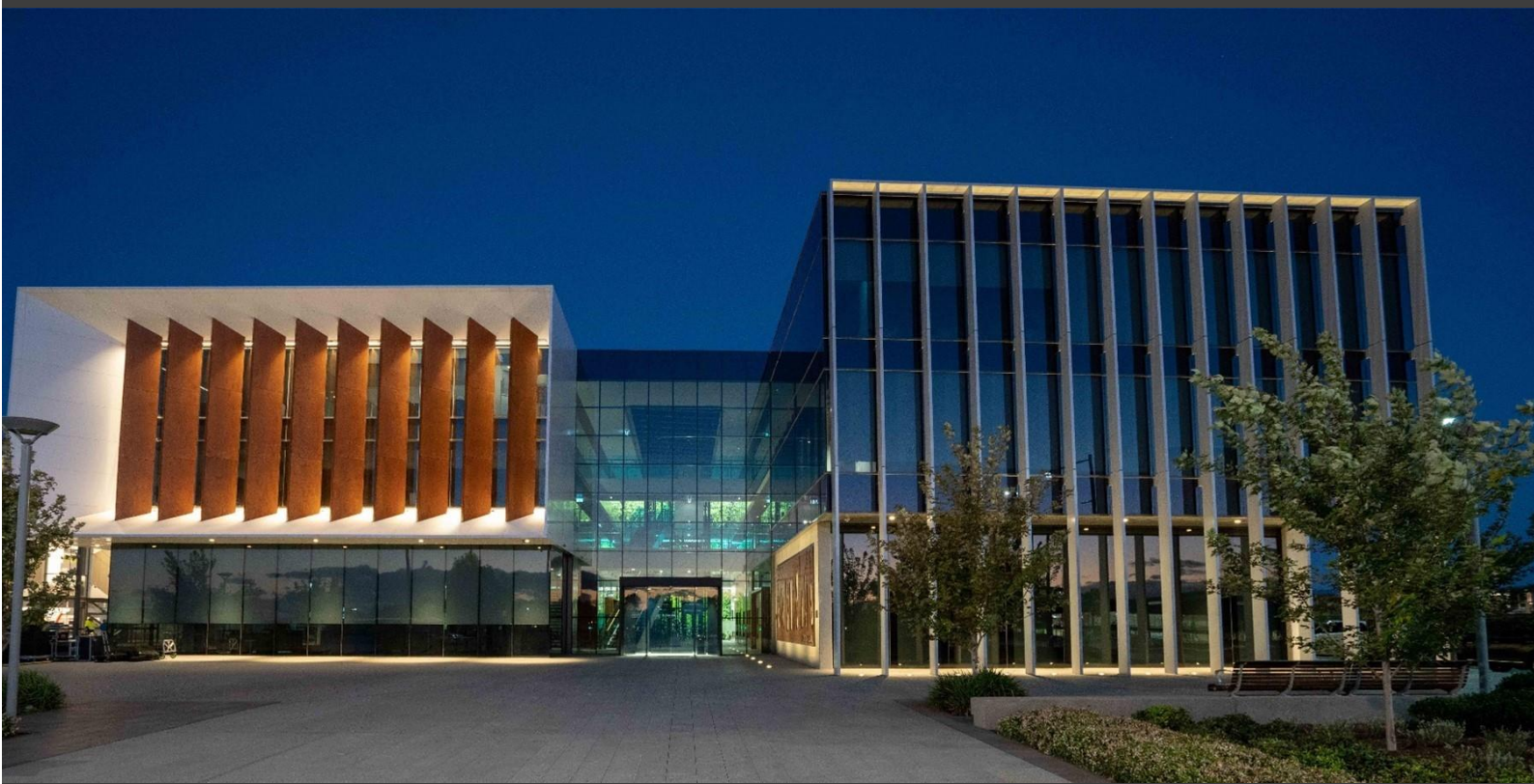


Business Paper

Camden Local Planning Panel
Electronic Determination

13 December 2024



camden
council

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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: 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.

CLPP01

SUBJECT: DA/2024/248/1 - CONSTRUCTION OF A PEDESTRIAN BRIDGE OVER RIPARIAN CORRIDOR, SAFETY FENCING, EARTHWORKS, CROSSING OVER AN EXISTING BASIN SPILLWAY AND LANDSCAPING TO CONNECT TO THE EXISTING PATHWAY NETWORK - 22 PERKINS DRIVE, 171 PETER BROCK DRIVE, 170 O'KEEFE DRIVE, AND 4 PERKINS DRIVE, ORAN PARK AND 71 & 81 INGALL LOOP, CATHERINE FIELD

FROM: Manager Statutory Planning
EDMS #: 24/728613

DA Number:	DA/2024/248/1
Development:	Construction of a pedestrian bridge over riparian corridor, safety fencing, earthworks, crossing over an existing basin spillway and landscaping to connect to the existing pathway network
Estimated Cost of Development:	\$1,250,000
Site Address(es):	4 Perkins Drive (LOT 1005 DP 1287585); 22 Perkins Drive (LOT 1 DP 1249953); 171 Peter Brock Drive (LOT 1004 DP 1287585); 170 O'Keefe Drive, ORAN PARK (LOT 4503 DP 1299338). 71 Ingall Loop (LOT 4252 DP 1240080) and 81 Ingall Loop, CATHERINE FIELD (LOT 4400 DP 1237394).
Applicant:	Henry Britten-Jones (Greenfields Development Company No.2 Pty Ltd)
Owner(s):	Camden Council and Leppington Pastoral Company
Number of Submissions:	One submission.
Development Standard Contravention(s):	No contraventions.
Classification:	Nominated Integrated.
Recommendation:	Approve with conditions.
Panel Referral Criteria:	Part of the subject site is owned by Camden Council.
Report Prepared By:	Nicholas Clarke – Senior 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 construction of a pedestrian bridge over a riparian corridor, safety fencing, earthworks, crossing over an existing basin spillway and landscaping at 4 & 22 Perkins Drive, 171 Peter Brock Drive, 170 O'Keefe Drive, Oran Park and 71 & 81 Ingall Loop, Catherine Field.

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, part of the land is owned by Camden

Council. Camden Council owns 71 & 81 Ingall Loop, Catherine Field and 4 & 22 Perkins Drive, Oran Park.

SUMMARY OF RECOMMENDATION

That the Panel determine DA/2024/248/1 for construction of a pedestrian bridge over a riparian corridor, safety fencing, earthworks, crossing over an existing basin spillway and landscaping to connect to existing pathway network 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 construction of a pedestrian bridge over riparian corridor, safety fencing, earthworks, crossing over an existing basin spillway and landscaping to connect to existing pathway network at 4 & 22 Perkins Drive, 171 Peter Brock Drive, 170 O'Keefe Drive, Oran Park and 71 & 81 Ingall Loop, Catherine Field.

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 28 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 9 July 2024 to 5 August 2024 and one submission was received from the New South Wales Department of Education. No objection was raised to the proposal, however it suggested widening the bridges to a 'shared user path' and recommended that a construction management plan be prepared to reduce conflict between construction vehicles and pedestrian and car movements associated with the school.

The proposed development has been assessed against the State Environmental Planning Policy (Precincts-Western Parkland City) 2021, Camden Growth Centres Development Control Plan and Oran Park Precinct Development Control Plan 2007. The development is consistent with these planning policies and controls in that the bridge and path will protect and manage an area of high ecological and aesthetic value.

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 Photo

THE SITE

The subject site is over six lots known as 22 Perkins Drive, 171 Peter Brock Drive, 170 O’Keefe Drive and 4 Perkins Drive, Oran Park and 71 Ingall Loop & 81 Ingall Loop Catherine Field. The combined lots have an overall area of 20.28ha. Camden Council is the land owner of 71 & 81 Ingall Loop, Catherine Field and 4 & 22 Perkins Drive, Oran Park.

The (combined) site is irregular in shape, with frontage to Peter Brock Drive to the north, Ingall Loop to the east, Barramurra Public School to the south and Perkins Drive to the west.

The lots contain the South Creek riparian corridor running in a north-south direction and acts as a natural boundary between the Oran Park and Catherine Field (Part) Precincts within the South West Growth Area. Surrounding development consists of low density single and two storey residential dwellings and public open space.

The subject site straddles the boundary between the Oran Park and Catherine Field (Part) Precincts within the South West Growth Area.

ZONING PLAN

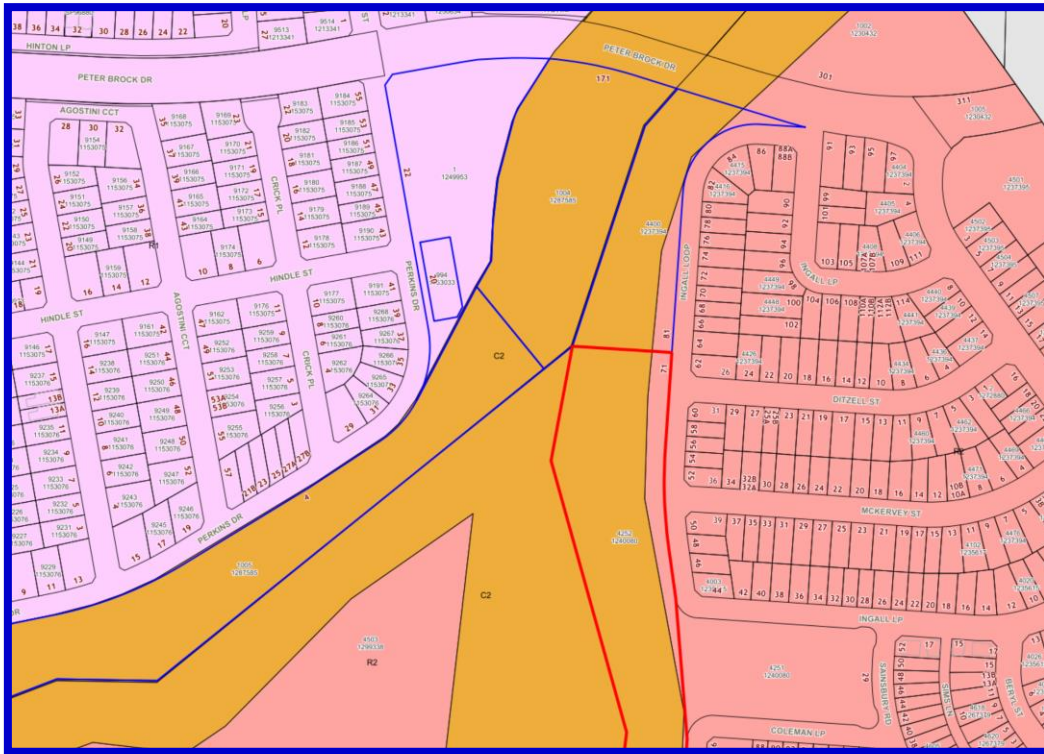


Figure 2: Zoning Map

AREA MASTER PLAN

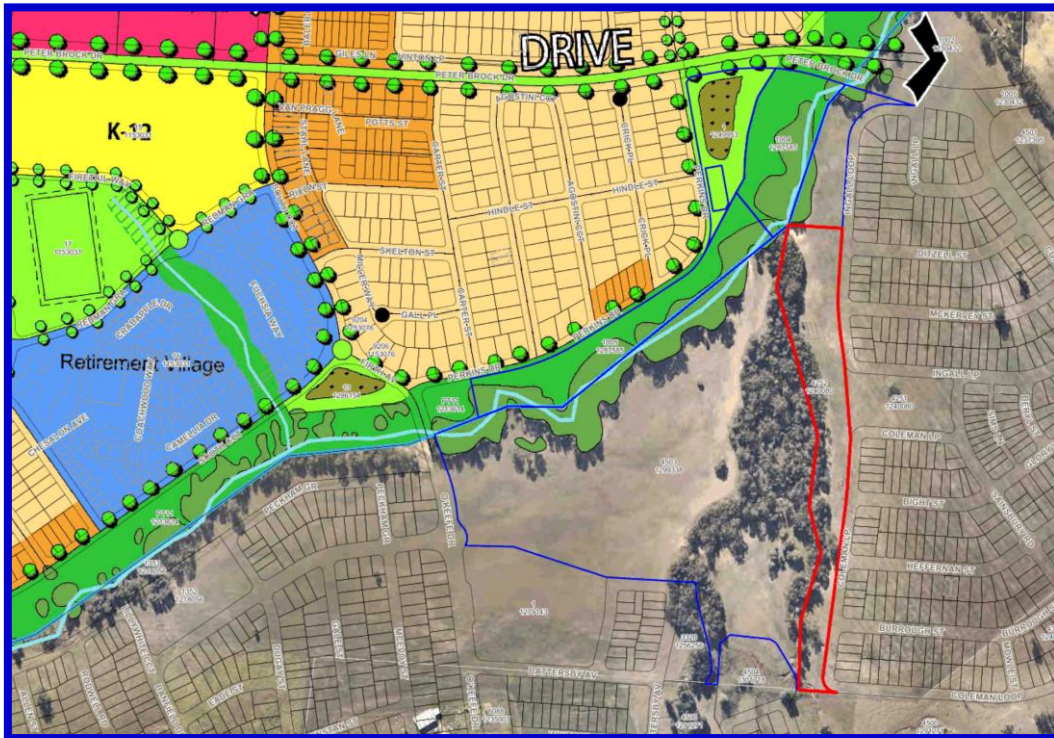


Figure 3: Oran Park Indicative Layout Plan

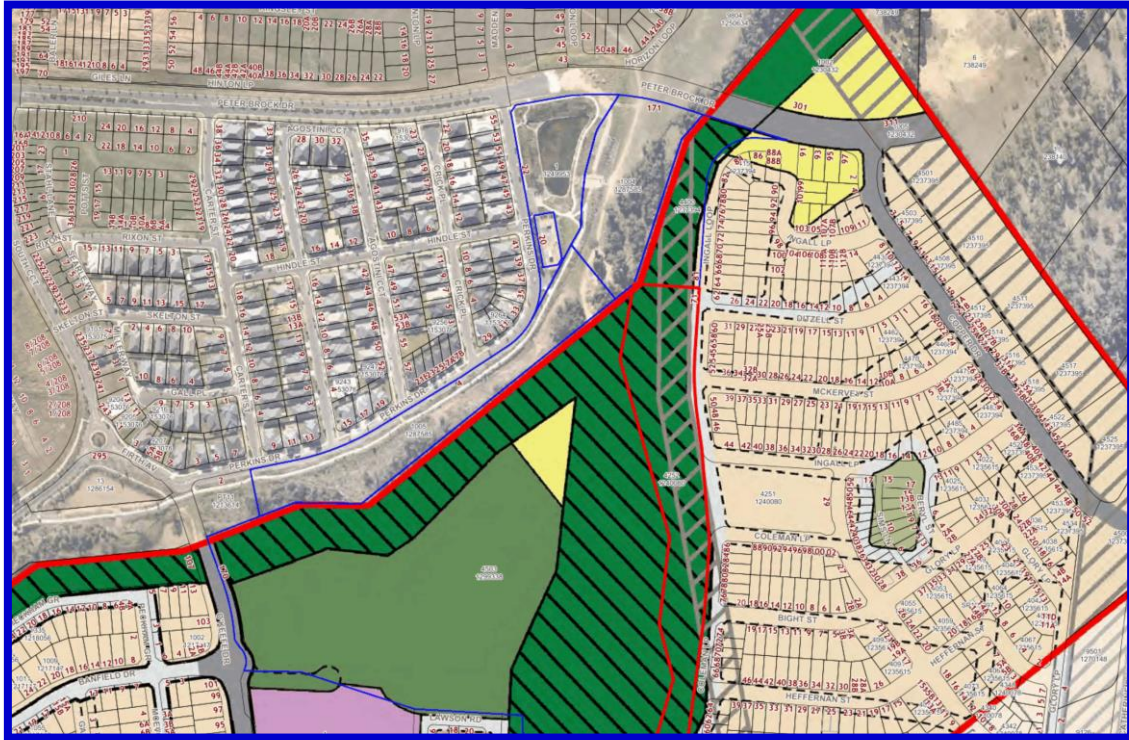


Figure 4: Catherine Field (Part) Precinct Indicative Layout Plan

HISTORY

There is no relevant development history for this site.

THE PROPOSAL

DA/2024/248/1 seeks approval for the construction of a pedestrian bridge over a riparian corridor, safety fencing, earthworks, crossing over an existing basin spillway and landscaping to connect to existing pathway network.

Specifically, the development involves:

- Construction of a 3m wide pedestrian bridge (Bridge 01) over South Creek;
- Construction of a 3m wide pedestrian bridge crossing over a spillway;
- Construction of two sections of 2.5m wide shareway paths to connect Bridge 01 to the existing pedestrian/cycle network along Ingall Loop and Perkins Drive;
- Removal of two trees;
- Minor cut and fill earthworks;
- Construction of retaining walls and structures as part of the bridge works; and
- Sediment and erosion control measures.

The estimated cost of the development is \$1,250,000.

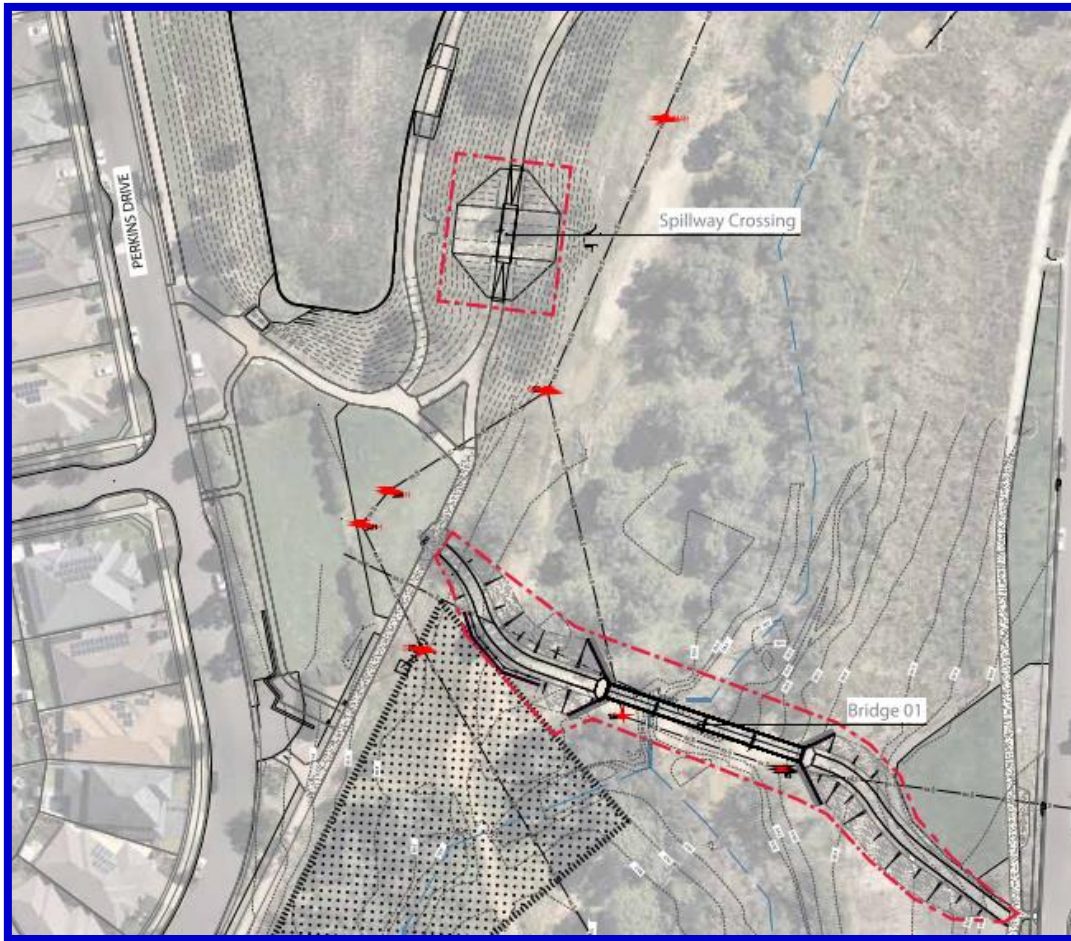


Figure 5: Site Plan

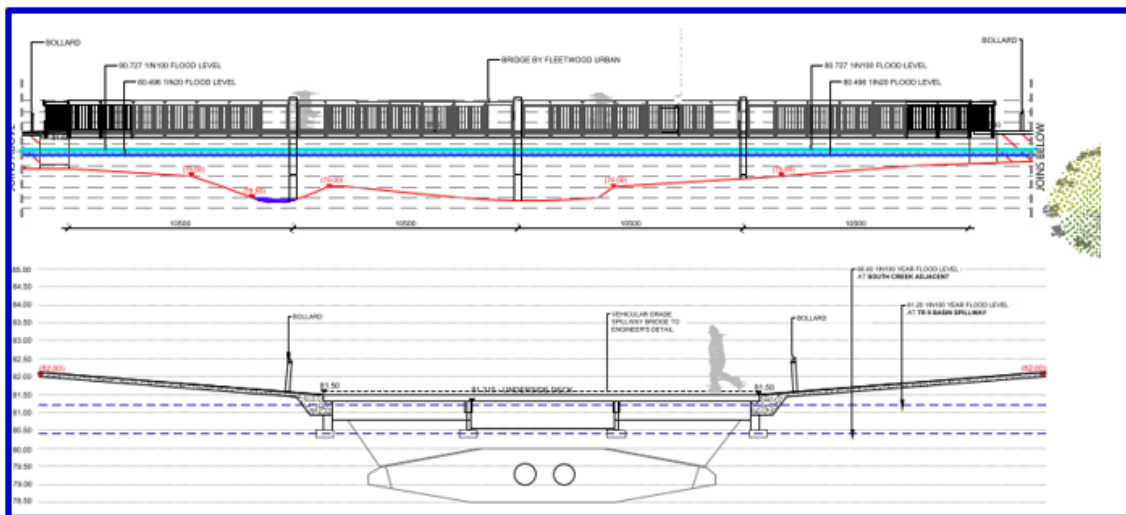


Figure 6: Elevations – Bridge 1 and Spillway crossing

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 (Precincts-Western Parkland City) 2021; and
- State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Precincts-Western Parkland City) 2021

The Growth SEPP aims to co-ordinate the release of land for residential, employment and other urban development in the North West Growth Centre, the South West Growth Centre and the Wilton Growth Area.

The subject site straddles the boundary between the Oran Park and Catherine Field (Part) Precincts within the South West Growth Area.

Site Zoning

The site is zoned C2 Environmental Conservation pursuant to Appendix 2 and 5, Clause 2.2 of the SEPP.

Land Use/Development Definitions

The development is characterised as being ancillary to an approved 'recreation area' as defined by the SEPP.

Permissibility

The development is permitted with consent in the C2 Environmental Conservation zone pursuant to the land use table in Appendix 2 and 5 of the SEPP.

Planning Controls

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

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 are satisfied there will be no detrimental impact on the Hawkesbury-Nepean River system as a result of the development.

These considerations are demonstrated through this report and its accompanying attachments, including recommended conditions to manage erosion, sediment and water pollution control.

(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

The subject site straddles the boundary between the Oran Park and Catherine Field (Part) Precincts within the South West Growth Area.

Oran Park Precinct Development Control Plan 2007 applies to 4 & 22 Perkins Drive and 171 Peter Brock Drive located in the Oran Park Precinct and Camden Growth Centres Development Control Plan applies to 71 & 81 Ingall Loop and 170 O'Keefe Drive located in the Catherine Field (Part) Precinct.

Oran Park Development Control Plan 2007 (Oran Park DCP)

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

Camden Growth Centre Precincts Development Control Plan (Growth DCP)

An assessment table in which the development is considered against the Camden Growth 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

The proposed bridge is noted as a contribution item within the Oran Park South Planning Agreement – Executed 7 August 2020, and the works are consistent with the intent of the agreement.

(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.

Heritage

A number of key Aboriginal archaeological sites and areas were identified within both the Oran Park Precinct and Camden Growth Centres Precinct as part of the specialist background studies undertaken during the Precinct Planning process. These background studies were undertaken in consultation with the Aboriginal community and the former NSW Department of Environment and Conservation (now Heritage NSW).

An Aboriginal Heritage Impact Permit (AHIP) issued in accordance with s87 and 90 of the National Parks and Wildlife Act grants the holder the authority to destroy any Aboriginal object within the AHIP area not otherwise protected by the AHIP.

Aboriginal Heritage Impact Permit No.1100632 was issued for a large portion of the Oran Park precinct on 26 May 2009. Variation 2 of the AHIP was issued on the 24 May 2023 extending the operational timeframe of the AHIP to 26 May 2028. The AHIP identifies Aboriginal objects (OPR18) are located in an Aboriginal conservation area (OP-3) adjoining the proposed bridge works to the south-west.

Aboriginal Heritage Impact Permit No.C0001014 was issued on 16 April 2015 for the Catherine Fields (Part) Precinct and has a duration of 15 years. The AHIP identifies Aboriginal objects (OPW2 and OPW_P1) are located south-east of the proposed bridge works.

A suitably worded condition has been applied to the consent ensuring all works are conducted in accordance with the AHMP (AECOM 2009) and relevant AHIP.

(c) the suitability of the site for the development

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

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

The DA was publicly exhibited for a period of 28 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 9 July 2024 to 5 August 2024 and one submission was received from the New South Wales Department of Education.

The issues raised in the submissions relate to:

- It is suggested to widen the bridges to a 'shared user path'; and
- It was recommended that a construction management plan be prepared to reduce conflict between construction vehicles and pedestrian and car movements associated with the school.

The following discussion addresses the issues raised in the submissions.

1. *It is suggested to widen the bridges to a 'shared user path'.*

Officer Comment

The proposed pathway and bridge widths are consistent with the existing widths of the pedestrian and cycle network throughout the immediate vicinity. Furthermore, the pedestrian and cycleway routes are provided in accordance with the pedestrian and cycleway network Figure 2-12 of both Camden Growth Centres Development Control Plan and Oran Park Precinct Development Control Plan 2007. The proposal is satisfactory in this regard.

2. *A recommendation is made that a construction management plan be prepared to reduce conflict between construction vehicles and school associated pedestrian and car movements including minimising construction vehicle movements around pick up/drop off times and work zone locations not to impact access to the school.*

Officer Comment

The proposed development location is likely to be accessed from Perkins Drive and Ingal Loop for construction workers as these are the closest access points to development works. It is noted that the Burrumurra Public School is located approximately 500m to the southwest of the development location. With consideration of the works proposed, it is not expected that significant vehicle movements will occur throughout the local road network, and accordingly, it is considered unlikely construction vehicles will significantly impact school associated pedestrian and car movements.

(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

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

External Referral	Response
Department of Planning and Environment - Water	No issue was raised. General terms of approval have been provided and form a recommended condition of consent.
Department of Primary Industries and Regional Development - Fisheries	No issue was raised. General terms of approval have been provided and form a recommended condition of consent.

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/2024/248/1 for construction of a pedestrian bridge over a riparian corridor, safety fencing, earthworks, crossing over an existing basin spillway and landscaping to connect to the existing pathway network at 4 & 22 Perkins Drive, 171 Peter Brock Drive, 170 O'Keefe Drive, Oran Park and 71 & 81 Ingall Loop, Catherine Field 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 (Precincts-Western Parkland City) 2021 and State Environmental Planning Policy (Biodiversity and Conservation) 2021.
2. The development is consistent with the objectives of the Camden Growth Centres Development Control Plan and Oran Park Precinct Development Control Plan 2007.
3. The development is considered to be of an appropriate 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 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. State Environmental Planning Policy (Precincts—Western Parkland City) 2021 Assessment Table
3. Oran Park Precinct Development Control Plan 2007 Assessment Table
4. Camden Growth Centres Development Control Plan Assessment Table
5. Architectural Plans

Recommended conditions

1.0 - General Conditions

- (1) **Authority requirements** - The development must be carried out in accordance with the following authority requirements:

1. Department of Planning and Environment – Water letter dated 5 September 2024
2. Department of Primary Industries and Regional Development – Fisheries letter dated 31 July 2024.

Condition reason: To ensure the development complies with Authority requirements.

- (2) **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 require otherwise:

Approved plans			
Number	Title	Drawn by	Date
L01, Issue D	Title Sheet	JMD design	29/04/2024
L02, Issue D	Landscape Masterplan	JMD design	29/04/2024
L03, Issue D	Bridge 01 Plan and Section	JMD design	29/04/2024
L04, Issue D	Bridge 01 Details	JMD design	29/04/2024
L05, Issue D	Spillway Crossing Plan and Section	JMD design	29/04/2024
L06, Issue D	Spillway Crossing Details	JMD design	29/04/2024
L07, Issue D	Materials Palette	JMD design	29/04/2024
Dwg. 000	Cover Sheet	Egis Consulting Pty Ltd	10/10/2024
Dwg. 001	General Notes & Legend	Egis Consulting Pty Ltd	10/10/2024
Dwg. 101	Sediment and Erosion Management Plan	Egis Consulting Pty Ltd	10/10/2024
Dwg. 201	Site Regrading Plan	Egis Consulting Pty Ltd	10/10/2024
Dwg. 202	Site Regrading Sections	Egis Consulting Pty Ltd	10/10/2024
Dwg. 301	Engineering Plan	Egis Consulting Pty Ltd	10/10/2024

Dwg. 401	Pathway Longitudinal and Typical Cross Sections	Egis Consulting Pty Ltd	10/10/2024
Dwg. 402	Kolombo Creek and South Creek Longitudinal and Typical Cross Sections	Egis Consulting Pty Ltd	10/10/2024
Dwg. 501	Cross Sections – Kolombo Creek	Egis Consulting Pty Ltd	10/10/2024
Dwg. 502	Cross Sections – Kolombo Creek and South Creek	Egis Consulting Pty Ltd	10/10/2024

Approved documents		
Title	Prepared by	Date
Report on Salinity Investigation and Management Plan: Proposed Residential Subdivision: Tranche 31 - 34 Oran Park South, Project No 76618.37-2	Douglas Partners	November 2015
Tree review letter by Rohan Lalich	JMD Design Pty Ltd	28 July 2023

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.

- (3) **Approved tree work** - This development consent approves the following tree(s) to be removed:

1. Two Casuarina trees identified within spillway tree review prepared by JMD design dated 28/07/23.

Condition reason: To detail approved tree work and any replacement landscaping.

- (4) **Voluntary Planning Agreement** - The proposed development must be carried out in accordance with the Oran Park South Planning Agreement – Executed 7 August 2020.

2.0 - Before Issue of a Construction Certificate

- (1) **Design Amendments** – Before the issue of a construction certificate, the certifier must ensure the construction certificate plans and specifications detail the following required amendments to the approved plans and documents:

1. Minimum berm level for the approaches to the basin spillway crossing shall be 81.70.
2. Engineering Plan - A total of six additional cross sections, three on each side of the bridge across the proposed bulk earthwork in the vicinity of the pedestrian bridge shall be submitted showing chainage, existing and proposed ground levels.
3. Hydraulic Modelling - Hydraulic modelling shall be revised to demonstrate the neighbouring properties aren't impacted by flood at PMF.

Amended plans or documentation demonstrating compliance shall be provided to the certifier and Council prior to the issue of a Construction Certificate.

Condition reason: To require minor amendments to the plans endorsed by the consent authority following assessment of the development.

- (2) **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 *Roads Act 1993*. 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*.

- (3) **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 *Building and Construction Industry Long Service Payments Act 1986*. 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.

- (4) **Engineering specifications** - Before the issue of a construction certificate, civil engineering plans and information must be prepared by a suitably qualified civil engineer and demonstrate, to the certifier's satisfaction, that the development has been designed to comply with Council's engineering specifications, the approved plans and documents and the conditions of this development consent.

Condition reason: To ensure that the development will comply with Council's engineering specifications and the terms of this consent.

- (5) **Performance bond** - 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.

Condition reason: To ensure that new public infrastructure works undertaken within the existing public domain are constructed to an appropriate standard.

- (6) **Damages bond** - 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.

Condition reason: To ensure that any damage to existing public infrastructure is rectified.

- (7) **Structural engineer certificate** - 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.

Condition reason: To ensure that building elements are designed for the site conditions.

- (8) **Pedestrian Bridge Design** - The pedestrian bridge shall be designed by an experienced and practising Structural Engineer and must certify its structural integrity and capability to withstand all hydraulic pressure and loads from debris in 1% AEP flood event. Bridge Design Inputs as per Table 4 of the report "Hydraulic Modelling prepared for Greenfields – egis Ver 3" dated 23 October 2024" shall be used for bridge design.

Condition reason: To ensure that building elements are designed for the site conditions.

- (9) **Special infrastructure contribution payment** - Before the issue of a construction certificate, a special infrastructure contribution (SIC) is to be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution - Western Sydney Growth Areas) Determination 2011 (as in force when this consent becomes operative).

Evidence of payment of the SIC shall be provided to Council and the certifier.

Alternatively, the applicant must obtain written confirmation from the Department of Planning, Housing and Infrastructure that the SIC is not required to be paid for the approved development.

More information

A request for assessment by the Department of Planning, Housing and Infrastructure of the amount of the special infrastructure contribution that is required under this condition can be made through the NSW Planning Portal (<https://www.planningportal.nsw.gov.au/special-infrastructurecontributions-online-service>). Please refer enquiries to SIContributions@planning.nsw.gov.au.

Condition reason: To require a special infrastructure contribution to be paid.

- (10) **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:
1. Erosion and sediment control measures, including compliance with the NSW Department of Planning, Housing and Infrastructure document 'Guidelines for erosion and sediment control on building sites' and the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate (the blue book)' (as applicable and as amended from time to time).
 2. Earthworks.
 3. Water quantity and quality facilities:
 - 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. For roads and car parks:
 - 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 and clearly label them as such (only if the site is flood affected). The FPL is defined in Council's Flood Risk Management Policy.

The plans and information must be accompanied by certification from a suitably qualified civil engineer certifying that they comply with Council's engineering specifications.

Condition reason: To ensure that civil works are designed to appropriate standards.

3.0 - Before Building Work Commences

- (1) **Controlled Activity Approval** – The attached GTA issued by the Department of Planning and Environment-Water do not constitute an approval under the Water Management Act 2000. The development consent holder must apply to the department for a Controlled Activity approval after consent has been issued by Council and before the commencement of any work or activity.

Condition reason: To ensure that a Controlled Activity Approval has been obtained prior to the commencement of works.

- (2) **Public liability insurance policy** - Before any building 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.

Condition reason: To ensure adequate public liability insurance is obtained to cover development within public property.

- (3) **Site security and fencing** - Before any building work commences, the site is to be secured and fenced to the satisfaction of the principal certifier.

Condition reason: To ensure that access to the site is managed before works commence.

- (4) **Sydney Water approval** - Before any building work commences, the approved construction certificate plans must be approved by Sydney Water to confirm if sewer, water or stormwater mains or easements will be affected by the development. Visit www.sydneywater.com.au/tapin to apply. The Sydney Water approval must be provided to the principal certifier.

For subdivision works certificates, stamped water servicing coordinator must be provided to the principal certifier.

Condition reason: To ensure that any impacts upon Sydney Water infrastructure have been approved.

- (5) **Dilapidation report** - Before any building work commences, a dilapidation report must be prepared by a suitably qualified person to the satisfaction of the principal certifier. The report must include:

1. A photographic survey of existing public infrastructure surrounding the site including (but not necessarily limited to):
 - a. Road carriageways.
 - b. Kerbs.
 - c. Footpaths.
 - d. Drainage structures.
 - e. Street trees.

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.

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.

The report must be submitted to the principal certifier and Council 2 days before any building work commences. The development must comply with all conditions that the report imposes.

Condition reason: To ensure that any damage caused by works can be identified and rectified.

- (6) **Site management plan (preparation)** - Before any building work commences, a site management plan must be prepared by a suitably qualified person. The plan must demonstrate, to the satisfaction of the principal certifier, that the following site work matters will be managed to protect the amenity of the surrounding area:

1. Erosion and sediment control measures, including compliance with the NSW Department of Planning, Housing and Infrastructure document 'Guidelines for erosion and sediment control on building sites' and the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate (the blue book)' (as applicable and as amended from time to time).
2. Prohibiting offensive noise, vibration, dust and odour as defined by the *Protection of the Environment Operations Act 1997*.
3. Covering soil stockpiles and not locating them near drainage lines, watercourses, waterbodies, footpaths and roads without first providing adequate measures to protect those features.
4. Prohibiting the pumping of water seeping into any excavations from being pumped to a stormwater system unless sampling results demonstrate compliance with NSW Environment Protection Authority requirements and the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2018) criteria for water quality discharge.

5. Construction traffic management in accordance with Council's engineering specifications and AS 1742.3 - Manual of Uniform Traffic Control Devices - Traffic Control for Works on Roads.
6. Maintaining a fill delivery register including the date, time, truck registration number and fill quantity, origin and type.
7. Ensuring that vehicles transporting material to and from the site:
 - a. Cover the material so as to minimise sediment transfer.
 - b. Do not track soil and other waste material onto any public road.
 - c. Fully traverse the site's stabilised access point.
8. Waste generation volumes, waste reuse and recycling methods, waste classification in accordance with NSW Environment Protection Authority waste classification guidelines, hazardous waste management, disposal at waste facilities, the retention of tipping dockets and their production to Council upon request.
9. Hazardous materials management.
10. Work health and safety.
11. Complaints recording and response.

Condition reason: To ensure site management practices are established before any works commence.

- (7) **Erection of signs** - Before any building work commences, a sign must be erected in a prominent position on the site:
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.
 3. Stating that unauthorised entry to the work site is prohibited.

The sign must be:

1. Maintained while the work is being carried out.
2. Removed when the work is being completed.

This condition does not apply in relation to:

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 *Building Code of Australia* under Part 6 of the *Environmental Planning and Assessment Act 1979*.

Condition reason: Prescribed condition under section 70 of the *Environmental Planning and Assessment Regulation 2021*.

- (8) **Utility services protection** - Before any building work commences, the developer must demonstrate, to the satisfaction of the principal certifier, that the following requirements have been met:
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.

Condition reason: To ensure that utilities are not adversely affected by development.

4.0 - During Building Work

- (1) **Priority (noxious) weeds management (during work)** - While building work is being carried out, weed dispersion must be minimised and weed infestations must be managed under the *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*. Any priority (noxious) or environmentally invasive weed infestations that occur during works must be fully and continuously suppressed and destroyed by appropriate means, to the satisfaction of the principal certifier. All new infestations must be reported to Council.

Condition reason: To ensure priority (noxious) weeds are managed in accordance with statutory requirements.

- (2) **Work hours** - While building work is being carried out, all work (including the delivery of materials) must be:
1. Restricted to between the hours of 7am to 5pm Monday to Saturday.
 2. Not carried out on Sundays or public holidays.

Unless otherwise approved in writing by Council.

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

- (3) **Work noise** - While building work is being carried out, noise levels must comply with:
1. For work periods of 4 weeks or less, the LAeq 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 LAeq 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 LAeq 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.

- (4) **Pollution warning sign** - While building work is being carried out, a sign must be displayed at all site entrances to the satisfaction of the principal certifier. The sign(s) must be constructed of durable materials, be a minimum of 1.2m x 900mm and read:

'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 (12 22 63) - Solution to Pollution.'

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(s) must have a white background and a red border.

The sign(s) must be maintained until the works have been completed.

Condition reason: To ensure that potential fines for pollution are clearly advertised.

- (5) **Site management plan (during work)** - While building work is being carried out, the approved site management plan must be complied with.

A copy of the plan must be kept on the site at all times and provided to Council upon request.

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

- (6) **Fill delivery register** - Once building work is completed, the delivery register for the site work must be submitted to Council.

Condition reason: To ensure that Council has a record of all fill deliveries to the site.

- (7) **Fill material (virgin excavated natural material and/or excavated natural material)** - 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:

1. The report and plan have been endorsed by a practising engineer with specific area of practice in subdivisional geotechnics.
2. For virgin excavated natural material, the report and plan have been prepared in accordance with:
 - 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. For excavated natural material, the report and plan have been prepared in accordance with:

- a. The Resource Recovery Exemption under Part 9, Clauses 91, 92 and 93 of the *Protection of the Environment Operations (Waste) Regulation 2014*.
 - b. The NSW Environment Protection Authority Resource Recovery Order under Part 9, Clause 93 of the *Protection of the Environment Operations (Waste) Regulation 2014*.
 - c. The Excavated Natural Material Order and Exemption 2014.
4. The fill material:
- 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.
5. The sampling of the material for salinity complies with:
- 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.
6. The sampling of the material for contamination must comply with:
- a. Virgin excavated natural material (1,000m² or part thereof) - 1 sampling location. For volumes less than 1,000m², a minimum of 2 separate samples from different locations must be taken.
 - b. Excavated natural material - Refer to the Resource Recovery Exemption.

Condition reason: To ensure that fill material has been adequately assessed before placement on the site.

- (8) **Unexpected contamination finds contingency (general)** - While building 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.

Where the assessment identifies 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.

Condition reason: To ensure a procedure is in place to manage unexpected contamination finds encountered during site works.

- (9) **Fill compaction (non-subdivision)** - While building 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.

Condition reason: To ensure that fill is compacted to appropriate standards.

- (10) **Work near or involving vegetation** - While building work is being carried out, the following requirements must be complied with to the satisfaction of the principal certifier:

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 or involving vegetation is carried out to industry standards.

- (11) **Archaeological discovery** - While building 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:

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 *National Parks and Wildlife Act 1974*. Any requirements of Heritage NSW must be implemented.

3. For non-Aboriginal objects, Heritage NSW must be advised of the discovery in writing in accordance with Section 146 of the *Heritage Act 1977*. Any requirements of Heritage NSW must be implemented.

Condition reason: To ensure unexpected archaeological discoveries are managed in accordance with statutory requirements.

- (12) **Compliance with *Building Code of Australia*** - While building work is being carried out, the work must be carried out in accordance with the *Building Code of Australia*. A reference to the *Building Code of Australia* is a reference to the Building Code of Australia as in force on the relevant date (as defined by section 19 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*).

This condition does not apply:

1. To the extent to which an exemption from a provision of the *Building Code of Australia* or a fire safety standard is in force under the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
2. To the erection of a temporary building other than a temporary structure used as an entertainment venue.

Condition reason: Prescribed condition under section 69 of the *Environmental Planning and Assessment Regulation 2021*.

- (13) **Shoring and adequacy of adjoining property** - While building work is being carried out, the person having the benefit of the development consent must, at the person's own expense:

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.

This condition does not apply if:

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.

Condition reason: Prescribed condition under section 74 of the *Environmental Planning and Assessment Regulation 2021*.

- (14) **Salinity Management Plan – Basin Spillway** - All approved development that includes earthworks, imported fill, landscaping, buildings and associated infrastructure must be carried out or constructed in accordance with the management strategies as contained within the approved salinity management plan titled "Report On Salinity Assessment and Management Plan: Proposed Subdivision Tranche 9 Oran Park, Prepared for Landcom, Prepared by Douglas Partners, Project No.40740.66, Dated May 2010."

Condition reason: To ensure the development is designed to withstand the effects of salinity.

- (15) **Salinity Management Plan – Bridge 01 (South Creek)** - All approved development that includes earthworks, imported fill, landscaping, buildings and associated infrastructure must be carried out or constructed in accordance with the management strategies as contained within the approved salinity management plan titled *“Report on Salinity Investigation and Management Plan: Proposed Residential Subdivision: Tranche 31 - 34 Oran Park South, Prepared by Douglas partners, Project No 76618.37-2, Dated November 2015.”*

Condition reason: To ensure the development is designed to withstand the effects of salinity.

5.0 - Before Issue of a Compliance Certificate

- (1) **Updated flood mapping information** - Before the issue of a compliance certificate, updated flood mapping information based upon the completed development layout must be prepared by a suitably qualified person and demonstrate, to the principal certifier’s satisfaction, the following requirements:

1. Delineate the following flood levels:
 - a. The probable maximum flood level.
 - b. The flood planning level.
 - c. The 1% annual exceedance probability (AEP) level.
 - d. The 5% AEP level.
2. Provided as a separate layer in .dxf or .dwg format for integration into Council’s database.
3. Include digital flood models with result files for each flood event and a GIS file for integration into Council’s mapping system.

Condition reason: To ensure that Council can record accurate flood mapping information as development occurs.

- (2) **Works as executed plans** - Before the issue of a compliance 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:

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:
 - a. Levels and dimensions to verify the storage volume of any water management facilities.
 - b. Levels and other relevant dimensions of:
 - 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 plans 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.

Condition reason: To ensure that the completed works are recorded.

- (3) **Locking system for gates and removable bollards** - Before the issue of a compliance certificate, all gates and removable bollards that will provide restricted access to Council land must be fitted with a master keyed locking system, to Council's satisfaction.

Condition reason: To ensure that access to Council land can be controlled.

- (4) **Defects and liability bond** - Before the issue of a compliance 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.

Condition reason: To ensure that the cost to rectify defects and liabilities in new public infrastructure works is captured.

- (5) **Verge reconstruction** - Before the issue of a compliance certificate, the unpaved road verges directly adjoining the property must be reconstructed with grass species listed in Council's engineering specifications.

Condition reason: To ensure that road verges are reconstructed with grass following building works.

- (6) **Landscaping works completion** - Before the issue of a compliance 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 the supplier of all trees certifying that the trees comply with AS 2303 - Tree Stock for Landscape use.

Condition reason: To ensure that all approved landscaping works have been completed to an appropriate standard.

- (7) **Existing street trees inspection** - Before the issue of a compliance 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. Evidence of the inspection and Council's satisfaction of any required rectification works must be provided to the principal certifier.

Condition reason: To ensure that existing street trees are inspected for damage and rectified where required.

- (8) **Fill plan** - Before the issue of a compliance certificate, a fill plan (in .pdf format) must be prepared by a suitably qualified person and detail, to the principal certifier's satisfaction, the following information:

1. Road, drainage and public reserves.
2. Street names.
3. Final fill contours and boundaries.
4. Total filling depth in maximum 0.5m increments.

The plan must cover the full extent of the development and include all residue lots and reserves. The plan must also include all basins, swales and dams filled during works.

Condition reason: To ensure that site filling has been adequately documented.

- (9) **Value of works** - Before the issue of a compliance certificate, itemised data and values of civil works must be prepared by a suitably qualified person, to the satisfaction of the principal certifier, for inclusion in Council's asset management system.

Condition reason: To ensure that the value of new civil works is recorded.

6.0 - Occupation and Ongoing Use

- (1) **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 *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*. All new infestations must be reported to Council.

Condition reason: To ensure priority (noxious) weeds are managed in accordance with statutory requirements.

- (2) **Public domain landscaping works establishment period** - Following the completion of all civil works, soil preparation and treatment, initial weed control, planting, turf and street tree installation and mulching, the developer must maintain the landscaping works for 12 months. At the conclusion of this period all landscaping works must be in an undamaged, safe and functional condition and all plantings must have signs of healthy and vigorous growth.

Condition reason: To ensure that approved public domain landscaping works are established to an appropriate standard.

- (3) **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.

