

# Business Paper

Camden Local Planning Panel

Camden Council

Administration Centre

70 Central Avenue, Oran Park

18 February 2025



camden  
council



**ORDER OF BUSINESS**

Acknowledgement of Country .....6  
Recording of Local Planning Panel Meetings .....7  
Declaration of Interest..... 8

CLPP01 DA/2024/469/1 - Fit-Out And Use Of Tenancy 35 As A Pub And Restaurant  
At 23 Central Hills Drive, Gregory Hills..... 9

**Attachment 1:** Recommended Conditions: ..... 21  
**Attachment 2:** Western Parkland City SEPP Assessment Table: ..... 35  
**Attachment 3:** Turner Road DCP Assessment Table: ..... 36  
**Attachment 4:** Camden DCP Assessment Table: ..... 39  
**Attachment 5:** Traffic Statement: ..... 40  
**Attachment 6:** Plan of Management: ..... 46  
**Attachment 7:** Proposed Plans: ..... 54

CLPP02 DA/2024/528/1 - Demolition Of Existing Structures And Construction Of A  
Two Storey Centre Based Child Care Centre For 80 Children At 9 Plane  
Tree Drive, Narellan Vale..... 87

**Attachment 1:** Transport and Infrastructure SEPP Assessment Table: . 116  
**Attachment 2:** Camden LEP Assessment Table: ..... 118  
**Attachment 3:** Child Care Planning Guideline Assessment Table: ..... 119  
**Attachment 4:** Child Care Planning Guideline - National Regulation  
Assessment Table: ..... 124  
**Attachment 5:** Camden DCP Assessment Table: ..... 129  
**Attachment 9:** Proposed Plans: ..... 136

**SUBJECT: ACKNOWLEDGEMENT OF COUNTRY**

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

**SUBJECT: RECORDING OF LOCAL PLANNING PANEL MEETINGS**

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

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

**SUBJECT:       DECLARATION OF INTEREST**

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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**

**CLPP01**

**SUBJECT: DA/2024/469/1 - FIT-OUT AND USE OF TENANCY 35 AS A PUB AND RESTAURANT AT 23 CENTRAL HILLS DRIVE, GREGORY HILLS**

**FROM:** Manager Statutory Planning

**EDMS #:** 25/52036

DA Number:	2024/469/1
Development:	Fit-out and use of tenancy 35 as a pub and restaurant.
Estimated Cost of Development:	\$150,000
Site Address(es):	23 Central Hills Drive, Gregory Hills
Applicant:	3 Five at the Hive C/O The Planning Hub
Owner(s):	Lasso Investments Pty Ltd
Number of Submissions:	No submissions received
Development Standard Contravention(s):	Nil
Classification:	Local Development
Recommendation:	Approve with conditions.
Panel Referral Criteria:	Sensitive development (new licenced premises)
Report Prepared By:	Jessica Mesiti (Executive Planner)

**PURPOSE OF REPORT**

The purpose of this report is to seek the Camden Local Planning Panel’s (the Panel’s) determination of a development application (DA) for the fit-out and use of tenancy 35 as a pub and restaurant at 23 Central Hills Drive, Gregory Hills.

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 development is for the purpose of a new licenced premises requiring a hotel (general bar) licence under the Liquor Act 2007.

**SUMMARY OF RECOMMENDATION**

That the Panel determine DA/2024/469/1 for the fit-out and use of tenancy 35 as a pub and restaurant pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions attached to this report.

**EXECUTIVE SUMMARY**

Council is in receipt of a DA for the fit out and use of tenancy 35 as a pub and restaurant at 23 Central Hills Drive, Gregory Hills.

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.

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The applicant seeks to operate between the hours of 12:00pm and 12:00am Sunday to Thursday and 12:00pm to 2:00am on Fridays and Saturdays. Council staff do not support the permanent approval of the extended hours of operation (i.e. past 12.00 Midnight) on Fridays and Saturdays. It is recommended that the use be approved to operate between the core hours of 12:00pm to 12:00am Monday to Sunday, with the extended hours (up to 2:00am on Fridays and Saturdays) approved on a 12-month trial period. This is consistent with other licenced premises approved in the locality. The area is undergoing development / transition and a trial period is considered appropriate to ensure the extended hours of operation do not result in unreasonable impacts on the amenity of the area.

The proposed use also results in a non-compliance with the car parking requirements contained in the Camden Development Control Plan (DCP) 2019. While sufficient car parking is provided for the restaurant use, the use of the premises as a pub / bar results in a variation to the car parking controls contained in the Camden DCP. This variation is supported by Council staff as it is assessed that the peak periods in which the proposed development will operate as a pub / bar do not coincide with the peak periods in which the majority of other uses likely to be located in the complex and/or the surrounding area will operate. Furthermore, given the likelihood that patrons will utilise carpooling, ride sharing and taxi services, a further offset or reduction in car parking demand can be applied. Overall, it is considered that sufficient car parking is available on site to cater for the proposed development.

The DA was publicly exhibited for a period of 14 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 3 to 23 October 2024 and no submissions were received.

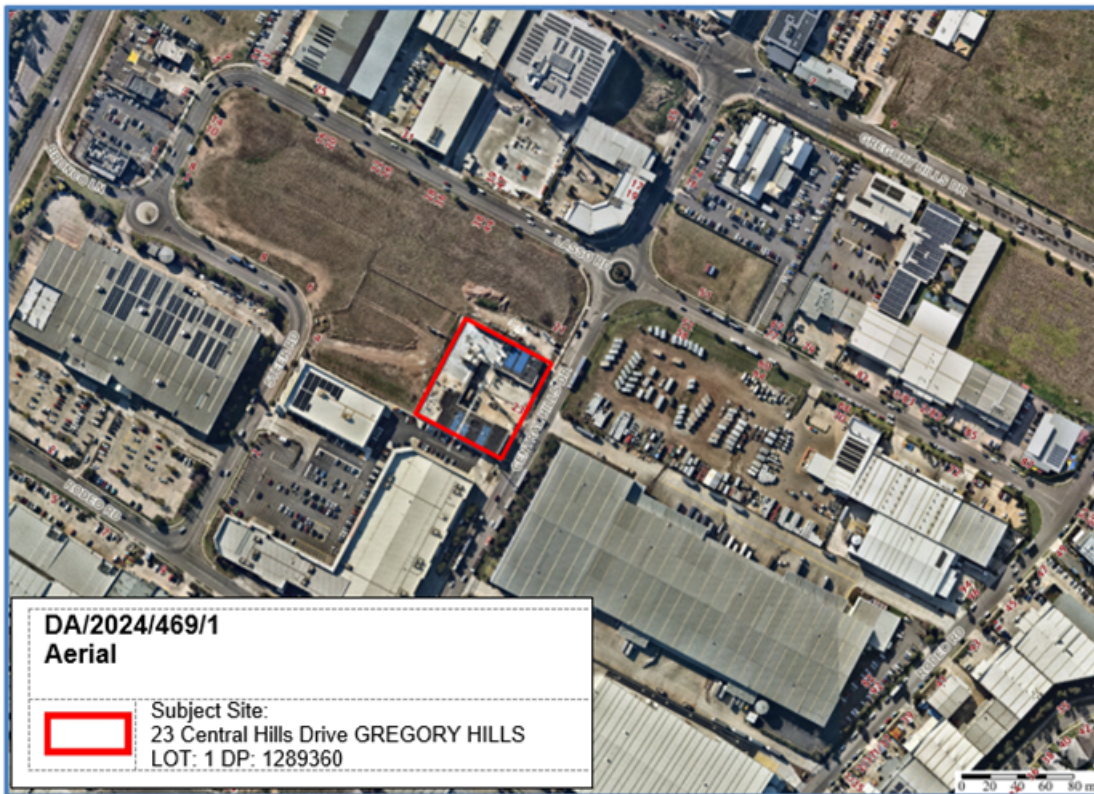
Based on the assessment, it is recommended that the DA be approved subject to the conditions attached to this report.

**KEY PLANNING CONTROL VARIATIONS**

Control	Proposed
9 car parking spaces (restaurant)	16 car parking spaces are allocated to the subject tenancy, however the overall complex has 172 car parking spaces
144 car parking spaces (pub)	



**AERIAL PHOTO**



**THE SITE**

The site is commonly known as 23 Central Hills Drive, Gregory Hills and is legally described as Lot 1 in DP 1289360. The site is regular in shape and has a frontage of 77m to Central Hills Drive, a depth of 70m and an area of 5,310sqm.

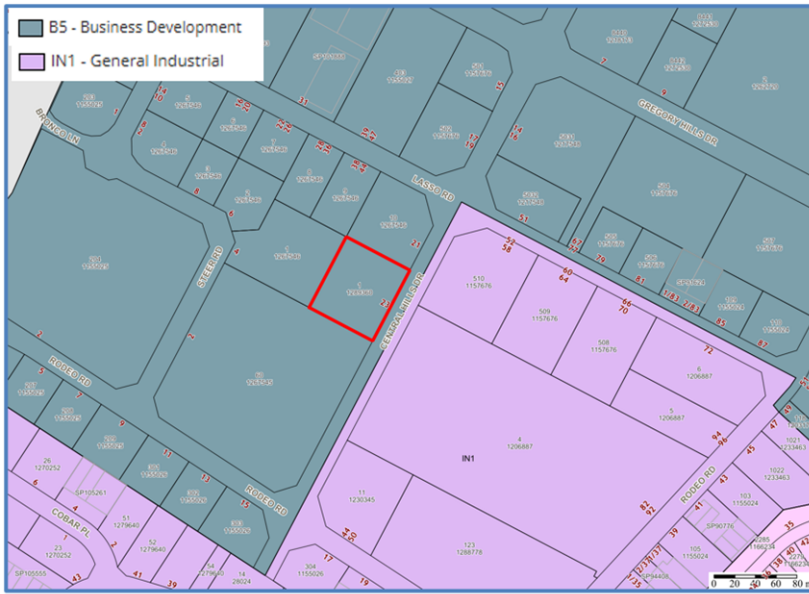
The site contains a three storey mixed use development with at grade and basement car parking which is currently under construction (as approved by DA/2022/15/1). It is noted that the subject tenancy was approved for the purpose of a food and drink premises under DA/2022/15/1.

The subject site is located within the Turner Road Business Development Area. The surrounding area is characterised by a mix of land uses including business tenancies, food and drink premises, bulky goods premises, retail premises and child care centres.

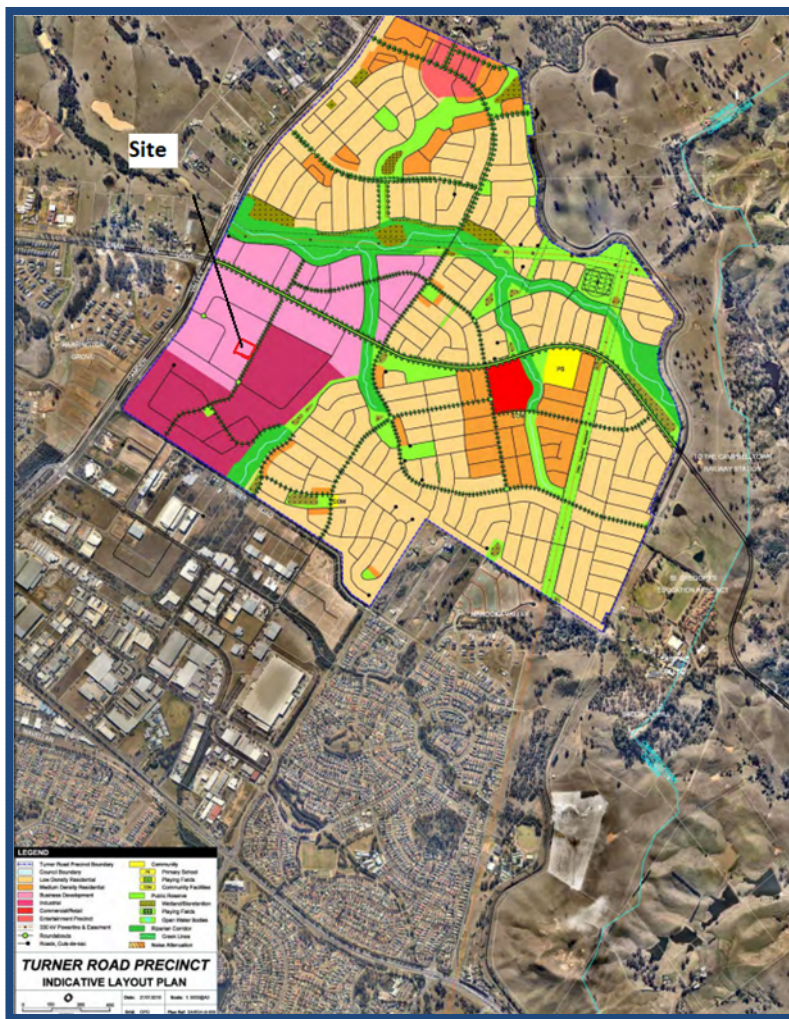
To the north of the site is land undergoing development for business purposes, Gregory Hills Drive and the residential suburb of Gledswood Hills. To the east are light industrial tenancies and the residential suburb of Gregory Hills. To the south is the Smeaton Grange industrial estate, while to the west is Camden Valley Way and the residential suburbs of Harrington Grove and Catherine Park.

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**ZONING PLAN**



**AREA MASTER PLAN**



**HISTORY**

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

Date	Development
August 2022	Approval of DA/2022/15/1 for the consolidation of two lots, construction of a three storey mixed use development comprising business premises, food and drink premises and self-storage units, signage strategy and associated site work.
February 2024	Approval of a Section 4.55 modification application to modify Determination No. 2022/15/1 to amend the layout and design of an approved three storey mixed use development, including amendments to the design of the basement, lobbies, stairs and terraces area.

**THE PROPOSAL**

DA/2024/469/1 seeks approval for the fit-out and use of tenancy 35 as a pub and restaurant.

Specifically, the development involves:

- Construction of new internal walls, doors and flooring;
- Provision of a main entrance comprising a reception, office, amenities, rooms for building services and fixed outdoor awnings to the terraces;
- Provision of a main bar, commercial kitchen, indoor seating, amenities, waiter station, and raised performance area;
- Outdoor seating/dining area with associated seating, heater, planters and screening;
- A maximum of 20 staff;
- A maximum patron capacity of 300 people; and
- Proposed operating hours of 12:00pm to 12:00am Sunday to Thursday and 12:00pm to 2:00am on Fridays to Saturdays.
- The applicant submits that the premises will principally operate as a restaurant until 10.00pm. The kitchen will close at 10.00pm (daily) at which time the pub / bar operation will continue until close.

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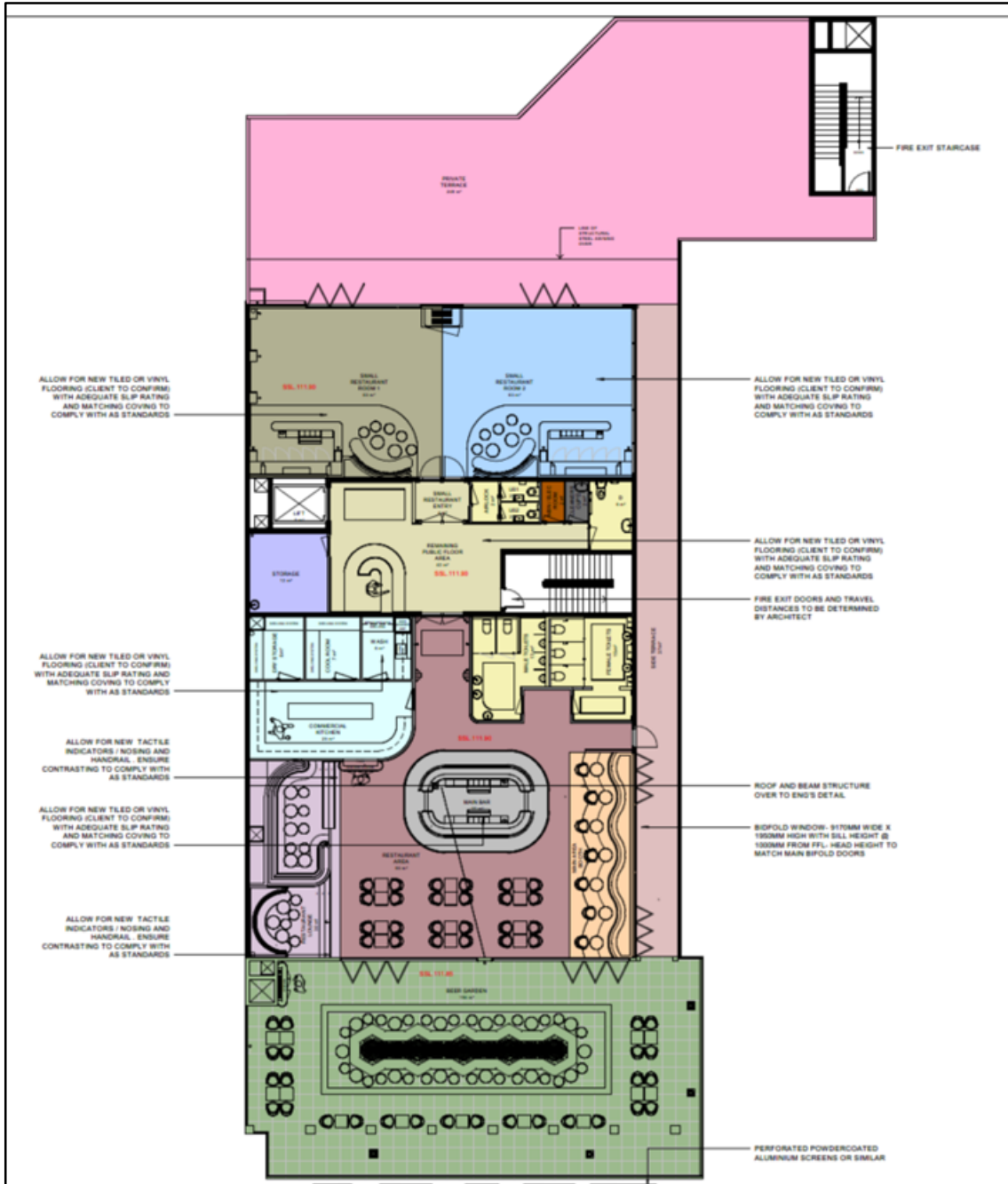


Figure 1: Floor layout of proposed bar / restaurant

**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.

- State Environmental Planning Policy (Resilience and Hazards) 2021.
- State Environmental Planning Policy (Biodiversity and Conservation) 2021.

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

The Western Parkland City 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, the Wilton Growth Area and the Greater Macarthur Growth Area.

*Site Zoning*

The site is zoned B5 Business Development pursuant to Appendix 2, Section 2.2 of the Western Parkland City SEPP.

*Development Characterisation*

The development is characterised as a 'restaurant' and a 'pub' by the Western Parkland City SEPP.

*Permissibility*

A 'restaurant' is defined as *"a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided"*.

A 'pub' is defined as *"a licenced premises under the Liquor Act 2007 the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises"*.

Both uses are a type of 'food and drink premises' which is permitted with consent in the B5 Business Development zone pursuant to the land use table contained in Appendix 2 of the Western Parkland City SEPP.

*Planning Controls*

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

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 Statewide planning approach to the remediation of contaminated land.

Section 4.6 of the Resilience and Hazards SEPP requires the consent authority to consider if the site is contaminated. If the site is contaminated, the consent authority must be satisfied that it is suitable in its contaminated state for the development. If the site requires remediation, the consent authority must be satisfied that it will be remediated before the land is used for the development. Furthermore, the consent

authority must consider a preliminary contamination investigation in certain circumstances.

Contamination was assessed as part of the underlying subdivision which created the site on which the three storey mixed-use development was approved. The proposal seeks to fit-out and use a tenancy in the mixed use development that is currently under construction. Accordingly the development is considered reasonable having regard to contamination.

The DA has been reviewed by Council’s Environmental Health Specialist who is satisfied the site is suitable for the intended use.

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

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

**(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 development control plans that apply to the development are:

- Camden Development Control Plan 2019; and
- Turner Road Development Control Plan 2007.

Camden Development Control Plan 2019 (Camden DCP)

*Planning Controls*

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

*Proposed Variation – Car Parking*

The proposed development will result in a non-compliance with Council’s off-street car parking controls. As noted in the assessment table attached to this report, the subject tenancy was approved as a food and drink premises (restaurant) under Determination No. 2022/15/1 and was allocated 16 car parking spaces.

The proposed development principally seeks to operate as a restaurant during the day and a pub / bar at night. While the kitchen is proposed to operate until 10:00pm daily, it is not possible to provide a clear distinction between when the premises will operate as

a restaurant as opposed to the pub. That said, it is accepted that the peak periods in which the premises is likely to operate in a manner more akin to a pub is at night and on weekends. During daylight hours on weekdays it is accepted that the use is more likely to operate in a manner more akin to a restaurant.

The car parking provision required under the Camden DCP varies significantly depending on whether the use is categorised as a restaurant (9 spaces) or a pub (144 spaces). Noting the significant difference in the parking demand generated by the two uses, the applicant has submitted a Traffic Statement as part of the subject development application. The Traffic Statement is provided as an attachment to this report.

The Traffic Statement provides the following conclusions and recommendations:

- *The approved development contains 172 car parking spaces, of which included approved restaurant uses (requiring up to 16 car spaces). The revised GFA noted a reduction to 9 car parking spaces required.*
- *The peak parking requirement for the proposed tenancy is expected to be approximately 36 car spaces based on benchmarking studies, well within the maximum parking provision available, noting it is anticipated to occur outside normal business hours.*
- *Even if considering the DCP maximum car parking requirement of 102 car parking spaces, this would still be within the overall 172 car parking spaces available in the complex.*
- *It is likely that this peak parking occupancy will not coincide with the other uses of the approved development, which includes mostly business premises hence allowing for shared car parking across the site.*

The applicant’s submission in relation to car parking is supported given:

- It is accepted that the peak parking occupancy of the subject premises will not coincide with the majority of other uses in the approved development, hence allowing for shared car parking across the site;
- More broadly, variations to the car parking rates for ‘pubs’ as contained in the Camden DCP have been accepted by Council. The established rates observed at other approved licenced venues within the LGA range from 8.5 to 15 spaces per 100sqm of public floor area, as depicted in the table below:

Site	Rate
Gregory Hills Hotel	12.36 spaces / 100sqm
Narellan Hotel	15 spaces / 100sqm
Oran Park Tavern	8.5 spaces / 100sqm
Oxley Ridge / Cobbitty Tavern	14.23 spaces / 100sqm

- Based on the higher rate of 15 spaces / 100sqm the proposed development would generate a demand for 108 spaces, while based on the lower rate 8.5 spaces / 100sqm the demand would be 61 spaces.
- The overall mixed use development has access to 172 car parking spaces which is considered sufficient to cater for the proposed development.
- The development is proposed to operate at a maximum capacity of 300 patrons (a condition is recommended confirming this proposed cap).
- The DA was referred to Council’s Traffic and Road Safety Team who raised no objection to the proposed development on traffic or car parking grounds.

- Given the likelihood of forms of carpooling, ride sharing and taxi services, a further offset or reduction in car parking demand can be applied.

Overall, it is considered that sufficient car parking is available on site to cater for expected levels of traffic generated by the proposed development.

Turner Road Development Control Plan 2007 (Turner Road DCP)

An assessment table in which the development is considered against the Turner Road 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.

Acoustics

An Acoustic Report that considers the potential noise impacts from the proposed use has been submitted as part of the DA. The Acoustic Report assesses noise generated from patrons, DJs and live music. It is noted that the use has a maximum patron capacity for 300 people during the pub operations. The Acoustic Report recommends a number of measures to ensure the noise criteria can be achieved, including:

- Installation of a noise limiters to background noise, DJs and live music to ensure they do not exceed the noise criteria;
- Requirement for DJs and Live Music to be performed in the location identified on the approved floor plans;
- Installation of noise absorption panels on the ceiling of the restaurant and private rooms; and
- Monitoring of patron numbers and excessive noise by security and staff.



Council’s Environmental Health Specialist has reviewed the Acoustic Report provided and is satisfied that, subject to recommended conditions, the proposed use will have no adverse noise impacts.

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

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

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

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

The DA was publicly exhibited for a period of 14 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 3 to 23 October 2024 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 assessment, the development is consistent with the public interest.

**EXTERNAL REFERRALS**

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

External Referral	Response
Camden Police Area Command	No objection and supported with recommended conditions.

**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/2024/469/1 for the fit-out and use of tenancy 35 as a pub and restaurant at 23 Central Hills Drive, Gregory Hills 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, State Environmental Planning Policy (Resilience and Hazards) 2021 and**

**State Environmental Planning Policy (Biodiversity and Conservation) 2021.**

2. **The development is consistent with the objectives of the Turner Road Development Control Plan 2007 and Camden Development Control Plan 2019.**
3. **The development is considered to be an appropriate use for the tenancy, site and 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. Western Parkland City SEPP Assessment Table
3. Turner Road DCP Assessment Table
4. Camden DCP Assessment Table
5. Traffic Statement
6. Plan of Management
7. Proposed Plans

**RECOMMENDED CONDITIONS**

## General

### 1.1 - General Conditions

- (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			
Number	Title	Drawn by	Date
A101 Issue E	Proposed Floor Plan	Sarah Remaili House of Design	10/9/2024
A102 Issue E	Proposed Area Floor Plan	Sarah Remaili House of Design	10/9/2024
A501 Issue E	Small Restaurant Room 1 Detail Plan	Sarah Remaili House of Design	10/9/2024
A502 Issue E	Small Restaurant Room 1 Elevations 1 & 2	Sarah Remaili House of Design	10/9/2024
A503 Issue E	Small Restaurant Room 1 Elevations 3, 4 & 5	Sarah Remaili House of Design	10/9/2024
A504 Issue E	Small Restaurant Room 2 Detail Plan	Sarah Remaili House of Design	10/9/2024
A505 Issue E	Small Restaurant Room 2 Elevations 1 & 2	Sarah Remaili House of Design	10/9/2024
A506 Issue E	Small Restaurants Room 2 Elevations 3, 4 & 5	Sarah Remaili House of Design	10/9/2024
A507 Issue E	Restaurant Lounge Detail Plan	Sarah Remaili House of Design	10/9/2024
A508 Issue E	Restaurant Lounge Elevations 1, 2, 4 & 4	Sarah Remaili House of Design	10/9/2024
A509 Issue E	Main Area Booth Seating Detail Plan	Sarah Remaili House of Design	10/9/2024
A510 Issue E	Main Area Booth Elevations 1 & 2	Sarah Remaili House of Design	10/9/2024
A511 Issue E	Terrace Detail Plan	Sarah Remaili House of Design	10/9/2024
A512 Issue E	Terrace Elevations 1&2	Sarah Remaili House of Design	10/9/2024
A513 Issue E	Terrace Elevations 3 & 4	Sarah Remaili House of Design	10/9/2024

ID02 Issue A	Elevations	Sarah Remaili House of Design	29/7/2024
ID03 Issue A	Elevation 2	Sarah Remaili House of Design	29/7/2024
ID04 Issue A	Section	Sarah Remaili House of Design	29/7/2024
100 Rev B	Site Plan	Alpha Catering Equipment	23/7/2024
110 Rev D	Kitchen Plan	Alpha Catering	22/8/2024
111 Rev B	Kitchen Equipment Schedule	Alpha Catering	22/8/2024
112 Rev B	Kitchen Hydraulics Plan	Alpha Catering	22/8/2024
113 Rev B	Kitchen Electrical Plan	Alpha Catering	22/8/2024
114 Rev D	Kitchen Elevations	Alpha Catering	23/7/2024
115 Rev B	Kitchen Elevations	Alpha Catering	22/8/2024
120 Rev C	Bar Plan	Alpha Catering	22/8/2024
121 Rev B	Bay Hydraulics Plan	Alpha Catering	22/8/2024
122 Rev B	Bar Electrical Plan	Alpha Catering	22/8/2024
123 Rev B	Bar Elevations	Alpha Catering	22/8/2024
130 Rev 0	Bar #1	Alpha Catering	Submitted with DA
140 Rev 0	Bar #2	Alpha Catering	Submitted with DA
A101 Issue E	Proposed Landscape Plan	Sarah Remaili House of Design	10/9/2024

Approved documents		
Title	Prepared by	Date
Noise Impact Assessment Proposed Licenced Venue, The Hive, Unit 35, 23-25 Central Hills Drive, Gregory Hills, Report R240471R1, Rev 0	Rodney Stevens Acoustics	26/6/2024
Building Code of Australia Capability Report, Report no. 24042-BCA04 Rev A	Advanced Building Consultants	13/9/2024

DA Fire Engineering Statement of Support Project: 3 Five on the Hive – 23-25 Central Hills Drive, Gregory Hills, Ref S24204 CAN01 Rev 0	Voss Grace + Partners Consulting Fire Engineers	11/09/2024
Plan of Management 3Five at the Hive	Submitted with DA Documentation	Submitted with DA Documentation
Waste Management Plan	Steven Cattarossi	11/9/2024

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) **Approved uses** - This development consent approves the following parts of the development to be used for the following uses:

Building / Tenancy Number	Approved Use
35	Restaurant and Pub

**Condition reason:** To detail the approved uses for the development.

- (3) **No signage approved** - This development consent does not approve any signage. A separate development application must be lodged with and approved by Council before any signage is displayed on the site (unless the signs are exempt or complying development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008).

**Condition reason:** To clarify when separate consent is required for signage.

## Building Work

### 2.1 - 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. The Proposed Area Floor Plan, Drawing A102 Issue E, dated 10/9/2024 is to be amended to match the Proposed Floor Plan, Drawing A 101, Issue E, dated 10/9/2024.
- Condition reason:** To require minor amendments to the plans endorsed by the consent authority following assessment of the development.
- (2) **Sydney Water trade waste requirements** - Before the issue of a construction certificate, information must be obtained from Sydney Water and a suitably qualified person and demonstrate, to the certifier's satisfaction, any Sydney Water trade waste requirements and how the development will comply with them.

**Condition reason:** To ensure that provisions have been made for managing trade waste.

- (3) **Food premises and/or storage areas** - 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 *Food Act 2003*.
2. The *Food Regulation 2015*.
3. Food Standards Australia and New Zealand Food Standards Code 2003.
4. AS 1668.1 - The Use of Ventilation and Air Conditioning in Buildings - Fire and Smoke Control in Buildings.
5. AS 1668.2 - The Use of Ventilation and Air Conditioning in Buildings - Mechanical ventilation in Buildings.
6. AS 4674 - Design, Construction and Fit-Out of Food Premises.

**Condition reason:** To ensure that food premises and/or storage areas are designed to comply with statutory requirements and industry standards.

- (4) **Regulated systems (design)** - 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 *Public Health Act 2010*.
2. The *Public Health Regulation 2022*.
3. AS 3666 - Air Handling and Water Systems of Buildings.
4. AS 1657 - Fixed Platforms, Walkways, Stairways and Ladders - Design, Construction and Installation.
5. AS 1892.1 - Portable Ladders - Performance and Geometric Requirements.
6. AS 2865 - Confined Spaces.
7. The WorkCover New South Wales publication 'Safe Work on Roofs Part 1: Commercial and Industrial Buildings'.
8. If regulated systems are proposed on site (cooling towers), they are required to be provided in accordance with the above listed regulations and showed on the plans.

**Condition reason:** To ensure that regulated systems are designed to comply with statutory requirements and industry standards.

- (5) **Mechanical ventilation** - Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's

satisfaction, that any room or area not provided with natural ventilation in accordance with the Building Code of Australia will instead be provided with a mechanical ventilation system that complies with the following requirements:

1. AS 1668.1 - The Use of Ventilation and Air Conditioning in Buildings - Fire and Smoke Control in Buildings.
2. AS 1668.2 - The Use of Ventilation and Air Conditioning in Buildings - Mechanical Ventilation in Buildings.

**Condition reason:** To ensure that mechanical ventilation system(s) are provided where natural ventilation is not achieved.

- (6) **Detailed landscaping plan** - Before the issue of a construction certificate, detailed landscaping plans must be prepared by a registered landscape architect and demonstrate, to the certifier's satisfaction, the following detailed design requirements:

1. Consistency with the concept landscaping plans approved by this development consent.
2. Compliance with Appendix B of Camden Development Control Plan 2019.
3. Substitute the Cordylines in the terrace booth planter box with Rhapsis Excelsa and Ficus Lyrate.
4. Each planter on the western side of the terrace is to include a small shrub / screen plant added in substitution of a Cycad Revoluta to provide some shade to patrons.

**Condition reason:** To ensure that detailed landscaping requirements are documented.

- (7) **Waste rooms** - Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the waste rooms will comply with the following detailed design requirements:

1. Constructed of solid, impact resistant materials and finished in a smooth, even surface.
2. Smooth, impervious walls to ensure no moisture, oils or similar material can soak in.
3. Impervious, coved and graded floors that will be drained to a floor waste connection.
4. Provision of ventilation in accordance with AS 1668 - The Use of Ventilation in Buildings, lighting, pest proofing and an external hose tap.
5. Roofed with a minimum ceiling height of 2.4m.

**Condition reason:** To ensure that hygienic waste management facilities are provided.

- (8) **General Bar License** – A general bar license must be obtained in accordance with the Liquor Act 2007 and the Registered Clubs Act 1976 prior to the issue of a Construction Certificate. Documentary evidence demonstrating compliance must be provided to the Certifying Authority prior to the release of a construction certificate.

**Condition reason:** To ensure that a general bar license is obtained in accordance with the legislation.

- (9) **Acoustic Panels** - Noise absorption panels are required to be installed on the ceiling of the restaurant and private rooms. The panels are to be installed in accordance with Figure 6-1 of the acoustic report titled "*Noise Impact Assessment Proposed Licenced Venue The Hive unit 35, 23-25 Central Hills Drive Gregory Hills, prepared by Rodney Stevens Acoustic, Report No R240471R1, Rev 0, dated 26 June 2024*". The Panels are required to have a minimum thickness of 50mm with an NRC 0.90 and similar to Martini XHD50. A compliance certificate shall be provided to Council prior to the Occupation Certificate.

**Condition reason:** To ensure compliance with the approved acoustic report and protect the amenity of the surrounding area.

## 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) **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 response.

**Condition reason:** 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) **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(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 (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(s) must have a white background and a red border.

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

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

- (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.

## 2.4 - Before Issue of an Occupation Certificate

- (1) **Development registration with Council** - Before the issue of an occupation certificate, the development must be inspected by and registered with Council. Evidence of the inspection and registration must be provided to the principal certifier.

**Condition reason:** To support Council's regulatory functions related to the development.

- (2) **Regulated systems (commissioning)** - Before the issue of an occupation certificate, information must be prepared by a suitably qualified person and demonstrate, to the principal certifier's satisfaction, that the installed regulated systems comply with the following requirements:

1. The *Public Health Act 2010*.
2. The *Public Health Regulation 2022*.
3. AS 3666 - Air Handling and Water Systems of Buildings.

**Condition reason:** To ensure that regulated systems are installed in accordance with statutory requirements and industry standards.

- (3) **Private waste collection contract** - Before the issue of an occupation certificate, a private waste collection contract must be entered into for the collection of all waste and its disposal at a waste facility. Evidence of the contract must be provided to the principal certifier and Council.

**Condition reason:** To ensure that a formal arrangement is in place for the private collection of waste.

- (5) **Landscaping works completion** - Before the issue of an occupation certificate, all of the landscaping works approved by this development consent and the construction certificate must be completed to the satisfaction of the principal certifier. This must include the provision of certification from 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.

**2.5 - Occupation and Ongoing Use**

- (1) **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.

- (2) **Loading and unloading** - During occupation and ongoing use of the development, all loading and unloading activities must take place within the development's approved loading area.

**Condition reason:** To maintain the visual amenity of the area and off-street car parking spaces and driveways approved for the development.

- (3) **Maximum staff approved to work in the development** - During occupation and ongoing use of the development, the maximum number of staff that are approved to work in the development at any one time is 20.

**Condition reason:** To ensure sufficient off-street car parking will be available for the development.

- (4) **Operating hours** - During occupation and ongoing use of the development, the development is approved to operate within the following hours:

Day	Hours of Operation
Monday	12:00pm – 12:00am
Tuesday	12:00pm – 12:00am
Wednesday	12:00pm – 12:00am
Thursday	12:00pm – 12:00am
Friday	12:00pm – 12:00am
Saturday	12:00pm – 12:00am
Sunday and Public Holidays	12:00pm – 12:00am

Notwithstanding the above, for a trial period of 12 months from the date of the issue of any Occupation Certificate, the property is approved to be open for business and used for the purpose approved within the following extended hours of operation on Fridays and Saturdays:

Day	Hours of Operation
Monday	12:00pm – 12:00am
Tuesday	12:00pm – 12:00am

Wednesday	12:00pm – 12:00am
Thursday	12:00pm – 12:00am
Friday	12:00pm – 2:00am
Saturday	12:00pm – 2:00am
Sunday and Public Holidays	12:00pm – 12:00am

A further application must be submitted to Council prior to the expiration of this 12 month trial period if the person acting on this consent seeks to continue the extended operating hours on Fridays and Saturdays. It is recommended that the further application be lodged with the Council at least three months prior to the expiry of the trial period.

At the end of the 12 month trial period the Council will base its consideration and determination of any further application for the extended hours on the following:

- Validated complaints associated with the operation of the premises received by the Council during the trial period.
- The Council's review of the applicant's complaints register and incidents register which are to be made available to the Council and Police upon request at any time.
- The results of any consultation by the Council with the Camden Local Area Police Command.
- Appropriate supporting evidence (e.g. an Acoustic Report) that may be required at the end of the trial period

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

- (5) **Kitchen operation** – The kitchen must be open to allow the sale of food between the hours of 12:00pm and 10:00pm Monday to Sunday.

**Condition reason:** To confirm the details of the application as submitted and ensure the approved restaurant use remains available at the premises.

- (6) **Maximum patrons approved to be in the development** - During occupation and ongoing use of the development, the maximum number of patrons that are approved to be in the development at any one time is 300.

**Condition reason:** To confirm the details of the application as submitted and ensure amenity requirements are met.

- (7) **Maximum capacity signage** - Before the issue of an occupation certificate, a sign must be displayed in a prominent position in the building stating the maximum number of persons, as specified in the development consent, that are permitted in the building.

**Condition reason:** Prescribed condition under section 73 of the *Environmental Planning and Assessment Regulation 2021*.

- (8) **Private waste collection contract** - During occupation and ongoing use of the development, a private waste collection contract must be maintained for the collection of all waste and its disposal at a waste facility. Evidence of the contract must be kept on the site.

**Condition reason:** To ensure that a formal arrangement is in place for the private collection of waste.

- (9) **Licensed premises noise** - During occupation and ongoing use of the development, noise from the development must comply with the following requirements:
1. The LA10, 15min noise level emitted from the licenced premises must not exceed the background noise level in any octave band centre frequency (31.5Hz-8kHz inclusive) by more than 5dB between 7am and 12 midnight at the boundary of any affected residence.
  2. The LA10,15min noise level emitted from the licenced premises must not exceed the background noise level in any octave band centre frequency (31.5Hz-8kHz inclusive) between 12 midnight and 7am at the boundary of any affected residence.
  3. The LA10, 15min noise level emitted from the licenced premises when measured inside a habitable room of a residence between 12pm and 7am must not give rise to a measurable increase above the ambient level in any octave band centre frequency (31.5Hz-8kHz inclusive) in the absence of music.

\*In this condition, LA10 is taken as the average maximum deflection of the noise emission from the licenced premises.

**Condition reason:** To ensure that hazardous materials are safely stored and used.

- (10) **Offensive noise and noise compliance** - During occupation and ongoing use of the development, the use and occupation of the premises, including all plant and equipment, must not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997*. Operational noise must also comply with the NSW Noise Policy for Industry 2017.

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

- (11) **Pollutant discharge management** - During occupation and ongoing use of the development, the control of pollutant discharges must comply with the following requirements:
1. No wastewater, chemicals or other pollutant substances may be discharged to Council's stormwater system or other waterways.
  2. All gases, odours, dust, fumes, steam, moisture and particulate matter generated by the development must be collected into approved stacks for discharge to the atmosphere.

**Condition reason:** To protect the environment from pollution.

- (12) **Waste oil and by-products disposal** - During occupation and ongoing use of the development, all waste oil, grease and associated by-products must be transferred to a waste or recycling facility by a liquid waste contractor. All waste disposal must be in accordance with the NSW Environment Protection Authority's waste tracking requirements with documentation kept for 4 years. The documentation must be produced to Council upon request.

**Condition reason:** To ensure compliance with industry standards.

- (13) **Remote storage facilities for food premises** - During occupation and ongoing use of the development, the use of remote storage facilities by food premises is prohibited.
- Condition reason:** To ensure that food storage only occurs in approved locations.
- (14) **Noise generating equipment in common areas** - During occupation and ongoing use of the development, the use of noise generating equipment for the cleaning or maintenance of common areas must only occur between 7am-10pm each day.
- Condition reason:** To protect the amenity of the surrounding area.
- (15) **Evidence of Occupation Certificate of Base Building** - Before the issue of an occupation certificate, the Occupation Certificate issued for DA/2022/15/1 (DA/2022/15/2 as modified) must be provided to the principal certifier and Council.
- Condition Reason:** To ensure the building of which Unit 35 is to be fitted out has completed construction and can be occupied.
- (16) **Noise Limiter (Background Music)** - All background music must be connected to a tamper proof noise limiter kept on the premises. The noise limiter for background music must be installed and certified by a qualified acoustic consultant to ensure that all amplified background music does not exceed 85 dB(A) when measured 1 metre in distance from connected speakers.
- Condition reason:** To ensure compliance with the approved acoustic report and protect the amenity of the surrounding area.
- (17) **Noise Limiter (DJ and Live music)** - All DJ and Live music must be connected to a tamper proof noise limiter kept on the premises. The noise limiter for all DJ and live music must be installed and certified by a qualified acoustic consultant to ensure that DJ and live music does not exceed 98db(A) when measured 1 metre in distance from connected speakers.
- Condition reason:** To ensure compliance with the approved acoustic report and protect the amenity of the surrounding area.
- (18) **Location of Live Music and DJs** - The location and performance of live and/or DJ music is to occur in the corner of the premises consistent in location with "Figure 6-1" of the report "*Noise Impact Assessment Proposed Licenced venue The Hive unit 35, 23-25 Central Hills Drive Gregory Hills, prepared by Rodney Stevens Acoustic, Report No R240471R1, Rev 0, dated 26 June 2024*". The practice of the DJ turning off the music and encouraging crowd participation (i.e. people to sing) is banned.
- Condition reason:** To ensure compliance with the approved acoustic report and protect the amenity of the surrounding area.
- (19) **External Doors and Windows** - The external doors and windows marked up in Figure 6-1 of the report titled "*Noise Impact Assessment Proposed Licenced venue The Hive unit 35, 23-25 Central Hills Drive Gregory Hills, prepared by Rodney*

*Stevens Acoustic, Report No R240471R1, Rev 0, dated 26 June 2024*”, must be kept closed when amplified DJ or live music performances occur.

**Condition reason:** To ensure compliance with the approved acoustic report and protect the amenity of the surrounding area.

- (20) **External Patron Control** - The business must ensure that all patrons waiting to enter the premises or leaving the premises during approved operating hours do not create excessive or “offensive noise”. Suitably trained staff are required to monitor and manage external patron noise.

**Condition reason:** To ensure compliance with the approved acoustic report and protect the amenity of the surrounding area.

- (21) **Music and/or Amplifiers** - Music and other amplified sound, including recorded or broadcast programmes or the like, played on the premises, shall be controlled so as not to cause any distraction or disturbance to nearby or adjacent residents, pedestrians or motorists.

**Condition reason:** To ensure compliance with the approved acoustic report and protect the amenity of the surrounding area.

- (22) **Plan of Management** - The business is to be operated in accordance with the Plan of Management, prepared by 3 Five at the Hive, except were amended by any condition of consent.

**Condition reason:** To ensure compliance with the approved acoustic report and protect the amenity of the surrounding area.

- (23) **Food Premises Inspection** - An inspection of the kitchen, small restaurant bars and main bar are to be carried out by Council’s Environmental Health Officer prior to operation.

**Condition reason:** To ensure that food premises and/or storage areas comply with statutory requirements and industry standards.



State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth SEPP)  
Assessment Table

Clause	Assessment	Compliance?
<p><b>Appendix 2, 2.3 Zone objectives and land use table</b></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"> <li>• To enable a mix of business and warehouse uses and specialised retail uses that require a large floor area, in locations that are close to, and that support the viability of, centres.</li> <li>• To provide for a wide range of employment generating development.</li> <li>• To provide for a mix of ancillary uses to support the primary function of providing employment generating development.</li> <li>• To maintain the economic strength of centres by limiting the retailing of food, clothing and convenience shopping.</li> <li>• To provide for a range of uses, including recreational uses and function centres, that complement other permissible employment generating land uses within the zone.</li> </ul>	<p>The proposed development is consistent with the objectives of the B5 Business Development zone. Specifically, the development provides employment generating development and provides an ancillary use that supports the primary function of the surrounding area.</p>	<p>Yes</p>
<p><b>Appendix 2, 6.1 Public utility infrastructure</b></p> <p>Development consent must not be granted for development on land unless the consent authority is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.</p>	<p>Council staff are satisfied the site contains essential public utility infrastructure.</p>	<p>Yes</p>
<p><b>Appendix 2, 6.6 Development in special areas</b></p> <p>Development consent must not be granted for development in a special area on the Special Areas Map unless a development control plan has been prepared for the land and addresses a number of matters listed in this clause; including a transport movement hierarchy and stormwater and water quality management controls.</p> <p>The above does not apply to certain minor development types listed by this clause.</p>	<p>The Turner Road Development Control Plan applies to the subject site. An assessment of the proposed development against the relevant provisions of the DCP has been undertaken and is provided in the DCP Assessment Table.</p>	<p>Yes</p>

## Turner Road Development Control Plan 2007 (Turner Road DCP) Assessment Table

Precinct A – Precinct Wide Controls		
Control	Assessment	Compliance
<p><b>2.1 – Indicative Layout Plan</b> All development is to be undertaken generally in accordance with the indicative layout plan (ILP).</p>	<p>The ILP identifies this site for business development. The proposed restaurant and pub will operate as a business and support the economic viability of the area by providing employment opportunities for up to 20 staff and a service for local workers and residents.</p>	Yes.
<p><b>2.5 – Hierarchy of Centres and Employment Areas</b> Development is to be consistent with the Turner Road Business Development Area.</p>	<p>The development is consistent with the desired mix of commercial uses for the business development area. The proposed development maintains the existing restaurant approval within Unit 35. While proposing an additional / supplementary use as a pub.</p>	Yes.
<p><b>6.10 – Acoustics</b> All commercial development is to comply with Council's Environmental Noise Policy.</p> <p>Noise walls are not permitted on sub-arterial roads.</p> <p>A combination of the following measures is to be used to mitigate traffic noise on sub-arterial roads:</p> <ul style="list-style-type: none"> <li>• setbacks and service roads;</li> <li>• layouts that minimise noise in sleeping areas;</li> <li>• change in topography;</li> <li>• non-standard fencing; and</li> </ul> <p>locate private open space areas away from the noise source.</p>	<p>An Acoustic Report was submitted with the DA. Council's Environmental Health Specialist has reviewed the report and is satisfied the proposed development will not have any negative noise impacts on the surrounding locality. Conditions are recommended to ensure compliance with the recommendations of the Acoustic Report including provision of noise limiters to music equipment, limitation of location of DJs and Live Music set ups, installation of noise absorption panels on the ceiling of the restaurant and private rooms, and monitoring of patron numbers and excessive noise by security and staff.</p>	Yes.
<p><b>8.3 – Waste Management</b> A waste management plan (WMP) is required for all applications which assessed likely waste types, volumes, storage facilities and collection requirements.</p> <p>Business operations are to provide adequate on-site waste storage facilities that are readily accessible and screened from view.</p> <p>Storage areas to be located away from the front of the development and from neighbouring lots.</p>	<p>Satisfactory construction and operational waste management plans have been submitted. Council's Waste Officer has reviewed the proposal and raises no objections. The proposed development will utilise existing waste storage facilities on the ground floor of the building. The waste on site will be collected by a private contractor twice weekly.</p>	Yes.

## Turner Road Development Control Plan 2007 (Turner Road DCP) Assessment Table

<p><b>8.6 – Safety and Surveillance</b> Buildings to overlook streets, lanes and communal areas to provide casual surveillance.</p> <p>Areas for concealment and blank walls facing the street are to be avoided.</p> <p>Pedestrian and communal areas are to be well lit.</p> <p>All developments to comply with Crime Prevention Through Environmental Design (CPTED) principles.</p>	<p>The building will enable passive surveillance to Central Hills Drive, the driveways and footpaths. Full-height stacker doors and windows are proposed, and a beer garden will be frequented regularly by patrons and staff.</p> <p>The proposal was referred to Camden Local Police to undertake a CPTED assessment. No objections were raised and the use is classified as a low crime risk. Conditions were recommended by Camden Police including surveillance, access control, territorial reinforcement, and space/activity management which are included in the recommended conditions of consent.</p>	Yes.
<b>Part B3 – Controls for the Turner Road Employment Area</b>		
<b>Control</b>	<b>Assessment</b>	<b>Compliance</b>
<p><b>3.1 – Land Uses</b> Development to be consistent with the preferred land use plan Figure 67, including the 'Local Service Hub' for active uses, including child care centres.</p>	The development is consistent with the preferred land uses identified for this site as it provides a service to surrounding businesses.	Yes.
<p><b>3.5 – Site Planning</b> Minimum front setback for Gregory Hills Drive – 5m, although lesser setbacks (including 0m) may be permitted on merit.</p> <p>Front setbacks to be landscaped and not dominated by parking or loading facilities.</p> <p>On-site stormwater detention is required.</p>	The proposal is for the fit-out of a unit within an approved commercial building. There is no alteration to approved site setbacks.	Yes.
<p><b>3.7 – Employment Operations</b> Access and parking are to comply with the Camden DCP 2019.</p> <p>Applications for businesses must include details on hours of operation, deliveries, heavy vehicles, required machinery and light sources/spillage.</p>	<p>The proposal does result in a non-compliance with the off-street car parking controls contained in the Camden DCP 2019. Refer to the Camden DCP Assessment Table which is included as an attachment to this report for specific details.</p> <p>The Statement of Environmental Effects has sufficiently outlined the operational aspects of the proposal.</p>	No. Variation supported.
<p><b>3.8 – Fencing</b> Various controls for fencing along street frontages and forward of the building line.</p>	No fencing is proposed.	Yes.

Turner Road Development Control Plan 2007 (Turner Road DCP) Assessment Table

<p><b>3.9 – On Site Landscaping</b>                  Front setbacks are to have landscaped garden beds with a minimum bed width of 2m where parking is proposed forward of the building line.</p> <p>Native and low water-use species are to be used and all applications to be supported with a concept landscape plan.</p>	<p>Landscaping of the site was undertaken under the DA approval for the overall commercial building. Additional landscaping is provided to the outdoor terrace area as demonstrated on the submitted landscape plan. Council's Landscape Officer has reviewed the submitted landscape plan and raised no objection to the proposed landscaping. A condition is recommended to substitute some plants within the planter boxes on the outdoor terrace, to improve screening and shade in the summer months.</p>	<p>Yes.</p>
<p><b>3.10 – Outdoor Storage</b>                  Details of external storage requirements are to be provided. External storage of goods is not to be visible from the public domain.</p>	<p>External storage is not proposed.</p>	<p>Yes.</p>

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Compliance?
<p><b>2.18.2 – Off Street Car Parking Rates/Requirements</b></p> <p><b>Restaurants and Cafes</b></p> <p>1 car parking space per 30sqm of GFA.</p> <p><b>Pub/Registered Club/ Restricted Premises</b></p> <ul style="list-style-type: none"> <li>• A detailed car parking submission is required.</li> <li>• Provision of coaches to pick up and set down may be required for large establishments.</li> <li>• 1 car parking space per 2sqm of GFA of public bar areas.</li> <li>• 1 car parking space per 5sqm for lounge, beer garden, auditorium, billiard room, restaurant.</li> <li>• 25 car parking spaces per 100sqm of remaining public floor area.</li> <li>• Developments must also accommodate:                             <ul style="list-style-type: none"> <li>○ 1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and</li> <li>○ 1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces.</li> </ul> </li> </ul>	<p>Alterations are not proposed to the vehicle access or the number of car parking spaces as approved for the subject mixed use development under DA/2022/15/2. Under that consent, Unit 35 was approved as a restaurant with 16 allocated car parking spaces.</p> <p>The proposed development principally seeks to operate as a restaurant during the day and a pub / bar at night. While the kitchen is proposed to operate until 10:00pm daily, it is not possible to provide a clear distinction between when the premises will operate as a restaurant as opposed to a pub.</p> <p>That said, it is accepted that the peak periods in which the premises is likely to operate in a manner more akin to a pub / bar is at night and on weekends. During daylight hours, particularly on weekdays, it is accepted that the premises is more likely to operate in a manner more akin to a restaurant.</p> <p>The car parking provision required under the Camden DCP varies significantly depending on whether the use is categorised as a restaurant (9 spaces) or a pub (144 spaces).</p> <p>Noting the significant difference in the parking demand generated by the two uses, the applicant has submitted a Traffic Statement that seeks to demonstrate that sufficient on-site car parking is available for the proposed use.</p> <p>The appropriateness of the proposed development having regard to car parking has been addressed in the main body of this report.</p>	<p>No. Variation supported.</p>

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5 September 2024

Dear Mairead

### **Unit 35, 23-25 Central Hills Drive, Gregory Hills NSW – Traffic Engineering Statement**

The Planning Hub engaged Turner Traffic on behalf of Lasso Investments and Rossi Construction to provide a transport impact assessment for the site located at Unit 35, 23-25 Central Hills Drive, Gregory Hills NSW. This DA proposes the fit-out and use of an approved tenancy as a Pub and associated restaurant use for up to 300 patrons and 20 staff.

Camden Council approved the previously submitted applications (DA 2022/15/2) for the entire complex, which included the provision of this unit to be used as a restaurant tenancy as per the approved stamped plans.

The Statement of Environmental Effects prepared by The Planning Hub dated August 2024 should also be consulted for context of the proposed operations of the tenancy including operating hours etc.

#### **1. Existing Context**

The development site is located within a larger unit complex being constructed at 23-25 Central Hills Drive in Gregory Hills, between Rodeo Road and Lasso Road within a business park area.

Central Hills Drive connects to both Gregory Hills Drive and Rodeo Road, which connect back into Camden Valley Way as signalised intersections, which is the main classified state road nearby. The area is developing and will eventually allow for connectivity to Turner Road and Smeaton Grange. Currently a large unrestricted supply of on-street parking is available on all streets surrounding the site.

A footpath is provided on the development (west) side of Central Hills Drive with supporting bus stops servicing a regular half hourly bus service (route 841) located nearby on Central Hills Drive.

Figure 1 shows the location of the site in the context of the surrounding road network.



Figure 1: Site location

## 2. Proposed development

The proposed development tenancy is shown in Figure 2, which includes 462.2sqm gross floor area on the second (top) floor of the complex. This tenancy is supported by at-grade and basement car parking across the complex which is later detailed in this statement.

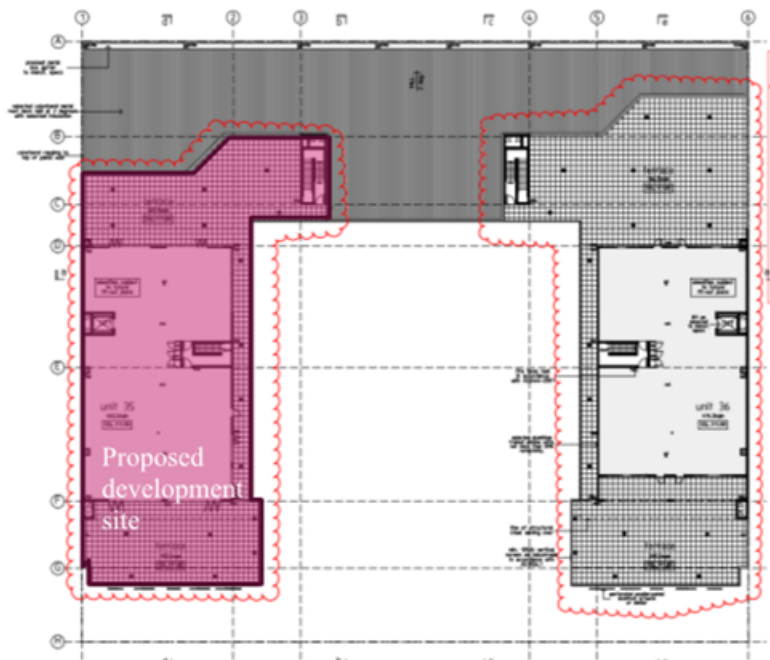


Figure 2: Site diagram – Level 3

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The ground floor plan (Figure 3) shows the vehicle accesses and at-grade parking as part of the approved development. The car parking includes up to 172 parking spaces across this at-grade area and within the basement level accessed by a separate ramp. It shows three driveways onto Central Hills Drive and two pedestrian access points.

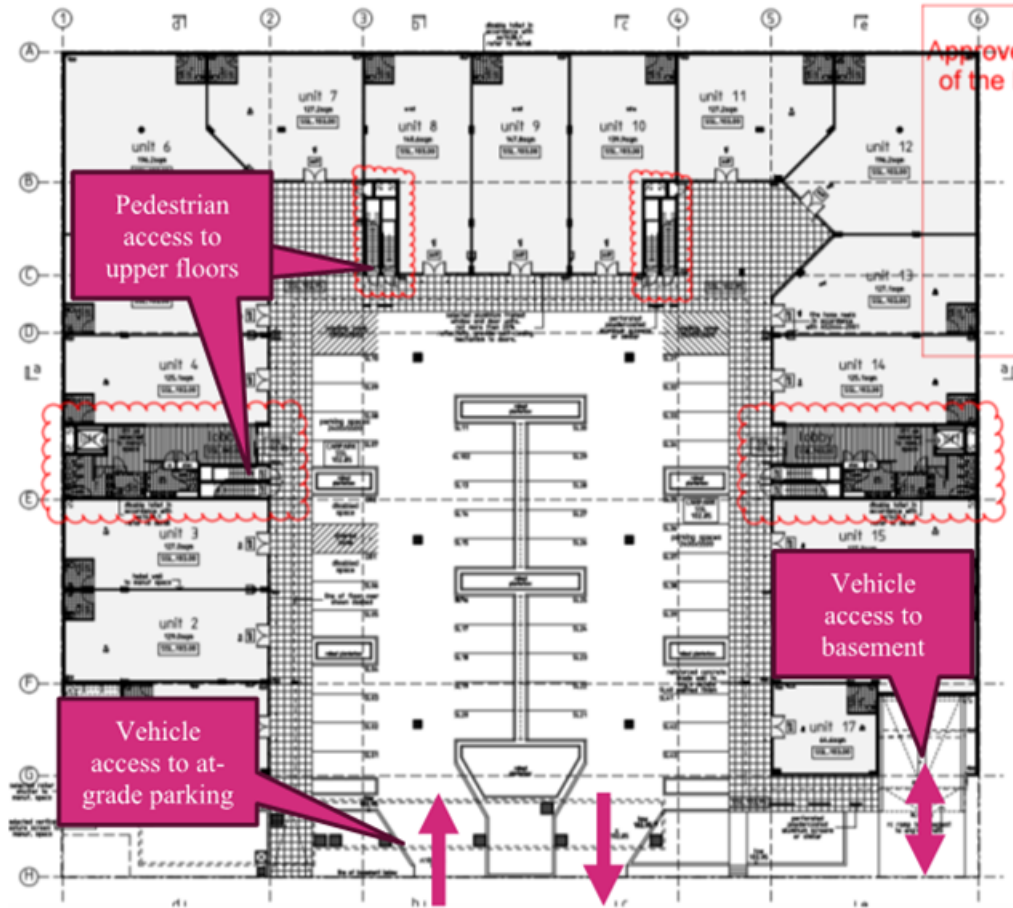


Figure 3: Site diagram - Ground Floor

The development proposes to operate predominately as a restaurant with late night trade as a bar venue. Sarah Remaili House of Design drawings (dated 14/8/2024) notes a total area equating to 718sqm GFA, with the following breakdown:

- 149 sqm of internal dining (restaurant area, restaurant lounge and main area booth)
- 194 sqm beer garden
- two 63 sqm private rooms
- 249 sqm private terrace

The 300 patrons and 20 staff will be split amongst internal dining, external dining and the two private rooms.

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### 3. Transport Impact Assessment

#### a. Parking requirements

The Camden Development Control Plan (DCP) outlines the parking requirements for the development. Part 2.18 notes the following car parking rates:

- 1 car parking space per 30sqm GFA for restaurants and cafes; or
- 1 car parking space per 2sqm GFA of public bar area; and
- 1 car parking space per 5sqm GFA of lounge, beer garden, auditorium, billiard room, restaurant; and
- 25 car parking spaces per 100sqm of remaining public floor area

This results in a requirement for as little as 9 car parking spaces for restaurant use only (noting no use of beer garden or private terrace), and up to 102 car parking spaces using the overall breakdown of areas. The minimum parking requirement will be the likely scenario during the day for restaurant use which is less than the 16 car parking spaces assessed in the approved development.

The latter maximum car parking requirement is considered excessive for the proposed uses, which will predominately be used as restaurant uses. This was therefore compared to a benchmarking study that Turner Traffic did for standalone registered clubs across Western Sydney which found the average car parking rate is closer to 1 per 20sqm GFA. This results in a parking requirement of approximately 36 car parking spaces for the terrace and Unit 35 GFA (718sqm) combined.

Whilst the development proposes to extend its operating hours to include additional weekday periods as well as increase the venue capacity, the normal business hour usage will be limited mostly to restaurant use. This will attract office and industrial workers likely within the site and in the immediate vicinity which would include mostly walk-up patrons. The intent of the proposal is to increase capacity outside of normal business hours during the evenings which could easily be accommodated within the 172 spaces across the complex.

Noting that the intensified pub uses will predominately operate from after 5pm in the latter hours of the day, it is envisaged that the peak parking usage for these uses will occur outside of the other peak usage from other tenancies occupying the complex, which mostly make up business premises. On this basis, it is envisaged that the car parking requirement can be shared across the complex.

Given the surrounding land uses are mostly warehousing, there is also minimal risk of the unrestricted on-street parking being unavailable in evenings during the peak intensified operation of the site. It is expected that a large supply of on-street parking will be available in the PM when workers of surrounding land uses, leave the area after work.

Bicycle and motorcycle parking is also required at the following DCP rates:

- 1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and
- 1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces

6011 38  
5 September 2024

Page 5 of 6

Based on the provision of 172 approved car parking spaces, the development requires and will provide at least 6 bicycle and 3 motorcycle spaces. It could be assumed that based on the maximum requirement of approximately 36 car parking spaces for the proposed Unit 35 uses, that the site will use 1 motorcycle space and 2 bicycle spaces for the overall complex.

Finally, service vehicle provision requires 1 loading space per 400sqm GFA for the first 2,000sqm GFA, inclusive of garbage collection vehicles. This means approximately 2 loading spaces should be utilised for the proposed tenancy. These will be shared amongst the approved wider complex loading provision which occur in the corners of the at-grade parking area. A loading management plan could be used to schedule deliveries across all tenancies if required to better utilise loading conditions.

#### ***b. Traffic generation***

The number of trips generated by the proposed uses would likely vary across the week. It is important to understand the expected typical peak parking demands (noted in previous section) as well as the conservative peak parking demands. The peak activity is likely to occur in the weekday or weekend PM after work / school times. During this time, there will be the peak restaurant and pub usage.

The Transport for NSW (TfNSW) Guide to Traffic Generating Developments (RTA, 2002) and Technical Direction TDT-2013/04a (RMS, 2018) provides some limited guidance on traffic generation rates for some recreational uses, but it is best to use first principles or assess against the parking demands.

For food and beverage centre, it is assumed that five vehicle trips per 100 sqm GFA will be generated as per the Guide to Traffic Generating Developments. This generally aligns with the parking rates expected for the site.

For pub uses, using benchmarked sites for registered clubs up to 5,000 sqm GFA, equates to approximately five vehicle trips per 100 sqm GFA generated, noting it is difficult to assign a typical generation rate for pubs given various unique factors associated with pub and club types. This is similar again to benchmarked sites around Sydney with limited transport options.

As such, utilising the 718sqm GFA, this equates to approximately 36 vehicle trips per hour. This is within the assessed rates for the approved development. Based on the uses being quite general in nature, it was assumed that traffic could utilise a 50/50 proportion in and out. Further, a 50/50 proportion north and south could also be assumed. This means approximately maximum directional trips of up to 9 vehicles per hour.

The above additional development traffic and distribution was assessed as being minor in the context of the surrounding traffic volumes. The assessment concludes that the level of vehicle activity has a negligible impact generated on the road network, equivalent to approximately one extra vehicle every three minutes on the road network. In the above context the road network impacts of the proposal are minor and would not impact the operation of the adjacent road network.

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5 September 2024

Page 6 of 6

#### 4. Summary and recommendations

This statement has assessed the traffic and parking impacts of the proposed development tenancy in the context of the approved development. It was found that:

- The approved development contains 172 car parking spaces, of which included approved restaurant uses (requiring up to 16 car spaces). The revised GFA notes a reduction to 9 car parking spaces required.
- The peak parking requirement for the proposed tenancy is expected to be approximately 36 car spaces based on benchmarking studies, well within the maximum parking provision available, noting it is anticipated to occur outside of normal business hours.
- Even if considering the DCP maximum parking requirements of 102 car parking spaces, this would still be within the overall 172 car parking spaces available in the complex.
- It is likely that this peak parking occupancy will not coincide with the other uses of the approved development, which includes mostly business premises hence allowing for shared parking across the site.
- Bicycle and motorcycle parking can be accommodated within the provision provided in the approved development.
- The loading bay provision is adequate for the proposed use, which can be shared with the other approved development uses via a loading management.
- The peak traffic demand is assessed as the PM peak period, which is likely to occur outside the commuter network peak hours and the site's peak traffic generation from the mostly business premises uses.
- Hence, the road network impacts are considered minimal in the context of the surrounding traffic volumes and are not expected to impact the operation of the adjacent road network.

We trust this provides information to support the proposed development operations. Should you have any questions, please contact the undersigned on 0449 703 401.

Yours sincerely



James Turner  
Traffic Engineer  
BE (Hons) MIEAust CPEng NER

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Operational Plan of Management – Unit 35, 23-25 Central Hills Drive, Gregory Hills

## PLAN OF MANAGEMENT



### 1.0 Introduction

This Plan of Management (POM) has been prepared by 3Five at the Hive to outline the intended operation of the proposed pub and associated restaurant use at Unit 35, 23-25 Central Hills Drive, Gregory Hills.

The purpose of this POM is to establish various components of the operational performance criteria for operation located at at Unit 35, 23-25 Central Hills Drive, Gregory Hills. The POM outlined measures that will be taken to manage operations on site and outline measures that will ensure impacts (if any) to adjoining properties are minimised.

Due regard is given to the relevant requirements under the Environmental Planning and Assessment Act [EPA], 1979, the Liquor Act, 2007 and its Regulations.

### 2.0 Maximum Capacity

The pub shall have a maximum capacity of three hundred (300) patrons at any one time.

### 3.0 Staff

There will be a maximum of twenty (20) staff at any one time.

The number of security personnel should reflect any operating requirements.

### 4.0 Operating / Trading Hours of the Premises

#### Maximum Hours of Operation

The maximum hours of operation are as follows:

- Sunday to Thursday 12:00 pm to 12:00 am
- Friday to Saturday 12:00 pm to 2:00am

The Licensee will ensure that no alcohol is served outside the approved hours of operation.

The day-to-day compliance and trading operations of the premises shall be regulated through the effective implementation, ongoing monitoring, and review of a range of measures set out here under which underpin current legislative requirements.

## Operational Plan of Management – Unit 35, 23-25 Central Hills Drive, Gregory Hills

Any alteration to the above hours of operation will require the further approval of Council and Liquor & Gaming NSW.

#### 5.0 Waiters Station and Responsibilities

Waiters/Waitresses are responsible for taking orders, serving food, beverages, cleaning tables and handling payments (if required).

At a minimum, waiters' stations must contain cleaning products, cutlery and Point-of-Sale (POS) Devices.

Waiters or staff must ensure the public foyer and circulation areas are adequately clear of patrons, staff or obstacles when food is being transferred from the Kitchen through to the small restaurants (room 1 or 2).

Waiters and Staff must ensure the public foyer and circulation areas are clean anytime food is intended to be transferred through the public foyer and circulation areas.

Any food that is contaminated whilst being transferred to patrons must be disposed of and not served.

#### 6.0 Entertainment

The premises will be providing a mixture of background music, DJ type amplified music and live entertainment in accordance with the acoustics report approved as part of this application.'

Entertainment consistent with the current NSW Government initiatives of supporting live entertainment within the premises in the form of live music activities.

#### 7.0 Internal and External Noise

##### General Requirements

The premises and operations will be conducted in such a manner as not to interfere with or materially affect the amenity of the neighbourhood.

The operator will take all reasonable measures to ensure that impacts adverse to the surrounding area do not occur.

The operator will take all reasonable measures to ensure that the behaviour of staff and patrons when entering or leaving the premises does not have a detrimental effect on the amenity of the neighbourhood.

Patrons have the ability to get public transport or ride-hailing services (i.e uber and taxi).

Management of noise will be undertaken in accordance with the Acoustic Assessment which details a series of recommendations to ensure any adverse noise impacts on the adjoining properties are minimised.

## Operational Plan of Management – Unit 35, 23-25 Central Hills Drive, Gregory Hills

**Operation**

All DJs and Live Entertainment is to be performed within the dedicated location.

A noise limiter is to be installed to ensure that the background music does not exceed 85 dB(A) at 1 metre from the speakers. All amplified equipment must be connected to a limiter.

A noise limiter is to be installed to ensure that the DJ and Live music does not exceed 98 dB(A) at 1 metre from the speakers. All amplified equipment must be connected to a limiter.

Security and/or staff is to monitor the patrons as they line up outside the premises.

**Management**

A Complaint Register will be kept on the premises which will contain the details of any complaint made in regard to the operation of the pub and any impacts on the neighbourhood. The Complaint Register will be a measure incorporated to minimise and effectively address any impact on the amenity and safety and security of the neighbourhood and residents.

The Register will include the following details:

- Complaint Date and Time;
- Name, contact and address details of person(s) making the complaint;
- Nature of complaint;
- Names of staff on duty;
- Action taken by premises to resolve complaint;
- Follow-up; and
- Outcome.

Pub management will provide Council and the occupants of the building with name(s) and contact details (phone number) of designated person (or persons) responsible for addressing noise complaints.

A laminated copy of the car parking noise control measures will be displayed in the entry Lobby. The copy must read 'Avoid raising your voice within the car park area or beeping car horn'. All Staff will be required to read the noise control measures and monitor patrons.

Continued service at the Pub will be contingent on the patrons abiding by the requirements of the car parking noise control measures.

### **8.0 Procedures for Minimising and Managing Waste that is Generated On- Site and how and when Waste will be Collected (e.g. Disposal of Bottles, Waste Removal, ETC.)**

A high standard of cleanliness and orderliness will be maintained at lobby, paths and in the immediate vicinity of the premise at all times.

## Operational Plan of Management – Unit 35, 23-25 Central Hills Drive, Gregory Hills

All rubbish, bottles and papers, whether originating from the premises or not, will be collected and disposed of in rubbish bins.

The operator will ensure rubbish will not be swept into the gutter and will monitor the situation by making random inspections throughout the day / night.

Cleaning of the premises will be undertaken on a daily basis by staff.

Ongoing cleaning of food transfer paths (including foyers and circulation areas) and tables must regularly occur.

Staff shall utilise the oil transfer box to transport waste oil to the ground floor oil collection tank. This shall occur during the afterhours only.

### 9.0 On-Site Security and Practices

The premises should apply the established security personnel practices at the premises and security personnel shall remain on site for at least half an hour after closing.

Security personnel will be engaged when from 9:00pm until close on every Friday and Saturday, Christmas Eve and New Year's Eve, a minimum of four (4) uniformed licensed security personnel shall be on duty to patrol the entrance, internal and external areas of the licensed premises and increased when deemed necessary.

Management shall make and maintain an arrangement with a recognised provider of security services (when required) whereby that provider shall supply additional uniformed security persons to the premises at short notice if requested to do so by the licensee or duty manager.

Install and maintain an effective digital format CCTV system for the purposes of recording operations of the licensed premises and incidents that may occur and shall make footage available to police and L&GNSW upon formal request.

Adopt and implement enhanced NSW Crime Scene Preservation policy and procedures including management and staff training.

### 10.0 Closed-Circuit Television (CCTV)

The Closed-circuit television system [CCTV] shall be maintained on the premises in accordance with the following requirements:

- a. The system shall record continuously from opening time until one hour after the premises is required to close (or, in the case of premises that is not required to cease trading, continuously at all times).

## Operational Plan of Management – Unit 35, 23-25 Central Hills Drive, Gregory Hills

- b. Recordings shall be in digital format and at a minimum of ten [10] frames per second.
- c. Any recorded image shall specify the time and date of the recorded image.
- d. The system's cameras shall cover the following areas:
  - o All entry and exit points on the premises.
  - o The reception area;
  - o Areas outside of the Elevators and stairs;
  - o Basement and car parking areas;
  - o Footpath immediately adjacent to the premises, and
  - o All publicly accessible areas (other than toilets) within the licensed area.
- e. The licensee shall also:
  - o keep all recordings made by the CCTV system for at least 30 days,
  - o ensure that at least one member of staff is on the premises at all times the system is operating who is able to access and fully operate the system, including downloading and producing recordings of CCTV footage,
  - o provide any recordings made by the system to a police officer or Liquor and Gaming NSW inspector within 24 hours of any request by the police officer or Liquor and Gaming NSW inspector to provide such recordings.

**11.0 Glassing Incidents**

The Licensee will ensure that in the event of a glassing incident occurring the Licensee shall have in place policy and procedures providing guidance to staff regarding their response to and management of glassing incidents on the licensed premises underpinning the relevant best practice guidelines recommended L&G NSW.

**12.0 Illicit Substances**

The premises and its staff shall seek to have in place policy and procedures prohibiting patron's use, possession or sale or supply of prohibited drugs and will ensure staff members are provided appropriate training in the identification and responses when detected.

The Licensee will also ensure that the premises will never promote, encourage, advertise, insinuate anything to do with any perceived inference with illicit drugs or any such similar connotation.

The Licensee will ensure that any person[s] identified as taking or being under the influence of an illicit drug will be asked to leave the premises and the incident recorded within the venues Incident Register

**13.0 Patron Behaviour when Leaving the Premises Late at Night**

The licensee and staff will take all reasonable steps to control the behaviour of patrons as they enter and leave the premises.

The Licensee and staff shall take all reasonable steps to ensure there is no loitering of persons who have been refused admittance to or have been ejected from the premises.



## Operational Plan of Management – Unit 35, 23-25 Central Hills Drive, Gregory Hills

Staff and security will monitor the behaviour of patrons outside the premises for at least 30 minutes after the premises closes and as far as practical ensure the quiet and orderly departure of patrons.

The security and safety of employees, guests and members of the public shall be highly valued by management under the provisions of the Liquor Act 2007. Lawful, professional, and effective crowd control activities are an inherent to ensuring that end.

#### 14.0 Responsible Service of Alcohol

##### General Requirements

A Policy regarding the responsible service of liquor at the premises will be implemented and a copy will be provided to all staff on commencing employment at the premises.

The Licensee will encourage patrons to drink responsibly and will inform them they will be asked to leave if they become intoxicated, violent or quarrelsome.

Alcoholic liquor will not be served to any person who is intoxicated.

Any person who is already intoxicated will be refused entry to the premises.

The licensee will seek to not permit intoxication or any indecent, violent or quarrelsome conduct on the premises. Any person causing such disturbance will be refused service and asked to leave the premises under the provisions of s77 of the Liquor Act. Any patron whose behaviour is either extreme or repeatedly objectionable may be barred from entering the premises for a period to be determined by the licensee.

The Licensee will ensure to comply with its imposed conditions upon its impending Liquor Licence and will adopt current guidelines recommended by Liquor & Gaming NSW..

#### 15.0 CRIME SCENE PRESERVATION POLICY

Immediately after the person in charge of the licensed premises or a staff member becomes aware of any incident involving an act of violence causing serious injury and requiring medical treatment to a person on the premises, the person in charge of the licensed premises and/or staff member must:

- (a) take all practical steps to preserve and keep intact the area where the act of violence occurred,
- (b) retain all material and implements associated with the act of violence in accordance with the crime scene preservation guidelines issued by NSW Police, as published from time to time on the Liquor and Gaming NSW website,
- (c) make direct and personal contact with NSW Police to advise it of the incident, and
- (d) comply with any directions given by NSW Police to preserve or keep intact the area where the violence occurred.

## Operational Plan of Management – Unit 35, 23-25 Central Hills Drive, Gregory Hills

For the purposes of clarification 'staff member' means any person employed by, or acting on behalf of, the licensee of the premises, and includes any person who is employed to carry on security activities (e.g. crowd controller or bouncer) on or about the premises.

**16.0 Signage**

In accordance with requirements of the Liquor Act 2007, all mandatory signage shall be displayed along with signs associated with Fire Measures, the Department of Health, such as no smoking and from time to time other non-mandatory signage recommended via the Local Liquor Accord and Liquor & Gaming NSW.

**17.0 Fire Safety**

The Fire Safety Certificate shall be prominently displayed in the building. Annually the owners shall send to the Council and Fire and Rescue NSW an annual Fire Safety Statement, which confirms that all Essential Fire Safety Measures continue to perform to the original design standard.

**18.0 Smoking**

The premises shall comply with the provisions of the Smoke-Free Environment Act 2000 to reduce the exposure of people to environmental tobacco smoke in enclosed or substantially enclosed public areas of the premises.

The premises shall have an allocated area designated as smoking areas in accordance with the requirements of the consent authority and provisions of the Smoke-free environment Act 2000.

**19.0 Emergency Evacuation**

The operator(s) will prepare a standalone plan for to manage emergency events and to establish evacuation protocols for the premises.

All staff employed by the operator(s), as well as any other staff working at the premises, will be made aware of the emergency and evacuation protocols.

Appropriate signage regarding emergency exits and site plans will be provided and maintained in accordance with the relevant requirements.

**20.0 Incident Register**

The premises will adopt and implement the approved L&GNSW Electronic Incident Register and operate it as a 24-hour functionality and will record all relevant incidents occurring in or within the immediate vicinity of the licensed premises, including action taken and resolutions in line with current legislation.

## Operational Plan of Management – Unit 35, 23-25 Central Hills Drive, Gregory Hills

The Incident Register will be readily available for inspection at any time by members of the NSW Police Force and Inspectors from L&GNSW.

The Master Security Licensee engaged by the premises shall ensure a security register as required under s37 of the Security Industry Regulation 2007 is maintained at the premises to record incidents involving security personnel.

### 21.0 Complaint Recording and Handling

All complaints made to the Licensee and/or staff regarding the operations of the premises or incidents occurring in or in the close proximity of the premises shall be recorded in the approved Incident Register including actions taken to resolve such complaints.

### 22.0 CONSULTATION WITH CAMDEN POLICE AREA COMMAND

The Licensee shall maintain and promote a transparent and open consultative relationship with the Camden Police Area Command [PAC] and its Licensing Branch and seek to consult with the PAC via scheduled meetings if deemed necessary.

The objective of these meetings would be to discuss current or potential issues associated with the venue and/or potential effects on the local residence and business community, and to collaboratively develop reasonable strategies to resolve the issue.

### 23.0 Implementation

The premises shall always be operated in accordance with the POM with any variations to this document to be conducted in consultation with Council and Camden Police Area Command.

A copy of the said POM will be retained upon the premises with the Compliance Folder and will be produced on request by a member of the NSW Police Force or Special Inspector attached to Liquor & Gaming NSW.

### 24.0 Signed Declaration

A signed declaration will be kept on premises from the manager, stating that they have read and understood the POM. This declaration will be kept on premises should it need to be inspected.

---

Approved By: Proposed Licensee

Position: Licensee

Date:

# SARAH REMAILI

## HOUSE OF DESIGN

25 CENTRAL HILLS DRIVE  
GREGORY HILLS

**PLEASE READ CAREFULLY**

This plan certified correct is the one referred to in the contract & specifications and I understand change here after may not be possible.

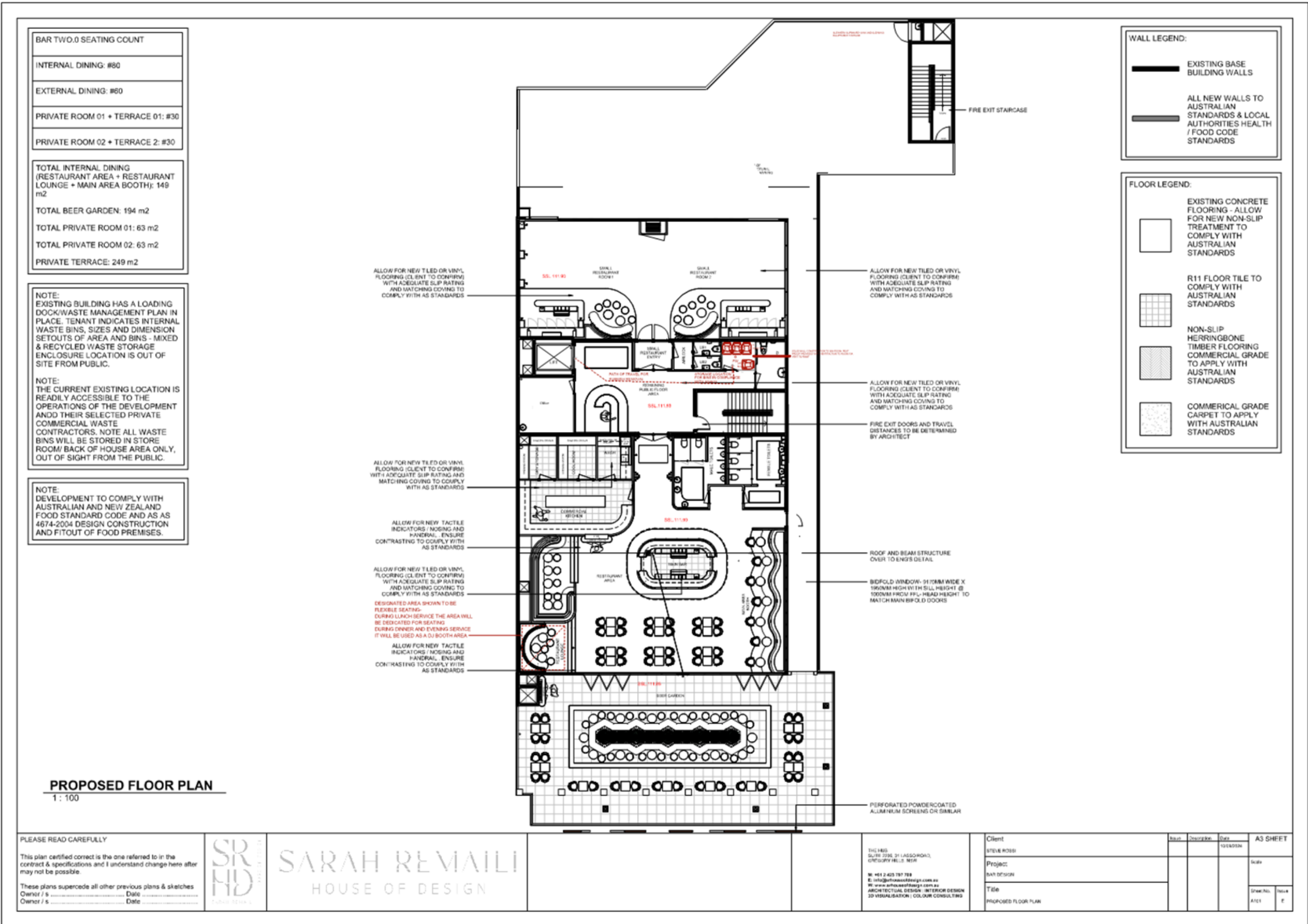
These plans supercede all other previous plans & sketches  
 Owner / s \_\_\_\_\_ Date \_\_\_\_\_  
 Owner / s \_\_\_\_\_ Date \_\_\_\_\_



**SARAH REMAILI**  
HOUSE OF DESIGN

THE HUB  
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3D VISUALIZATION | COLOUR CONSULTING

Client	Issue	Description	Date	A3 SHEET
STEVE ROSSI			10/06/2024	
Project				Scale
BAR DESIGN				
Title				Sheet No. Issue
COVER PAGE				A100 E

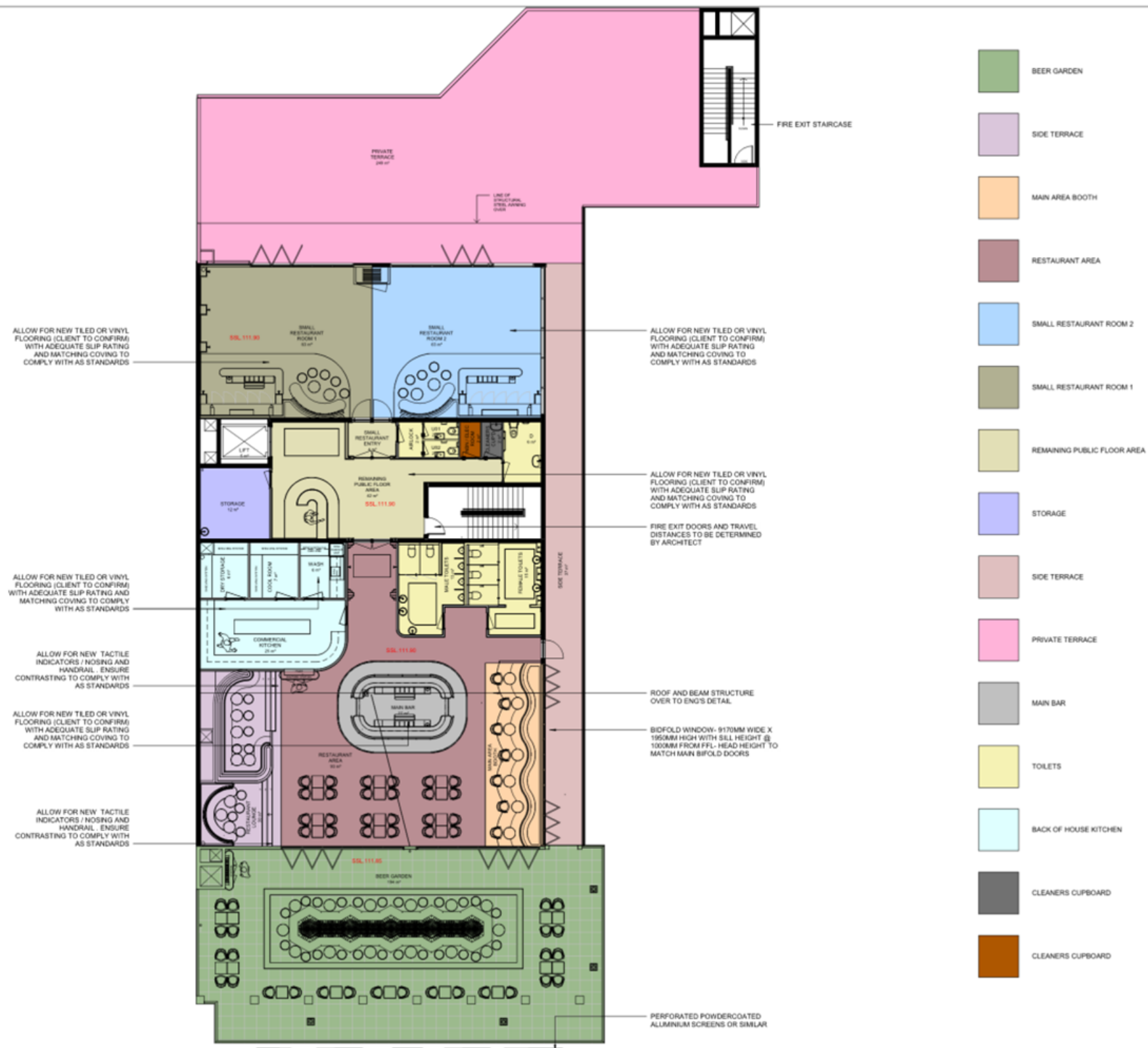


BAR TWO.0 SEATING COUNT
INTERNAL DINING: #80
EXTERNAL DINING: #60
PRIVATE ROOM 01 + TERRACE 01: #30
PRIVATE ROOM 02 + TERRACE 2: #30

**NOTE:**  
EXISTING BUILDING HAS A LOADING DOCK/WASTE MANAGEMENT PLAN IN PLACE. TENANT INDICATES INTERNAL WASTE BINS, SIZES AND DIMENSION SETOUTS OF AREA AND BINS - MIXED & RECYCLED WASTE STORAGE ENCLOSURE LOCATION IS OUT OF SITE FROM PUBLIC.

**NOTE:**  
THE CURRENT EXISTING LOCATION IS READILY ACCESSIBLE TO THE OPERATIONS OF THE DEVELOPMENT AND THEIR SELECTED PRIVATE COMMERCIAL WASTE CONTRACTORS. NOTE ALL WASTE BINS WILL BE STORED IN STORE ROOM/ BACK OF HOUSE AREA ONLY, OUT OF SIGHT FROM THE PUBLIC.

**NOTE:**  
DEVELOPMENT TO COMPLY WITH AUSTRALIAN AND NEW ZEALAND FOOD STANDARD CODE AND AS AS 4674-2004 DESIGN CONSTRUCTION AND FITOUT OF FOOD PREMISES.