State Environmental Planning Policy (Precincts-Western Parkland City) 2021

Clause / Requirement	Provided	Compliance
<p>Part 3.5, 3.26 Development on Flood Prone and Major Creeks Land - Additional Heads of Consideration</p> <p>Consent authority to consider a number of matters relating to flood behaviour, impacts on the floodplain (including erosion) and whether earthworks will alter drainage patterns or impact the future use of the land.</p>	<p>A satisfactory flooding model has been submitted detailing the impact of the pedestrian bridge on the creek. This report has been reviewed by Council's Flood Engineer and is considered to be in accordance with Council's flooding controls subject to conditions of consent.</p>	<p>Yes</p>
<p>Part 3.6, 3.30 Consent for clearing native vegetation</p> <p>(1) A person must not clear native vegetation on land to which this Part applies without— (a) approval under Part 3A of the Act, or (b) development consent.</p> <p>(2) Development consent under this section is not to be granted unless the consent authority is satisfied of the following in relation to the disturbance of bushland caused by the clearing of the vegetation— (a) that there is no reasonable alternative available to the disturbance of the bushland, (b) that as little bushland as possible will be disturbed, (c) that the disturbance of the bushland will not increase salinity, (d) that bushland disturbed for the purposes of construction will be re-instated where possible on completion of construction, (e) that the loss of remnant bushland caused by the disturbance will be compensated by revegetation on or near the land to avoid any net loss of remnant bushland, (f) that no more than 0.5 hectare of bushland will be cleared unless the clearing is essential</p>	<p>Two Casuarina trees are proposed to be removed.</p> <p>The locations where the bridge and spillway crossing are proposed to be installed are highly disturbed with very low levels of native vegetation. Nearly most of the locations are either the spillway, bare ground or exotic grass. This was confirmed by site visits and the photos (figure 9-15) contained within the biodiversity assessment.</p> <p>While the site is Biodiversity Values Land, the Biodiversity Offset Scheme does not apply, given the site to be cleared is not identified to contain defined native vegetation. A Biodiversity Development Assessment Report is not required. There are two immature <i>Casuarina glauca</i>'s which are proposed to be removed, however their removal is not significant and not greater than 0.5 hectares in area.</p> <p>In addition, a Vegetation Management Plan for the riparian corridor has been approved from previous DAs and will increase the level of vegetation that constitutes River-flat Eucalypt Forest.</p>	<p>Yes</p>

<p>for a previously permitted use of the land.</p> <p>(3) The consent authority must, when determining a development application in respect of the clearing of native vegetation on land within a zone under Part 3, have regard to the objectives for development in that zone.</p>		
Appendix 2 Oran Park and Turner Road Precinct Plan		
<p>2.3 Zone objectives and land use table</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 proposal is for environmental protection works in the C2 Environmental Conservation zone.</p> <p>The proposed works are consistent with the objectives of the zone as they protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.</p>	Yes
<p>5.9 Preservation of trees or vegetation</p> <p>To preserve the amenity of the area through the preservation of trees and other vegetation.</p>	<p>Two Casuarina trees are proposed to be removed.</p> <p>The application was reviewed by Council's Landscape Officer, who supports the proposal subject to standard conditions of consent (as recommended).</p> <p>The application was also reviewed by Council's Natural Resources Officer, who raised no issue subject to compliance with previously approved Vegetation Management Plans and standard conditions of consent (as recommended).</p>	Yes
<p>5.10 Heritage conservation</p> <p>To conserve archaeological sites, and places of Aboriginal heritage significance.</p>	<p>A number of key Aboriginal archaeological sites and areas were identified within the Oran Park Precinct as part of the specialist background studies undertaken during the Precinct Planning process.</p> <p>Aboriginal Heritage Impact Permit No.1100632 was issued for a large portion of the Oran Park precinct on 26 May 2009. Variation 2 of the AHIP was issued on the 24 May 2023 extending the operational timeframe of the AHIP to 26 May 2028. The AHIP identifies Aboriginal objects (OPR18) are located in an Aboriginal conservation area (OP-3) adjoining the proposed bridge works to the south-west.</p> <p>A suitably worded condition has been recommended to ensure all works within</p>	Yes

	OP-3 are conducted in accordance with the AHMP (AECOM 2009) and the AHIP.	
Appendix 5 Camden Growth Centres Precinct Plan		
<p>2.3 Zone objectives and land use table</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 proposal is for environmental protection works in the C2 Environmental Conservation zone.</p> <p>The proposed works are consistent with the objectives of the zone as they protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.</p>	Yes
<p>5.9 Preservation of trees or vegetation</p> <p>To preserve the amenity of the area through the preservation of trees and other vegetation.</p>	<p>Two Casuarina trees are proposed to be removed.</p> <p>The application was reviewed by Council's Landscape Officer, who supports the proposal subject to standard conditions of consent (as recommended).</p> <p>The application was also reviewed by Council's Natural Resources Officer, who raised no issue subject to compliance with previously approved Vegetation Management Plans and standard conditions of consent (as recommended).</p>	Yes
<p>5.10 Heritage conservation</p> <p>To conserve archaeological sites, and places of Aboriginal heritage significance.</p>	<p>Aboriginal Heritage Impact Permit No.C0001014 was issued on 16 April 2015 for the Catherine Fields (Part) Precinct and has a duration of 15 years. The AHIP identifies Aboriginal objects (OPW2 and OPW_P1) are located south-east of the proposed bridge works.</p> <p>A suitably worded condition has been applied to the consent ensuring all works are conducted in accordance with the AHMP (AECOM 2009) and relevant AHIP.</p>	Yes
<p>6.2 Native Vegetation Retention Areas and riparian protection areas</p> <p>This section applies to land— (a) in a native vegetation retention area as shown on the Native Vegetation Protection Map. (5) A person must not clear native vegetation on land to which this section applies without— (a) approval under Part 3A of the Act, or (b) development consent.</p>	<p>The proposed bridge and spillway crossing passes through Uncertified Land, Biodiversity Values Land, and ENV (Existing Native Vegetation) and Native Vegetation Retention Area (Western City Parklands SEPP).</p> <p>Two Casuarina trees are proposed to be removed.</p> <p>While the riparian site has the above affectations, the locations where the</p>	Yes

<p>(6) Development consent under this section is not to be granted unless the consent authority is satisfied of the following in relation to the disturbance of native vegetation-</p> <p>(a) that there is no reasonable alternative available to the disturbance of the native vegetation,</p> <p>(b) that as little native vegetation as possible will be disturbed,</p> <p>(c) that the disturbance of the native vegetation will not increase salinity,</p> <p>(d) that native vegetation disturbed for the purposes of construction will be re-instated where possible on completion of construction,</p> <p>(e) that the loss of remnant native vegetation caused by the disturbance will be compensated by revegetation on or near the land to avoid any net loss of remnant vegetation,</p> <p>(f) that no more than 0.5 hectares of native vegetation will be cleared unless the clearing is essential for a previously permitted use of the land.</p>	<p>bridge and spillway crossing are proposed to be installed are highly disturbed with very low levels of native vegetation. Nearly most of the locations are either the spillway, bare ground or exotic grass. This was confirmed by site visits and the photos (figure 9-15) contained within the biodiversity assessment.</p> <p>While the site is Biodiversity Values Land, the Biodiversity Offset Scheme does not apply, given the site to be cleared is not identified to contain defined native vegetation. A Biodiversity Development Assessment Report is not required. There are two immature <i>Casuarina glauca</i>'s which are proposed to be removed, however their removal is not significant and not greater than 0.5 hectares in area.</p> <p>In addition, a Vegetation Management Plan for the riparian corridor has been approved from previous DAs and will increase the level of vegetation that constitutes River-flat Eucalypt Forest.</p>	
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Oran Park Precinct Development Control Plan 2007

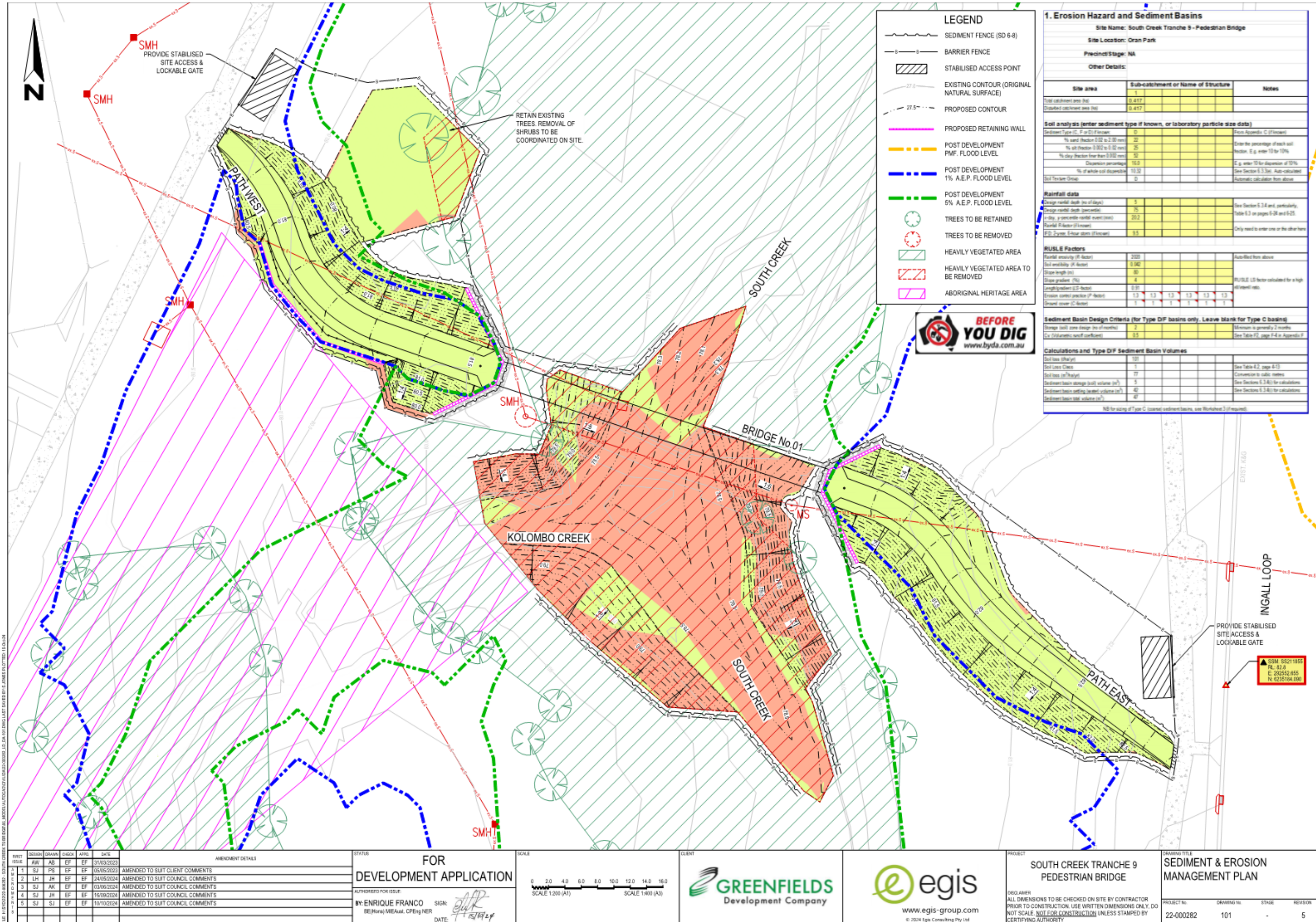
Control / Requirement	Provided	Compliance
<p>2.1 Indicative Layout Plan</p> <p>Development must be in accordance with the broad level development layout specified by the ILP.</p>	The proposal is consistent with the ILP.	Yes.
<p>3.2 Pedestrian and Cycle Network</p> <p>Key pedestrian and cycleway routes are to be provided generally in accordance with Figure 18.</p> <p>Pedestrian and cycle routes and facilities in public spaces are to be safe, well lit, clearly defined, functional and accessible to all.</p>	<p>Pedestrian/cycleways within open space system are identified in Figure 18.</p> <p>A 3m wide bridge and connecting 2.5m wide sharepath are proposed to connect the two existing sharepaths on either side of South Creek.</p>	Yes
<p>6.1 Riparian Corridors</p> <p>Development in and adjoining riparian corridors shall be consistent with Part B2 of this DCP.</p> <p>In the event of any inconsistency between this DCP and the Waterfront Land Strategy, the Waterfront Land Strategy prevails.</p>	<p>The proposed works are within 40m of the creek. The application was referred to the Department of Planning and Environment - Water who have raised no issue, providing general terms of approval, which requires a Controlled Activity Approval to be issued.</p> <p>The application was also reviewed by Council's Natural Resources Officer, who raised no issue subject to compliance with previously approved Vegetation Management Plans and standard conditions of consent (as recommended).</p>	Yes
<p>6.2 Flooding and Watercycle Management</p> <p>Minimise the potential impact of flooding on development.</p> <p>Incorporate best practice stormwater management principles and strategies in development proposals.</p>	A satisfactory flooding model has been submitted detailing the impact of the pedestrian bridge on the creek. This report has been reviewed by Council's Flood Engineer and is considered to be in accordance with Council's flooding controls subject to recommended conditions of consent.	Yes
<p>6.4 Aboriginal and European Heritage</p> <p>DAs to identify area of Aboriginal significance and impacts require consent from the NSW Office of Environment and Heritage (OEH).</p>	<p>The works are proposed within an Aboriginal Archaeological Conservation Areas identified in DCP Figure 31.</p> <p>Aboriginal Heritage Impact Permit No.1100632 was issued for a large portion of the Oran Park precinct on 26 May 2009. Variation 2 of the AHIP was issued on the 24 May 2023 extending the operational timeframe of the AHIP to 26 May 2028. The AHIP identifies Aboriginal objects (OPR18) are</p>	Yes

	<p>located in an Aboriginal conservation area (OP-3) adjoining the proposed bridge works to the south-west.</p> <p>A suitably worded condition has been applied to the consent ensuring all works are conducted in accordance with the AHMP (AECOM 2009) and relevant AHIP.</p>	
<p>6.6 Tree Retention and Biodiversity</p> <p>The moderate significance vegetation identified at Figure 27 is to be retained where possible.</p>	<p>Two Casuarina trees are proposed to be removed. The application was reviewed by Council's Landscape Officer and Natural Resource Officer, who supports the proposal subject to standard conditions of consent (as recommended).</p>	Yes
<p>8.2 Stormwater and Construction Management</p> <p>Compliance with Council's policies</p>	<p>The stormwater management has been assessed by Council's Engineers who have raised no objection to the proposal subject to conditions for inclusion in any consent issued.</p>	Yes
<p>8.3 Waste Management</p> <p>A satisfactory Waste Management Plan is required that details waste management for construction and ongoing use.</p>	<p>A condition is recommended to ensure compliance with this part.</p>	Yes

Camden Growth Centres Development Control Plan.

Control / Requirement	Provided	Compliance
<p>2.2 The Indicative Layout Plan (ILP)</p> <p>Development to be generally in accordance with the ILP</p>	The proposal is consistent with the ILP.	Yes
<p>2.3.1 Flooding</p> <p>Subdivision layout to ensure 1% AEP flood extent is not exceeded and filling permitted where flood study demonstrates it is required.</p>	A satisfactory flooding model has been submitted detailing the impact of the pedestrian bridge on the creek. This report has been reviewed by Council's Flood Engineer and is considered to be in accordance with Council's flooding controls subject to conditions of consent.	Yes
<p>2.3.2 Water cycle management</p> <p>Demonstrate how stormwater will be managed in accordance with Council's Engineering Specifications.</p>	The application has been reviewed by Council's Development Engineer and Infrastructure Planning Engineer and no issue is raised. Appropriate conditions are recommended.	Yes
<p>2.3.4 Aboriginal and European heritage</p> <p>DAs to identify area of Aboriginal significance and impacts require consent from the NSW Office of Environment and Heritage (OEH).</p>	<p>The works are proposed within land that contains a known Aboriginal cultural heritage site, as indicated on the Aboriginal cultural heritage sites Figure 2.5.</p> <p>Aboriginal Heritage Impact Permit No.C0001014 was issued on 16 April 2015 for the Catherine Fields (Part) Precinct and has a duration of 15 years. The AHIP identifies Aboriginal objects (OPW2 and OPW_P1) are located south-east of the proposed bridge works.</p> <p>A suitably worded condition has been applied to the consent ensuring all works are conducted in accordance with the AHMP (AECOM 2009) and relevant AHIP.</p>	Yes
<p>2.3.5 Native Vegetation and Ecology</p> <p>To conserve and rehabilitate the remaining native vegetation and trees within the relevant Precinct</p>	Two Casuarina trees are proposed to be removed. The application was reviewed by Council's Landscape Officer and Natural Resource Officer, who supports the proposal subject to standard conditions of consent (as recommended).	Yes
<p>2.3.6 Bushfire Hazard Management</p> <p>Development to be consistent with <i>Planning for Bush Fire Protection 2006</i></p>	The location of the proposed works is within a bushfire-prone area. However, the pedestrian bridge is not subject to Planning for Bush Fire Protection requirements.	Yes

<p>2.6 Earthworks</p> <p>To ensure that earthworks do not adversely impact local drainage patterns or increase flooding impacts.</p>	<p>The application has been reviewed by both Council's Development Engineer and Flood Engineer and no issue is raised in terms of existing drainage patterns.</p>	<p>Yes</p>
<p>3.3.4 Pedestrian and Cycle Network</p> <p>Key pedestrian and cycleway routes are to be provided generally in accordance with the pedestrian and cycleway network figure.</p>	<p>An off-road shared path is identified within the Environmental Conservation area. A 3m wide bridge and connecting 2.5m wide sharepath are proposed to connect the two existing sharepaths on either side of South Creek.</p>	<p>Yes</p>
<p>3.4 Construction Environmental Management</p> <p>To ensure that the construction of structures and works is done in an environmentally responsible manner. Erosion and sediment controls must be implemented</p>	<p>Standard conditions are imposed to ensure works are done in an environmentally responsible manner. Appropriate erosion and sediment control measures have been proposed and are recommended as conditions.</p>	<p>Yes</p>

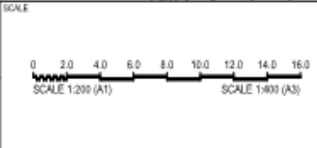


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2	LH JH EF	24/05/2024	AMENDED TO SUIT COUNCIL COMMENTS
3	SJ AK EF	03/06/2024	AMENDED TO SUIT COUNCIL COMMENTS
4	SJ JH EF	16/09/2024	AMENDED TO SUIT COUNCIL COMMENTS
5	SJ SJ EF	10/10/2024	AMENDED TO SUIT COUNCIL COMMENTS

FOR DEVELOPMENT APPLICATION

AUTHORIZED FOR ISSUE:
 BY: ENRIQUE FRANCO
 RE: (Hors) MRE Anal. CP Eng NER

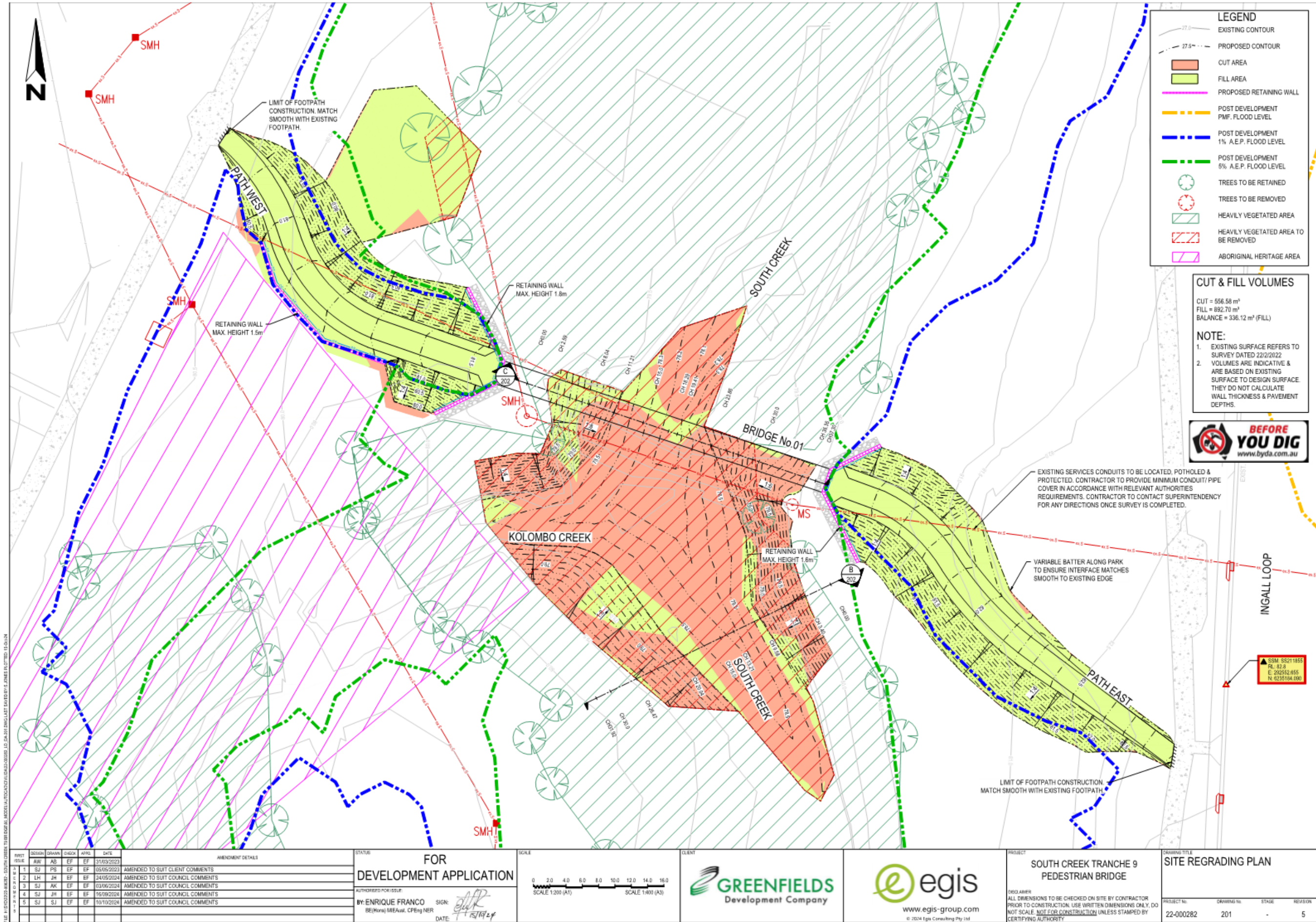
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SOUTH CREEK TRANCHE 9 PEDESTRIAN BRIDGE

PROJAWEN
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PROJECT No.	DRAWING No.	STAGE	REVISION
22-000282	101	-	5

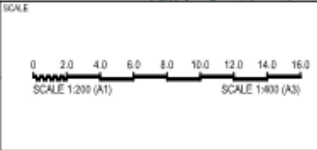


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FOR DEVELOPMENT APPLICATION

AUTHORIZED FOR ISSUE:
 BY: ENRIQUE FRANCO
 RE: (Hors) MRE Aval. CP Eng NER



SIGN: *[Signature]*
 DATE: 1/12/24

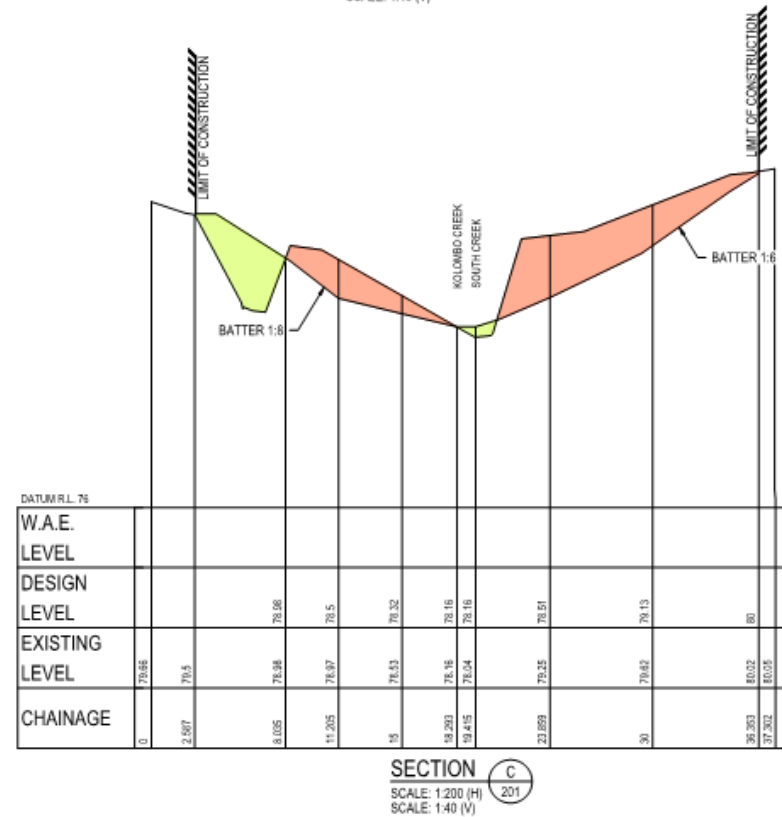
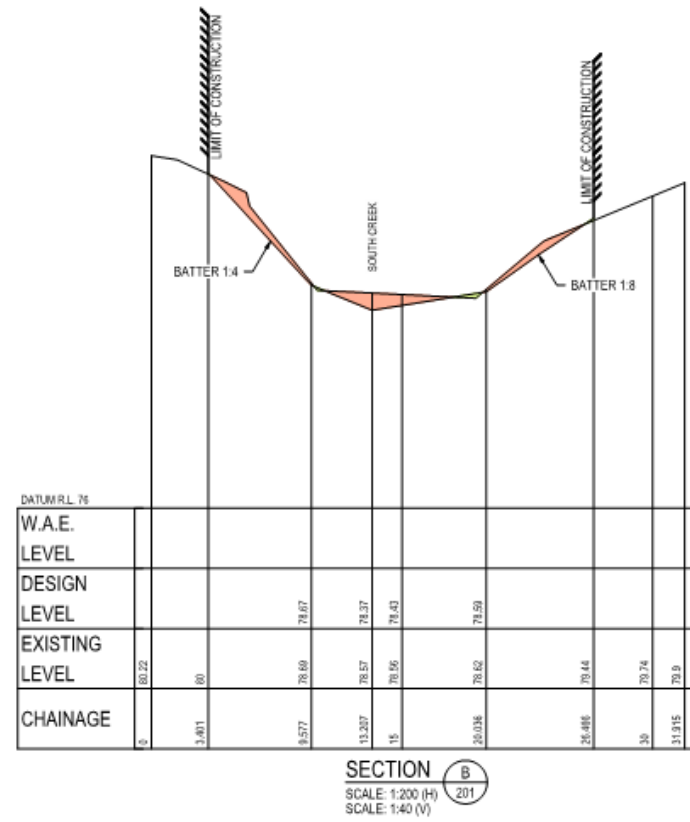


SOUTH CREEK TRANCHE 9 PEDESTRIAN BRIDGE

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PROJECT	DRAWING No.	STAGE	REVISION
22-000282	201	-	5

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	FILL AREA

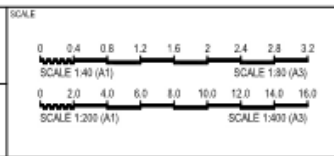


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FOR DEVELOPMENT APPLICATION

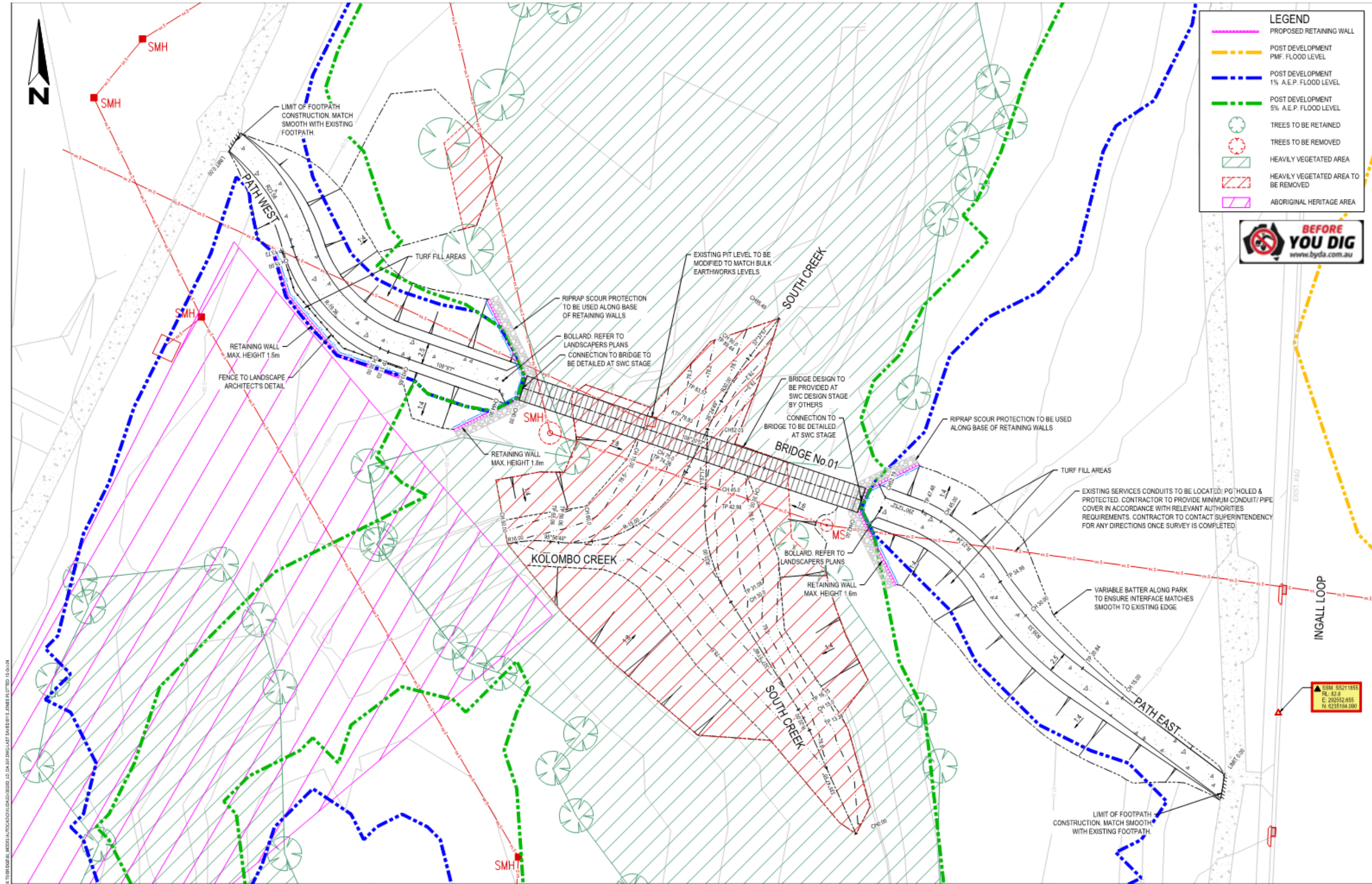
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 BY: ENRIQUE FRANCO
 RE: (Hons) MBE Aust. CP Eng NER
 SIGN: 
 DATE: 13/12/24



SOUTH CREEK TRANCHE 9 PEDESTRIAN BRIDGE

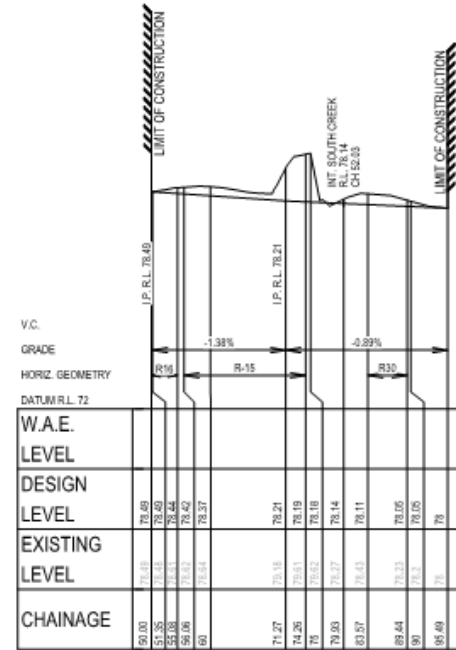
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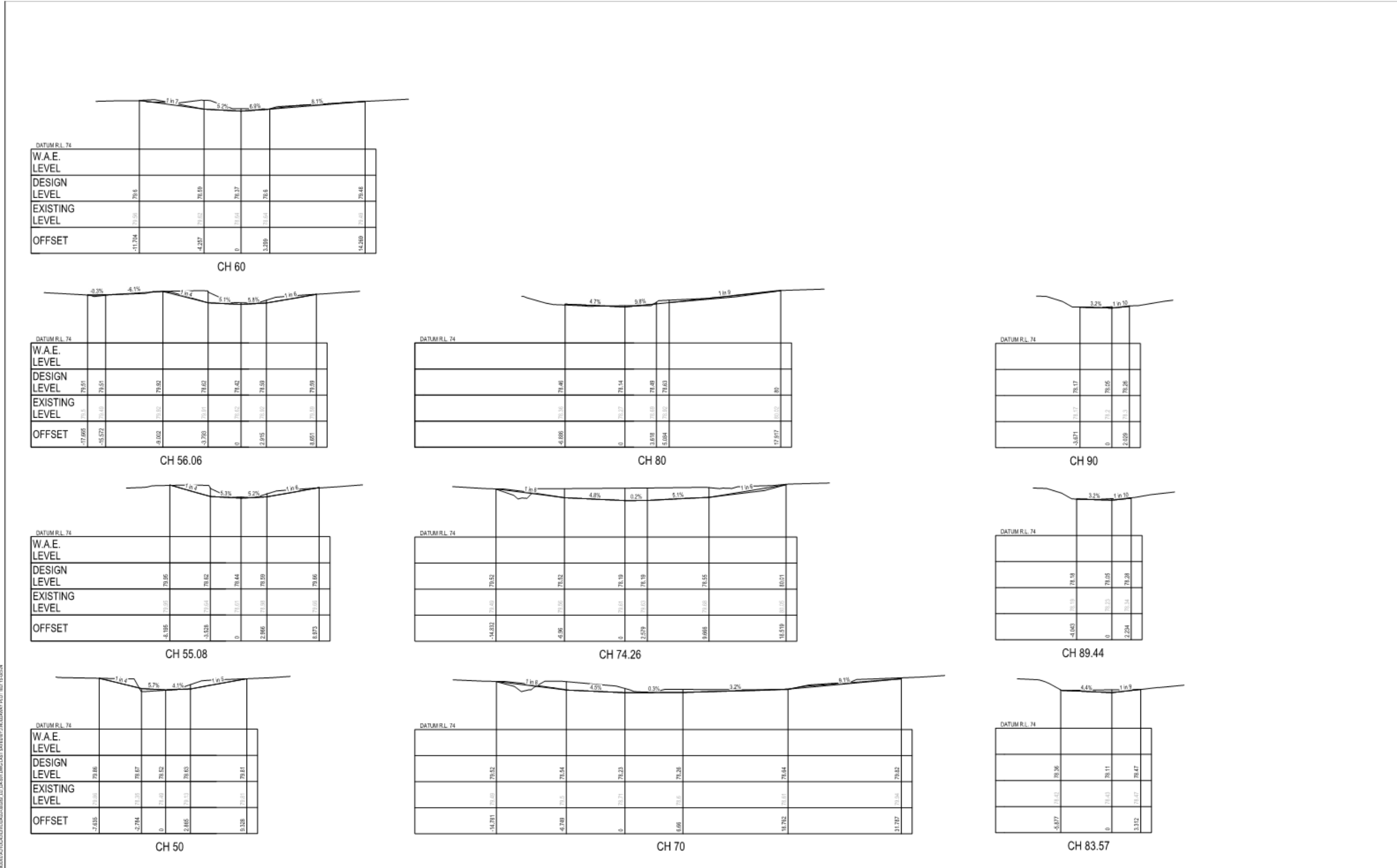
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SITE REGRADING SECTIONS			
PROJECT No:	DRAWING No:	STAGE:	REVISION:
22-000282	202	-	5



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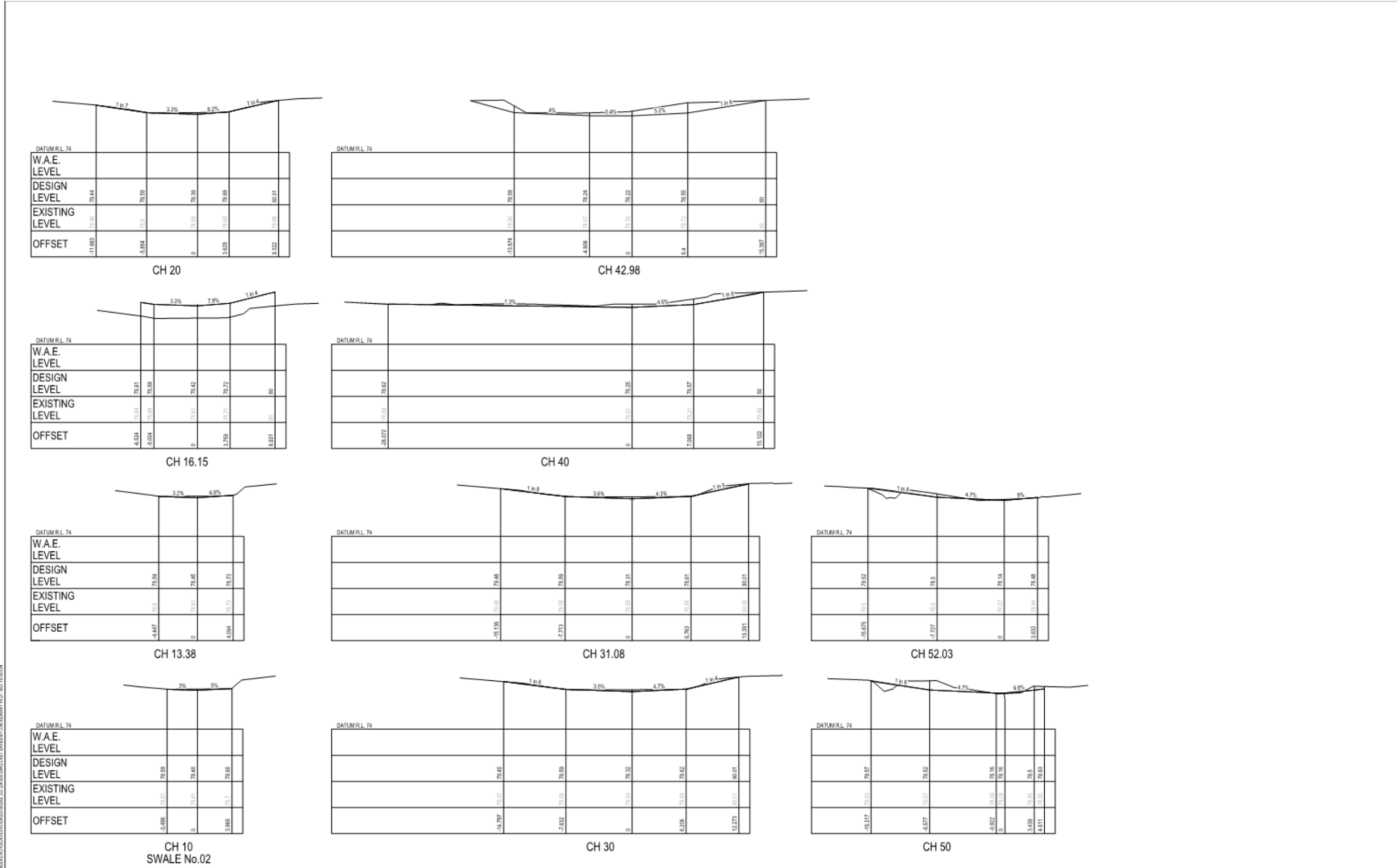
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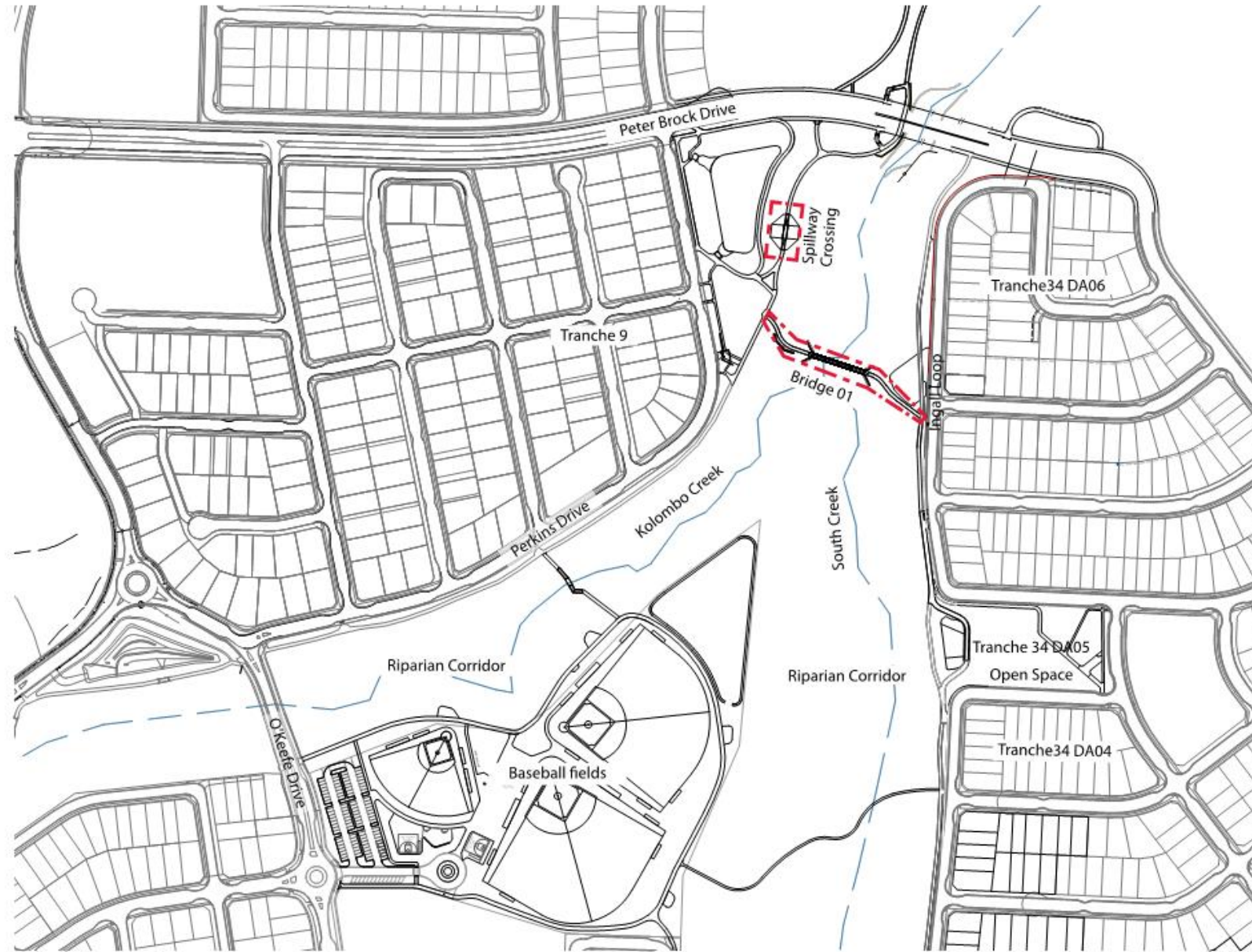
CROSS SECTIONS
SCALE 1:200 (NAT.)

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CROSS SECTIONS
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Drawing Register

Drawing No.	Drawing Title	Scale	Issue No.
L01	Title Sheet	NA	D
L02	Landscape Masterplan	1:1000	D
L03	Bridge 01 Plan and Section	As Shown	D
L04	Bridge 01 Details	As Shown	D
L05	Spillway Crossing Plan and Section	As Shown	D
L06	Spillway Crossing Details	As Shown	D
L07	Materials Palette	N/A	D

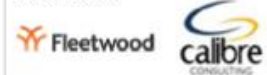
Context



Client



Consultant



Revisions

Issue	Date	Description	Drawn	Check
A	23.02.23	DA	LP	JD
B	17.04.23	DA	LP	JD/BC
B	08.06.23	DA	LP	JD/BC
D	29.04.24	DA	LP/CA	JD/BC

JMD design



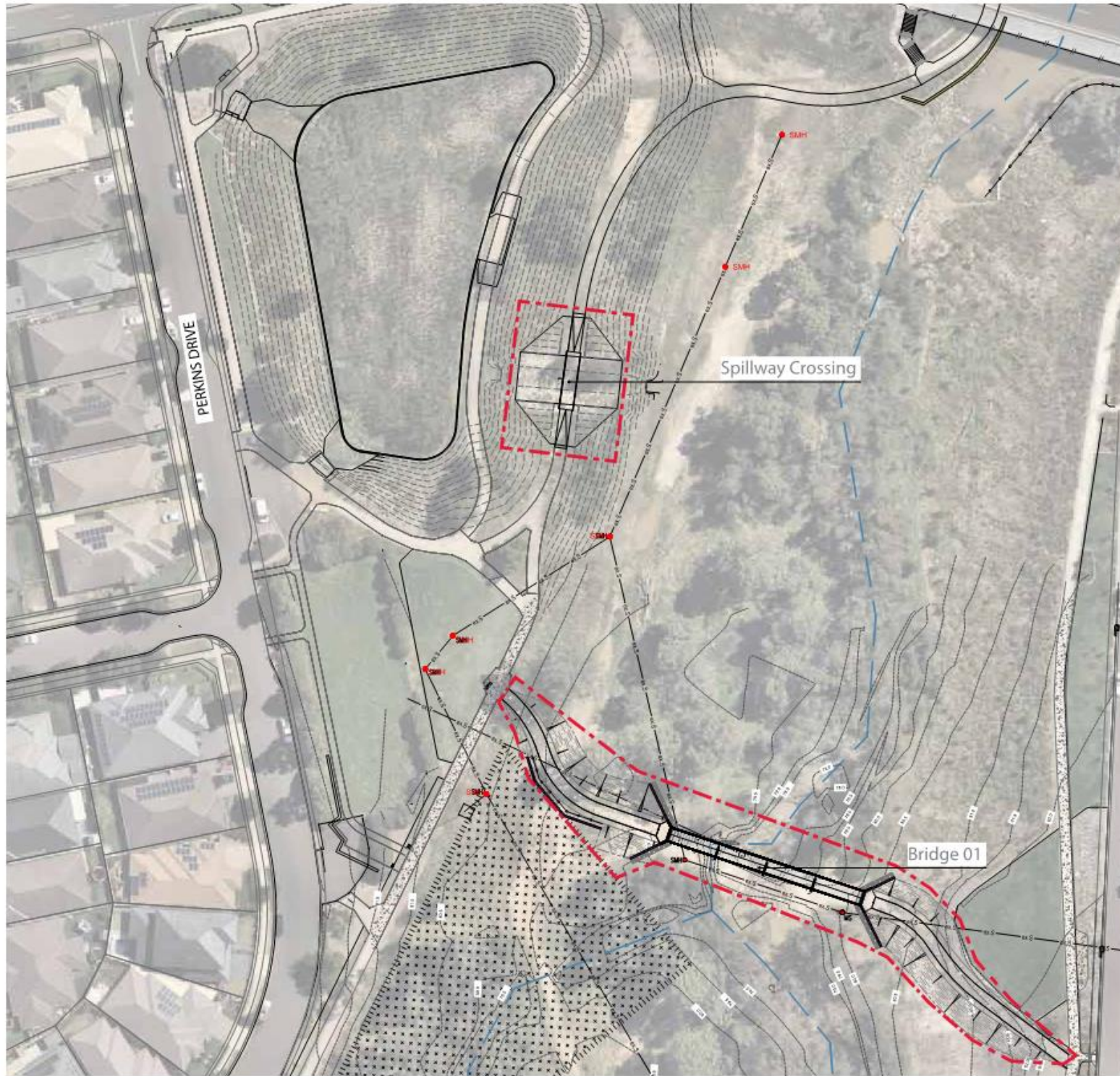
190 James Street
Redfern NSW 2016
T (02) 9310 5644
info@jmdesign.com.au

Project
South Creek Bridges
Drawing title
Title Sheet

Date
April 2024
Scale
1:2000@A1, 1:4000@A3

Drawing No.	Issue No.
L01	D

Landscape Masterplan



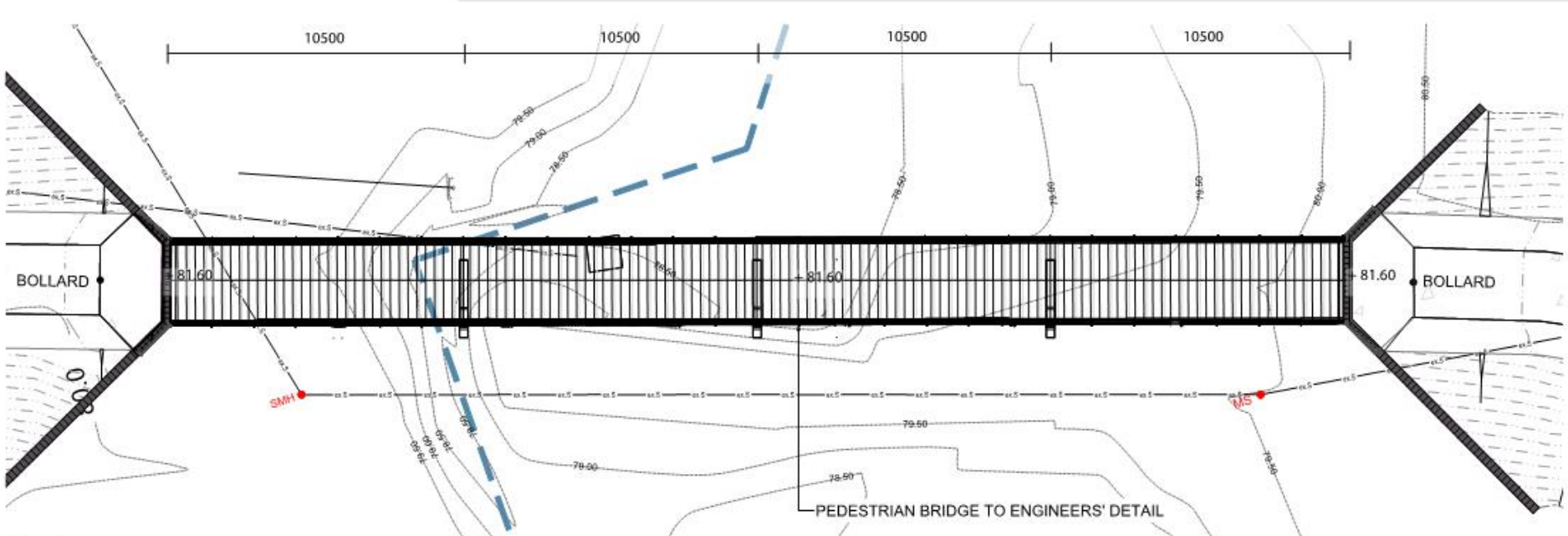
Legend

- - - - Extent of Works
- - - - Lot Boundary
- - - - Existing contours
- — — — Creekline
- — — — Existing sewer line
- SMH Existing sewer man hole
- MS Existing man shaft
- ■ ■ ■ Archaeological zone

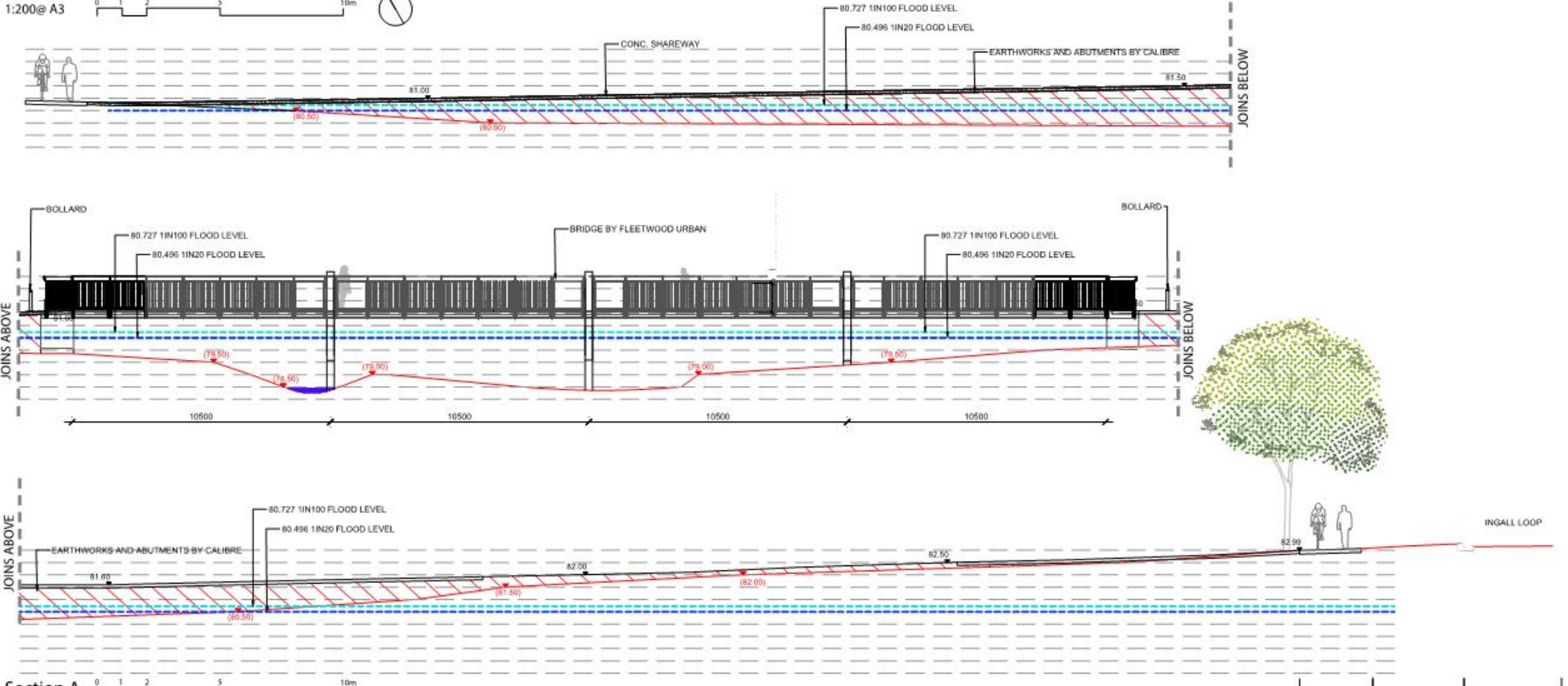
Refer Tranche 9 VMP and South Creek Bridges SWC package for planting of batters.