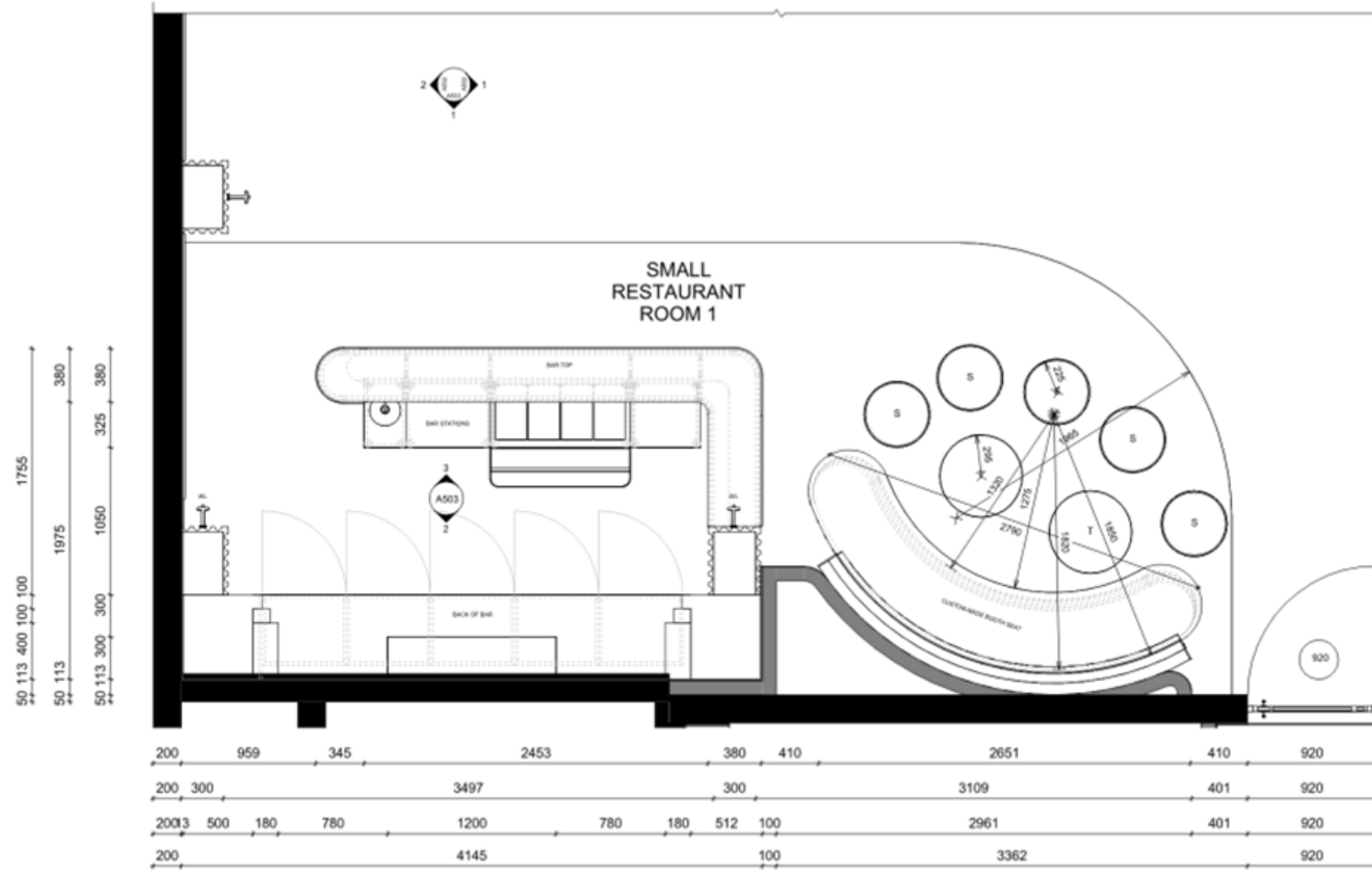
**PROPOSED AREA FLOOR PLAN**  
1 : 100

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These plans supersede all other previous plans & sketches  
Owner / s \_\_\_\_\_ Date \_\_\_\_\_  
Owner / s \_\_\_\_\_ Date \_\_\_\_\_

**SR HD** HOUSE OF DESIGN  
**SARAH REMAILI**  
HOUSE OF DESIGN

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3D VISUALIZATION | COLOUR CONSULTING

Client	STEVE ROSSI	Issue	Description	Date	13/06/2024	A3 SHEET
Project	BAR DESIGN	Scale				
Title	PROPOSED AREA FLOOR PLAN	Sheet No.	A102	Issue	6	



1 SMALL RESTAURANT ROOM 1 DETAIL PLAN  
1:20

PLEASE READ CAREFULLY

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These plans supercede all other previous plans & sketches  
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3D VISUALIZATION | COLOUR CONSULTING

Client	STEVE ROSSI	Issue	Description	Date	13/04/2024	A3 SHEET
Project	BAR DESIGN	Scale				
Title	SMALL RESTAURANT ROOM 1 DETAIL PLAN	Sheet No.	A301	Issue	E	



1 **SMALL RESTAURANT ROOM 1 ELEVATION 1**  
1 : 20



2 **SMALL RESTAURANT ROOM 1 ELEVATION 2**  
1 : 20

PLEASE READ CAREFULLY

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Owner / s \_\_\_\_\_ Date \_\_\_\_\_  
Owner / s \_\_\_\_\_ Date \_\_\_\_\_



**SARAH REMAILI**  
HOUSE OF DESIGN

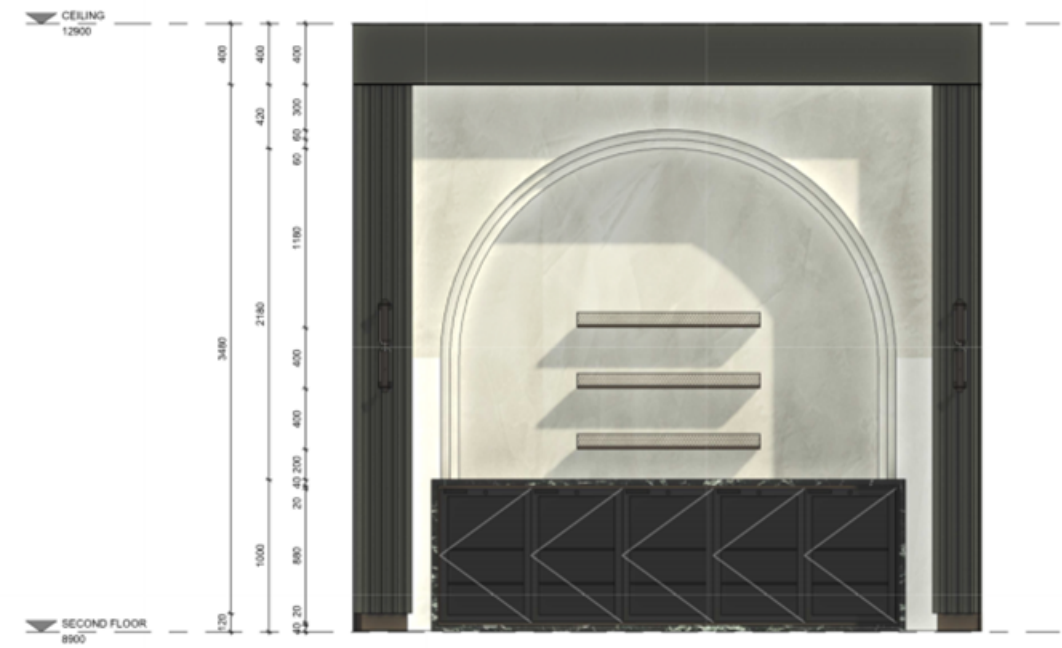
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Client	STEVE ROSSI	Issue	Description	Date	13/06/2024	A3 SHEET
Project	BAR DESIGN	Scale				
Title	SMALL RESTAURANT ROOM 1 ELEVATIONS 1 & 2	Sheet No.	AS02	Issue	01	





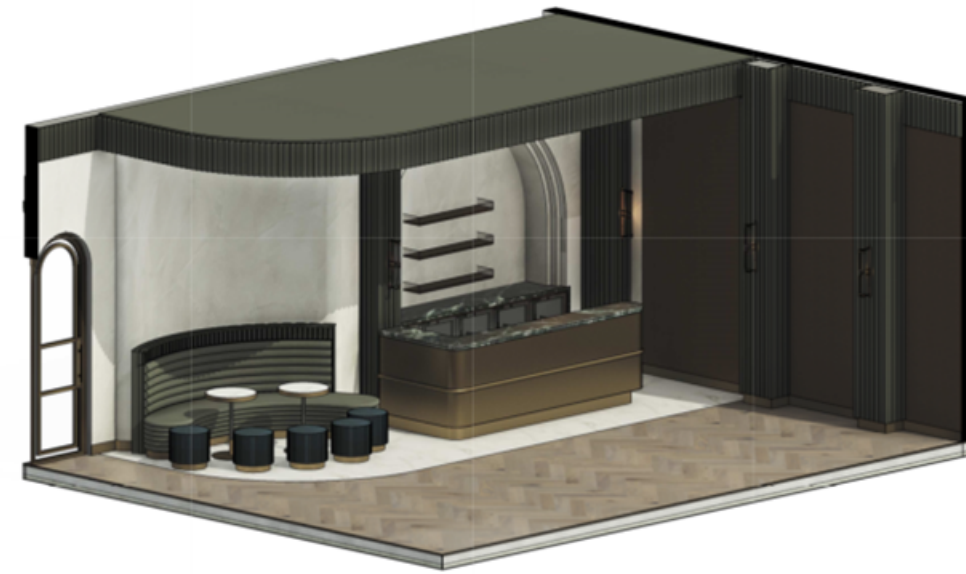
1 SMALL RESTAURANT ROOM 1 ELEVATION 3  
1 : 20



2 SMALL RESTAURANT ROOM 1 ELEVATION 4  
1 : 20



3 SMALL RESTAURANT ROOM 1 ELEVATION 5  
1 : 20



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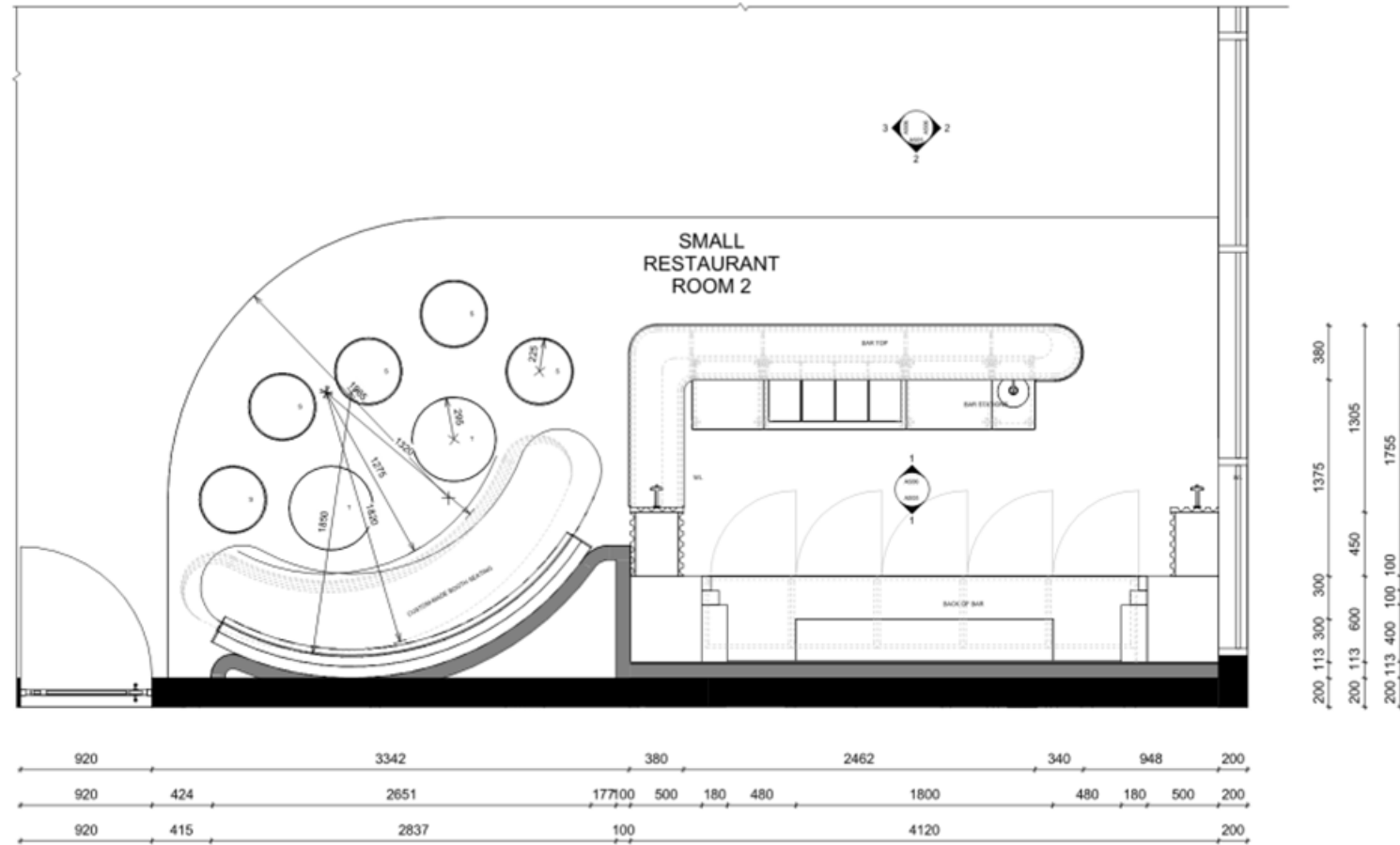
These plans supercede all other previous plans & sketches  
Owner / s \_\_\_\_\_ Date \_\_\_\_\_  
Owner / s \_\_\_\_\_ Date \_\_\_\_\_



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3D VISUALIZATION | COLOUR CONSULTING

Client	Issue	Description	Date	A3 SHEET
STEVE ROSSI			10/06/2024	
Project				Scale
BAR DESIGN				
Title				Sheet No. Issue
SMALL RESTAURANT ROOM 1 ELEVATIONS 3, 4 & 5				A301 E



**1** SMALL RESTAURANT ROOM 2 DETAIL PLAN  
1:20

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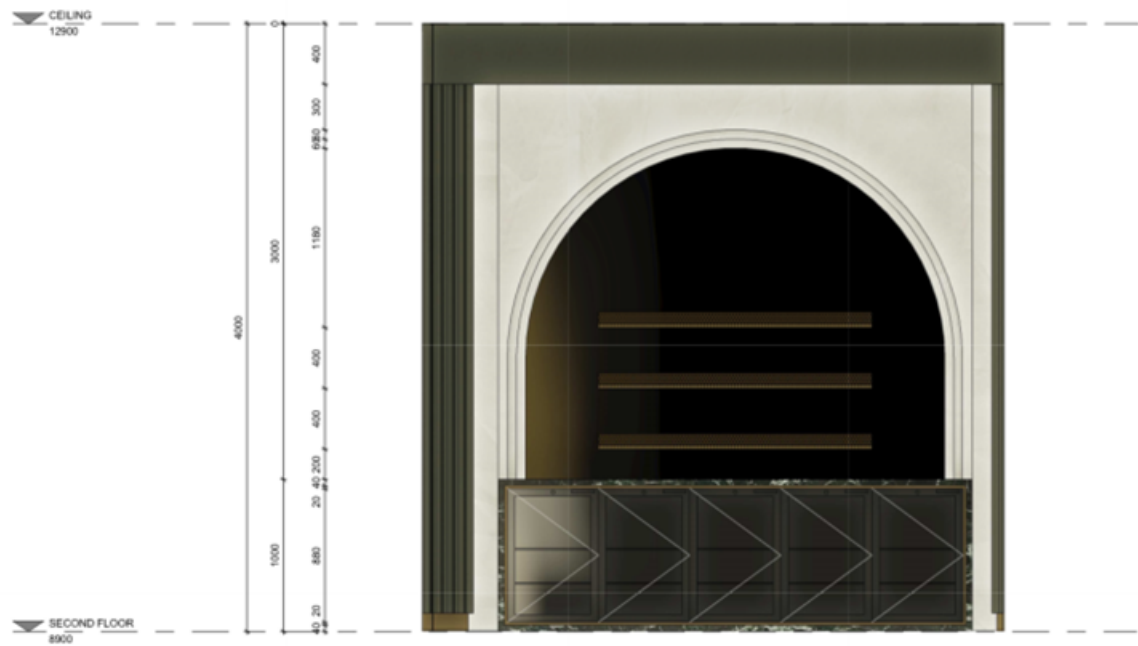
These plans supercede all other previous plans & sketches  
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Client	Issue	Description	Date	A3 SHEET
STEVE ROSSI			13/06/2024	Scale
Project				Sheet No.
BAR DESIGN				Issue
Title				ASX
SMALL RESTAURANT ROOM 2 DETAIL PLAN				E



1 SMALL RESTAURANT ROOM 2 ELEVATION 1  
1 : 20



2 SMALL RESTAURANT ROOM 2 ELEVATION 2  
1 : 20

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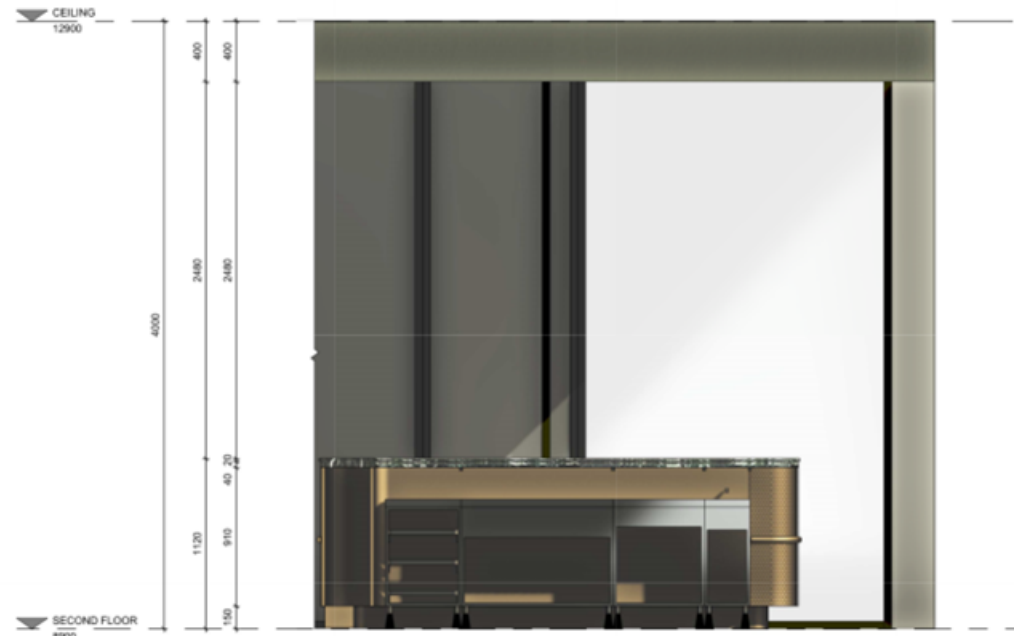
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Owner / s \_\_\_\_\_ Date \_\_\_\_\_



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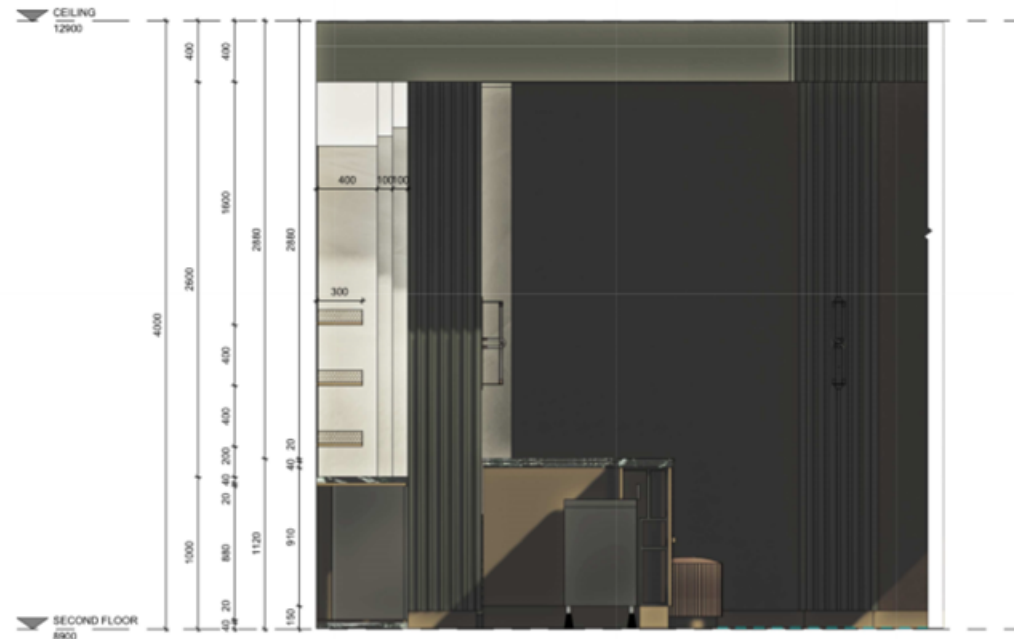
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STEVE ROSSI			10/06/2024	
Project				Scale
BAR DESIGN				
Title				Sheet No. Issue
SMALL RESTAURANT ROOM 2 ELEVATIONS 1 & 2				A306 E



1 SMALL RESTAURANT ROOM 2 ELEVATION 3  
1 : 20



2 SMALL RESTAURANT ROOM 2 ELEVATION 4  
1 : 20



3 SMALL RESTAURANT ROOM 2 ELEVATION 5  
1 : 20



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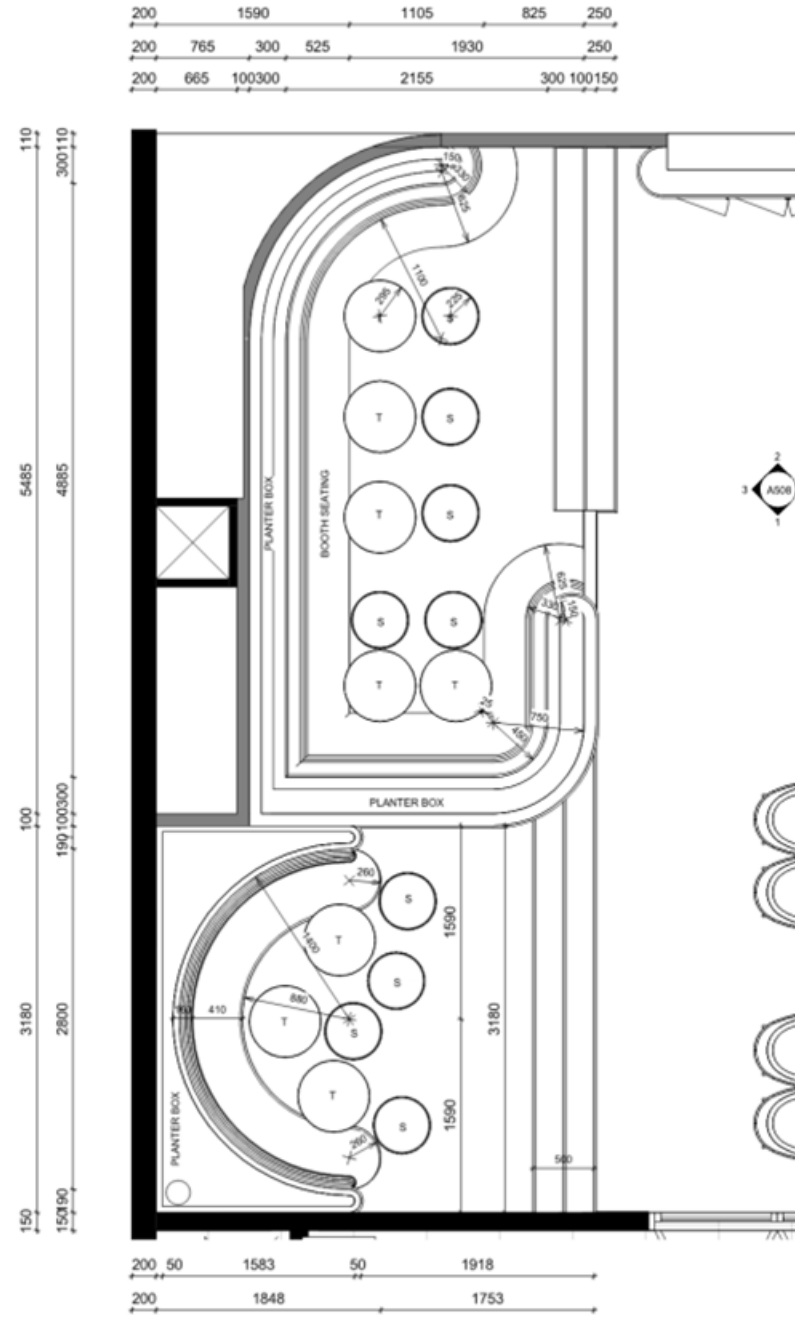
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Owner / s \_\_\_\_\_ Date \_\_\_\_\_  
Owner / s \_\_\_\_\_ Date \_\_\_\_\_



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Client	Issue	Description	Date	A3 SHEET
STEVE ROSSI			10/06/2024	
Project				Scale
BAR DESIGN				
Title				Sheet No. Issue
SMALL RESTAURANT ROOM 2 ELEVATIONS 3, 4 & 5				ASK E



**1 RESTAURANT LOUNGE DETAIL PLAN**  
1:25

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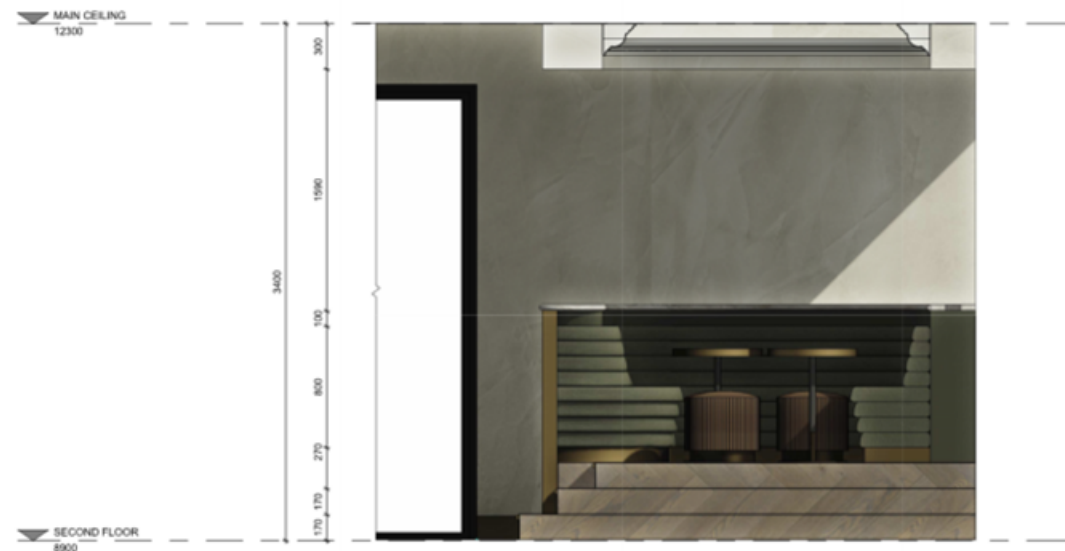
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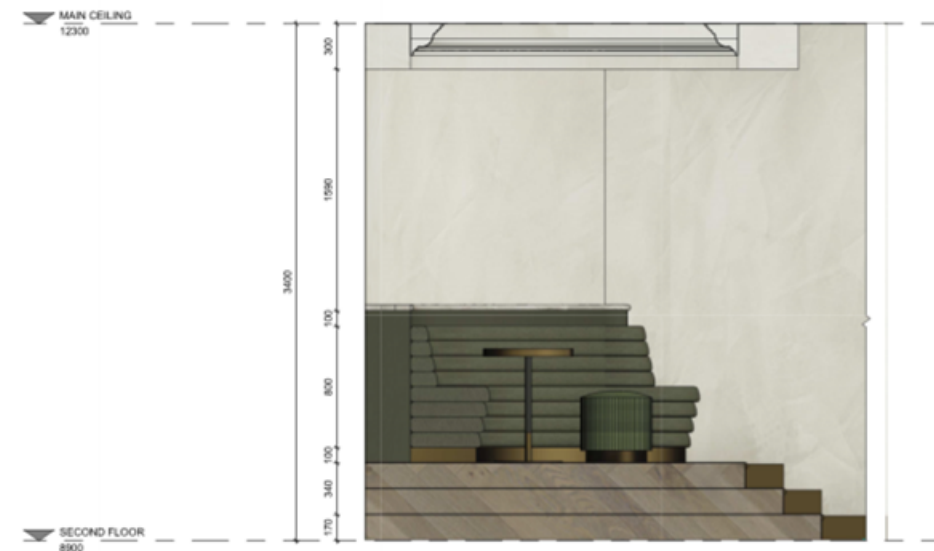
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Client	STEVE ROSSI	Issue	Description	Date	13/06/2024	A3 SHEET
Project	BAR DESIGN	Scale				
Title	RESTAURANT LOUNGE DETAIL PLAN	Sheet No.	AS07	Issue		E



**1 RESTAURANT LOUNGE ELEVATION 1**  
1 : 20



**2 RESTAURANT LOUNGE ELEVATION 2**  
1 : 20



**3 RESTAURANT LOUNGE ELEVATION 3**  
1 : 20

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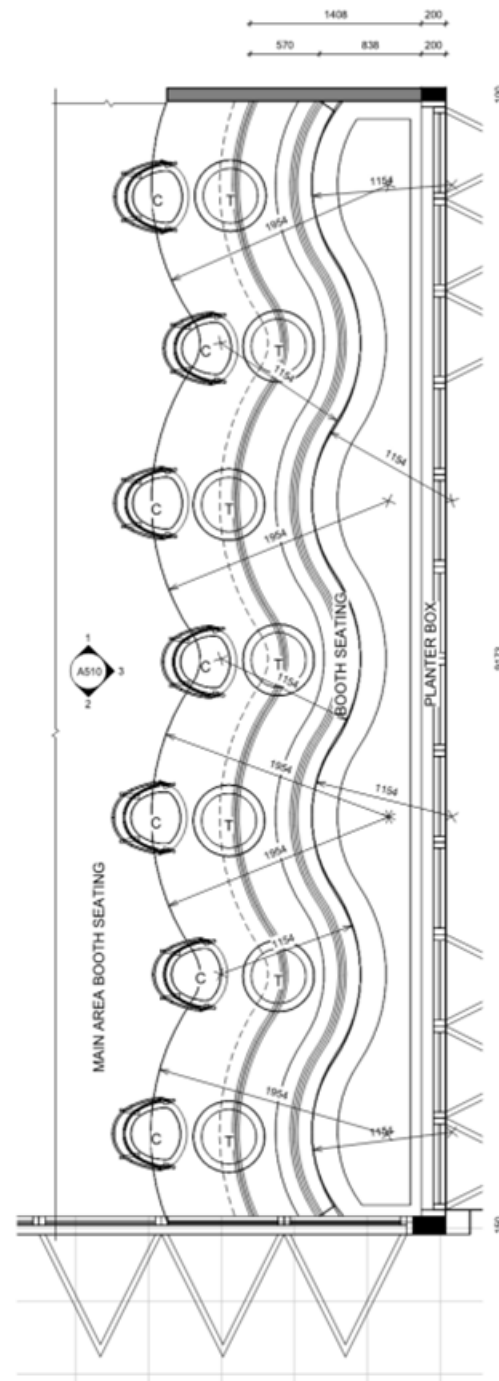
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Owner / s \_\_\_\_\_ Date \_\_\_\_\_



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Client	Issue	Description	Date	A3 SHEET
STEVE ROSSI			13/06/2024	Scale
Project				Sheet No.
BAR DESIGN				Issue
Title				ASK E
RESTAURANT LOUNGE ELEVATIONS 1, 2, 3 & 4				



**1 MAIN AREA BOOTH SEATING DETAIL PLAN**  
1 : 25

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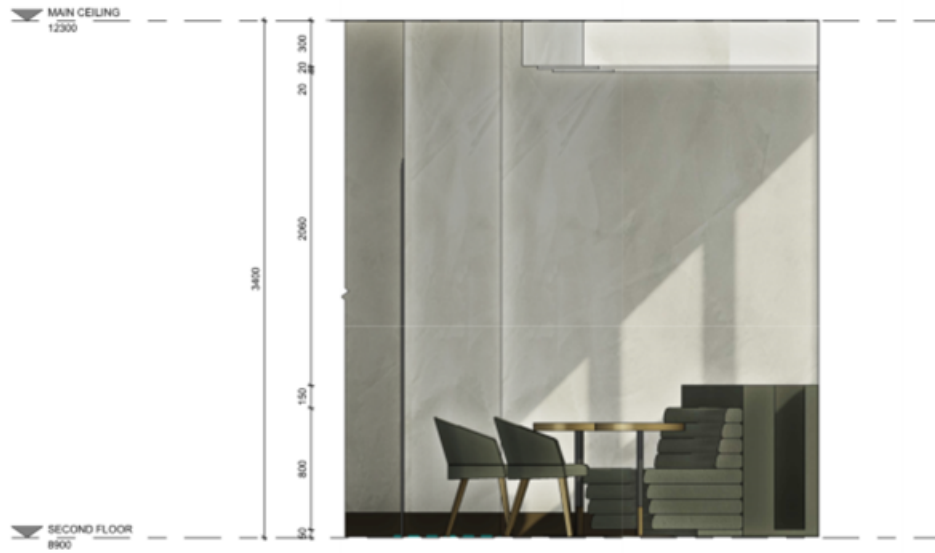
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Owner / s \_\_\_\_\_ Date \_\_\_\_\_  
Owner / s \_\_\_\_\_ Date \_\_\_\_\_



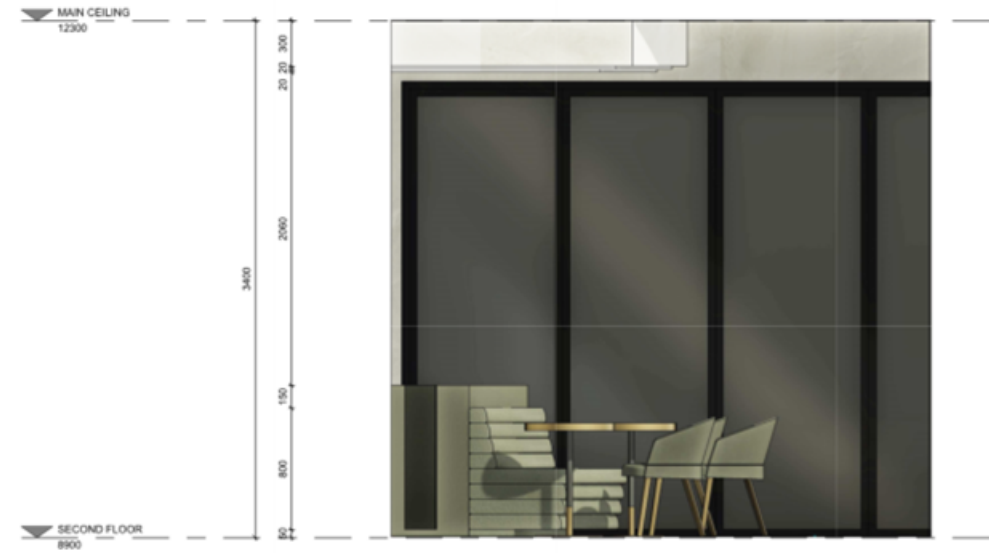
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Client	STEVE ROSSI	Issue	Description	Date	AS3 SHEET
Project	BAR DESIGN			13/08/2024	Scale
Title	MAIN AREA BOOTH SEATING DETAIL PLAN				Sheet No. Issue
					AS01 6



1 MAIN AREA BOOTH SEATING ELEVATION 1  
1 : 20



2 MAIN AREA BOOTH SEATING ELEVATION 2  
1 : 20



3 MAIN AREA BOOTH SEATING ELEVATION 3  
1 : 20

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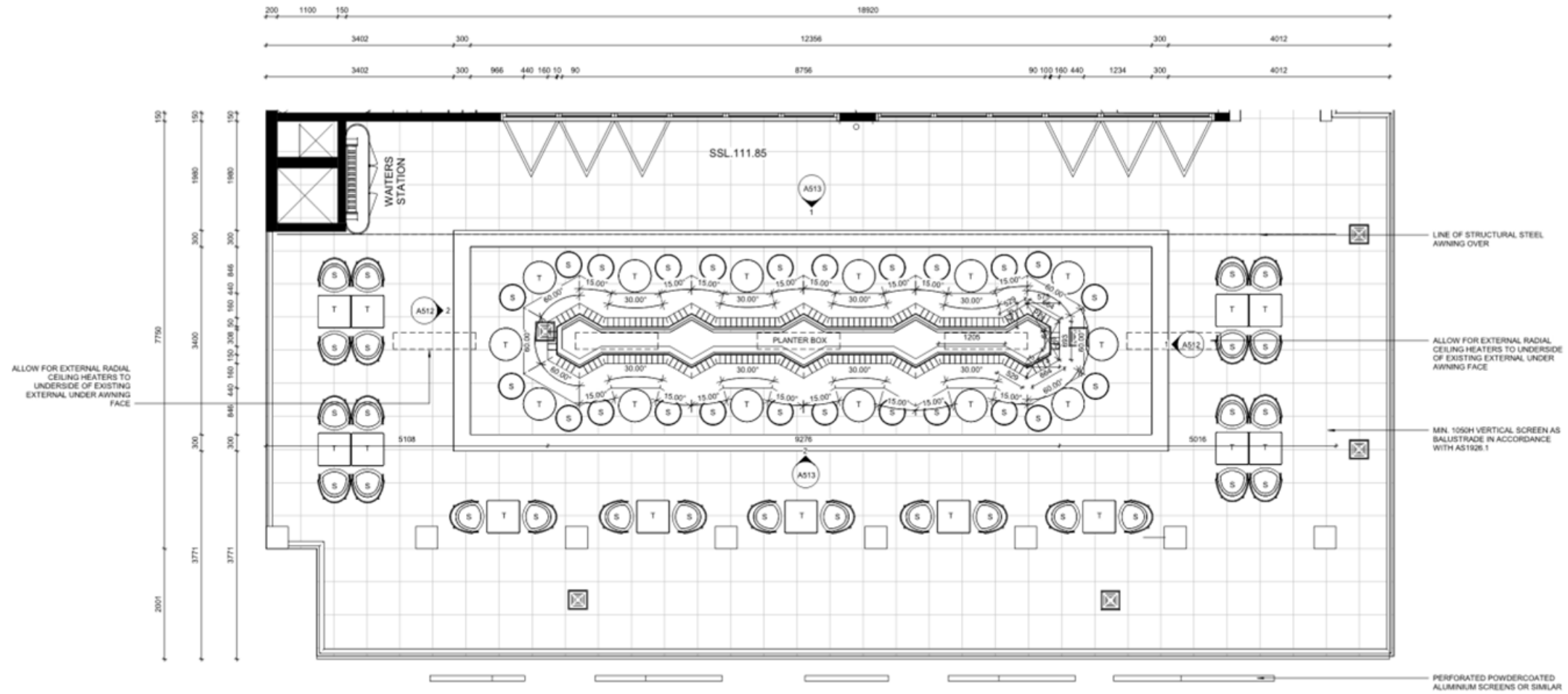


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Client	STEVE ROSSI	Issue	Description	Date	13/06/2024	A3 SHEET		
Project	BAR DESIGN	Scale						
Title	MAIN AREA BOOTH SEATING ELEVATIONS 1 & 2	Sheet No.	A310	Issue	6			





**1 TERRACE DETAIL FLOOR PLAN**  
1:40

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Owner / s \_\_\_\_\_ Date \_\_\_\_\_



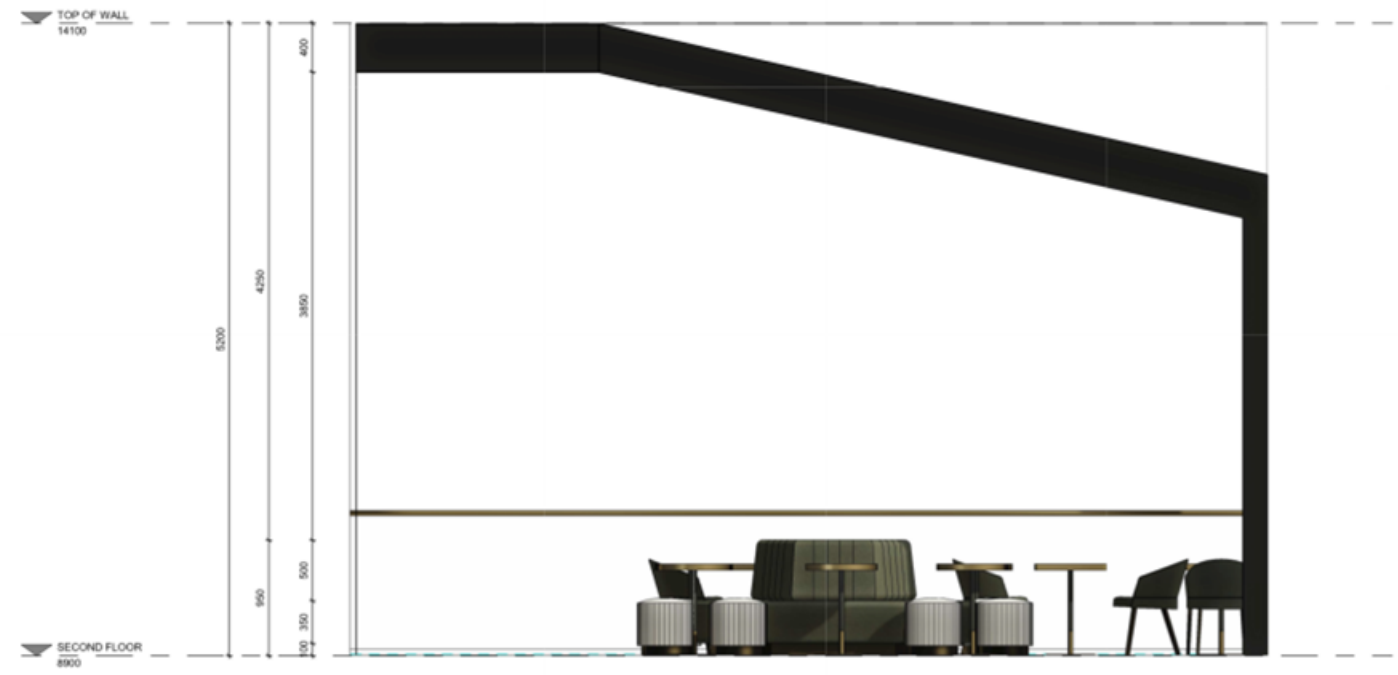
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Client	STEVE ROSSI	Issue	Description	Date	13/06/2024	A3 SHEET
Project	BAR DESIGN	Scale				
Title	TERRACE DETAIL PLAN	Sheet No.	A511	Issue	E	



**1 TERRACE ELEVATION 1**  
1:25



**2 TERRACE ELEVATION 2**  
1:25

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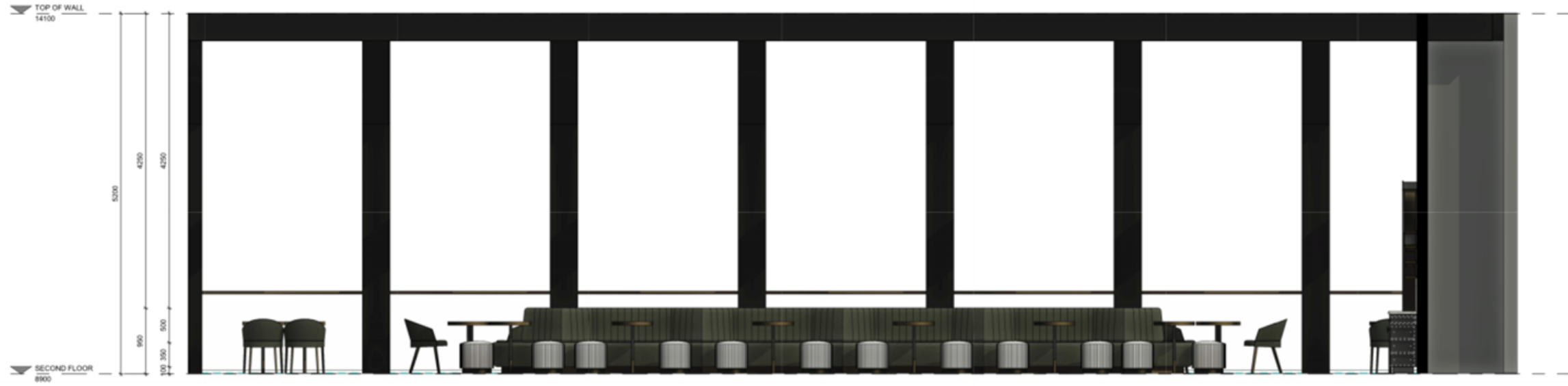
These plans supercede all other previous plans & sketches  
Owner / s \_\_\_\_\_ Date \_\_\_\_\_  
Owner / s \_\_\_\_\_ Date \_\_\_\_\_



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Client	STEVE ROSSI	Issue	Description	Date	13/06/2024	A3 SHEET
Project	BAR DESIGN	Scale				
Title	TERRACE ELEVATIONS 1 & 2	Sheet No.	A312	Issue	6	



1 TERRACE ELEVATION 3  
1:30



2 TERRACE ELEVATION 4  
1:30

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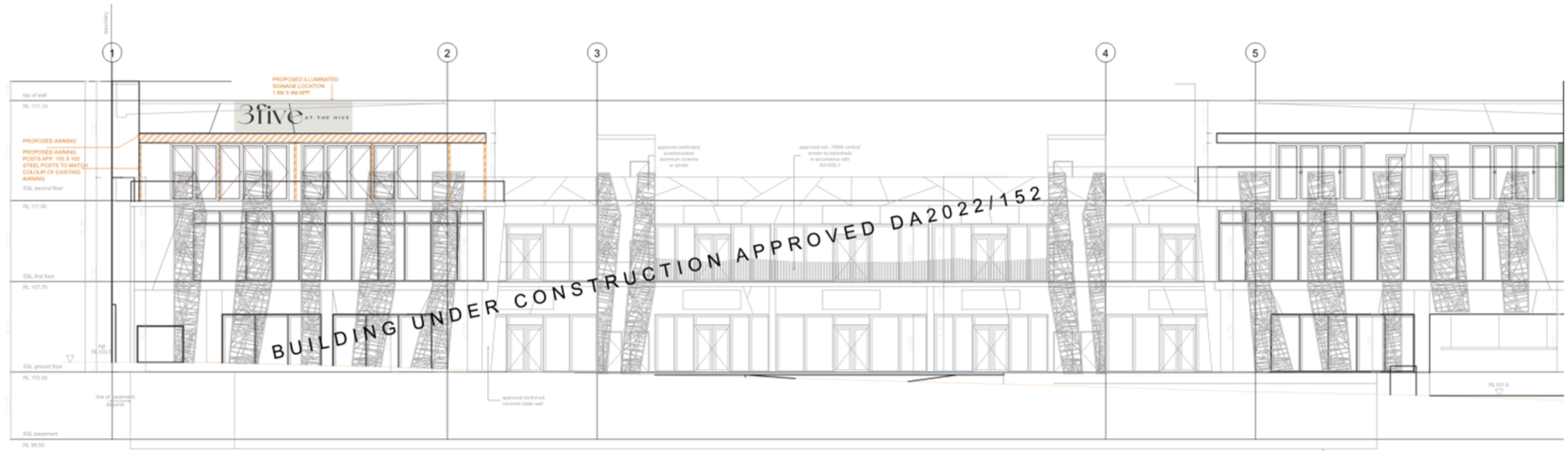
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Owner / s \_\_\_\_\_ Date \_\_\_\_\_  
Owner / s \_\_\_\_\_ Date \_\_\_\_\_



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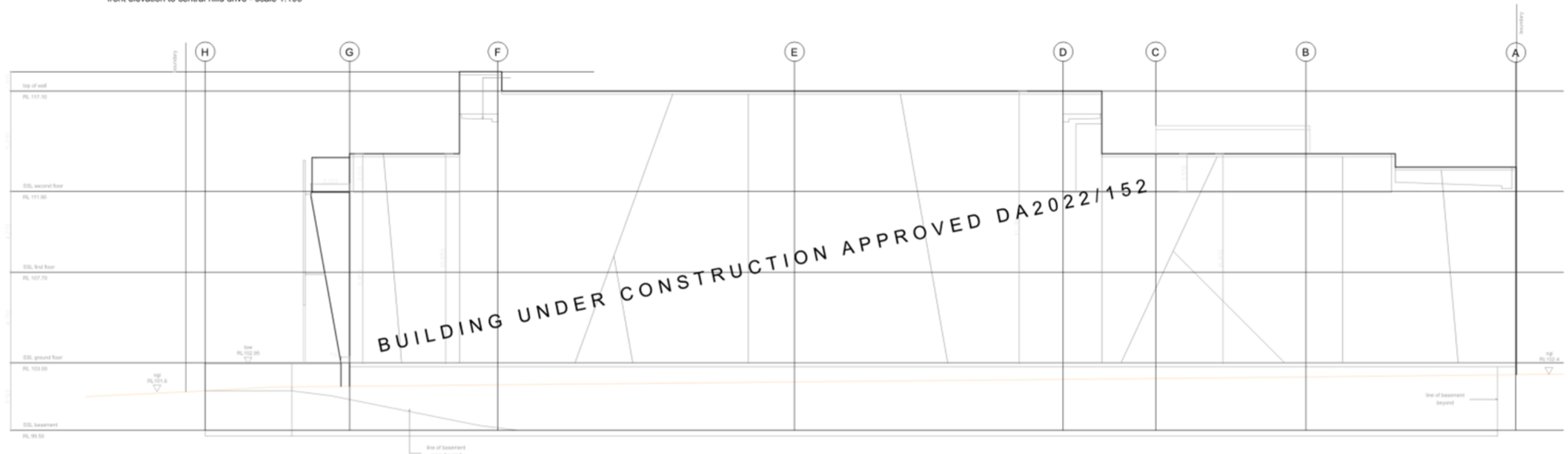
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3D VISUALIZATION | COLOUR CONSULTING

Client	STEVE ROSSI	Issue	Description	Date	13/06/2024	A3 SHEET
Project	BAR DESIGN	Scale				
Title	TERRACE ELEVATIONS 3 & 4	Sheet No.	A313	Issue	6	



east elevation

front elevation to central hills drive - scale 1:100



north elevation

- All dimensions and floor areas are to be verified prior to the commencement of works by the Builder.  
 - Any discrepancies are to be brought to the attention of SRHD Pty Ltd  
 - All stormwater to be discharged to Council's requirements and AS 3500 3-1990.  
 - All boundary clearances must be verified prior to the commencement of any works by the surveyor.  
 - Any dimensions shown on Figureed drawings & details must be taken in preference to scaling.  
 - Levels shown are as approximates.  
 - Engineering drawings detailing must take preference to architectural plans.  
 - All services to be located and verified by the Builder with relevant authorities before any building work commences.  
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Client	STEVE CATTAROSI
Project	BAR 3FIVE
Title	ELEVATIONS

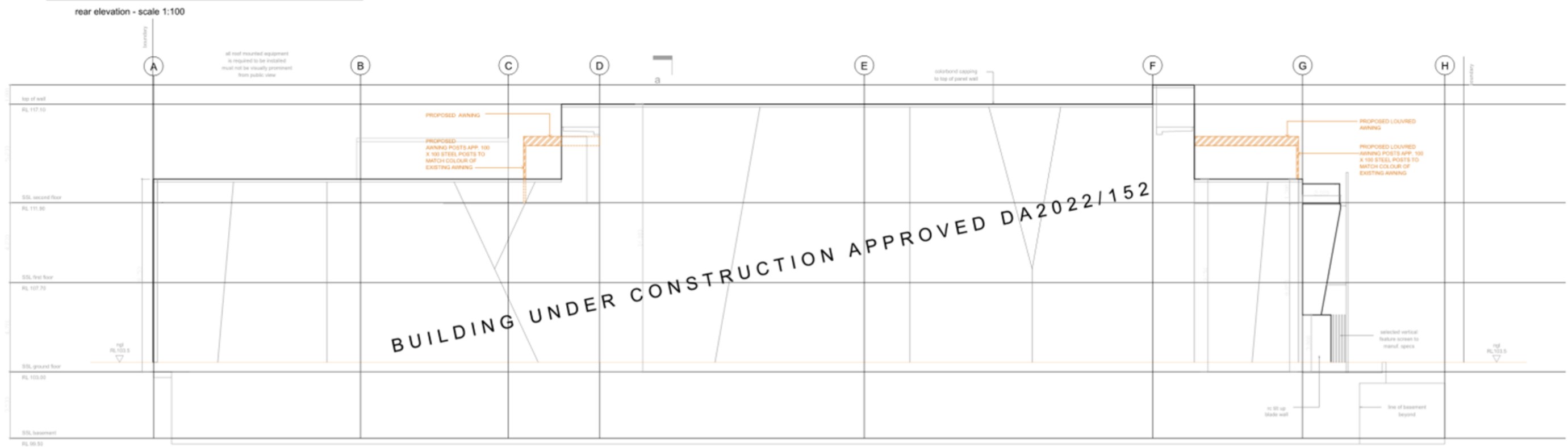
Issue	Description	Date	Sheet
A	FOR DA- FITOUT PLANS	29.07.24	A1 SHEET

Sheet No:	Issue
ID02	A



west elevation



south elevation

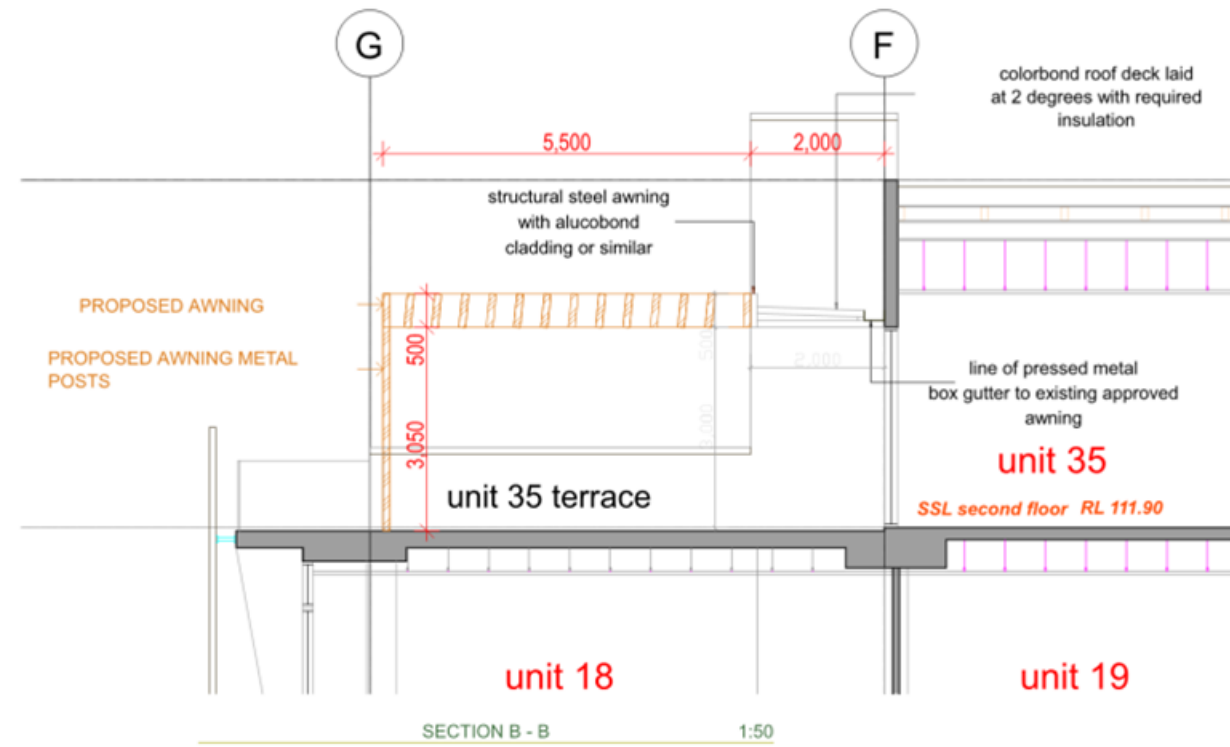
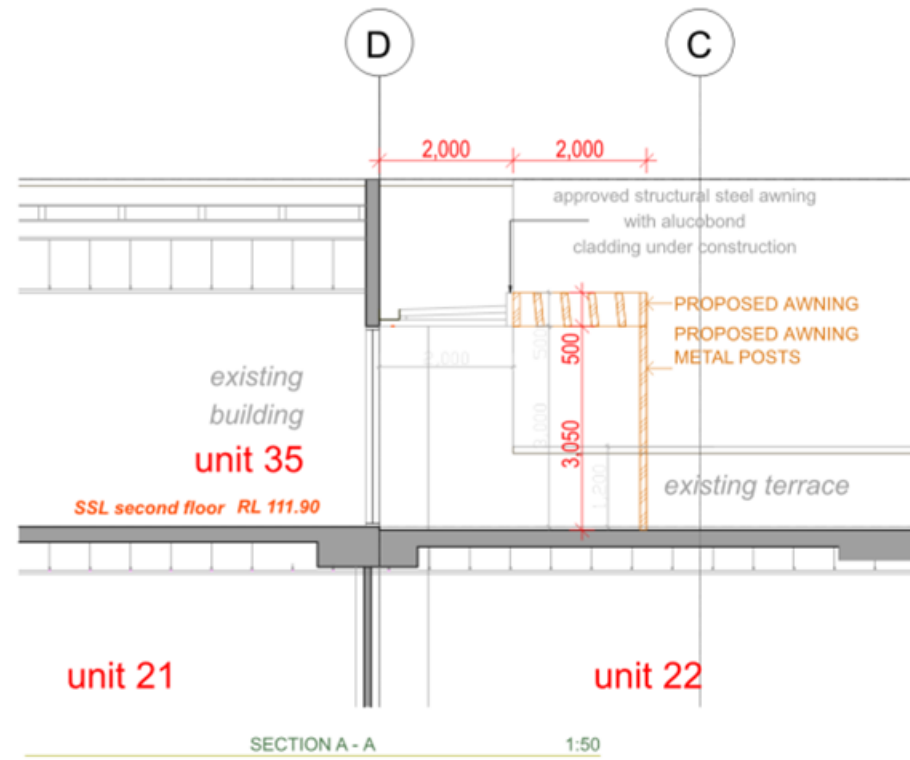
side elevation - scale 1:100

- All dimensions and floor areas are to be verified prior to the commencement of works by the Builder.
  - Any discrepancies are to be brought to the attention of SRHD Pty Ltd
  - All stormwater to be discharged to Council's requirements and AS 3500 3-1990.
  - All boundary clearances must be verified prior to the commencement of any works by the surveyor.
  - Any dimensions shown on Figure drawings & details must be taken in preference to scaling
  - Levels shown are as approximates.
  - Engineering drawings detailing must take preference to architectural plans.
  - All services to be located and verified by the Builder with relevant authorities before any building work commences.
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Client	STEVE CATTAROSI	Issue	A	Description	FOR DA- FITOUT PLANS	Date	29.07.24	A1 SHEET
Project	BAR 3FIVE	Sheet No.	ID03	Issue	A			
Title	ELEVATION 2							



- All dimensions and floor areas are to be verified prior to the commencement of works by the Builder.
- Any discrepancies are to be brought to the attention of SRHD Pty Ltd
- All stormwater to be discharged to Council's requirements and AS 3500 3-1990.
- All boundary clearances must be verified prior to the commencement of any works by the surveyor.
- Any dimensions shown on figured drawings & details must be taken in preference to scaling.
- Levels shown are as approximates.
- Engineering drawings detailing must take preference to architectural plans.
- All services to be located and verified by the Builder with relevant authorities before any building work commences.

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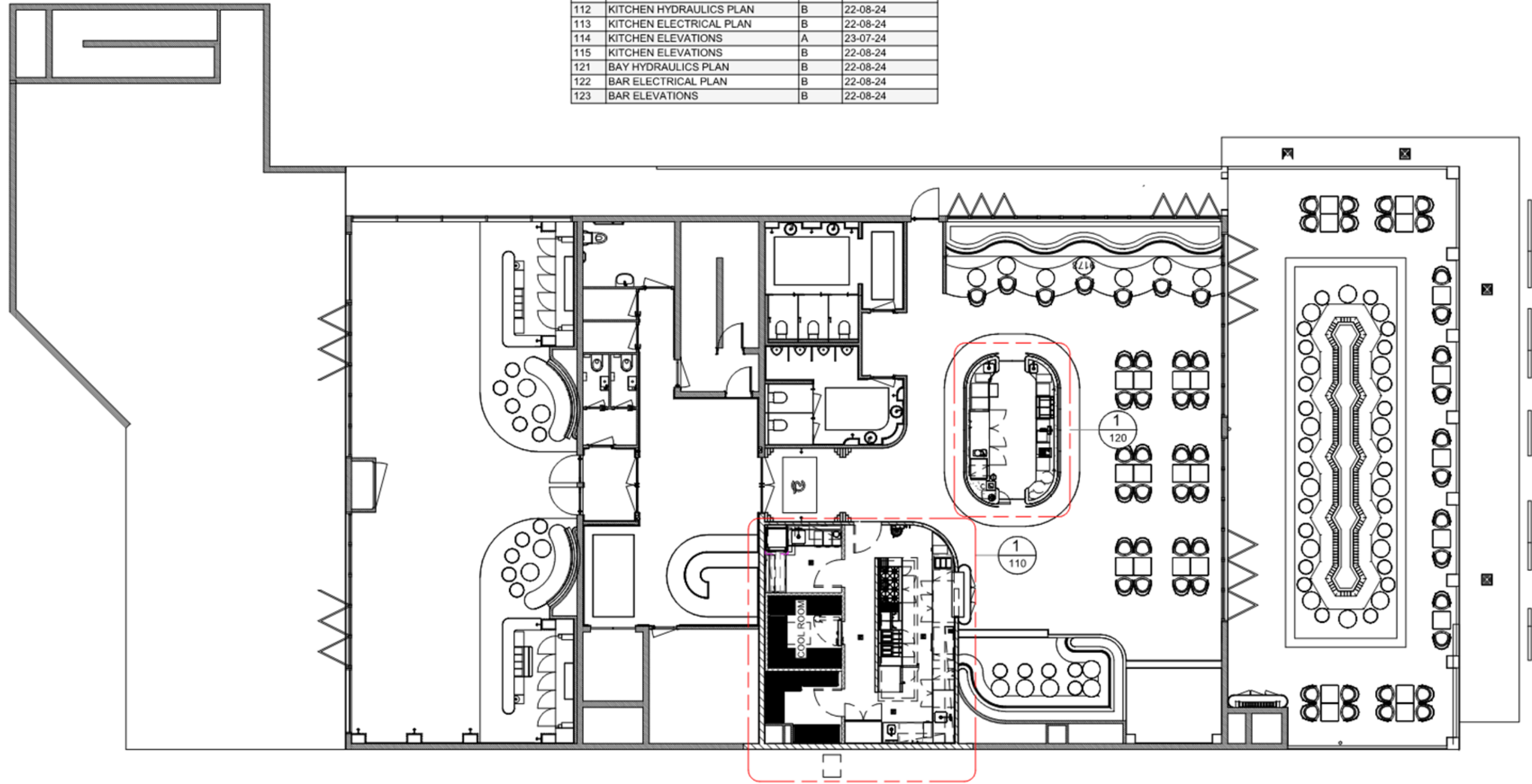
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Client	STEVE CATTAROSSİ
Project	BAR 3FIVE
Title	SECTION

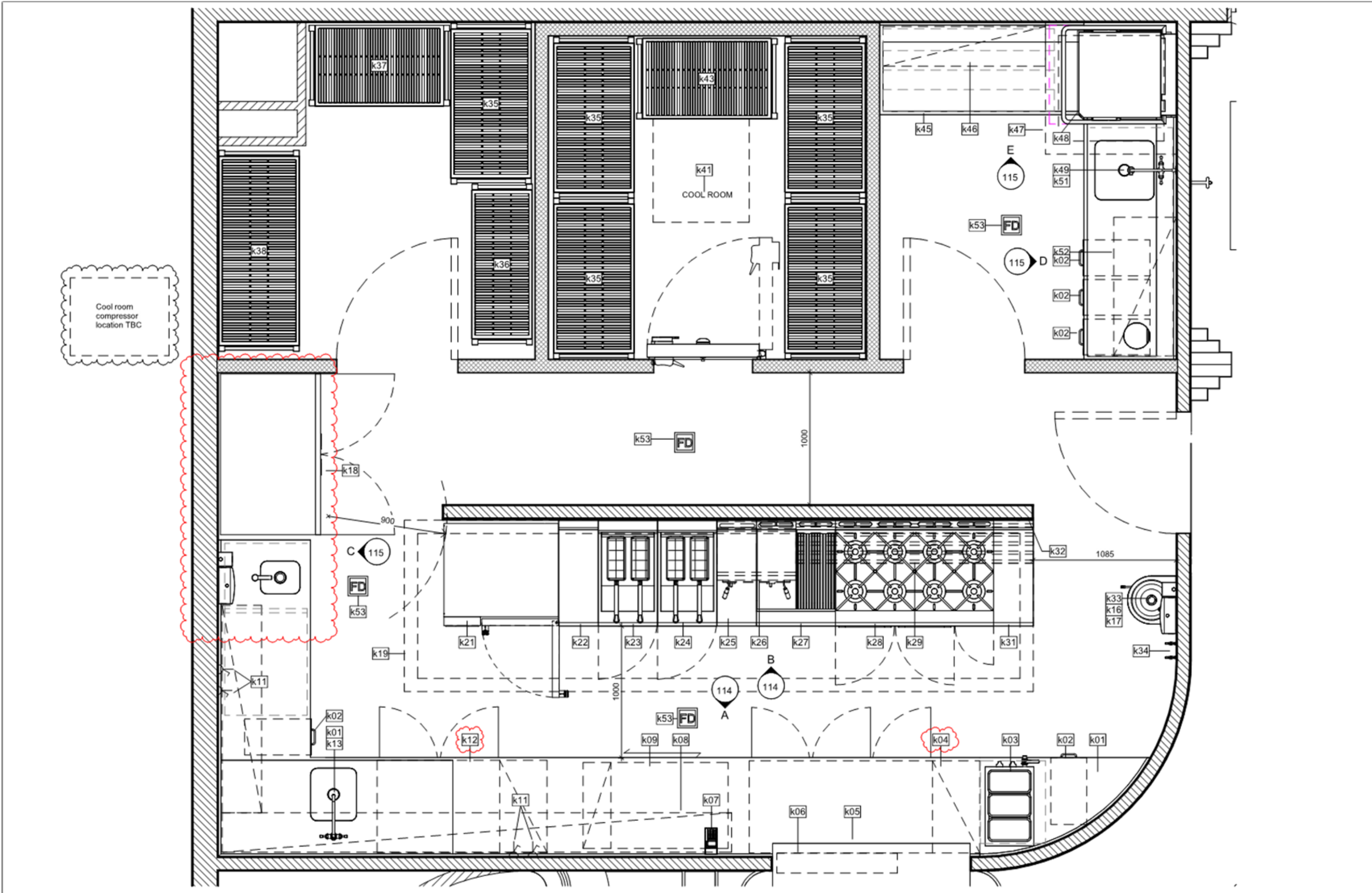
Issue	Description	Date	Sheet No.	Issue
A	FOR DA- FITOUT PLANS	29.07.24	ID04	A

SHEET LIST			
NO.	TITLE	REV.	DATE
100	SITE PLAN	B	23-07-24
110	KITCHEN PLAN	D	22-08-24
120	BAR PLAN	C	22-08-24
111	KITCHEN EQUIPMENT SCHEDULE	B	22-08-24
112	KITCHEN HYDRAULICS PLAN	B	22-08-24
113	KITCHEN ELECTRICAL PLAN	B	22-08-24
114	KITCHEN ELEVATIONS	A	23-07-24
115	KITCHEN ELEVATIONS	B	22-08-24
121	BAY HYDRAULICS PLAN	B	22-08-24
122	BAR ELECTRICAL PLAN	B	22-08-24
123	BAR ELEVATIONS	B	22-08-24



<b>ALPHA</b> CATERING EQUIPMENT Matthew Cambridge 2060 - 2062 Castlereagh Road, Penrith NSW 2750 M: 0428 901 652 P: (02) 4732 1830	Revisions A GENERAL REVISIONS B BASE PLAN REVISED	01-06-23 23-07-24	Project <b>KITCHEN AND BAR</b> Address <b>THE HUB</b>	Title <b>SITE PLAN</b>	Issue <b>FOR CONSTRUCTION</b>	Drawing number <b>100</b>
	Project No. 2056	Drawn by NH	Scale 1 : 125	Sheet size A3	Revision No. B	Revision date 23-07-24

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Matthew Cambridge  
2060 - 2062 Castlereagh Road, Penrith NSW 2750  
M: 0428 901 652 P: (02) 4732 1830

Revisions		
A	GENERAL REVISIONS	01-06-23
B	COOL ROOM REVISED	01-06-23
C	BASE PLAN REVISED	23-07-24
D	ITEMS REVISED	22-08-24

Project  
**KITCHEN AND BAR**  
Address  
**THE HUB**

Title  
**KITCHEN PLAN**

Project No. 2056	Drawn by NH	Scale 1 : 25	Sheet size A3
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Issue  
**FOR CONSTRUCTION**

Revision No. D	Revision date 22-08-24
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Drawing number

**110**

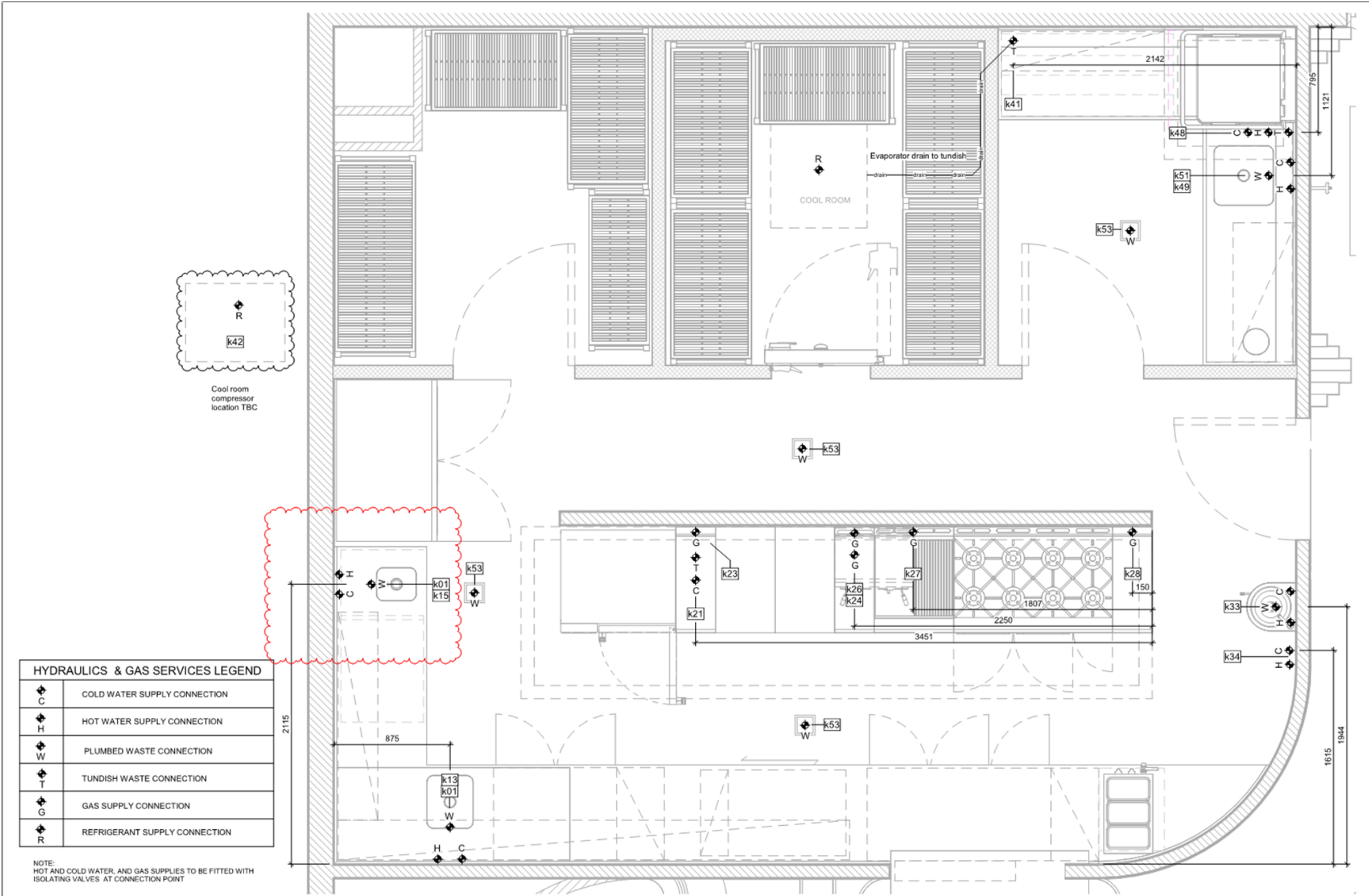
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EQUIPMENT SCHEDULE									
NO.	QTY	ITEM			ELECTRICAL SERVICES	GAS SERVICES	WATER SERVICES	WASTE SERVICES	COMMENTS
		DESCRIPTION	MANUFACTURER	MODEL					
k01	1	SINK BENCH	STAINLESS STEEL	CUSTOM				Ø50mm - PLUMBED - 450 AFFL	
k02	5	RUBBISH BIN							
k03	1	1/1 BENCH TOP BAIN MARIE	WOODSON	W.BMS11	1P+N+E - 1200 AFFL - 240 V - 6.2 A - 1.5 kW		0 AFFL	0 AFFL	
k04	1	3 DOOR FRIDGE	SKOPE REFRIGERATION	RF7.UBR.3.SD	1P+N+E - 750 AFFL - 240 V - 2.0 A - 0.75 kW				
k05	1	PASS	STAINLESS STEEL	CUSTOM					
k06	1	INFRARED STRIP HEATER	HATCO	GRAH-36	1P+N+E - 1200 AFFL - 240 V - 3.3 A - 0.8k W				
k07	1	ORDER PRINTER	CLIENT SPECIFIED		1P+N+E - 1550 AFFL - 240 V - 10 A -				
k08	1	2 TIER WALL SHELF	STAINLESS STEEL	CUSTOM					
k09	1	HOT CUPBOARD	CULINAIRE	CH.HC.U3	1P+N+E - 750 AFFL - 240 V - 7.5 A - 1.8 kW				
k10	1	SPARE NUMBER							
k11	4	SPARE 10 A GPO			1P+N+E - 1200 AFFL - 240 V - 10 A -				
k12	1	2 DOOR FRIDGE	SKOPE REFRIGERATION	RF7.UBR.2SD	1P+N+E - 750 AFFL - 240 V - 4.0 A - 0.96 kW				
k13	1	HOBBS MOUNT FAUCET 300mm	3MONKEES	T-3MDH12			1/2" FI BSP - 650 AFFL		
k14	1	2 TIER WALL SHELF	STAINLESS STEEL	CUSTOM					
k15	1	ELECTRONIC HANDS FREE FAUCET	ENWARE		1P+N+E - 750 AFFL - 240 V - 10 A -		1/2" FI BSP - 650 AFFL		
k16	2	PAPER TOWEL DISPENSER							
k17	2	LIQUID SOAP DISPENSER							
k18	1	2 DOOR UPRIGHT FRIDGE	SKOPE REFRIGERATION	RF7.UPR.2.SD	1P+N+E - 2100 AFFL - 240 V - 4.0 A - 0.72 kW				
k19	1	EXTRACTION CANOPY			1P+N+E - 2400 AFFL - 240 V - 10 A -				LIGHTING CIRCUIT TO CANOPY LIGHTS ( X 4 LAMPS) POWER TO REMOTE EXTRACTION FAN ( LOCATION TBC) FAN CONTROLLER LOCATION TBC BY ELECTRICIAN
k20	1	SPARE NUMBER							
k21	1	10 TRAY COMBI OVEN + STAND	ZANUSSI	218732 (ZCOE101T2S0)	3P+N+E - 1200 AFFL - 415 V - 43 A - 19.8 kW		Ø 3/4" BSP - 650 AFFL	Ø 40mm - TUNDISH - 200 AFFL	
k22	1	INFILL BENCH - 300 WIDE	STAINLESS STEEL	CUSTOM					PROFILE TO SUIT ADJACENT COOKING EQUIPMENT
k23	1	450 WIDE SINGLE PAN GAS FRYER	LUUS	FV-45		100MJ/hr - 3/4" BSP - 450 AFFL			
k24	1	450 WIDE SINGLE PAN GAS FRYER	LUUS	FV-45		100MJ/hr - 3/4" BSP - 450 AFFL			
k25	1	INFILL BENCH - 300 WIDE	STAINLESS STEEL	CUSTOM					PROFILE TO SUIT ADJACENT COOKING EQUIPMENT
k26	1	600 GAS SALAMANDER	LUUS	SM60		22 MJ/hr - 3/4"BSP - 650 AFFL			
k27	1	600mm BURNER GAS GRIDDLE + LEGSET	LUUS	CS-6P		51 MJ/hr - 3/4" BSP - 450 AFFL			
k28	1	8 BURNER GAS RANGE	LUUS	RS-8B		253 MJ/hr - 3/4" BSP - 450 AFFL			
k29	1	300mm SINGLE TIER PIPE WALL SHELF	STAINLESS STEEL	CUSTOM					
k30	1	SPARE NUMBER							
k31	1	INFILL BENCH - 300 WIDE	STAINLESS STEEL	CUSTOM					PROFILE TO SUIT ADJACENT COOKING EQUIPMENT
k32	1	WALL CLADDING	STAINLESS STEEL	CUSTOM					
k33	1	KNEE OPERATED WASH HAND BASIN	3MONKEEZ	AB-KNEEHBTMV-TF			1/2" BSP - 550 AFFL	Ø40mm - PLUMBED - 450 AFFL	
k34	1	HOT & COLD HOSE TAPS					600 AFFL		
k35	5	4 TIER SHELVING 610 x1219 x1829							
k36	1	5 TIER SHELVING 457 x1219 x2000							
k37	1	5 TIER SHELVING 610 x1066 x2000							
k38	1	4 TIER SHELVING 610 x1524 x1829							
k39	1	SPARE NUMBER							
k40	1	SPARE NUMBER							
k41	1	COOL ROOM	REFRIGERATION	CUSTOM	1P+N+E - 1200 AFFL - 240 V - 10A -			Ø 40mm - TUNDISH - 300 AFFL	POWER TO COOLROOM EVAPORATOR AND LIGHT POWER TO REMOTLY LOCATED COMPRESSOR
k42	1	REMOTE CONDENSOR	REFRIGERATION		1P+N+E - 1200 AFFL - 240 V - 25 A - 4.8 kW				
k43	1	5 TIER SHELVING 610 x1066 x2000							
k45	1	OUTLET BENCH	STAINLESS STEEL	CUSTOM					
k46	1	2 TIER WALL SHELF	STAINLESS STEEL	CUSTOM					
k47	1	DISH WASH CONDENSATE CANOPY			1P+N+E - 2400 AFFL - 240 V - 10 A -				LIGHTING CIRCUIT TO CANOPY LIGHTS POWER TO REMOTE EXTRACTION FAN ( LOCATION TBC) FAN CONTROLLER LOCATION TBC BY ELECTRICIAN
k48	1	PASS THROUGH DISH WASHER	ZANUSSI	505109 (ZHT8G)	3P+N+E - 750 AFFL - 415 V - 15 A - 9.9 kW		3/4"BSP - 650 AFFL	Ø 50mm - PLUMBED - 250 AFFL	
k49	1	HOBBS MOUNT PRE-RINSE	3MONKEES	T-3M53508			1/2" FI BSP - 650 AFFL		
k50	1	SPARE NUMBER							
k51	1	INLET BENCH	STAINLESS STEEL	CUSTOM				0 AFFL	
k52	1	SLOW MOVING RACK 1050	STAINLESS STEEL						
k53	4	FLOOR WASTE	BY BUILDER					Ø 80mm - PLUMBED - 0 AFFL	

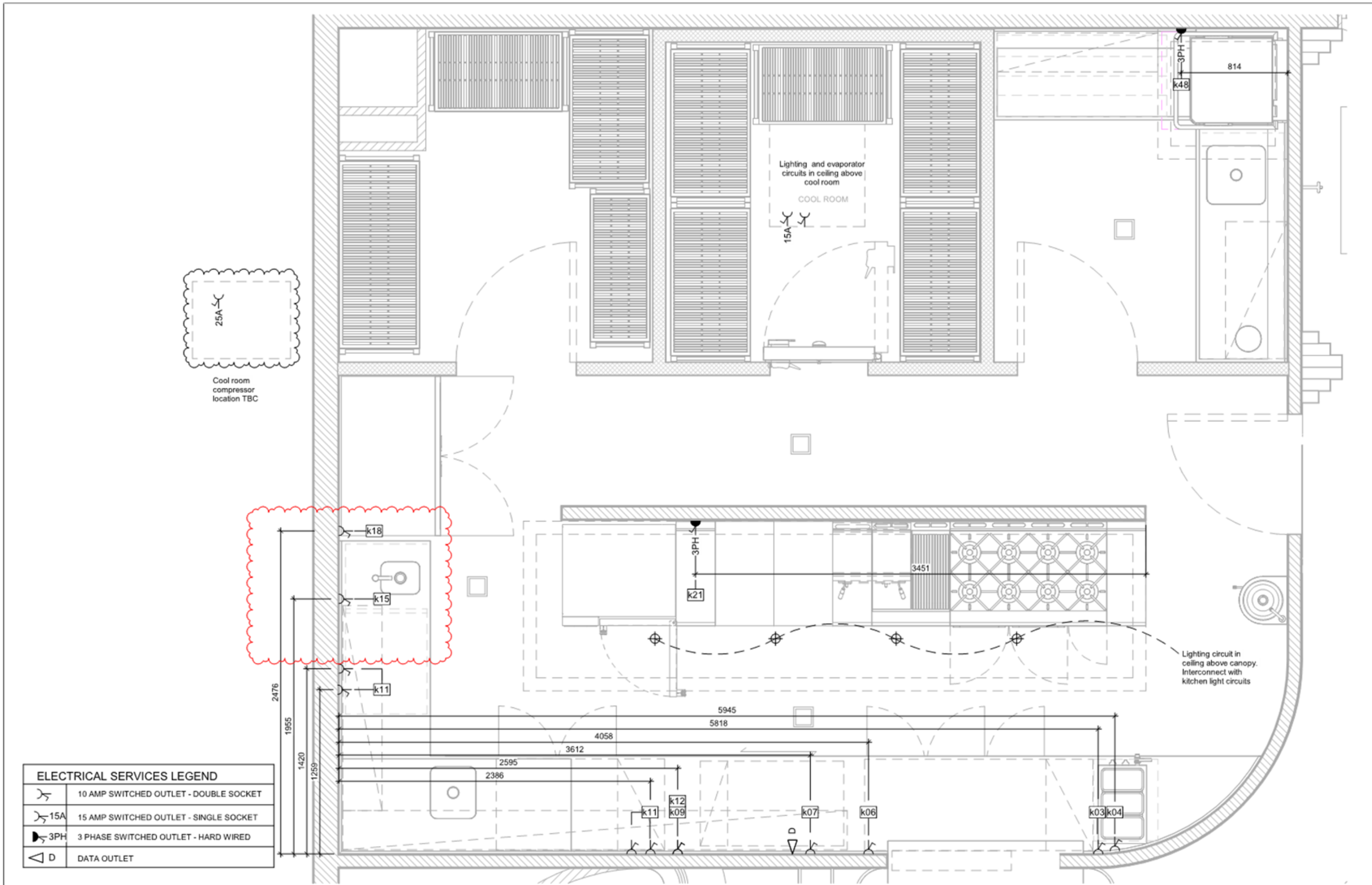
 <p>Matthew Cambridge 2060 - 2062 Castlereagh Road, Penrith NSW 2750 M: 0428 901 652 P: (02) 4732 1830</p>	Revisions A BASE PLAN REVISED 23-07-24 B ITEMS REVISED 22-08-24	Project <b>KITCHEN AND BAR</b> Address <b>THE HUB</b>	Title <b>KITCHEN EQUIPMENT SCHEDULE</b>	Issue <b>FOR CONSTRUCTION</b>	Drawing number <b>111</b>
	Project No. 2056   Drawn by NH   Scale   Sheet size A3   Revision No. B   Revision date 22-08-24				

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<p>Matthew Cambridge 2060 - 2062 Castlereagh Road, Penrith NSW 2750 M: 0428 901 652 P: (02) 4732 1830</p>	Revisions A BASE PLAN REVISED 23-07-24 B ITEMS REVISED 22-08-24	Project <b>KITCHEN AND BAR</b> Address <b>THE HUB</b>	Title <b>KITCHEN HYDRAULICS PLAN</b>	Issue <b>FOR CONSTRUCTION</b>	Drawing number <b>112</b>
	Project No. 2056 Drawn by NH Scale 1:25 Sheet size A3	Revision No. B Revision date 22-08-24			

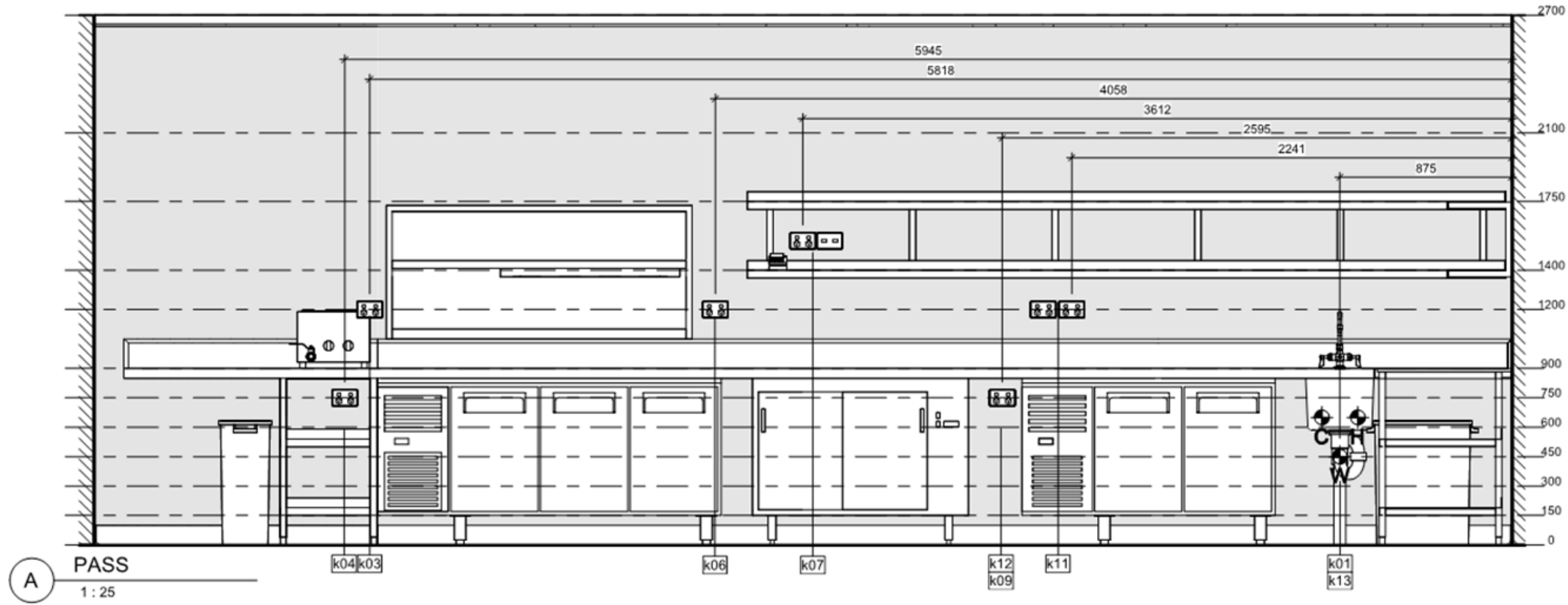
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ELECTRICAL SERVICES LEGEND	
	10 AMP SWITCHED OUTLET - DOUBLE SOCKET
	15 AMP SWITCHED OUTLET - SINGLE SOCKET
	3 PHASE SWITCHED OUTLET - HARD WIRED
	DATA OUTLET

 Matthew Cambridge 2060 - 2062 Castlereagh Road, Penrith NSW 2750 M: 0428 901 652 P: (02) 4732 1830	Revisions A BASE PLAN REVISED 23-07-24 B ITEMS REVISED 22-08-24	Project <b>KITCHEN AND BAR</b> Address <b>THE HUB</b>	Title <b>KITCHEN ELECTRICAL PLAN</b> Project No. 2056   Drawn by NH   Scale 1:25   Sheet size A3	Issue <b>FOR CONSTRUCTION</b> Revision No. B   Revision date 22-08-24	Drawing number <b>113</b>
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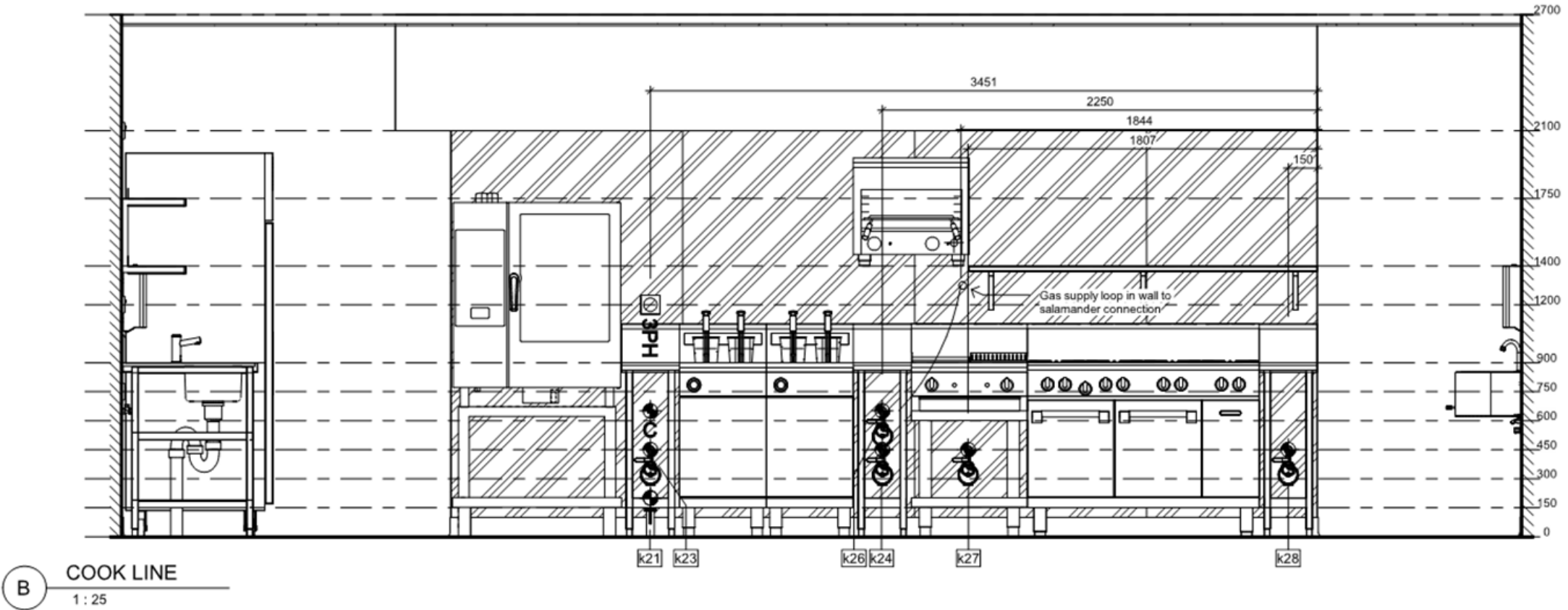
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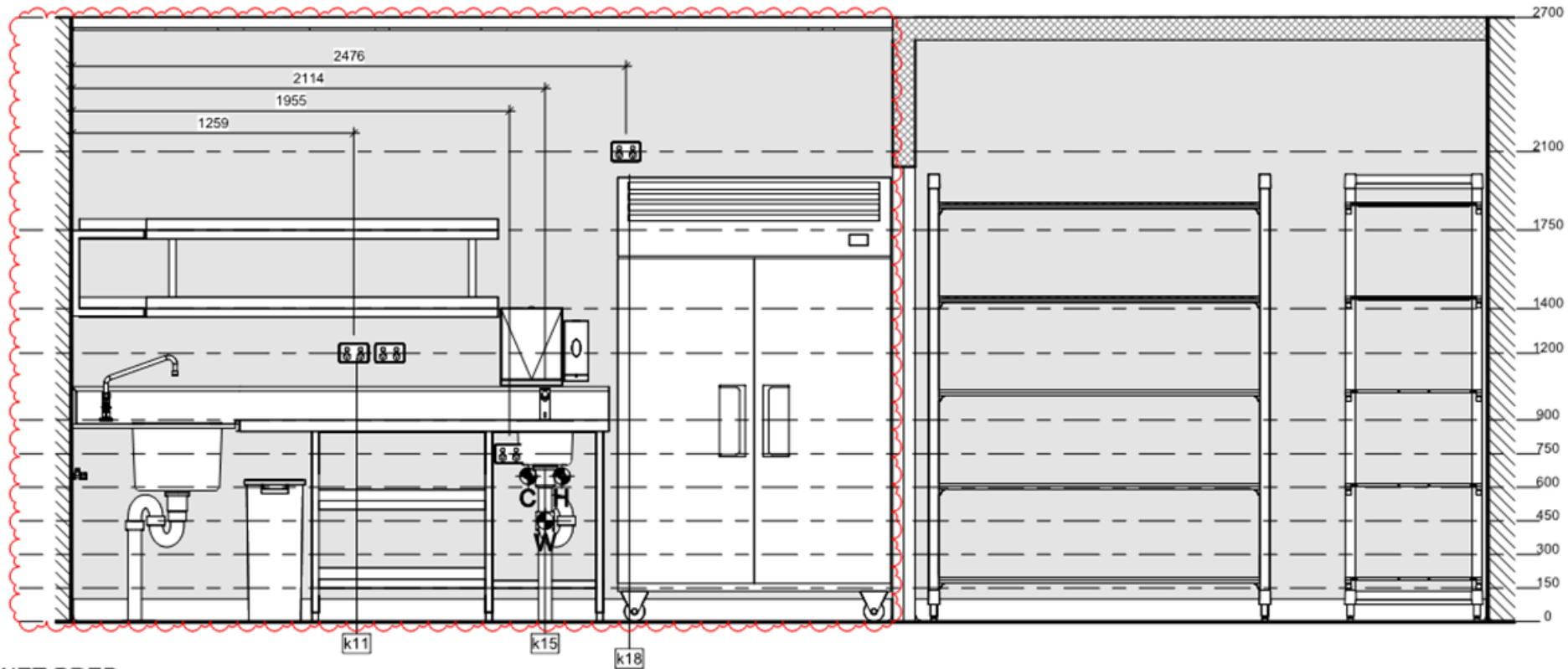
ELECTRICAL SERVICES LEGEND	
	10 AMP SWITCHED OUTLET - DOUBLE SOCKET
	15 AMP SWITCHED OUTLET - SINGLE SOCKET
	3 PHASE SWITCHED OUTLET - HARD WIRED
	DATA OUTLET
	1 PHASE ISOLATOR - HARD WIRED

HYDRAULICS & GAS SERVICES LEGEND	
	COLD WATER SUPPLY CONNECTION
	HOT WATER SUPPLY CONNECTION
	PLUMBED WASTE CONNECTION
	TUNDISH WASTE CONNECTION
	GAS SUPPLY CONNECTION
	REFRIGERANT SUPPLY CONNECTION