<p>Client</p>	<p>Consultant</p>	<p>Revisions</p> <table border="1"> <thead> <tr> <th>Issue</th> <th>Date</th> <th>Description</th> <th>Drawn</th> <th>Check</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>23.02.23</td> <td>DA</td> <td>LP</td> <td>JD</td> </tr> <tr> <td>B</td> <td>17.04.23</td> <td>DA</td> <td>LP</td> <td>JD/BC</td> </tr> <tr> <td>B</td> <td>08.06.23</td> <td>DA</td> <td>LP</td> <td>JD/BC</td> </tr> <tr> <td>D</td> <td>29.04.24</td> <td>DA</td> <td>LP/CA</td> <td>JD/BC</td> </tr> </tbody> </table>	Issue	Date	Description	Drawn	Check	A	23.02.23	DA	LP	JD	B	17.04.23	DA	LP	JD/BC	B	08.06.23	DA	LP	JD/BC	D	29.04.24	DA	LP/CA	JD/BC		<p>190 James Street Redfern NSW 2016 T (02) 9310 5644 info@jmdesign.com.au</p>	<p>Project South Creek Bridges Drawing title Landscape Masterplan</p>	<p>Date April 2024 Scale 1:500@A1, 1:1000@A3</p>	<p>Drawing No. L02</p>	<p>Issue No. D</p>
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Plan A
1:200@ A3



Section A
1:200@ A3

Bridge 01 Section



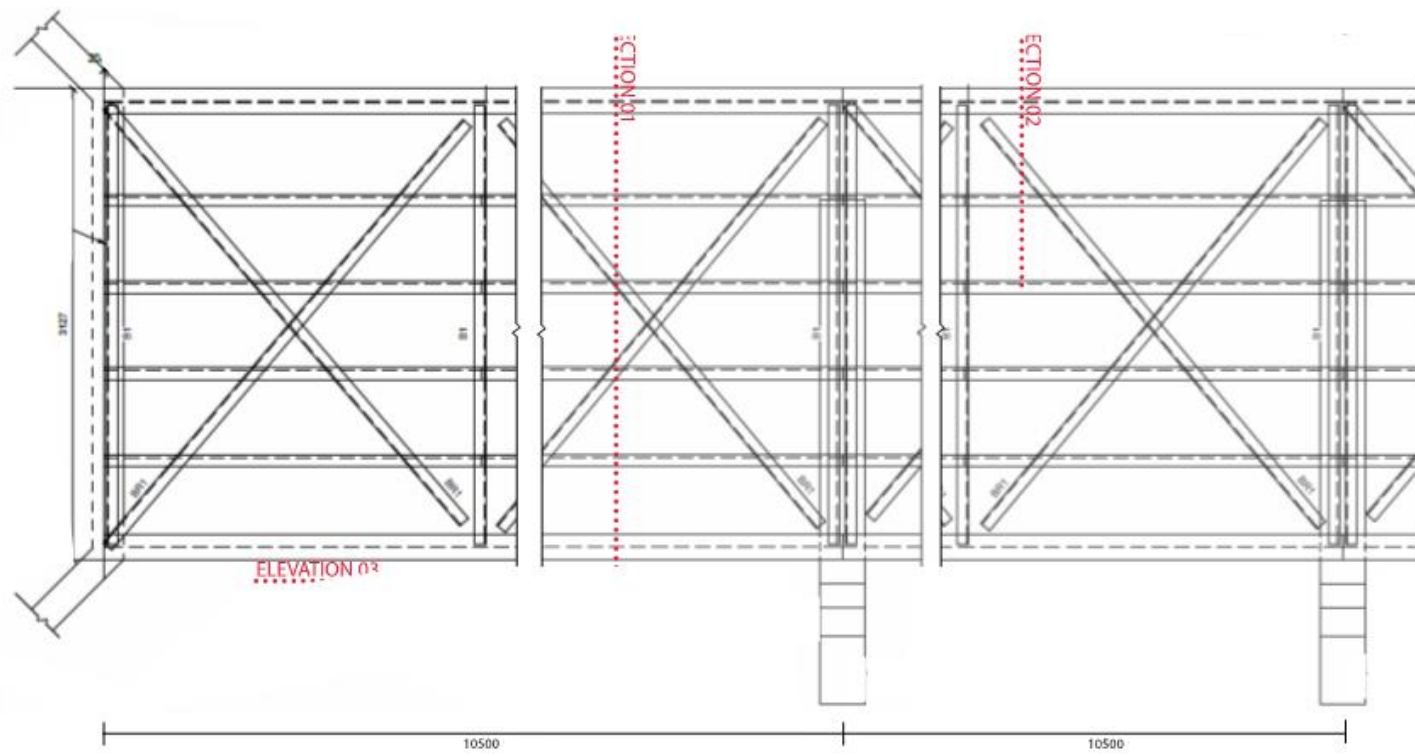
Key Plan

Legend

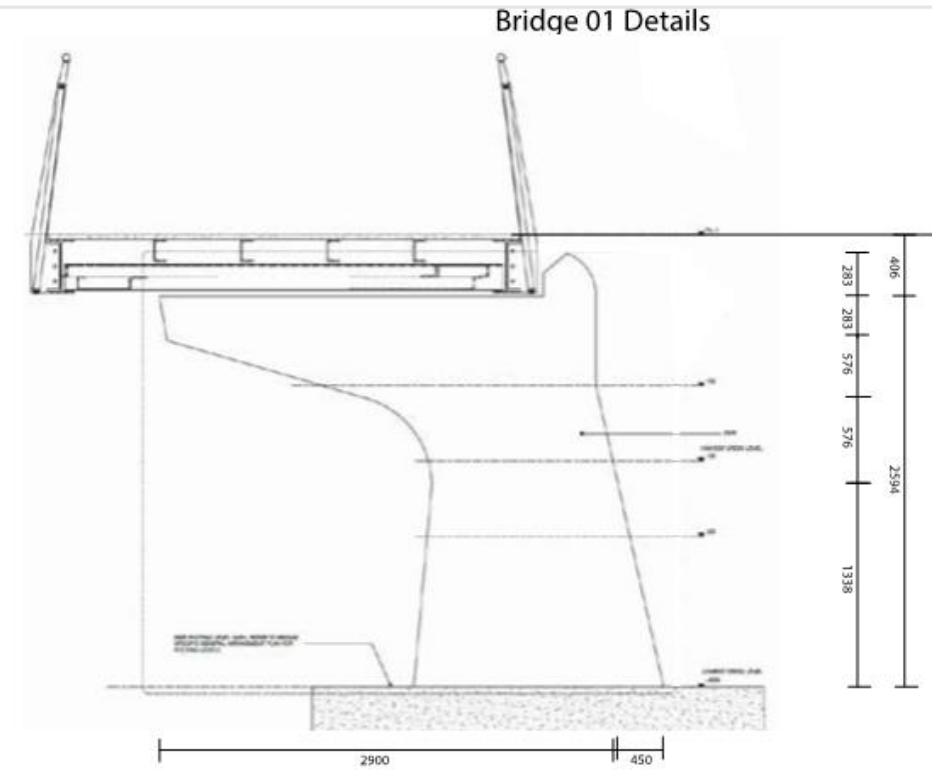
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- 1 in 100 year flood level
- 1 in 20 year flood level
- Existing levels
- Proposed levels
- Proposed fill material
- Existing sewer man hole
- Existing man shaft
- Existing sewer line

Note:
REFER FLEETWOOD URBAN PLAN FOR
STRUCTURAL DETAILS OF BRIDGE

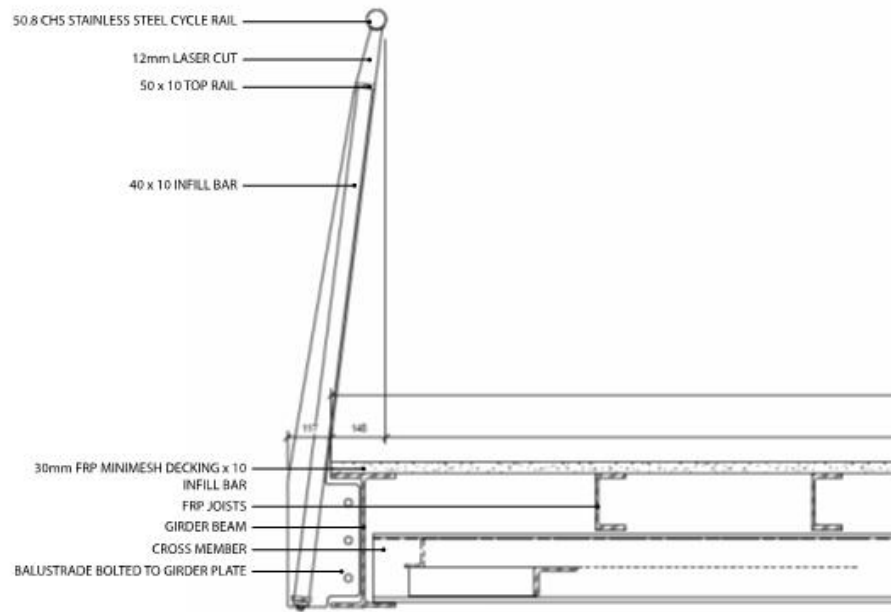
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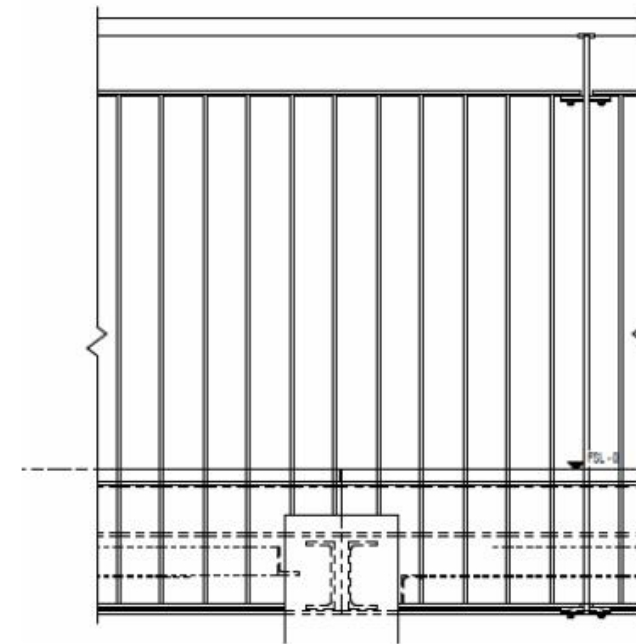
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1:50@ A3



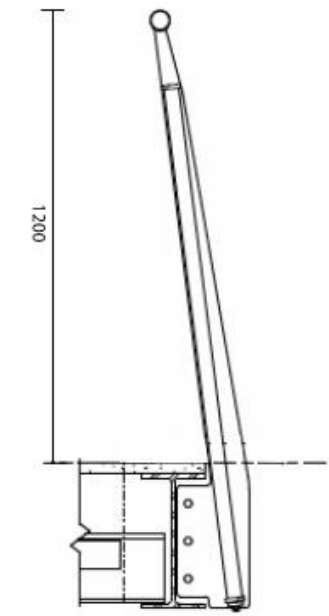
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Section 02
1:20@ A3



Elevation 03
1:20@ A3

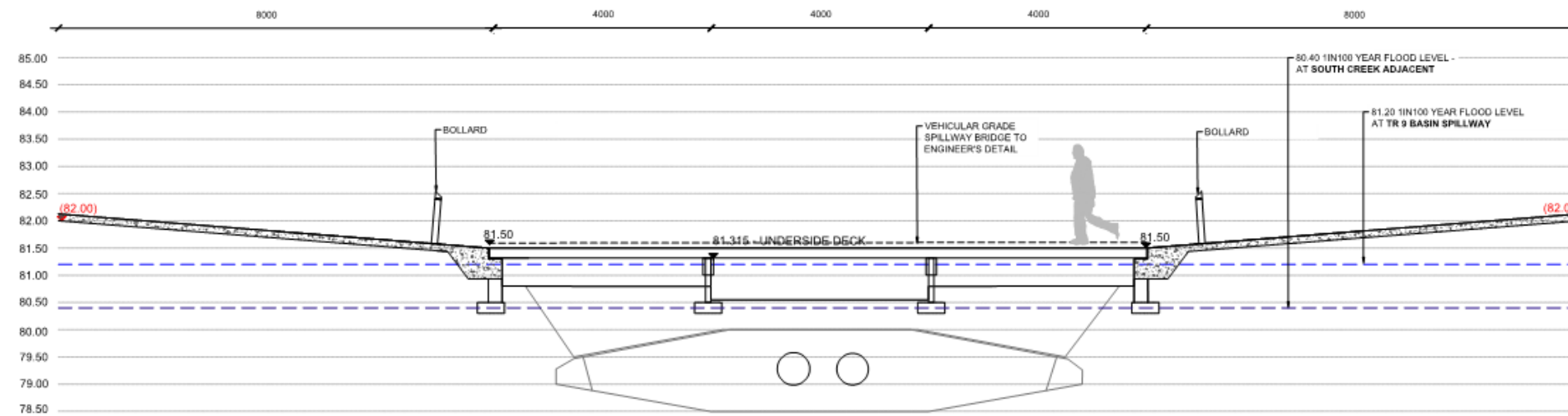
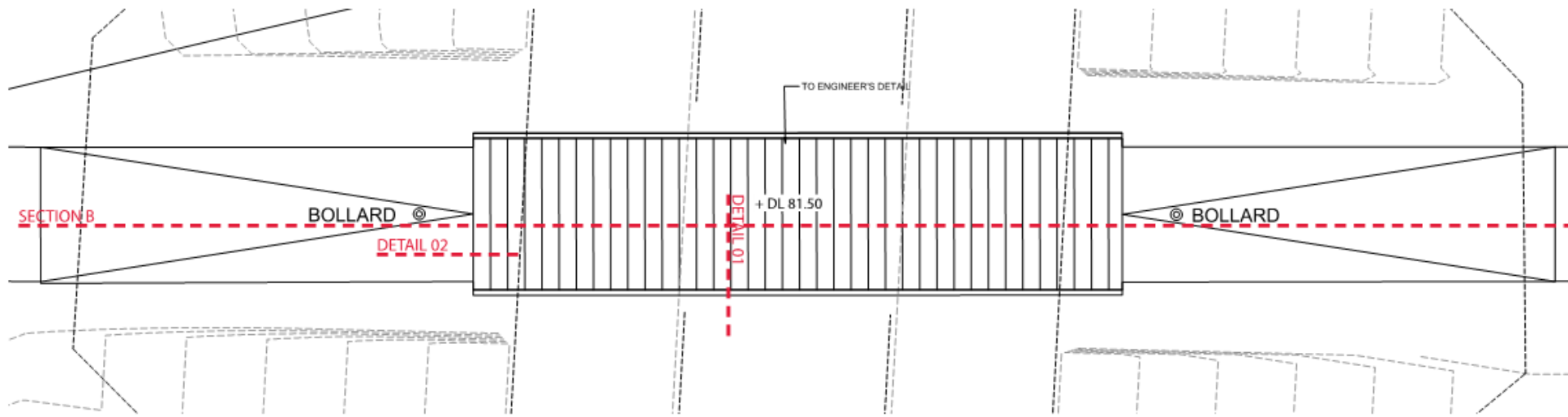


Detail 04
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Note:
REFER FLEETWOOD URBAN PLAN FOR
STRUCTURAL DETAILS OF BRIDGE

<p>Client</p>	<p>Consultant</p>	<p>Revisions</p> <table border="1"> <thead> <tr> <th>Issue</th> <th>Date</th> <th>Description</th> <th>Drawn</th> <th>Check</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>23.02.23</td> <td>DA</td> <td>LP</td> <td>JD</td> </tr> <tr> <td>B</td> <td>17.04.23</td> <td>DA</td> <td>LP</td> <td>JD/BC</td> </tr> <tr> <td>B</td> <td>08.06.23</td> <td>DA</td> <td>LP</td> <td>JD/BC</td> </tr> <tr> <td>D</td> <td>29.04.24</td> <td>DA</td> <td>LP/CA</td> <td>JD/BC</td> </tr> </tbody> </table>	Issue	Date	Description	Drawn	Check	A	23.02.23	DA	LP	JD	B	17.04.23	DA	LP	JD/BC	B	08.06.23	DA	LP	JD/BC	D	29.04.24	DA	LP/CA	JD/BC		<p>190 James Street Redfern NSW 2016 T (02) 9310 5644 info@jmdesign.com.au</p>	<p>Project South Creek Bridges Drawing title Bridge 01 Details</p>	<p>Date April 2024 Scale As shown</p>	<p>Drawing No. L04</p>	<p>Issue No. D</p>
Issue	Date	Description	Drawn	Check																													
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Spillway Crossing Plan and Section



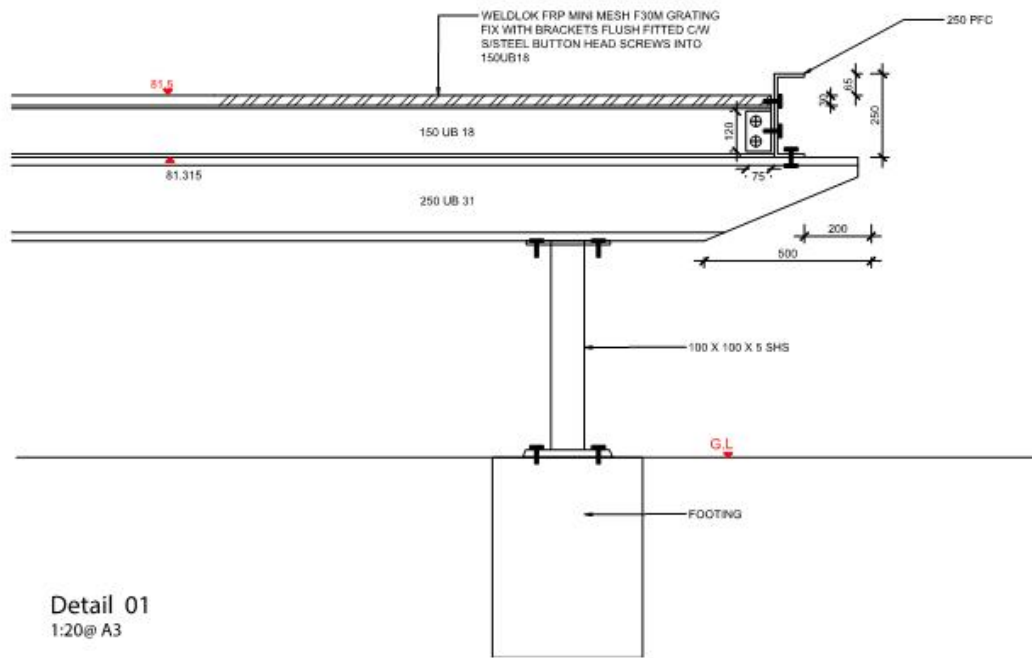
Legend

- 1 in 100 year flood level at Tranche 9 Basin Spillway
- 1 in 100 year flood level at South Creek Adjacent
- ▼ (80.00) Existing levels
- ▼ 80.00 Proposed levels

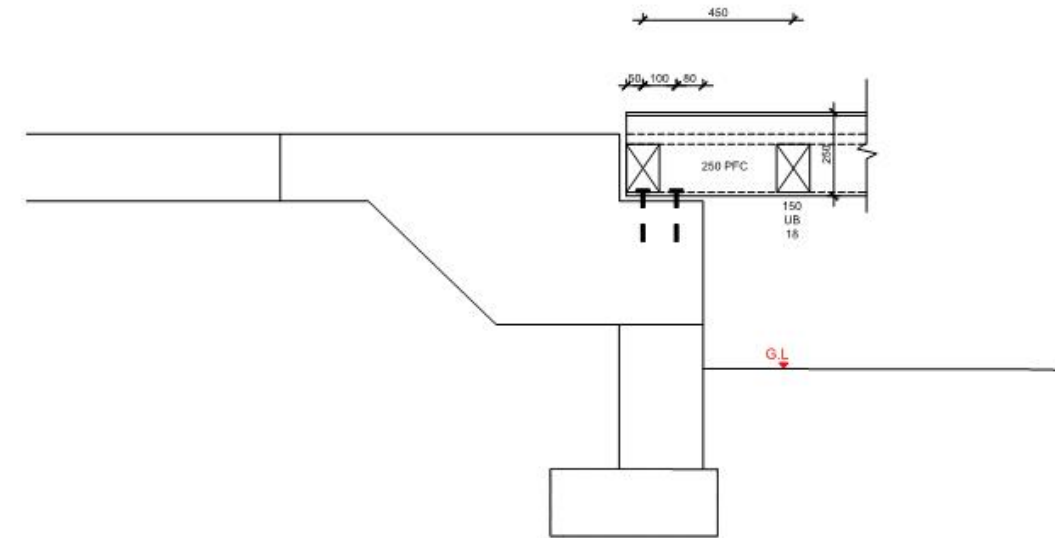
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Spillway Crossing Details



Detail 01
1:20@ A3



Detail 02
1:20@ A3

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Materials Palette



Fibre Reinforced Plastic Panels

Corten Steel Decorative Panels (TBC)

Shot Blast Pre-Cast Concrete Bridge Support

<p>Client</p>	<p>Consultant</p>	<p>Revisions</p> <table border="1"> <thead> <tr> <th>Issue</th> <th>Date</th> <th>Description</th> <th>Drawn</th> <th>Check</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>23.02.23</td> <td>DA</td> <td>LP</td> <td>JD</td> </tr> <tr> <td>B</td> <td>17.04.23</td> <td>DA</td> <td>LP</td> <td>JD/BC</td> </tr> <tr> <td>B</td> <td>08.06.23</td> <td>DA</td> <td>LP</td> <td>JD/BC</td> </tr> <tr> <td>D</td> <td>29.04.24</td> <td>DA</td> <td>LP/CA</td> <td>JD/BC</td> </tr> </tbody> </table>	Issue	Date	Description	Drawn	Check	A	23.02.23	DA	LP	JD	B	17.04.23	DA	LP	JD/BC	B	08.06.23	DA	LP	JD/BC	D	29.04.24	DA	LP/CA	JD/BC		<p>190 James Street Redfern NSW 2016 T (02) 9310 5644 info@jmdesign.com.au</p>	<p>Project South Creek Bridges Drawing title Materials Palette</p>	<p>Date April 2024 Scale N/A</p>	<p>Drawing No. L07</p>	<p>Issue No. D</p>
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CLPP02

CLPP02

SUBJECT: DA/2024/142/2 - REVIEW OF DETERMINATION FOR THE DEMOLITION OF THE EXISTING DWELLING, CONSTRUCTION OF A SHED AND OFFICE, REGULARISATION OF COMPLETED LAND FORMING AND USE OF LAND AS A VEHICLE SALES AND HIRE PREMISES - 3 EXETER STREET, CAMDEN

FROM: Manager Statutory Planning
EDMS #: 24/720191

DA Number:	2024/142/2.
Development:	Review of determination for the demolition of the existing dwelling, construction of a shed and office, regularisation of completed land forming and use of land as a vehicle sales or hire premises.
Estimated Cost of Development:	\$186,363.
Site Address(es):	3 Exeter Street, Camden.
Applicant:	Michael Brown Planning Strategies Pty Ltd.
Owner(s):	IMMS Pty Ltd.
Number of Submissions:	8 objections
Development Standard Contravention(s):	Height of buildings >10%.
Classification:	Local.
Recommendation:	Refuse.
Panel Referral Criteria:	Development standard contravention greater than 10%.
Report Prepared By:	Nicholas Clarke, 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 Division 8.2 Review Application (review). The review relates to the refusal of a development application (DA) for the demolition of the existing dwelling, construction of a shed and office, regularisation of completed land forming and use of land as a vehicle sales or hire premises at 3 Exeter Street, Camden.

The Panel is to conduct the review as, pursuant to Section 8.3(5) of the *Environmental Planning and Assessment Act 1979*, the Panel determined the DA.

SUMMARY OF RECOMMENDATION

That the Panel determine DA/2024/142/2 for the review of determination for the demolition of the existing dwelling, construction of a shed and office, regularisation of completed land forming and use of land as a vehicle sales or hire premises pursuant to Division 8.4 of the *Environmental Planning and Assessment Act 1979* by refusing the application for the reasons outlined at the end of this report.

EXECUTIVE SUMMARY

On 20 August 2024, the Panel resolved to refuse DA/2024/142/1 for the demolition of the existing dwelling, construction of a shed and office, regularisation of completed land forming and use of land as a vehicle sales or hire premises at 3 Exeter Street, Camden. Council is now in receipt of an application that seeks a review of that determination.

The review 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 review was publicly exhibited for a period of 14 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 21 October to 4 November 2024 and 8 submissions were received, all of which objected to the review.

The issues raised in the submissions relate to:

1. Impacts on the Camden Heritage Conservation Area and nearby heritage items,
2. Unacceptable visual impacts,
3. Flooding impacts and inconsistency with Council's Flood Risk Management Policy,
4. Contaminated land concerns,
5. Land use permissibility,
6. BCA compliance, and
7. Council should acquire the site.

The application does not appear to be for the stated purpose of a '*vehicle sales or hire premises*'. Information provided with the application indicates that the site will be used for the parking of vehicles associated with the business operating at 1 Edward Street, Camden. The development is considered to be appropriately categorised as a '*transport depot*' which is a prohibited land use in the zone.

The applicant proposes a contravention to the height of buildings development standard that applies to the site. The development standard limits buildings to a maximum height of 7m above existing ground level. The applicant has calculated the building height as 7.645m however, Council officers have calculated the height to be at least 8.19 metres. Insufficient information has been submitted to enable an accurate calculation of building height. The proposed contravention, and the applicant's clause 4.6 written request, have been assessed in this report and are not supported by Council officers.

A review of aerial imagery and Council's records indicates that work has been carried out at the site without development consent since 2019. The works include importation of fill, construction of hard stand areas and widening of the vehicle crossover. The site is also currently being used for the parking of trucks without development consent. Prior to 2019, the site was used for residential purposes. Figure 1 and Figure 2 show the site before and after works were carried out. Regulatory compliance action has been ongoing since 2022 and has been temporarily suspended to allow the assessment and determination of this Division 8.2 Review Application.

The site is affected by 5% and 20% AEP flood events and approximately 80% of site area lies within the floodway with the remaining area mapped as flood storage. The site is located in the High Flood Risk Precinct, where only 'concessional' and 'rural and recreational' developments are permitted, and subject to H6 hazard, which is unsafe for vehicles and people and all building types are considered vulnerable to failure.

Accordingly, the development fails to comply with Council’s Flood Risk Management Policy and all other relevant flooding matters contained in the Camden Local Environmental Plan (LEP) 2010 and Camden Development Control Plan (DCP) 2019.

Based on the assessment, it is recommended that the review be refused for the reasons outlined at the end of this report.

KEY PLANNING CONTROL VARIATIONS

Control	Proposed	Variation
7m maximum building height.	≥8.19m maximum building height.	≥1.19m (17.1%).

AERIAL PHOTO



Figure 1: Aerial photo taken October 2017 with the subject site outlined in red.



Figure 2: Aerial photo taken July 2024 with the subject site outlined in red.

THE SITE

The site is located on the southern side of Exeter Street, opposite the Macquarie Grove Road intersection, being the northern entrance to the township of Camden.

The site is 1,011.7sqm in area with a 20.117m frontage to Exeter Street. The site contains a single storey dwelling house with an elevated floor level that was constructed prior to the 1950's.

To the east of the site at 1 Edward Street is a business that operates in the hire of water carts, tipper hire, truck sales, vehicles purchases and the sale of Green Slips. It is proposed that the subject development will operate in conjunction with this business.

The western front corner of site is bush fire prone land, and the majority of the site is affected by the Nepean River 20% AEP flood. Extracts from Council's mapping data showing bush fire and flood affectation are shown in Figure 3, 4 and 5.

The site is zoned MU1 Mixed Use pursuant to Clause 2.2 of the Camden LEP. An extract from the Camden LEP Land Zoning Map is shown in Figure 6.

The site forms part of the Camden Heritage Conservation Area and is within the vicinity of nearby heritage items, including 'Nant Gwylan' at 33A and 33B Exeter Street and the Camden Town Farm at 40 Exeter Street, Camden. An extract from the Camden LEP Heritage Map is shown in Figure 7.

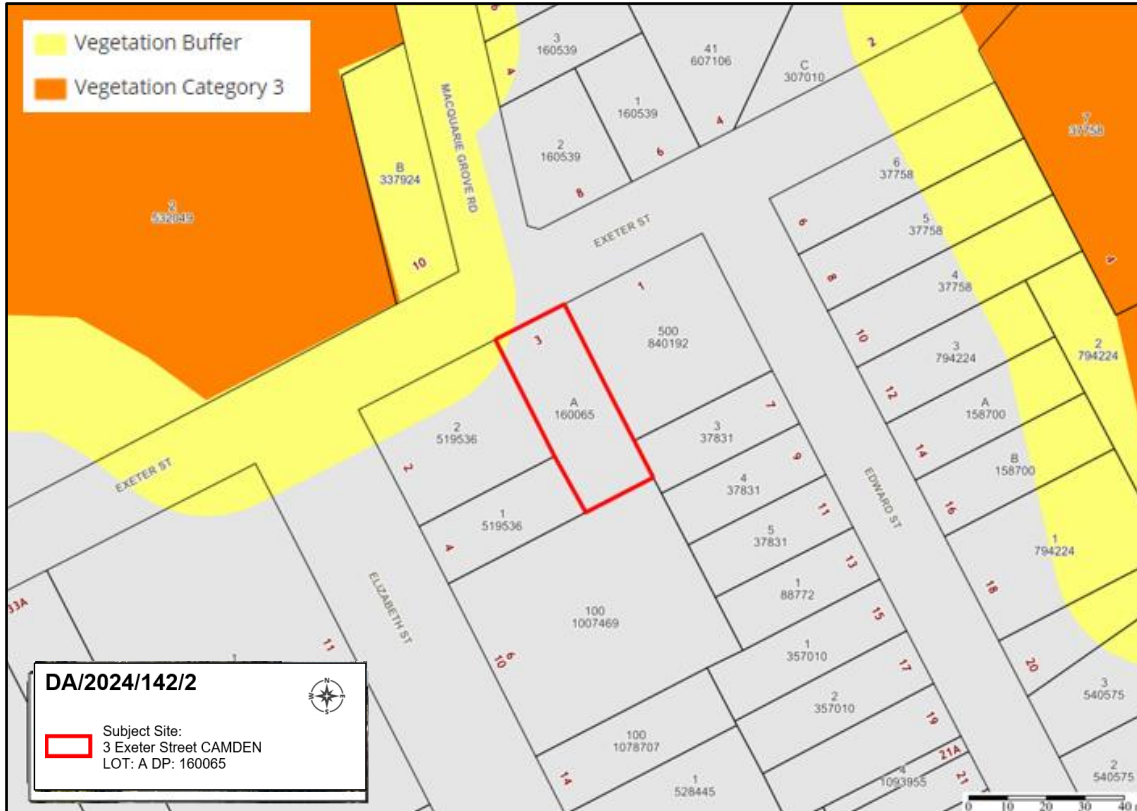


Figure 3: Extract from Council's bush fire prone land maps.

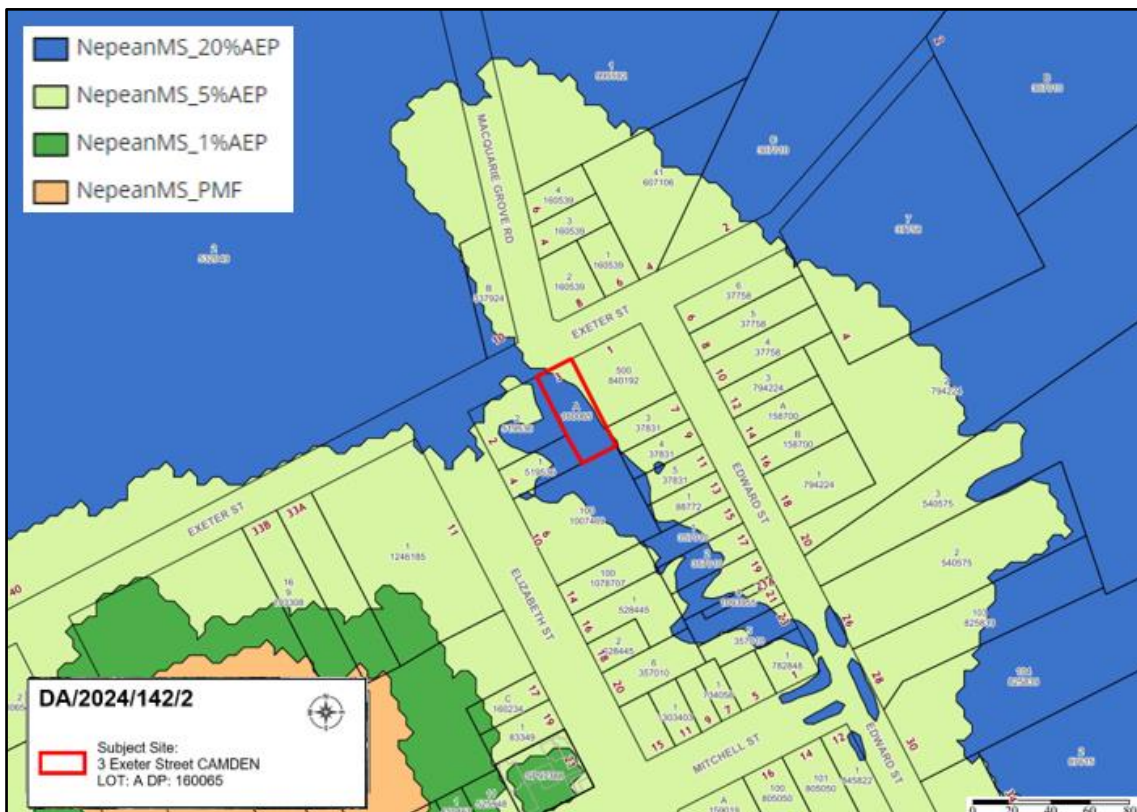


Figure 4: Extract from Council's Nepean River mainstream flooding maps indicating flood impact at events up to PMF

CLPP02

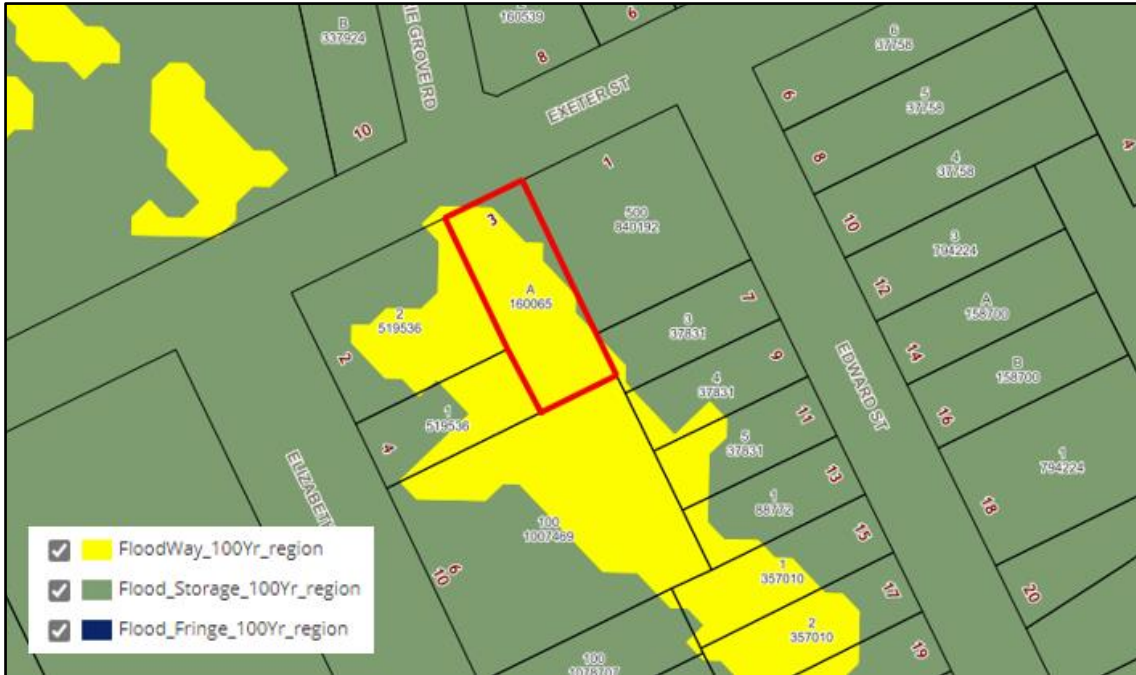


Figure 5: Extract from Council's Nepean River mainstream flooding maps indicating the extent of floodway across the site

ZONING PLAN

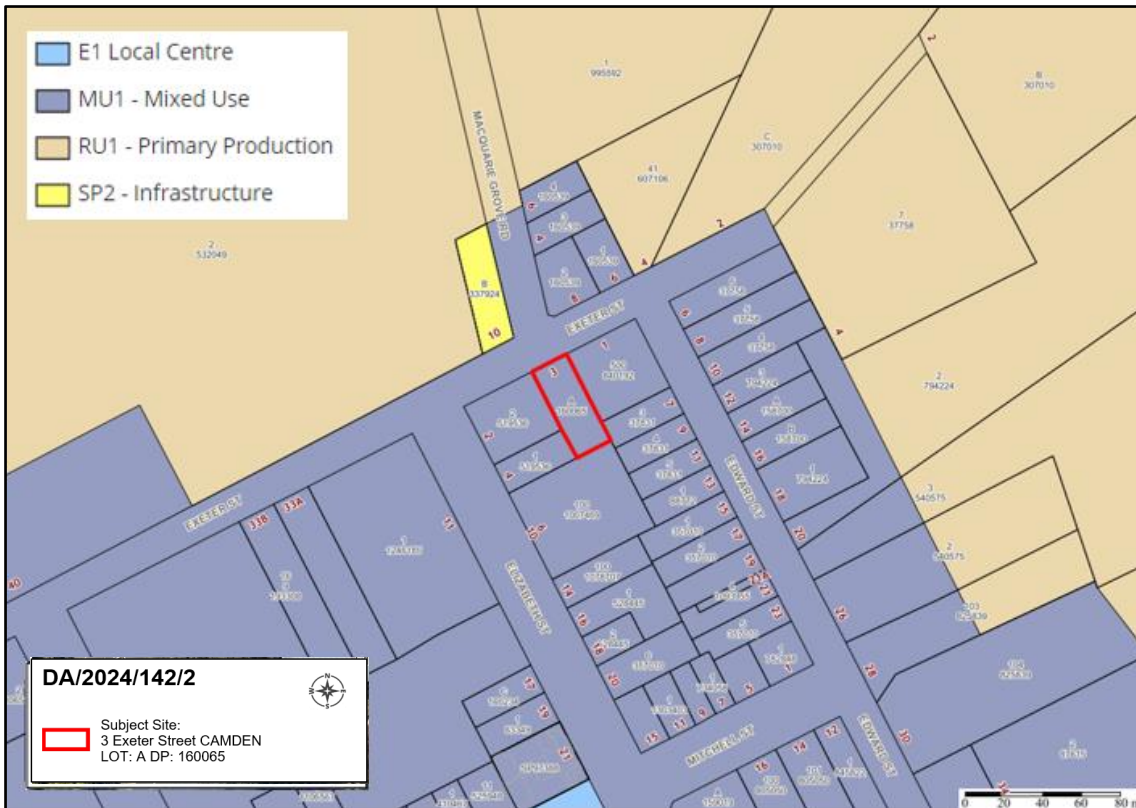


Figure 6: Extract from the Camden LEP Land Zoning Map.

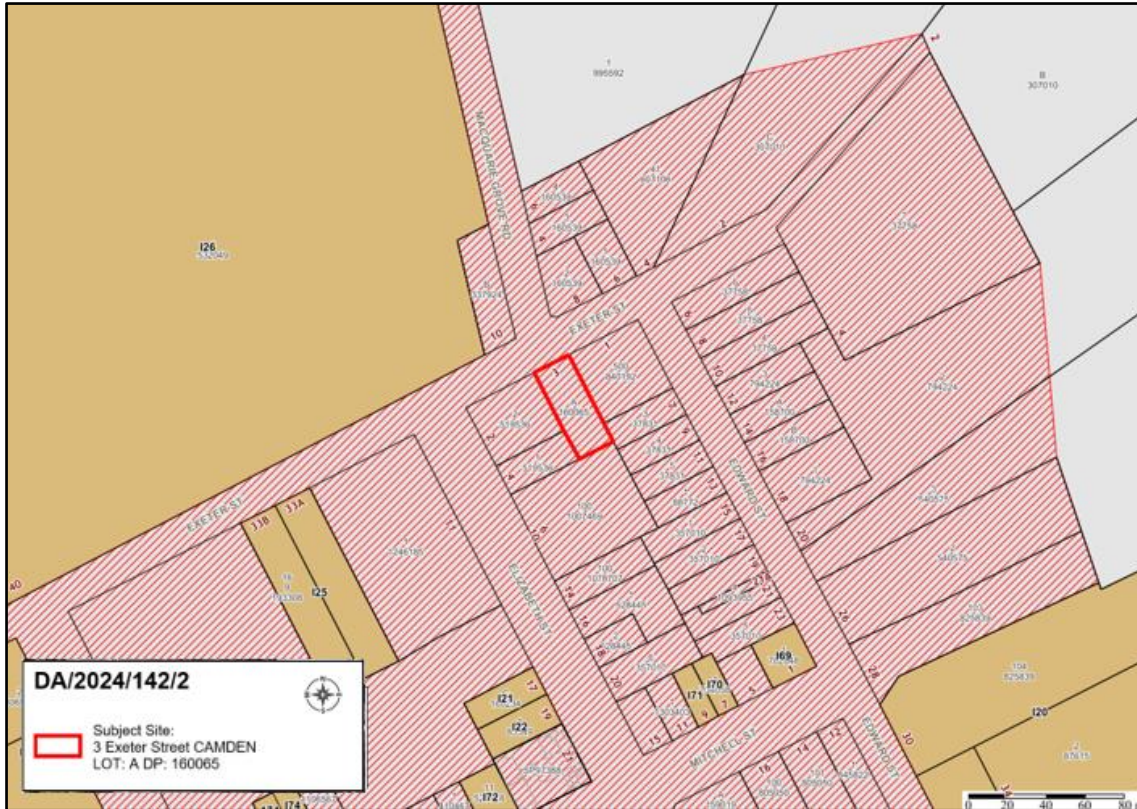


Figure 7: Extract from the Camden LEP Heritage Map.

HISTORY

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

Date	Development
Ongoing	Regulatory compliance action has been ongoing since 2022 in relation to unauthorised work and use of the subject site. Figure 1 and Figure 2 show the site before and after works were carried out.
30 March 2023.	DA/2023/181/1 - Development application for the demolition of the existing dwelling and construction of sun cover safety shed was withdrawn.
14 December 2023	DA/2023/430/1 – Development application for the demolition of existing dwelling, construction of a shed, regularisation of completed land forming and use of property as a vehicle sale or hire premises was refused by the Camden Local Planning Panel.
20 August 2024	DA/2024/142/1 – Development application for the demolition of the existing dwelling, construction of a shed and office, regularisation of completed land forming and use of land as a vehicle sales or hire premises was refused by the Camden Local Planning Panel.
2 October 2024	Council was in receipt of a Division 8.2 Review Application, seeking a review of the determination DA/2024/142/1.

- Increase in hard stand area,
- Reduction in landscaping,
- Addition of water quality facility.

The estimated cost of the amended development is \$186,363.

An extract from the architectural plans is shown in Figure 9 below. A complete set of plans is included as an **attachment** to this report.

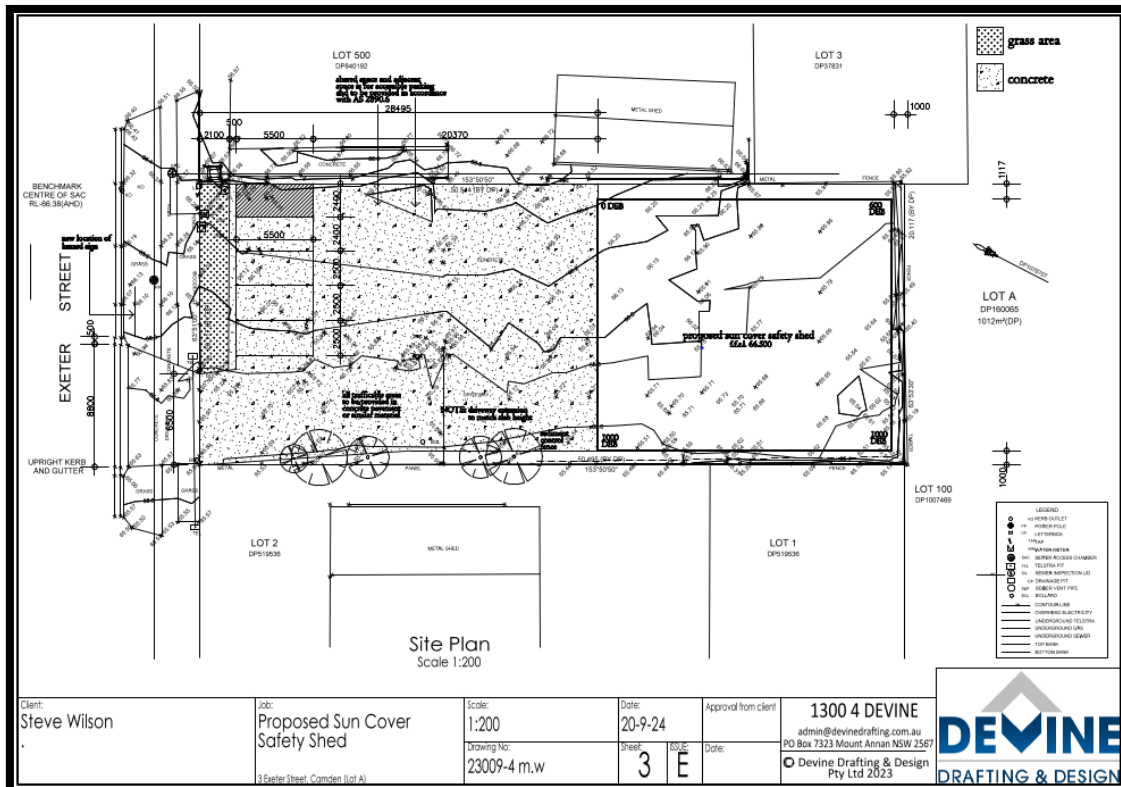


Figure 9: An extract from the submitted architectural plans.

APPLICATION FOR AND CONDUCT OF REVIEW

Pursuant to Section 8.3(3) of the *Environmental Planning and Assessment Act 1979*, the applicant has amended the development from that which was refused by the Panel. Council staff are satisfied that the amended development is substantially the same as the development that was refused. The amended development remains fundamentally the same in that it still involves the demolition of the existing dwelling, construction of a shed associated works and use of the site as outlined earlier in this report. However, additional information has been submitted that aims to address the reasons for refusal.

RESPONSE TO THE REASONS FOR REFUSAL

The following discussion provides an assessment of how the amended development has responded to the original reasons for refusal.

1. *In the absence of further investigations as recommended by the provided contamination assessment, the consent authority cannot be satisfied the land is*

suitable for the proposed development having regard to Section 4.6 of State Environmental Planning Policy (Resilience and Hazards) 2021.

Council Comment: An amended contamination assessment has been submitted that satisfactorily addresses the requirements of Section 4.6 of the SEPP.

2. *Insufficient information was submitted with the application to determine that, should the development be impacted by a flood, it would not result in a release of pollutants that impact a natural waterbody. In the absence of this information, the consent authority cannot be satisfied as to the matters raised in Section 6.8 of State Environmental Planning Policy (Biodiversity and Conservation) 2021.*

Council Comment: Minor amendments to the proposed stormwater management system have been made including the addition of a water quality facility. However, MUSIC and DRAINS model files have not been provided that verify the information provided in the civil plans. The application fails to demonstrate the development will not, if there is a flood, result in a release of pollutants that may have an adverse impact on the water quality of a natural waterbody.

3. *Insufficient information has been provided to clearly demonstrate that the proposed use can be properly categorised as a 'vehicle sales or hire premises' and that the site will not be used for a purpose that is otherwise prohibited in the zone.*

Council Comment: The application continues to fail to clearly demonstrate the proposed use can be properly categorised as a 'vehicle sales or hire premises', noting the site will be connected to the existing operations at 1 Edward Street that includes the parking of vehicles used in connection with a water cart business, which is defined as a transport depot and prohibited in the zone.

4. *The proposed development contravenes clause 4.3 (height of buildings) of the Camden Local Environmental Plan 2010 and the applicant's clause 4.6 written request fails to demonstrate that the standard is unreasonable or unnecessary in the circumstances of the case or that there are sufficient environmental planning grounds to justify the contravention.*

Council Comment: While the applicant's clause 4.6 written request was updated to reference the current version of Clause 4.6 of the Camden LEP, the maximum height stated in the written request continues to significantly understate the true height of the proposal. The request fails to demonstrate that the height of building development standard is unreasonable or unnecessary in the circumstances of the case or that there are sufficient environmental planning grounds to justify the contravention.

5. *The application has not demonstrated that the development is sympathetic to the historic context of the area or that the demolition of the existing dwelling house is necessary. The proposal will result in unacceptable visual impacts on the Camden Heritage Conservation Area and will be a detracting element should it be constructed.*

Council Comment: The proposed built form and demolition of the existing dwelling house has not been amended and fails to demonstrate that the development is sympathetic to the historic context of the area or that the demolition of the existing dwelling house is necessary. The proposal will result in unacceptable visual impacts on the Camden Heritage Conservation Area and will be a detracting element should it be constructed.

6. *The proposed development does not comply with clause 5.21 (flood planning) of the Camden Local Environmental Plan 2010 as the proposal is not compatible with the flood hazards of the subject site and the development will adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other properties.*

Council Comment: The additional information provided with the review confirmed that the application proposes a loss of flood storage and that this loss cannot be offset onsite. As filling has occurred in the floodway, the development results in detrimental increases in the potential flood affectation of other properties.

7. *The proposed development is of an excessive height, bulk, scale and form and is inconsistent with the existing and/or desired future character of the area.*

Council Comment: The proposed built form and demolition has not been amended and continues to be of an excessive height, bulk, scale and form and is inconsistent with the existing and/or desired future character of the area.

8. *The proposed development does not comply, or insufficient information was provided to assess compliance, with the following sections of the Camden Development Control Plan 2019:*

- a. *Section 2.1:*
 - i. *The development fails to demonstrate that clean fill / virgin excavated natural material has been used in the completed land forming.*
 - ii. *No information about ground levels prior to the unauthorised filling were provided.*
- b. *Section 2.3:*
 - i. *The development fails to demonstrate compliance with Council's Engineering Specifications in relation to water quality and quantity controls.*
- c. *Section 2.7:*
 - i. *A bush fire assessment was not provided that details the development's compliance with Planning for Bush Fire Protection 2019.*
- d. *Section 2.8:*
 - i. *The development does not comply with Council's Flood Risk Management Policy 2023.*
- e. *Section 2.9:*
 - i. *The application did not provide sufficient information to determine the suitability of the site with respect to contamination.*
- f. *Section 2.12:*
 - i. *The application did not provide sufficient information to assess the potential acoustic impacts on surrounding residential receivers.*
- g. *Section 2.14:*
 - i. *The application did not provide sufficient information to assess the waste management requirements of the operational phase of development.*
- h. *Section 2.16:*
 - i. *The proposal is not sympathetic to the prevailing character and will be a detracting item should it be constructed.*
 - ii. *The impacts of the proposed built form have not been sufficiently negated.*
 - iii. *The HIS has failed to demonstrate how the proposed demolition has been considered as a last resort.*
- i. *Section 2.18:*
 - i. *The application does not appear to be for the stated purpose of a 'vehicle sales or hire premises'. Further clarification about the characterisation is required before an assessment of parking rates can be made.*

- j. Section 5.2:
 - i. The application did not provide sufficient information to assess the potential acoustic impacts on surrounding residential receivers.
 - ii. The development does not address the street.
 - iii. Existing views and vistas will be impacted.
 - iv. The proposed mass and scale is not consistent with the surrounding development.
 - v. The development is not of a high quality architectural design and no architectural design features have been incorporated into the front façade.
 - vi. No legible, safe and comfortable pedestrian access has been provided.
 - vii. Insufficient waste management information has been provided.
 - viii. The proposal has not been designed to accommodate an HRV.
- k. Section 5.3:
 - i. The development does not contribute to the local distinctiveness of the Camden township.

Council Comment: The applicant has provided amended and additional documentation that satisfactorily addresses bushfire, contamination and acoustic concerns. However, as the proposed development remains generally unchanged, the proposal continues to result in a significant number of non-compliance’s with Camden Development Control Plan 2019, which continue to form reasons for refusal.

- 9. The development application is unclear about the development consent sought as there are numerous inconsistencies between the plan sets, including:
 - a. The landscape plan includes a note requiring changes to ground levels and stormwater pipe alignment. This is not reflected in the civil plans.
 - b. The proposed car parking area is only shown in the architectural plans.
 - c. The architectural plans show the shed as an open structure whilst the structural plans show the shed as enclosed on three sides.

Council Comment: Points a. and b. have been addressed through amended plans. The architectural plans still show the shed as an open structure whilst the structural plans show the shed as enclosed on three sides.

- 10. The development will have unreasonable adverse impacts on the natural and built environments.

Council Comment: The development has not been amended to address the reasons for refusal. The application as proposed is considered to result in unreasonable impacts on the natural and built environment.

- 11. Given the substantiated issues raised in the public submissions and the unacceptable impacts associated with the development, the proposal is not in the public interest.

Council Comment: The development has not been amended to address the reasons for refusal and the proposal is not considered to be in the public interest as the substantiated issues raised in the public submissions remain valid and the unacceptable impacts associated with the development have not been satisfactorily addressed.

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

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

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 review was supported by an environmental site contamination assessment and detailed site investigation that concluded the site is suitable for its proposed future development subject to the implementation of an asbestos management plan prior to redevelopment works that includes removal of asbestos fragments from the site surface and its validation by a qualified person. Further, while a Remediation Action Plan was not considered to be required, if excavation is envisaged as part of the development, an unexpected finds protocol would be an appropriate approach in managing the site conditions.

Council's Environmental Health Specialist has reviewed the environmental site contamination assessment and detailed site investigation and considers the site has been sufficiently assessed for contamination. Should the application be approved, conditions of consent should be imposed requiring an asbestos management plan due to the historical presence of asbestos, along with an unexpected finds protocol.

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

Chapter 6 of the Biodiversity and Conservation SEPP applies to land within the Hawkesbury-Nepean Catchment. Section 6.8 requires the consent authority to be satisfied that development on flood liable land will not, if there is a flood, result in a release of pollutants that may have an adverse impact on the water quality of a natural waterbody.

Insufficient information was submitted with the application to determine that, should the development be impacted by a flood, it would not result in a release of pollutants that impact a natural waterbody. In the absence of MUSIC and DRAINS files and more detailed operational information, the consent authority cannot be satisfied as to the matters raised in this section.

Camden Local Environmental Plan 2010 (Camden LEP)

The Camden LEP aims to make local environmental planning provisions for land in Camden in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.

Site Zoning

The site is zoned MU1 Mixed Use pursuant to Clause 2.2 of the Camden LEP.

Development Characterisation/Permissibility

The applicant has characterised the development as a *'vehicle sales or hire premises'* and stated the site will be used in conjunction with the adjoining business at No 1 Edward Street operated by IMMS, who provide the following commercial operations that include:

- fleet and private consignment sales;
- on-site fleet and private valuations;
- greenslips/insurance; and
- water carting services.

The Camden LEP defines a *'vehicle sales or hire premises'* as *"a building or place used for the display, sale or hire of motor vehicles, caravans, boats, trailers, agricultural machinery and the like, whether or not accessories are sold or displayed there"*.

A *'vehicle sales or hire premises'* is permitted with consent in the MU1 Mixed Use zone as the genus land use *'commercial premises'* is nominated as being permitted with consent.

Council officers do not consider the proposal to be solely for the stated purpose of a *'vehicle sales or hire premises'*. The subject site will not only be providing fleet and private consignment sales, but also form an extension of the existing operations occurring at 1 Edward Street, which includes a water carting service. The water carting vehicles are parked in existing sheds onsite, as detailed by the applicant. The purpose of the subject development includes for the parking of vehicles in connection with the existing operations occurring at 1 Edward Street.

The development can therefore be categorised as a *'transport depot'* which is nominated as a prohibited land use in the MU1 Mixed Use zone.

The Camden LEP defines a *'transport depot'* as *"a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking"*.

Based on the above, Council officers are not satisfied that the development is permitted with consent.

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, with the proposed contraventions further addressed below.

Clause 4.3 Height of Buildings

The applicant proposes a contravention to the height of buildings development standard that applies to the site. The development standard limits buildings to a maximum height of 7m above existing ground level. The applicant has calculated the building height as 7.645m. However, based on the submitted survey plan and architectural plans, the maximum proposed height is 8.19 metres which equates to a 17.1% exceedance.

Notwithstanding the above, the actual building height is likely to be higher as the survey plan is based on ground levels after unauthorised filling was carried out across the site. The height should be calculated using the ground levels of the site before the site was filled however this information was not provided with the application.

Pursuant to Clause 4.6(3) the applicant has submitted a written request that seeks to justify the contravention of the development standard. Council is not satisfied that the applicant has demonstrated the required matters of the subclause for the following reasons:

- The maximum height stated in the written request significantly understates the true height of the proposal.
- The objectives of Clause 4.3 are not achieved as the proposed shed will result in adverse impacts to the Camden HCA.

Consequently, it is recommended that the Panel not support the proposed contravention to Clause 4.3 of the Camden LEP.

Clause 5.10 Heritage Conservation

Before granting development consent in respect of a heritage item 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.

The submitted Heritage Impact Statement has not sufficiently demonstrated that the development is sympathetic to the historic context of the area or that the demolition of the existing dwelling house is necessary.

It is assessed that the proposal will result in unacceptable impacts on the Camden Heritage Conservation Area and will be a detracting element should it be constructed.

Clause 5.21 Flood Planning

Development consent must not be granted to development on land at or below the flood planning level unless the consent authority is satisfied the development meets the matters outlined in the clause.

The subject land is below the flood planning level, with the majority of the site impacted by the Nepean River 20% AEP flood. The application is inconsistent with Council's Flood Risk Management Policy 2023 (FRMP) for the following reasons:

- The FRMP prohibits development within floodways. The majority of the site is classified as a floodway (refer figure 5 above).

- The FRMP only permits ‘Concessional’ and ‘Rural & Recreational’ development in high flood risk precincts. The entire site is classified as a high flood risk precinct.

Furthermore, the unauthorised filling and proposed additional filling of the site will likely adversely affect flood behaviour and may result in increased impacts for adjoining properties.

As such, Council is not satisfied that the development is compatible with the flood function and behaviour of the land.

(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 could be addressed through conditions of consent (if the application was to be approved).

(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 above assessment, the development is likely to have unreasonable adverse impacts on the natural and built environments.

(c) the suitability of the site for the development

As demonstrated by the assessment, the site is not considered to be suitable for the development.

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

The review was publicly exhibited for a period of 14 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 22 October 2024 to 4 November 2024 and eight submissions were received, all of which objected to the development.

The following discussion addresses the issues raised in the submissions.

1. *This development does not comply with clause 5.21 of the Camden LEP or the Flood Risk Management Policy.*

Officer comment

As noted in this report and relevant attachments, the proposal is inconsistent with the flooding provisions of the Camden LEP, Camden DCP and Council's Flood Risk Management Policy.

2. *The site is likely contaminated to the extent that the development cannot proceed under this DA.*

Officer comment

The review was supported by an environmental site contamination assessment and detailed site investigation that concluded the site is suitable for its proposed future development (subject to the implementation of an asbestos management plan prior to redevelopment works).

Council's Environmental Health Specialist has reviewed the environmental site contamination assessment and detailed site investigation, advising it is considered the site has been sufficiently assessed for contamination.

3. *The development is unsightly and inconsistent with expectations of the town's Heritage Conservation Area*

Officer comment

As noted in the above assessment it is assessed that the development will have a negative impact on the Camden Heritage Conservation Area (HCA).

4. *The existing cottage contributes to the heritage significance of the town.*

Officer comment

The Heritage Impact Statement identifies the existing dwelling as non-contributory. While the dwelling may have a neutral contribution, Council officers' do not support its removal and replacement with a development that will be a detracting element in the HCA.

5. *The development will have detrimental impacts to the streetscape.*

Officer comment

The proposed development would have an adverse impact on the streetscape.

6. *The shed exceeds the LEP height standard.*

Officer comment

The proposed shed contravenes the maximum height of buildings development standard, and the contravention is not supported by Council officers.

7. *Concern is raised over the permissibility of the proposed use of the site.*

Officer comment

Insufficient information has been provided to clearly demonstrate that the proposed use can be properly categorised as a 'vehicle sales or hire premises' and that the site will not be used for a purpose that is otherwise prohibited in the zone. As such, the application is not supported due to insufficient information relating to permissibility.

8. *The BCA compliance of the proposed shed is questioned.*

Officer comment

Council's Building Certification Team has reviewed the application and raised issues that would be subject of a request for additional information if the application were to be supported.

(e) the public interest

The public interest is served through the detailed assessment of this review under the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation, 2021*, environmental planning instruments, development control plans and policies. Given the substantiated issues raised in the public submissions and the unacceptable impacts that will result from the proposal, the development is not considered to be in the public interest.

EXTERNAL REFERRALS

Referrals to external agencies were not required for this application.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

The review 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 review is recommended for refusal for the reasons outlined below.

RECOMMENDED

The Panel refuse DA/2024/142/2 for the review of determination for the demolition of existing dwelling, construction of a shed and office, regularisation of completed land forming and use of land as a vehicle sales or hire premises at 3 Exeter Street, Camden for the following reasons:

1. Insufficient information was submitted with the application to determine that, should the development be impacted by a flood, it would not result in a release of pollutants that impact a natural waterbody. In the absence of this information, the consent authority cannot be satisfied as to the matters raised in Section 6.8 of State Environmental Planning Policy (Biodiversity and Conservation) 2021.
2. Insufficient information has been provided to clearly demonstrate that the proposed use can be properly categorised as a '*vehicle sales or hire premises*' and that the site will not be used for a purpose that is otherwise prohibited in the zone.
3. The proposed development contravenes clause 4.3 (height of buildings) of the Camden Local Environmental Plan 2010 and the applicant's clause 4.6 written request fails to demonstrate that the standard is unreasonable or unnecessary in the circumstances of the case or that there are sufficient environmental planning grounds to justify the contravention.
4. The application has not demonstrated that the development is sympathetic to the historic context of the area or that the demolition of the existing dwelling house is necessary. The proposal will result in unacceptable visual impacts on the Camden Heritage Conservation Area and will be a detracting element should it be constructed.
5. The proposed development does not comply with clause 5.21 (flood planning) of the Camden Local Environmental Plan 2010 as the proposal is not compatible with the flood hazards of the subject site and the development will adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other properties.
6. The proposed development is of an excessive height, bulk, scale and form and is inconsistent with the existing and/or desired future character of the area.
7. The proposed development does not comply, or insufficient information was provided to assess compliance, with the following sections of the Camden Development Control Plan 2019:
 - a. Section 2.1:
 - i. No information about ground levels prior to the unauthorised filling were provided.
 - ii. Proposed fill and retaining wall/batter details are lacking.
 - b. Section 2.3:
 - i. The development fails to demonstrate compliance with Council's Engineering Specifications in relation to water quality and quantity controls.
 - c. Section 2.8:
 - i. The development does not comply with Council's Flood Risk Management Policy 2023.
 - d. Section 2.14:
 - i. The application did not provide sufficient information to assess the waste management requirements of the operational phase of development.
 - e. Section 2.16:

- i. The proposal is not sympathetic to the prevailing character and will be a detracting item should it be constructed.
 - ii. The impacts of the proposed built form have not been sufficiently negated.
 - iii. The HIS has failed to demonstrate how the proposed demolition has been considered as a last resort.
 - f. Section 2.18:
 - i. The application does not appear to be solely for the stated purpose of a '*vehicle sales or hire premises*'. Further clarification about the characterisation is required before an assessment of parking rates can be made.
 - ii. Vehicle site access is not considered satisfactory as proposed.
 - g. Section 5.2:
 - i. The development does not address the street.
 - ii. Existing views and vistas will be impacted.
 - iii. The proposed mass and scale is not consistent with the surrounding development.
 - iv. The development is not of a high quality architectural design and no architectural design features have been incorporated into the front façade.
 - v. No legible, safe and comfortable pedestrian access has been provided.
 - vi. Insufficient waste management information has been provided.
 - vii. The proposal does not satisfactorily accommodate an HRV.
 - h. Section 5.3:
 - i. The development does not contribute to the local distinctiveness of the Camden township.
- 8. The development application is unclear about the development consent sought as there are numerous inconsistencies between the plan sets, including:
 - a. large hedge planting is proposed in the stormwater quality device (basin) which may impact the function of the device.
 - b. Details in sediment plan, demolition plan, landscape plan and architectural plans have been superseded by civil plans.
 - c. The architectural plans show the shed as an open structure whilst the structural plans show the shed as enclosed on three sides.
- 9. The development will have unreasonable adverse impacts on the natural and built environments.
- 10. Given the substantiated issues raised in the public submissions and the unacceptable impacts associated with the development, the proposal is not in the public interest.

ATTACHMENTS

1. Camden LEP Assessment Table
2. Camden DCP Assessment Table
3. Combined Public Submissions - *CONFIDENTIAL*
4. Clause 4.6 Written Request
5. Consolidated Plans

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> <ul style="list-style-type: none"> • To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities. • To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces. • To minimise conflict between land uses within this zone and land uses within adjoining zones. • To encourage business, retail, community and other non-residential land uses on the ground floor of buildings. • To encourage development that supports or complements the primary office and retail functions of the local centre zone. 	<p>The applicant has characterised the development as a <i>'vehicle sales or hire premises'</i>.</p> <p>The Camden LEP defines a <i>'vehicle sales or hire premises'</i> as <i>"a building or place used for the display, sale or hire of motor vehicles, caravans, boats, trailers, agricultural machinery and the like, whether or not accessories are sold or displayed there"</i>.</p> <p>A <i>'vehicle sales or hire premises'</i> is permitted with consent in the MU1 Mixed Use zone as the genus land use <i>'commercial premises'</i> is nominated as being permitted with consent.</p> <p>The application does not appear to be solely for the stated purpose of a <i>'vehicle sales or hire premises'</i>. Information provided with the application indicates that the use will be for the parking of vehicles used in connection with the business at 1 Edward Street. This is reinforced by the current unauthorised use of the site which appears to be for the parking of vehicles associated with the adjoining business.</p> <p>As the development will not be operating independently, it appears that the purpose of the development is the parking of vehicles for the adjoining business. As such, the development can be characterised as a <i>'transport depot'</i> which is nominated as a prohibited land use in the MU1 Mixed Use zone.</p> <p>The Camden LEP defines a <i>'transport depot'</i> as <i>"a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking"</i>.</p> <p>With respect to the objectives of the zone, Council officers are not satisfied that the</p>	<p>No.</p>

Clause	Assessment	Compliance
	development is consistent with the objectives for the following reasons: <ul style="list-style-type: none"> The development will not provide a diverse and active street frontage to attract pedestrian traffic and to contribute to a vibrant, diverse and functional street. The application has not demonstrated that land use conflict has been minimised between uses within the MU1 zone and the adjacent RU1 zone. The development is not deemed to support or complement the primary office and retail functions of the local centre. 	
<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>The application seeks consent for demolition of the existing dwelling in accordance with this clause.</p>	<p>Yes.</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>Insufficient information has been submitted. Based on the provided plans, the RL of the highest point of the shed is 73.849 and the ground level RL is 65.65. This equates to a maximum height of 8.19 metres which is a 17.1% variation.</p> <p>It's noted that the actual building height is likely to be higher as the survey plan is based on ground levels after unauthorised filling was carried out across the site. The height should be calculated using the ground levels of the site prior to the filling however this information was not provided with the application.</p>	<p>No.</p>
<p>4.6 Exceptions to development standards</p> <p>Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument.</p>	<p>The Clause 4.6 written request is insufficient for the following reasons:</p> <ul style="list-style-type: none"> The maximum height stated in the request significantly understates the true height of the proposal. The request states the height is 7.645m. Council officers have calculated the height to be at least 8.19 metres 	<p>No.</p>

Clause	Assessment	Compliance
<p>Development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated that:</p> <p>(a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and</p> <p>(b) there are sufficient environmental planning grounds to justify the contravention of the development standard.</p>	<p>based on the RL provided for the ridge of the shed and RL provided for the ground levels.</p> <ul style="list-style-type: none"> The objectives of Clause 4.3 are not achieved as the proposed shed will result in significant adverse impacts to the Camden HCA. <p>Council officers are therefore not satisfied that the application has demonstrated that compliance with the development standard is unreasonable or unnecessary in the circumstances, and that there are sufficient environmental planning grounds to justify the contravention of the development standard.</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.</p>	<p>Consent is sought for the demolition of the existing dwelling house.</p> <p>The site is located within the Camden Heritage Conservation Area. The site is not listed as a heritage item.</p> <p>The applicant has submitted a Heritage Impact Statement in support of the DA. Council staff, including Council's Heritage Officer, have reviewed the statement and concluded that the application has not sufficiently demonstrated that the development is sympathetic to the historic context of the area or that the demolition of the existing dwelling house is necessary.</p> <p>The proposal would result in unacceptable impacts on the Camden Heritage Conservation Area as it would be a detracting element should it be constructed.</p>	No.
<p>5.21 Flood planning</p> <p>Development consent must not be granted to development on land at or below the flood planning level unless the consent authority is satisfied the development:</p> <p>(a) is compatible with the flood function and behaviour on the land, and</p>	<p>The application does not comply with Council's Flood Risk Management Policy (FRMP).</p> <p>The FRMP prohibits development within floodways. The majority of the site is classified as a floodway.</p>	No.

Clause	Assessment	Compliance
<p>(b) 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</p> <p>(c) 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</p> <p>(d) incorporates appropriate measures to manage risk to life in the event of a flood, and</p> <p>(e) 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.</p> <p>In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters:</p> <p>(a) the impact of the development on projected changes to flood behaviour as a result of climate change,</p> <p>(b) the intended design and scale of buildings resulting from the development,</p> <p>(c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,</p> <p>(d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.</p>	<p>Additionally, the FRMP only permits Concessional and Rural & Recreational development in high flood risk precincts. The entire site is classified as a high flood risk precinct and the proposed development is not Concessional or Rural & Recreational.</p> <p>Council's Floodplain Management Team has reviewed the application and advised that the development is not compatible with the flood function of the land.</p> <p>A further discussion of flooding issues is contained within the main report.</p>	

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Compliance?
1.2 Notification and Advertising Requirements		
Notification and advertising requirements are now listed in Part 3.0 of the CPP.	<p>The application was notified for 14 days in accordance with the Camden Community Participation Plan 2021. The notification period was from 21 October to 4 November 2024 and 8 submissions were received objecting to the proposed development.</p> <p>A discussion of the issues raised in the submissions is contained within the main report.</p>	Yes.
2.1 Earthworks		
Building work should be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill.	<p>Insufficient information has been provided with the application.</p> <p>The site has been the subject of unauthorised filling. No details were provided regarding the natural ground levels of the site prior to the filling.</p> <p>A general note is annotated on plan stating the driveway extension is to match the slab height of RL66.5, which appears to require fill across much of the site to achieve.</p> <p>An accurate assessment of ground level changes is unable to be carried out without this information.</p>	No.
Building work must be designed to ensure minimal cut and fill is required for its construction phase.	Insufficient information has been provided with the application. The site has been the subject of unauthorised filling. No details were provided regarding the natural ground levels of the site prior to the filling. An accurate assessment of ground level changes is unable to be carried out without this information.	No.
All retaining walls proposed are to be identified in the development application.	Insufficient information has been provided with the application. The bulk earthworks plan appears to show steep batters along the southwestern and southeastern boundaries which should be retained by a retaining wall. Alternatively, confirmation that the batter can be stabilised without retaining structures shall be provided from a suitably qualified person.	No.
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	Conditions could be imposed that requires future fill brought on to the site to be VENM should the application be approved.	Yes.

Control	Assessment	Compliance?
land. Council may consider alternatives to VENM on merit.		
2.2 Salinity Management		
Groundwater recharge is to be minimised.	Conditions of consent could be imposed to ensure groundwater recharge is minimised should the application be approved.	Yes.
All development, where saline and sodic soils are identified, must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. Soil and Water Management Plans, prepared in accordance with Managing Urban Stormwater – Soils and Construction are to be submitted with each subdivision DA.	Conditions of consent could be imposed to require adequate sediment and erosion controls measures be implemented should the application be approved.	Yes.
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. Certification is required to be submitted to Council prior to commencement of construction.	Conditions of consent could be imposed to require adequate sediment and erosion controls measures be implemented should the application be approved.	Yes.
In the absence of a salinity report, all works proposed must be designed to achieve the requirements of Council's current Engineering Design Specification.	No salinity report was provided. Should the application be approved, conditions of consent could be imposed to require compliance with Council's Engineering Design Specification.	Yes.
2.3 Water Management		
All development must demonstrate compliance with the relevant provisions of Council's Engineering Specifications including requirements for detention, drainage and water sensitive urban design.	Insufficient information has been submitted with the application. The application has not demonstrated compliance with Council's Engineering Specification as insufficient information regarding water management has been provided. The following additional information is required for assessment: <ul style="list-style-type: none"> • MUSIC and DRAINS model files to verify notes on civil plans. The following amendments are required: <ul style="list-style-type: none"> • Provide correct pre (prior to unauthorised works) vs post development catchments. • Water quality basin details are not consistent with the plans. • Amend stormwater plans to be consistent with landscape and architectural plans. 	No.
2.7 Bush Fire Risk Management		
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	The proposed development is on bush fire prone land. The applicant submitted a bush fire assessment that concluded the proposal complies with the objectives for Class 5 to 8 buildings set out in PBP 2019. The proposed	Yes.

Control	Assessment	Compliance?
Planning for Bush Fire Protection (or equivalent).	shed has been assessed as BAL-LOW which does not warrant specific construction requirements for buildings in bushfire prone areas.	
2.8 Flood Hazard Management		
Development on flood prone land must comply with Council's Engineering Design Specifications and Flood Risk Management Policy.	<p>The application does not comply with Council's Flood Risk Management Policy (FRMP).</p> <p>The FRMP prohibits development within floodways. The majority of the site is classified as a floodway.</p> <p>Additionally, the FRMP only permits Concessional and Rural & Recreational development in high flood risk precincts. The entire site is classified as a high flood risk precinct.</p> <p>A further discussion of flooding issues is contained within the main report.</p>	No.
2.9 Contaminated and Potentially Contaminated Land Management		
An assessment is to be made by the applicant under State Environmental Planning Policy (Resilience and Hazards) 2021 (or equivalent) as to whether the subject land is contaminated prior to the submission of a development application	<p>The DA was supported by an environmental site contamination assessment and detailed site investigation that concluded the site is suitable for its proposed future development subject to the implementation of an asbestos management plan and unexpected finds protocol.</p> <p>Council's Environmental Health Specialist has reviewed the environmental site contamination assessment and detailed site investigation, advising it is considered the site has been sufficiently assessed for contamination.</p>	Yes.
2.10 Development near Camden Airport		
Buildings or structures located within the area affected by the Camden Airport OLS or PANS-OPS contained in the Camden Airport Master Plan must use materials that have low reflectivity.	The proposed materials will have low reflectivity.	Yes.
2.12 Acoustic Amenity		
An acoustic assessment will be required for industrial and commercial development where the development is located within a 100m radius from, or has a direct line of site of a distance of 150m to, residences or noise sensitive receivers.	An acoustic report was submitted in support of the application and concluded that, subject to one of two options being implemented, the level of noise emitted by vehicle movements and mechanical plant on the site will meet the noise level requirements of the NSW Environment Protection Authority's NSW Noise Policy for Industry and NSW Road Noise Policy.	Yes.

Control	Assessment	Compliance?
	<p>Option 1 limits hours of operation between 6.00am and 10.00pm. Option 2 recommends a 2.3m barrier constructed along the western perimeter.</p> <p>Concern is raised that a 2.3m barrier is visually inappropriate for the subject site within the Camden heritage conservation area. However, option 1 could be supported.</p> <p>Council's Environmental Health Specialist reviewed the application, and advised they accept the acoustic assessment. Should the application be approved, conditions of consent could be imposed to ensure amenity during the night period, along with ongoing use offensive noise and noise compliance.</p>	
2.14 Waste Management		
A Waste Management Plan (WMP) must be submitted for all new development, including demolitions, construction and the ongoing (or change of) use. A WMP outlines the waste that will be generated and how the development proposes to manage the waste.	Insufficient information has been submitted with the application. The submitted waste management plan includes information about the demolition and construction phases. Minimal information has been provided about the operational waste storage and collection locations.	No.
2.16.2 Heritage Concepts		
Council requires a HIS to be provided with a development application where, in the opinion of Council, the heritage significance of a heritage conservation area could be affected.	The site is within the Camden Heritage Conservation Area (Camden HCA) and a Heritage Impact Statement has been submitted with the application.	Yes.
2.16.3 General Heritage Provisions		
New buildings must be of a simple, contemporary design that avoids "heritage style" replication of architectural or decorative detail.	The proposed shed is a simple design that avoids 'heritage style' replication of architectural and/or decorative detail.	Yes.
New work must be easily identified as such and is required to be sympathetic to the heritage place.	The proposal is not sympathetic to the Camden HCA or nearby heritage items.	No.
New development must be designed to interpret and complement the general form, bulk, scale, height, architectural detail and other significant elements of the surrounding heritage place.	The proposal does not interpret, nor complement, the general form, scale and details of other elements of the Camden HCA or nearby heritage items.	No.
Where there is a uniform building front setback, new development must recognise this.	No uniform front setback has been established along this section of Exeter Street. The proposed front setback is not inconsistent with adjoining setbacks.	Yes.
The existing informal and irregular pattern of rear property building alignments is to be retained.	The proposed rear setback will contribute towards an informal and irregular pattern of rear property building alignments.	Yes.

Control	Assessment	Compliance?
Materials, finishes, and textures must be sympathetic to the historic context of the original significant buildings within the streetscape.	The proposal is not sympathetic to the historic context of the streetscape.	No.
Contemporary materials are permitted where their proportions, detailing and quantities are compatible with the character of the area. Large expanses of glass and reflective wall and roof cladding are not appropriate.	The large expansive roof form of the proposed shed is not appropriate.	No.
New buildings need not employ traditional colour schemes but should use colours sympathetic to surrounding development and contribute to the cohesiveness of the Heritage Place. A material and colour palette sheet must be provided to Council for assessment.	A materials and colours schedule has been provided with the development application. Whilst the proposed colours could be considered sympathetic in some instances, the large expanse of solid colour contributes to the bulk and scale of the shed.	No.
Vehicle access must not impact adversely upon the architectural character and significance of buildings or the streetscape.	The proposed widening of the driveway and excessive hardstand areas will adversely impact the streetscape.	No.
Driveways should be constructed of gravel, crushed sandstone, bricks or plain concrete or be designed as separated wheel strips. Stencilled concrete is generally not appropriate.	The proposed driveway will be plain concrete.	Yes.
Hard stand areas should be kept to a minimum.	973m ² of hard stand area is proposed which equates to 95.8% of the site. This is considered excessive.	No.
Skylights, air conditioning units, antennas, solar panels, satellite dishes etc. must not be visible from the street.	Conditions of consent could be imposed to address this should the application be approved.	Yes.
2.16.4 Camden Heritage Conservation Area		
Views associated with the St John's Church spire must not be compromised.	The proposal will not compromise views to/from St John's Church.	Yes.
Existing cottage dominated streetscapes must be retained, new development such as extensions/additions should be compatible with the existing streetscape.	The shed is proposed to be constructed at the rear of the site. However, demolition of the existing dwelling located at the front of the site and exposure of the shed structure will adversely affect the existing streetscape.	No.
A two storey height limit must prevail except for significant architectural features incorporated into the design of buildings in significant locations.	The proposal is single storey.	Yes.
Large built forms in cottage dominated precincts must be avoided through the use of various roof forms and pitches, wall openings and recesses, materials, recessive colours and landscaping	The impacts of the proposed large built form have not been sufficiently negated.	No.

Control	Assessment	Compliance?
Development of the flood affected fringes of the town must not compromise the prevailing character.	The proposal is not sympathetic to the prevailing character and will likely be considered a detracting item should it be constructed.	No.
2.18 Traffic Management and Off-Street Parking		
2.18.2 Off Street Car parking rates/requirements		
<u>Vehicle Sales and Hire Premises</u> 0.75 car parking spaces per 100m ² of display site area and 6 car parking spaces per service work bay.	The application complies with the minimum car parking required for a vehicle sales or hire premises. The minimum number of spaces is 3 and the application provides 4.	No.
<u>Transport Depot</u> Assessed on merit.	As discussed in the main report, the application seeks consent for the use of the site as a 'vehicle sales or hire premises'. However, the development is considered to also be characterised as a 'transport depot' based on the information provided with the application.	
Council will assess the extent and size of service vehicle parking area to be provided having regard to the nature of a particular development and its likely servicing requirements.	It's noted that semi-trailers and truck and dog combinations are currently using the site. As such, the development should be designed to accommodate these vehicles. Council's Traffic and Road Safety Team has reviewed the application and raised concern with: <ul style="list-style-type: none"> - passenger vehicle swept path indicates encroachment onto the BB centre line-marking. - HRV swept path assessment provided for right turn out of the proposed driveway only. - HRV will need to perform reverse movements internally. - Additional splay at the boundary and parking restriction between driveways required 	No.
5.2 General Controls Applying to all Business Zone Areas		
Development within business zones must incorporate a range of local retail, commercial, entertainment, childcare, residential and community uses to serve the needs of the local community.	As discussed in the main report, the application seeks consent for the use of the site as a 'vehicle sales or hire premises' which would comply with this control. However, the development can also be characterised as a 'transport depot' based on the information provided with the application. A transport depot is not consistent with the uses stated in this control.	No.
The layout and location of business zone uses must consider potential future noise and amenity conflicts for both the subject development and adjoining/nearby development.	Council's Environmental Health Specialist reviewed the application, and advised they accept the acoustic assessment. Should the application be approved, conditions of consent could be imposed to ensure amenity during the	Yes.

Control	Assessment	Compliance?
	night period, along with ongoing use offensive noise and noise compliance.	
Where development fronts the street or any other public place (including car parking areas and pedestrian thoroughfares) the development must be designed so that it addresses the street or public place.	The development does not address Exeter Street.	No.
New development must not detract from significant existing views and vistas.	The site is located opposite the southern end of Macquarie Grove Road which is a distinct tree lined visual gateway to Camden. The proposal is likely to detract from existing views and vistas given the prominent location.	No.
Buildings should have a similar mass and scale to create a sense of consistency. Within business zones, generally there will be gradation of massing from a dense inner core to a less dense outer edge to provide an appropriate interface with land uses in the adjoining zones and symmetry to the building.	The mass and scale of the proposal is inconsistent with the buildings at the rear of adjoining Edward and Elizabeth Streets lots.	No.
Business development must feature high quality architectural design and a built form that promotes a 'sense of place' and contemporary character for all business zones	The development is not considered to be of high quality architectural design.	No.
Development in business zones must be compatible with surrounding business development in terms of appearance, type, bulk and scale, design and character.	The shed is inconsistent with the adjoining buildings in terms of bulk and scale.	No.
Building wall planes must contain variations and architectural design features in their front facades in order to provide visual interest.	No architectural design features have been incorporated to provide visual interest.	No.
Roof forms should be appropriately designed to respond to the built form of other nearby business development. The design of roofs may adopt traditional forms found in the immediate locality, or alternatively they may adopt a more contemporary appearance to a juxtaposition to traditional roof forms. However, it must be clearly demonstrated that the proposed roof form relates appropriately to the existing adjoining development.	The roof form is consistent with other outbuilding roofs in the immediate vicinity. However, the scale of the roof is substantially greater and more consistent with an industrial type of development.	No.
New development must not cause significant overshadowing or overlooking of public places, relative to the patterns of usage of those places.	The proposed shed is not expected to cause significant overshadowing to public places.	Yes.

Control	Assessment	Compliance?
Where a building addresses a public space, buildings must always address and embellish that public space. Public spaces may include a street, any form of urban open space (e.g. courtyard, plaza, etc), or any form of landscaped open space. This must also help contribute towards place-making.	The proposal does not sufficiently address the street.	No.
Service infrastructure such as air conditioning and other plant must be screened from public view and must be incorporated into the design of the building.	Conditions of consent could be imposed to address this should the application be approved.	Yes.
Site facilities such as loading, waste storage, servicing and other infrastructure must be designed to minimise the visual impact on the public domain and impacts on neighbours.	Extensive hard stand areas for loading, parking and manoeuvring will likely have significant adverse visual impacts on the public domain.	No.
Security devices must be integrated with the design of the building and must enable design features to be interpreted outside centre trading hours.	Conditions of consent could be imposed to address this should the application be approved.	Yes.
Business development must be designed to facilitate high levels of pedestrian amenity and permeability, including access and facilities for cyclists.	The proposal has not demonstrated that a high level of pedestrian amenity and permeability will be provided throughout the site.	No.
Buildings should be designed to minimise overshadowing of pedestrian thoroughfares and footpaths wherever possible.	The proposed shed is not expected to cause significant overshadowing of pedestrian thoroughfares or footpaths.	Yes.
Development must include a high quality landscape design including a co-ordinated package of street furniture and lighting that enhances the character of the business zone. The design of landscaping and the public domain must be generally in accordance with Council's Landscape and Streetscape Elements Manual (or equivalent).	Landscaping is proposed however it is generally contained to narrow strips along the north-western and south-western boundaries of the site. The quality of the landscaping would be improved by increasing the amount of landscaped area and more evenly distributing the embellishment across the site.	No.
The building and landscape design is to be complementary to ensure legible, safe, comfortable and easy access for pedestrian from the street frontages, within the business zone and to adjoining land, where appropriate.	The proposal does not provide legible, safe comfortable and easy access to the site.	No.
Street tree and open space plantings are to provide generous shade for pedestrians.	Conditions of consent could be imposed to address this should the application be approved.	Yes.
The visibility of parking areas at street frontages must be minimised through parking layout and design, building location and design and landscaping	The proposed landscaping does not sufficiently negate the adverse impacts of the proposed hard stand areas. Parking areas and vehicles	No.

Control	Assessment	Compliance?
treatments. Bitumen and cars are not to be the dominant features of the landscape.	will likely be the dominant feature of the landscape.	
Parking areas must be designed to enable legible, safe, comfortable and easy access for pedestrians from the street frontages, within the centre and to adjoining land, where appropriate	The proposal does not provide legible, safe comfortable and easy access to the site.	No.
Car parking must be provided in accordance with Part 2 of this DCP.	See control 2.18.2 above.	No.
A detailed Waste Management Plan (WMP) must be submitted for the ongoing use of the site. A WMP must outline the waste that will be generated from the site and proposed arrangements for managing waste onsite and for collection.	Insufficient information has been submitted with the application. Minimal information has been provided about the operational phase, including waste storage and collection locations.	No.
The site plan and floor plans must show: the location of temporary waste and recycling storage areas within each tenancy; the location of designated waste and recycling storage room(s) or areas that are sized to meet the waste and recycling needs of all tenants (refer to Council's Waste Management Guidelines for generation rates); an identified collection point for the collection and emptying of waste, recycling and other waste bins; and the path of travel for moving bins from the storage area to the identified collection point (if collection is to occur away from the storage area). 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).	Insufficient information has been submitted with the application. Minimal information has been provided about the operational phase. Information about waste storage and collection locations is required.	No.
A swept path analysis must be prepared by a suitably qualified professional in accordance with AS2890.2. It must be demonstrated that a Heavy Rigid Vehicle: can enter, manoeuvre and exit the site in a forward direction; perform collections in a safe manner; and is provided with adequate height and width clearance to safely access the site.	A traffic impact assessment has been submitted, including swept path analysis. Council's Traffic and Road Safety Team has reviewed the application and raised concern with: - passenger vehicle swept path indicates encroachment onto the BB centre line-marking. - HRV swept path assessment provided for right turn out of the proposed driveway only. - HRV will need to perform reverse movements internally. - Additional splay at the boundary and parking restriction between driveways required	No.
Between collection periods, all waste/recyclable materials generated on	Insufficient information has been submitted with the application. Minimal information has been	No.

Control	Assessment	Compliance?
site must be kept in enclosed bins with securely fitting lids and stored in designated waste/recycling storage room(s) or area(s).	provided about the operational phase waste storage and collection locations.	
The number of bins to be provided must be calculated based on waste generation rates in Council's Waste Management Guidelines;	Insufficient information has been submitted with the application. Minimal information has been provided about the operational phase waste storage and collection locations.	No.
In exceptional circumstances where onsite collection cannot be achieved, waste/recycling containers should be collected from a kerbside, rear laneway or service passage. Waste collection should not be provided along shop frontages.	Insufficient information has been submitted with the application. Minimal information has been provided about the operational phase waste storage and collection locations.	No.
5.3 Camden Town Centre Development Controls		
5.3.3 Camden – MU1 Mixed Use		
Development in the MU1 Mixed Use zone should be complementary to the existing land uses in the B2 Local Centre zone which forms the core business and retail precinct of the Camden township.	As discussed in the main report, the application seeks consent for the use of the site as a 'vehicle sales or hire premises' which would comply with this control. However, the development can be characterised as a 'transport depot' (which is a prohibited land use) based on the information provided with the application.	No.
Buildings must contribute to the local distinctiveness of the Camden township by using a varied palette of colours, materials and finishes.	The proposal is not considered to contribute to the local distinctiveness of the Camden township.	No.
Buildings in full corporate colours will not be permitted. Corporate colours can, however, be sensitively integrated as part of an overall design and signage strategy.	Corporate colours for the building are not proposed.	Yes.
The Camden township is located within the Camden Heritage Conservation Area. Reference must be made to Part 2 of this DCP.	An assessment against the relevant controls has been made earlier in this table. The proposal is inconsistent with these controls.	No.

**Written Request under Clause 4.6 Exceptions to Development
Standards of Camden Local Environmental Plan 2010**

Lot A DP 160065, 3 Exeter Street, CAMDEN

Prepared For:
IMMS
Prepared By



September 2024

Post: PO Box 295, Camden NSW 2570 • **Ph:** 02 4648 0877 • **Mob:** 0418 620 718
Email: michael@michaelbrown.com.au • **Web:** www.michaelbrown.com.au

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1. Introduction

This clause 4.6 written variation request has been prepared by Michael Brown Planning Strategies Pty Ltd on behalf of IMMS. It is submitted to Camden Council in support of a development application for the demolition of the existing dwelling and construction of an open shed at No 3 Exeter Street, CAMDEN. The subject shed has a height of 7.645m and Clause 4.3 of Camden Local Environmental Plan 2010 provides a height control of 7m. There is a non-compliance with the height of 645mm or 9.21%.

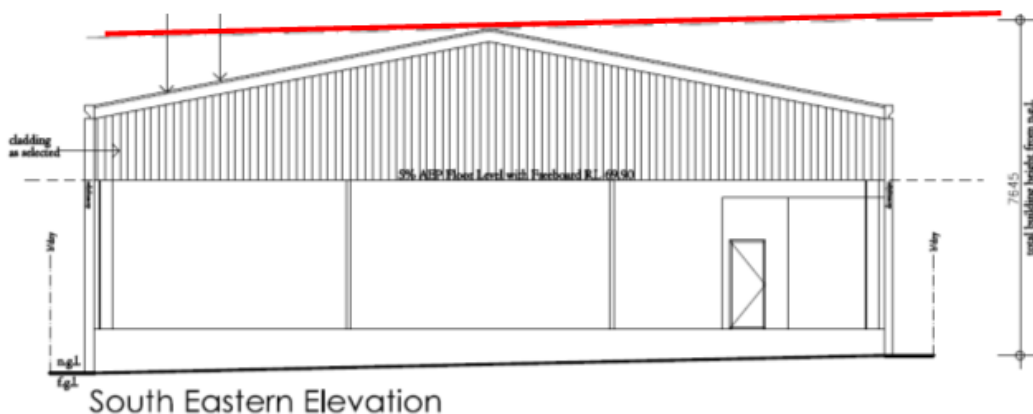
The proposal seeks a variation to the maximum building height limit. In brief, the proposal involves part of the roof of the building exceeding the 7m building height control under Clause 4.3(2) of Camden Local Environmental Plan 2010 ("CLEP 2010"). Refer to Figure 1 for detail and shown on Sheet 5 Revision A of Appendix A of the plans submitted with the application prepared by Devine Drafting & Design.

It would be noted that under the Heights of Building Map under Clause 4.3 of Camden Local Environmental Plan 2010 (CLEP) that the maximum height control for the site is 7m, with the shed exceeding the height control at 645mm (worse-case scenario - Figure 1). The site is zoned MU1 Mixed Use and the proposed development is permissible with development consent, as addressed in Section 4.5 of the Statement of Environmental Effects (SoEE) prepared by this firm.

The height of the roof varies depending on existing ground levels. However, ground levels change from different points and therefore the exceedance varies depending on where the measurement is taken from. Notwithstanding, the roof of the shed exceeds the height control of Cl.4.3(2) of CLEP 2010 by 645mm. It would be noted that the north eastern elevation on Sheet 5 of Appendix A shows that the building has a height of 6849mm and therefore less than 7m.

The exceedance is calculated at 9.21%.

FIGURE 1 - SECTION ELEVATION



This Clause 4.6 request follows the recently released Department of Planning and Environment guide to exclusions from clause 4.6 of the Standard Instrument on 15 September 2023.

The Amending Order omits clause 4.6(3)-(5) and (7) and inserts the following amended sub-clauses:

“(3) Development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated that –

- (a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and*
- (b) there are sufficient environmental planning grounds to justify the contravention of the development standard.*
- (4) The consent authority must keep a record of its assessment carried out under subclause (3).”*

The key differences between the previous and amended clauses are:

- The consent authority must now be positively satisfied that the applicant has demonstrated that compliance is unreasonable or unnecessary and that there are sufficient environmental planning grounds, rather than being satisfied that the written request demonstrates such matters;
- There is now no requirement for the consent authority to be satisfied that the proposed development will be in the public interest because it is consistent with the objectives of the relevant standard and zone; and
- There is no longer any requirement to obtain the Secretary’s concurrence.

It is understood that the requirement to be satisfied that a development is in the public interest was removed due to a perception that it duplicated existing mandatory considerations in determining a development application. These include clause 2.3 in the Standard Instrument (requiring consideration of zone objectives), section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979 (requiring consideration of the public interest) and in demonstrating that compliance is unreasonable or unnecessary because the development is consistent with the objectives of the development standard notwithstanding the contravention (the first “way” referred to in *Wehbe v Pittwater Council* (2007) 156 LGERA 446).

The Amending Regulation introduces the following changes.

- Section 35A requires a development contravening a development standard to be accompanied by a document setting out the grounds upon which the applicant seeks to demonstrate that compliance is unreasonable or unnecessary and that there are sufficient environmental planning grounds; and
- Section 90A will require councils to notify the Planning Secretary of the council’s or a panel’s reasons for approving or refusing a development proposing the contravention of the development standard.

The consent authority’s satisfaction in respect of those matters must be informed by the objectives of clause 4.6, which are to provide an appropriate degree of flexibility in the application of the relevant controls and to achieve better outcomes for and from the development in question by allowing flexibility in particular circumstances.

The Land and Environment Court has established a set of factors to guide assessment of whether a variation to development standards should be approved. The original approach was set out in the judgment of Justice Lloyd in *Winten Property Group Ltd v North Sydney Council* [2001] 130 LGERA 79 at 89 in relation to variations lodged under State Environmental Planning Policy 1 – Development Standards (SEPP 1).

This approach was later rephrased by Chief Justice Preston, in the decision of *Wehbe v Pittwater Council [2007] NSWLEC 827 (Wehbe)*. While these cases referred to the former SEPP 1, the analysis remains relevant to the application of clause 4.6(3)(a). Further guidance on clause 4.6 of the Standard Instrument has been provided by the Land and Environment Court in a number of decisions, including:

- *Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118.*
- *Turland v Wingecarribee Shire Council [2018] NSWLEC 1511.*
- *Bettar v Council of the City of Sydney (2014) NSWLEC 1070 at 39-41.*
- *Four2Five Pty Ltd v Ashfield Council [2010] NSWLEC 1009.*
- *Micaul Holdings Pty Limited v Randwick City Council [2010] NSWLEC 1386.*
- *Moskovich v Waverley Council [2016] NSWLEC 1015.*
- *Rihani V Waverley Council (2022) NSWLEC 1292.*

Notwithstanding, of relevance to the subject application is a recent Land & Environment Court decision in the matter of how the Court adopts a new way of measuring building height on brownfield sites.

Notwithstanding, the level from existing ground level to the roof, the building exceeds the height control, as shown as a red line on the elevation plans at **Figure 1**.

1.1 SUBJECT PROPOSAL

In accordance with CLEP 2010 requirements, this Clause 4.6 request provides sufficient justification to vary the standard in that:

- It establishes that compliance with the development standard is unreasonable or unnecessary in the circumstances of this particular case.
- Demonstrates there are sufficient environmental planning grounds to justify contravention.

This cl4.6 written variation request demonstrates that compliance with the maximum height development standard is unreasonable or unnecessary in the circumstances of the case and that there are sufficient environmental planning grounds to justify contravention of the standard.

This clause 4.6 variation request demonstrates that:

- There are sufficient environmental grounds to justify the contravention. The proposed height variation does not generate any unacceptable environmental impacts in respect of overshadowing and will not impact on any significant view lines and vistas from the public domain or from adjoining dwellings or buildings (refer to heritage impact statement at **Appendix B**).
- There are site specific environmental grounds which justify the breach, in particular the requirement to have regard to the existing ground levels and the flood affectation of the subject property. It is noted that the 1% AEP flood level is RL 71.10m and the finished floor level of the shed is RL 66.50m, which is 4.6m below this level. The shed has to be constructed at this level to allow vehicles access to the shed, as the use of the property is for a vehicle sales and hire premises and vehicles will be parked under the roof of the shed for protection during various weather events. It is an open shed, which similar to the shed on the adjoining property to the east at No 1 Edward Street.

- Notwithstanding the proposed height variation, the proposed development remains consistent with the objectives of the height standard and the MU1 Mixed Use zone (refer to **Figure 2** for extract from the zone map under CLEP 2010).
- The proposed height variation will not be perceivable from the public domain and as such the proposed development will have an appropriate impact, in terms of its scale, form and massing and will not have a significant impact on existing buildings in the immediate area. It should be noted that the existing dwelling has a finished floor level of RL 68.46m and a roof ridge height of RL 73.49m. The finished floor level of the shed is RL 66.50m, with a roof ridge height of RL 73.849m, essentially the same height as the existing dwelling (refer to survey plan at **Appendix G**).

The height of the shed exceeds the height control under Clause 4.3 of *Camden Local Environmental Plan 2010* by 645mm worst-case scenario or 9.21% and as such a Clause 4.6 variation request is provided to justify that the proposal addresses the potential environmental impacts.

This report should also be read in conjunction with architectural plans prepared by Devine Drafting & Design that accompany the development application at **Appendix A**.

FIGURE 2 - EXTRACT OF ZONE MAP



This report comprises a written request from the Applicant under Clause 4.6 of Camden Local Environmental Plan 2010 ("CLEP 2010") that seeks to justify the contravention by a proposed development to the development standard for the height control in Clause 4.3(2) of LEP 2010.

This clause states:

- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

1.2 STATUTORY OBLIGATIONS OF THE APPLICANT AND COUNCIL

The authority established within a judgement in *Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118*, provides that a cl4.6 variation need not establish that a development containing a variation provides a better or even neutral outcome for a development site compared with that which would be provided by a compliant development proposal for the site.

In light of this judgement, it is necessary to distinguish between the obligations of the applicant, and the obligations of Council. The applicant must address the matters required by cl4.6(3). Note however, that for completeness and to assist Council in its assessment, this variation request has addressed cl4.6(3).

The consent authority need only be satisfied that the applicant has adequately addressed 4.6(3), and that the development is consistent with the objectives of the standard and the objectives of the zone. The issue of compliance with the objectives of the zone are addressed by this firm in the Statement of Environmental Effects (SoEE) accompanying the development application.

The Initial Action judgement states that “the consent authority, or the Court on appeal, does not have to directly form the opinion of satisfaction regarding the matters in cl4.6(3)(a) and (b), but only indirectly form the opinion of satisfaction that the applicant’s written request has adequately addressed the matters required to be demonstrated by cl4.6(3)(a) and (b)”.

The independent role for the consent authority is therefore to determine whether the proposed development will be consistent with the objectives of the standard and the objectives of the zone. This involves a consideration of the “development” in its entirety, not just the proposed variation. It is clear that the development meets the objectives of the standard as discussed throughout this written request.

Therefore, strict compliance with the objectives of the MU1 Mixed use zone have been met and we would contend that the development is not inconsistent with the objectives of encouraging businesses to operate and create employment and does not impact on the environmental qualities of the property or nearby properties, given the location of this development site. This aspect of the request is addressed in this cl4.6 request.

The responsibilities of the applicant had earlier been clarified within *Four2Five Pty Ltd v Ashfield Council (2010) NSWCA 248*. In addressing cl4.6(3), the applicant must establish reasons that the variation should be supported, aside from the consistency of the development with the objectives of the standard and the objectives of the zone.

It is generally understood that Clause 4.6(3) can be satisfied if it is established that a development satisfies one or more of points 2-5 on page 11 of this request. The information contained within this written request directly addresses the third and fourth reason within the list.

1.3 DEVELOPMENT STANDARD TO BE VARIED

This Clause 4.6 written variation request seeks to justify contravention of the development standard set out in cl4.3 of the CLEP. Clause 4.3 provides that the maximum height control for the Site is 7m, as shown on the heights of building map extract (**Figure 3**).

FIGURE 3 - EXTRACT OF HEIGHTS OF BUILDINGS MAP



Clause 4.6(2) & (3) of LEP 2010 states:

- (2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.
- (3) Development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated that-
 - (a) compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
 - (b) there are sufficient environmental planning grounds to justify the contravention of the development standard.

The land the subject of this objection is known as Lot A DP 160065, 3 Exeter Street, CAMDEN, as shown on **Figure 4**. The proposal seeks consent to undertake the demolition of the existing dwelling on the subject property and construct a shed to be used for vehicle sales or hire premises.

The development is shown on the submitted plans prepared by Devine Drafting & Design at **Appendix A** and addressed in the accompanying Statement of Environmental Effects (SoEE) prepared by this firm.

The remainder of this report seeks to demonstrate that compliance with Clause 4.3(2) of CLEP 2010 is unreasonable or unnecessary in the circumstances of the case and that there are sufficient environmental planning grounds to justify contravening the development standard in this instance.

FIGURE 4 - AERIAL SITE CONTEXT



The property has a height control specified under C14.3(2) to enable the consent authority to approve without further investigation of the specific objectives.

This report has been prepared to support a variation to the development standards of C14.3(2) of *Camden Local Environmental Plan 2010 (CLEP 2010)*. As such a written variation is sought under 'Clause 4.6 - Exceptions to development standards' under CLEP 2010. It is proposed by the development proposal to undertake the demolition of the existing dwelling and construct a shed with a height of 7.645m or 645mm worst-case scenario above the height control of 7m.

This equates to a 9.21% variation to the development standard. Basically, the building exceeds the height as shown on **Figure 1**.

It is noted that C14.3 is not "expressly excluded" from the operation of C14.6 and it is therefore open to the consent authority to grant development consent to the development pursuant to this Clause, despite the proposed variation to C14.3.

2 Exception to Development Standards - Clause 4.6

Clause 4.6 of the CLEP 2010 operates as a precondition to the exercise of power to grant consent and unless a consent authority is satisfied that the precondition has been met, consent cannot be granted to a proposed development that contravenes development standards.

Assistance on the approach to justifying a contravention to a development standard is also to be taken from the applicable decisions of the NSW Land and Environment Court and the NSW Court of Appeal in:

1. *Wehbe v Pittwater Council* [2007] NSW LEC 827; and
2. *Four2Five Pty Ltd v Ashfield Council* [2010] NSWLEC 1009.

The relevant matters contained in cl4.6 of the CLEP, with respect to the maximum building height development standard, are each addressed below, including with regard to these decisions.

2.1 ADEQUATE ADDRESS OF MATTERS UNDER CL 4.6(3)

In response to cl4.6(3) two matters must be addressed:

- A. compliance with the development standard is unreasonable or unnecessary in the circumstances; and
- B. there are sufficient environmental planning grounds to justify contravention of the development standard.

(A) Compliance with the development standard is unreasonable or unnecessary in the circumstances

The objectives of cl4.3(1) are:

- (a) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality,
- (b) to minimise the visual impact, disruption of views, loss of privacy and loss of solar access to existing development,
- (c) to minimise the adverse impact of development on heritage conservation areas and heritage items.

The above objectives are achieved notwithstanding the objectives of cl4.3 making it unnecessary to apply the height control in the heights of building map.

Historically, the most common way to establish whether a development standard was unreasonable or unnecessary was by satisfying the first method set out in *Wehbe v Pittwater Council [2007] NSWLEC 827*. This method requires the objectives of the standard be achieved despite the non-compliance with the standard.

This was recently re-affirmed by the Chief Judge in *Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118 at [16]-[17]*.

Similarly, in *Randwick City Council v Micaul Holdings Pty Ltd [2016] NSWLEC 7 at [34]* the Chief Judge held that “establishing that the development would not cause environmental harm and is consistent with the objectives of the development standards is an established means of demonstrating that compliance with the development standard is unreasonable or unnecessary”.

In *Wehbe*, Preston CJ of the Land and Environment Court provided relevant assistance by identifying five traditional ways in which a variation to a development standard had been shown as unreasonable or unnecessary. However, it was not suggested that the types of ways were a closed class.

While *Wehbe* related to objections made pursuant to State Environmental Planning Policy No. 1 – Development Standards (SEPP 1), the analysis can be of assistance to variations made under clause 4.6 where subclause 4.6(3)(a) uses the same language as clause 6 of SEPP 1 (see *Four2Five* at [61] and [62]).

As the language used in subclause 4.6(3)(a) of the CLEP 2010 is the same as the language used in clause 6 of SEPP 1, the principles contained in Wehbe are of assistance to this cl4.6 variation request.

The five methods outlined in Wehbe include:

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

The Request also seeks to demonstrate the 'unreasonable or unnecessary' requirement is met because the burden placed on the community by not permitting the variation would be disproportionate to the non-existent or inconsequential adverse impacts arising from the proposed non-complying development. This disproportion provides sufficient grounds to establish unreasonableness (relying on comments made in an analogous context, in *Botany Bay City Council v Saab Corp [2010] NSWCA 308 at [15]*).

The objectives of the development standard contained in clause 4.3 of the CLEP are summarised in **Table 1**.

TABLE 1 – COMPLIANCE TABLE

Objective	Proposed
Clause 4.3(1)	
(a) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality,	<p>This objective articulates the ultimate function of the height of buildings development standard. The maximum height for buildings on land within the Camden Local Government Area is identified on the Height of Buildings Map. As previously described, the maximum building height permitted on the subject site is 7m and the maximum height of the proposal is 7.645m or 645mm above the control.</p> <p>The proposal varies the standard, which has prompted the preparation of this written variation request. Despite the nature and scale of development proposed by this Development Application, Clause 4.3 achieves the objective of nominating a range of maximum building heights across land use zones, using the Height of Buildings Map as a mechanism to do so.</p>

Objective	Proposed
	<p>This written request identifies the extent of variation proposed and explains why the variation is acceptable in the circumstances. As discussed in the context of the other objectives, the proposal will not conflict with the underlying aims for built form and land use intensity in the zone or the site’s relationship to the “hierarchy” of height limits for surrounding land.</p> <p>Height controls are set via height in metres, to best respond to variation in natural landforms. The proposed exceedance of the height control does not impact this reflection of natural landforms, nor the height control across the site. In fact, the proposed shed (and height variation) better reflect the natural landform, noting the height of the existing dwelling has a roof ridge height of RL 73.49m; whilst the shed has a roof ridge height of RL 73.849m, essentially the same height as the existing dwelling.</p> <p>In combination (height controls and topography) place restrictions on designing a compliant development. Notwithstanding, the design results in a non-compliance that is considered acceptable, particularly when viewed from the public domain, which will not be discernible when compared with the height of the existing dwelling and the location of the shed at the rear of the subject property.</p> <p>This written request identifies the extent of variation proposed and explains why the variation is acceptable in the circumstances having regard to the heights permitted on the subject site and not taking into account the flood affectation. As discussed in the context of the other objectives, the proposal will not conflict with the underlying aims for built form and land use intensity in the zone or the site’s relationship to the “hierarchy” of height limits for surrounding land, which has been addressed throughout this request.</p> <p>The proposal is consistent with the Planning Principle of the Land & Environment Court in the matter of Veloshin V Randwick Council (2007) NSWLEC 428 at 32-33.</p> <p><i>Planning principle: assessment of height and bulk</i></p> <ul style="list-style-type: none"> The appropriateness of a proposal’s height and bulk is most usefully assessed against planning controls related to these attributes, such as maximum height, floor space ratio, site coverage and setbacks. The questions to be asked are:

Objective	Proposed
	<p><i>Are the impacts consistent with impacts that may be reasonably expected under the controls? (For complying proposals this question relates to whether the massing has been distributed so as to reduce impacts, rather than to increase them. For non-complying proposals the question cannot be answered unless the difference between the impacts of a complying and a non-complying development is quantified.)</i></p> <p><i>How does the proposal's height and bulk relate to the height and bulk desired under the relevant controls?</i></p> <ul style="list-style-type: none"> Where the planning controls are aimed at preserving the existing character of an area, additional questions to be asked are: <p><i>Does the area have a predominant existing character and are the planning controls likely to maintain it?</i></p> <p><i>Does the proposal fit into the existing character of the area?</i></p> Where the planning controls are aimed at creating a new character, the existing character is of less relevance. The controls then indicate the nature of the new character desired. The question to be asked is: <p><i>Is the proposal consistent with the bulk and character intended by the planning controls?</i></p> Where there is an absence of planning controls related to bulk and character, the assessment of a proposal should be based on whether the planning intent for the area appears to be the preservation of the existing character or the creation of a new one. In cases where even this question cannot be answered, reliance on subjective opinion cannot be avoided. The question then is: <p><i>Does the proposal look appropriate in its context?</i></p> <p>33 The above principles are supplementary to, and consistent with, the principles established in <i>Stockland Development Pty Ltd v Manly Council [2004] NSWLEC 472</i>.</p> <p>As detailed in this variation request, we are of the opinion that the height and scale of the development is not inconsistent with the existing character of this part of Camden that contains mixed use developments and noting</p>

Objective	Proposed
	<p>the height, bulk and scale of the Mitre 10 hardware store directly opposite and the height of the existing dwelling.</p> <p>The proposed scale of development relates to the built form envisaged by the planning controls, specifically building height, despite the relatively numerical departure from the height of buildings development standard. The proposed non-compliance will better achieve the aims, than would a scheme that strictly complied through the reduction in height.</p> <p>It is concluded that the design of the development is compatible with the character of the local area in the required sense of “capable of existing in harmony”.</p>
<p>(b) to minimise the visual impact, disruption of views, loss of privacy and loss of solar access to existing development,</p>	<p>Although the proposed development projects beyond the maximum building height plane (refer to Figure 1), it is submitted that there will be no adverse impact as follows:</p> <ul style="list-style-type: none"> • Visual impact: The non-compliant element is a direct result of existing ground levels and flood affectation. • View loss: The extent of variation is numerically (9.21%) and the non-compliant element is not likely to impinge on any significant public or private views. <p>It is noted that the maximum permitted building height on land adjoining the site is 7m, noting the 1% AEP flood level is RL 71.10m.</p> <p>Therefore, the additional building height proposed will not obscure views from public or private areas, noting the height and location of the existing dwelling. The proposed height variation does not impact on any significant view lines and vistas from the public domain. The potential view loss will be no greater than a compliant development.</p> <p>This is consistent with the decision of Senior Commissioner Roseth in <i>Tenacity Consulting Pty Ltd V Camden Council</i> (2004) NSWLEC 140.</p> <p>Having regard to all of the above, it is our opinion that compliance with the height of buildings development standard is unnecessary in the circumstances of the case as the development meets the objectives of that standard and the zone objectives, as described in this written variation request.</p>

Objective	Proposed
	Compliance with the development standard is unreasonable or unnecessary in this case given that the characteristics of the site and the circumstances of the proposed building allowing for the proposed height and the flood affectation on the subject property.
(c) to minimise the adverse impact of development on heritage conservation areas and heritage items.	The subject property is located in a heritage conservation area and will have no impact on heritage items within the surrounding area, as detailed in Appendix B , with the location of the heritage conservation area and heritage items shown of Figure 5 .

FIGURE 5 - LOCATION OF HERITAGE PROPERTIES



2.2 CONCLUSION

Having regard to all of the above, it is our opinion that strict compliance with the height control standard is unnecessary in the circumstances of the case as the development meets the objectives of that standard and the zone, as described in this written variation request.

It is not considered that a variation to the development standard in these circumstances would act as a general planning change more appropriately dealt with under *Part 3* of the *Environmental Planning & Assessment Act 1979*, as the variation to the height control of cl4.3(2) being a 9.21% variation and will not be discernible from the public domain.

As such, it is considered that the variation request in this instance can be addressed under the current zoning regime applying to the subject property.

3 Objectives of the Zone

The objectives of the MU1 zone are:

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To encourage development that supports or complements the primary office and retail functions of the local centre zone.

For these reasons the development proposal meets the objectives for development in Zone MU1, despite non-compliance with the building height development standard.

4 Sufficient Environmental Planning Grounds

(B) there are sufficient environmental planning grounds to justify contravention of the development standard.