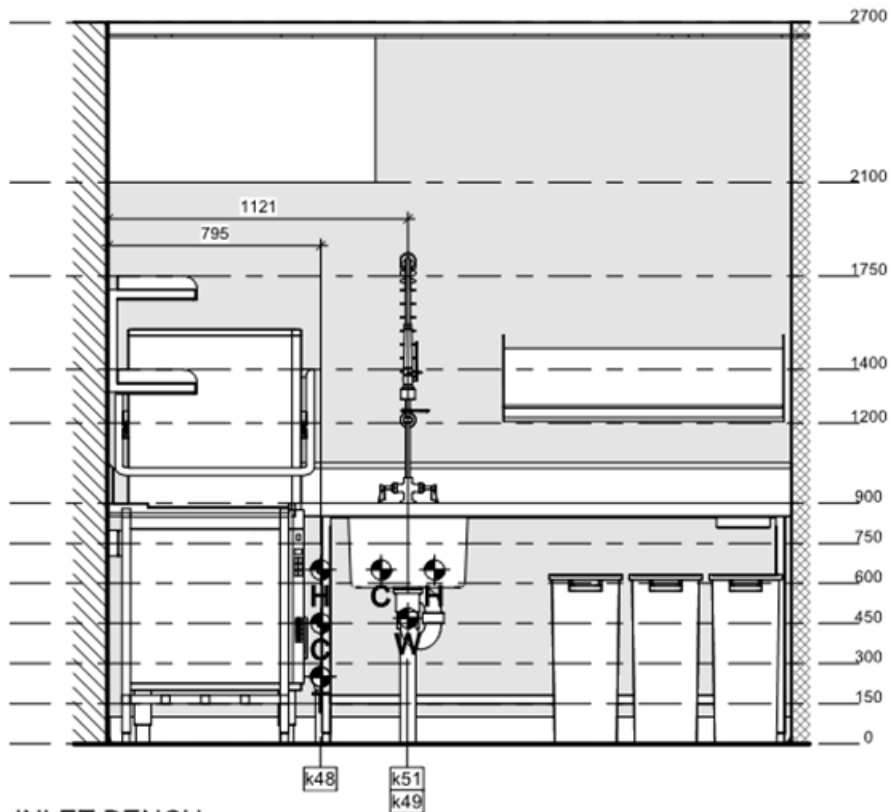
NOTE:  
HOT AND COLD WATER, AND GAS SUPPLIES TO BE FITTED WITH ISOLATING VALVES AT CONNECTION POINT



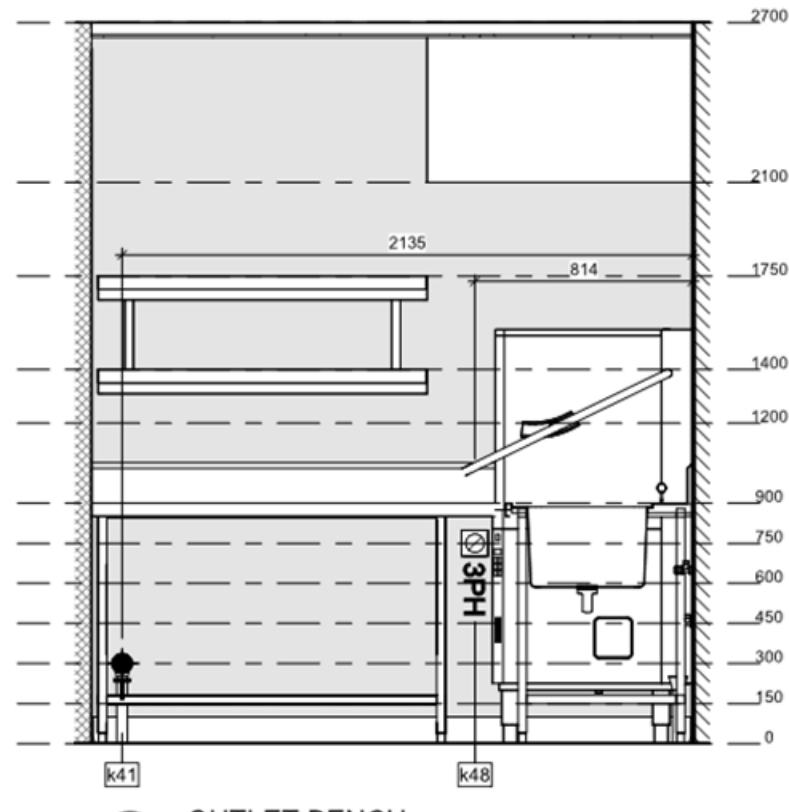
 Matthew Cambridge 2060 - 2062 Castlereagh Road, Penrith NSW 2750 M: 0428 901 652 P: (02) 4732 1830	A BASE PLAN REVISED Revisions 23-07-24	Project <b>KITCHEN AND BAR</b> Address <b>THE HUB</b>	Title <b>KITCHEN ELEVATIONS</b> Project No. 2056 Drawn by NH Scale 1:25 Sheet size A3	Issue <b>FOR CONSTRUCTION</b> Revision No. A Revision date 23-07-24	Drawing number <b>114</b>
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**C** WET PREP  
1:25



**D** INLET BENCH  
1:25



**E** OUTLET BENCH  
1:25

ELECTRICAL SERVICES LEGEND	
	10 AMP SWITCHED OUTLET - DOUBLE SOCKET
	15 AMP SWITCHED OUTLET - SINGLE SOCKET
	3 PHASE SWITCHED OUTLET - HARD WIRED
	DATA OUTLET
	1 PHASE ISOLATOR - HARD WIRED

HYDRAULICS & GAS SERVICES LEGEND	
	COLD WATER SUPPLY CONNECTION
	HOT WATER SUPPLY CONNECTION
	PLUMBED WASTE CONNECTION
	TUNDISH WASTE CONNECTION
	GAS SUPPLY CONNECTION
	REFRIGERANT SUPPLY CONNECTION

NOTE:  
HOT AND COLD WATER, AND GAS SUPPLIES TO BE FITTED WITH ISOLATING VALVES AT CONNECTION POINT

**ALPHA**  
CATERING EQUIPMENT  
Matthew Cambridge  
2060 - 2062 Castlereagh Road, Penrith NSW 2750  
M: 0428 901 652 P: (02) 4732 1830

Revisions	Revisions	Revisions
A	BASE PLAN REVISED	23-07-24
B	ITEMS REVISED	22-08-24

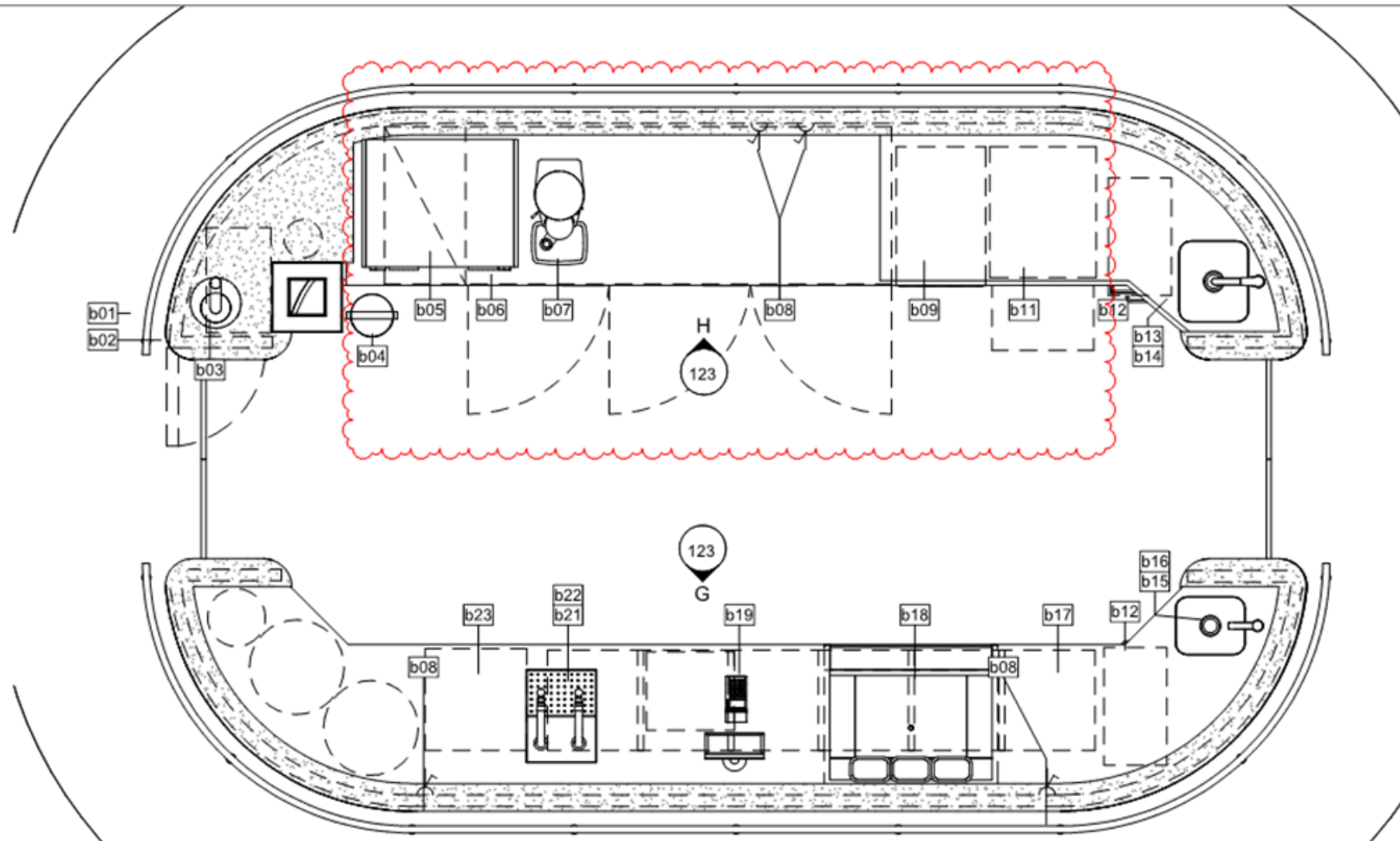
Project  
**KITCHEN AND BAR**  
Address  
**THE HUB**

Title  
**KITCHEN ELEVATIONS**  
Project No. 2056  
Drawn by NH  
Scale 1:25  
Sheet size A3

Issue  
**FOR CONSTRUCTION**  
Revision No. B  
Revision date 22-08-24

Drawing number  
**115**

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**EQUIPMENT SCHEDULE - BAR**

NO.	DESCRIPTION	ITEM	MANUFACTURER	MODEL	ELECTRICAL SERVICES				GAS SERVICES			WATER SERVICES		WASTE SERVICES			COMMENTS	
					CONNECTION	POWER	HEIGHT	AMPS	VOLTS	INPUT	CONNECTION	HEIGHT	CONNECTION	HEIGHT	CONNECTION	SIZE		HEIGHT
b01	BAR TOP TIO ID SPEC.	BY JOINER		CUSTOM														
b02	SERVICES SPINE WALL	STAINLESS STEEL		CUSTOM														
b03	HYDROTAP - CHILLED, SPARKLING	ZIP		G4 CS 175	1P+N+E	0.5 kW	750	2.5 A	240 V			3/4" BSP	450	TUNDISH	Ø40mm	450		
b04	COFFEE DUMP BOX - FREESTANDING																	
b05	2 GROUP COFFEE MACHINE	TBC		CLIENT SUPPLIED	1PH+N+E	6 kW	1000	32 A	240 V				1000				100	ALL SERVICES TBC BY SUPPLIER PRIOR TO INSTALLATION
b06	UNDER COUNTER 3 GLASS DOOR CHILLER	SKOPE REFRIGERATION		CL.3.GSW	1P+N+E	0.85kW	650	2.6 A	240 V									
b07	COFFEE GRINDER	CLIENT SUPPLIED		CLIENT SUPPLIED	1P+N+E		1000	10	240 V									
b08	SPARE 10 A GPO				1P+N+E		1000	10 A	240 V									
b09	UNDERCOUNTER GOURMET CUBE ICE MACHINE	SCOTSMAN		ECM 46 AS	1P+N+E	0.5 kW	750	10A	240			Ø3/4"	450	TUNDISH	Ø3/4"	100		
b10	SPARE NUMBER																	
b11	UNDERCOUNTER DISH WASHER	ZANUSSI		402231 (ZSICGMS)	1P+N+E	3.3 kW	750	15 A	240 V			3/5" BSP	650	STAND PIPE	Ø 50mm	300		
b12	RUBBISH BIN																	
b13	BACK BAR	STAINLESS STEEL		CUSTOM										PLUMBED	Ø 50mm	450		
b14	SINK MIXER	3MONKEES		T-3MS6MIX								1/2" FI BSP	650					
b15	SINK 300 x 250 x 200	3MONKEEZ		HF10										PLUMBED	Ø 50mm	450		WELD INTO BAR WORK TOP
b16	ELECTRONIC HANDS FREE FAUCET	ENWARE			1P+N+E		650	10 A	240 V			1/2" FI BSP	650					
b17	FRONT BAR	STAINLESS STEEL		CUSTOM														
b18	COCKTAIL STATION	STAINLESS STEEL												TUNDISH	Ø 40mm	300		
b19	POS	CLIENT SUPPLIED		CLIENT SUPPLIED	1P+N+E		750	10 A	240 V									2 x 10A DOUBLE OUTLETS + 2 x DOUBLE DATA OUTLETS
b20	SPARE NUMBER																	
b21	BEER FONT DRIP TRAY	STAINLESS STEEL												TUNDISH	Ø40mm	300		
b22	BEER FONT																	
b23	ICE BANK BEER COOLER				1P+N+E	1.0 kW	800	2.0 A	240				600					

**ALPHA**  
CATERING EQUIPMENT  
Matthew Cambridge  
2060 - 2062 Castlereagh Road, Penrith NSW 2750  
M: 0428 901 652 P: (02) 4732 1830

Revisions  
A GENERAL REVISIONS  
B BASE PLAN REVISED  
C ITEMS REVISED

01-06-23  
23-07-24  
22-08-24

Project  
**KITCHEN AND BAR**  
Address  
**THE HUB**

Title  
**BAR PLAN**

Project No. 2056  
Drawn by NH  
Scale 1 : 25

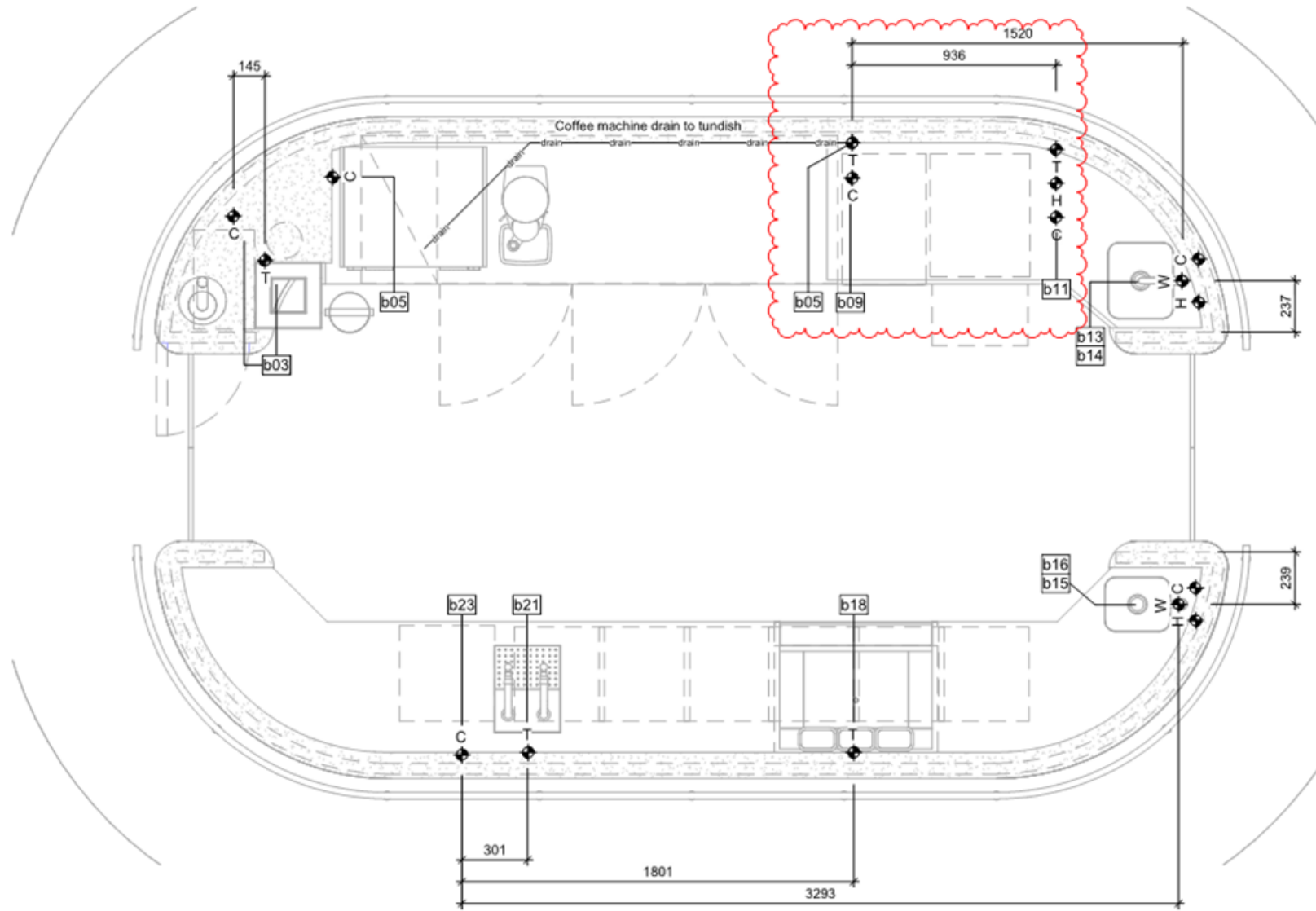
Sheet size A3

Issue  
**FOR CONSTRUCTION**  
Revision No. C  
Revision date 22-08-24

Drawing number

**120**

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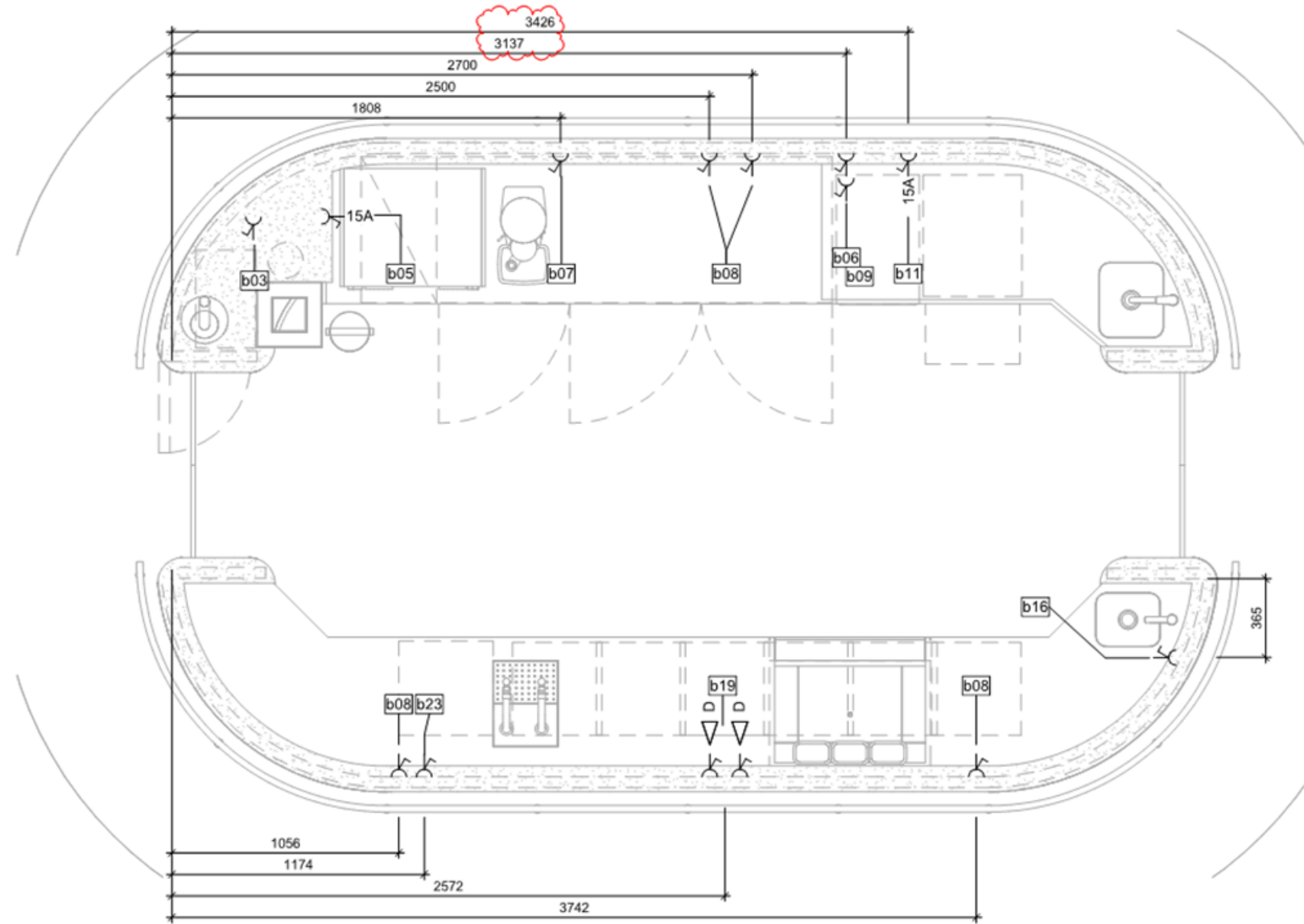


HYDRAULICS & GAS SERVICES LEGEND	
	COLD WATER SUPPLY CONNECTION
	HOT WATER SUPPLY CONNECTION
	PLUMBED WASTE CONNECTION
	TUNDISH WASTE CONNECTION
	GAS SUPPLY CONNECTION
	REFRIGERANT SUPPLY CONNECTION

NOTE:  
HOT AND COLD WATER, AND GAS SUPPLIES TO BE FITTED WITH ISOLATING VALVES AT CONNECTION POINT

 Matthew Cambridge 2060 - 2062 Castlereagh Road, Penrith NSW 2750 M: 0428 901 652 P: (02) 4732 1830	Revisions A BASE PLAN REVISED 23-07-24 B ITEMS REVISED 22-08-24	Project KITCHEN AND BAR Address THE HUB	Title BAY HYDRAULICS PLAN	Issue FOR CONSTRUCTION	Drawing number 121
	Project No. 2056 Drawn by NH Scale 1 : 25 Sheet size A3	Revision No. B Revision date 22-08-24			

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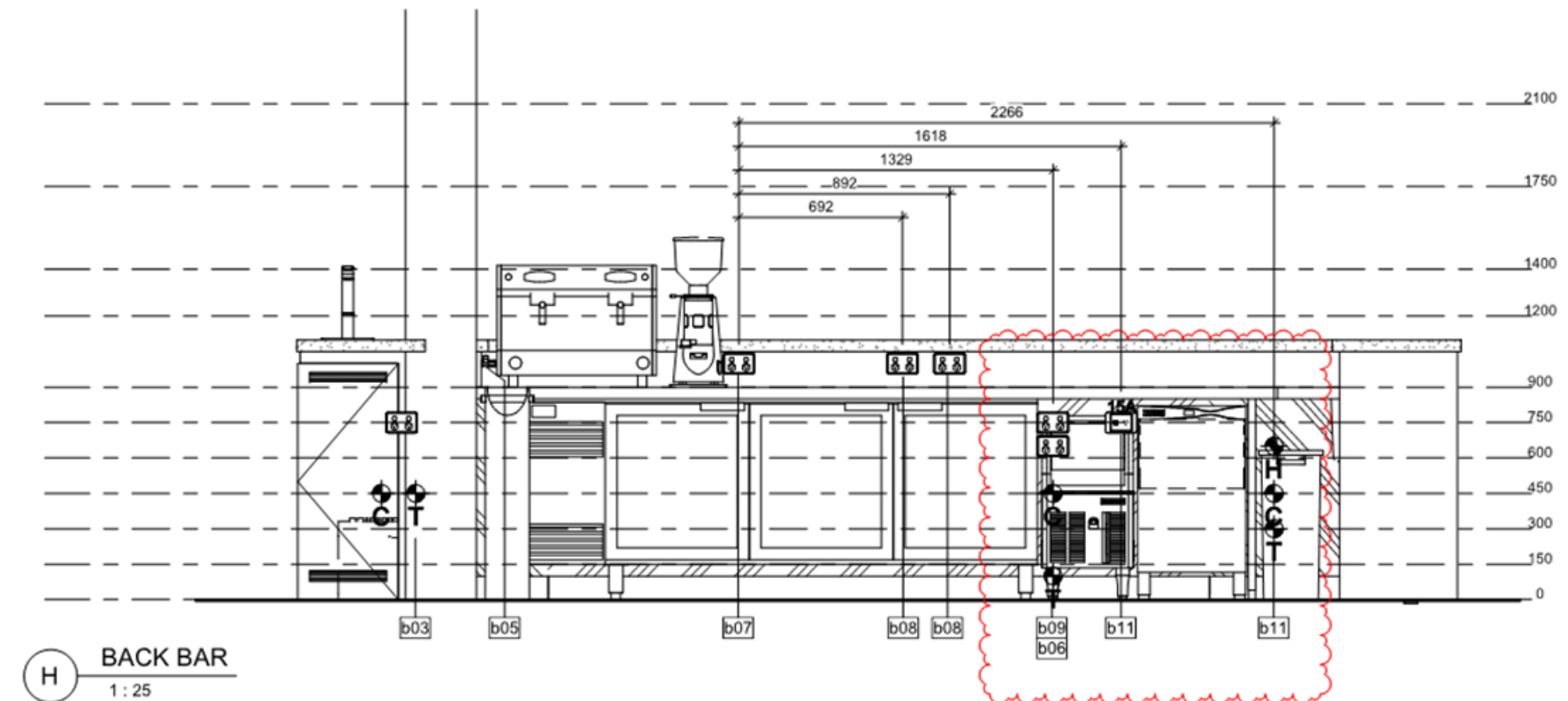
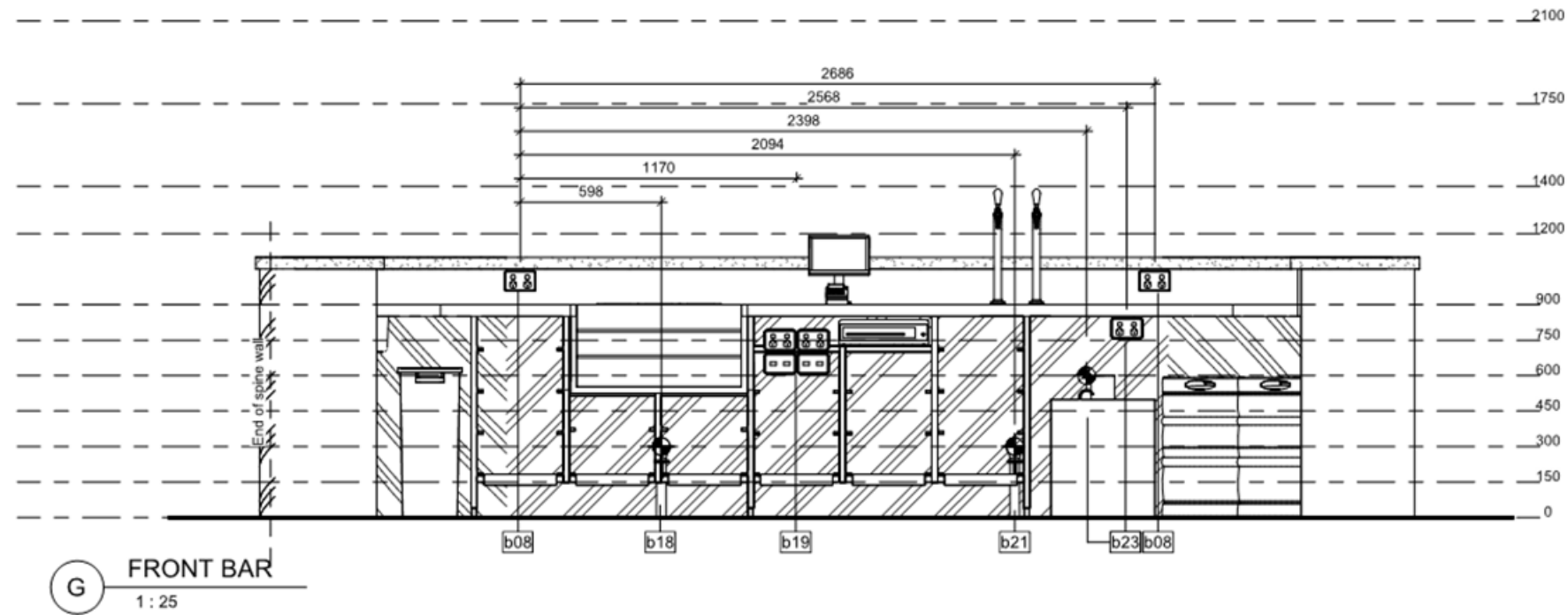


ELECTRICAL SERVICES LEGEND	
	10 AMP SWITCHED OUTLET - DOUBLE SOCKET
	15 AMP SWITCHED OUTLET - SINGLE SOCKET
	3 PHASE SWITCHED OUTLET - HARD WIRED
	DATA OUTLET

 Matthew Cambridge 2060 - 2062 Castlereagh Road, Penrith NSW 2750 M: 0428 901 652 P: (02) 4732 1830	Revisions A BASE PLAN REVISED 23-07-24 B ITEMS REVISED 22-08-24	Project KITCHEN AND BAR Address THE HUB	Title BAR ELECTRICAL PLAN Project No. 2056 Drawn by NH Scale 1 : 25 Sheet size A3	Issue FOR CONSTRUCTION Revision No. B Revision date 22-08-24	Drawing number 122
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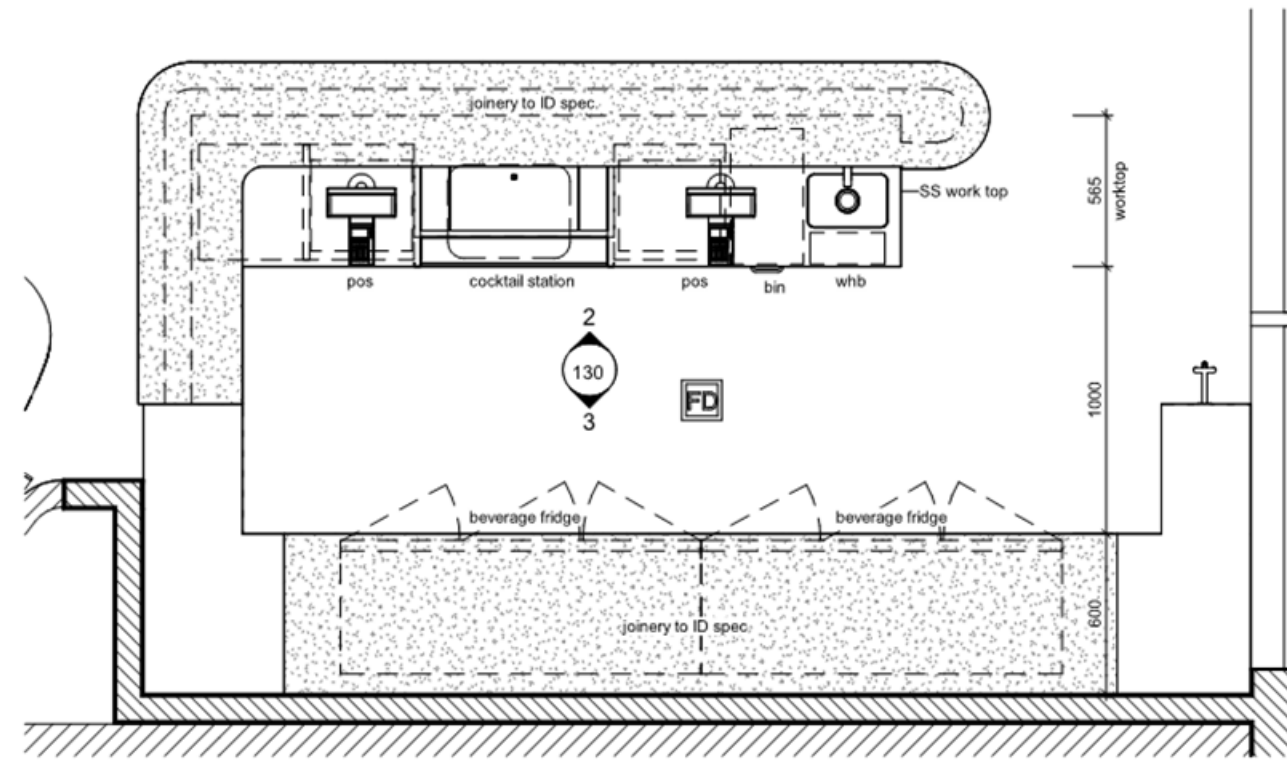


ELECTRICAL SERVICES LEGEND	
	10 AMP SWITCHED OUTLET - DOUBLE SOCKET
	15 AMP SWITCHED OUTLET - SINGLE SOCKET
	3 PHASE SWITCHED OUTLET - HARD WIRED
	DATA OUTLET
	1 PHASE ISOLATOR - HARD WIRED

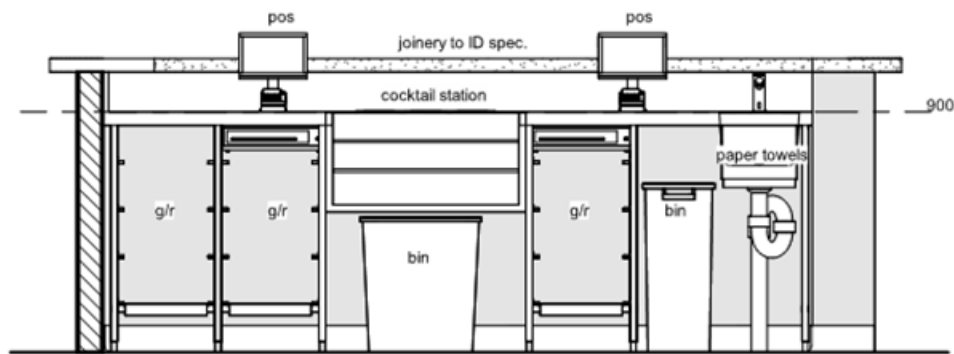
HYDRAULICS & GAS SERVICES LEGEND	
	COLD WATER SUPPLY CONNECTION
	HOT WATER SUPPLY CONNECTION
	PLUMBED WASTE CONNECTION
	TUNDISH WASTE CONNECTION
	GAS SUPPLY CONNECTION
	REFRIGERANT SUPPLY CONNECTION

NOTE:  
HOT AND COLD WATER, AND GAS SUPPLIES TO BE FITTED WITH ISOLATING VALVES AT CONNECTION POINT

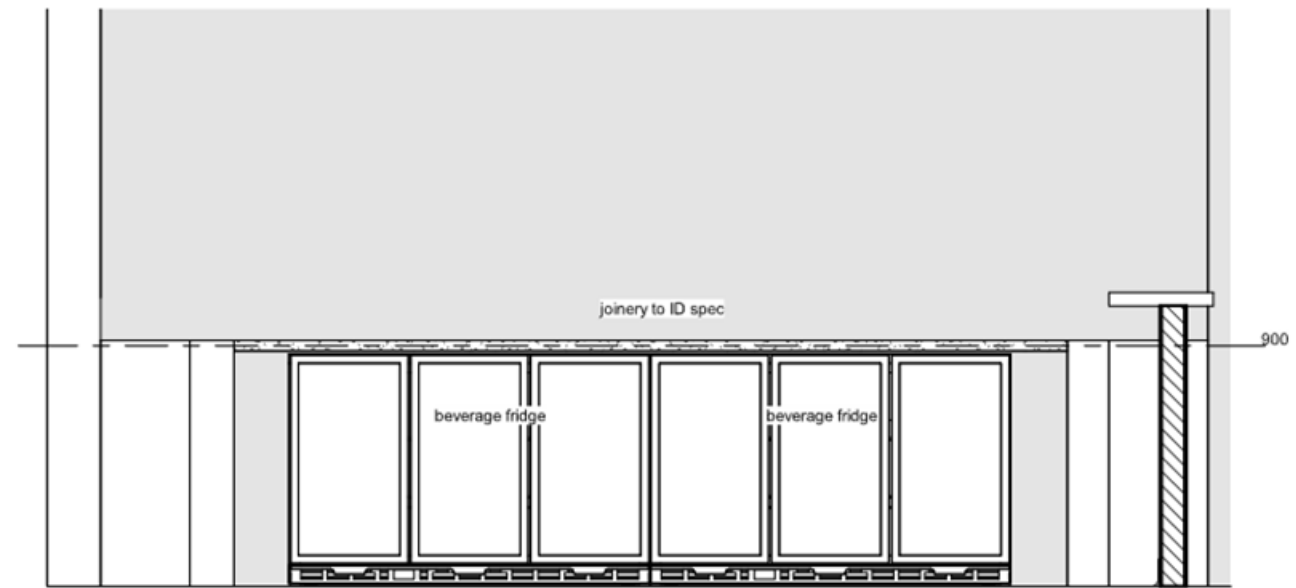
 Matthew Cambridge 2060 - 2062 Castlereagh Road, Penrith NSW 2750 M: 0428 901 652 P: (02) 4732 1830	Revisions A BASE PLAN REVISED 23-07-24 B ITEMS REVISED 22-08-24	Project <b>KITCHEN AND BAR</b> Address <b>THE HUB</b>	Title <b>BAR ELEVATIONS</b>	Project No. 2056 Drawn by NH Scale 1:25 Sheet size A3	Issue <b>FOR CONSTRUCTION</b> Revision No. B Revision date 22-08-24	Drawing number <b>123</b>
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1 PLAN  
1 : 25



2 FRONT BAR  
1 : 25



3 BACK BAR  
1 : 25

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Matthew Cambridge  
2060 - 2062 Castlereagh Road, Penrith NSW 2750  
M: 0428 901 652 P: (02) 4732 1830

Revisions

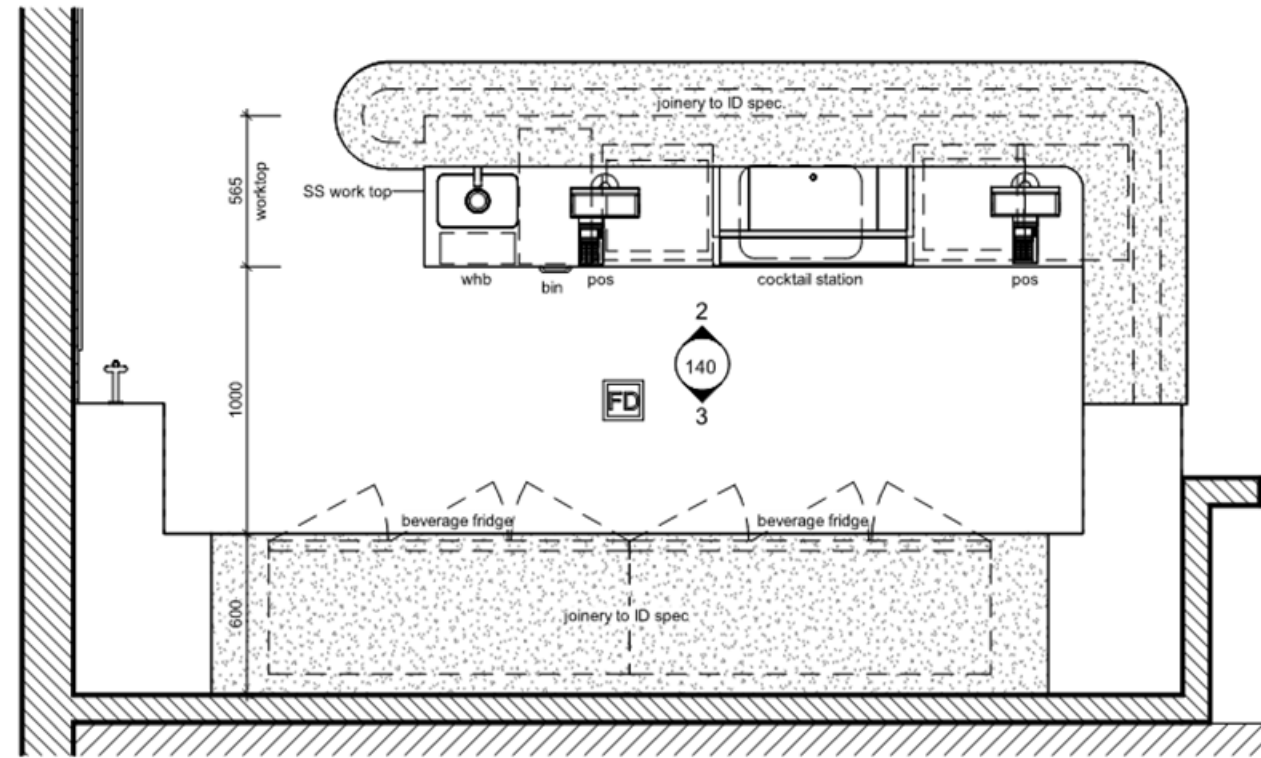
Project  
**KITCHEN AND BAR**  
Address  
**THE HUB**

Title  
**BAR #1**  
Project No. 2056  
Drawn by NH  
Scale 1 : 25  
Sheet size A3

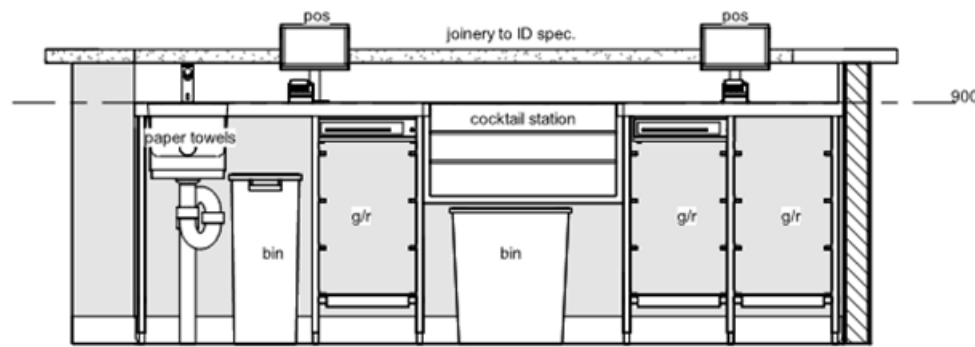
Issue  
CONCEPT DESIGN  
Revision No. | Revision date

Drawing number  
**130**

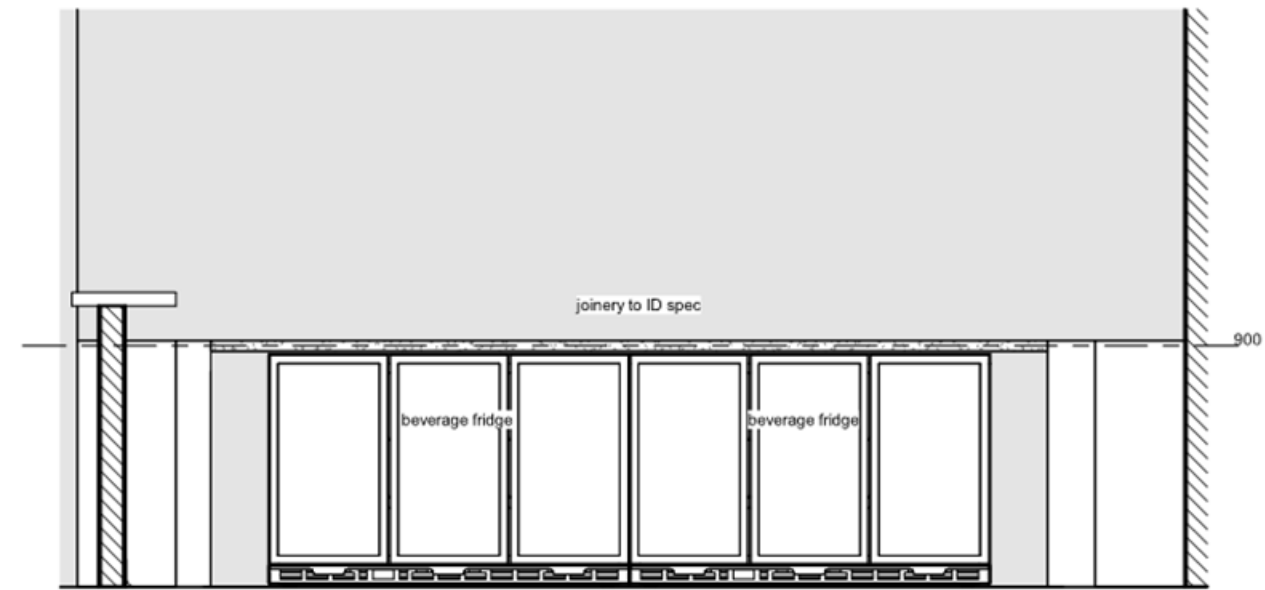
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1 PLAN  
1:25



2 FRONT BAR  
1:25



3 BACK BAR  
1:25

**ALPHA**  
CATERING EQUIPMENT  
Matthew Cambridge  
2060 - 2062 Castlereagh Road, Penrith NSW 2750  
M: 0428 901 652 P: (02) 4732 1830

Revisions

Project  
**KITCHEN AND BAR**  
Address  
**THE HUB**

Title  
**BAR #2**  
Project No. 2056 | Drawn by NH | Scale 1:25 | Sheet size A3

Issue  
CONCEPT DESIGN  
Revision No. | Revision date

Drawing number  
**140**

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### Planter Features

### Waterups™ Features

### Watering Management

Hamilton Planters have built in features to maintain plant health. A planter allows temporary and permanent placement of plants and trees in places that otherwise would not be possible. To maintain plant health, adequate water needs to be available. Hamilton planters have built in wicking watering systems as standard. A wicking watering system separates water from soil, and "wicks" or draws water into the soil from the reservoir ensuring the plant only uses what it needs. The result makes for efficient water usage, and minimal water wastage from evaporation.

### A closer look

### Overflow Protection

While the built in wicking watering system forms a reservoir at the base of the planter, an overflow drain ensures the planter cannot be overfilled. The overflow drain stops the level of the reservoir from dampening the soil that can lead to plants drowning from over-watering. Plants will naturally reach for water as the reservoir level drops.