The Land & Environment Court judgment in *Initial Action Pty Ltd v Woollahra Council* [2018] NSWLEC 2018, assists in considering whether there are sufficient environmental planning grounds to justify a variation from the development standard. Preston J observed:

"...in order for there to be 'sufficient' environmental planning grounds to justify a written request under clause 4.6, the focus must be on the aspect or element of the development that contravenes the development standard and the environmental planning grounds advanced in the written request must justify contravening the development standard, not simply promote the benefits of carrying out the development as a whole; and ...there is no basis in Clause 4.6 to establish a test that the non-compliant development should have a neutral or beneficial effect relative to a compliant development"

Having regard to the objectives of the *Environmental Planning and Assessment Act 1979* sufficient environmental planning grounds exist in this case to justify breaching the height standards. In particular the objects under section 1.3(a), (b), (c), (g) and (h) are pursued by this development. The objective seeking orderly and economic development of land and good design are clearly supported by approval of this development, noting that the existing dwelling is located in a commercial zone (MU1).

Part of the environmental planning grounds in this matter arise from the individual design aspects of that part of the shed in breach and they are supportive of the variation sought to the height control to allow variations of a nature (9.21%).

Clause 4.6(3)(b) requires that the written request to vary a development standard demonstrates that there are sufficient environmental planning grounds to justify contravening the development standard.

In order to demonstrate that there are sufficient environmental planning grounds to justify varying the development standard and to satisfy objective (1)(b) of Clause 4.6 by demonstrating that the proposed variation allows for a better outcome for and from the development. The following discussion is provided:

- The discussion provided throughout this variation request demonstrates that the additional building height will not result in any adverse environmental impacts, in terms of amenity impacts, overshadowing nor will there be any adverse impacts given the nature of the departure. The height of the proposed shed is essentially the same as the height of the dwelling and the fact that the subject property is flood affected.

Exceedance of the height control is therefore not a prohibition, but more relating to development that may be developed in such a zone with height controls restricting development to 7m, despite the fact that this part of the Township is severely affected by flooding in minor and major flood events. As such the development offers a level of amenity suitable to the proposed development. The height non-compliance, on its own, has no impacts on any surrounding land or the public domain, as detailed in this request.

There is an absence of environmental harm arising from the contravention and positive planning benefits arising from the proposed development as outlined in detail above. These include:

- The proposal satisfies the general objectives in section 1.3 of the *Environmental Planning and Assessment Act 1979* in that it promotes the orderly and economic use and development of land.
- The proposed variation is 9.21% of the roof at 645mm above the height control (refer to **Figure 1**).
- The proposed variation will not result in any unacceptable environmental impacts on the site. Based on the above, it has been demonstrated that there are sufficient environmental planning grounds to justify the proposed cl4.3(2) building height non-compliance in this instance.

Clause 4.6(3)(b) requires that the written request to vary a development standard demonstrates that there are sufficient environmental planning grounds to justify contravening the development standard. The height control requirements under CLEP 2010 are, in the circumstances of this matter, unreasonable or unnecessary, as discussed in this submission.

The site is zoned MU1 Mixed Use with a height control of 7m. Exceedance of the height control is therefore not a prohibition, but more relating to development that may be developed in MU1 zones.

In the judgement within Initial Action, Preston CJ indicated that a consent authority only needs to be satisfied that an applicant has adequately addressed the matters within clause 4.6(3), and that the development is consistent with the objectives of the standard and consistent with the objectives of the zone.

The objectives of the height standard were addressed above. It is evident from the above that Objectives (i) to (iv) have been addressed. It is also evident that the existing locality referred to within the objectives, is eclectic and is not characterised by any particular homogenous built form, particularly having regard to the built form of the commercial developments in this street and nearby streets.

Some of these buildings are substantial as shown on **Figure 4** with large footprints and typologies. Notwithstanding, the size of the proposed shed is consistent with the size of dwellings in Edward Street that are used for commercial purposes.

The proposed non-compliance with the building height standard will not raise any matter of significance for State or regional environmental planning. It has been demonstrated that the proposed variation is appropriate based on the specific circumstances of the case and would be unlikely to result in an unacceptable precedent for the assessment of other development proposals.

The proposed development achieves the objectives of the building height standard despite the technical non-compliance.

4.1 SUMMARY

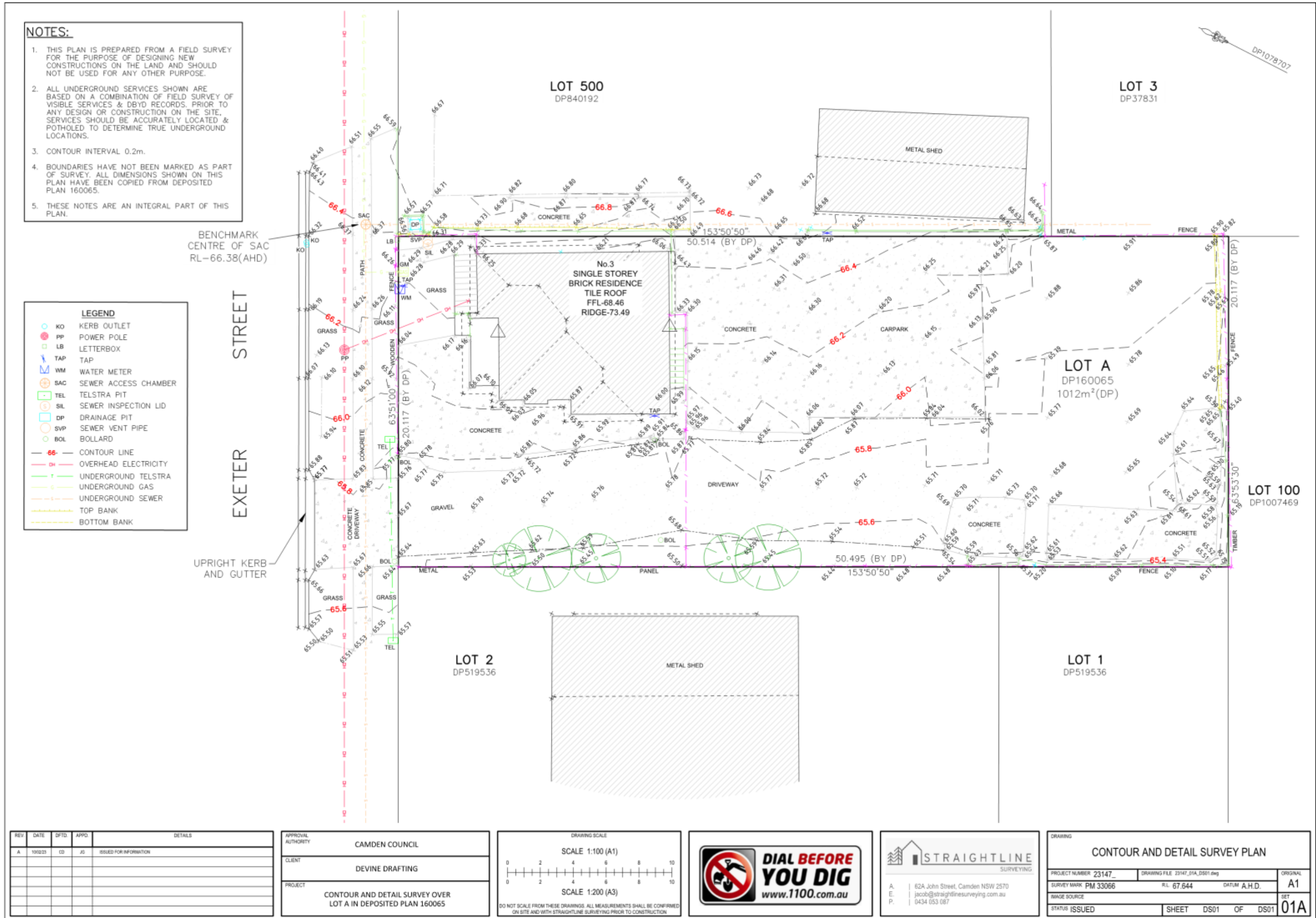
Having regard to the judgement in *Wehbe*, the objectives of the *Environmental Planning and Assessment Act 1979*, the objectives of the zone and the objectives of the standard, sufficient environmental planning grounds exist in this case to justify breaching the height standard. The reasons for the variation can be summarised as follows:

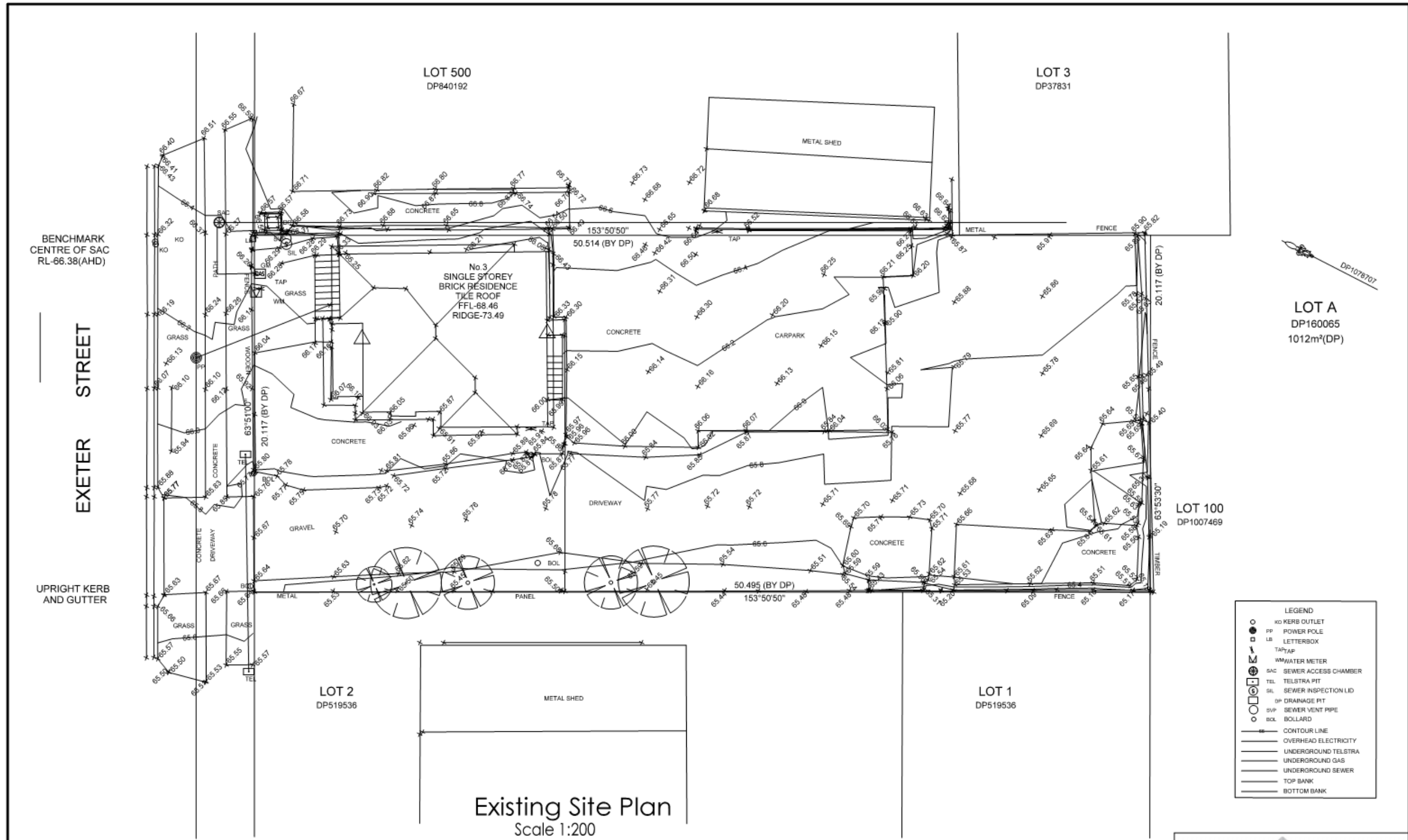
- The subject development is compatible with the existing site context and the proposal achieves the objectives of the development standard as provided in Clause 4.3 of CLEP 2010.
- Therefore, the underlying objective or purpose of the height control standard would be defeated or thwarted if compliance was required and therefore compliance is unreasonable.
- The constraints and opportunities associated with the site have influenced the design of the proposal, and the proposal is a carefully considered response to these constraints detailed in this report.
- Does not generate any unacceptable environmental impacts in respect of overshadowing, or material view loss, as detailed above in **Table 1**.
- Although the standard has not been abandoned or destroyed, the strict application of the standard in these circumstances is not appropriate.

The authority within the judgement in Initial Action has reaffirmed that the role for the consent authority is to determine whether the proposed development will be consistent with the objectives of the standard and the objectives of the zone.

This involves a consideration of the "development" in its entirety, not just the proposed variation. It is clear that the development meets the objectives of the standard and of the zone.

This written request has demonstrated that strict compliance with the standard in this instance would be unnecessary or unreasonable and that there are environmental planning grounds to justify the contravention of the development standard. Given the above, it is considered that the requirements of Clause 4.6 have been satisfied and that the variation to the height development standard can be approved.





Existing Site Plan Scale 1:200

LEGEND

- KO KERB OUTLET
- PP POWER POLE
- LB LETTERBOX
- ⊕ TAP
- ⊕ WM WATER METER
- ⊕ SAC SEWER ACCESS CHAMBER
- ⊕ TEL TELSTRA PIT
- ⊕ SIL SEWER INSPECTION LID
- ⊕ DIP DRAINAGE PIT
- SVP SEWER VENT PIPE
- BOL BOLLARD
- CONTOUR LINE
- OVERHEAD ELECTRICITY
- UNDERGROUND TELSTRA
- UNDERGROUND GAS
- UNDERGROUND SEWER
- TOP BANK
- BOTTOM BANK

Client: Steve Wilson

Job: Proposed Sun Cover Safety Shed

3 Exeter Street, Camden (Lot A)

Scale: 1:200

Drawing No: 23009-4 m.w

Date: 20-9-24

Sheet: 1

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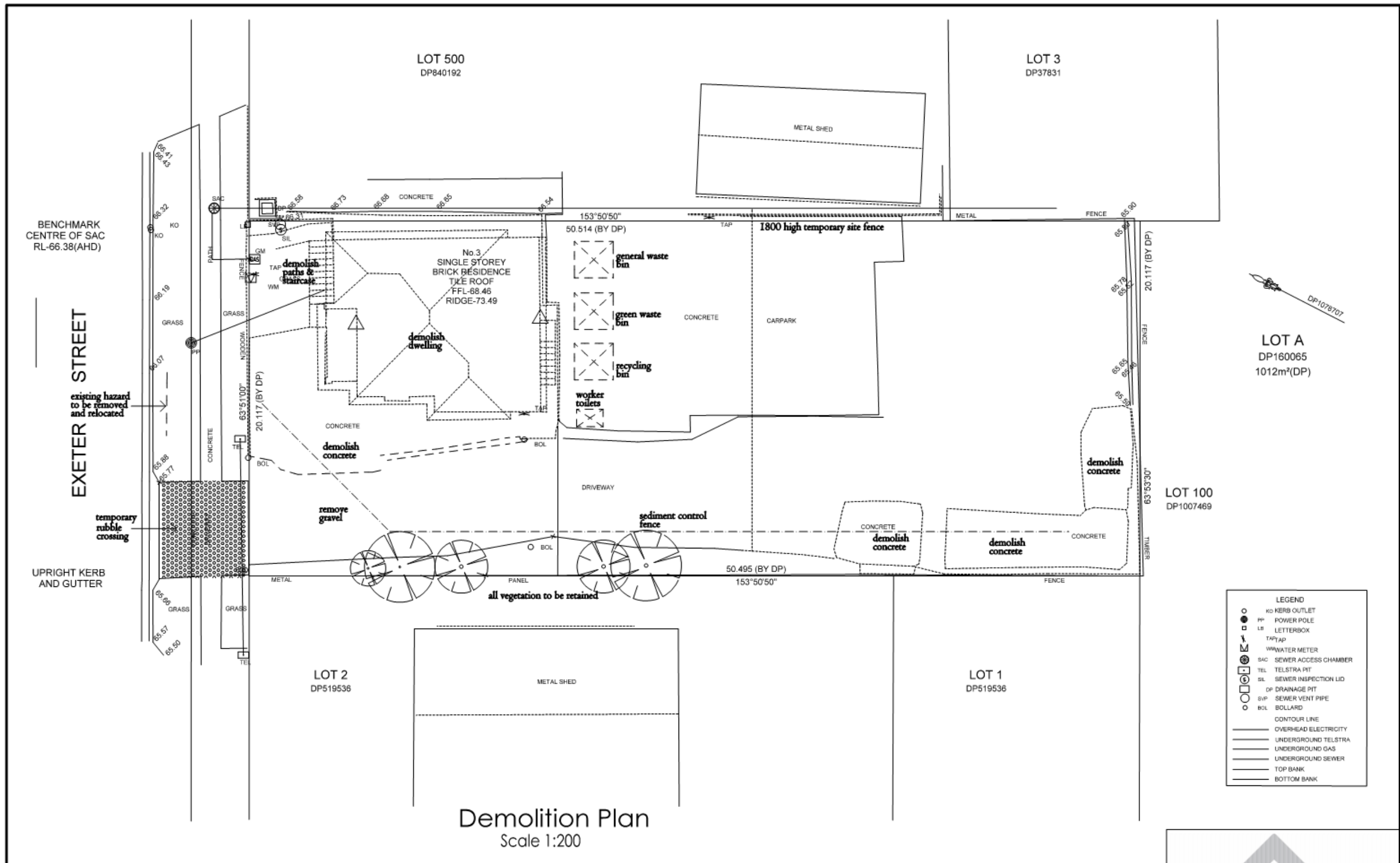
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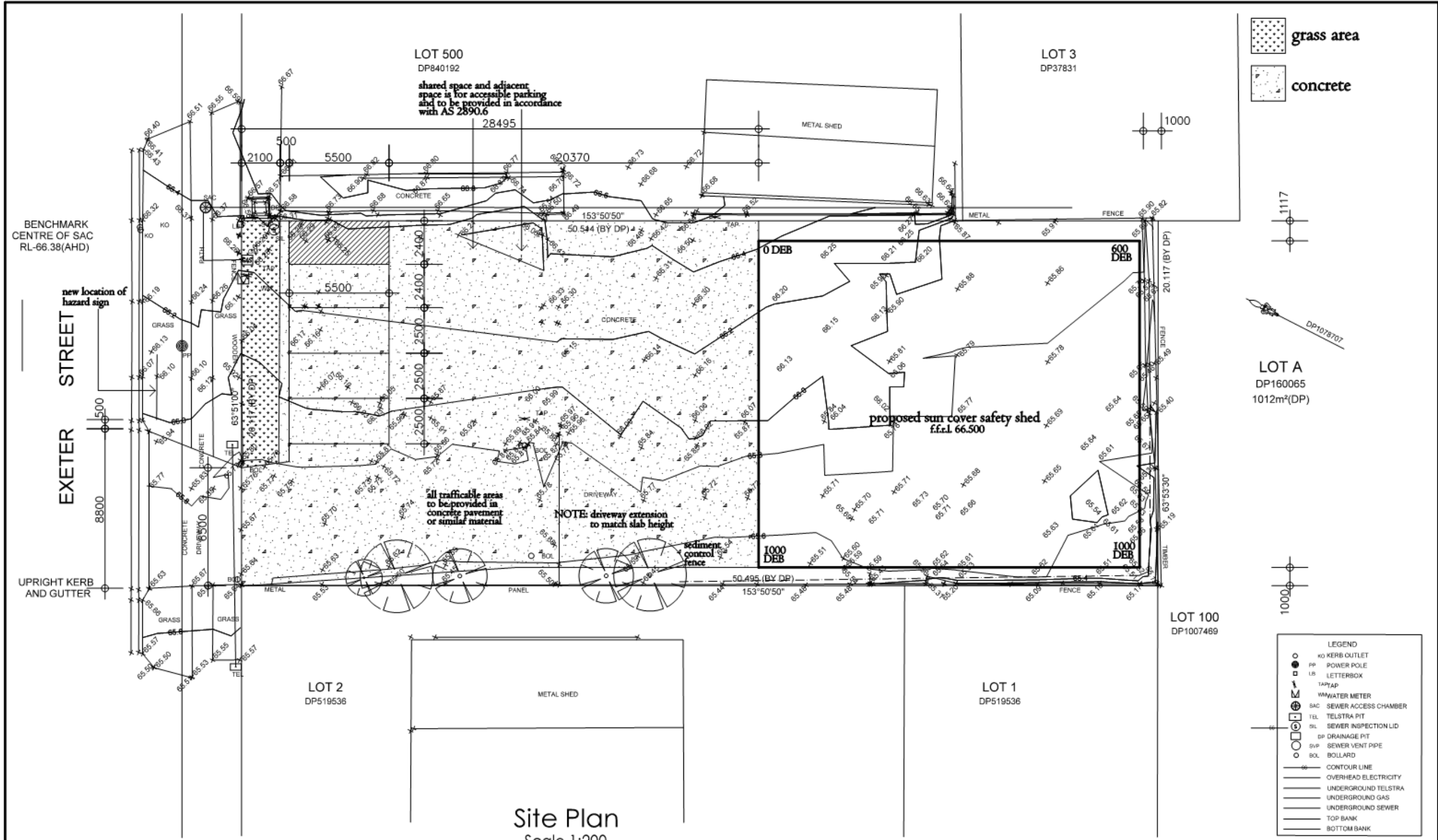
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Site Plan
Scale 1:200

Client:
Steve Wilson

Job:
Proposed Sun Cover
Safety Shed

3 Exeter Street, Camden (Lot A)

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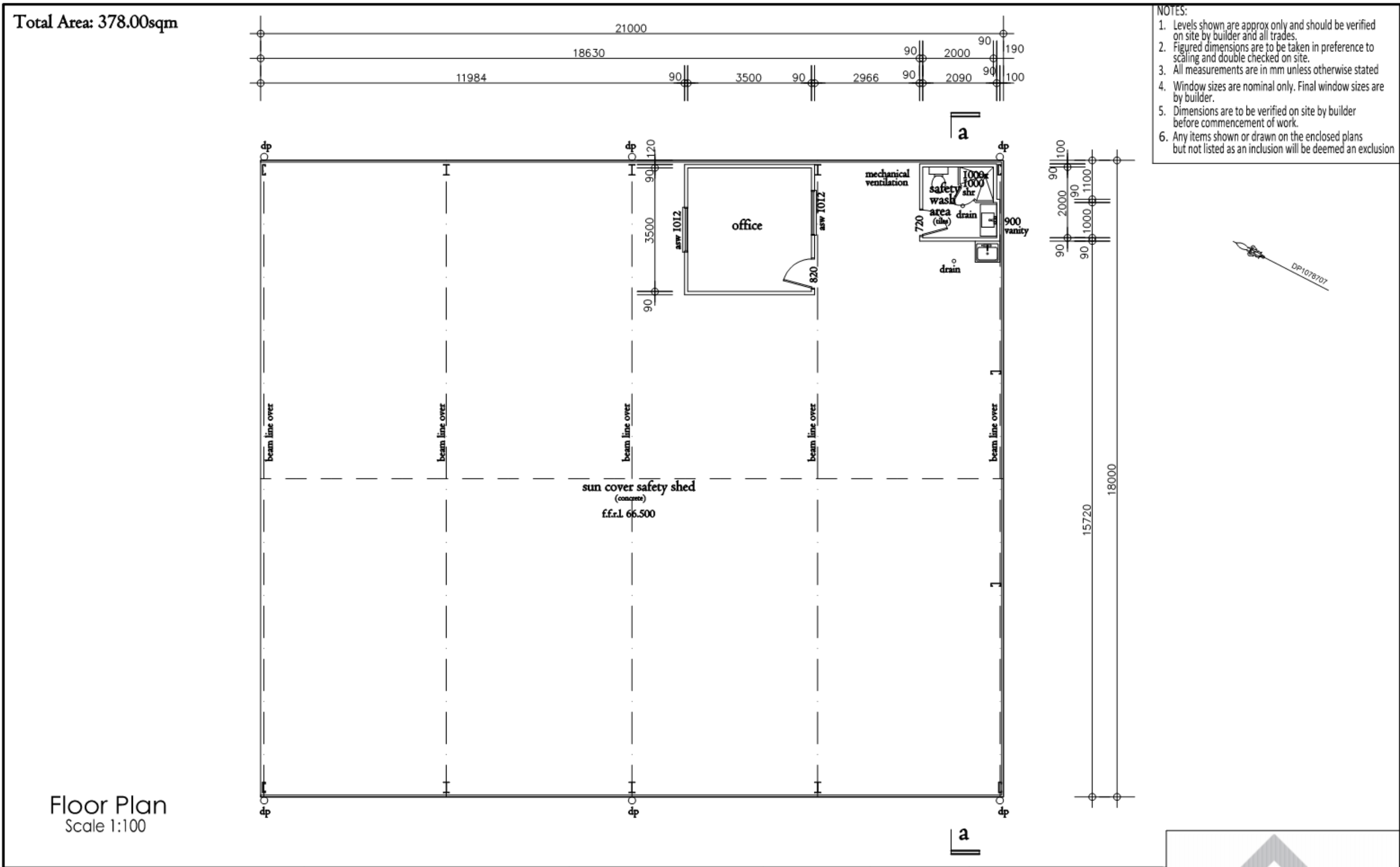
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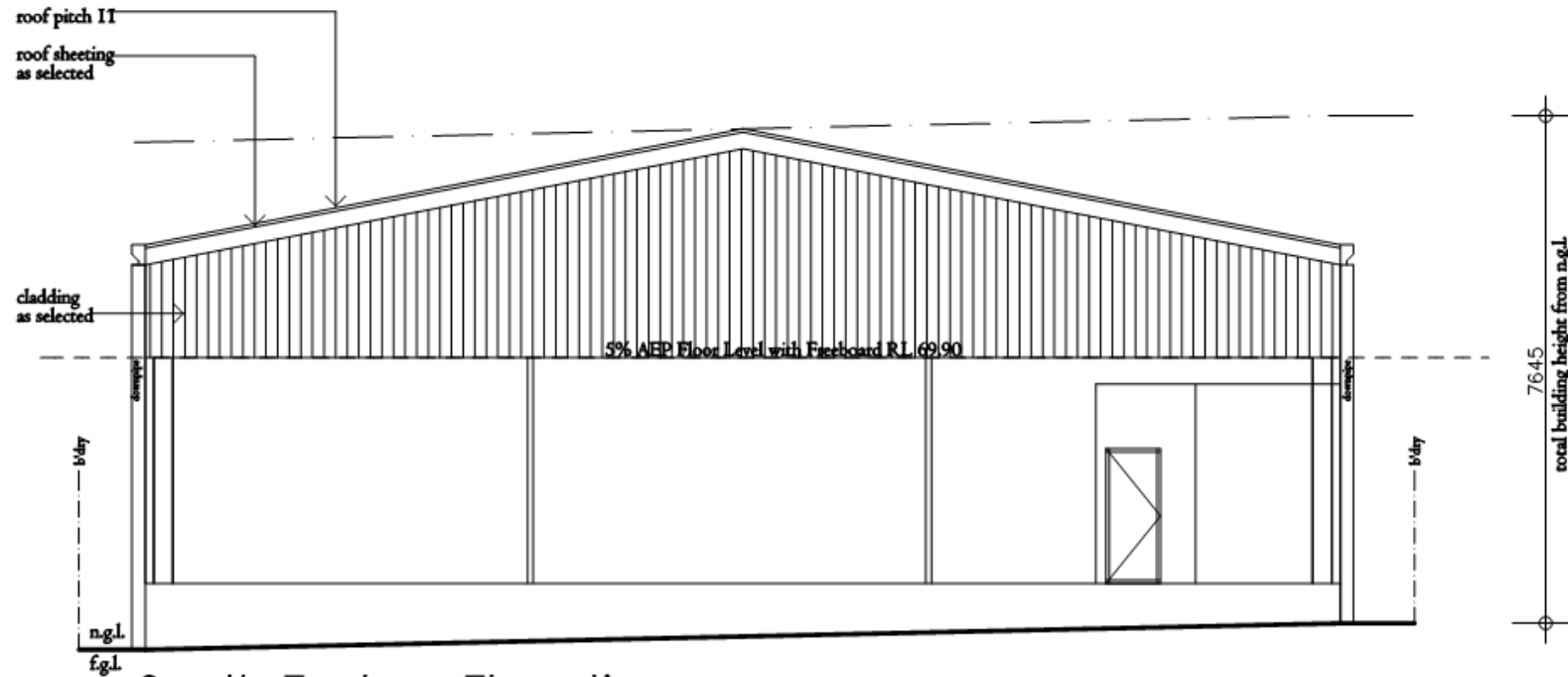




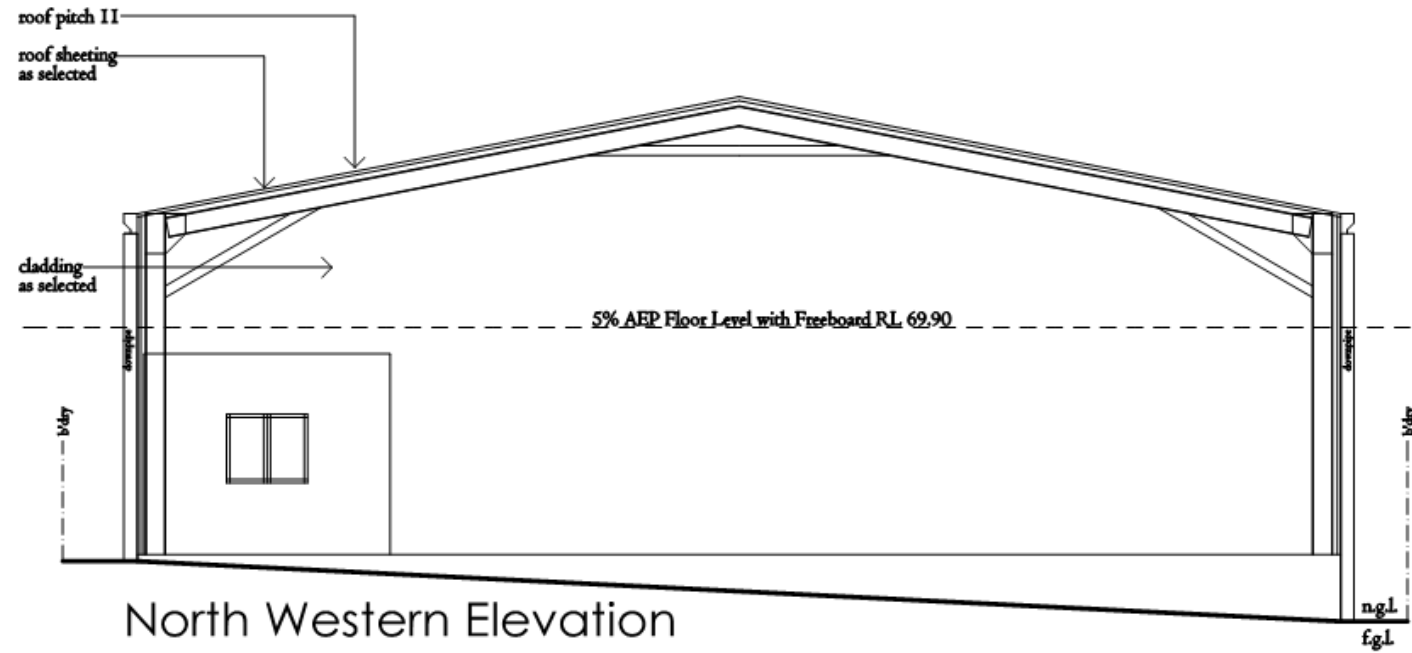
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1. Levels shown are approx only and should be verified on site by builder and all trades.
 2. Figured dimensions are to be taken in preference to scaling and double checked on site.
 3. All measurements are in mm unless otherwise stated
 4. Window sizes are nominal only. Final window sizes are by builder.
 5. Dimensions are to be verified on site by builder before commencement of work.
 6. Any items shown or drawn on the enclosed plans but not listed as an inclusion will be deemed an exclusion

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South Eastern Elevation



North Western Elevation

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Safety Shed

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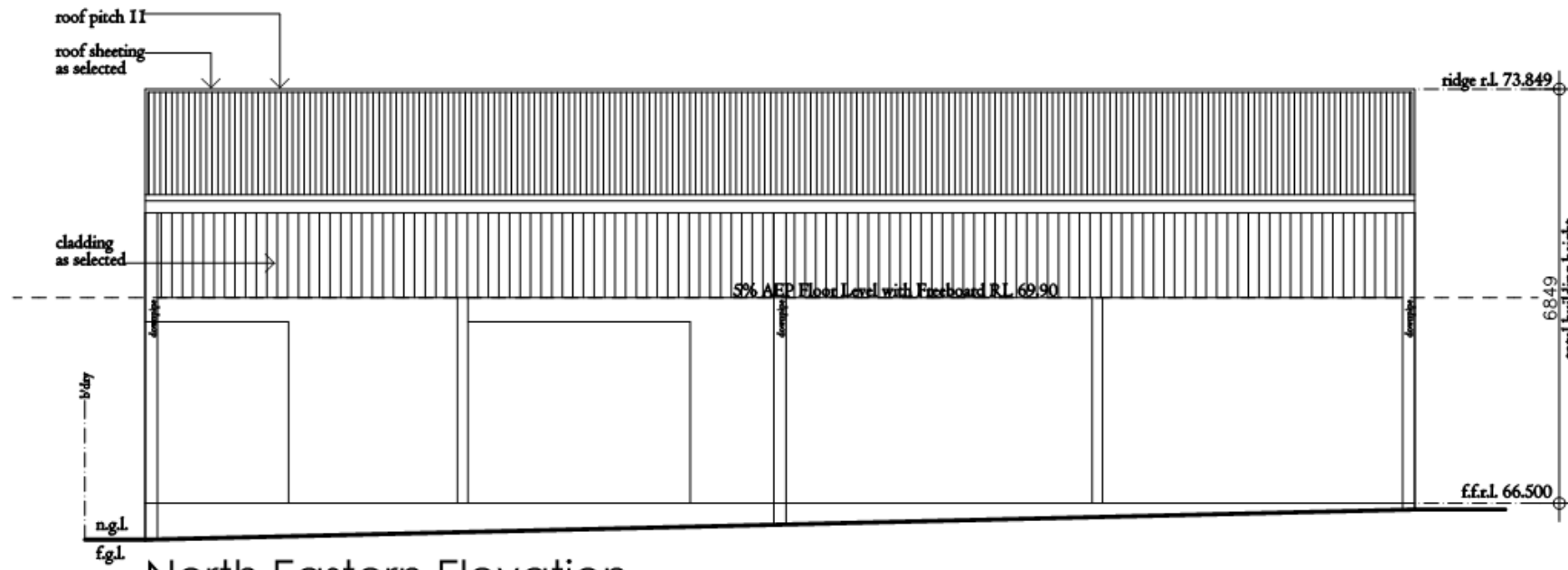
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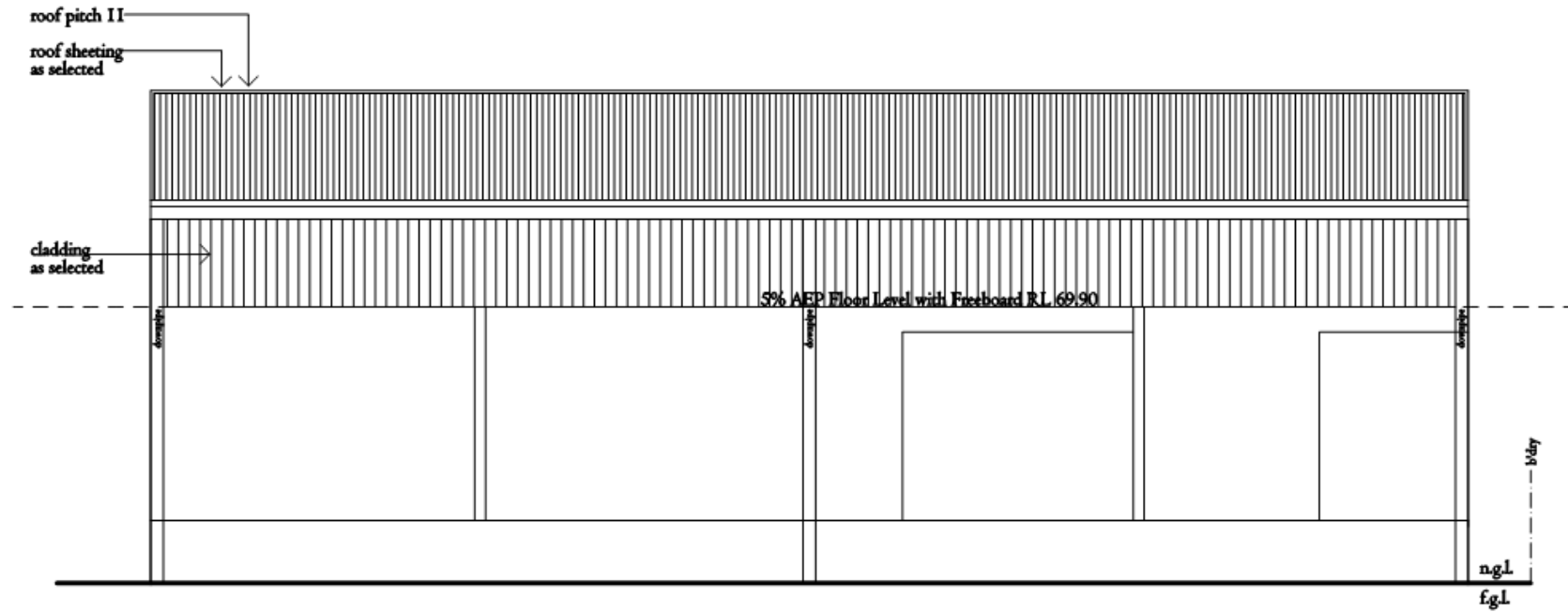
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Safety Shed

3 Exeter Street, Camden (Lot A)

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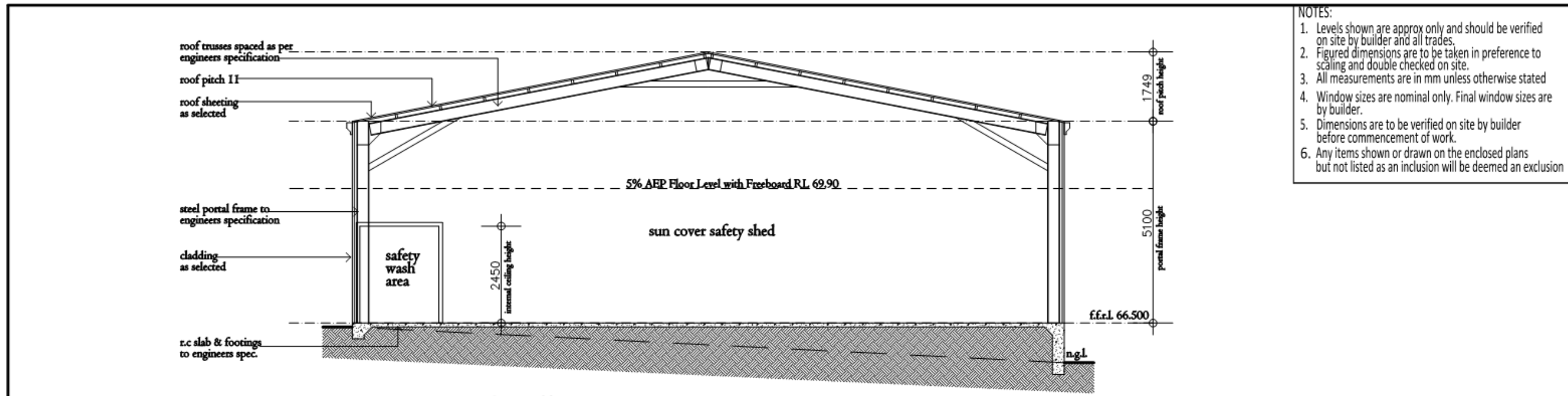
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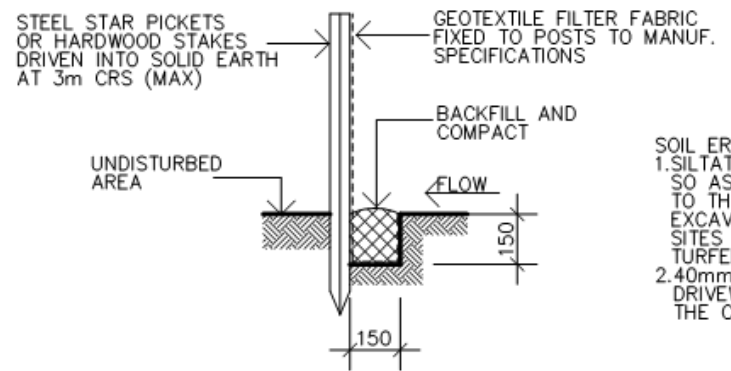
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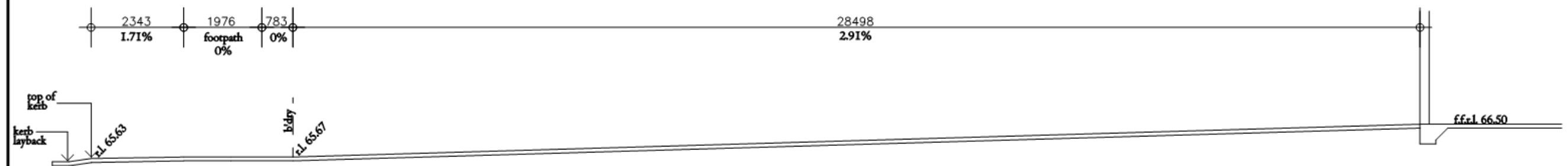
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Typical Silt Fence
Scale 1:20

SOIL EROSION AND SEDIMENT CONTROL
 1. SILTATION FENCING IS TO BE PLACED AS SHOWN ON THE SITE PLAN SO AS TO PREVENT SILT RUN OFF TO ANY ADJOINING PROPERTY OR TO THE STREET. THIS MEASURE IS TO BE PLACED PRIOR TO ANY EXCAVATION WORK BEGINS AND IS TO BE REMOVED ONLY WHEN THE SITE'S SURFACE HAS BEEN STABILIZED, i.e. PAVED, LANDSCAPED OR TURFED.
 2. 40mm CRUSHED ROCK AGGREGATE IS TO BE PLACED AS AN ACCESS DRIVEWAY TO THE SITE AND MUST BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION



Driveway Gradient Section
Scale 1:100

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External Colour Selections



Cladding
Wilderness



Downpipes
Pale Eucalypt



Portal Frame
Pale Eucalypt



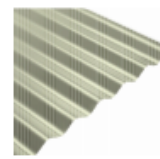
Fascia
Pale Eucalypt



Gutters
Pale Eucalypt



Colours
Plain Concrete



Roof Sheeting
Pale Eucalypt



Driveway
Plain Concrete

General Notes

Construction to be in accordance with BCA and other relevant Australian Standards

Note - All Dimensions to be verified on site before commencement of work

Lift off hinges to be fitted to all hinged toilet doors

bathroom tiling as per tender and bathroom details

Granite guard termite barrier

NOTE: All plans as per design - Best Sheds Job No. 1920637206 (17-01-2023)

Client:
Steve Wilson

Job:
Proposed Sun Cover
Safety Shed

3 Exeter Street, Camden (Lot A)

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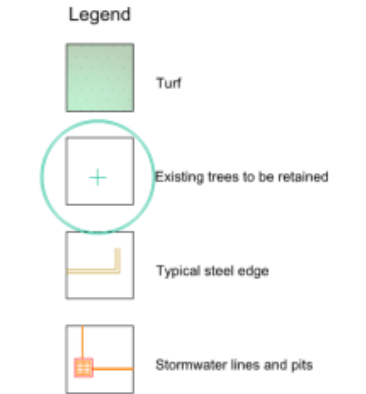
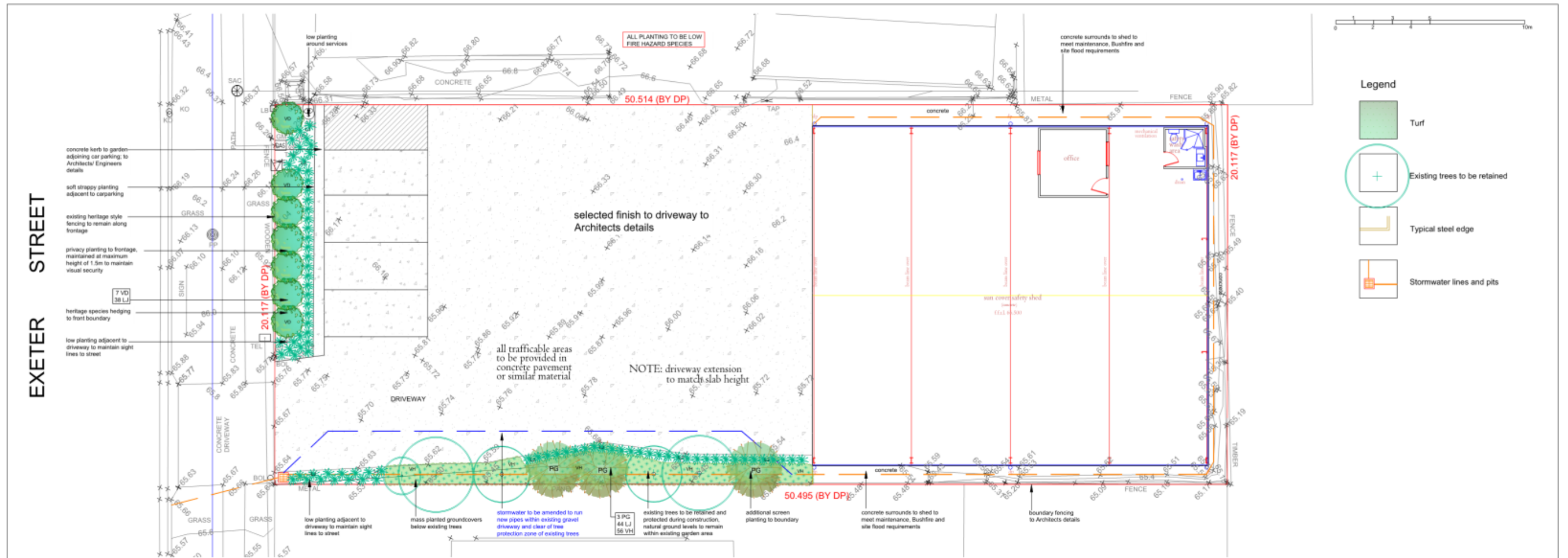
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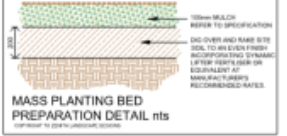
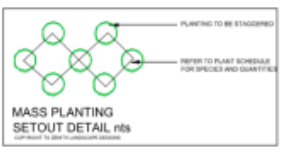
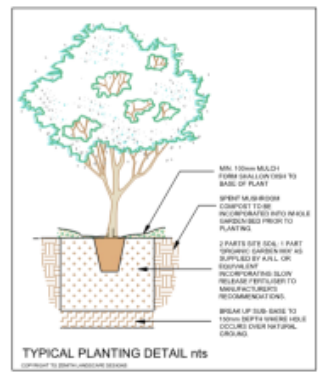
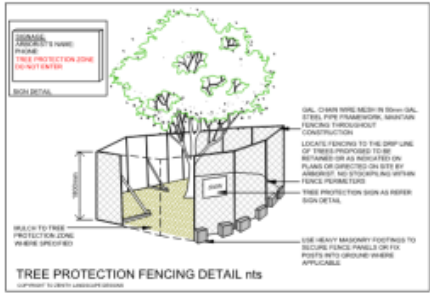
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PLANT SCHEDULE - low fire hazard and heritage synanthropic species

SYMBOL	SPECIES	No.	Plt Size	Max. Hg.	Stem	COMMON NAME
	<i>Phloxia glabra</i> 'Rubens'	3	25tr	3m	NO	Red Phloxia
	<i>Viburnum</i> 'Dense Fence' (hedge)	7	5tr	1.5m	NO	Viburnum
	<i>Lilium maculatum</i> 'Jed Rigg'	82	150mm	0.5m	NO	Giant Turf Lily
	<i>Violet hederaea</i>	56	150mm	glower	NO	Native Violet



LANDSCAPE GUIDELINES

- GENERAL**
 - 1.1 The Contractor shall familiarise themselves with the site prior to tender.
 - 1.2 The Contractor will be held responsible for any damage to utility services, pipes, building structures, paving surfaces, fencing, footways, kerbs, roads and existing plant material.
 - 1.3 The site to be left in a clean and tidy condition at the completion of works to the satisfaction of the Superintendent.
 - 1.4 No work involving an excavation shall be undertaken unless approval is first obtained from the Superintendent.
 - 1.5 No substitute of material shall be made unless approval is given by the Superintendent.
 - 1.6 The Contractor shall continuously maintain all areas of the Contract during progress of the works specified.
- SITE PREPARATION**
 - 2.1 Prepare sub-grade to be free of stones larger than 100mm diameter, cement, rubbish and any other foreign matter that could hinder plant growth.
- MASS PLANTED AREAS**
 - 3.1 Once clear of weed growth, grass and debris, sub-grade shall be subsoiled to a minimum depth of 100mm incorporating 'Dynamic Libral' or equivalent at the manufacturer's recommended rates.
 - 3.2 Weeds shall be controlled by a combination of chemical and hand removal techniques.
- PLANTING**
 - 4.1 All plant material to be handled off, disease and insect free and true to species, type and variety. Plants are to be well grown but not root bound and shall comply with 'Guide to Purchasing Landscape Trees', AS 2333 - 2010, Tree Stock for Landscape Use and NATSPEC 'Specifying Trees: a guide to assessment of tree quality (2023)'. All plants are to be removed from their containers prior to planting with as little disturbance to the root system as possible.
 - 4.2 All plants shall be carried out in dry soil or extreme weather conditions.
 - 4.3 Planting shall not be carried out in dry soil or extreme weather conditions.
 - 4.4 Plants should be planted at the same depth as the plants were in the containers and allow for a shallow saucer of soil to be formed around the plant to aid the penetration of water.
 - 4.5 All plant material should be watered thoroughly immediately after planting.
 - 4.6 The Contractor shall be responsible for the failure of plants during construction, except for acts of vandalism.
 - 4.7 Labels shall be removed entirely from the plants.
- STAKING**
 - 5.1 Ties should be firmly attached to the stakes, in a way to avoid damage to the stem while allowing a small degree of movement.
- TURF AREAS**
 - 6.1 Turf areas should be cultivated before laying by tipping or harrowing.
 - 6.2 At the completion of laying the whole area shall be thoroughly scarified and kept moist till the completion of landscape works.
- MULCH**
 - 7.1 All impacted Composts, Soil conditioners and Mulches to meet AS 4454.
 - 7.2 Mulch for all general mass planted beds shall be 'Droughtmaster' mulch as supplied by ANL or similar.
- SOIL MIXES**
 - 8.1 All impacted soil to meet AS4419 Soils for Landscaping and Garden Use.
 - 8.2 Soil mix for mass planted areas shall be 3 parts site soil to 1 part 'Organic Garden Mix' as supplied by ANL or equivalent.

TREE PROTECTION GUIDELINES

- WORK NEAR TREES**
 - 1.1 GENERAL: All existing trees which are to remain undisturbed are indicated on the drawings and shall be adequately protected for the duration of the contract as specified by the client. Any variation from this specification or requires regarding the protection of the trees to be retained must be referred to Council's Landscape Officer or Tree Preservation Officer for approval and/or advice.
 - 1.2 REQUIREMENTS: Trees shall not be removed or topped unless specific instruction is given in writing by the Superintendent. All tree protection works shall be carried out before excavation, grading and site works commence. Pruning of existing trees to be supervised by a suitably qualified Arborist and in accordance with AS 4373 Pruning of Amenity Trees.
- PROTECTION**
 - 2.1 Method: Fences off the root zones of all existing trees to be retained in accordance with the Tree Protection Detail. Protective fencing is to remain in place until the completion of all building and hard landscape construction. Fencing is to be located as shown on the Existing Tree Plan. A layer of organic mulch 100mm thick shall be placed over the protected area where existing garden beds are not already present. Where building works are required within the root zone of existing trees these works must be supervised by a qualified Arborist.
 - 2.2 Harmful materials: Do not store or otherwise place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent soil-borne materials such as cement from harming trees and plants. Prevent concrete wash or other substances from entering the protection zone.
 - 2.3 Damage: Prevent damage to tree bark. Do not attach signs, guys and the like to trees.
 - 2.4 Work under trees: Do not add or remove topsoil within the drip line of the trees. If it is necessary to excavate within the drip line, use hand methods such that root systems are preserved intact and undamaged. Open up excavations under tree canopies for as short a period as possible.
 - 2.5 Roads: Do not cut tree roots exceeding 50mm diameter unless undertaken by a qualified Arborist.

DISCLAIMER
Every effort is made to ensure the accuracy of these documents, however they should be thoroughly checked before being issued to any other persons or authority or used for construction purposes. Any inaccuracies, omissions or discrepancies should be referred back to Zenith Landscape Designs immediately.

These drawings may be printed in whole. The drawings and parts thereof remain the intellectual property of Zenith Landscape Designs and may not be used in part or whole for any other purpose without the prior permission of Zenith Landscape Designs.

NOTES

1. Vehicular pavement, fencing and bulk structure details shall be to Architect's specification.
2. All surface and sub-surface drainage requirements shall be to Engineers details.
3. Numeric dimensions should be taken as preferences to scaling.
4. All dimensions should be checked on site prior to commencing construction.
5. Contractors shall verify the location of all site features prior to commencing works.
6. Soil testing has not been undertaken as part of the preparation of this design; Contractors shall determine the need for soil testing prior to any planting works.
7. A search of underground services has not been undertaken as part of the preparation of this design. It is recommended that Contractors contact DAL BEFORE 1000 (9:00 AM - 1:00 PM) prior to commencing any works.
8. This plan is to be read in conjunction with the architectural and engineering plans.
9. It is recommended that an approved root barrier be installed to manufacturers recommendations for all tree planting in the vicinity of structures, walls and hard paved areas.
10. Mass planted beds will require a fully automated irrigation system which is to be designed and installed by an irrigator consulted prior to planting.

ZENITH LANDSCAPE DESIGNS
Ph: 9545 5200 info@zenithlandscapes.com.au

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ARCHITECT: DEVINE DRAFTING AND DESIGN
ENGINEER: AE CONSULTING
SURVEYOR: STRAIGHTLINE SURVEYING
ARBORIST:
CLIENT: STEVE WILSON

Rev. no.	ISSUE	Date
A	DA APPLICATION REVISED ARCHITECTURAL DESIGN	09.04.2024 23.09.2024

LANDSCAPE PLAN
3 EXETER STREET
CAMDEN

SCALE: 1:100
A1

PROJECT No: 24-5014 L01
ISSUE: DA SHEET: 1 OF 1
DRAWN: MG REVISION: A

3 EXETER STREET, CAMDEN

FOR

IMMS - STEVE WILSON

LGA : CAMDEN COUNCIL

LOT : DP160065



SITE LOCATION PLAN

N.T.S

PROPOSED DEVELOPMENT CIVIL SITEWORKS & STORMWATER MANAGEMENT PLAN

DRAWING LIST

DRAWING NO.	DRAWING TITLE
GENERAL SY23-127-C-1001 SY23-127-C-1002	COVER SHEET LOCALITY PLAN AND DRAWING INDEX GENERAL NOTES
DEMOLITION PLAN SY23-127-C-1050	DEMOLITION PLAN
BULK EARTHWORKS SY23-127-C-1100	EARTHWORKS CUT FILL PLAN
SITWORKS AND DRAINAGE PLANS SY23-127-C-1200	SITWORKS & STORMWATER MANAGEMENT PLAN
SITWORKS DETAILS SY23-127-C-1300	SITWORKS DETAILS
CATCHMENT PLAN SY23-127-C-1400	STORMWATER MUSIC CATCHMENT PLAN
EROSION AND SEDIMENT CONTROL SY23-127-C-1750 SY23-127-C-1750	STAGE 1 EROSION AND SEDIMENTATION CONTROL PLAN EROSION AND SEDIMENTATION CONTROL DETAILS



BAR SCALES				CLIENT	PROJECT	TITLE	STATUS		SKY Engineering & Project Management ABN / 72646014342 P / +61 435 144 005 E / admin@skyeng.com.au www.skyeng.com.au
					3 EXETER STREET CAMDEN	COVER SHEET LOCALITY PLAN AND DRAWING INDEX	ISSUED FOR INFORMATION		
A ISSUED FOR APPROVAL NVH FX 27/09/2024 REV DESCRIPTION BY APPROVED DATE REVISIONS							Drawn NVH Designed FX Checked NVH Approved FX Height Datum AHD Grid MGA SCALE N/A at A1 SIZE	Project No. SY24-171 Drawing No. -C-1001 Issue A	

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GENERAL

- 1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE SPECIFICATION AND THE REQUIREMENTS OF THE LOCAL COUNCIL.
2. THE CONTRACTOR SHALL LAISE WITH ALL RELEVANT AUTHORITIES TO LOCATE ALL EXISTING SERVICES WITHIN THE CONTRACT AREA PRIOR TO THE COMMENCEMENT OF WORK. SERVICES INFORMATION SHOWN ON THE DRAWINGS IS INDICATIVE ONLY AND MAY NOT BE COMPLETE. WHERE EXISTING AND PROPOSED WORKS CONFLICT, LEVELS ARE TO BE TAKEN AND SUPPLIED TO THE SUPERINTENDENT IMMEDIATELY.
3. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS, SPECIFICATIONS AND ANY OTHER WRITTEN INSTRUCTIONS THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
4. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
5. ALL HEIGHTS ARE TO AHD AND ALL LEVELS SHALL BE DERIVED FROM ESTABLISHED BENCHMARKS.
6. ALL BENCH MARKS ARE TO BE PROTECTED AND PRESERVED.
7. ALL CONSTRUCTION SHALL MAKE SMOOTH CONNECTION TO EXISTING WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPORT OF ALL EXISTING SERVICES.
9. 'AS CONSTRUCTED' DRAWINGS ARE TO BE PREPARED TO THE REQUIREMENTS OF THE RELEVANT AUTHORITIES.
10. THE SITE IS TO BE LEFT CLEAN AND FREE OF DEBRIS UPON COMPLETION OF WORKS. ALL EXCAVATED AND DEMOLISHED MATERIAL IS TO BE DISPOSED OF AT AN APPROVED DISPOSAL SITE AT THE CONTRACTORS COST.
11. CONTRACTOR TO ENSURE THE RELEVANT AUTHORITIES OCCUPATIONAL HEALTH AND SAFETY PRACTICES ARE COMPLIED WITH

SURVEY

THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN DERIVED FROM SURVEY INFORMATION SUPPLIED FROM STRAIGHTLINE SURVEYING

- 1. THE SURVEY INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN. SKY ENGINEERING PTY LTD DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION DRAWINGS.
2. SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, PLEASE NOTIFY THE ENGINEER.
3. THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR.
4. BENCHMARK, SURVEY PEGS, LEVEL PEGS OR SUPPLEMENTARY REFERENCE MARKS SHALL NOT BE ADJUSTED OR MOVED WITHOUT WRITTEN APPROVAL FROM THE SUPERINTENDENT. THE CONTRACTOR SHALL TRANSFER ANY PEGS AFFECTED BY THE PROPOSED WORKS TO SIDE POSITIONS CLEAR OF OPERATIONS AND SHALL NOTE THE EXTENT OF THE MOVEMENT IN DISTANCE AND LEVEL.

BULK EARTHWORKS

- 1. TECHNICAL SPECIFICATIONS OR SPECIFIC INSTRUCTIONS CONTAINED IN THE GEOTECHNICAL REPORT TAKE PRECEDENCE OVER THESE NOTES.
2. ALL TOP SOIL, ORGANIC MATTER AND FILL MATERIAL SHALL BE REMOVED FROM ALL AREAS UNDER PROPOSED WORK LOCATIONS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER/SUPERINTENDENT. AREAS TO BE FULLY STRIPPED OF EXISTING FILL AND DARK BROWN BLACK UPPER ORGANIC ALLUVIUM.
3. FILLING TO BE PLACED AND COMPACTED IN MAXIMUM 150mm LAYERS.
4. CONTRACTOR SHALL PLACE SAFETY BARRIERS AROUND EXCAVATIONS IN ACCORDANCE WITH RELEVANT AUTHORITY SAFETY REGULATIONS

EXISTING SERVICES AND FEATURES

- 1. THE CONTRACTOR MUST CONFIRM THE EXACT LOCATION AND EXTENT OF EXISTING SERVICES PRIOR TO CONSTRUCTION AND NOTIFY ANY CONFLICT WITH THE DRAWINGS IMMEDIATELY TO THE ENGINEER/SUPERINTENDENT.
2. EXISTING SERVICES UNLESS SHOWN ON SURVEY PLAN HAVE BEEN PLOTTED FROM SERVICES SEARCH PLANS AND AS SUCH THEIR ACCURACY CANNOT BE GUARANTEED.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE A 'DIAL BEFORE YOU DIG' SEARCH AND TO ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER/SUPERINTENDENT.
4. THE CONTRACTOR HAS A DUTY OF CARE WHEN EXCAVATING NEAR SERVICES. DO NOT ASSUME DEPTHS OR ALIGNMENTS OF CABLES OR PLANT AS THESE MAY VARY SIGNIFICANTLY. THE CONTRACTOR MUST ACCEPT ALL RESPONSIBILITY TO DAMAGES TO EXISTING SERVICES AS SERVICE AUTHORITIES MAY SEEK COMPENSATION FOR DAMAGES CAUSED TO THEIR PROPERTY AND SUBSEQUENT LOSSES CAUSED.
5. THE CONTRACTOR SHALL ALLOW FOR THE CAPPING OFF, EXCAVATION AND REMOVAL OR RELOCATION (IF REQUIRED) TO RELEVANT AUTHORITIES GUIDELINES OF ALL EXISTING SERVICES IN AREAS AFFECTED BY WORKS WITHIN THE CONTRACT AREA OR AS SHOWN ON THE DRAWINGS.
7. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN SUPPLY TO EXISTING BUILDINGS REMAINING IN OPERATION DURING WORKS TO THE SATISFACTION AND APPROVAL OF ANY RELEVANT AUTHORITIES. ONCE DIVERSION IS COMPLETE AND COMMISSIONED, THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD TO THE SATISFACTION OF THE RELEVANT AUTHORITY/SUPERINTENDENT.
8. INTERRUPTION TO SUPPLY OF EXISTING SERVICES SHALL BE DONE SO AS NOT TO CAUSE ANY INCONVENIENCE TO SURROUNDING ALLOTMENTS. CONTRACTOR TO GAIN APPROVAL FROM THE RELEVANT AUTHORITIES FOR TIME OF INTERRUPTION.
9. ALL EXISTING SERVICE UTILITIES COVERS AND GRATES ARE TO BE ADJUSTED (TO RELEVANT AUTHORITY GUIDELINES) TO SUIT NEW FINISHED SURFACE LEVELS WHERE APPLICABLE.
10. IF EXISTING SERVICE UTILITY COVERS AND GRATES OR SURROUNDING SURFACE LEVELS ARE TO BE LOWERED, THE CONTRACTOR IS TO MAKE CERTAIN THAT MINIMUM COVERS (TO RELEVANT SERVICE AUTHORITY GUIDELINES) TO SERVICES ARE MAINTAINED. IF MINIMUM COVERS ARE NOT MAINTAINED THE CONTRACTOR IS TO LOWER OR PROTECT SERVICES TO THE SATISFACTION OF THE RELEVANT SERVICE AUTHORITY/SUPERINTENDENT.

STORMWATER DRAINAGE

- 1. THE STORMWATER DESIGN SHOWN ON THESE DRAWINGS HAS BEEN CARRIED OUT IN ACCORDANCE WITH THE LOCAL COUNCIL'S REQUIREMENTS, AUSTRALIAN RAINFALL AND RUNOFF (ARRR) GUIDELINES AND RELEVANT AUTHORITIES GUIDELINES.
2. ALL STORMWATER WORK IS TO COMPLY WITH AS3300 PART 3.
3. PROTECTION OF NEW AND EXISTING PIPES SHALL BE THE CONTRACTORS RESPONSIBILITY.
4. NO CONSTRUCTION LOADS SHALL BE APPLIED TO UPVC PIPES.
5. EXISTING STORMWATER PIPE LOCATIONS AND INVERT LEVELS TO BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. IF PIT LID SIZE IS SMALLER THAN THE PIT CHAMBER SIZE THEN THE PIT LID IS TO BE CONSTRUCTED ON THE CORNER OF THE PIT CHAMBER WITH THE STEP IRONS DIRECTLY BELOW. ALTERNATIVELY THE PIT LID TO BE USED, IS TO BE THE SAME SIZE AS THE PIT CHAMBER.
7. GALVANIZED STEP IRONS SHALL BE PROVIDED AT 300 CTRS FOR PITS HAVING A DEPTH EXCEEDING 1200mm.
8. PIPES 300 DIA. AND LARGER TO BE REINFORCED CONCRETE PIPES (RCP) CLASS 2 APPROVED SPIGOT AND SOCKET WITH RUBBER RING JOINTS U.N.O.
9. PIPES UP TO 300 DIA. SHALL BE SEWER GRADE UPVC WITH SOLVENT WELDED JOINTS.
10. BEDDING TYPE SHALL BE TYPE H2 FOR RCP. WHERE NECESSARY THE OVERLAY ZONE SHALL BE REDUCED TO ACCOMMODATE PAVEMENT REQUIREMENTS.
11. PIPES SHALL BE LAID ON A 75mm THICK SAND BED. IN ALL CASES BACKFILL TRENCH WITH SAND TO 200mm ABOVE THE PIPE. WHERE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH TO UNDERSIDE OF PAVEMENT WITH SAND OR APPROVED GRANULAR MATERIAL COMPACTED IN 150mm LAYERS TO 98% STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289 5.2.1 (OR A DENSITY INDEX OF NOT LESS THAN 75).
12. WHERE TRENCHES ARE IN ROCK THE PIPE SHALL BE BEDDED ON A MINIMUM OF 50mm CONCRETE BED (OR 75mm BED OF 12mm BLUE METAL) UNDER THE BARREL OF THE PIPE.
13. CARE IS TO BE TAKEN WITH LEVELS OF STORMWATER LINES. GRADES SHOWN ARE NOT TO BE REDUCED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
14. GRATES AND COVERS SHALL CONFORM TO AS3366 AND AS1428.1 AT ALL TIMES DURING CONSTRUCTION OF THE STORMWATER PITS.
15. ALL EXISTING STORMWATER DRAINAGE LINES AND PITS THAT ARE TO REMAIN ARE TO BE INSPECTED AND CLEANED. DURING THIS PROCESS ANY PART OF THE STORMWATER DRAINAGE SYSTEM THAT WARRANTS REPAIR SHALL BE REPORTED TO THE SUPERINTENDENT AND ENGINEER FOR FURTHER DIRECTIONS.

KERBING

- INCLUDES ALL KERBS, GUTTERS, DISH DRAINS, CROSSINGS AND EDGES.
1. ALL KERBS, GUTTERS, DISH DRAINS AND CROSSINGS TO BE CONSTRUCTED ON MINIMUM 100mm GRANULAR BASE COURSE MATERIAL COMPACTED TO A MINIMUM 98% MOISTURE MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289 5.2.1.
2. EXPANSION JOINTS (EJ) TO BE FORMED FROM 10MM COMPRESSIBLE CORK FILLER BOARD FOR THE FULL DEPTH OF THE SECTION AND CUT TO PROFILE. EXPANSION JOINTS TO BE LOCATED AT DRAINAGE PITS, ON TANGENT POINTS OF CURVES AND ELSEWHERE AT 10m CENTRES EXCEPT FOR INTEGRAL KERBS WHERE THE EXPANSION JOINTS ARE TO MATCH THE JOINT LOCATIONS IN SLABS.
3. WEAKENED PLANE JOINTS (WPJ) ARE TO BE LOCATED AT A MAX 1.5 x WIDTH OF THE PAVEMENT. WEAKENED PLANE JOINTS (WPJ) ARE TO BE A MINIMUM 3mm WIDE WITH A JOINT DEPTH TO BE A MINIMUM OF 1/4 THE TOTAL DEPTH OF THE SECTION.
4. ALL KERBING OR DISH DRAINS TO BE STEEL FLOAT FINISHED. RAMP AND VEHICLE CROSSINGS TO BE BROOMED FINISHED.
5. WHEN CONSTRUCTING NEW KERBS TO EXISTING AND IN THE REPLACEMENT OF KERBS, EXISTING ROAD PAVEMENT IS TO BE SAWCUT 90mm FROM LIP OF GUTTER. UPON COMPLETION OF NEW KERBS, NEW BASE COURSE AND SURFACE IS TO BE LAD 900mm WIDE TO MATCH EXISTING MATERIALS AND THICKNESS.
6. EXISTING ALLOTMENT DRAINAGE PIPES ARE TO BE BUILT INTO THE NEW KERB WITH A 125 x 75 GALVANISED RNS.
8. TRANSITIONS BETWEEN DIFFERENT KERB SECTIONS SHALL BE MADE OVER A LENGTH OF 1.2m.
9. WHERE EXISTING AND PROPOSED WORKS CONFLICT, LEVELS ARE TO BE TAKEN AND SUPPLIED TO THE SUPERINTENDENT IMMEDIATELY.
10. EXISTING KERBS ARE TO BE COMPLETELY REMOVED WHERE NEW KERBS ARE SHOWN.

EROSION AND SEDIMENT CONTROL

- 1. ALL SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED, PLACED AND MAINTAINED IN ACCORDANCE WITH RELEVANT AUTHORITY GUIDELINES AND ANY DETAILS SHOWN ON THESE DRAWINGS.
2. ALL PERIMETER AND SILTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN EARTHWORKS AND/OR CLEARING.
3. THE EROSION AND SEDIMENT CONTROL PLAN MAY REQUIRE FUTURE ADJUSTMENT TO REFLECT CONSTRUCTION STAGING. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THEIR OWN EROSION AND SEDIMENT CONTROL PLAN WHICH SUITS THE DESIGNED CONSTRUCTION STAGING TO THE SUPERINTENDENTS SATISFACTION.
4. FILTRATION BUFFER ZONES ARE TO BE FENCED OFF AND ACCESS PROHIBITED TO ALL PLANT AND MACHINERY.
5. CONTRACTOR IS TO ENSURE ALL EROSION & SEDIMENT CONTROL DEVICES ARE MAINTAINED IN GOOD WORKING ORDER AND OPERATE EFFECTIVELY. REPAIRS AND/OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED, PARTICULARLY FOLLOWING STORM EVENTS.
6. ALL TOPSOIL IS TO BE STOCKPILED ON SITE (AWAY FROM TREES AND DRAINAGE LINES) IN ACCORDANCE WITH DETAILS PROVIDED AND WITH RELEVANT AUTHORITY GUIDELINES. MEASURES SHALL BE APPLIED TO PREVENT EROSION OF THE STOCKPILES.
7. ALL EARTHWORK AREAS SHALL BE ROLLED EACH EVENING TO SEAL THE EARTHWORKS. DUST SUPPRESSION SHALL BE CARRIED OUT IN ACCORDANCE WITH RELEVANT AUTHORITIES GUIDELINES.
8. UPON COMPLETION OF ALL EARTHWORKS OR AS DIRECTED BY RELEVANT AUTHORITY, SOIL CONSERVATION TREATMENTS SHALL BE APPLIED 90 AS TO RENDER AREAS THAT HAVE BEEN DISTURBED. EROSION PROOF WITHIN 14 DAYS.
9. ALL CUT AND FILL SLOPES ARE TO BE SEEDED AND STRAW MULCHED WITHIN 14 DAYS OF COMPLETION OF FORMATION U.N.O. BY LANDSCAPE ARCHITECTS.
10. ALL CONSTRUCTION VEHICLES SHALL ENTER AND EXIT THE SITE VIA THE TEMPORARY CONSTRUCTION ENTRY/EXIT AS PER DETAILS PROVIDED OR WITH RELEVANT AUTHORITY GUIDELINES.
11. ALL VEHICLES LEAVING THE SITE SHALL BE CLEANED AND INSPECTED BEFORE LEAVING SITE TO LIMIT SEDIMENT TRACKING TO ROADWAYS.
12. FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE AND WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.
13. ANY EXISTING TREES WHICH FORM PART OF THE FINAL LANDSCAPING PLAN WILL BE PROTECTED FROM CONSTRUCTION ACTIVITIES BY:
A. PROTECTING THEM WITH BARRIER FENCING OR SIMILAR MATERIALS INSTALLED OUTSIDE THE DRIP LINE
B. ENSURING THAT NOTHING IS NAILED TO THEM
C. PROHIBITING PAVING, GRADING, SEDIMENT WASH OR PLACING OF STOCKPILES WITHIN THE DRIP LINE EXCEPT UNDER THE FOLLOWING CONDITIONS:
- ENCROACHMENT ONLY OCCURS ON ONE SIDE AND NO CLOSER TO THE TRUNK THAN EITHER 1.5 METRES OR HALF THE DISTANCE BETWEEN THE OUTER EDGE OF THE DRIP LINE AND THE TRUNK, WHICHEVER IS THE GREATER
- A DRAINAGE SYSTEM THAT ALLOWS AIR AND WATER TO CIRCULATE THROUGH THE ROOT ZONE (E.G. A GRAVEL BED) IS PLACED UNDER ALL FILL LAYERS OF MORE THAN 300 MILLIMETRES DEPTH
- CARE IS TAKEN NOT TO CUT ROOTS UNNECESSARILY NOR TO COMPACT THE SOIL AROUND THEM.

RIGID CONCRETE PAVEMENT

GENERAL

- 1. CARRY OUT ALL CONCRETE WORK IN ACCORDANCE WITH AS1378, AS3600, ANY SPECIFICATIONS AND RELEVANT AUTHORITY GUIDELINES. A COPY OF THESE DOCUMENTS ARE TO BE KEPT ON SITE.

CONCRETE

1. PLACE CONCRETE OF THE FOLLOWING CHARACTERISTIC COMPRESSIVE STRENGTH FC AS DEFINED IN AS1378. ADD WATER REDUCING ADMIXTURE EQUAL TO WRDA.

Table with 4 columns: ALL KERBS, PITS ETC, VEHICULAR PAVING, AS3600 FC MPa AT 28 DAYS, SPECIFIED SLUMP, NOMINAL AGG. SIZE. Values: 25, 80, 20 for kerbs/pits; 32, 80, 20 for paving.

- 2. USE TYPE GP CEMENT IN ACCORDANCE WITH AS3372.
3. ALL CONCRETE SHALL BE SUBJECT TO PROJECT CONTROL SAMPLE AND TESTING TO AS1379.
4. CONSOLIDATE BY VIBRATION OR OTHER APPROVED METHOD.

REINFORCEMENT

- 1. INSTALL REINFORCEMENT AS SHOWN ON DRAWINGS. THE TYPE AND GRADE IS INDICATED BY A SYMBOL AS SHOWN BELOW.
- N. HOT ROLLED DEFORMED BAR, GRADE 500
- R. PLAIN ROUND BAR, GRADE 250
- SL OR RL. HARD DRAWN WIRE FABRIC SQUARE OR RECTANGULAR
2. PROVIDE BAR SUPPORTS OR SPACERS TO GIVE THE FOLLOWING CONCRETE COVER TO ALL REINFORCEMENT UNLESS NOTED OTHERWISE.
- SLABS/PAVEMENTS: 40 WHEN EXPOSED TO WEATHER,
- DRAINAGE STRUCTURES: 30 WHEN CAST IN FORMS BUT LATER EXPOSED TO WEATHER OR GROUND, 65 WHEN CAST DIRECTLY IN CONTACT WITH GROUND.
3. FOR ALL PITS LOCATED IN CONCRETE PROVIDE 20% TRIMMER BARS 1200mm LONG AT ALL CORNERS OF PITS UNLESS SHOWN OTHERWISE.

CONCRETE VEHICULAR PAVEMENT

- 1. CONCRETE MIX PARAMETERS:
- MAXIMUM AGGREGATE SIZE 20mm
- FLEXURAL STRENGTH AT 28 DAYS = 3.5 MPa (Ft=32MPa)
- FLEXURAL STRENGTH AT 90 DAYS = 3.85 MPa
- MAXIMUM WATER / CEMENT RATIO = 0.45
- MAXIMUM SHRINKAGE LIMIT = 600 MICROSTRAINS (AS1012.13) AFTER 8 WEEKS OF DRYING
- MINIMUM CEMENT CONTENT = 300kg/m3
- CEMENT TO BE TYPE GP (NORMAL CEMENT) TO AS 3572
- SLUMP = 80mm
2. SAWN JOINTS ARE TO BE CUT BETWEEN 2-4 HOURS AFTER CONCRETE POUR USING SOFF CUT SAW TO AVOID DAMAGING THE SURFACE DURING SAWCUT.
3. FOR EXPANSION JOINTS, PRIOR TO THE PLACEMENT OF CONCRETE IN THE ADJACENT SLAB, SELF EXPANDING CORK FILLER SHALL BE ADHERED TO THE ALREADY CAST AND CLEANED CONCRETE FACE USING AN APPROVED WATERPROOF ADHESIVE. ADHESIVE SHALL BE LIBERALLY APPLIED TO THE FULL FACE OF THE CONCRETE SLAB TO BE COVERED BY THE FILLER, AND ON THE FULL FACE OF THE FILLER TO BE ADHERED. THE BUILDER SHALL PROVIDE CONSTANT SUPERVISION OF CONCRETE POURS EXECUTED BY SUB-CONTRACTORS TO ENSURE:
- REINFORCEMENT DISPLACED OFF CHAIRS ARE REPLACED PRIOR TO CONCRETE PLACEMENT.
- NO SITE WATER IS ADDED TO CONCRETE OR CONCRETE IN WAITING TRUCKS. (REQUIRED SLUMP FOR PLACEMENT SHALL BE ACHIEVED USING SUPER PLASTICISER).
- ALL CONCRETE IS FULLY COMPACTED USING A POKER VIBRATOR.
- NO POLLS ARE EXECUTED WHEN THE AMBIENT TEMPERATURE EQUALS OR EXCEEDS 35°C.
- POURS ARE PROTECTED FROM ANY HOT DRYING WINDS.
4. THE FINISHED CONCRETE SHALL BE CURED FOR A MINIMUM OF SEVEN DAYS USING AT LEAST ONE OF THE FOLLOWING METHODS:
- FLOODING OR CONTINUOUS SPRINKLING WITH WATER.
- THE USE OF AN ABSORBENT COVER KEPT CONSTANTLY WET. (WHEN THE AMBIENT TEMPERATURE EXCEEDS 32°C CURING MAY ONLY BE ACHIEVED USING ABOVE 2 METHODS.
- THE USE OF AN IMPERMEABLE SHEET MEMBRANE OVER A MOISTENED SURFACE. (THE MEMBRANE SHALL BE FIXED AND LAPPED SO THAT NO AIR CIRCULATION CAN OCCUR AT THE CONCRETE SURFACE).
- THE USE OF A CURING COMPOUND COMPLYING WITH AS3799, APPLIED UNIFORMLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, AND WHEN DRY THE COAT SHOULD BE CONTINUOUS, FLEXIBLE AND WITHOUT VISIBLE BREAKS OR PIN HOLES FOR SEVEN DAYS.

CONCRETE FINISHING

- 1. ALL EXPOSED CONCRETE PAVEMENTS ARE TO BE BROOMED FINISHED U.N.O.
2. ALL EDGES OF THE CONCRETE PAVEMENT INCLUDING KEVED AND DOWELED JOINTS ARE TO BE FINISHED WITH AN EDGING TOOL.
3. CONCRETE PAVEMENTS WITH GRADES GREATER THAN 10% SHALL BE HEAVILY BROOM FINISHED U.N.O.

GENERAL PAVEMENT

- 1. TECHNICAL SPECIFICATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT TAKE PRECEDENCE OVER THESE NOTES.
2. PRIOR TO DELIVERY OF ANY MATERIAL TO THE SITE, THE SOURCE OF ALL MATERIALS AND ANY RELEVANT CERTIFICATES STATING THAT THE MATERIAL SATISFIES THE SPECIFIED REQUIREMENTS SHALL BE PROVIDED TO THE SUPERINTENDENT FOR APPROVAL.
3. TESTING OF PAVEMENT MATERIALS WILL NORMALLY BE PERFORMED ON SAMPLES TAKEN AT THE SOURCE SITE PRIOR TO DELIVERY TO THE SITE AND IN THEIR FINAL CONDITIONS AFTER PLACEMENT AND COMPACTION. HOWEVER, THE PROPERTIES SPECIFIED AND FINAL ACCEPTANCE ARE APPLICABLE TO THE MATERIALS IN THEIR FINAL CONDITION IN THE PAVEMENT.
4. FINAL ACCEPTANCE WILL BE CONDITIONAL ON NO SIGNIFICANT CHANGE IN PROPERTIES DUE TO SEGREGATION OR CONTAMINATION DURING SUBSEQUENT PAVEMENT WORKS.

BASE COURSE COMPACTION

- 1. PAVEMENT 'BASE' (I.E. THE HIGHEST COURSE OF THE PAVEMENT BELOW THE SURFACING) SHALL BE CONSTRUCTED FROM MATERIAL AS SPECIFIED ON DRAWINGS AND COMPACTED TO 98% OF THE STANDARD MAXIMUM DRY DENSITY (SMDD) AND WITHIN 2% OF STANDARD OPTIMUM MOISTURE CONTENT (SOMC) IN ACCORDANCE WITH AS 1289 5.1.1 (EXCEPT CONCRETE PAVEMENT, WHERE THE CONCRETE IS THE BASE).
2. ALL BASE MATERIAL SHALL BE HARD, DURABLE AND THE MATERIALS SHALL BE FREE OF CLAY LUMPS, ORGANIC MATTER AND OBJECTIONABLE QUANTITIES OF DELETERIOUS SUBSTANCES.
3. ALL MATERIAL REQUIREMENTS APPLY BOTH PRIOR TO AND AFTER PLACEMENT OF THE PAVEMENT.

SUBGRADE COMPACTION

- 1. THE EXPOSED SUBGRADE (I.E. THE LOWER COURSE OF PAVEMENT BELOW THE SUB-BASE) AFTER STRIPPING AND/OR EXCAVATION SHALL BE PROOF ROLLED USING NOT FEWER THAN 5 PASSES WITH A 10 TONNE DEAD WEIGHT STEEL SMOOTH DRUM ROLLER UNDER THE SUPERVISION OF AN EXPERIENCED GEOTECHNICAL ENGINEER. ANY AREAS EXHIBITING EXCESSIVE DEFLECTION/MOVEMENT UNDER ROLLER SHALL BE REMOVED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER TO A MINIMUM DEPTH OF 50mm AND THEN BACKFILLED WITH APPROVED ENGINEERED FILL TO MEET THE DESIGN SUBGRADE LEVEL.
2. ENGINEERED FILL TO BE PLACED IN LAYERS NOT EXCEEDING 250mm LOOSE THICKNESS AND COMPACTED TO 98% OF STANDARD MAXIMUM DRY DENSITY (SMDD) AND TO WITHIN 2% OF STANDARD OPTIMUM MOISTURE CONTENT (SOMC) IN ACCORDANCE WITH AS 1289 5.1.1. APPROVED BACKFILL MATERIAL MAY BE CRUSHED ROCK OR SANDY LOAM WITH A PLASTICITY INDEX LESS THAN 15%.
3. TESTING OF THE SUBGRADE SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A. REGISTERED LABORATORY.
4. ALL FILL MATERIAL SHALL BE FROM A SOURCE APPROVED BY THE SUPERINTENDENT AND SHALL COMPLY WITH THE FOLLOWING:
- FREE FROM ORGANIC AND PERISHABLE MATTER
- MAXIMUM PARTICLE SIZE = 75mm
- MAXIMUM PLASTICITY INDEX = 15%.

SUB-BASE COURSE COMPACTION

- 1. PAVEMENT 'SUB-BASE' (I.E. THE INTERMEDIATE OR LOWER COURSE OF THE PAVEMENT BELOW THE BASE) SHALL BE CONSTRUCTED FROM MATERIAL AS SPECIFIED ON DRAWINGS AND COMPACTED TO 98% OF THE STANDARD MAXIMUM DRY DENSITY (SMDD) AND WITHIN 2% OF STANDARD OPTIMUM MOISTURE CONTENT (SOMC) IN ACCORDANCE WITH AS 1289 5.1.1.
2. ALL SUB-BASE MATERIAL SHALL BE HARD, DURABLE AND THE MATERIALS SHALL BE FREE OF CLAY LUMPS, ORGANIC MATTER AND OBJECTIONABLE QUANTITIES OF DELETERIOUS SUBSTANCES.
3. ALL MATERIAL REQUIREMENTS APPLY BOTH PRIOR TO AND AFTER PLACEMENT OF THE PAVEMENT.



Table with columns: REV, DESCRIPTION, NVH, FX, DATE. Row 1: A ISSUED FOR APPROVAL NVH FX 27/09/2024. Row 2: REVISIONS

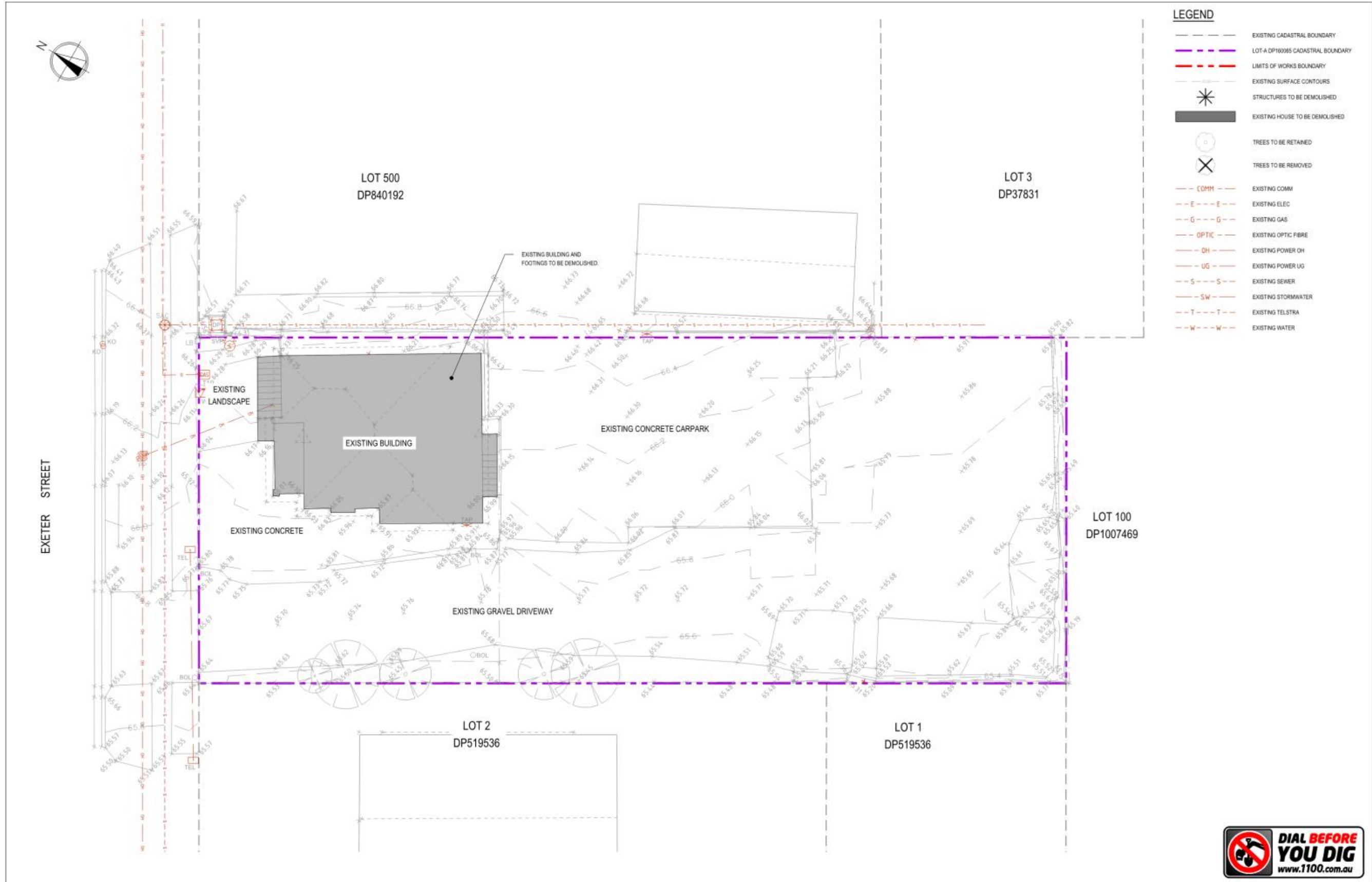
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Table with columns: STATUS, Drawn, Designed, Checked, Approved, Height Datum, Grid, SCALE, Project No., Drawing No., Issue. STATUS: ISSUED FOR INFORMATION. Project No.: SY24-171. Drawing No.: -C-1002. Issue: A.

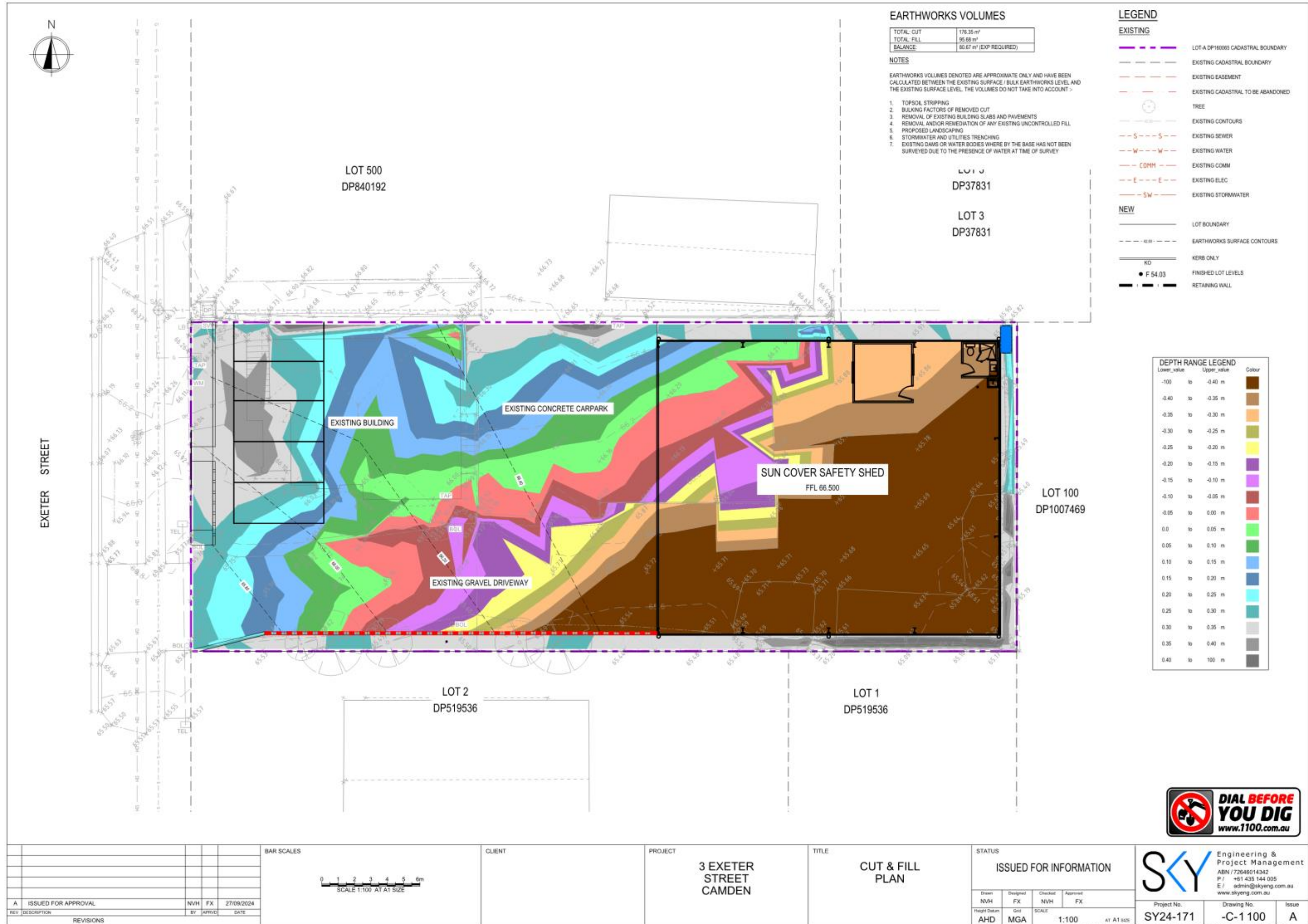
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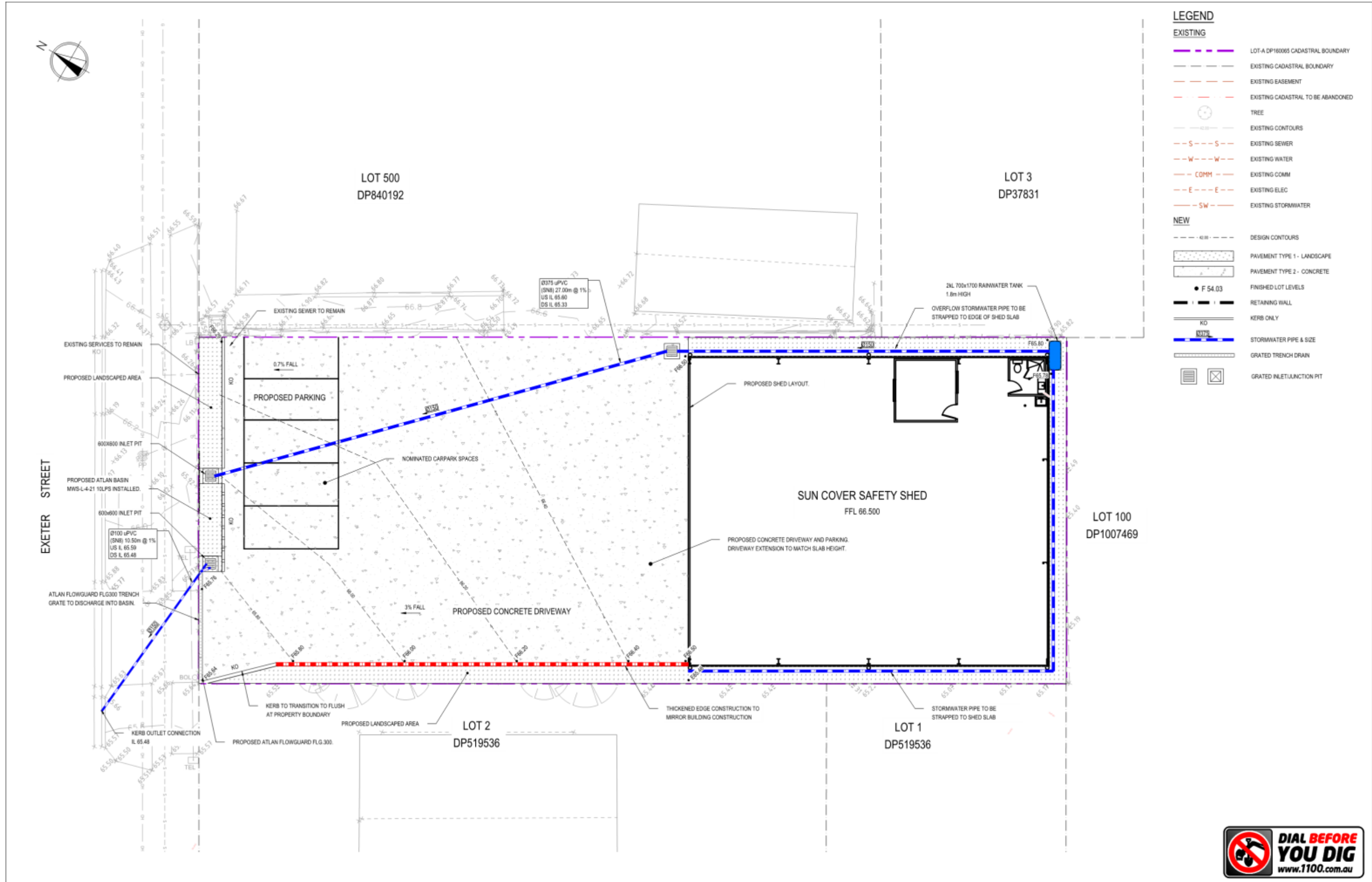


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REV	DESCRIPTION	BY	APPROV	DATE													
A	ISSUED FOR APPROVAL	NVH	FX	27/09/2024													
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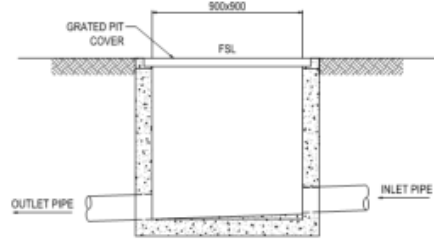


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REV	DESCRIPTION	BY	APPROV	DATE													
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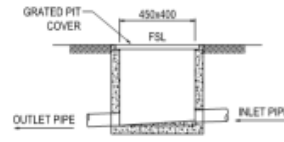


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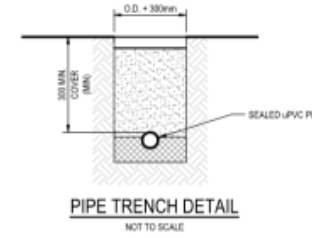
PRECAST OR CAST INSITU PIT REFER STORMWATER NOTES ALTERNATE POLYPROPYLENE PIT BY MANUFACTURER

900x900 PIT DETAIL
SCALE = 1:20

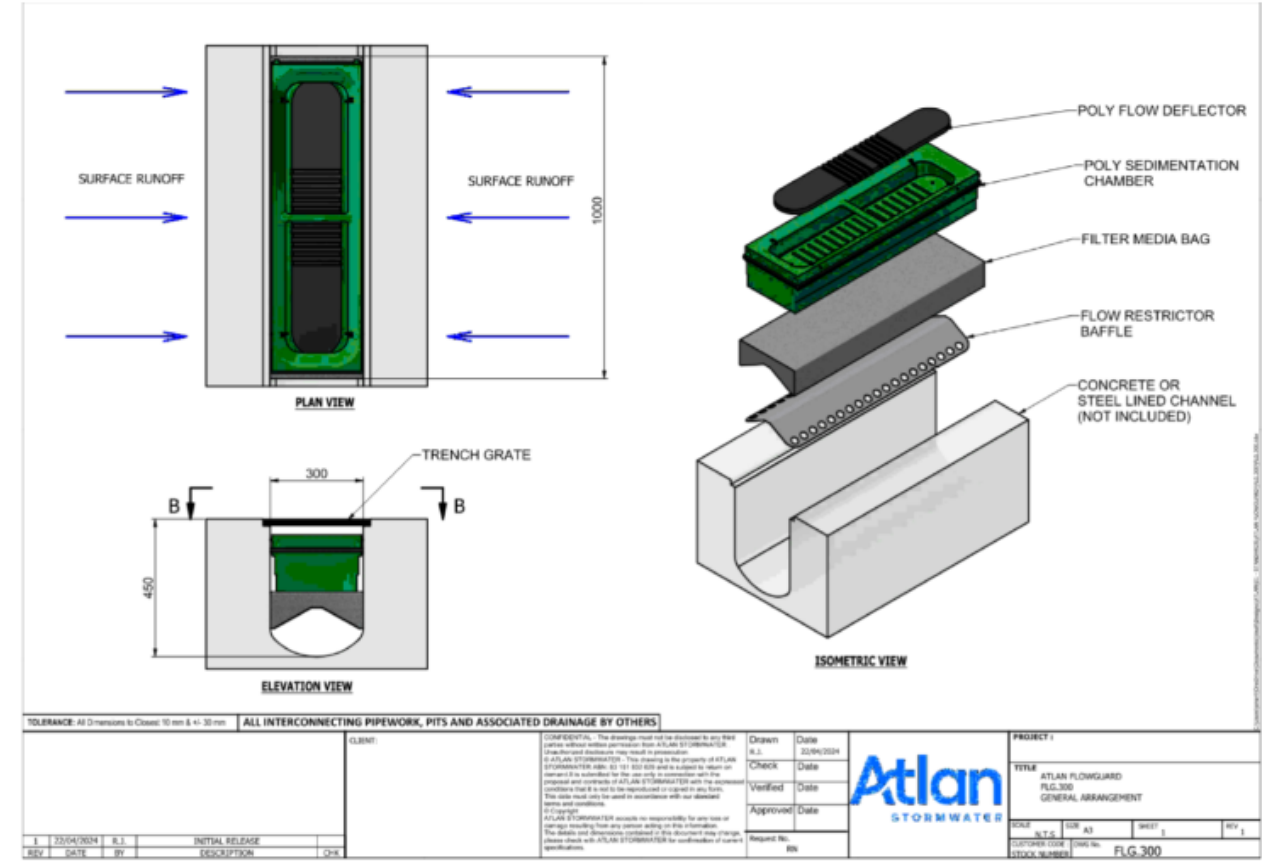
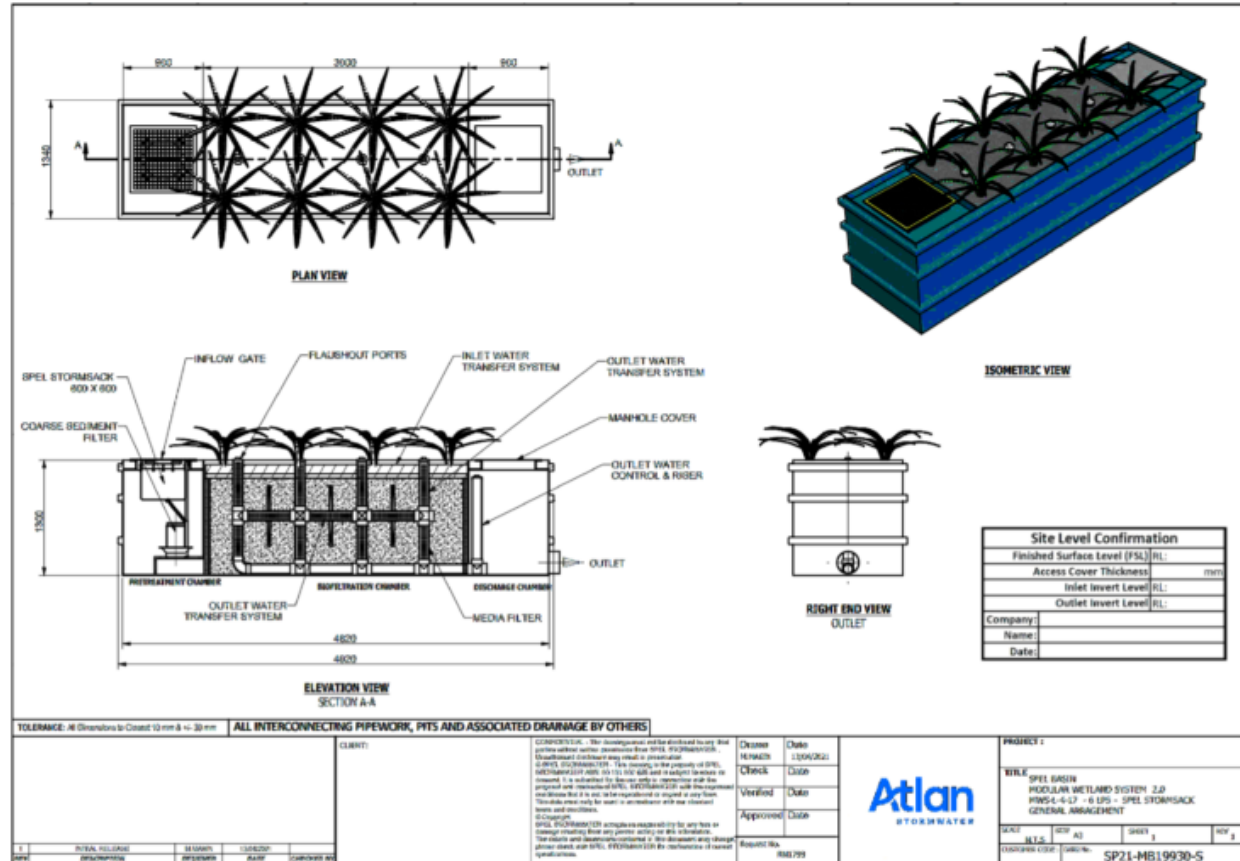


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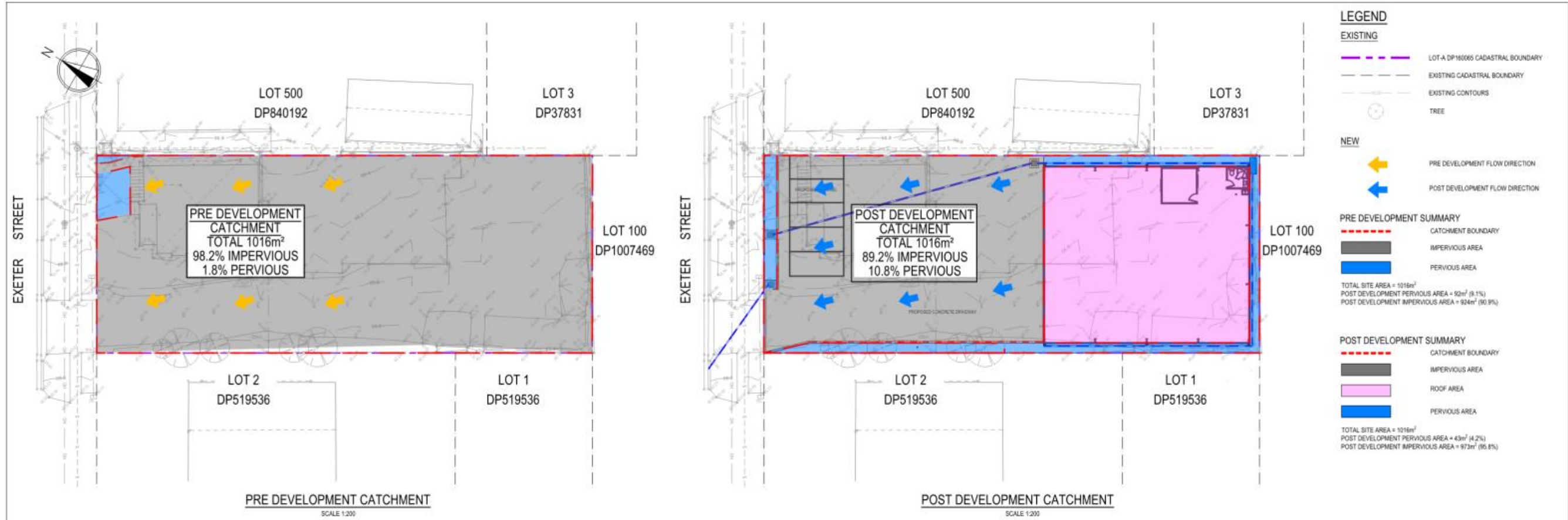


PIPE TRENCH DETAIL
NOT TO SCALE



BAR SCALES 		CLIENT 3 EXETER STREET CAMDEN	PROJECT 3 EXETER STREET CAMDEN	TITLE SITeworks DETAILS	STATUS ISSUED FOR INFORMATION	 Engineering & Project Management ABN / 72646014342 P / +61 435 144 005 E / admin@skyeng.com.au www.skyeng.com.au																										
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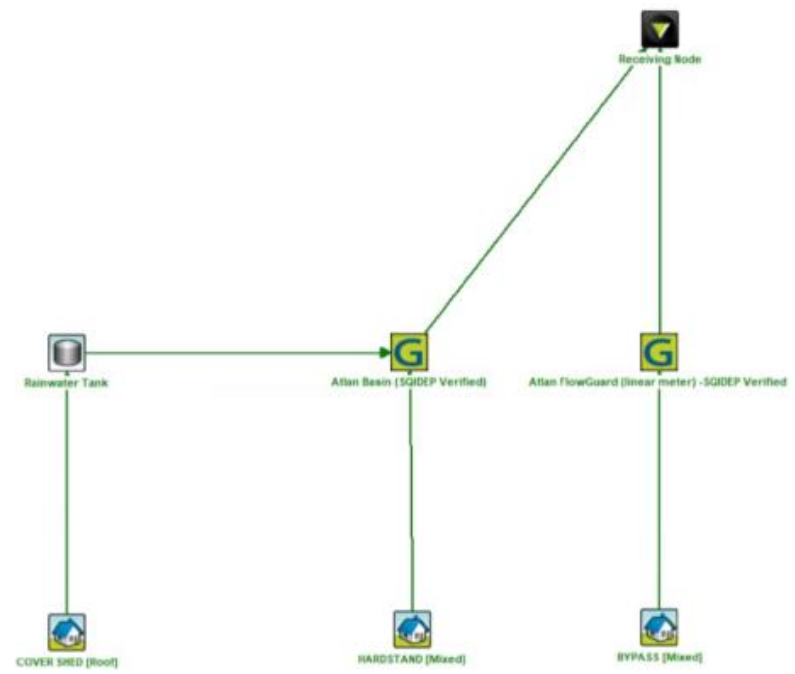
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Treatment Train Effectiveness - Receiving Node

	Sources	Residual Load	% Reduction
Flow (ML/yr)	0.679	0.675	0.5
Total Suspended Solids (kg/yr)	92.3	13.6	85.2
Total Phosphorus (kg/yr)	0.211	0.0722	65.8
Total Nitrogen (kg/yr)	1.77	0.754	57.5
Gross Pollutants (kg/yr)	18.8	0.225	98.8

MUSIC RESULTS
N.T.S.