**WALL LEGEND:**

— EXISTING BASE BUILDING WALLS

— ALL NEW WALLS TO AUSTRALIAN STANDARDS & LOCAL AUTHORITIES HEALTH / FOOD CODE STANDARDS

**FLOOR LEGEND:**

□ EXISTING CONCRETE FLOORING - ALLOW FOR NEW NON-SLIP TREATMENT TO COMPLY WITH AUSTRALIAN STANDARDS

■ R11 FLOOR TILE TO COMPLY WITH AUSTRALIAN STANDARDS

■ NON-SLIP HERRINGBONE TIMBER FLOORING COMMERCIAL GRADE TO APPLY WITH AUSTRALIAN STANDARDS

■ COMMERCIAL GRADE CARPET TO APPLY WITH AUSTRALIAN STANDARDS

**PLANTER BOX LEGEND:**

PS TO1: 1m wide x 2m long x 1m high

PS TO2: 0.5m wide x 2m long x 1m high

PS TO3: 0.5m wide x 2m long x 1m high

TERRACE BOOTH PLANTER BOX: 1m wide x 2.5m long x 1m high

**PLANTING LEGEND:**

PLANT NAME	COMMON NAME	POT SIZE	QTY
Casuarina Glauca (CG)	Casuarina	200mm	42
Cycas Revakata (CR)	Sage Palm	200mm	36
Cochlosiphon (CO)	Callitriche Palm	200mm	36

Casuarina Glauca (CG)

Cycas Revakata (CR)

**PROPOSED LANDSCAPE PLAN**  
1 : 100

PLEASE READ CAREFULLY

This plan certified correct is the one referred to in the contract & specifications and I understand change here after may not be possible.

These plans supercede all other previous plans & sketches

Owner / s \_\_\_\_\_ Date \_\_\_\_\_

**SARAH REMAILI**  
HOUSE OF DESIGN

THE HUB  
SUITE 2206, 31 LARSEN ROAD,  
GREGGORY HILLS NSW

M: +61 2 425 737 700  
E: info@houseofdesign.com.au  
W: www.houseofdesign.com.au  
ARCHITECTURAL, DESIGN, INTERIOR DESIGN  
3D VISUALISATION | COLOUR CONSULTING

Client: STEVE ROSSI

Project: SANI DESIGN

Title: PROPOSED FLOOR PLAN

Date	Description	By	AS SHEET
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**CLPP02**

**CLPP02**

**SUBJECT: DA/2024/528/1 - DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A TWO STOREY CENTRE BASED CHILD CARE CENTRE FOR 80 CHILDREN AT 9 PLANE TREE DRIVE, NARELLAN VALE**

**FROM:** Manager Statutory Planning

**EDMS #:** 25/56514

DA Number:	2024/528/1.
Development:	Demolition of existing structures and construction of a two storey centre based child care centre for 80 children aged 0 to 5 years, including stormwater drainage construction, basement car parking, landscaping and all associated site works
Estimated Cost of Development:	\$3,817,000
Site Address(es):	9 Plane Tree Drive, Narellan Vale
Applicant:	Childcare Development Group
Owner(s):	David Awny Aziz Doss & Sylvia Doss
Number of Submissions:	93 letters of objection and a petition with 81 signatories
Development Standard Contravention(s):	Floor Space Ratio under Section 3.25 of the Transport and Infrastructure SEPP
Classification:	Local development
Recommendation:	Refuse.
Panel Referral Criteria:	≥10 submissions
Report Prepared By:	Jessica Backo (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 demolition of existing structures and construction of a centre based child care centre, including stormwater drainage construction, basement car parking, landscaping and associated site works at 9 Plane Tree Drive, Narellan Vale.

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

**SUMMARY OF RECOMMENDATION**

That the Panel determine DA/2024/528/1 for the demolition of existing structures and construction of a centre based child care centre, including stormwater drainage construction, basement car parking, landscaping and associated site works pursuant to

Section 4.16 of the *Environmental Planning and Assessment Act 1979* by way of refusal for the reasons outlined at the end of this report.

### EXECUTIVE SUMMARY

Council is in receipt of a DA for the demolition of existing structures and construction of a centre based child care centre, including stormwater drainage construction, basement car parking, landscaping and associated site works at 9 Plane Tree Drive, Narellan Vale.

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

The DA was publicly exhibited for a period of 14 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 8 to 21 November 2024 and a total of 93 submissions and a petition containing 81 signatures were received (all objecting to the development).

The issues raised in the submissions relate to:

- Traffic, pedestrian and road safety.
- Car parking.
- Incompatibility with the character of the area and street.
- Urban design.
- Site suitability.
- Privacy.
- Acoustic and amenity impacts to surrounding properties.
- Evacuation and safety.
- Waste.
- Environmental impacts.
- Improper notification.

Overall it is assessed that the proposed development is of excessive height, bulk and scale. The proposed built form fails to provide an appropriate response to the existing streetscape and does not enhance the desired character of the area. The proposal fails to achieve a built form that has good proportions and a balanced composition of elements that positively respond to the opportunities and constraints of the site.

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

The Panel is advised that on 29 January 2025 the applicant lodged a Class 1 Appeal with the Land and Environment Court against Council's deemed refusal of the DA.

**AERIAL PHOTO**



Figure 1: Aerial image of the site.

**THE SITE**

The site is commonly known as 9 Plane Tree Drive, Narellan Vale and is legally described as Lot 13 in DP 801976.

The site is located along the eastern side of Plane Tree Drive. The surrounding locality is characterised by a mixture of single and two storey dwelling houses. The site is within proximity of Mount Annan Marketplace, Mount Annan Central Shopping Centre, a local park known as Thornleigh Reserve and a number of child care centres.

The site is rectangular in shape with a total area of 1,217m<sup>2</sup>. The site has a 3.27m fall from the rear southern corner towards the front northern corner. The site has a street frontage of 28m to Plane Tree Drive and a maximum depth of 43.79m. The site currently contains a single storey dwelling house and an inground swimming pool.

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Figure 2: View of existing dwelling at the primary (north west) elevation fronting Plane Tree Drive.



Figure 3: View of existing garage and driveway at the primary (western) elevation.



**ZONING PLAN**

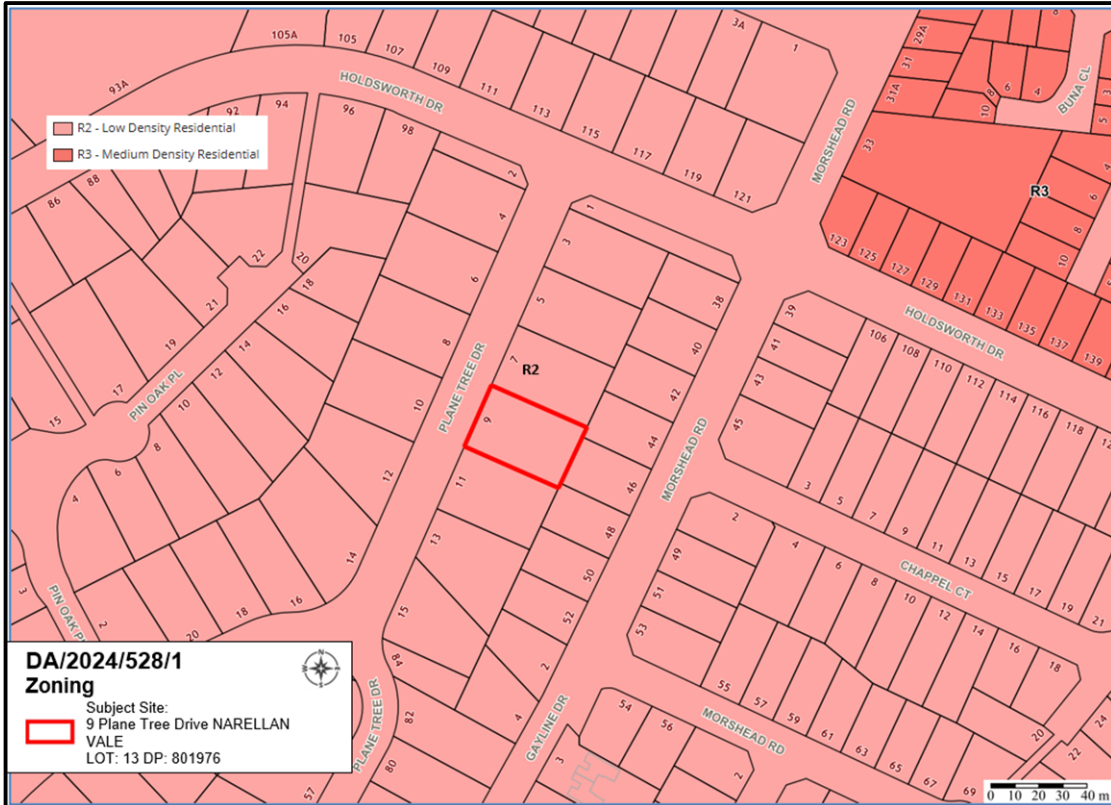


Figure 4: The site is zoned R2 Low Density Residential and is approximately 130m from R3 Medium Density Residential zoned properties.

**HISTORY**

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

Date	Development
22 November 1996	Approval of BA/1996/1196/1 for additions to the existing dwelling.
6 December 1995	Approval of BA/1995/1095/1 for the construction of an inground swimming pool.
6 November 1991	Approval of BA/1991/925/1 for the construction of a single storey dwelling.

The Panel is advised that on 29 January 2025 the applicant lodged a Class 1 Appeal with the Land and Environment Court against Council's deemed refusal of the subject DA.

**THE PROPOSAL**

DA/2024/528/1 seeks approval for the demolition of existing structures and construction of an 80 place two storey centre based child care centre, including stormwater drainage construction, basement car parking, landscaping and all associated site works.

Specifically, the development involves:

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- Demolition of existing structures including a dwelling and inground swimming pool.
- Removal of 10 trees.
- Construction of a two storey centre-based child care centre.
- Ability to cater for up to 80 children in the following age groups:
  - 0-2 years: 20 places
  - 2-3 years: 20 places
  - 3-4 years: 20 places
  - 4-5 years: 20 places
- Operating hours of 7.00am to 6.00pm, Monday to Friday.
- Erection of acoustic boundary fencing around the northern, southern and eastern boundaries and a solid balustrade around the first floor outdoor play area.
- Erection of business identification signage.
- Associated site works including the earthworks, stormwater drainage and landscaping.

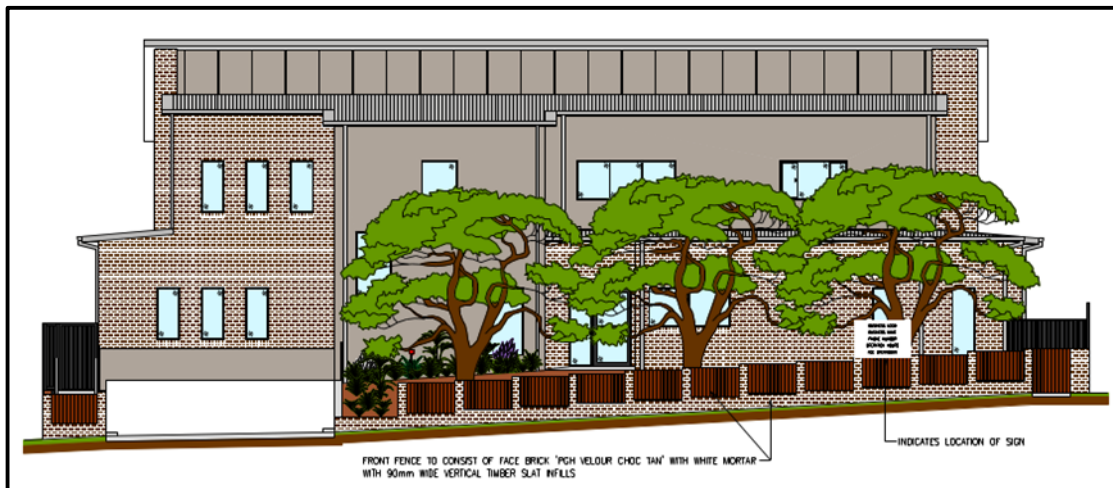


Figure 5: Front (western) streetscape elevation as viewed from Plane Tree Drive.

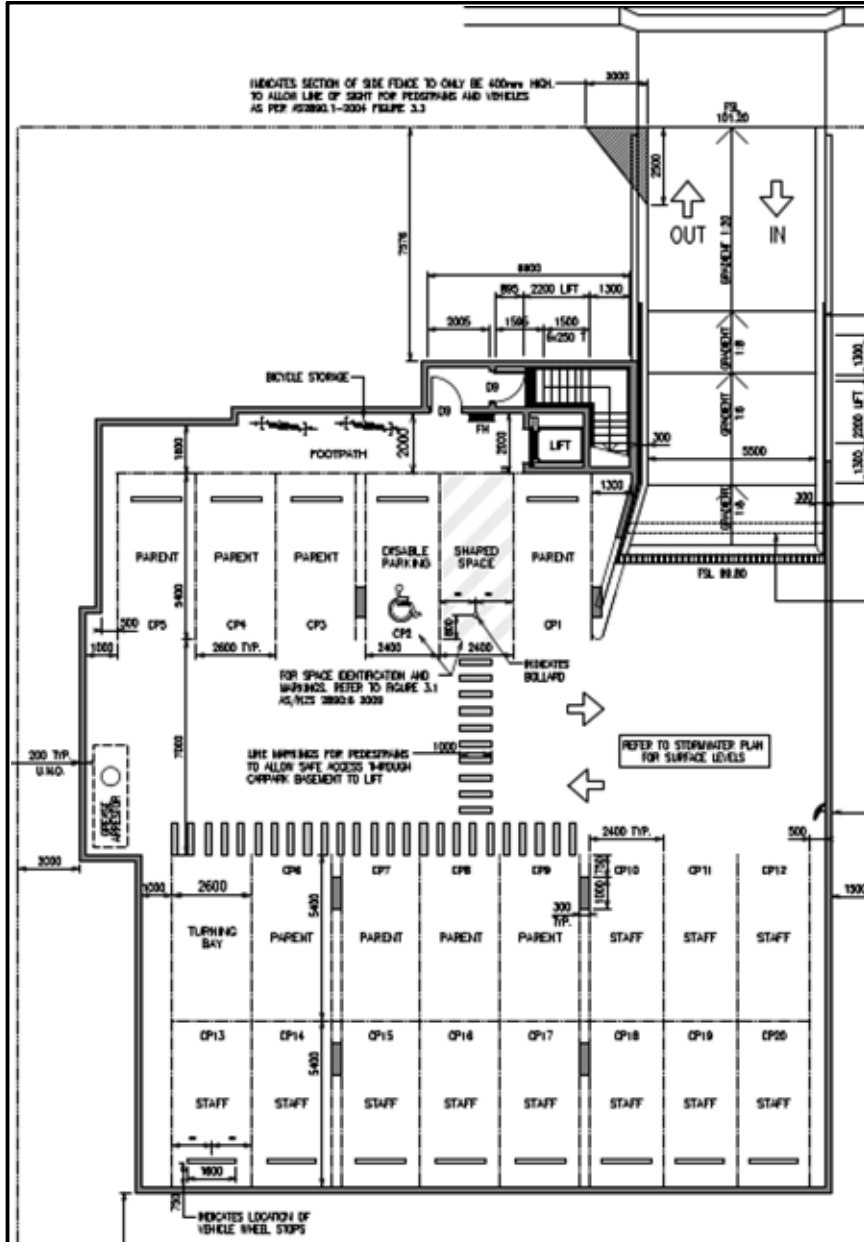


Figure 6: Proposed basement floor plan.

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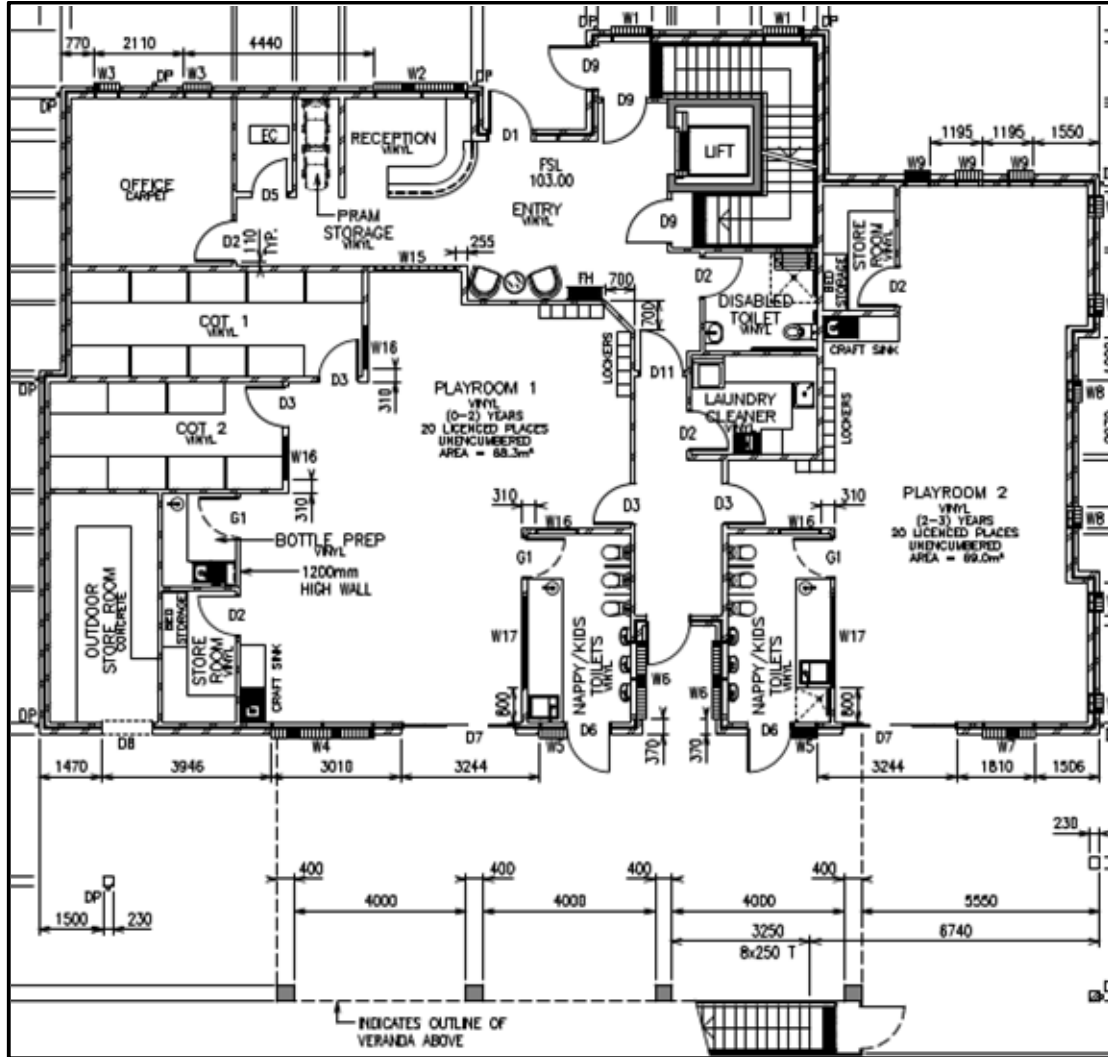


Figure 7: Proposed ground floor plan

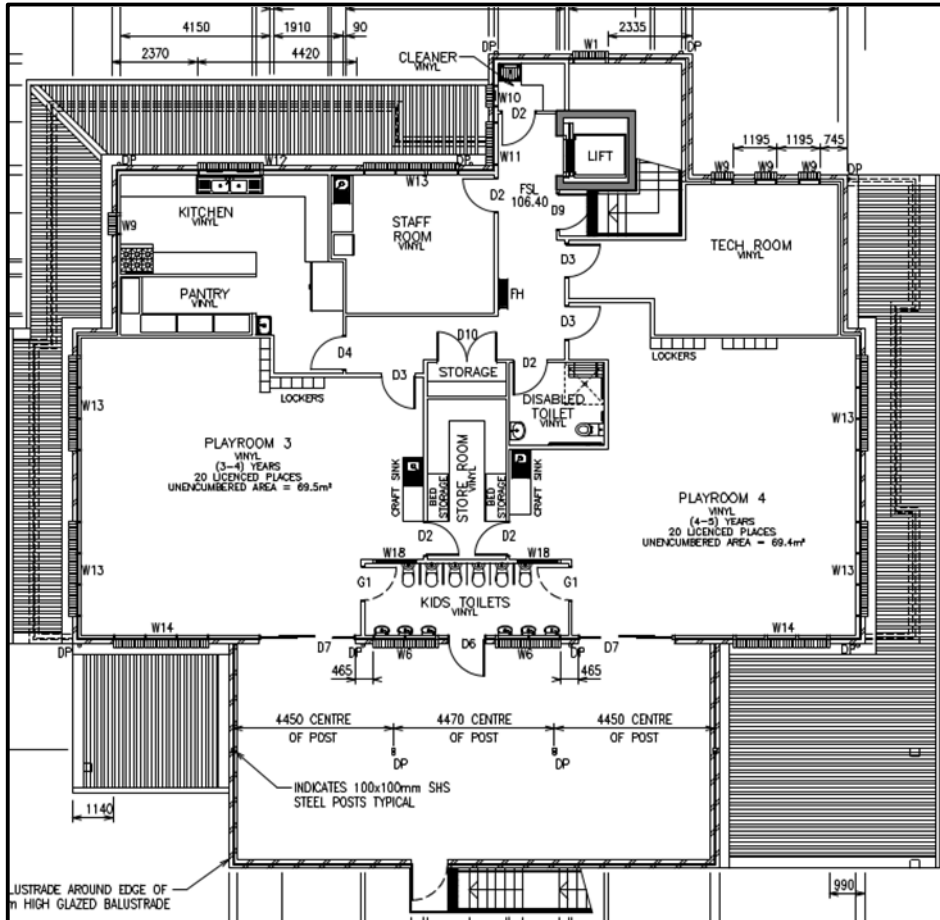


Figure 8: Proposed first floor plan

**ASSESSMENT**

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

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

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

The environmental planning instruments that apply to the development are:

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

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

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

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

The Resilience and Hazards SEPP aims to provide a State-wide approach to the remediation of contaminated land.

Section 4.6 of the Resilience and Hazards SEPP requires the consent authority to consider if the site is contaminated. If the site is contaminated, the consent authority must be satisfied that it is suitable in its contaminated state for the development. If the site requires remediation, the consent authority must be satisfied that it will be remediated before the land is used for the development. Furthermore, the consent authority must consider a preliminary contamination investigation in certain circumstances.

The applicant has submitted a Phase 1 Preliminary Site Investigation in support of the DA. This assessment found the site to be suitable for the development from a contamination perspective. Council staff have reviewed the assessment, agree with its findings and are satisfied that the site is suitable for the development from a contamination perspective.

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

Chapter 3 of the Transport and Infrastructure SEPP aims to facilitate the effective delivery of education establishment and early education and care facilities across the State.

Development applications for an early education and child care facility must be considered against the criteria of the Child Care Planning Guideline (CCPG), including satisfying each of the non-discretionary development standards.

An assessment of the proposed development against the CCPG and the non-discretionary development standards is provided as attachments to this report.

Overall it is assessed that the proposed development fails to meet the maximum floor space ratio (0.5:1) prescribed under Section 3.25 of the SEPP and the overall design of the centre fails to satisfy a number of the design quality principles and relevant matters for consideration as specified in the CCPG.

Camden Development Control Plan 2010 (Camden LEP)

*Site Zoning*

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

*Permissibility*

The development is characterised as a '*centre-based child care facility*' which is permitted with consent in the R2 Low Density Residential zone pursuant to Clause 2.3 and the Land Use Table in the Camden LEP.

The demolition of existing structures is permitted with consent pursuant to Clause 2.7 of the Camden LEP.

### *Planning Controls*

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

**(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)

### *Planning Controls*

An assessment table in which the development is considered against the Camden DCP is provided as an attachment to this report. As demonstrated by the assessment, the development is likely to have unreasonable adverse impacts on either the natural and built environments and the locality.

#### *Variation Assessment – Front Setback*

The development presents a non-compliance to the front setback control within the Camden DCP. Table 6-3 within Section 6.3.1 Child Care Facility (Child Care Centres) states that the front setback of any proposed child care centre must be consistent with the existing character. The two closest adjoining dwellings at 7 and 11 Plane Tree Drive, adopt a 10m front setback. The development proposes a 7.506m front setback, presenting a 2.494m shortfall.

The front setback variation is not supported as all dwellings within the portion of Plane Tree Drive between Holdsworth Drive and the first roundabout maintain a 10m front setback. As proposed, the development will sit proud and dominate the streetscape and it will appear excessively obtrusive due to its inconsistency with surrounding dwellings in terms of bulk and scale, accentuated by the reduced front setback.

As a result, it is considered that the proposal fails to address the Design Quality Principles 1 and 2 and Considerations 1, 2, 5, 12 and 13 of the CCPG.

As such, the front setback non-compliance is not supported as it contributes to the proposed developments incompatibility with the local character and the surrounding streetscape.

**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**

*Bulk and scale*

The development is of a bulk and scale which is incompatible with the streetscape and local character of the area. The application does not provide a compliant front building setback which further accentuates the appearance of the building when viewed from the street. The application fails to interpret, translate and adopt positive architectural elements found in the street.

Overall, the development is of an excessive height, bulk, scale and form due to its lack of articulation, poor fenestration and irregular roof form.

It is assessed that the proposal will adversely impact the visual amenity of its surrounds.

*Privacy and outdoor play spaces*

The development incorporates a 78m<sup>2</sup> first floor balcony which contains an outdoor play area (Playground 3). Playground 3 is enclosed with a 1.6m balustrade (consisting of brick and obscure glazing) to meet acoustic standards and has capacity for the outdoor play of 11 children from playrooms 3 and 4 on the first floor.

While the 1.6m high balustrade should restrict casual lines of sight to adjoining properties, it is considered that privacy could be further improved with a planter box around the perimeter of the play area to soften the appearance of the balustrade and further restrict potential lines of sight into adjoining properties. Furthermore, there are external stairs that provide access from the first floor balcony to the ground floor play areas and the use of these stairs will result in reduced privacy for residents of adjoining properties.

It is further noted that consideration 5 of the Child Care Planning Guideline discourages first floor outdoor play areas in the R2 Low Density Residential zone to minimise acoustic and privacy impacts to adjoining properties.

Given the above, the first floor balcony is not supported as a positive design outcome has not been demonstrated.

**(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 as proposed.

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



The DA was publicly exhibited for a period of 14 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 8 to 22 November 2024 and 93 submissions and a petition with 83 signatories were received (all objecting to the development).

The following discussion addresses the issues raised in the submissions.

#### *Urban Design*

1. *The façade is out of character, largely windowless, bears no resemblance to surrounding dwellings, large, rectangular, bulky with a dark colour scheme. The roof is flat whilst the rest of the street have pitched roof and gables.*

#### Officer comment:

The proposed development fails to provide a design which seamlessly integrates with its surroundings. The irregular roof form and lack of articulation in the front façade does not meaningfully address the street or respond to predominant suburban qualities of Plane Tree Drive. The façade is composed of a mismatched array of windows amongst a dark colour scheme which fails to adopt, translate and interpret positive architectural elements in the street.

2. *The development reduces the visual appeal of the street and disrupts the cohesion of the streetscape. The development will not comply with the Child Care Planning Guideline.*

#### Officer comment:

The proposed development lacks compatibility with the street and is excessive in bulk and scale in its design. It is also considered that the proposed development fails to comply with a number of the Child Care Planning Guideline Design Quality Principles and Considerations which is discussed in greater detail in an attachment of this report.

3. *The size and scale of the development belongs in a commercial/industrial precinct and not in a residential street.*

#### Officer comment:

The proposed development does not appropriately integrate with the surrounding residential environment.

4. *Large signs, construction scaffolding or temporary structures might alter the look and feel of the neighbourhood.*

#### Officer comment:

If the proposal was recommended for approval, the construction phase of the development would be controlled by conditions of consent aiming to minimize any such impacts on surrounding properties.

#### *Amenity*

5. *The first floor balcony and outdoor play area will overlook adjoining properties as it is 3m above ground level is 78m<sup>2</sup>. Dwellings along Morshead Road are elevated*

*which exacerbates the issue. The view of neighbouring properties will not be blocked by colorbond fencing or the balustrade. A first floor/elevated play area is not suited to this site and a good design solution has not been proposed, which means it is not compliant with the Child Care Planning Guideline.*

Officer comment:

This matter has been addressed in the main body of the report and the first floor balcony is not supported as a positive design outcome has not been demonstrated.

6. *The use of CCTV cameras to the outdoor play areas of the development will impact my privacy.*

Officer comment:

If approved a condition could be imposed to ensure any CCTV cameras are placed and directed to ensure they did not film over adjoining properties.

7. *There are 12 windows on the side of the building adjoining 7 Plane Tree Drive. The windows look into the adjoining properties bathroom. There are full length windows on every elevation.*

Officer comment:

Windows that directly adjoin habitable rooms of adjoining properties are not permitted. A bathroom is not considered a habitable room. However, the proposed window selection throughout the development could be improved with greater attention to the privacy of adjoining properties and a more positive design outcome.

8. *The development will remove a sense of security and comfort, parked cars in front of houses will reduce privacy.*

Officer comment:

The development lacks a safe and welcoming façade, while overlooking opportunities from the first floor balcony contributes to a reduced sense of comfort. Any anti-social behaviour from parked vehicles in front of houses are a police matter and are not relevant to the DA.

9. *There is no concrete footpath along the street frontage on Plane Tree Drive, the grass along the nature strip is a slippery surface and will force residents to walk along the road which is dangerous.*

Officer comment:

The site fronts a 3m nature strip where there is no concrete footpath. While there is a footpath on the opposite side of Plane Tree Drive it is agreed that the lack of a footpath in front of the site impacts on accessibility, particularly parents with prams and/or disabled persons.

10. *The development will overshadow 11 Plane Tree Drive, shadow diagrams show winter morning light will extend more than halfway across the adjoining backyard.*

Officer comment:

The shadow diagrams submitted with the DA indicate that the proposal will allow more than 3 hours of sunlight to adjoining properties private open space and living areas (during the winter solstice) which is compliant with the minimum solar access requirements in the Camden DCP.

*Planning*

11. *The DA is inconsistent with the proposal in the pre DA advice letter previously provided for the site.*

Officer comment:

Council has provided previous pre-DA advice and the applicant has adopted certain components (but not all) of that advice as part of this design. The application as presented is considered on its merits and any inconsistencies with the pre-DA advice is not an issue in its own right that should carry particular weight in the assessment of this application.

12. *The land zoning is residential which does not allow for commercial development, the development contradicts zoning objectives which typically seeks to maintain residential amenity and limit commercial activities that disrupt the neighbourhoods character, the proposed use will encourage rezoning in the future, a commercial or mixed-use zone would be more suitable for the development.*

Officer comment:

The site is zoned R2 Low Density Residential pursuant to the Camden LEP, where a 'centre-based child care facility' is permitted with consent.

While Council's assessment supports the community concerns regarding the bulk and scale of the development and its relationship with the street and adjacent properties, the centre is a permissible use in the zone.

13. *The development is not compliant with Clause 4.3 Height of buildings in the Camden LEP as the building is not compatible with the height, bulk, and scale of the existing and desired future character of the locality. The height of building will be significantly higher than a standard two storey dwelling (6-6.5m) and other surrounding homes.*

*The proposed three storey building does not align with the character of the neighbourhood. Surrounding homes were built in the 90s which was before the height of building was amended to 9.5m.*

*Elevation 3 indicates a height of building of 10.23m as it does not account for the basement.*

Officer comment:

The proposed development has a maximum height of 8.73m, measured from the lowest existing ground level to the highest roof ridge level. The proposed development therefore complies with the height of building development standard of 9.5 metres. However, as pointed out above, the proposed development is considered to be of an excessive height, bulk and scale given the failure of the proposal to respond positively to the existing streetscape character of Plane Tree Drive.

14. *There are already 16 child care centres within a 5km radius, the area is already well serviced with child care centres, the development is unnecessary, the development will lead to an oversaturation of child care centres and a resource strain.*

Officer comment:

Section 3.26(2)(a) of the Transport and Infrastructure SEPP permits child care centres to be located any distance from existing or proposed early education and care facilities. The proximity of other child care centres to the subject site is therefore not a reason that can be used to refuse development consent.

15. *Many surrounding child care centres near the site are close to shops and parks to minimize traffic and privacy impacts. Two storey child care centres are mostly on large blocks of land with large setbacks to adjacent houses or commercial sites.*

Officer comment:

This concern is noted, however the proposal needs to be considered on its individual merits. As highlighted throughout this report, it is considered that the proposed design fails to respond to its surroundings having regard to its relationship with the street and adjoining properties. The proposed design is not considered to be compatible with the streetscape and adjoining properties and for these reasons the proposal cannot be supported in its present form.

16. *The development contravenes Restriction 2(b) in the Section 88B Instrument as it is a 'business premises'.*

Officer comment:

Planning law is not concerned with land title or real property law. Furthermore, Clause 1.9A(1) of the Camden LEP 2010 states "any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose".

17. *There is a strong opposition among community members and the development lacks local support.*

Officer comment:

The proposal has generated a number of submissions raising some substantiated concerns with the proposed development.

18. *Residential properties have wide setbacks between properties and the development is stretched across the whole block which spoils the character of the street.*

Officer comment:

The development adopts compliant side and rear setbacks in accordance with the Camden DCP, however proposes a non-compliant front setback which will adversely impact the streetscape. As noted in the main body of the report, the proposed development is considered to be of an excessive scale when compared to other developments in the street.

19. *The adjoining property at 7 Plane Tree Drive is lower than the site which will look up to 9.86m of the development when the height of building standard is 9.5m.*

Officer comment:

The height of building is numerically compliant with the height of building development standard, however the building mass is excessive and will appear out of scale with adjoining properties, including 7 Plane Tree Drive.

20. *The proposed retaining wall made of concrete sleepers seems to replace the existing retaining wall which will require the removal of the boundary fence which will impact privacy.*

Officer comment:

The demolition plan indicates the removal of boundary fencing only, however further clarification was required from the applicant regarding whether the proposal involves the demolition of the retaining wall on the boundary. No response was received at the time of writing this report.

21. *The proposed driveway is on the adjoining property.*

Officer comment:

The proposed driveway does not encroach the adjoining property boundaries.

22. *The development is inconsistent with the Camden DCP objectives for child care centres as it is not compatible, not in an appropriate location, has major adverse impacts including noise, traffic and changes to topography of the land, waste collection and odours.*

Officer comment:

The design of the proposed development fails to appropriately respond to and complement its surrounds. Waste storage is insufficient with bins proposed to be externally stored (should be contained in a dedicated waste room to mitigate odour and amenity impacts). It is assessed that the proposal does not meet the objectives of Section 6.3.1 (Child Care Centres) of the Camden DCP and the application is recommended for refusal.

23. *The number of staff is not accurate or compliant with the Education and Care Services Regulation 122 as supervisors must work directly with children to be included in ratios.*

Officer comment:

Nominated supervisor inclusion in daily staff ratios is at the discretion of the child care provider. Nominated supervisors can be additional staff, supplementary to compliant ratios or included within staff ratios working directly with the children. The plan of management identifies that the nominated supervisor will carry out functions in the early morning or late afternoon to maintain staff ratios. Overall, the proposed staff ratios are compliant within the provisions of Section 123 of the Education and Care Services Regulations.

### *Traffic and Road Safety*

24. *The following concerns were raised with regards to the traffic report supporting the development:*

- *There will be increased congestion on top of existing surrounding schools and child care centres.*
- *There is no mention of Grevillea Grove townhouses or the child care centre and townhouses at 33 Morshead Road is made.*
- *The number of vehicles will be over 100 vehicles attending the site twice daily.*
- *Access to Plane Tree Drive will be impacted from blockages from Holdsworth Drive.*
- *U turns at Yulan Road and Holdsworth Drive due to parked vehicles along Plane Tree Drive will be encouraged.*
- *Was conducted on a day in August which is not indicative of realistic traffic conditions.*
- *Peak hours are inaccurate.*
- *The distance from the kerb to the median strip is 5m and leaves a distance of 2.6m when a car door is parked. The distance will cause issues when attempting to turn into Plane Tree Drive.*
- *It is outdated and references the RMS Guide of 2002 with no mention of the Draft Guide to Traffic Impact Assessments 2024.*
- *It suggests impractical solutions such as travelling from Campbelltown Station.*

#### Officer comment:

The traffic report has considered existing traffic conditions on a regular weekday (27<sup>th</sup> August 2024), inclusive of surrounding streets and developments relevant to the site road network. Developments such as the townhouses at Grevillea Grove will not cause significant negative impacts to traffic flows to Plane Tree Drive. There is currently no approved DA for a child care centre and townhouses at 33 Morshead Road. The traffic volume survey was taken at the intersections of Holdsworth Drive and Morshead Road, Plane Tree Drive and Liquidamber Drive during a morning period (7.00am to 10.00am) and an evening period (2.00pm to 6.00pm) similar to the childcare centres proposed hours of operation. The peak hours identified were 7.45am-8.45am and 2.45pm-3.45pm due to the resulting traffic flows.

The modelled future traffic generation from the development suggests that the total maximum vehicle movements over the AM and PM peak period is 64 (AM) and 56 (PM) which is of a low impact to the spare capacity that Plane Tree Drive currently holds. The 5m carriageway along Plane Tree Drive provides space for a parked car and oncoming vehicle to pass in accordance with Australian Standards.

The traffic report is not outdated as it references the Roads and Maritime Services Guide for Traffic Generating Developments 2002 as it was the most current published guide at the time of lodgement of the DA.

Although it is not likely to be the main mode of transport to the development, access to the child care centre via public transport is possible as the site is within close vicinity to bus stops.

25. *Traffic noise will disrupt the peaceful neighbourhood.*

Officer comment:

Traffic noise from the development was measured in the acoustic report which assessed the maximum number of vehicle trips identified in the traffic report (64 in the AM period) against standard noise criteria for local roads. Although traffic generation will increase with the development, the predicted future noise level was found to be compliant. The acoustic report further indicates that noise generated from the basement car park activities, including entrance and exit to the basement from the ramp, complies at all potential receivers.

26. *Training days and special events such as grandparents day will cause a grid lock of traffic.*

Officer comment:

It is unknown as to whether the child care will hold special events such as grandparents day into their operations. The DA assesses the day to day operations of the child care centre based on relevant regulations, controls and guidelines.

27. *The construction stage of the development will cause safety risks, access issues, interruptions to utilities and will disrupt traffic flow due to heavy vehicles. The street is not wide enough for trucks to pass.*

Officer comment:

If the DA was recommended for approval, conditions would be included in the consent to manage the construction stage of the development via a construction management plan.

28. *The road infrastructure at Plane Tree Drive is not suitable to support the development and the development will cause wear and tear to local infrastructure.*

Officer comment:

The road infrastructure at Plane Tree Drive is of an adequate standard. Wear and tear of roads is the ongoing responsibility of Council's maintenance and assets teams and is not a matter relevant to the DA.

29. *Increased deliveries to the child care centre will block accessways and inconvenience residents.*

Officer comment:

The plan of management identifies that deliveries to the proposed development will be undertaken by small commercial vehicles in a dedicated loading bay, however a loading bay has not been identified on plans. Hence, it is unclear where delivery vehicles will park. It is further noted that deliveries and servicing will be scheduled outside of peak pick up and drop off periods.

30. *Consider removing the closure of Morshead Road with an entrance to Alamein Avenue at the intersection of Narellan Road and Waterworth Drive.*

Officer comment:

This proposition is outside the scope of the proposal and not relevant in the assessment of the DA.

31. *Pedestrian safety will be compromised due to increased traffic congestion, hazards when crossing the road due to the landscaped median strip, the absence of a footpath, limited visibility with increased cars parked on the road.*

Officer comment:

As pointed out above, the site fronts a 3m nature strip where there is no concrete footpath. While there is a footpath on the opposite side of Plane Tree Drive it is agreed that the lack of a footpath in front of the site impacts on accessibility, particularly parents with prams and/or disabled persons.

*Parking*

32. *The basement car park is insufficient, restrictive and not safe. It has inadequate turning circles, tight spaces and potential hazards. The car park is cramped and tandem parking places will lead to parked in vehicles. There will be queuing at the basement car park entry as the basement and drop off zone is not likely to be used. Basement car parking is not a familiar feature for small businesses and the capacity will be unknown which will discourage parents from using it.*

Officer comment:

The tandem basement car parking arrangement is not an optimal / preferred outcome for the development. The layout of the basement is not sufficient in its current form, particularly car parking spaces 10, 11, 12, 18, 19 and 20 as it will require a reverse movement to the basement ramp to exit. Notwithstanding, basement car parks are not uncommon for child care centres.

The current design flaws in the basement car park are an indication that the proposed development is of excessive intensity.

33. *Basement car park only offers 11 staff car parking spaces whilst 13 staff are employed. Will lead to more on street congestion.*

Officer comment:

The Camden DCP does not state the need for staff car parking spaces and identifies a car parking rate of 1 space per 4 children inclusive of one disabled car space. The development complies with this requirement in that it provides 20 car parking spaces. Nevertheless, numerical compliance relies on a number of stacked car parking spaces which is not considered desirable as it may impact on the efficient operation of the car park.

34. *The DA does not identify if a centre bus will be present and if so, where it will park.*

Officer comment:

A bus to service the child care centre is not required under the relevant planning policies.

*Acoustics*



35. *The construction stage and increased waste collection will disrupt neighbours.*

Officer comment:

If approval was recommended, construction noise would be managed via conditions of consent. Waste collection is proposed between 10.00am and 2.30pm on the kerbside.

36. *The acoustic report is incomplete and does not address the individual and cumulative noise impacts the development will make relating to traffic, carparking, children playing, parents talking, air conditioning units, basement pump, stopped vehicles, early and late comers.*

Officer comment:

The acoustic report considers operational noise sources, and includes children's indoor and outdoor play areas, vehicle movements in the car park and road traffic noise. The report assessed the predicted noise with relevant daytime criteria and recommended measures including, but not limited to, the implementation of acoustic fencing or various heights depending on their location. The outdoor play area appears to be the most sensitive and requires Perspex cantilevered attachments to boundary fencing to mitigate noise. Predicted noise levels following the implementation of this recommendation provided appropriate noise levels that did not exceed daytime standard criteria.

It is noted that basement pumps would not normally cause noise impacts outside the basement. Air conditioning units are indicated on plans and would require acoustic shielding, however as the plant/equipment has not been selected at DA stage, conditions of consent would outline requirements (if approval was recommended).

37. *The noise of up to 80 children playing outdoors will be highly disruptive to adjoining properties and noise levels failed 8 property assessments during testing in the acoustic report.*

Officer comment:

Noise level modelling is initially based off current site conditions (i.e. standard boundary fencing). As the noise modelling predicted that the development exceeds this criteria, further noise mitigation measures are recommended (i.e. increased boundary fencing heights). Additional modelling with the mitigation measures was conducted which predicted compliance with standard noise criteria.

38. *The management measures in the acoustic report are unrealistic.*

Officer comment:

The recommendations involve calming crying children and signage requesting that parents are quiet during drop off and pick up hours. This is a standard practice for child care centres and is usually included in plan of managements for centres.

39. *The sound levels from the first floor play area will impact adjoining properties.*

Officer comment:

The noise from the first floor play area has also been modelled and noise mitigation was achieved through the 1.6m balustrade and capacity of 11 children. While it complies with noise levels, privacy and visual bulk concerns are maintained for the first floor balcony.

40. *Acoustic fencing will be out of character and colourbond fencing is not adequate to stop noise.*

Officer comment:

The acoustic consultant has confirmed that a colorbond fence and cantilevered extension would be suitable to reduce noise levels to the standard criteria.

41. *Residents with mental health issues will suffer from the noise generated from the development.*

Officer comment:

The acoustic assessment provided with the application has been considered by Council's Environmental Health Specialist and found that with further acoustic attenuation, the proposed development will meet relevant noise criteria (if the proposal was recommended for approval).

*Site suitability*

42. *The lot area is not suitable for the proposed development.*

Officer comment:

The development as proposed is not considered suitable for the site.

43. *Request for a feasibility study.*

Officer comment:

A feasibility study is not a required document to be supplied with this application as this is not a matter for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979.

44. *The sewage system will not cope.*

Officer comment:

The DA was referred to Sydney Water for comment which supported the proposal with recommended conditions, including a Section 73 Compliance Certificate and Building Plan Approval.

45. *The site is a mine subsidence area with affectations to surrounding properties.*

Officer comment:

The Camden Local Government Area is no longer within a mine subsidence district in accordance with the NSW Mine Subsidence Districts Map.

46. *The geotechnical report notes that the variable ground conditions may change which may result in construction not being able to occur.*

Officer comment:

The geotechnical report notes that the site has variable ground conditions and that ongoing confirmation of subsurface materials be obtained during excavation and construction works. It also notes that no geotechnical investigation can reveal all subsurface conditions underlying the site due to limitations affecting all investigations. If approval was recommended, the development would be required to comply with all recommendations made in the report, inclusive of ongoing confirmation and review of ground conditions.

*Evacuation and safety*

47. *The evacuation plan is insufficient as the congregation area within the front setback faces a busy road and is not a suitable area for 80 children and 13 staff, the passageways of both sides of the building are very narrow for emergency services to access, the rear outdoor area is too small to shelter the amount of children and staff proposed.*

Officer comment:

The congregation within the front setback is considered logical / appropriate. The development provides a minimum side setback of 1.5m which is compliant with the Camden DCP controls.

48. *The development does not address access to fire safety services and hydrant booster systems.*

Officer comment:

The development is serviced with standard fire safety services and the lack of fire safety services and hydrant booster systems is not a reason to refuse consent.

*Waste management*

49. *The development will encourage illegal rubbish dumping, the number of bins is not suitable for 80 children, the street does not provide access to large garbage trucks, number of waste collection days is not sufficient with the demand from the kitchen and nappy changes, will produce odours.*

Officer comment:

The waste volumes have been reviewed by Council's Waste Officer who concurs that waste volumes meet the requirements within Council's Waste Management Guidelines and are sufficient to support the waste generated from the development. The street provides sufficient access for heavy waste vehicles as demonstrated through regular residential waste collection days. However, the development fails to appropriately store bins in an enclosed dedicated waste room which is required to mitigate any odours that would impact adjoining properties.

50. *The waste management plan does not provide an accurate amount of construction waste or address the disposal of green waste. Residential bins are not sufficient for this development.*

Officer comment:

The waste management plan identifies appropriate estimated waste volumes and green waste will be managed off site at Veolia Spring Farm. As mentioned, the proposed number of bins meet relevant guidelines although their storage is problematic.

*Environmental impacts*

51. *Development encourages a loss of greenspace and increased stormwater runoff, adverse impacts to adjoining properties due to overflow and concrete.*

Officer comment:

The development provides an appropriate amount of greenspace however the proposed stormwater drainage that is to support the development requires improvements. Amendments to stormwater plans and DRAINS/MUSIC modelling were noted in Council's request for additional information, however, no response was received at the time of writing this report.

The DA as submitted is inconsistent with Council's Engineering Design Specifications.

52. *Trees currently help with air quality and wildlife habitat, removal negatively impacts the look and feel of the street, proposed species is not suitable for the local environment.*

Officer comment:

It is agreed that a greater effort could be made to retain more trees on site (specifically Tree 3 within the front setback) and to include more native species in the proposed plant selection.

53. *Air quality will reduce due to dust and vibration from demolition and construction stages of the development, vibration will cause damage to surrounding dwellings, request for dilapidation report for adjoining properties.*

Officer comment:

If approval was recommended, conditions would address any adverse environmental impacts to surrounding properties including dust control and dilapidation reports for adjoining properties.