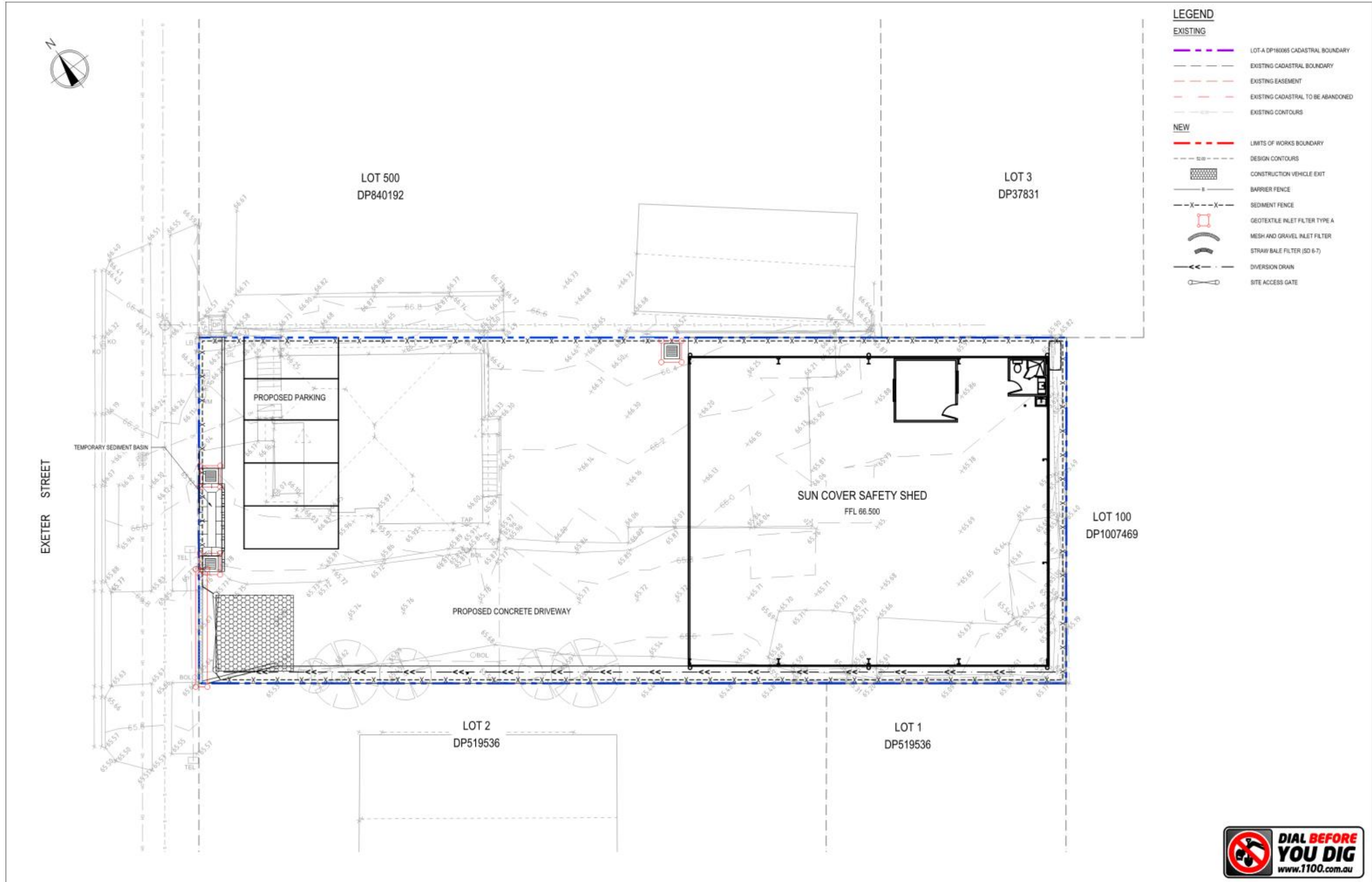
MUSIC LAYOUT
N.T.S.

ON-SITE DETENTION REQUIREMENTS
CAMDEN COUNCIL, ENGINEERING SPECIFICATIONS (FEB 2020) PART 3.6- "REDUCTION OF THE IMPACT OF A DEVELOPMENT TO DOWNSTREAM DRAINAGE SYSTEM"
AS SHOWN ON THE PRE AND POST CATCHMENT PLANS, THE IMPERVIOUS AREA HAS DECREASED TO DO THE PROPOSED DEVELOPMENT. AS SUCH, THE PROPOSED DEVELOPMENT WILL NOT INCREASE FLOW TO THE DOWNSTREAM DRAINAGE SYSTEM.
THIS DEVELOPMENT WILL NOT REQUIRE OSD.



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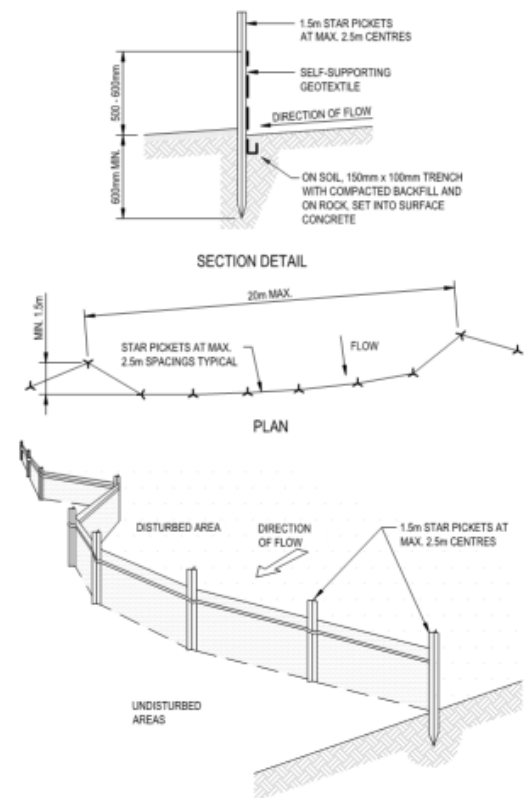


LEGEND	
EXISTING	
	LOT-A DP16095 CADASTRAL BOUNDARY
	EXISTING CADASTRAL BOUNDARY
	EXISTING EASEMENT
	EXISTING CADASTRAL TO BE ABANDONED
	EXISTING CONTOURS
NEW	
	LIMITS OF WORKS BOUNDARY
	DESIGN CONTOURS
	CONSTRUCTION VEHICLE EXIT
	BARRIER FENCE
	SEDIMENT FENCE
	GEOTEXTILE INLET FILTER TYPE A
	MESH AND GRAVEL INLET FILTER
	STRAW BALE FILTER (SD 6-7)
	DIVERSION DRAIN
	SITE ACCESS GATE



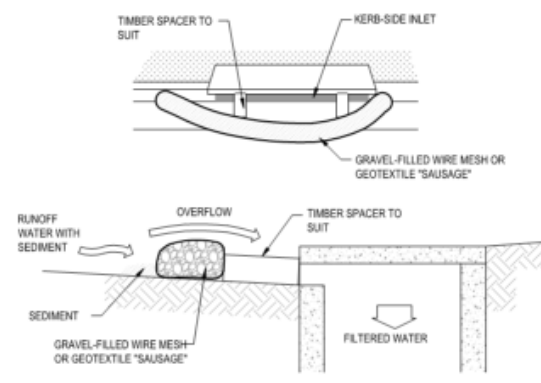
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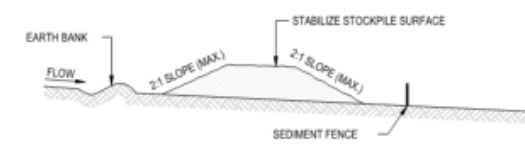
- SEDIMENT FENCE CONSTRUCTION NOTES:**
- CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
 - CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
 - DRIVE 1.5m LONG STAR PICKETS INTO GROUND AT 2.5m INTERVALS (MAX.) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
 - FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
 - JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
 - BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

SEDIMENT FENCE
SCALE: N.T.S.



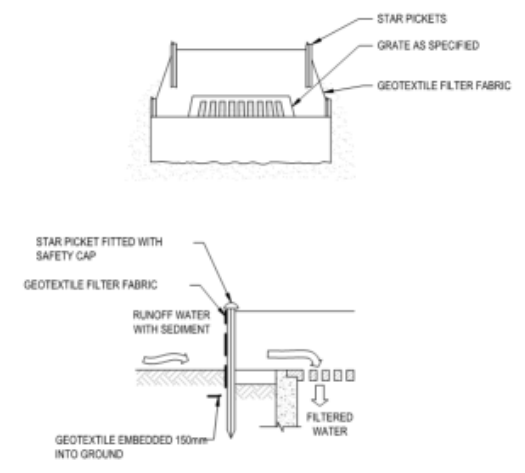
- MESH & GRAVEL INLET FILTER CONSTRUCTION NOTES:**
- INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
 - FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
 - FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
 - PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
 - FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
 - SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY CAN FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.

MESH & GRAVEL INLET FILTER
SCALE: N.T.S.



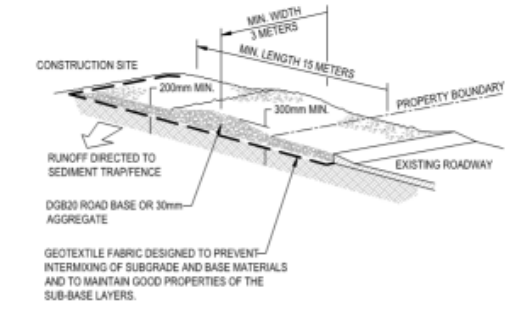
- STOCKPILE CONSTRUCTION NOTES:**
- PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METERS FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
 - CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
 - WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METERS IN HEIGHT.
 - WHERE THEY ARE TO BE PLACED FOR MORE THAN 10 DAYS, STABILIZE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
 - CONSTRUCT EARTH BANKS ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES 1 TO 2 METERS DOWNSLOPE.

STOCKPILES
SCALE: N.T.S.



- GEOTEXTILE INLET FILTER CONSTRUCTION NOTES:**
- FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
 - PICKET SPACING TO BE A MAXIMUM 1.0m CENTRES.
 - IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
 - DO NOT COVER THE INLET WITH GEOTEXTILES UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.

GEOTEXTILE INLET FILTER - TYPE A
SCALE: N.T.S.



- STABILIZED SITE ACCESS CONSTRUCTION NOTES:**
- STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
 - COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
 - CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
 - ENSURE THE STRUCTURE IS AT LEAST 15 METERS LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METERS WIDE.
 - WHERE A SEDIMENT FENCE JOINS ONTO THE STABILIZED ACCESS, CONSTRUCT A HUMP IN THE STABILIZED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.

STABILIZED SITE ACCESS
SCALE: N.T.S.

BAR SCALES				CLIENT	PROJECT	TITLE	STATUS				
					3 EXETER STREET CAMDEN	EROSION AND SEDIMENTATION DETAILS	ISSUED FOR INFORMATION	ABN / 72646014342 P / +61 435 144 005 E / admin@skyseng.com.au www.skyseng.com.au			
A ISSUED FOR APPROVAL NVH FX 27/09/2024 REVISIONS							Drawn NVH Height Datum AHD	Designed FX Grid MGA	Checked NVH SCALE NTS	Approved FX AT A1 SIZE	Project No. SY24-171 Drawing No. -C-1750 Issue A

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ENGINEERING SCHEDULE

CERTIFIED STEEL PORTAL FRAME SHED DESIGN FOR "REGION A" TERRAIN CATEGORY 2.0, 2.5 & 3.0 - IMPORTANCE LEVEL 2.
 Internal Pressure: 0.5
 Design Snow Load: 0.00 KPa, Roof Snow Load: 0.00 KPa

Customer: Leigh Middlemiss
 Site Address: 3 Exeter Street, Camden NSW 2570

Main Building: Span: 18, Length: 21, Height: 5.6, Roof Pitch: 11 degrees
 The length being comprised of 4 bays, the largest bay is 5.25m bays.
 Left LeanTo: NA
 Right LeanTo: NA

Total Kit Weight: 9384.84kg

INTERNAL PORTALS
Column: 2C30030
Rafter: 2C30030
Knee Brace: 2C15015
Knee Brace Length: 3100
Apex Brace: 2C15015
Apex Brace Length: 4600

END PORTALS
Column: C30030
Rafter: C30030
Knee Brace: C15015
Knee Brace Length: 3100
Apex Brace: C15015
Apex Brace Length: 4600
Endwall Mullion: C30030

LEFT LEAN TO PORTALS
Internal Column: NA
Internal Rafter: NA
End Column: NA
End Rafter: NA
Knee Brace: NA
Knee Brace Length: NA

RIGHT LEAN TO PORTALS
Internal Column: NA
Internal Rafter: NA
End Column: NA
End Rafter: NA
Knee Brace: NA
Knee Brace Length: NA

NOTE: All unclad intermediate columns are always back to back (refer to drawing: Floor Plan).

PURLINS AND GIRTS		
Eave Purlin: TH120100	Max Spacing: 1250	Overlap: 10%
Side Wall Girts: TH120100	Max Spacing: NA	Overlap: NA
Front End Wall Girts: NA	Max Spacing: 1250	Overlap: 10%
Back End Wall Girts: TH120100	Max Spacing: 1200	Overlap: 10%
Roof Purlins: TH120100		

NOTE: Girt spacing will vary to a maximum 1.25m where window/s are located.

FASTENERS
Sleeve Anchor Bolts: M16x105 Sleeve Anchor
Frame Bolts: M16x45 Purlin Assembly Zinc (Mild)
Frame Screws: Frame Screw 14x14x22
Cross Bracing Strap: 32mm x 1.2 strap
Open Bay Header Height: NA

COLOUR SCHEDULE
Roof Sheets: Colour
External Wall Sheets: Colour
Roller Doors: NA
Flashings: Colour
PA Doors: Colour
Windows: NA

DOMESTIC & LIGHT INDUSTRIAL STEEL PORTAL FRAME SHED STRUCTURES

This structure is designed in compliance with AS4600, AS3600 and AS1170 1 to 4 as Importance Level 2 with a Live Load of 0.25kPa as "Air Leaky Structures" providing stability when openings are prevalent.

The structures are clad with corrugated pre-painted finish, 0.42mm walls and 0.42mm roof (compliant with AS1562.1 Metal) over cold formed 450 to 550mPa galvanized steel C sections primary frames.

Primary framing is fastened together with 4.6 Class galvanized bolts adequately tensioned on ground prior to erection.

Secondary framing steel bracing, with purlins and girts lapped, are all tek fastened to primary steel with a minimum of two (2) teks per connection as specified in details.

All rainwater products are compliant with AS2179.1 (Metal).

ENGINEERING

The undersigning engineer has checked that the design of the structure complies with relevant current Australian Standards as stated above and the following i.e AS4671-2001 Steel Reinforcing materials, AS3600 - Concrete structures. However, he will not be present during construction, neither will he conduct inspections nor construction supervision.

The class 10a buildings are designed for erection on pad footings or slab based on soil of classification "A"- "P" with minimum bearing capacity 100kPa (i.e. organic soil is to be removed to a suitable material below natural surface).

Where (suitable) fill is required to level the site, it should be placed and compacted in layers of 150mm maximum.

Concrete pad footings and slab supply and placement is to be in compliance with AS2870-2011 Residential Slabs & Footings, AS3600-2009 Concrete Structures for A2 and B2 exposure (i.e. 25mPa strength @ 28 days strength) with recommended slump 75 to 80mm for light pneumatic tyred traffic all trafficable floors.

For sites where these conditions are considered to be inadequate, a customized foundation design for the structure can be supplied to suit a specific purpose.

CONSTRUCTION

Erection of the structure is to be in compliance with local and state ordinances,

Occupational Health and Safety Regulations and with plans provided.

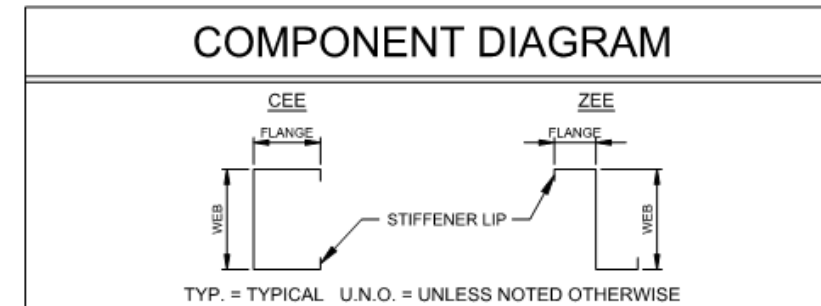
GENERAL

The designs as portrayed on the drawings remain the intellectual property of Best Sheds Pty Ltd and are provided for building approval and construction purposes only and are only valid when blue ink signed and dated by the engineer.

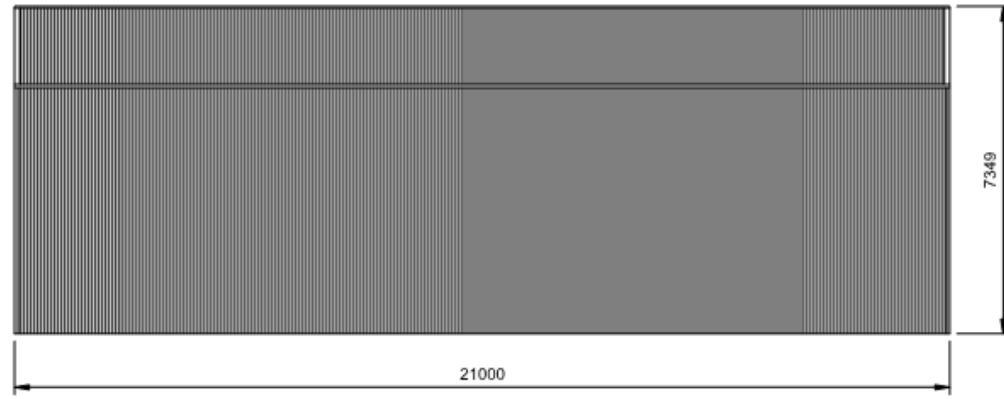
SNOW LOAD

Following conditions only apply to buildings with snow loading:

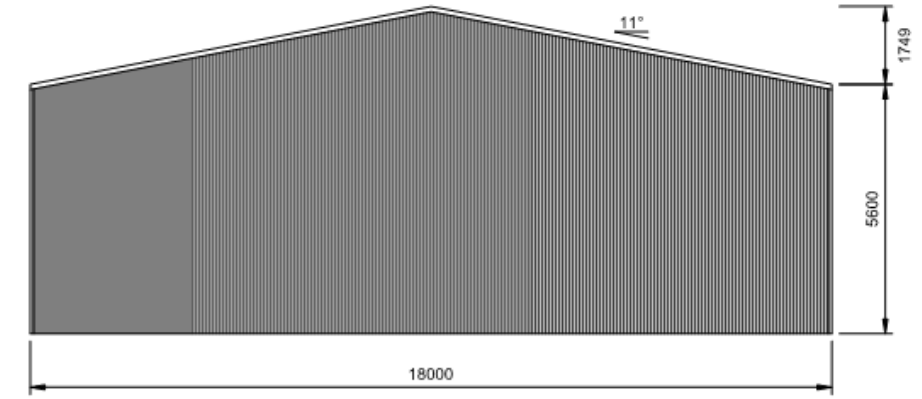
- No maintenance or roof traffic permitted on the roof while there is snow present.
- No other structure to be erected within 500mm of the gutters of this building.



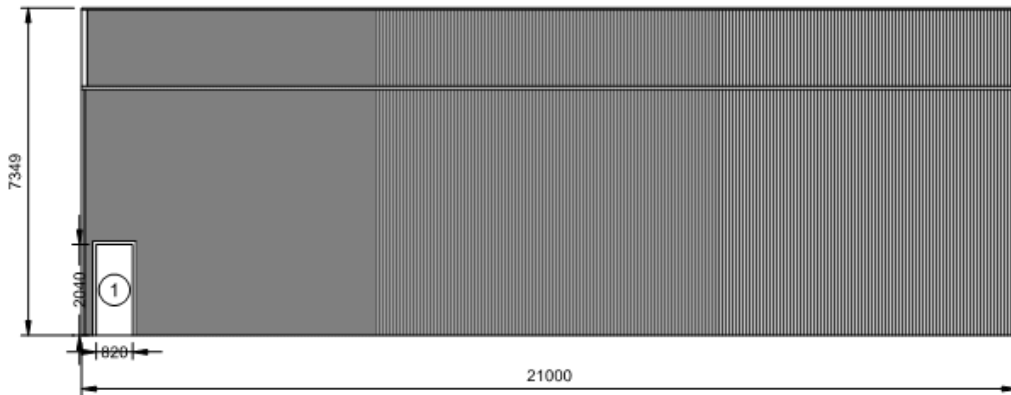
<p>best sheds Value & Quality Direct to You</p>	151 Smeaton Grange Road, Smeaton Grange, NSW, 2567 Phone: 02 4648 7777 Fax: 02 4648 7700 Email: sales@bestsheds.com.au	<p>CIVIL & STRUCTURAL ENGINEERS COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING CAMILO PINEDA MORENO Bend MIE Aust RPEng RPEQ 15562 TBP PE003976 (VIC) Signature: Date: 17.01.2023</p>	Customer Name: Leigh Middlemiss Site Address: 3 Exeter Street Camden, NSW, 2570	DATE 17-01-2023 JOB NO. 1920637206 SHEET 1 of 6
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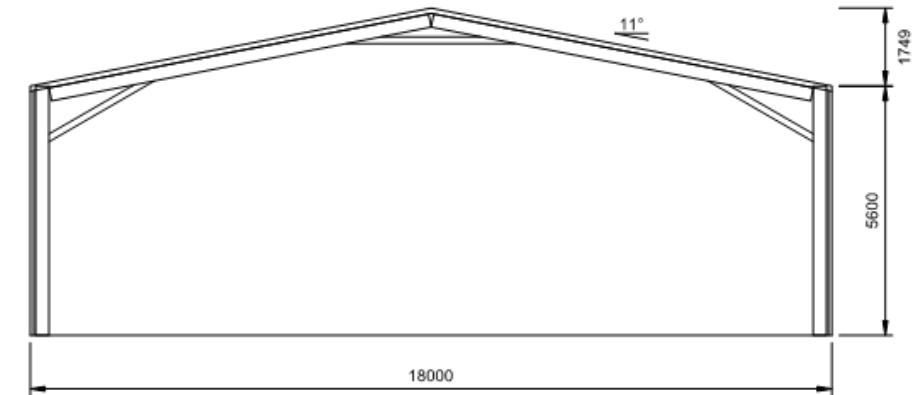
2 LEFT ELEVATION
2 SCALE: 1:150





3 REAR ELEVATION
2 SCALE: 1:150 FRAME #5

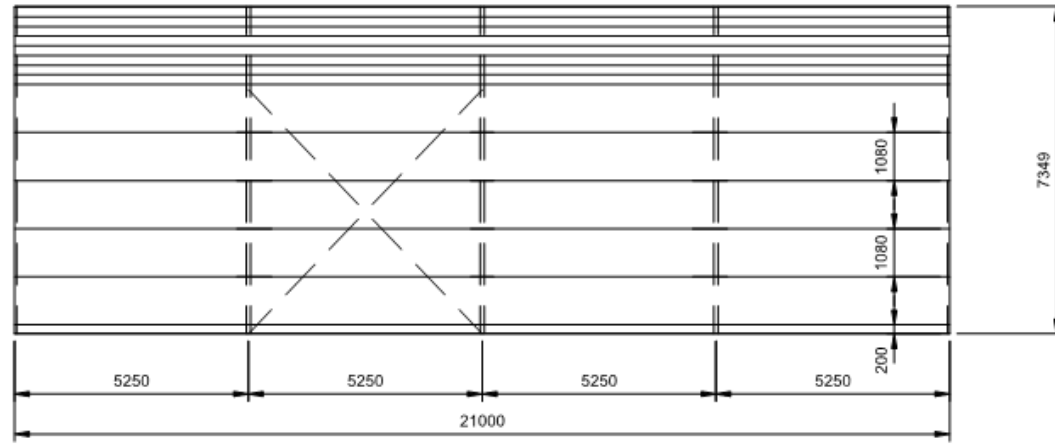


1 RIGHT ELEVATION
2 SCALE: 1:150

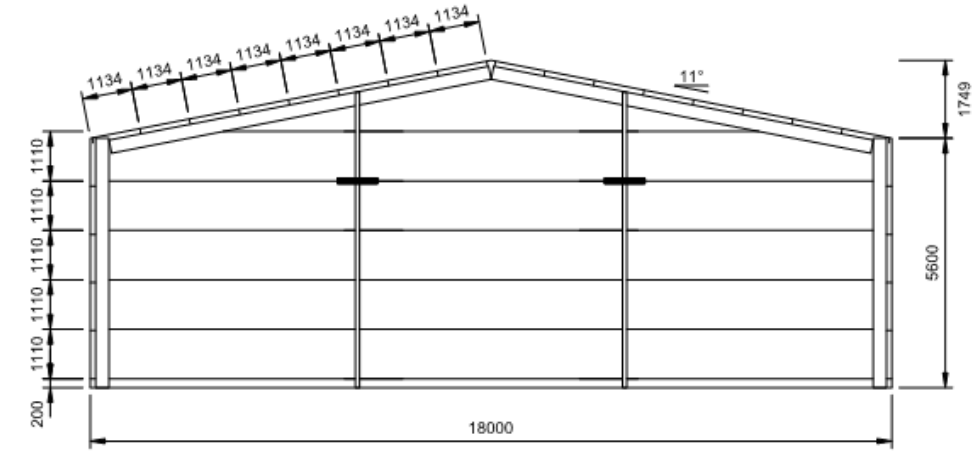


4 FRONT ELEVATION
2 SCALE: 1:150 FRAME #1

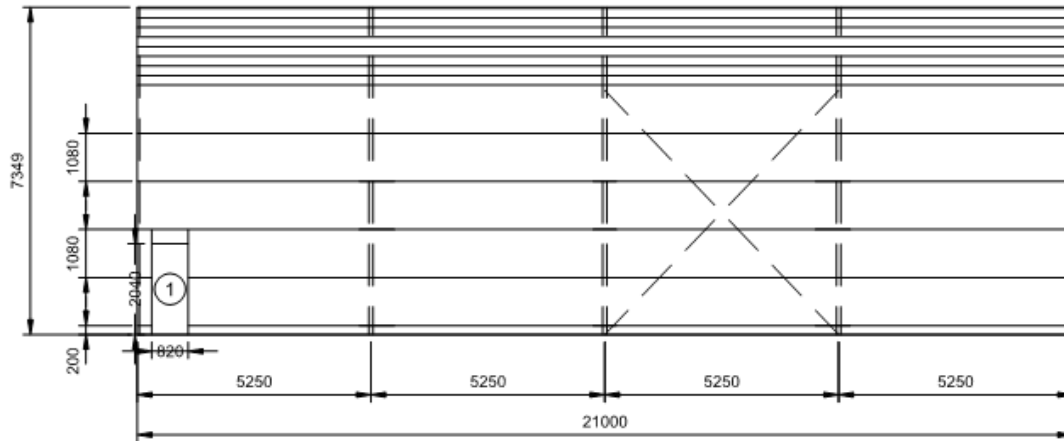
 <p>151 Smeaton Grange Road, Smeaton Grange, NSW, 2567 Phone: 02 4648 7777 Fax: 02 4648 7700 Email: sales@bestsheds.com.au</p>	<p>EMERALD DESIGN & CONSTRUCTION</p> <p>CIVIL & STRUCTURAL ENGINEERS COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING CAMILO PINEDA MORENO Bend MIE Aust RPEng RPEQ 15582 TBP PE003976 (VIC)</p> <p>Signature:  Date: 17.01.2023</p>	<p>Customer Name: Leigh Middlemiss Site Address: 3 Exeter Street Camden, NSW, 2570</p>	<p>DATE 17-01-2023 JOB NO. 1920637206 SHEET 2 of 6</p>
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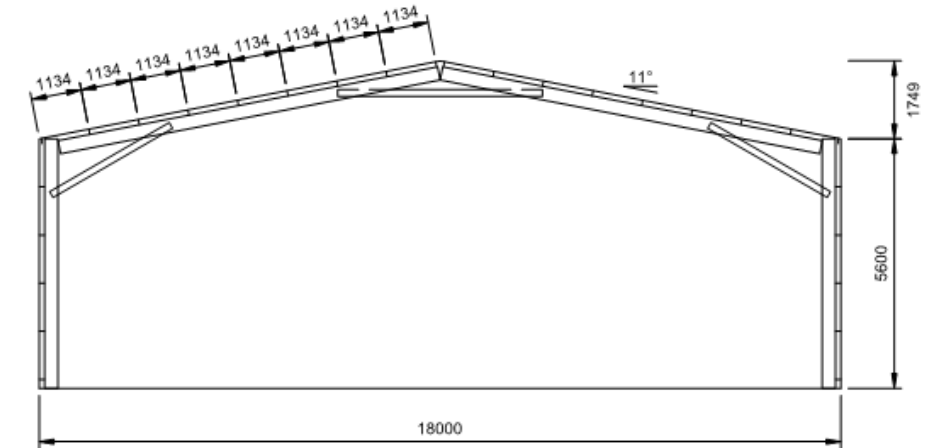
2 LEFT ELEVATION
3 SCALE: 1:150





3 REAR ELEVATION
3 SCALE: 1:150 FRAME #5

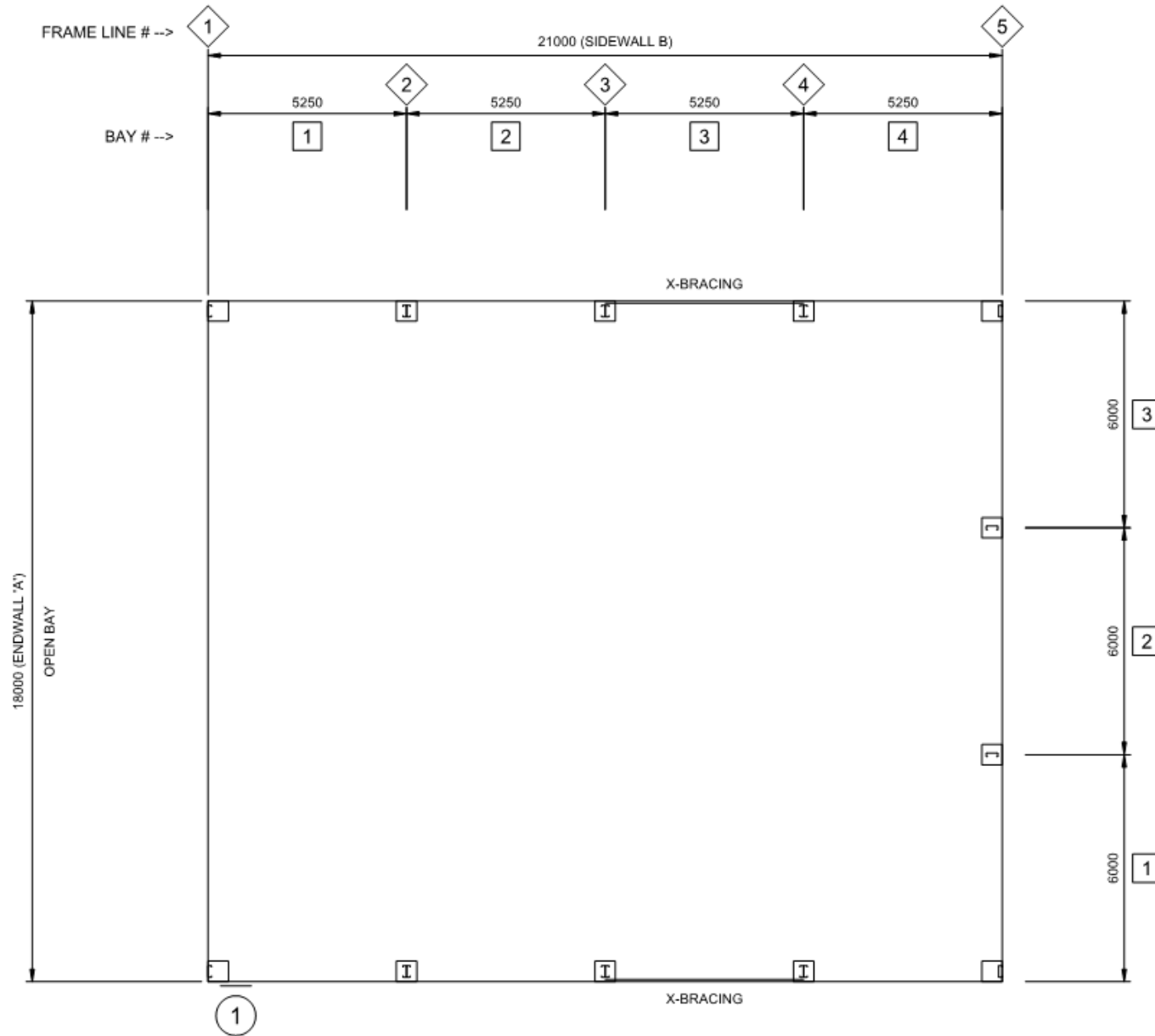


1 RIGHT ELEVATION
3 SCALE: 1:150

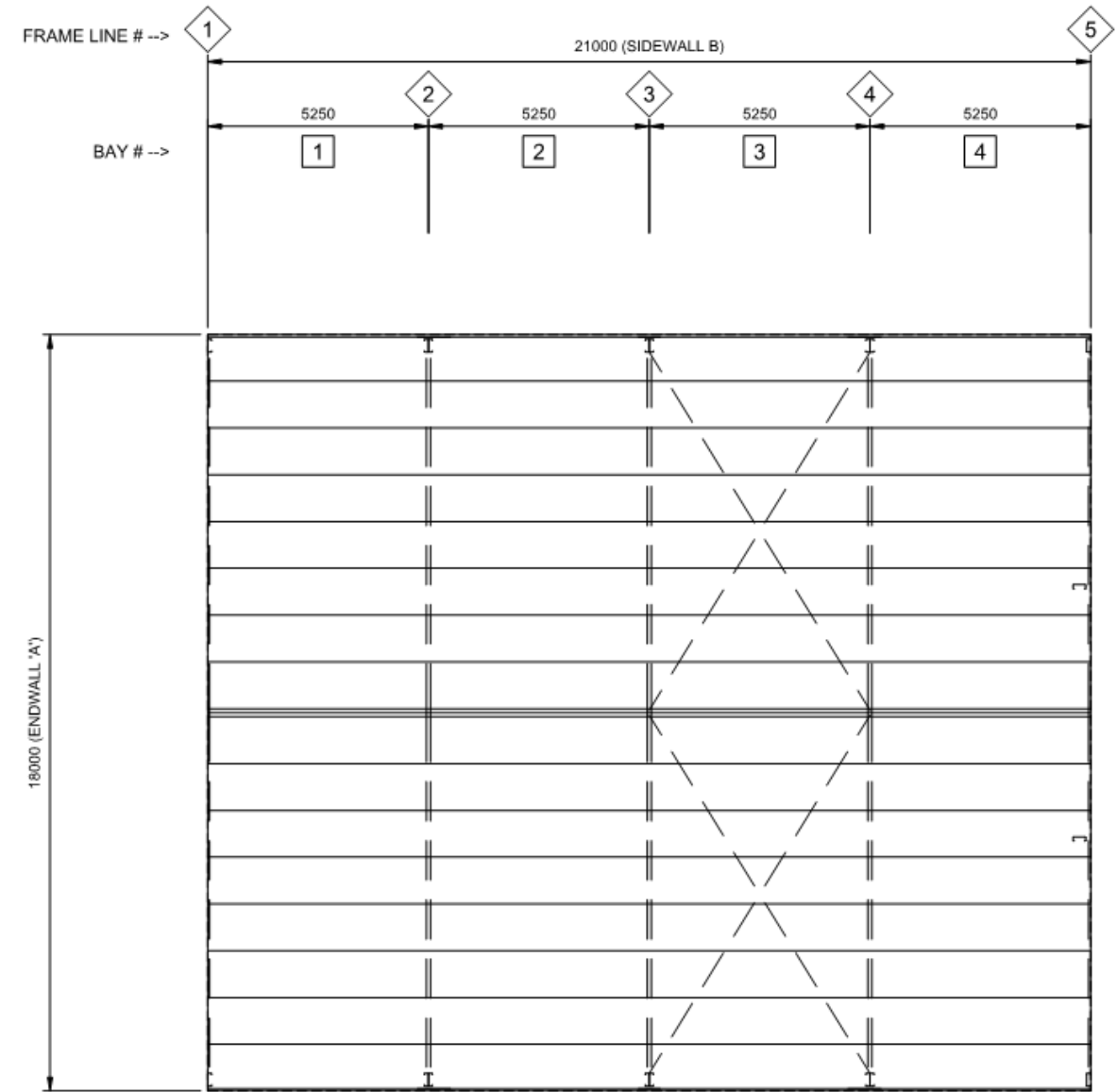


4 FRONT ELEVATION
3 SCALE: 1:150 FRAME #1



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1 FLOOR PLAN
4 SCALE: 1:150



2 ROOF FRAMING PLAN
4 SCALE: 1:150

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SLAB FOUNDATIONS DOMESTIC / LIGHT INDUSTRIAL (100mm MINIMUM CONCRETE SLAB INCLUDED)					
SOIL CLASSIFICATION (COMPACTED)	REINFORCING IN SLAB	EDGE BEAM	PIER	EDGE BEAM (slab thickness not included)	
	MESH REINFORCING	TRENCH MESH	ø x DEPTH	DEPTH	WIDTH
A, S, & M	SL72	---	450 x 400	---	---
M - D	SL82	L11TM3	---	300	300
H TO H - D	SL82	L11TM3	---	400	300
E TO E - D	SL82	L11TM4	---	400	400
P (DROP EDGE BEAM OR STANDARD EDGE BEAM WITH PIERS UNDER COLUMNS 300 INTO FIRM GROUND)	SL82	L11TM4	450ø	400	400

THICKNESS: 100MM WITH MINIMUM 30MM COVER. REFER TO SLAB FOUNDATION TABLE FOR REINFORCING SPECIFICATION

STRENGTH: 25mPa

2 x M16 BOLTS
2 X 16MM DIA SLEEVE ANCHORS, 12MM DIA INTERNAL ROD-MIN 110MM LONG
REFER TO SLAB TABLE FOR MESH TYPE - 30MM COVER
POLYTHENE WATERPROOF MEMBRANE ON CONSOLIDATED SUB-BASE SHOWN DASHED

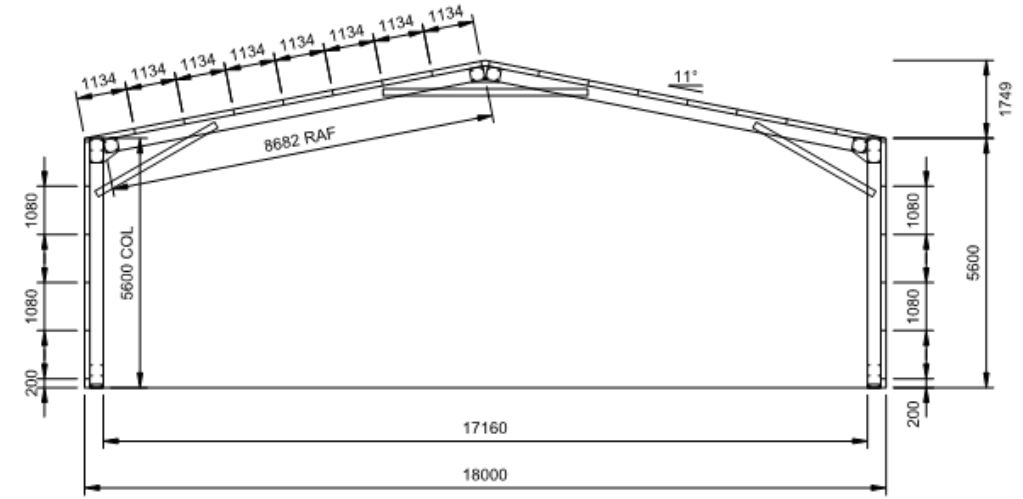
NOTE: ENSURE EARTH/SOIL IS KEPT CLEAR OF WALL CLADDING AT ALL TIMES.
2C30030 COLUMN
1500
600

12g x14 x 35mm LONG ROOF SCREWS
RIDGE PURLIN
INTERMEDIATE PURLIN
EAVE PURLIN
0.42 BMT CORRUGATED ROOF SHEETING

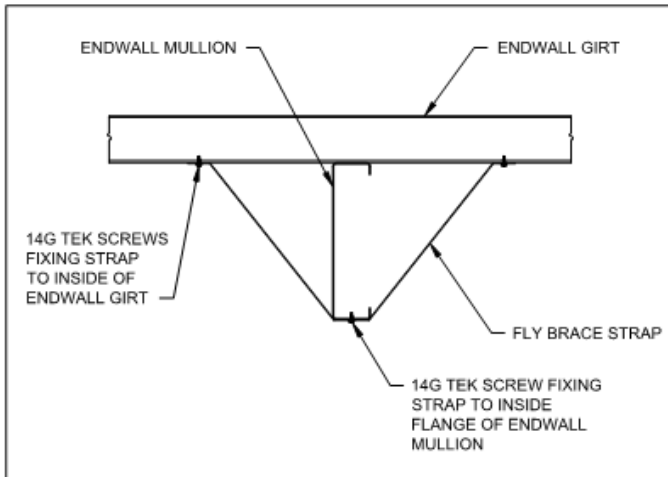
10g x 16mm LONG WALL SCREWS
WALL GIRTS
EAVE PURLIN
0.42 BMT CORRUGATED WALL SHEETING

Z	ALTERNATE PIER DETAIL	H	ROOF SHEETING
I	WALL SHEETING	F	TOP HAT CONNECTION
Y	SLAB DETAIL	F	TOP HAT CONNECTION
A	HAUNCH CONNECTION	B	APEX CONNECTION
C	ENDWALL MULLION TO RAFTER	E	PURLIN CONNECTION

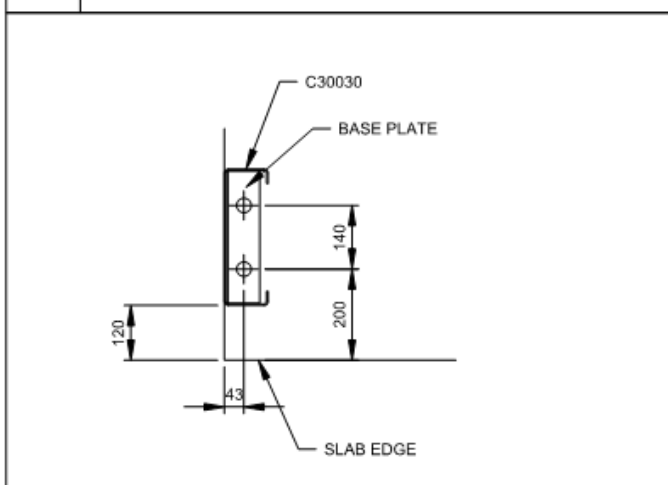
<p>151 Smeaton Grange Road, Smeaton Grange, NSW, 2567 Phone: 02 4648 7777 Fax: 02 4648 7700 Email: sales@bestsheds.com.au</p>	<p>CIVIL & STRUCTURAL ENGINEERS COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING CAMILO PINEDA MORENO Bend MIE Aust RPEng RPEQ 15562 TBP PE003976 (VIC)</p> <p>Signature: Date: 17.01.2023</p>	<p>Customer Name: Leigh Middlemiss Site Address: 3 Exeter Street Camden, NSW, 2570</p>	<p>DATE 17-01-2023 JOB NO. 1920637206 SHEET 5 of 6</p>
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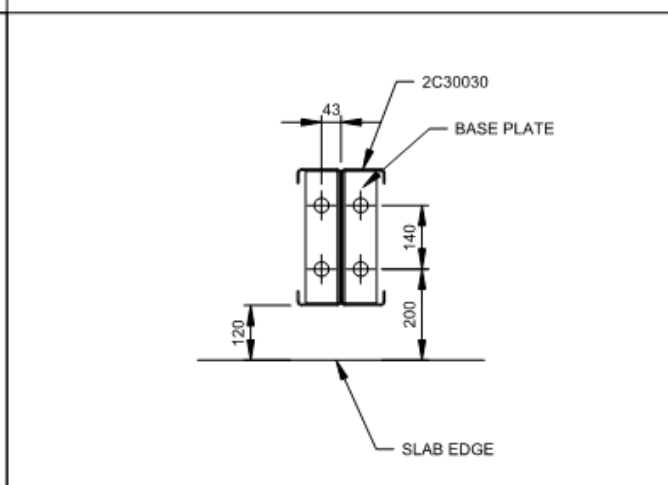
1
6 TYP. FRAME CROSS-SECTION
SCALE: 1:150 FRAMES 2-4



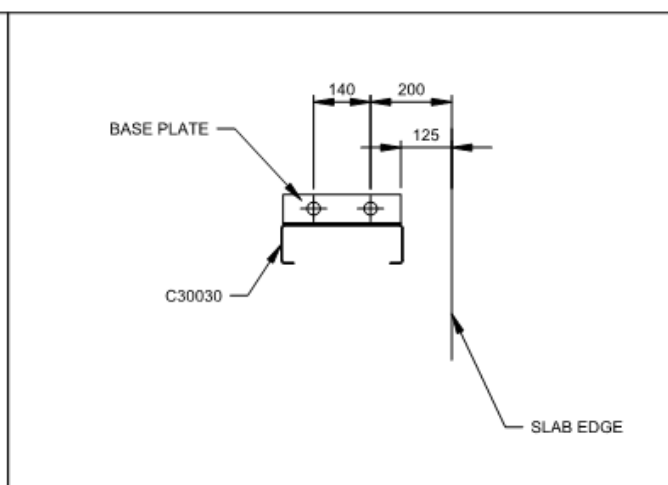
N FLYBRACE



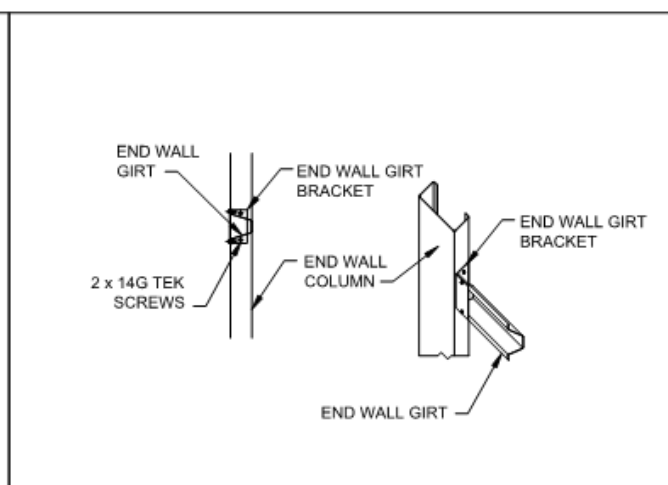
J CORNER COLUMN BASE



K INTERNAL COLUMN BASE



L ENDWALL MULLION BASE



M ENDWALL GIRT BRACKET

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EMERALD
DESIGN & CONSTRUCTION

CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING

CAMILO PINEDA MORENO
Bend MIE Aust RPEng
RPEQ 15562 TBP PE003976 (VIC)

Signature: Date: 17.01.2023

Customer Name: Leigh Middlemiss
Site Address: 3 Exeter Street
Camden,
NSW, 2570

DATE 17-01-2023
JOB NO. 1920637206
SHEET 6 of 6

CLPP03

SUBJECT: DA/2024/473/1 - ALTERATIONS AND ADDITIONS TO THE EXISTING BUILDING INCLUDING NEW LIFT, LOBBY AREA, BATHROOM UPGRADES AND ASSOCIATED SIGNAGE - 10 & 10A CAWDOR ROAD, CAMDEN

FROM: Manager Statutory Planning

EDMS #: 24/731717

DA Number:	2024/473/1
Development:	Alterations and additions to the existing building including a new lift, lobby area, bathroom upgrades and associated signage
Estimated Cost of Development:	\$1,448,751
Site Address(es):	10 & 10a Cawdor Road, Camden
Applicant:	Mr D Melocco
Owner(s):	Camden Council
Number of Submissions:	None
Development Standard Contravention(s):	None
Classification:	Local development
Recommendation:	Approve with conditions.
Panel Referral Criteria:	Council is the landowner
Report Prepared By:	Alyssa Markland (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 alterations and additions to the existing building, including a new lift, lobby area, bathroom upgrades and associated signage at 10 & 10a Cawdor Road, Camden (also known as the ‘Camden Sports Club’).

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 landowner of the site is Camden Council.

SUMMARY OF RECOMMENDATION

That the Panel determine DA/2024/473/1 alterations and additions to the existing building, including a new lift, lobby area, bathroom upgrades and associated signage 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 alterations and additions to the Camden Sports Club at 10 & 10a Cawdor Road, 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.

The DA was publicly exhibited in accordance with *Camden Community Participation Plan 2021* and no submissions were received.

The subject building is partly located on a heritage listed site (Item I19) and is within the Camden Heritage Conservation Area (HCA). The proposed works are relatively modest and will not have a detrimental impact on the setting of the heritage item or the HCA.

The proposed works will improve accessibility within the premises and will not result in any adverse environmental, social or economic impacts.

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 image of the site

THE SITE

The site is commonly known as 10a & 10 Cawdor Road, Camden and is legally described as Lot 1 in DP 1170259.

CLPP03

The site is irregular in shape and generally flat with a total site area of 5.36 hectares.

The building is partly located on a site that is listed as a local heritage item (Item I19 – ‘Camden Showground (including grounds, obelisk, pavilion, fencing, tiered seating and memorial gates and Onslow Park)'). As per Figure 3 below, the site also forms part of the Camden HCA.

AERIAL EXTRACT

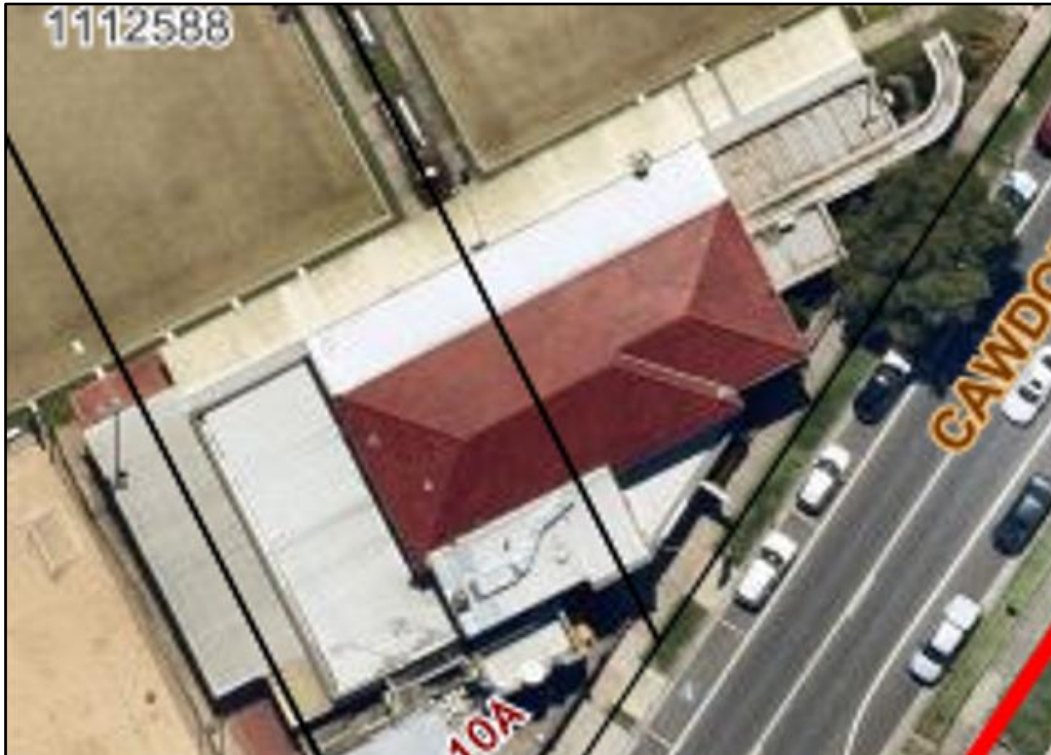


Figure 2: Aerial image of sports club building

HERITAGE PLAN

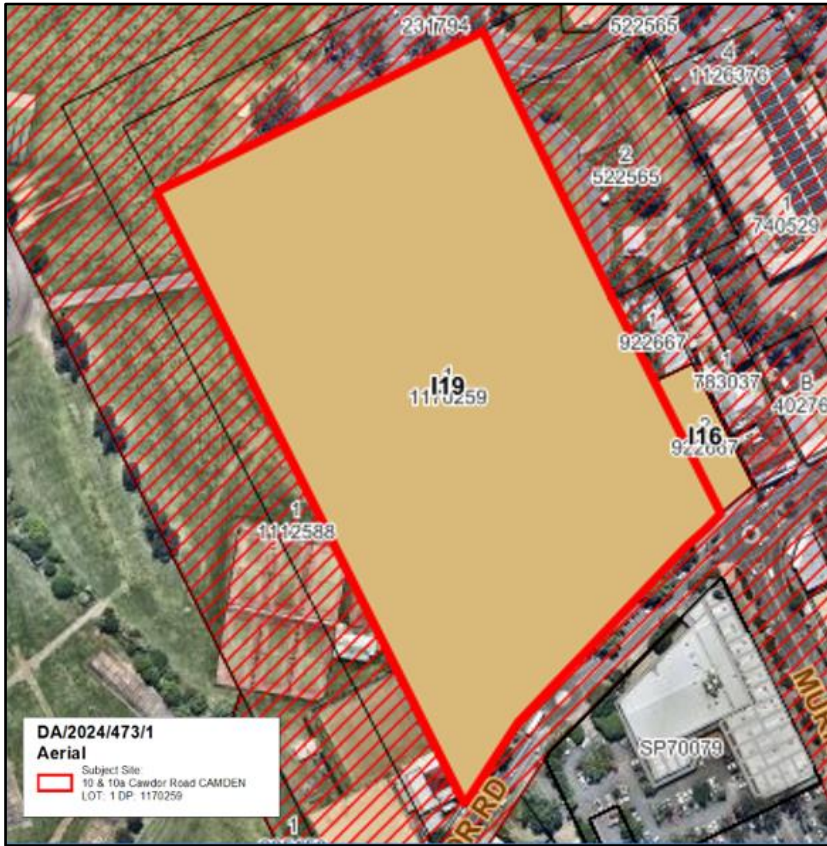


Figure 3: Heritage map

ZONING PLAN



Figure 4: Zoning map.

THE PROPOSAL

DA/2024/473/1 seeks approval for alterations and additions to the existing building, including a new lift, lobby area, bathroom upgrades and associated signage.

Specifically, the development involves:

- Demolition of the existing lobby external walls and part of existing roof line.
- Demolition of the existing internal masonry walls and lobby walls.
- Installation of a new lift and building alterations to create a lift enclosure.
- Construction of a new lobby area on the first floor.
- New business identification signage proposed on the lift enclosure.
- Alterations and upgrades to the existing bathrooms.

The estimated cost of the development is \$1,448,751.

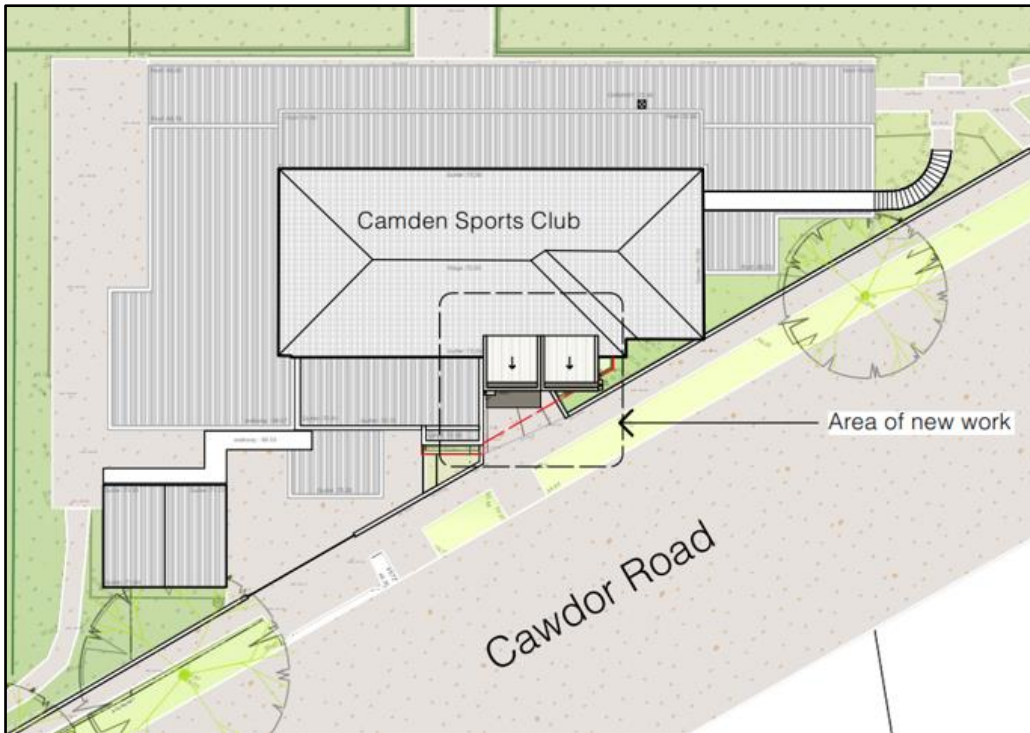


Figure 5: Site plan



Figure 6: Front elevation



Figure 7: Site photo of entry



Figure 8: Site photo of existing external lobby area

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 (Resilience and Hazards) 2021.
- State Environmental Planning Policy (Biodiversity and Conservation) 2021.
- State Environmental Planning Policy (Industry and Employment) 2021 – Advertising and Signage.
- State Environmental Planning Policy (Transport and Infrastructure) 2021.
- Camden Local Environmental Plan 2010.

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

The Resilience and Hazards SEPP regulates hazardous and offensive development and aims to ensure that the consent authority has sufficient information to assess whether or not development is hazardous or offensive. The Resilience and Hazards SEPP also provides a State-wide 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.

The proposed development involves relatively minor internal and external alterations to an existing building and Council staff are satisfied that the land is suitable for the development.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

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 (Industry and Employment) 2021 – Chapter 3 Advertising and Signage.

In relation to advertising and signage, the Industry and Employment SEPP aims to:

- a) *ensure that signage is –*
 - i. *compatible with the desired amenity and visual character of an area, and*
 - ii. *provides effective communication in suitable locations, and*

- iii. *is of high-quality design and finish, and*
- b) *to regulate signage (but not content) under Part 4 of the Act, and*
- c) *to provide time-limited consents for the display of certain advertisements, and d) to regulate the display of advertisements in transport corridors, and*
- d) *to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.*

An assessment against Schedule 5 of the SEPP is provided as an attachment to this report and it is considered that the proposed business identification signage is consistent with the provisions of the SEPP.

State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)

The Transport and Infrastructure SEPP aims to facilitate the effective delivery of infrastructure across the State.

Development with frontage to a classified road

Pursuant to Section 2.119 of the Transport and Infrastructure SEPP, the consent authority must not grant consent to a development on land that has a frontage to a classified road unless it is satisfied that the efficiency and ongoing operation of the classified road will not be adversely affected by the development.

No changes are proposed to the existing access arrangements, nor does the site benefit from direct vehicular access to/from Cawdor Road.

Camden Local Environmental Plan 2010

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

Site Zoning

The site is zoned RE1 Public Recreation pursuant to Clause 2.2 of the Camden LEP.

The proposed development seeks to improve accessibility within the existing recreation facility and is permitted with consent under the zoning provisions applying to the land.

Planning Controls

An assessment table in which the development is considered against Camden LEP 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

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.

Heritage

While building is partly located on a site that is listed as a local heritage item (Item I19 – ‘Camden Showground (including grounds, obelisk, pavilion, fencing, tiered seating and memorial gates and Onslow Park)’), the building itself is not a heritage item under Schedule 5 of CLEP 2010.

The DA was referred to Council’s Heritage Officer who advised that the proposed works are minor and will not impact the overall heritage character or setting of the heritage item or the HCA.

(c) the suitability of the site for the development

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

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

The DA was publicly in accordance with Camden Community Participation Plan 2021 and no submissions were received.

(e) the public interest

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2021*, environmental planning instruments, development control plans and policies. Based on the above assessment, the development is consistent with the public interest.

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/2024/473/1 for alterations and additions to the existing building, including a new lift, lobby area, bathroom upgrades and associated business identification signage 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 the State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Biodiversity and Conservation) 2021, State Environmental Planning Policy (Industry and Employment) 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 considered to be an appropriate 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. Industry and Employment SEPP (Signage) Assessment Table
3. Camden LEP Assessment Table
4. Camden DCP Assessment Table
5. Architectural Plans

RECOMMENDED CONDITIONS

1.0 - 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 require otherwise:

Approved Plans				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
001	A	Site plan	Melocco & Moore	23/08/2024
111	A	Ground	Melocco & Moore	23/08/2024
113	A	First	Melocco & Moore	23/08/2024
150	A	Elevations & sections- sheet 1	Melocco & Moore	23/08/2024
152	A	Elevations & sections- sheet 2	Melocco & Moore	23/08/2024
900	A	Finishes board external	Melocco & Moore	23/08/2024
902	A	Perspective	Melocco & Moore	23/08/2024
H-100	A	Hydraulic services ground floor	Universal consulting engineers	August-24

Approved Documents			
Document title	Version number	Prepared by	Date of document
Flood Risk Management- Plan for the Camden Sports Club Upgrade	-	Cohort Engineering	02/09/24
BCA Design Assessment Report	SYD-224_095-4 (BCA) JR	DC Partnership	29/08/24
Waste Management Plan	-	Melocco & Moore	29/08/2024

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) **Signage Illumination** - The signage must maintain a level of intensity that complies with AS 4282 - The Control of Obtrusive Effects of Outdoor Lighting and AS 1158 - Lighting for Roads and Public Spaces.

Condition reason: To protect the visual amenity of the surrounding area.

- (3) **Flood Management** – The flood management measures, actions and protocols recommended in Sections 5, 6 & 7 of the *Flood Risk Management Plan for the Camden Sports Club Upgrade*, prepared by Cohort Engineering, dated 02/09/24 are to be implemented.

Condition reason: To ensure appropriate flood management measures are implemented.

2.1 - Before Issue of a Construction Certificate

- (1) **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 Building and Construction Industry Long Service Payments Act 1986. 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.

- (2) **Flooding design requirements** - 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:

1. The development design is capable of withstanding the effects of water (including debris) and water pressure due to flooding. This must be certified by a suitably qualified structural engineer.
2. The design of the approved doors must allow free access and escape of flood waters without causing damage to the building(s).
3. All internal and external partitions, framework, services and flooring must be constructed using flood compatible materials.

Condition reason: To ensure that the development is designed to withstand the impacts of flooding.

- (3) **Structural engineer certificate** - 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.

Condition reason: To ensure that building elements are designed for the site conditions.

2.2 - Before Building Work Commences

- (1) **Erection of signs** - Before any building work commences, a sign must be erected in a prominent position on the site:
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.
 3. Stating that unauthorised entry to the work site is prohibited.

The sign must be:

1. Maintained while the work is being carried out.
2. Removed when the work is being completed.

This condition does not apply in relation to:

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 *Building Code of Australia* under Part 6 of the *Environmental Planning and Assessment Act 1979*.

Condition reason: Prescribed condition under section 70 of the *Environmental Planning and Assessment Regulation 2021*.

- (2) **Demolition Work** - Before any demolition work commences, the following requirements must be complied with to the satisfaction of the principal certifier (or Council where there is no requirement for a principal certifier):

1. If the property was built prior to 1987, an asbestos survey must be carried out by a suitably qualified person. If asbestos is found, a SafeWork NSW licensed asbestos removalist must remove all asbestos in accordance with SafeWork NSW requirements and include notification to adjoining property occupiers of the asbestos removal.
2. All electricity infrastructure shall be regarded as live and care must be taken to not interfere with any part of the electricity network.

Condition reason: To ensure that demolition works are carried out to appropriate standards.

- (3) **Utility services protection** - Before any site work commences, the developer must demonstrate, to the satisfaction of the principal certifier, that the following requirements have been met:

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.
4. The construction of any building or structure connected to or in close proximity to the electrical network must be properly earthed.
5. No activities are to occur in easements and they must adhere to minimum safety requirements.
6. Before commencing any activity near overhead power lines the applicant must obtain advice from the Look Up and Live service.

Condition reason: To ensure that utilities are not adversely affected by development.

- (4) **Site security and fencing** - Before any site work commences, the site is to be secured and fenced to the satisfaction of the principal certifier.

Condition reason: To ensure that access to the site is managed before works commence.

- (5) **Sydney Water approval** - Before any building work commences, the approved construction certificate plans must be approved by Sydney Water to confirm if sewer, water or stormwater mains or easements will be affected by the development. Visit www.sydneywater.com.au/tapin to apply. The Sydney Water approval must be provided to the principal certifier.

Condition reason: To ensure that any impacts upon Sydney Water infrastructure have been approved.

- (6) **Site management plan (preparation)** - Before any site work commences, a site management plan must be prepared by a suitably qualified person. The plan must demonstrate, to the satisfaction of the principal certifier, that the following site work matters will be managed to protect the amenity of the surrounding area:

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. Prohibiting offensive noise, vibration, dust and odour as defined by the *Protection of the Environment Operations Act 1997*.
3. Covering soil stockpiles and not locating them near drainage lines, watercourses, waterbodies, footpaths and roads without first providing adequate measures to protect those features.
4. Prohibiting the pumping of water seeping into any excavations from being pumped to a stormwater system unless sampling results demonstrate compliance with NSW Environment Protection Authority requirements and the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2018) criteria for water quality discharge.
5. Construction traffic management in accordance with Council's engineering specifications and AS 1742.3 Manual of Uniform Traffic Control Devices Traffic Control for Works on Roads.
6. Maintaining a fill delivery register including the date, time, truck registration number and fill quantity, origin and type.
7. Ensuring that vehicles transporting material to and from the site:
 - a. Cover the material so as to minimise sediment transfer.
 - b. Do not track soil and other waste material onto any public road.
 - c. Fully traverse the site's stabilised access point.
8. Waste generation volumes, waste reuse and recycling methods, waste classification in accordance with NSW Environment Protection Authority waste classification guidelines, hazardous waste management, disposal at waste facilities, the retention of tipping dockets and their production to Council upon request.
9. Hazardous materials management.
10. Work health and safety.
11. Complaints recording and responses.

Condition reason: To ensure site management practices are established before any works commence.

2.3 – During Building Work

- (1) **Work hours** - While building work is being carried out, all work (including the delivery of materials) must be:
1. Restricted to between the hours of 7am to 5pm Monday to Saturday.
 2. Not carried out on Sundays or public holidays.

Unless otherwise approved in writing by Council.

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

- (2) **Work noise** - While building work is being carried out, noise levels must comply with
1. For work periods of 4 weeks or less, the LAeq 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 LAeq 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 LAeq 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.

- (3) **Compliance with *Building Code of Australia*** - While building work is being carried out, the work must be carried out in accordance with the *Building Code of Australia*. A reference to the *Building Code of Australia* is a reference to the Building Code of Australia as in force on the relevant date (as defined by section 19 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*).

This condition does not apply:

1. To the extent to which an exemption from a provision of the *Building Code of Australia* or a fire safety standard is in force under the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
2. To the erection of a temporary building other than a temporary structure used as an entertainment venue.

Condition reason: Prescribed condition under section 69 of the *Environmental Planning and Assessment Regulation 2021*.

- (4) **Survey report** - 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.

Condition reason: To ensure that the building(s) will be sited in accordance with the approved plans and this development consent.

- (5) **Site management plan (during work)** - While site work is being carried out, the approved site management plan must be complied with.

A copy of the plan must be kept on the site at all times and provided to Council upon request.

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

- (6) **Shoring and adequacy of adjoining property** - While site work is being carried out, the person having the benefit of the development consent must, at the person's own expense:

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.

This condition does not apply if:

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.

Condition reason: Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021.

- (7) **Pollution warning sign** - 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:

'WARNING UP TO \$8,000 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (02 4654 7777) - Solution to Pollution'.

The wording 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.

The sign must be maintained until the works have been completed.

Condition reason: To ensure that potential fines for pollution are clearly advertised.

- (8) **Work near or involving vegetation** - While site work is being carried out, the following requirements must be complied with to the satisfaction of the principal certifier:

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.

2.4 – Before Issue of an Occupation Certificate

- (1) **Verge Reconstruction** - Before the issue of an occupation certificate, the unpaved road verges directly adjoining the property must be reconstructed with grass species listed in Council's engineering specifications.

Condition reason: To ensure that road verges are reconstructed with grass following building works.

2.5 – Occupation and Ongoing Use

- (1) **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.

- (2) **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.

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

Section	Assessment	Compliance?
<p>Part 3.1, Aims, objectives, etc. A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied that the signage:</p> <ul style="list-style-type: none"> - Is compatible with the desired amenity and visual character of an area, - and provides effective communication in suitable locations, and is of high quality design and finish. 	<p>The signage is compatible with the RE1 zoning and does not obscure or impact on the visual character of the area.</p> <p>The signage provides effective communication through its simplistic design.</p> <p>The signage is proposed with a high-quality design and finish.</p>	Yes.
<p>Schedule 5 Assessment criteria - Character of the area Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</p> <p>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</p>	<p>The signage is compatible with the existing use and desired character of the area.</p> <p>Not applicable, signage is not considered advertisement.</p>	Yes.
<p>Schedule 5 Assessment criteria - Special areas Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</p>	<p>The business identification sign does not detract from the amenity of the local area.</p>	Yes.
<p>Schedule 5 Assessment criteria - Views and vistas Does the proposal obscure or compromise important views?</p> <p>Does the proposal dominate the skyline and reduce the quality of vistas?</p> <p>Does the proposal respect the viewing rights of other advertisers?</p>	<p>The signage will not have any impact on any views and vistas as it is located on the fascia of the two-storey building and faces the street.</p>	Yes.
<p>Schedule 5 Assessment criteria - Streetscape, setting or landscape Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</p> <p>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</p> <p>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</p>	<p>The scale, proportion and form of the signage is appropriate for the streetscape, setting and landscape.</p> <p>The signage will contribute to the visual interest of the streetscape through the design.</p> <p>The signage will not create clutter as it is built into the design of the Sports Club building and will reflect the character of the existing use.</p>	Yes.

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

Section	Assessment	Compliance?
<p>Does the proposal screen unsightliness?</p> <p>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</p> <p>Does the proposal require ongoing vegetation management?</p>	<p>No unsightliness.</p> <p>The signage does not protrude above buildings, structures or tree canopies.</p> <p>The signage is located on the building façade and does not require ongoing vegetation management.</p>	
<p>Schedule 5 Assessment criteria - Site and building</p> <p>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?</p> <p>Does the proposal respect important features of the site or building, or both?</p> <p>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</p>	<p>The signage is built into the design of the exterior and will reflect the character of the Sports Club. The proposed signage respects important features of the building and integrates into the façade design.</p>	<p>Yes.</p>
<p>Schedule 5 Assessment criteria - Associated devices and logos with advertisements and advertising structures</p> <p>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?</p>	<p>Not applicable, signage is not considered advertisement.</p>	<p>Not applicable.</p>
<p>Schedule 5 Assessment criteria - Safety</p> <p>Would the proposal reduce the safety for any public road?</p> <p>Would the proposal reduce the safety for pedestrians or bicyclists?</p> <p>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</p>	<p>The development is low impact and not highly visible from the road. The signage location is setback away from public roads and pedestrians, ensuring safety is not reduced.</p>	<p>Yes.</p>

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> <ul style="list-style-type: none"> - To enable land to be used for public open space or recreational purposes. - To provide a range of recreational settings and activities and compatible land uses. - To protect and enhance the natural environment for recreational purposes. 	<p>The site is zoned RE1 Public Recreation and the development is permitted with consent under the zoning provisions applying to the land.</p> <p>The proposed alterations and additions to the existing sports club meets the RE1 zone objectives as:</p> <ul style="list-style-type: none"> - The proposed works allow greater inclusivity as they will improve accessibility for all members of the public. - The works do not alter the existing use which is primarily for recreational purposes (bowling, volleyball, cricket and tennis). - The additions do not result in the development being incompatible with adjoining land uses. - The development preserves the existing natural environment. 	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>	No concerns are raised with the internal and external demolition works proposed.	Yes.
<p>4.3 Height of Buildings</p> <p>The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map</p>	<p>There is no prescribed height of buildings development standard for this site.</p> <p>The building will retain its existing maximum height of 9.12m (Ridge RL 75.20 – NGL 66.08).</p>	NA
<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>While building is partly located on a site that is listed as a local heritage item (Item I19 – ‘Camden Showground (including grounds, obelisk, pavilion, fencing, tiered seating and memorial gates and Onslow Park)’), the building itself is not a heritage item under Schedule 5 of CLEP 2010.</p> <p>The building is located within the Camden HCA.</p> <p>The DA was referred to Council’s Heritage Officer who advised that the proposed works are minor and will not impact the overall heritage character or setting of the heritage item or the HCA.</p>	Yes.

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

Clause	Assessment	Compliance?
<p>5.21 Flood planning Development consent must not be granted to development on land at or below the flood planning level unless the consent authority is satisfied the development:</p> <p>(a) is compatible with the flood function and behaviour on the land, and</p> <p>(b) 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</p> <p>(c) 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</p> <p>(d) incorporates appropriate measures to manage risk to life in the event of a flood, and</p> <p>(e) 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.</p> <p>In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters:</p> <p>(a) the impact of the development on projected changes to flood behaviour as a result of climate change,</p> <p>(b) the intended design and scale of buildings resulting from the development,</p> <p>(c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,</p> <p>(d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.</p>	<p>The subject site is affected by flooding in the 5% AEP, 1% AEP and PMF events.</p> <p>Given the minor nature of the proposed works, that primarily consist of internal alterations, the DA will not adversely affect flood behaviour.</p> <p>The DA was accompanied by a Flood Risk Management Plan, prepared by Cohort Engineering.</p> <p>Council's Floodplain Management Team have reviewed the proposal and concluded that, subject to the implementation of the recommendations in the Flood Risk Management Plan, the development is compatible with the flood function and behaviour of the land and will incorporate appropriate measures to manage risk to life in the event of a flood.</p> <p>Appropriate conditions are recommended in this regard.</p>	<p>Yes.</p>

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Compliance?
1.2 Notification and advertising DA's are to be publicly exhibited in accordance with the Camden DCP.	The DA was publicly exhibited in accordance with Camden Community Participation Plan 2021 and no submissions received.	Yes.
2.1 Earthworks Building work should be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill.	No earthworks are proposed.	NA
2.2 Salinity Management All development must incorporate Salinity Management measures. All sediment and erosion controls are to be installed prior to the commencement of any works.	The alterations and additions are within the footprint of the existing building and will not be impacted by salinity.	NA
2.3 Water Management All development must demonstrate compliance with the relevant provisions of Council's Engineering Specifications including requirements for detention, drainage and water sensitive urban design.	The works will be connected to the existing stormwater system.	Yes.
2.4 Trees and Vegetation 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.	No tree removal is proposed, and a recommended condition requires existing landscaping to be protected.	Yes.
2.8 Flood Hazard Management Development on flood prone land must comply with Council's Engineering Design Specifications and Flood Risk Management Policy.	The DA has been assessed by Council's Floodplain Management Officer who raised no objection to the proposed development subject to recommended conditions.	Yes.
2.14 Waste Management A Waste Management Plan (WMP) must be submitted for all new development, including demolitions, construction and the ongoing (or change of) use. A WMP outlines the waste that will be generated and how the development proposes to manage the waste.	A waste management plan detailing the demolition, construction of the development was provided with the application.	Yes.
2.16 Environmental Heritage 2.16.3 General Heritage Provisions New work must be easily identified as such and is required to be sympathetic to the heritage place. Where there is a uniform building front setback, new development must recognise this.	The proposed works are sympathetic to the heritage item and conservation area. There are no changes to the front setback.	Yes.

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Compliance?
<p>When alterations or additions are proposed, the removal of any existing unsympathetic elements is encouraged.</p> <p>The existing informal and irregular pattern of rear property building alignments is to be retained.</p> <p>The existing pattern, pitch, materials and details of original roof forms within the Heritage Conservation Area must be retained.</p> <p>Original verandas and balconies are not to be removed, altered or enclosed.</p> <p>Surviving original materials, finishes, textures and details must be retained and conserved where appropriate. Materials, finishes, and textures must be sympathetic to the historic context of the original significant buildings within the streetscape. Contemporary materials are permitted where their proportions, detailing and quantities are compatible with the character of the area. Large expanses of glass and reflective wall and roof cladding are not appropriate.</p> <p>The significant original internal elements of a building, such as distinctive joinery, fireplaces, decorative plasterwork are generally to be retained and conserved in heritage places.</p> <p>Skylights, air conditioning units, antennas, solar panels, satellite dishes etc. must not be visible from the street.</p> <p>Where consent is issued for demolition, or part demolition, of a heritage place a comprehensive diagrammatic and photographic archival record is to be made of the structure to be demolished. This must be submitted to Council's satisfaction prior to commencement of any demolition works. A heritage consultant experienced in the preparation of an archival recording is required to undertake the recording.</p>	<p>The materials and colours proposed are sympathetic to the HCA.</p> <p>There are no changes to the existing rear building line.</p> <p>There are no changes to the existing roof pitch and pattern. The lift shaft creates an additional architectural element.</p> <p>No verandas and balconies impacted.</p> <p>The majority of the building's materials and colours are retained. A material and colour schedule was submitted with the DA that complements the existing building.</p> <p>The significant original internal elements are to be retained.</p> <p>No such structures visible from the street.</p> <p>The subject building is not considered to be a heritage place and only minor internal and external demolition works are proposed.</p>	
<p>2.16.4 Camden Heritage Conservation Area</p> <p>Views associated with the St John's Church spire must not be compromised.</p> <p>The rural-urban interface must be sensitively addressed in new development proposals.</p>	<p>The subject site is not in the direct sightline of St Johns Church spire.</p> <p>The proposed interface of the Camden Sports Club has minimal change. The selected colour</p>	<p>Yes.</p>

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Compliance?
<p>Additional development on the fringe of the town should complement and not detract from the viability of the "main street".</p> <p>A two storey height limit must prevail except for significant architectural features incorporated into the design of buildings in significant locations.</p> <p>Development of the flood affected fringes of the town must not compromise the prevailing character.</p> <p>In commercial areas where historical evidence exists, awnings and/or veranda's must be providing front elevation and must complement existing awnings and verandahs on adjacent buildings.</p>	<p>and materials are respectful to the existing building and surrounding character.</p> <p>The alterations and additions to the existing building do not detract from the viability of the main street of Camden.</p> <p>The height of building has not changed and remains at 9.12m (RL 75.20). The proposed lift does not extend above the existing roof line.</p> <p>The proposed development does not impact the character of the street and Camden Town Centre.</p> <p>The site is located within direct locality of mixed-use developments. The proposed awning does not detract from the exterior façade of adjoining buildings.</p>	
<p>2.17 Signage 2.17.1 General Requirements for Signage 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.</p> <p>All signage must be consistent with the scale of the building or the property on which it is located.</p> <p>All signage must align with an approved or exempt land use being conducted on the land to which the sign is displayed. Signs or banners approved by Council under Policy 2.8 Signs and Banners are exempted.</p> <p>All signage must remain within the property boundary.</p>	<p>The location, quantity, type, colour, design and size of all signage does not detract from the amenity and character of the building.</p> <p>Signage is consistent with the scale of the building and amenity/character of the land.</p> <p>Signage relates to the existing Sports Club, being a business identification sign.</p> <p>Signage is located within the boundaries.</p>	Yes.
<p>2.17.4 Signage on Heritage Items or in Heritage Conservation Areas Council may require a Heritage Impact Statement to accompany a development application for signage on a heritage item or in a heritage conservation area prior to the granting of development consent.</p> <p>The number of signs permitted must not exceed two per elevation that is visible from a public place.</p>	<p>A Heritage Impact Statement was not warranted in this instance.</p> <p>One sign proposed.</p>	Yes.

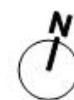
Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Compliance?
<p>New signage should have minimal impact on the character of the heritage item or heritage conservation area.</p> <p>Signage should be appropriately designed and located, to allow the character of the building or conservation area to remain prominent.</p> <p>The design and location of new signage should not dominate or obscure the architectural details of a heritage item. For example, signage should not break the parapet or roofline of a building or buildings, be placed on cast iron balustrades or in front of cast iron verandah frieze work or on top of awnings.</p>	<p>The sign does not pose impacts on to the surrounding character of the conservation area, and item.</p> <p>The sign retains the character of the conservation area.</p> <p>The proposed signage does not dominate the building or impact the roofline.</p>	



ISSUE	DATE	BY	REVISION
A	23/8/2024	SD	Issued for Development Application

Verify all dimensions and levels on site prior to the commencement of work. Do not scale from the drawings.



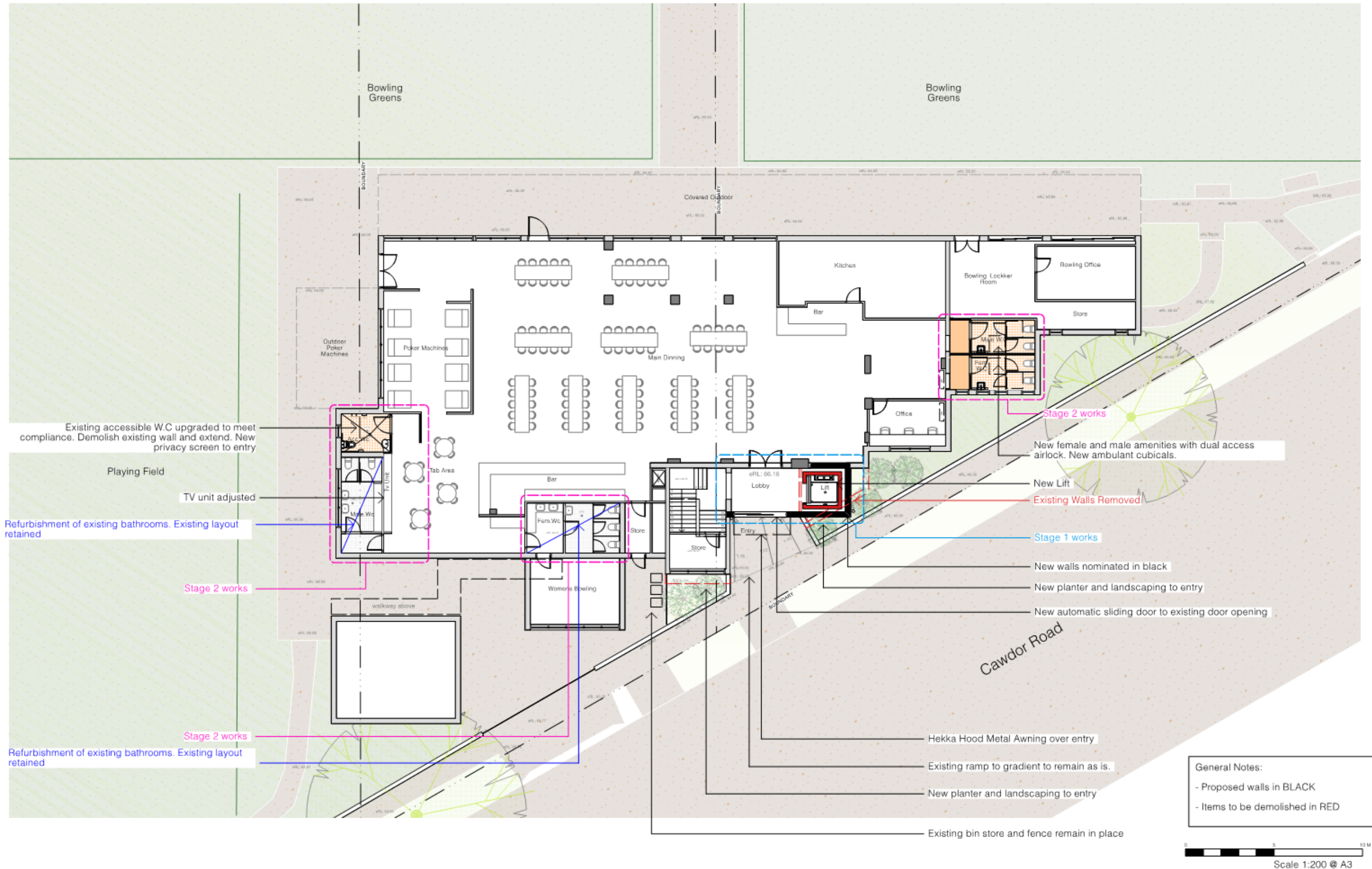
melocco & moore

Melocco and Moore Architects
 Level 2, Suite 204
 5/9 Great Buckingham Street
 Redfern NSW 2016 Australia
 Nominated Architect | David Melocco #10485

T +612 9212 6111
 W www.meloccomore.com.au

PROJECT	Camden Sports Club
ADDRESS	22 Cawdor Rd, Camden, NSW 2570
CLIENT	Camden City Council
DWG	Site Plan

SCALE	1:500 @ A3	DRAWN	SD	CHKD	DM
PROJECT NO	2402	STATUS	D	DWG NO + REVISION	001 A



ISSUE	DATE	BY	REVISION
A	23/8/2024	SD	Issued for Development Application

Verify all dimensions and levels on site prior to the commencement of work. Do not scale from the drawings.



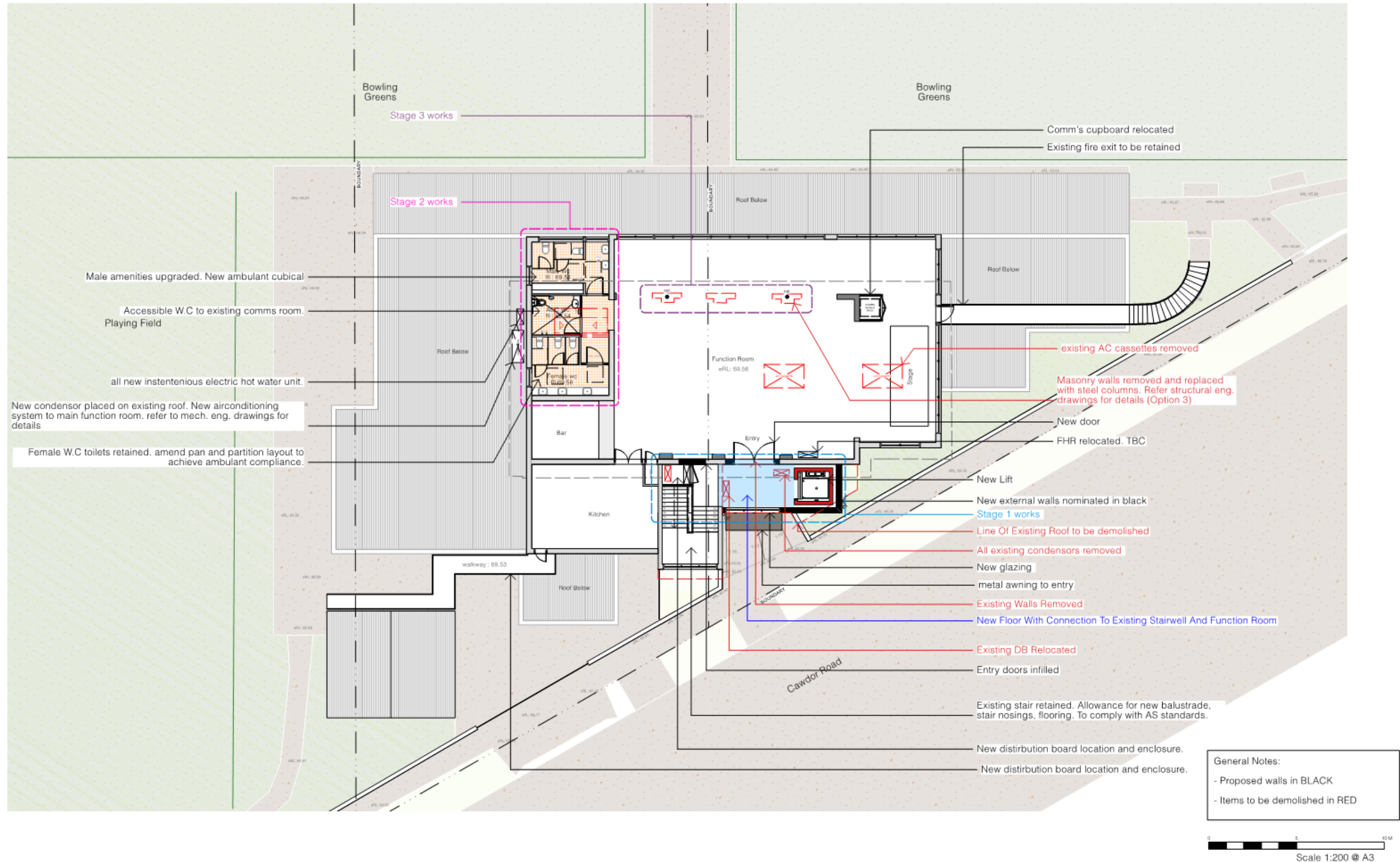
melocco & moore

Melocco and Moore Architects
 Level 2, Suite 204
 5/9 Great Buckingham Street
 Redfern NSW 2016 Australia
 Nominated Architect | David Melocco #10485

T +612 9212 6111
 W www.meloccomoore.com.au

PROJECT Camden Sports Club
 ADDRESS 22 Cawdor Rd, Camden, NSW 2570
 CLIENT Camden City Council
 DWG Ground

SCALE	1:200 @ A3	DRAWN	SD	CHKD	DM
PROJECT NO	2402	STATUS	D	DWG NO + REVISION	111 A



ISSUE	DATE	BY	REVISION
B	28/8/2024	SD	Issued for Information
A	23/8/2024	SD	Issued for Development Application

Verify all dimensions and levels on site prior to the commencement of work. Do not scale from the drawings.

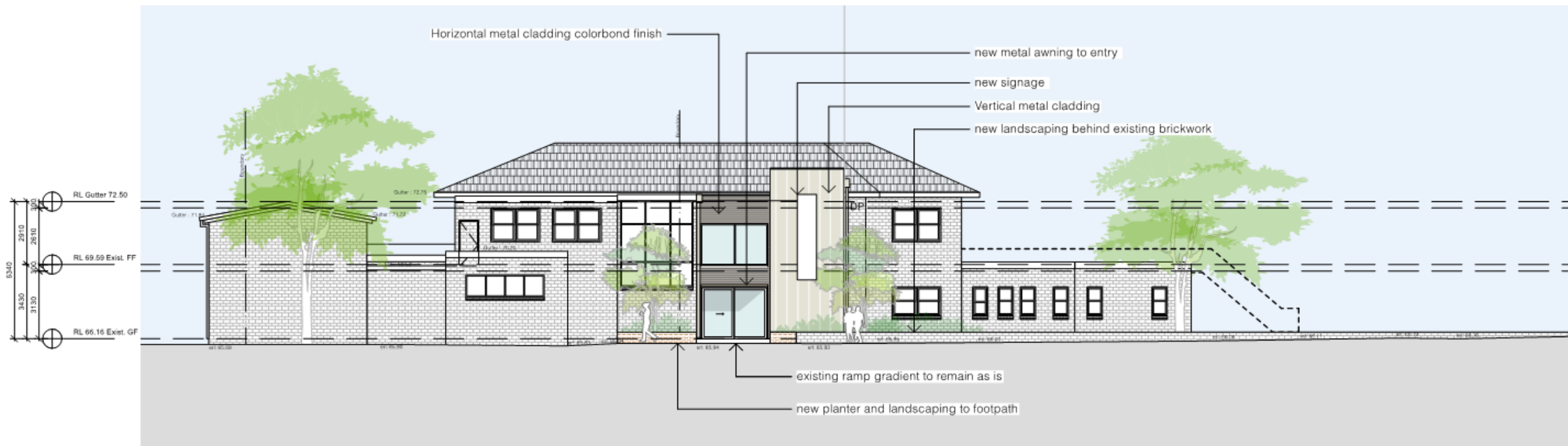


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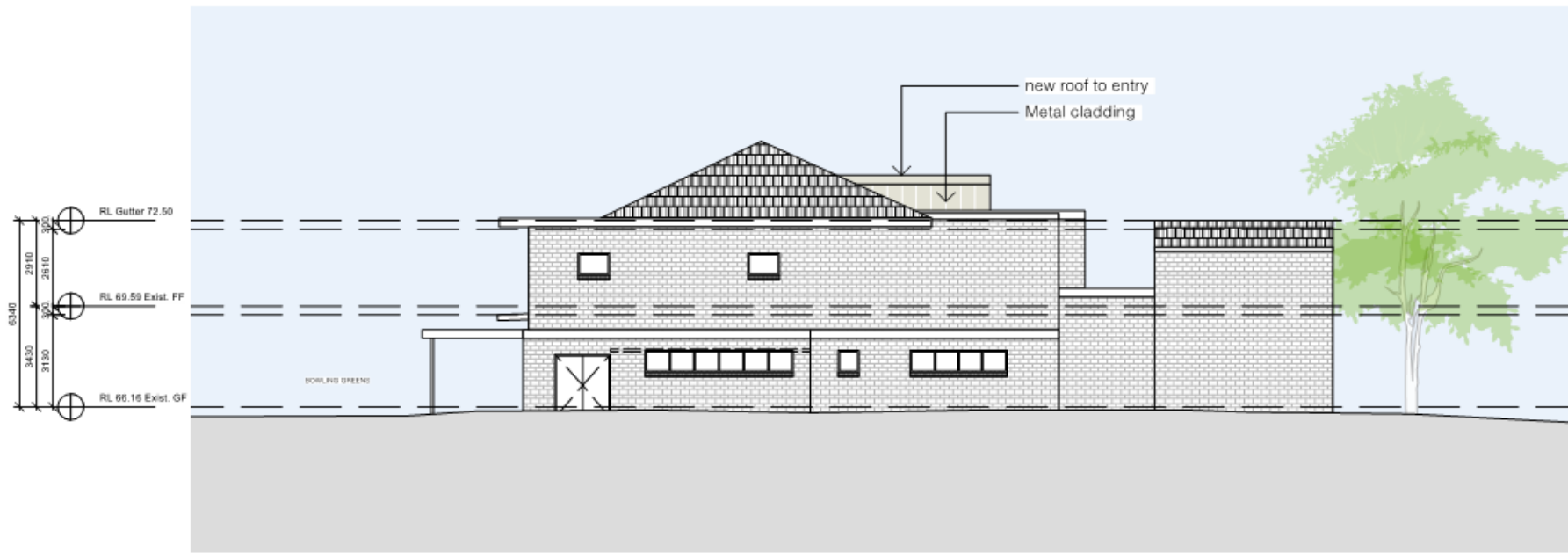
Melocco and Moore Architects
 Level 2, Suite 204
 5/9 Great Buckingham Street
 Redfern NSW 2016 Australia
 Nominated Architect : David Melocco #10485

PROJECT Camden Sports Club
 ADDRESS 22 Cawdor Rd, Camden, NSW 2570
 CLIENT Camden City Council
 DWG First

SCALE	1:200 @ A3	DRAWN	SD	CHKD	DM
PROJECT NO	2402	STATUS	D	DWG NO + REVISION	113 B



1 North Elevation
150 1:100 @ A3



2 South Elevation
150 1:100 @ A3

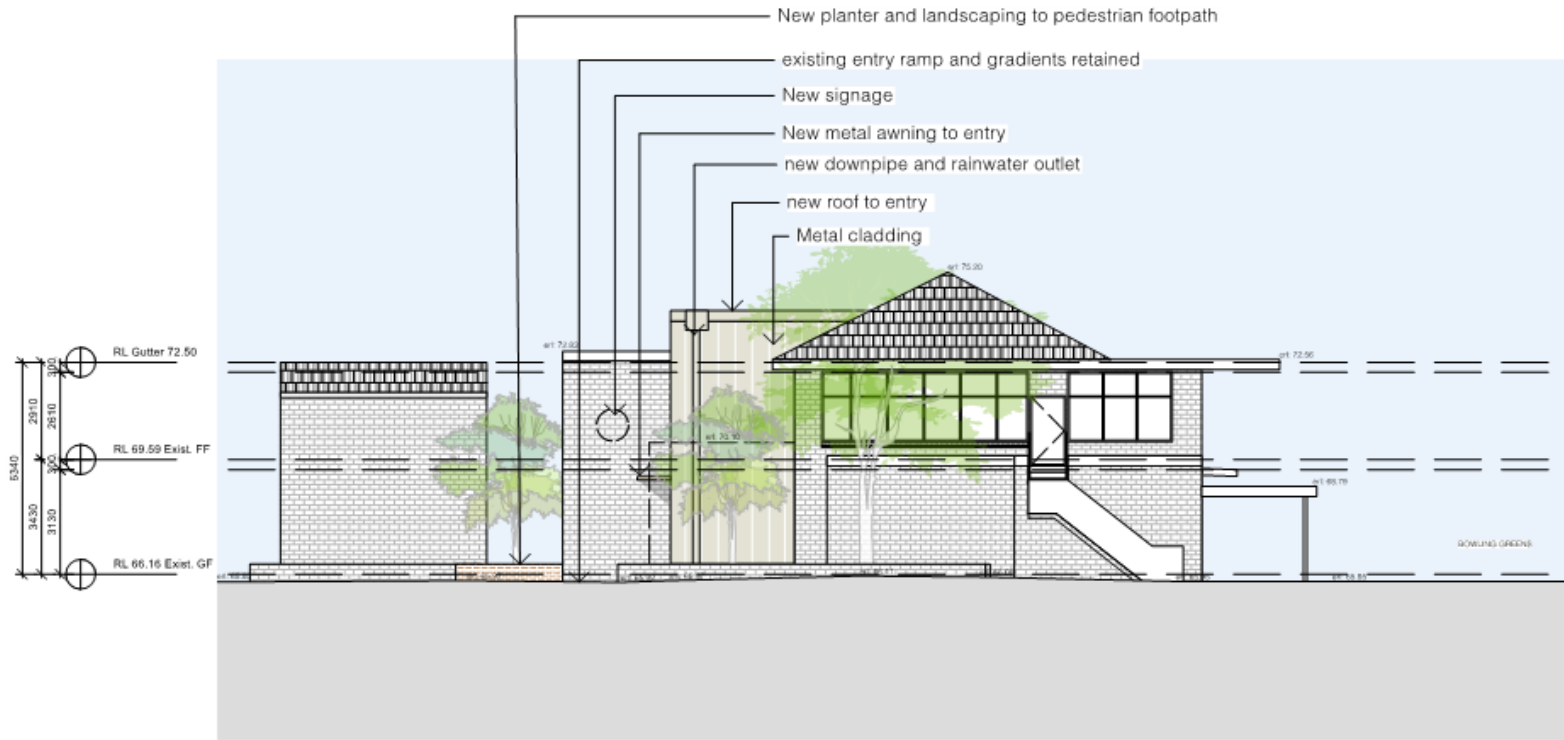


ISSUE	DATE	BY	REVISION
A	23/8/2024	SD	Issued for Development Application

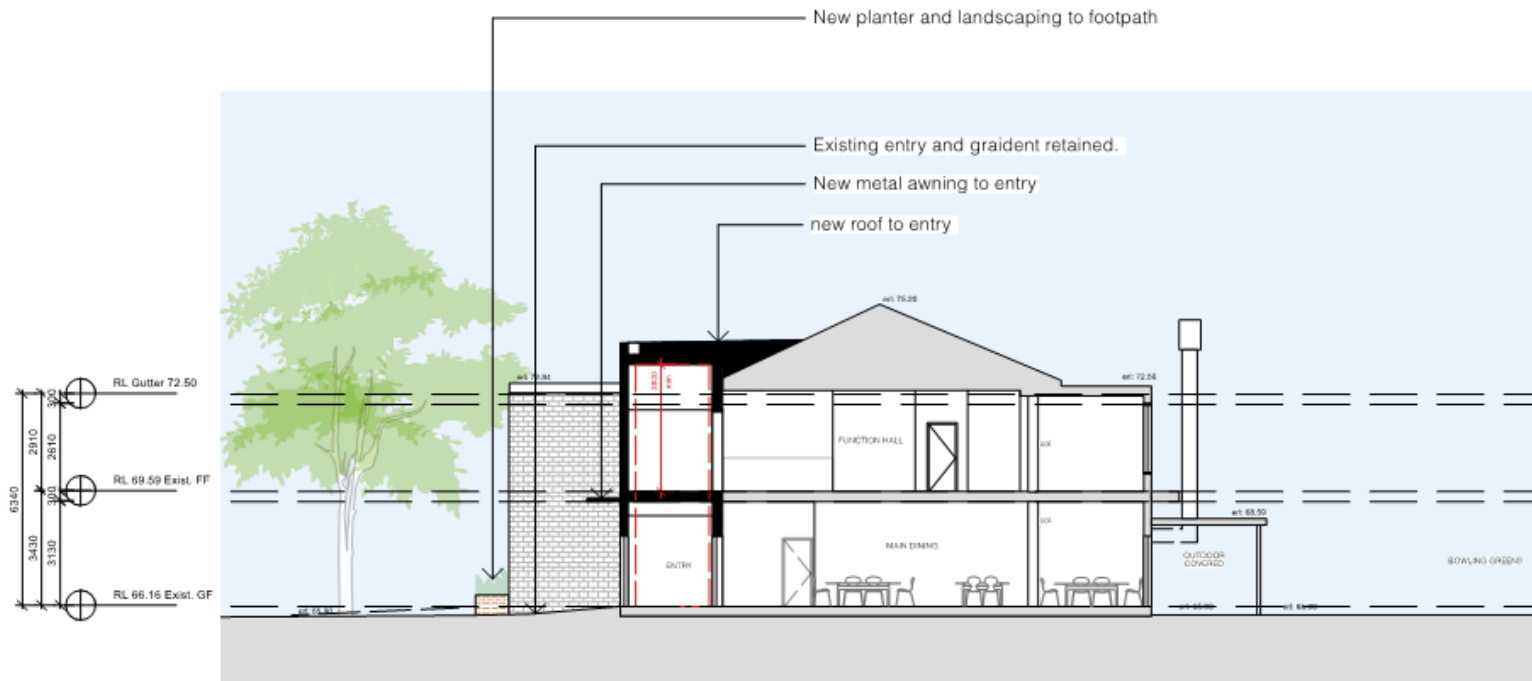
Verify all dimensions and levels on site prior to the commencement of work. Do not scale from the drawings.

melocco & moore
 Melocco and Moore Architects
 Level 2, Suite 204
 59 Great Buckingham Street
 Redfern NSW 2016 Australia
 Nominated Architect : David Melocco #10485
 T +612 9212 6111
 W www.meloccomore.com.au

PROJECT	Camden Sports Club		
ADDRESS	22 Cawdor Rd, Camden, NSW 2570		
CLIENT	Camden City Council	SCALE	1:200 @ A3
DWG	Elevations & Sections-Sheet 1	PROJECT NO	2402
		STATUS	D
		DWG NO + REVISION	150 A



01 North Elevation
152 1:100 @ A3



02 Short Section
152 1:200 @ A3@ A3



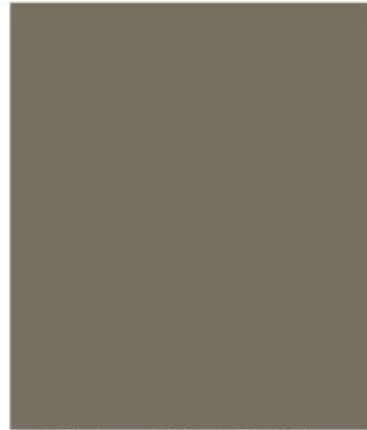
ISSUE	DATE	BY	REVISION
A	23/8/2024	SD	Issued for Development Application

Verify all dimensions and levels on site prior to the commencement of work. Do not scale from the drawings.

melocco & moore

Melocco and Moore Architects
Level 2, Suite 204
59 Great Buckingham Street
Redfern NSW 2016 Australia
Nominated Architect : David Melocco #10485
T +612 9212 6111
W www.meloccomoore.com.au

PROJECT	Camden Sports Club		
ADDRESS	22 Cawdor Rd, Camden, NSW 2570		
CLIENT	Camden City Council	SCALE	1:200 @ A3
DWG	Elevations & Sections-Sheet 2	DRAWN	SD CHKD DM
		PROJECT NO	2402
		STATUS	D
		DWG NO + REVISION	152 A



1. Horizontal Metal Cladding - Gully



2. Vertical Metal Cladding - Surfmist



3. Metal Awning



4. Glazing Frame - Dark Bronze



5. Existing Brickwork



6. Existing Roof tile



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A	23/8/2024	SD	Issued for Development Application

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melocco & moore
 Melocco and Moore Architects
 Level 2, Suite 204
 59 Great Buckingham Street
 Redfern NSW 2016 Australia
 Nominated Architect | David Melocco #10485
 T +612 9212 6111
 W www.meloccomoore.com.au

PROJECT	Camden Sports Club		
ADDRESS	22 Cawdor Rd, Camden, NSW 2570		
CLIENT	Camden City Council		
DWG	Finishes Board External		
SCALE	1:100 @ A3	DRAWN	SD
PROJECT NO.	2402	STATUS	D
DWG NO. + REVISION	900 A		



ISSUE	DATE	BY	REVISION
A	23/8/2024	SD	Issued for Development Application

Verify all dimensions and levels on site prior to the commencement of work. Do not scale from the drawings.

melocco & moore

Melocco and Moore Architects
 Level 2, Suite 204
 5/9 Great Buckingham Street
 Redfern NSW 2016 Australia
 Nominated Architect | David Melocco #104485
 T +612 9212 6111
 W www.meloccomoore.com.au

PROJECT	Camden Sports Club		
ADDRESS	22 Cawdor Rd, Camden, NSW 2570		
CLIENT	Camden City Council		
DWG	Perspective		
SCALE	NTS @ A3	DRAWN	SD
PROJECT NO	2402	STATUS	D
DWG NO + REVISION	902 A		

 70 Central Avenue
Oran Park NSW 2570

 PO Box 183
Camden NSW 2570

 13 22 63

 ABN: 31 117 341 764

 mail@camden.nsw.gov.au

 www.camden.nsw.gov.au

 www.facebook.com/camden council



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