54. *The underground car park will require the use of additional plant and construction material and will waste greenhouse energy during its construction.*

Officer comment:

The construction of the basement would be controlled within the standards set by relevant legislation and would be enforced by standard conditions of consent (if approval was recommended).

*Inproper notification*

55. *Residents have not been adequately consulted, a wider notification map should have been implemented, 14 day notification is not enough time, notification sign is not large enough*

Officer comment:

The application was publicly exhibited in accordance with the Camden Community Participation Plan 2021.

*Other issues*

56. *The development will cause a reduction in house values.*

Officer comment:

There is no evidence to support this claim and regardless this is not a valid matter for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979.

57. *The development will set a precedent for more child care centres and residents will no longer be able to enjoy their large blocks, the demographic of the area is mainly elderly and there is no demand for a child care centre.*

Officer comment:

Child care centres are permitted within residential zones with development consent. As noted previously, the proximity of other existing or proposed centres cannot be used to refuse consent. On merit, Council staff consider that the scale of the development (as proposed) to be excessive and the application is recommended for refusal.

58. *The applicant is not based in the local government area and has no vested interest in the aesthetic look and feel of the area.*

Officer comment:

This is not a matter for consideration and carries no weight in Council's assessment of the proposal.

59. *The plan of management will change once the child care centre is built.*

Officer comment:

If approval was recommended, the plan of management would be conditioned in the consent and any amendments would require Council approval.

**(e) the public interest**

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2021*, environmental planning instruments, development control plans and policies. Based on the assessment, approval of the application as proposed is not considered to be in the public interest.

**EXTERNAL REFERRALS**

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

External Referral	Response
Camden Police Local Area Command	No response received.
Sydney Water	Support with conditions recommended.

**FINANCIAL IMPLICATIONS**

This matter has no direct financial implications for Council.

**CONCLUSION**

The DA has been assessed in accordance with Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. The DA is recommended for refusal for the reasons outlined below.

**RECOMMENDED**

**That the Panel refuse DA/2024/528/1 for the demolition of existing structures and construction of a two storey centre based child care centre for 80 children at 9 Plane Tree Drive, Narellan Vale for the following reasons:**

1. **The proposed development does not satisfactorily respond to the existing and desired character of the locality in that:**
  - a. **The proposal fails to respond to Section 3.23 of Transport and Infrastructure SEPP and applicable provisions of the Child Care Planning Guideline (CCPG) being Part 2, design quality principle 1 with regard to context and Part 3.1 to achieve the objectives of C1 as it fails to:**
    - i) **achieve a design outcome that recognises the predominant local (neighbourhood) qualities and visual presentation to the public domain;**
    - ii) **include the design and architectural treatments that appropriately respond to and integrate with the existing streetscape / neighbourhood; and**
    - iii) **The design does not respect and respond to its physical context such as adjacent built form, neighbourhood character and streetscape quality.**
  - b. **The proposal fails to respond to Section 3.23 of Transport and Infrastructure SEPP and applicable provisions of the CCPG being Part 2, design quality principle 2 with regards to built form as it:**
    - i) **fails to provide an appropriate response in establishing or enhancing the desired character of the area with regards to its built form and scale;**

- ii) is of unacceptable form and scale and does not provide an acceptable visual presentation to the street; and
  - iii) fails to achieve a built form that has good proportions and a balanced composition of elements that respond to the opportunities and constraints of the site and its context.
- c. The proposal does not adequately address Section 3.23 of Transport and Infrastructure SEPP and the CCPG, Part 3.1, consideration C2 because:
  - i) the proposed development in its current form is not compatible with the scale of the development in the surrounding locality. Although the proposed building does not exceed the maximum building height, it varies from the minimum front setback and the form and scale of the proposed development is out of character and inconsistent with the prevailing scale residential buildings in the immediate surrounds; and
  - ii) the current design of the building will not result in a positive addition to the area and does not propose a good design outcome for the locality.
- d. The proposal does not adequately address Section 3.23 of the Transport and Infrastructure SEPP and the CCPG, Part 3.2 to achieve the objectives of considerations C5 and C6 because:
  - i) it is not compatible with the local character and surrounding streetscape. The proposed development will be inconsistent with the prevailing scale of the residential dwellings in the immediate locality;
  - ii) it has not been designed to recognise the predominant streetscape qualities such as building form and scale and does not include the use of architectural treatments that respond and integrate with the existing streetscape; and
  - iii) the proposed bulk and scale of the proposed development is considered inappropriate for the residential context in which it is proposed.
- e. The proposal fails to respond to Section 3.23 of Transport and Infrastructure SEPP and applicable provisions of the CCPG, Part 3.3 in respect to achieving the objectives of considerations C11, C12, C13 and C15 to provide a satisfactory architectural and urban design outcome, as:
  - i) it exhibits excessive massing and lack adequate modulation to reduce the bulk and scale;
  - ii) the architectural expression lacks variety and innovation and follows a planar approach to the elevations, which is not sufficient to mitigate the visual impacts of the overly long elevations;
  - iii) the roof profile lacks architectural interest and articulation thus contributing to the monolithic and excessively bulky built form; and
  - iv) the proposed building is inconsistent with the prevailing front setback along the streetscape.

- f. The proposal does not adequately address Section 3.23 of Transport and Infrastructure SEPP and the CCPG, Part 3.5 to achieve the objective of consideration C21 because:
  - i) the development fails to minimise direct privacy and visual amenity impacts to adjoining properties with a positive design outcome for the first floor balcony.
- g. The proposal does adequately address Section 3.23 of Transport and Infrastructure SEPP and the CPPG, Part 3.8 to achieve the objective of consideration C35 because:
  - i) the basement car park fails to provide a safe and connected environment that is convenient and functional.
2. The development contravenes Section 3.25 of Transport and Infrastructure SEPP as it exceeds the floor space ratio development standard and the application was not accompanied by a Clause 4.6 written request.
3. The development is inconsistent with the objectives of Clause 4.3(1) Height of Buildings of the Camden Local Environmental Plan 2010 as:
  - i) the development is not compatible with the height, bulk and scale of the existing and desired character of the locality, and
  - ii) the development does not minimise the amenity impacts (i.e. visual impact and privacy) for existing development.
4. The proposal is inconsistent with the following sections of the Camden Development Control Plan 2019:
  - a. Section 2.1 Earthworks, Control 3 in that the proposed retaining wall along the southwestern side boundary exceeds 1m.
  - b. Section 2.3 Water Management in that the development does not comply with Council's Engineering Design Specifications.
  - c. Section 2.4 Trees and Vegetation, objective (a) in that the development does not protect trees and vegetation that contribute to Camden's urban and peri-urban forest.
  - d. Section 2.17.1 Signage, Control 1 in that the proposed signage is not suitable its location and detracts from the character of the land and building to which it relates.
  - e. Section 2.17.10 Signage, Control 5 in that the proposed pole sign exceeds 2m above existing ground level.
  - f. Section 4.2.9 Visual and Acoustic Privacy, Control 2 in that the proposed first floor balcony presents potential overlooking opportunities to private open spaces of adjoining properties.
  - g. Section 6.3.1 Child Care Centres in that:



- i) The development does not have a front setback that is consistent with the existing character;
  - ii) The development lacks sufficient information / detail to confirm that the developments kitchen fit-out is sufficient; and
  - iii) The development does not provide adequate provision for the storage of waste receptacles that is visually and physically integrated into the design of the development.
5. The development is likely to have the following adverse impacts:
  - a. The development is out of character with the streetscape and will impact on the visual amenity of the area.
  - b. The bulk and scale of the development is excessive.
  - c. The basement car park layout is not appropriate as 14 of the 20 car parking spaces are provided as tandem car parking. The tandem layout does not allow the efficient and functional use of the car park which is likely to result in an increased reliance on on-street car parking. There is no footpath in front of the site reducing convenient and equitable access to the centre.
6. The application has not demonstrated that the site can adequately support the development.
7. For the above reasons and the substantiated concerns raised in the public submissions, the development is not suitable for the site and its approval is not in the public interest.

### ATTACHMENTS

1. Transport and Infrastructure SEPP Assessment Table
2. Camden LEP Assessment Table
3. Child Care Planning Guideline Assessment Table
4. Child Care Planning Guideline - National Regulation Assessment Table
5. Camden DCP Assessment Table
6. Combined Submissions - *CONFIDENTIAL*
7. Petition - *CONFIDENTIAL*
8. Public Exhibition Submission Map - *CONFIDENTIAL*
9. Proposed Plans

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

Clause	Standard	Assessment	Complies
3.23 Centre-based child care facility - matters for consideration by consent authorities	(1) Before determining a development application for development for the purpose of a centre-based child care facility, the consent authority must take into consideration any applicable provisions of the Child Care Planning Guideline, in relation to the proposed development.	The provisions of the Child Care Planning Guideline have been considered and are attached to this report.	Yes.
3.25 Centre-based child care facility - floor space ratio	(1) Development consent must not be granted for the purposes of a centre-based child care facility in Zone R2 Low Density Residential if the floor space ratio for the building on the site of the facility exceeds 0.5:1.	<p>The site is zoned R2 Low Density Residential. The proposed development provides a total gross floor area (GFA) of 652.88m<sup>2</sup> inclusive of the ground floor, first floor and first floor balcony (which has outer walls greater than 1.4m). The site area is 1,217m<sup>2</sup>. Accordingly, an FSR of 0.53:1 is proposed which contravenes the development standard.</p> <p>Calculations on plans submitted with the DA exclude the first floor balcony. In accordance with the Standard Instrument, the definition of gross floor area excludes all balconies with outer walls up to 1.4m high. As the development proposes a 1.6m balustrade, the first floor balcony is included in GFA calculations.</p> <p>A Clause 4.6 written request has not been provided with the application to address the contravention with the development standard.</p>	No.
3.26 Centre-based child care facility - non-discretionary development standards	(2) The following are non-discretionary development standards for the purposes of section 4.15(2) and (3) of the Act in relation to the carrying out of development for the purposes of a centre-based child care facility -		
	<p><u>(a) Location</u> The development may be located at any distance from an existing or proposed early education and care facility.</p>	The development is within a 5km radius of 16 child care centres.	Yes.
	<p><u>(b) Indoor or outdoor space</u> (i) for development to which regulation 107 (indoor unencumbered space requirements) or 108 (outdoor unencumbered space requirements) of the Education and Care Services National Regulations applies - the unencumbered area of indoor space and the unencumbered area of outdoor space for the development complies with the requirements of those regulations</p>	Regulation 107 and 108 applies to the development. A total of 273.6m <sup>2</sup> indoor unencumbered space and 606.6m <sup>2</sup> outdoor unencumbered space is required. The development is compliant with regulation 107 and 108 of the <i>Education and Care Services National Regulations</i> .	Yes.

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

Clause	Standard	Assessment	Complies
	<u>(c) Site area and site dimensions</u> The development may be located on a site of any size and have any length of street frontage or any allotment depth.	The site has an area of 1,217m <sup>2</sup> with a street frontage of 28m to Plane Tree Drive and a maximum depth of 43.79m.	Yes.
	<u>(d) Colour of building materials or shade structures</u> The development may be of any colour or colour scheme unless it is a State or local heritage item or in a heritage conservation area.	The proposed development incorporates a dark colour scheme. The site is not a State or local heritage item and is not within a heritage conservation area.	Yes.

## Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

Clause	Assessment	Complies
<p><b>2.3 Zone objectives and land use table</b></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"> <li>To provide for the housing needs of the community within a low density residential environment.</li> <li>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>To allow for educational, recreational, community and religious activities that support the wellbeing of the community.</li> <li>To minimise conflict between land uses within the zone and land uses within adjoining zones.</li> </ul>	<p>The development is categorized as a 'centre-based child care facility' and is permitted with consent in the R2 Low Density Residential zone pursuant to the Camden LEP.</p> <p>The development is consistent with the relevant objectives as it will:</p> <ol style="list-style-type: none"> <li>Enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>Allows for educational, recreational, community and religious activities that support the wellbeing of the community.</li> </ol> <p>However, it is considered that the scale of the proposed development will result in undesirable impacts on the streetscape and potential privacy impacts on adjoining residential development. Furthermore, the proposal does not include design and architectural treatments to appropriately respond to and integrate within the existing streetscape / neighbourhood.</p>	No
<p><b>2.7 Demolition requires development consent</b></p> <p>Development consent is required to demolish a building or work (unless the demolition is exempt or complying development under another environmental planning instrument).</p>	<p>Consent for the demolition of existing structures on the site inclusive of a detached dwelling, inground swimming pool and concrete paths is being sought.</p>	Yes
<p><b>4.3 Height of buildings</b></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 9.5m.</p>	<p>The development has a maximum height of 8.73m.</p> <p>Notwithstanding, the development fails to meet the objectives of Clause 4.3(1)(a) and (b) due to its excessive bulk, scale and adverse visual impact.</p>	No
<p><b>4.4 Floor space ratio</b></p> <p>Maximum floor space ratios must not exceed the floor space ratio shown on the Floor Space Ratio Map.</p>	<p>There is no floor space ratio development standard applicable to the site.</p> <p>However, the Transport and Infrastructure SEPP prescribes a maximum FSR of 0.5:1 which the development contravenes.</p>	N/A
<p><b>7.4 Earthworks</b></p> <p>Before granting development consent for earthworks the consent authority must consider a number of matters relating to drainage patterns, fill quality, and amenity.</p>	<p>Consent for associated earthworks is sought in this development application. All matters have been considered throughout the assessment of the development.</p>	Yes

Child Care Planning Guideline (CCPG) Assessment Table

Part 2 Design Quality Principles	Assessment	Achieved
<b>1 Context</b>	The development does not meaningfully address the street or respond to the predominant streetscape qualities. The façade is comprised of primarily blank walls and small slit windows. The design fails to recognise its surrounding character through its façade articulation and non-compliance with the existing front setback in an established area.	No.
<b>2 Built Form</b>	The proposed development presents as a monolithic built form in that a large portion of the site involves blank walls and a disengaging dark colour palette. The development will also excessively protrude closer to Plane Tree Drive when viewed along the street due to its non-compliant front setback. Furthermore the lack of articulation, poor fenestration and irregular roof form fails to complement the surrounding area.	No.
<b>3 Adaptive Learning Spaces</b>	The indoor and outdoor learning spaces are easily accessible and provide opportunities for learning and interaction. The current internal layout of the development provides amenity to children and staff in that the development provides accessible and sufficient space for indoor and outdoor play areas, staff rooms, toilets, cot rooms and bottle preparation spaces.	Yes.
<b>4 Sustainability</b>	The proposed development includes cross ventilation and natural light to all playrooms. Sufficient landscaping and deep soil zones in outdoor areas are also presented on plans.	Yes.
<b>5 Landscape</b>	The development proposes landscaping at the rear with integration to the play grounds. The front setback area is also landscaped. A greater effort could be made to soften the built form with landscaping and preserve more existing trees on the site, including tree 3 within the front setback area which is not impacted by the proposed development and is of good size, health and maturity.	No.
<b>6 Amenity</b>	The proposed development meets indoor and outdoor space requirements and opportunity for natural sunlight within the rear outdoor play areas. However, the applicant has not provided adequate storage calculations on plans to ensure sufficient indoor and external storage space requirements have been achieved. The outdoor play area on the first floor presents overlooking opportunities to adjoining dwellings and the proposed development fails to integrate with the local character and streetscape.	No.
<b>7 Safety</b>	Safety and security are compromised as the façade is not considered to be welcoming.	No.
Part 3 Matters for Consideration	Assessment	Achieved
<b>C1 Site Selection and Location</b>  To ensure that appropriate zone considerations are assessed when selecting a site	The proposed development is within the R2 Low Density Residential zone and adjoins other detached single dwellings. However, the development is inconsistent with the surrounding local character of the established area as it fails to adopt a compliant front setback which is consistent with the predominant front setback of the dwellings along Plane Tree Drive. Additionally, the bulk of the development further impacts the visual amenity and siting of the development.	No.
<b>C2 Site Selection and Location</b>  To ensure that the site selected for a proposed child care facility is suitable for the use	The proposed development is situated amongst detached single dwellings and is not affected by bush fire, flooding or land slip risks. A phase 1 preliminary site investigation report has been provided with the development which has been reviewed by Council's Environmental Health Specialist, who concurs with the site being suitable for its intended use as a child care centre. However, the traffic and parking impacts of the proposal are a concern where the development fronts a single lane road accompanied by a landscaped median strip. Impacts from the impracticality of the basement car park may increase overflow	No.

Child Care Planning Guideline (CCPG) Assessment Table

	on street pick up and drop off where there is limited space for oncoming vehicles to pass parked cars on the single lane fronting the site.	
<b>C3 Site Selection and Location</b>  To ensure that sites for child care facilities are appropriately located	The site is within the immediate vicinity of predominantly detached residential dwelling houses. The site is within close proximity to other child care facilities, St Clare's Primary School, Elizabeth Macarthur High School and Mount Annan Marketplace and Mount Annan Shopping Village.	Yes.
<b>C4 Site Selection and Location</b>  To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards	The child care centre is not in proximity to any offensive or hazardous industries as it is situated in a low density residential area.	Yes.
<b>C5 Local Character, Streetscape and the Public Domain Interface</b>  To ensure that the child care facility is compatible with the local character and surrounding streetscape	As mentioned, the design fails to respond to the character of the local area and does not add positively to the existing streetscape. The bulk, scale, materials and colours palette do not reflect on the predominant established streetscape qualities Plane Tree Drive holds. Additionally, the site directly adjoins three residential dwellings (7 Plane Tree Drive, 11 Plane Tree Drive and 46 Morshead Road) and is located within the R2 Low Density Residential zone. The proposed development utilises the first floor rear facing balcony as a third outdoor play area (Playground 3) which incorporates a 1.6m balustrade. First floor outdoor play areas are discouraged in R2 Low Density Residential zoned sites to reduce impacts on the amenity of adjoining properties.	No.
<b>C6, C7 and C8 Local Character, Streetscape and the Public Domain Interface</b>  To ensure clear delineation between the child care facility and public spaces	A 1.2m front fence is proposed along the lot frontage to Plane Tree Drive to create a distinction between the private and public space. A gate is integrated to the end of the front fence as the primary entrance. The primary façade incorporates some windows that appear to be of a mismatched arrangement. The windows that are most visible from the public domain are located above the proposed driveway to the basement car park, which are mainly slit windows. Greater attention to the façade design and fenestration is required to enhance the design.	No.
<b>C9 and C10 Local Character, Streetscape and the Public Domain Interface</b>  To ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain	A 1.2m brick front fence with 90mm vertical timber slat infills between brick pillars are proposed along the front lot boundary. The development does not propose any solid acoustic fence within the front setback area.	Yes.
<b>C11 Building Orientation, Envelope, Design and Accessibility</b>	On the ground floor, play equipment is centrally located and enclosed within a landscaped perimeter with boundary fencing. A first floor rear facing balcony with a 1.6m balustrade (Playground 3) is also proposed which provides overlooking opportunities to adjoining properties.  Reasonable solar access will be achieved to indoor and outdoor play areas, although play rooms 1 and 3 will receive limited solar access. The	No.

Child Care Planning Guideline (CCPG) Assessment Table

<p>To respond to the streetscape and site, mitigate impacts on neighbours, while optimising solar access and opportunities for shade</p>	<p>development does not result in significant or unacceptable overshadow living areas or private open spaces of adjoining properties.</p> <p>Although the proposed development faces the street, the façade of the proposed development does not adequately respond to Plane Tree Drive as it has poor built form that is inconsistent with its surrounds.</p>	
<p><b>C12 Building Orientation, Envelope, Design and Accessibility</b></p> <p>To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised</p>	<p>The proposed development has a height of 8.73m which is compliant with the height of building development standard, however the built form fails to respond to the bulk, scale and character of the street, as surrounding properties consist of a mix of traditional and federation style single and two storey dwellings.</p> <p>The two closest dwellings to the site, along with several other dwellings in the street, maintain a 10m front setback to Plane Tree Drive. The development proposes a non-compliant front setback of 7.506m which is a 2.494m shortfall of the average setback adopted throughout the street. As such, the development presents a lack of consistency and will appear out of place when viewed from the public domain.</p> <p>The proposed side and rear setbacks are 1.5m to the northern side boundary, 1.8m to the southern side boundary and 13.215m to the rear which are all compliant with the development controls within the Camden DCP.</p>	No.
<p><b>C13 and C14 Building Orientation, Envelope, Design and Accessibility</b></p> <p>To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context</p>	<p>As mentioned, the proposed front setback of the development is non-compliant with the average of the two closest dwellings. Side and rear setbacks are compliant.</p>	No.
<p><b>C15 Building Orientation, Envelope, Design and Accessibility</b></p> <p>To ensure that buildings are designed to create safe environments for all users</p>	<p>As mentioned above the design response to Plane Tree Drive is considered to be poor as the building fails to provide an inviting façade presentation that is consistent with other buildings in the street.</p> <p>The child care centre is not accessible from any outdoor play area, as all external playgrounds are located at the rear and are bound by fencing and gates.</p>	No.
<p><b>C16 Building Orientation, Envelope, Design and Accessibility</b></p> <p>To ensure that child care facilities are designed to be</p>	<p>Accessible design is addressed by a pathway to the entry of the development and hallways throughout the building to access playrooms. There is also lift access from the basement level to each floor. A continuous path of travel is provided throughout the internal layout of each floor of the development.</p>	Yes.

Child Care Planning Guideline (CCPG) Assessment Table

accessible by all potential users		
<b>C17 and C18 Landscaping</b>  To provide landscape design that contributes to the streetscape and amenity	The rear boundary and street frontage are lined with vegetation. Natural features are incorporated throughout the site through the selection of native planting species and through play equipment selection.	Yes.
<b>C19 and 20 Visual and Acoustic Privacy</b>  To protect the privacy and security of children attending the facility	The development is not a mixed use development. The development faces the street where minimal overlooking concerns to public areas are present.	Yes.
<b>C21 Visual and Acoustic Privacy</b>  To minimise impacts on privacy of adjoining properties	The first floor outdoor play area on the balcony presents opportunities for overlooking the northern and southern (side) boundaries and eastern (rear) boundary.	No.
<b>C22 and C23 Visual and Acoustic Privacy</b>  To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments	<p>An acoustic report has been provided and has been reviewed by Council's Environmental Health Specialist.</p> <p>The site directly adjoins two dwellings along Plane Tree Drive at the side boundaries. The site adjoins three residential dwellings at the rear boundary along Morshead Road. The following acoustic fencing is proposed, in line with the recommendations of the acoustic report:</p> <ul style="list-style-type: none"> <li>- 1.8m colourbond fencing along the southern and northern side boundaries of the building footprint and basement car park driveway ramp.</li> <li>- 2.3m rear and southern side boundary fence consisting of 1.8m high colourbond fencing with a 500mm clear Perspex cantilevered attachment.</li> <li>- 2.1m northern side boundary fence consisting of 1.8m high colourbond fencing with a 300mm clear Perspex cantilevered attachment.</li> <li>- 1.6m balustrade at the first floor balcony consisting of 1.2m brick balustrade with 400mm glazed opaque glass.</li> </ul> <p>Noise from mechanical plant has not been assessed in the acoustic report provided. If approval was recommended, the air conditioning units within the southern side boundary would require a condition of consent to provide acoustic shielding.</p>	Yes.
<b>C24 and 25 Noise and Air Pollution</b>  To ensure that outside noise levels on the facility are minimised to acceptable levels	The acoustic report recommends measures to reduce acoustic impacts to surrounding residential development. These measures involve acoustic barriers, an extension of the ground floor rear awning towards the northern direction, construction requirements inclusive of acoustic absorptive material, prohibition of music outdoors and signage. The recommendations made within the report are considered acceptable as reviewed by Council's Environmental Health Specialist.	Yes.
<b>C26 and 27 Noise and Air Pollution</b>  To ensure air quality is acceptable where child care facilities are	The site is not located on sites with significant external air pollution concerns, including any major roads or industrial development. An air quality assessment report is not required.	Yes.



Child Care Planning Guideline (CCPG) Assessment Table

proposed close to external sources of air pollution such as major roads and industrial development		
<p><b>C28 and C29 Hours of Operation</b></p> <p>To minimise the impact of the child care facility on the amenity of neighboring residential developments</p>	The proposed operating hours are 7am to 6pm Monday to Friday.	Yes.
<p><b>C30, C31 and C32 Traffic, Parking and Pedestrian Circulation</b></p> <p>To provide parking that satisfies the needs of users and the demand generated by the centre and to minimise conflicts between pedestrians and vehicles</p>	The proposal is compliant with the minimum number of car parking spaces required by Council's development control plan. All car parking spaces are provided within lot boundaries in the basement car park. A traffic report has been provided with the application.	Yes.
<p><b>C33 and C34 Traffic, Parking and Pedestrian Circulation</b></p> <p>To provide vehicle access from the street in a safe environment that does not disrupt traffic flows</p>	The development fronts a local residential street (Plane Tree Drive) only. No alternative vehicular access is required. Plane Tree Drive includes a landscaped median strip between two lanes in opposite directions. The site is accessible from Holdsworth Drive in a singular direction and can be exited by the approaching roundabout.	Yes.
<p><b>C35, C36 and C37 Traffic, Parking and Pedestrian Circulation</b></p> <p>To provide a safe and connected environment for pedestrians both on and around the site</p>	The basement car park defines pedestrian walkways through line markings to the stairs and lift to enter the child care centre levels. Within the basement, one disabled car parking space is located closest to the lift and is line marked appropriately. The basement incorporates a tandem car parking arrangement for 14 car spaces. Car parking spaces (CP) 11, 12, 19 and 20 will require vehicles to reverse towards the entry ramp to exit. The difficulty in reversing from these spots inhibits the ability to leave the site in a forward direction, which is considered a poor design outcome and is not supported.	No.

## Child Care Planning Guideline – National Regulation Assessment

Part 4 – National Regulations			
Regulation	Standard	Assessment	Compliance
103 Premises, furniture and equipment to be safe, clean and in good repair	The approved provider of an education and care service must ensure that the education and care service premises and all equipment and furniture used in providing the education and care service are safe, clean and in good repair.	The proposed development is capable of compliance as per the details provided.	Yes.
104 Fencing	The approved provider of an education and care service must ensure that any outdoor space used by children at the education and care service premises is enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it.	The fencing proposed on the site to support the development includes: <ul style="list-style-type: none"> <li>- 1.2m brick front fencing (west) with 800mm vertical timber slat infill panels between brick pillars.</li> <li>- 1.2m and 1m high pool style fencing along the pathway adjoining the basement ramp.</li> <li>- 1.8m colorbond boundary fencing along side and rear boundaries (north, south and east)</li> <li>- 0.3m cantilevered Perspex addition to boundary fencing to the northern side boundary of the ground floor Playground 2.</li> <li>- 0.6m high cantilevered Perspex addition to boundary fencing to the eastern and southern sides of the ground level Playgrounds 1 and 2.</li> <li>- Internal pool style 1.2m high fencing between Playgrounds 1 and 2.</li> <li>- 1.6m high balustrade around the first floor Playground 3, inclusive of a 1.2m high brick balustrade with 400mm high glazed opaque glass above.</li> </ul>	Yes.
105 Furniture, materials and equipment	The approved provider of an education and care service must ensure that each child being educated and cared for by the education and care service has access to sufficient furniture, materials and developmentally appropriate equipment suitable for the education and care of that child.	The proposed development is capable of compliance as per the details provided.	Yes.

## Child Care Planning Guideline – National Regulation Assessment

<p>Reg 107 4.1 Indoor Space Requirements</p>	<ul style="list-style-type: none"> <li>• Every child being educated and cared for within a facility must have a minimum of 3.25m<sup>2</sup> of unencumbered indoor space.</li> <li>• a minimum of 0.3m<sup>3</sup> per child of external storage space</li> <li>• a minimum of 0.2m<sup>3</sup> per child of internal storage space.</li> </ul>	<p>3.25m<sup>2</sup> x 80 = minimum 260m<sup>2</sup> unencumbered indoor floor space required.</p> <p><i>Indoor unencumbered space:</i>  GF Playroom 1 (0-2 years) = 68.3m<sup>2</sup> / 20 = 3.42m<sup>2</sup> per child  GF Playroom 2 (2-3 years) = 69m<sup>2</sup> / 20 = 3.45m<sup>2</sup> per child  FF Playroom 3 (3-4 years) = 68.1m<sup>2</sup> / 20 = 3.41m<sup>2</sup> per child  FF Playroom 4 (4-5 years) = 68.2m<sup>2</sup> / 20 = 3.41m<sup>2</sup> per child</p> <p>Total = 273.6m<sup>2</sup> / 80 = 3.42m<sup>2</sup> per child</p> <p>The proposed development requires a minimum of 24m<sup>3</sup> external storage space and 16m<sup>3</sup> internal storage space. The plans lack detail as they do not denote the cubic area of each indoor and outdoor storage room. As such, Council is unable to identify the storage space provided to ensure the developments compliance with Section 4.1 of the Child Care Planning Guideline.</p>	<p>Yes</p>
<p>Reg 106 4.2 Laundry and hygiene facilities</p>	<p>There must be laundry facilities or access to laundry facilities; or other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage prior to their disposal or laundering. The laundry and hygienic facilities must be located and maintained in a way that is not accessible by, and does not pose a risk to, children.</p>	<p>A laundry facility is provided within the development which is appropriately distanced from children's play areas.</p>	<p>Yes.</p>
<p>Reg 109 4.3 Toilet and Hygiene Facilities</p>	<p>A service must ensure that adequate, developmentally and age appropriate toilet, washing and drying facilities are provided for use by children being educated and cared for by the service; and the location and design of the toilet, washing and drying facilities enable safe use and convenient access by the children.</p>	<p>Each playroom includes access to toilets, with washing and drying facilities. Each toilet includes indoor and outdoor access from play areas.</p> <p>A separate disabled toilet is provided on both floors. Each disabled toilet is centrally located between both playrooms and are accessible via the hallway.</p>	<p>Yes.</p>

Child Care Planning Guideline – National Regulation Assessment

<p>Reg 110 4.4 Ventilation and Natural Light</p>	<ul style="list-style-type: none"> <li>Services must be well ventilated, have adequate natural light, and be maintained at a temperature that ensures the safety and wellbeing of children.</li> <li>Child care facilities must comply with the light and ventilation and minimum ceiling height requirements of the National Construction Code. Ceiling height requirements may be affected by the capacity of the facility.</li> </ul>	<p>A ventilation plan has not been provided with the DA, however internal play areas are large and open out to the outdoor play areas. Playrooms receive access to natural light and ventilation and where required, mechanical ventilation could be conditioned if approval was recommended.</p>	<p align="center">Yes</p>
<p>Reg 111 4.5 Administrative Space</p>	<p>A service must provide adequate area or areas for the purposes of conducting the administrative functions of the service, consulting with parents of children and conducting private conversations.</p>	<p>The development includes a reception area with a desk, office, staff room and a tech room. As such, sufficient opportunities are provided for private conversations with parents.</p>	<p align="center">Yes</p>
<p>Reg 112 4.6 Nappy change facilities</p>	<ul style="list-style-type: none"> <li>Child care facilities must provide for children who wear nappies, including appropriate hygienic facilities for nappy changing and bathing. All nappy changing facilities should be designed and located in an area that prevents unsupervised access by children.</li> </ul>	<p>Nappy change facilities are provided in the toilets adjoining Playroom 1 (0-2 years) and Playroom 2 (2-3 years).</p> <p>Both toilets contain a nappy changing bench and incorporate hand washing facilities for adults. Windows are proposed to provide supervision from play areas and glass doors to external play areas.</p>	<p align="center">Yes</p>
<p>Reg 115 4.7 Premises designed to facilitate supervision</p>	<p>A centre-based service must ensure that the rooms and facilities within the premises (including toilets, nappy change facilities, indoor and outdoor activity rooms and play spaces) are designed to facilitate adequate supervision of children at all times, having regard to the need to maintain their rights and dignity.</p>	<p>As noted, toilets and nappy change areas incorporate windows to provide regular supervision from play areas and glass doors from outdoor play areas.</p>	<p align="center">Yes</p>

Child Care Planning Guideline – National Regulation Assessment

<p>Reg 108 4.9 Outdoor space requirements</p>	<p>The approved provider of an education and care service must ensure that, for each child being educated and cared for by the service, the education and care service premises has at least 7 square metres of unencumbered outdoor space.</p>	<p><math>7m^2 \times 80 = \text{minimum } 560m^2</math> unencumbered outdoor space required.</p> <p>GF Playground 1 (0-2 years) = <math>143.9m^2 / 20 = 7.2m^2</math> per child  GF Playground 2 (2-5 years) = <math>384.7m^2 / 54 = 7.12m^2</math> per child  FF Playground 3 (3-5 years) = <math>78m^2 / 11 = 7.09m^2</math> per child</p> <p>Total = <math>606.6m^2 / 80 = 7.58m^2</math> per child.</p>	<p align="center">Yes</p>
<p>Reg 113 4.10 Natural Environment</p>	<p>The approved provider of a centre-based service must ensure that the outdoor spaces allow children to explore and experience the natural environment</p>	<p>The development involves a range of interactive play equipment, lined with landscaping along boundaries. Sand pits, pathways, vegetable beds, log steps and bike tracks are proposed amongst fruit trees to ensure a productive play area incorporating opportunities for children to explore the natural environment.</p>	<p align="center">Yes</p>
<p>Reg 114 4.11 Shade</p>	<p>Providing the correct balance of sunlight and shade to play areas is important for the health and well-being of children and staff. Combining built and natural shade will often be the best option</p>	<p>The ground floor outdoor play area incorporates shade underneath the first floor balcony / play area. The first floor play area includes shade underneath an awning.</p>	<p align="center">Yes</p>
<p>Reg 104 4.12 Fencing</p>	<p>Any outdoor space used by children must be enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it. This regulation does not apply to a centre-based service that primarily provides education and care to children over preschool age, including a family day care venue where all children are over preschool age.</p>	<p>1.8m side and rear boundary fencing is proposed around playgrounds 1 and 2, with a 1.2m pool style fence dividing the playgrounds. The 1.2m pool style fence incorporates a child locked where children will not be able to go through, over or under it.</p>	<p align="center">Yes</p>

Child Care Planning Guideline – National Regulation Assessment

<p>Reg 25 4.13 Soil Assessment</p>	<p>Subclause (d) of regulation 25 requires an assessment of soil at a proposed site, and in some cases, sites already in use for such purposes as part of an application for service approval. With every service application one of the following is required:</p> <ul style="list-style-type: none"> <li>- a soil assessment for the site of the proposed education and care service premises</li> <li>- if a soil assessment for the site of the proposed child care facility has previously been undertaken, a statement to that effect specifying when the soil assessment was undertaken</li> <li>- a statement made by the applicant that states, to the best of the applicant's knowledge, the site history does not indicate that the site is likely to be contaminated in a way that poses an unacceptable risk to the health of children</li> </ul>	<p>The applicant has prepared a preliminary site investigation report which identified that the site is suitable for the proposed development. The report included recommendations which Council's Environmental Health Specialist has reviewed. If approval was recommended, conditions would be included in the consent.</p>	<p>Yes</p>
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## Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Complies
<b>2.1 Earthworks</b>		
(1) Building work should be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill.	The site has an approximate fall of 3.27m towards the northern corner of the site. The proposed development balances cut and fill to create a relatively flat site.	Yes.
(1) All retaining walls are to be of masonry construction (or the like).	All retaining walls are of masonry construction (concrete sleepers).	Yes.
(2) All retaining walls proposed are to be identified in the development application.	All proposed retaining walls are located along the front portions of the northern and southern side boundaries.	Yes.
(3) All retaining walls to be max height 1m.	The retaining wall along the southwestern side boundary has a maximum height of 1.18m, measured from existing natural ground level.	No.
(1) All land forming operations should involve the use of clean fill (also known as Virgin Excavated Natural Material or 'VENM'). The VENM must also meet the same salinity characteristics of the receiving land. Council may consider alternatives to VENM on merit.	If approval was recommended, the use of VENM would be addressed by conditions of consent.	Yes.
<b>2.2 Salinity Management</b>		
(1) Groundwater recharge is to be minimised.	Groundwater recharge is minimised through proposed landscaping including groundcovers and trees.	Yes.
(3) All development must incorporate Salinity Management measures.	The development is accompanied by a geotechnical report and salinity management plan which has been reviewed and supported by Council's Environmental Health Specialist.	Yes.
(4) All sediment and erosion controls are to be installed prior to the commencement of any works.	If approval was recommended, this would be addressed by standard conditions of consent.	Yes.
<b>2.3 Water Management</b>		
(1) All development must demonstrate compliance with Council's Engineering Specifications including requirements for detention, drainage and water sensitive urban design.	The proposed development has been reviewed against Council's Engineering Design Specifications and further amendments are required to achieve full compliance, including inconsistencies with pre and post development flows and incorrect pipe details.	No.
<b>2.4 Trees and Vegetation</b>		
(1) A person must not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy a tree or vegetation without approval from Council authorising such works.	Consent is sought for the removal of 11 trees. The application has been reviewed by Council's Landscaping Officer who supports the removal of 10 trees, and the retention of Phoenix canariensis within the front setback area, identified as 'tree 3' in the submitted arborist report. Tree 3 is in good health, adds value to the current streetscape, contributes to softening the built form and due to its size and maturity, provides instant screening. Further, the arborist report does not identify that the tree is impacted by the proposed works.	No.
(2) If the Council receives an application to remove a tree, it must notify adjoining land owners in accordance with Part 1 of this DCP if, in Council's opinion, it may significantly impact on local amenity.	Adjoining landowners have been notified for a period of 14 days.	Yes.

## Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Complies
(4) Council must not grant an approval unless it has taken into consideration subpoints from this section.	This section has been considered throughout the assessment of the DA and all accompanying attachments.	Yes.
(5) If an approval is granted for the removal of a tree or vegetation, up to four (4) replacement trees are required to be planted for every tree removed.	The development proposes the removal of 11 trees across the site. Council supports the removal of 10 trees and requests the retention of tree 3. Plans indicate the planting of 9 trees which does not meet the 1:4 replacement tree planting rate. However, a significant number of groundcovers and shrubs are proposed in addition to the tree planting.	No.
<b>2.9 Contaminated and Potentially Contaminated Land Management</b>		
(1) 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	The application has adequately addressed Chapter 4 of the Resilience and Hazards SEPP.	Yes.
(2) If contamination is present on the land, Council must consider whether the proposed land use is suitable or, if not suitable, can the land be made suitable following remediation pursuant to SEPP No. 55. Where land is proposed to be remediated, appropriate documentation is to be presented to Council supporting the works to be undertaken to achieve suitability	Council's Environmental Health Specialist has reviewed and concurs with the findings and recommendations in the phase 1 preliminary site investigation report which concluded that the site is suitable for the proposed development.	Yes.
<b>2.12 Acoustic Amenity</b>		
(3) Noise attenuation measures must not adversely impact upon passive surveillance, active street frontages and energy efficiency.	Noise attenuation measures proposed in the development involve 1.8m high colorbond boundary fencing with 300mm and 600mm cantilevered Perspex panels above within the ground floor rear setback area. The first floor outdoor play area is rear facing and will contain a 1.6m balustrade, consisting of brick and obscure glazing.  All noise attenuation measures are limited to the play areas only and as such, do not adversely impact upon passive surveillance, active street frontages or energy efficiency.	Yes.
Noise from child care centres and educational establishments		
(1) Development applications for child care centres and educational establishments must be accompanied by an acoustic report.	The proposed development is supported by an acoustic report.	Yes.
(2) Child care centres and educational establishments are to be designed to not exceed the following noise levels: - LAeq (15 minutes) noise level from children in the outdoor areas of the site must not exceed the background LA90 sound level by more than 10dBA when measured at the boundary of the	The acoustic report accompanying the proposed DA has applied these noise levels and has been reviewed by Council's Environmental Health Specialist. The abovementioned acoustic barriers and recommendations are considered sufficient to mitigate acoustic impacts.	Yes.



## Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Complies
<p>nearest or most affected residential premises (or if the boundary is more than 30 metres from a residential dwelling, at the most affected point within 30 metres of a residence).</p> <p>- LAeq(15 minutes) noise levels from all other operations (i.e. car park, plant) must not exceed the background LA90 sound level by more than 5dB(A) when measured at the boundary of the nearest or most affected residential premises.</p>		
<b>2.14 Waste Management</b>		
(1) A Waste Management Plan to be provided.	A waste management plan has been provided with this DA.	Yes.
<b>2.17.1 General Requirements for Signage</b>		
(1) 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.	Plans do not indicate the design and colour of the proposed pole business identification sign. The sign is proposed to be located along the front boundary which is suitable for the development. However, the sign is 2.2m high which is out of character with the area and non-compliant with Section 2.17.10.	No.
(2) All signage must be consistent with the scale of the building or the property on which it is located.	The proposed sign is consistent with the scale of the child care centre.	Yes.
(3) 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.	The proposed sign aligns with the development as it intends to display the child care centres details.	Yes.
(4) All signage must remain within the property boundary except in the case of a sign attached to an awning over the footpath.	The proposed sign is located within property boundaries and is freestanding.	Yes.
Signs and Road Safety (1) Signage must not interfere with road and pedestrian safety and must adhere to the subpoints listed in this control.	The proposed sign does not interfere with road and pedestrian safety as it is not in a location which obscures views of traffic signs and oncoming vehicles and pedestrians. The proposed sign is also not illuminated.	Yes.
<b>2.17.10 Child Care Centres</b>		
(1) Types of business identification signs must generally be limited to: a. Flush wall sign b. Pole / pylon	A pole sign is proposed.	Yes.
(3) The signs must be limited to the display of the business name, address and any associated logos/graphics, address, phone number, any other information required to be displayed by the Department of Education	The sign will display the business logo, business name, phone number, hours of operation and age breakdown.	Yes.
(4) All signs must be located wholly within the property boundaries and must not impact on the operation and safety of the child care centre.	The proposed sign will be located in the front garden bed behind the front fence and does not create any adverse impacts to the operation and safety of the child care centre.	Yes.

## Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Complies
(5) A pole or pylon sign must not exceed 2m above existing ground level.	The proposed sign is 2.2m.	No.
(6) Illuminated signs are not permitted.	The proposed sign is not illuminated.	Yes.
<b>2.18.2 Off Street Car parking rates/requirements</b>		
<p>Child Care Centre:</p> <ul style="list-style-type: none"> <li>1 car parking space per 4 children.</li> </ul> <p>1 of the car parking spaces must be designed for people with a disability.</p>	<p>Total number of children = 80. Total number of car parking spaces required = 80 / 4 = 20 spaces.</p> <p>The basement car park provides 20 car parking spaces including one disabled space (CP2).</p>	Yes.
<p><i>Disabled Parking Requirements</i></p> <p>Design of off-street parking for people with a disability must comply with AS 2890.6 and the Commonwealth Disability Discrimination Act (1992). The car parking rates for accessible car parking spaces are to comply with the Building Code of Australia except where the requirements are specifically referred to in Table 2-5. A continuous accessible path of travel must be provided between designated car parking spaces for people with a disability and lift lobby or access points servicing the development. The designated car parking spaces for people with a disability must be appropriately signposted and line marked.</p>	<p>The DA is supported by an access report which identifies that the car space is compliant with AS 2890.6, the BCA and the Commonwealth Disability Discrimination Act (1992). A continuous path of travel from the disabled car space to the lift has been provided. The car space is sufficiently signposted and line marked in line with the relevant standards.</p>	Yes.
<b>2.18.3 Car parking design criteria</b>		
<p><i>Garbage Vehicles</i></p> <p>(1) Garbage storage and collection areas should be conveniently located and designed so as not to cause unacceptable on-street conflicts. Information should be gained from Council regarding specific garbage collection requirements for the site. Refer to Council's Waste Management Guideline.</p>	<p>Bin storage is proposed externally along the external southern side setback which is not supported. A ventilated room for waste storage is required. Waste collection is proposed from the kerbside which is acceptable.</p>	No.
<p><i>Basement Car Parking</i></p> <p>(1) Where basement car parking extends beyond the building envelope, a minimum soil depth of 1.0m is to be provided, measured from the top of the slab and will not be calculated as part of the deep soil zone.</p>	<p>The basement car park is generally within the building envelope and slightly extends towards the rear of the lot. The ground floor play areas are situated above the basement footprint where softfall is proposed. This is offset by deep soil planting around the perimeter of the site.</p>	Yes.
<b>2.19 Landscape Design</b>		
<p>(1) A landscape plan is to be submitted for all development that, in Council's opinion, will significantly alter the existing and intended landscape character of the land.</p>	<p>A landscape plan has been provided.</p>	Yes.
<b>4.2.8 Solar Access</b>		
<p>(3) Direct sunlight must reach at least 50% of the PPOS of adjoining dwellings for not less than 3 hours between 9.00am and 3.00pm on 21 June.</p>	<p>Shadow diagrams were submitted with the DA that demonstrate that in excess of 3 hours of sunlight will be maintained to adjoining dwellings private open space during the winter solstice.</p>	Yes.

## Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Complies
(4) At least one window to a living area of dwellings on neighbouring properties must receive a minimum 3 hours of sunlight between 9.00am and 3.00pm on 21 June.	The shadow diagrams indicate that living areas of adjoining properties achieve appropriate solar access during the winter solstice.	Yes.
<b>4.2.9 Visual and Acoustic Privacy</b>		
(2) Direct overlooking of the main living areas and private open spaces of adjacent dwellings should be minimized through building layout, window and balcony location and design. A privacy screen or fixed obscure glass must be provided for any part of a window (on the first floor) to a habitable room (excluding bedrooms) that is less than 1.5m above the finished floor level of that room, if the room overlooks an adjacent dwelling window or the private open space of an adjacent dwelling.	<p>The first floor contains two playrooms, a bathroom, tech room, kitchen, staff room, storage rooms, staircase and a balcony. The kitchen window has a sill height of 700mm and playroom windows have a 1m sill height from the first floor finished floor level, however do not directly look into any adjoining dwellings habitable room windows.</p> <p>The first floor balcony (playground 3) contains a 1.6m balustrade consisting of brick and obscure glazing that should restrict casual lines of sight to adjoining properties. However, it is considered that privacy could be further improved with a planter box around the perimeter of the play area to soften the appearance of the balustrade and further restrict potential lines of sight into adjoining properties. Furthermore, there are external stairs that provide access from the first floor balcony to the ground floor play areas and the use of these stairs will result in reduced privacy for residents of adjoining properties.</p> <p>It is further noted that consideration 5 of the Child Care Planning Guideline discourages first floor outdoor play areas to minimise acoustic and privacy impacts to adjoining properties.</p> <p>Given the above, the first floor balcony is not supported.</p>	No.
<b>6.3.1 Child Care Facility (Child Care Centres)</b>		
<p><i>Table 6-3</i></p> <ul style="list-style-type: none"> <li>• Front setback – Consistent with the existing character.</li> <li>• Side setback – 1.2m.</li> <li>• Side setback to access doors from childrens internal space – 4.0m.</li> <li>• Rear setback (minimum) – 4.0m ground floor and 8.0m second floor.</li> </ul>	<p>The two adjoining dwellings at 7 and 11 Plane Tree Drive have a front setback of 10m. As such, the existing character of the area adopts a 10m front setback. The development proposes a front setback of 7.506m measured from the external wall of the staircase to the lot frontage.</p> <p>The side setback to the northern side boundary adjoining 7 Plane Tree Drive is 1.5m. The side setback to the southern side boundary adjoining 11 Plane Tree Drive is 1.8m.</p> <p>A rear setback of 19.9m is proposed at the ground floor and 13.215m to the first floor balcony.</p> <p>The proposed developments side and rear setbacks are compliant, however the front</p>	No.

## Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Complies
	setback is inconsistent with the existing character and is not supported.	
<i>Access and Car Parking</i> (1) The car parking requirements are to comply with the controls set out in this DCP.	Car parking complies with the requirements of Section 2.18 of the Camden DCP.	Yes.
(2) All required car parking must be provided off-street.	All spaces are provided off site within the basement car park.	Yes.
<i>Hours of Operation</i> (1) Council may consider longer hours of operation including Saturday mornings if it can be demonstrated that no adverse impact on neighbouring properties will result from an earlier starting and/or a later closing time.	The proposed hours of operation for the child care centre is between 7.00am to 6.00pm, Monday to Friday.	Yes.
<i>Kitchen fit-out</i> (1) If the child care centre requires a commercial kitchen, it must be demonstrated, that the kitchen has been designed to comply with the Food Act and Regulations incorporating the Food Standards Code and Council's Food Premises Code.	Plans have been reviewed by Council's Public Health Officer whereby additional detail and elevations are required on kitchen fit-out plans to meet the requirements in the Food Act and Regulations and relevant codes. Amendments to the kitchen include additional sinks, the location of food trolley storage, details of food to be cooked, handled and stored and details of wall, ceiling and floor finishes.	No.
<i>Waste Management</i> (1) A waste management plan is to be submitted for the proposed demolition, construction and ongoing use of the child care centre.	A waste management plan has been provided.	Yes.
(2) Adequate provision must be made for the storage and collection of all waste receptacles.	Bins are proposed to be stored externally within the southern side setback which is not supported. It is proposed that waste collection will be completed by a private contractor.	No.
(3) The waste and recycling storage area must be designed to be visually and physically integrated into the design of the development, and not stored within the front setback to avoid visual clutter. Waste facilities are not to be sited within the areas required for car parking, vehicular and pedestrian access, landscaping and outdoor play areas.	As abovementioned, the waste storage area is located within the southern side setback area, which is not appropriate as it is not enclosed or visually integrated to the overall design. To prevent unpleasant odours, amenity issues and polluted water runoff, a waste room that is ventilated, drained to sewer and connected to a tap is required.	No.
(4) In cases where the waste storage area is likely to be visible from the street, design elements such as fencing, landscaping and roof treatments may be used to screen the waste and recycling storage area so as not to detract from the aesthetics of the streetscape.	The external waste storage area is located behind a side gate and cannot be seen from the public domain, although a more suitable location exists within the basement or a waste room integrated into the ground floor of the building.	Yes.
(5) Consideration is to be given to frequency and times of collection to minimise impacts of waste vehicle noise on neighbouring properties.	Waste collection is proposed to be carried out by a private contractor between 10.00am to 2.30pm twice a week which will avoid peak visitor times.	Yes.
<i>Water Supply</i> (1) A child care centre must have access to a potable water supply.	The child care centre has access to potable water supply.	Yes.

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

<b>Control</b>	<b>Assessment</b>	<b>Complies</b>
<i>Signage</i> (1) Any signage must comply with Part 2.17 of this DCP.	One pole business identification sign has been proposed and is non-compliant with Section 2.17 as it exceeds 2m in height.	No.

**GENERAL CONSTRUCTION NOTES**

**SECTION J COMPLIANCE**

THE SECTION J REPORT IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL AND ENGINEERING DOCUMENTATION WITH ALL ELEMENTS TO BE INCORPORATED INTO THE BUILT STRUCTURE AS REQUIRED.

**BUILDING MATERIALS**

REFER TO BCA REPORT PREPARED BY TTT (S&D) TTTT FOR BUILDING WORK COMPLIANCE.  
 BUILDING CONSTRUCTION IS TO CONSIST OF REINFORCED CONCRETE SLABS, WALLS AND COLUMNS (IF REQUIRED), (TO ENGINEER'S DETAILS) WITH BRICK CLADDING. ALL BRICKWORK IS TO BE CONSTRUCTED IN ACCORDANCE WITH N.C.C. AND AS/1376.  
 ALL LIGHT WEIGHT CLADDING TO BE CONSTRUCTED IN ACCORDANCE WITH N.C.C. CLAUSE C201 & C2011 AND AS/1376.  
 ALL LIGHT WEIGHT WALL FRAMING TO BE CONSTRUCTED IN ACCORDANCE WITH N.C.C. AND AS/1376 OR AS/2622 REQUIREMENT.  
 ALL STRUCTURAL STEEL TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH N.C.C. AND AS/1376 AND AS/1376-100 TO BE FABRICATED ACCORDING WITH N.C.C. AND AS/1376 (BY ACCESS REQUIREMENTS).  
 ALL LIMBS, MATERIALS AND ASSEMBLY TO COMPLY WITH C2011 OF THE N.C.C. REQUIREMENTS.  
 ALL CONSTRUCTION AND BUILDING MATERIALS TO COMPLY WITH RELEVANT N.C.C. REQUIREMENTS AND AUSTRALIAN STANDARDS REGULATIONS.

**TERMITE PROTECTION**

TO PROTECT THE BUILDING FROM ATTACK BY TERMITES OR OTHER PESTS, TERMITE SHIELDS OR OTHER SUITABLE APPROVED PHYSICAL BARRIERS COMPLYING WITH AS/3660 ARE TO BE INSTALLED.

**INSULATION**

INSULATION TO BE R2.5 FOR CEILING BAYS WITH GABING BETWEEN ROOF BAYERS AND COLORBOND ROOF SHEETING. ALL SAVING MATERIAL TO COMPLY WITH AS/NZS 4200 PART 1 AND 2.  
 ALL EXTERNAL WALLS TO HAVE R2.5 BAYERS IN WALL CAVITY.  
 SLOTTED OF SUSPEND SLABS WITH CONDITIONING SPACES ABOVE TO HAVE R2.0 INSULATION INSTALLED.

**WEATHERPROOFING REQUIREMENTS**

INSTALL AIR SEALS ON ALL OPENABLE EXTERNAL WINDOWS AND DOORS OR RETAIL WINDOWS COMPLYING WITH AS/2047.  
 INSTALL AIR LOCK, SELF CLOSING MECHANISM, REVOLVING DOOR OR THE LIKE TO LOBBY/ENTRY DOOR.

**WATERPROOFING REQUIREMENTS**

ALL NET AREAS ARE TO HAVE AN APPROVED WATERPROOFING MEMBRANE IN ACCORDANCE WITH N.C.C. REQUIREMENTS, AS/2410 AND AS/4243.1 & 2 FOR EXTERNAL AREAS.

**EXTERNAL FINISHES (REFER TO DRAWING ALSO FOR LOCATIONS)**

ROOFING SHEETING, FLOOR BOARDS, GUTTERS AND DOWNPIPES TO HAVE COLORBOND GALV (S&D) WITH COLOUR FINISH.  
 BRICK WALLS TO BE FACE BRICK 'FON VELOUR CHOC TAN' WITH WHITE MORTAR.  
 REINFORCED WALLS TO HAVE ACRYLIC ROCK COAT TEXTURE FINISH, STYLING ACANTH REMORWALL BANGS WITH 'WICKET RUN' COLOUR FINISH BY DULUX.  
 ALL EXPOSED STRUCTURAL CONCRETE TO HAVE FINISH 'WICKET RUN' BY DULUX.  
 EXTERNAL LIGHT WEIGHT CLADDING TO BE JAMESHARDY SOLYN WATERS WITH COLOUR FINISH 'WICKET RUN' BY DULUX WITH BLACK JOINT COUING.  
 ALL WINDOWS, SLIDING/SLUNG DOOR FRAMES TO HAVE COLORBOND MONUMENT COLOUR FINISH.  
 GAMBRIAN CONCRETE SLAB TO HAVE WHITE LINE MARKINGS AND YELLOW CROSSING MARKINGS IF REQUIRED.  
 ALL FLOOR(SLAB) AND FASLAGE FINISH TO BE POWER COATED BLACK.  
 ALL COLORBOND FINISH TO HAVE COLORBOND MONUMENT FINISH.  
 ALL EXTERNAL STRUCTURAL STEELWORK TO HAVE COLORBOND MONUMENT FINISH.  
 ALL BALUSTRADES TO CONSIST OF COLORBOND MONUMENT METAL FRAMING WITH TRANSLUCENT GLAZING.  
 RETAINING WALLS TO BE AUSTRAL EXPLORER CONCRETE SLEEPERS WITH CHARCOAL TIMBERLOOK FINISH.

**DOOR AND HANDLE REQUIREMENTS**

ALL EXTERNAL DOORS TO BE 40mm SOLID CORE DOORS WITH RUBBER DOOR SEALS BY (FRAMES) AND RFR (BOTTOM SEAL) AND TO HAVE 100mm INSULATION BAYING.  
 LATCH OPERATING DEVICES FOR ALL EXIT DOORS AND DOORS IN THE PATH OF TRAVEL TO AN EXIT DOOR TO COMPLY WITH N.C.C. CLAUSE D203.  
 ALL EXIT DOORS MUST BE ABLE TO BE OPENED BY A FORCE NO GREATER THAN 110N IN ACCORDANCE WITH N.C.C. CLAUSE D203A.  
 ALL DOOR FURNITURE TO BE LEVER HANDLES FOR EASY ACCESS THAT ARE DERESSED DOWNWARDS.  
 DOWNPIPS AND DOOR HARDWARE TO COMPLY WITH CLAUSE 13 OF AS/1428.1-2009 UNLESS AREA EXEMPT BY CLAUSE 1403.

**HANDRAIL REQUIREMENTS**

ALL HANDRAILS TO BE DOUBLE RAIL, DESIGNED AND INSTALLED AS PER N.C.C. D202 (1-4).

**DISABLED ACCESS REQUIREMENTS**

PROVIDE DISABLED ACCESS IN ACCORDANCE WITH N.C.C. CLAUSE D401 & D404 AND AS/1428, STABILITY STANDARD D210, DESIGN FOR ACCESS AND MOBILITY - GENERAL REQUIREMENTS FOR NEW BUILDING WORK.  
 PROVIDE IDENTIFICATION ACCESSIBLE FACILITIES, SERVICES AND FEATURES IN ACCORDANCE WITH N.C.C. D407 & D408 AND AS/1428.  
 IF HEARING AUGMENTATION SYSTEM IS REQUIRED, DESIGN AND INSTALL SYSTEM TO MEET N.C.C. D408 AND AS/1428 BRILLE AND TACTILE SIGNAGE TO COMPLY WITH BCA CLAUSE D409.

**SYMBOLIC LEGEND**

R/W	HOT WATER UNIT	SP	DOWN PIPES
FB	FIRE BLANKET	FS	FINISHED SURFACE LEVEL
IT	FIRE EXTINGUISHER	NEL	NATURAL DRAINING (2%)
HW	HOT WATER UNIT	FL	FINISHED FLOORING (2%)
AC	AIR-CONDITIONER UNIT	ELC	ELECTRICAL CUPBOARD TO HAVE 120/120/120 FIRE RATING
EXT	EMERGENCY EXIT SIGNS		

**COUNCIL AND DEECD NOTES**

**EDUCATION & CARE SERVICES NATIONAL REGULATIONS COMPLIANCE**

CURRENT ARCHITECTURAL PLANS ENDEAVOUR TO MEET COMPLIANCE WITH CHAPTER 4.3 PHYSICAL ENVIRONMENT OF THE EDUCATION AND CARE SERVICES NATIONAL REGULATIONS.

**SPACE REQUIREMENTS**

THIS CENTRE WILL INCLUDE:  
 AN ADMINISTRATION ROOM FOR SERVICE AND PRIVATE CONSULTATION BETWEEN STAFF AND PARENTS - INDICATED ON PLANS AS OFFICE.  
 A RESTITE ROOM FOR STAFF - INDICATED ON PLANS AS STAFF ROOM.  
 ALL INTERNAL PLAY AREAS HAVE BEEN DESIGNED TO EXCEED A CLEAR UNOCCUPIED PLAY SPACE OF 3.25 SQUARE METRES PER CHILD.  
 ALL EXTERNAL PLAY AREAS HAVE BEEN DESIGNED TO EXCEED A CLEAR VISIBLE PLAY SPACE OF 7 SQUARE METRES PER CHILD.  
 SHARED AREAS FOR THE OUTDOOR PLAY AREAS HAVE BEEN PROVIDED AND EXCEED THE REQUIREMENTS PUBLISHED BY THE NEW SOUTH WALES CANCER COUNCIL UNDER THE TITLE "THE SHADE HANDBOOK".

**LAUNDRY**

THIS CENTRE HAS A LAUNDRY ROOM ON THE PREMISES FOR THE PURPOSE OF CLOTHING SOILED CLOTHES AND THE LIKE, ALSO PROVIDED ARE SAFE, SANITARY FACILITIES FOR THE STORAGE OF ITEMS BEFORE LAUNDRING. THE WASHING MACHINE AND TUBS IN THE LAUNDRY ARE BOTH CONNECTED TO THE HOT AND COLD WATER.

**CHILF PREPARATION FACILITIES**

CHILF AREAS WILL INCLUDE A PREP TBL, BENCH SPACE AND CUPBOARDS WITH CHILD PROOF LOCKS. THESE HAVE BEEN PROVIDED IN EVERY PLAY ROOM. THESE HAVE BEEN LOCATED AWAY FROM ANY FOOD PREPARATION AREAS AND NAPPY CHANGING FACILITIES.

**FOOD PREPARATION FACILITIES**

A KITCHEN AND PANTRY FACILITY, SEPARATE TO ALL CHILD PLAY AREAS HAS BEEN PROVIDED FOR FOOD PREPARATION. INCLUDES ARE: STOVE, MICROWAVE, SINKS (HOT AND COLD WATER), REFRIGERATOR, FREEZER, PANTRY AND WATER WASHING FACILITIES WITH THE KITCHEN DOOR HAVING CHILD PROOF HANDLE INSTALLED TO PREVENT ACCESS TO ANY HARMFUL SUBSTANCE EQUIPMENT OR MENTBY BY THE CHILDREN.

ALL CONSTRUCTION, FITOUT AND FINISHES OF THE KITCHEN TO BE IN ACCORDANCE WITH AS/4243 AND STANDARD 2.2.3 OF THE AUSTRALIAN AND NEW ZEALAND FOOD STANDARDS CODE UNDER THE FOOD ACT OF 2003. BOTTLE PREPARATION AREAS HAVE BEEN PROVIDED WITH A CHILD PROOF DOOR AND HANDLE TO PREVENT ACCESS BY CHILDREN, THESE AREAS ARE AWAY FROM THE NAPPY-CHANGING FACILITIES.

ALL CONSTRUCTION, FITOUT AND FINISHES TO BE IN ACCORDANCE WITH AS/4243 AND STANDARD 2.2.3 OF THE AUSTRALIAN AND NEW ZEALAND FOOD STANDARDS CODE UNDER THE FOOD ACT OF 2003.

**TOILET AND WASHING FACILITIES**

ALL SANITARY FACILITIES WILL COMPLY WITH THE REQUIREMENTS FOR A CLASS 96 BUILDING (EARLY CHILDHOOD CENTRE) OF THE N.C.C. CLAUSE F404. ALL DISABLED FROM B.C. AREAS TO COMPLY WITH AS/1428 PARTS 5-3 CHILDREN STAFF DESIGN OCCUPANCY IS 10 FOR 1 ACCESSIBLE AND 1 AVAILABLE, A MAX OF 30 STAFF PERMISSIBLE.

**NAPPY CHANGING FACILITIES**

NAPPY CHANGING FACILITIES WILL BE PROVIDED IN A SEPARATE AREA NOT ACCESSIBLE TO CHILDREN UNLESS SUPERVISED AND WILL INCLUDE SOLID BENCHES (300mm WIDE), IMPERVIOUS WASHABLE MATS (1 PER 10 CHILDREN), WARM WASHING FOR STAFF, SANITARY FACILITIES FOR SOILED NAPPES, STORAGE FOR CLEAN NAPPES, AND A COMBINATION WASTE DISPOSAL UNIT ALSO PROVIDED IS AN AGE APPROPRIATE WASHING FACILITY WITH TEMPERATURE REGULATED HOT AND COLD RUNNING WATER IN THE NAPPY CHANGING AREA.

**HOT WATER**

ALL HOT WATER ACCESSIBLE TO CHILDREN MUST BE REGULATED TO KEEP THE TEMPERATURE FROM THESE OUTLETS BELOW 43.7 DEGREES CELSIUS.

**SLEEPING FACILITIES**

THE DEDICATED COT ROOMS ARE DESIGNED TO ALLOW EASY ACCESS BETWEEN EACH COT. ALL COTS TO COMPLY WITH AS/2121.12 OR AS/2121.12. THERE WILL BE ADEQUATE NUMBER OF COTS/SLEEPING MATS FOR EACH CHILD AND CLEAN BEDDING FOR EACH CHILD (EACH TIME). NO CHILD OVER THE AGE OF 2 (EXCEPT WITH WRITTEN CONSENT FROM PARENTS) SLEEPS IN A ROOM WITH AN ADULT SLEEPING. NO CHILD OVER THE AGE OF 7 WILL SLEEP IN THE SAME ROOM AS ANOTHER CHILD OF THE OPPOSITE SEX WHO IS NOT A RELATIVE.

**STORAGE FACILITIES**

STORAGE ROOMS ARE PROVIDED IN ALL PLAYROOMS FROM 1 YEAR AND OVER WITH CHILD PROOF DOORS AND HANDLES. OUTDOOR STORAGE FACILITIES ARE TO BE PROVIDED FOR EXTERNAL PLAY EQUIPMENT. REFER TO PLANS FOR LOCATION. INTERNAL SPACE TO BE ALLOCATED AT 0.2 CUBIC METRES PER CHILD AND 0.2 CUBIC METRES PER CHILD FOR EXTERNAL.  
 LOCKERS OR LOCKABLE CABINETS ARE PROVIDED FOR EACH CHILD IN THE PLAYROOMS.

**GLASS**

ALL GLAZED AREAS THAT ARE ACCESSIBLE TO THE CHILDREN THAT ARE 1200mm OR LESS ABOVE THE FLOOR LEVEL WILL BE SAFETY GLASS AS PER N.C.C. REQUIREMENTS AND AS/1376-100, AS/1376 AND AS/2047-2014.  
 ALL WINDOWS THAT ARE ABLE TO BE OPENED MUST BE FITTED WITH APPROPRIATE BARRIERS (FLY SCREENS).  
 FULL-HEIGHT GLAZING IN ACCESSIBLE PASSWAYS TO COMPLY WITH BCA CLAUSE D401.3 THE REFLECTIVITY INDEX OF GLASS USED IN THE EXTERNAL FACADE OF THE BUILDING IS NOT TO EXCEED 20%.

**FIRE SAFETY EQUIPMENT**

THE CENTRE MUST HAVE FIRE HOSE REELS, FIRE EXTINGUISHERS AND BLANKETS, SMOKE DETECTORS, EMERGENCY LIGHTING, EXIT SIGNS, ETC. REFER TO ENGINEER DOCUMENTATION FOR ALL FIRE SAFETY EQUIPMENT.

**VENTILATION, LIGHT AND HEATING**

THE CENTRE HAS BEEN DESIGNED TO PROVIDE ADEQUATE ACCESS TO NATURAL LIGHT AND VENTILATION. ALL CONTROLS WILL BE KEPT AWAY FROM CHILDREN.  
 REFER TO APPROPRIATE ENGINEERING DETAILED DESIGN FOR ALL ARTIFICIAL LIGHTING AND MECHANICAL VENTILATION.  
 EXTERNAL AIR HANDLING UNITS WILL BE LOCATED SUCH THAT NO CHILD CAN ACCESS THE EQUIPMENT.

**EDGING**

ALL DESIGNATED OUTDOOR PLAY SPACES MUST BE FENCED ON ALL SIDES DESIGN AND HEIGHT OF ALL FENCING IS TO PREVENT CHILDREN FROM SCALING OR CRAWLING UNDER OR THROUGH IT. ALL SIDE OF STAIRWAYS, RAMP, CORRIDORS, HALLWAYS OR EXTERNAL BALCONIES NOT REQUIRING A WALL MUST BE ENCLOSED TO PREVENT CHILDREN FROM ENTERING OR LEAVING THE PREMISES UNASSISTED. ALL GATES ACCESSIBLE TO THE CHILDREN ARE TO BE FITTED WITH CHILD RESISTANCE LATCHES AND SELF CLOSING HINGES IN ACCORDANCE WITH 1.

**CLEANLINESS, MAINTENANCE AND REPAIRS**

THE PREMISES AND ALL EQUIPMENT MUST BE MAINTAINED IN A SAFE, CLEAN AND HYGIENIC CONDITION AND IN GOOD REPAIR AT ALL TIMES. THE PREMISES WILL BE KEPT FREE FROM WEEDS AND PESTS. THE PREMISES WILL NOT BE FUMIGATED WHILE CHILDREN ARE IN ATTENDANCE. THE BUILDING WILL BE FITTED WITH APPROPRIATE DEVICES TO PREVENT CHILDREN FROM GAINING ACCESS TO POWER POINTS OR OTHER ELECTRICAL OUTLETS, AND TO MINIMIZE THE RISK OF ELECTRICAL SHOCKS ARISING FROM ELECTRICAL WIRING.  
 THE PREMISES WILL BE KEPT CLEAN FROM RUBBISH, GARBAGE AND RUBLE.

**FIRST AID KITS**

THE CENTRE MUST BE EQUIPPED WITH A SUITABLE AND FULLY STOCKED FIRST AID KIT, A KID APPROVED BY BOWENCOAST AUTHORITY UNDER THE OHAS ACT 2000. THE FIRST AID KIT MUST BE ACCESSIBLE TO CHILDREN, BUT READILY ACCESSIBLE TO ALL STAFF.  
 HEART AND CHILD CARDIO-PULMONARY RESUSCITATION CHARTS MUST BE DISPLAYED IN A PROMINENT POSITION BOTH INSIDE AND OUT.


**DEVELOPMENT AND PLAY EQUIPMENT**

ALL PLAY EQUIPMENT, BOTH INSIDE AND OUTSIDE, MUST NOT BE ABLE TO INJURE ANY CHILD BY EITHER FALL FROM A HEIGHT, SWEEP EDGES, PINCHING, CRUSHING OR TRAPPING. ALL EQUIPMENT MUST BE IN GOOD WORKING ORDER AT ALL TIMES. ALL SURFACES IN THE PLAYGROUND AREAS MUST COMPLY WITH AS/4242 REQUIREMENTS.

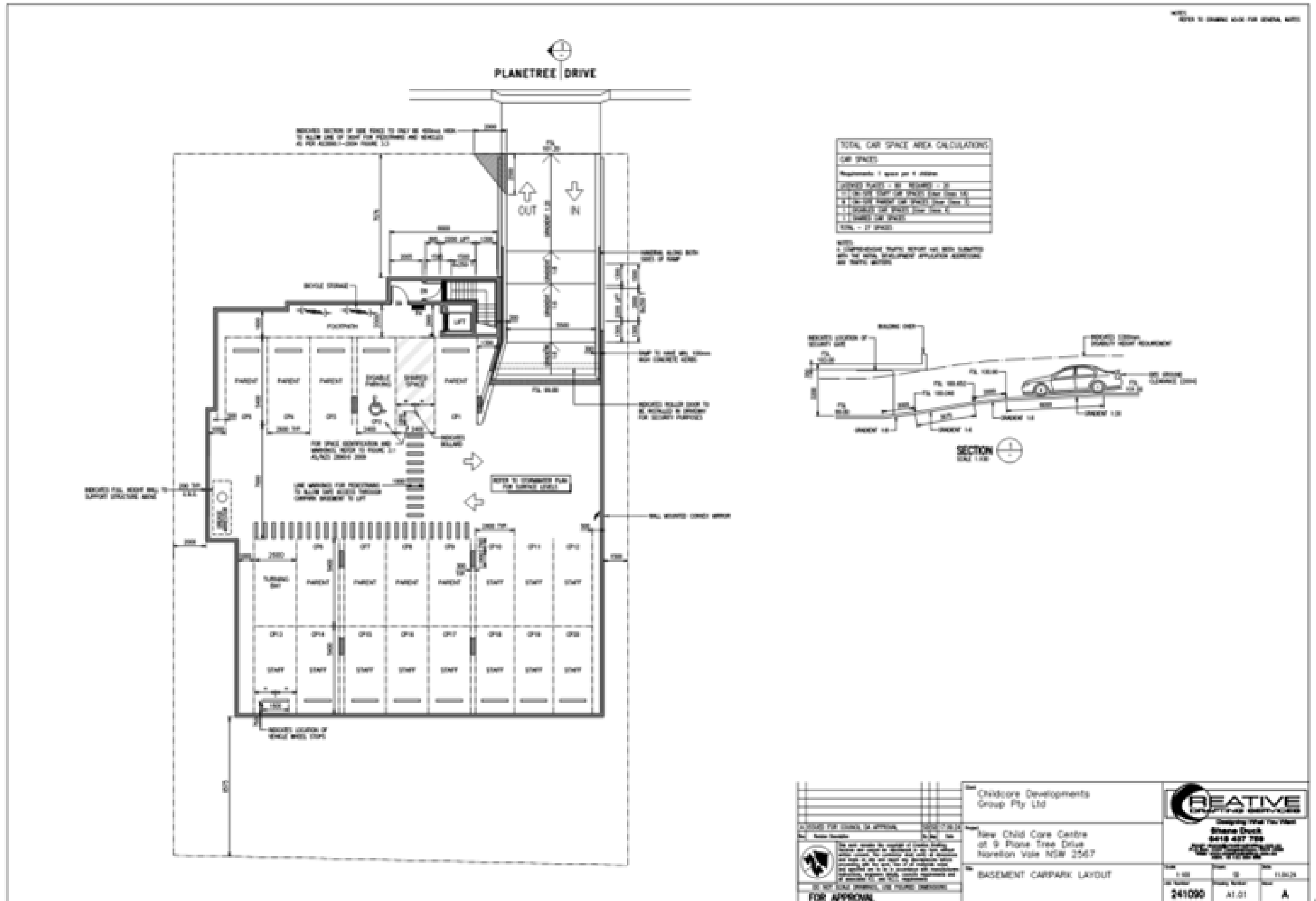
**TELEPHONE**

THERE WILL BE AT LEAST 2 TELEPHONES IN THE CENTRE FOR CONTACTING ANY EMERGENCY SERVICE NEEDED.

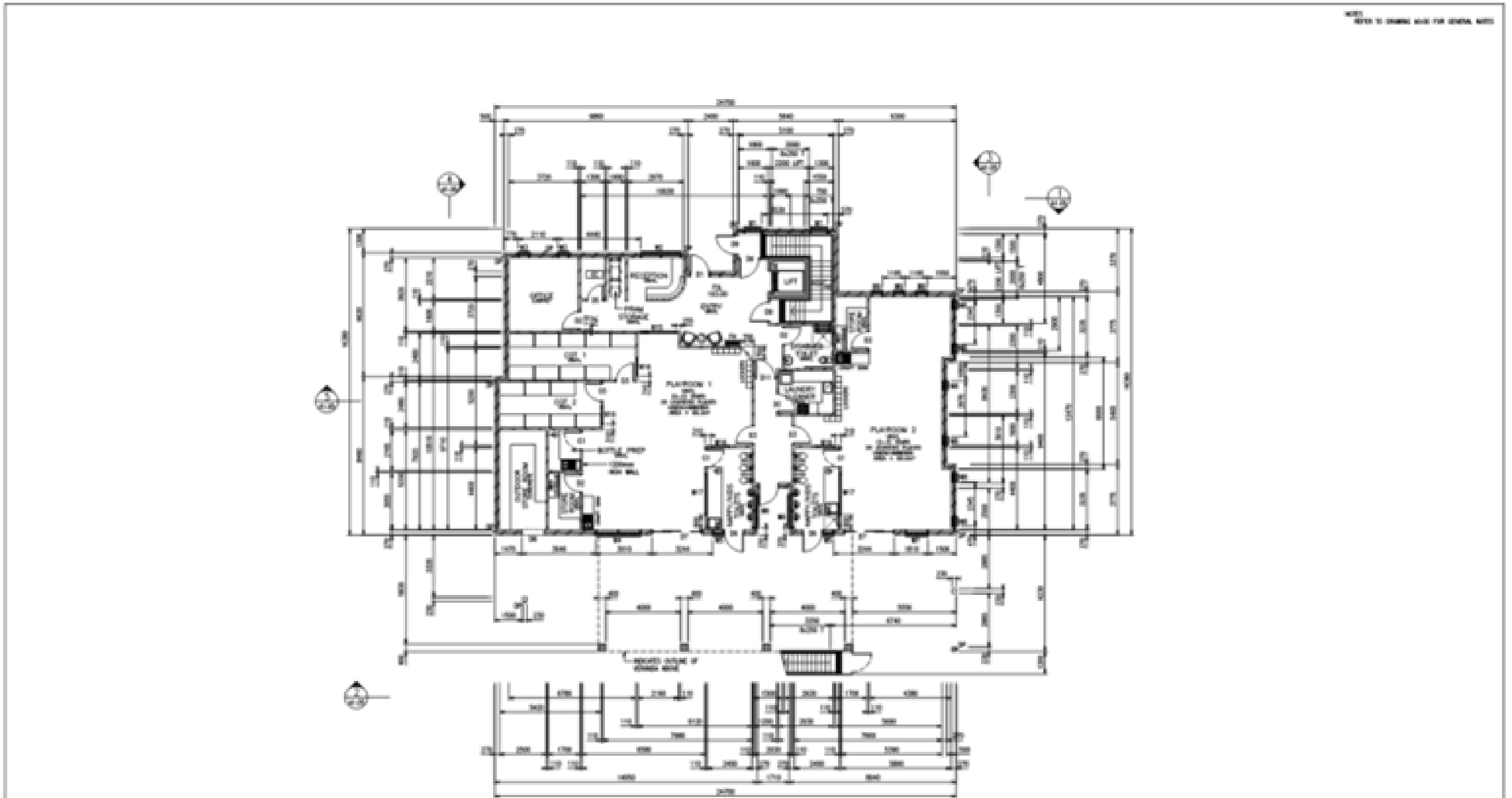
LOCATION	UNOCCUPIED SPACE AMOUNTS	
	REQUIRED	PROPOSED
PLAY ROOM 1 (30-21m) Designed for 20 Children	85.00sqm (2.70sqm/Child)	86.70sqm (2.40sqm/Child)
PLAY ROOM 2 (27-21m) Designed for 20 Children	85.00sqm (2.70sqm/Child)	86.00sqm (2.40sqm/Child)
PLAY ROOM 3 (25-41m) Designed for 20 Children	85.00sqm (2.70sqm/Child)	70.00sqm (2.30sqm/Child)
PLAY ROOM 4 (14-21m) Designed for 20 Children	85.00sqm (2.70sqm/Child)	86.50sqm (2.50sqm/Child)
PLAYGROUNDS TOTAL Designed for 80 Children	360.00sqm (1.50sqm/Child)	404.00sqm (1.70sqm/Child)
EXTERNAL SHADE Designed for 80 Children	200.00sqm (2.50sqm/Child)	271.00sqm (2.80sqm/Child)

 <p><b>CREATIVE</b> ENGINEERING</p> <p>Shane Duck 0418 487 798 12/12/2024</p>	<p>Childcare Developments Group Pty Ltd</p>
	<p>NEW CHILD CARE CENTRE at 9 Pine Tree Drive Narrabri NSW 2367</p>
<p>GENERAL NOTES</p>	<p>DATE: 12/12/24 BY: SHANE DUCK SCALE: AS IS REVISION: A</p>



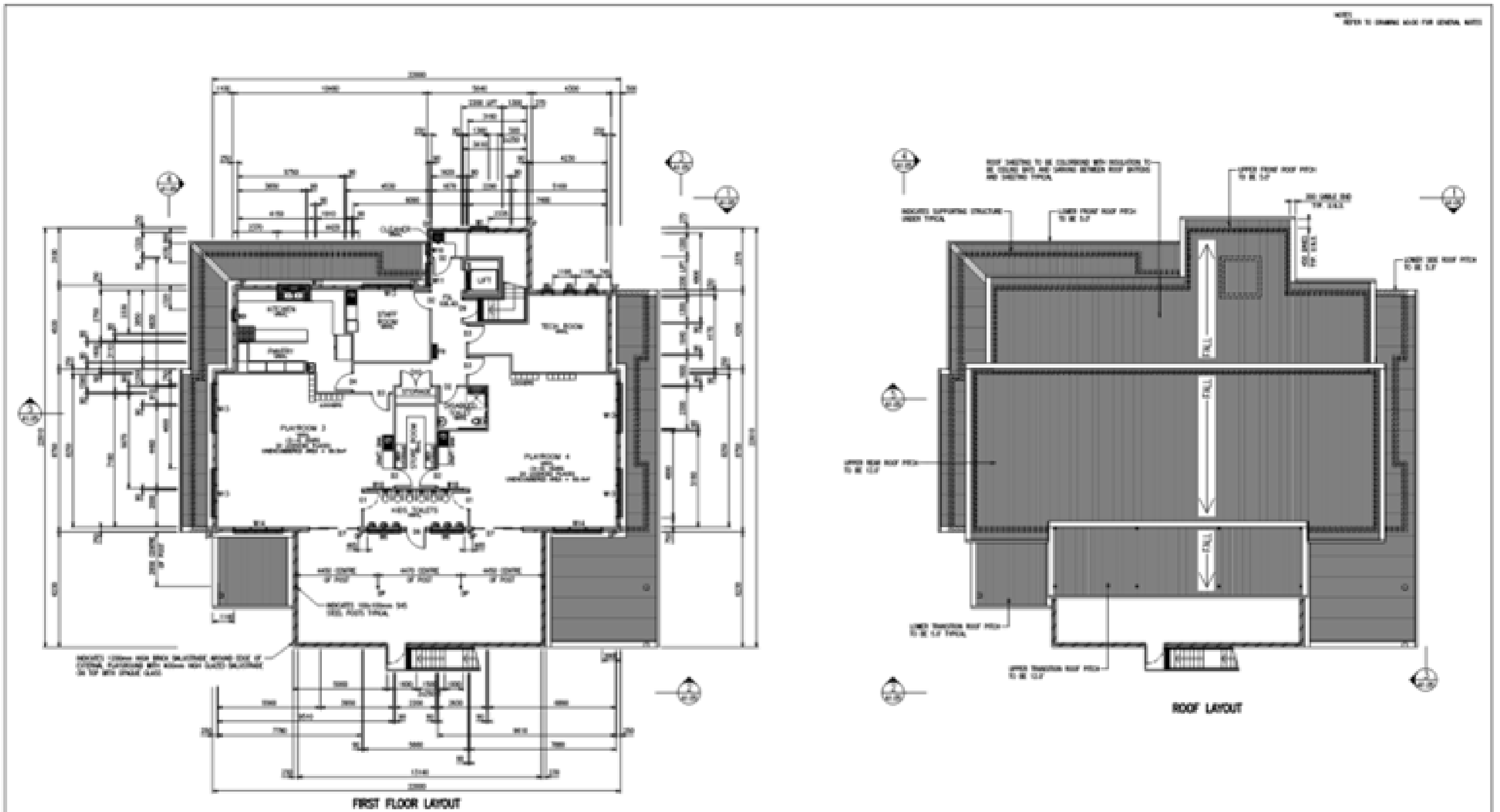






REFER TO DRAWING BOOK FOR GENERAL NOTES

<p>FOR APPROVAL</p>	<p>Outdoor Developments Group Pty Ltd</p>	<p>CREATIVE CONCEPTS &amp; DESIGN</p> <p>Shane Duck 0418 487 798</p>
	<p>New Child Care Centre at 9 Pine Tree Drive Narrabri NSW 2367</p>	
<p>GROUND FLOOR LAYOUT</p>	<p>1:100</p>	<p>11/2024</p>

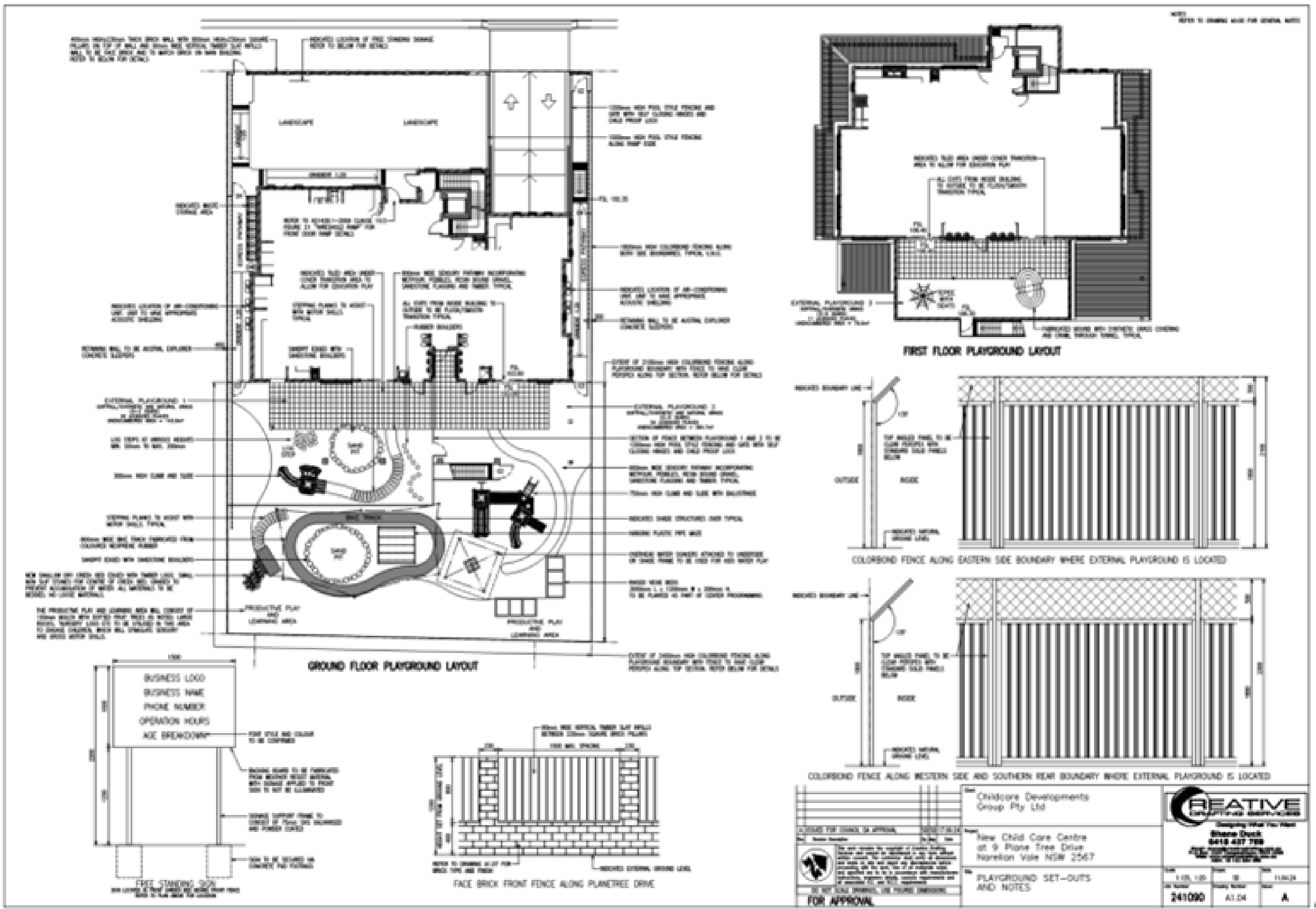


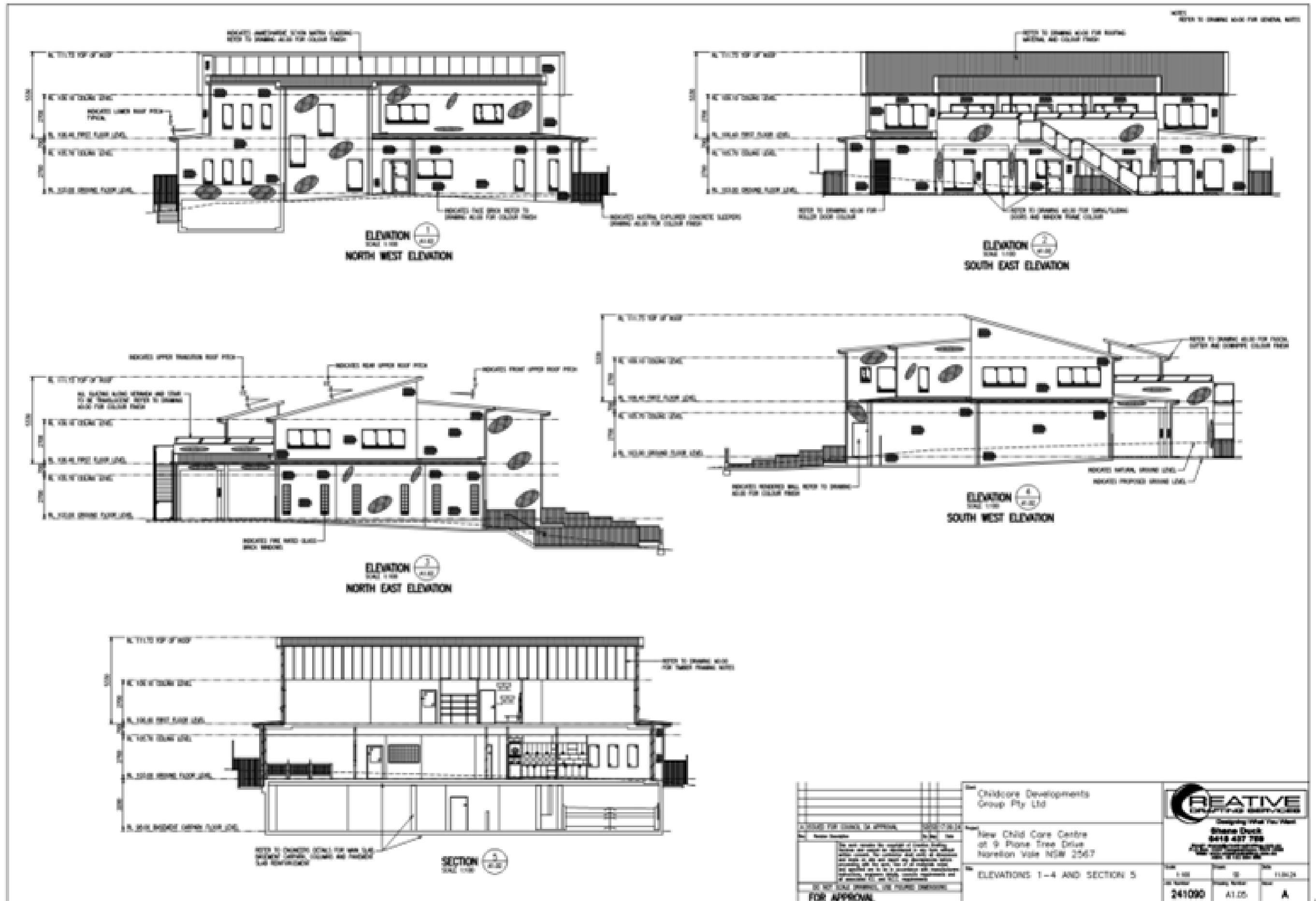
REMARKS: 1. Check all dimensions against site plan and confirm with client before construction. 2. Top of wall finish is as shown.

FIRST FLOOR LAYOUT

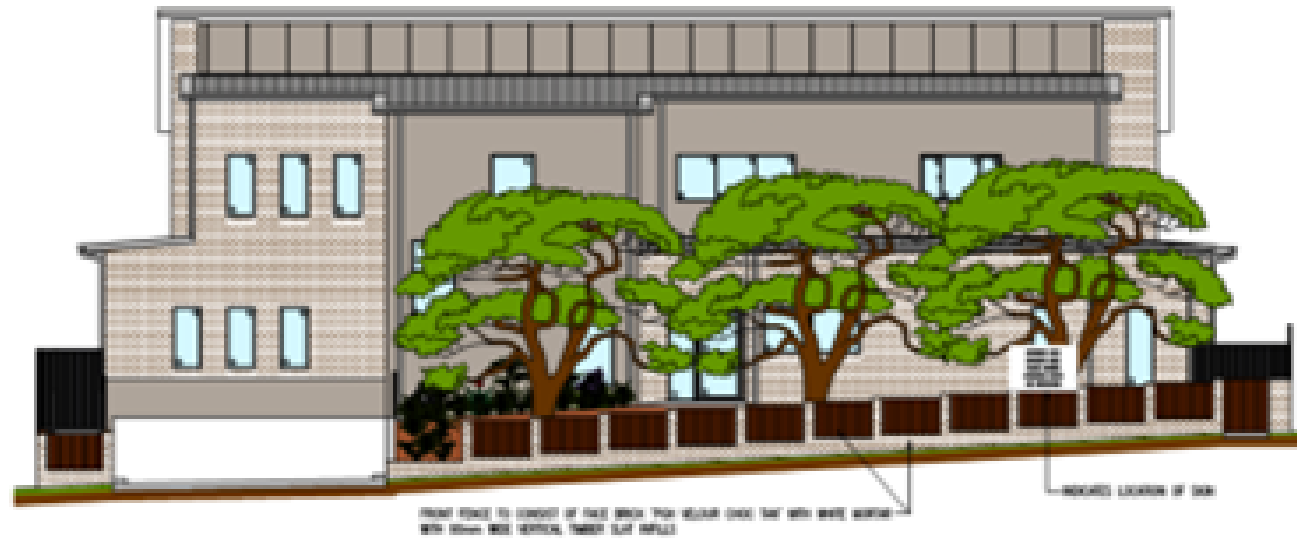
ROOF LAYOUT

<p><b>CREATIVE</b> ENGINEERING &amp; DESIGN</p> <p>Shane Duck 0418 487 798</p>	<p>Outdoor Developments Group Pty Ltd</p>
	<p>New Child Care Centre at 9 Plane Tree Drive Narrabon NSW 2567</p>
<p>FOR APPROVAL</p>	<p>241090</p>





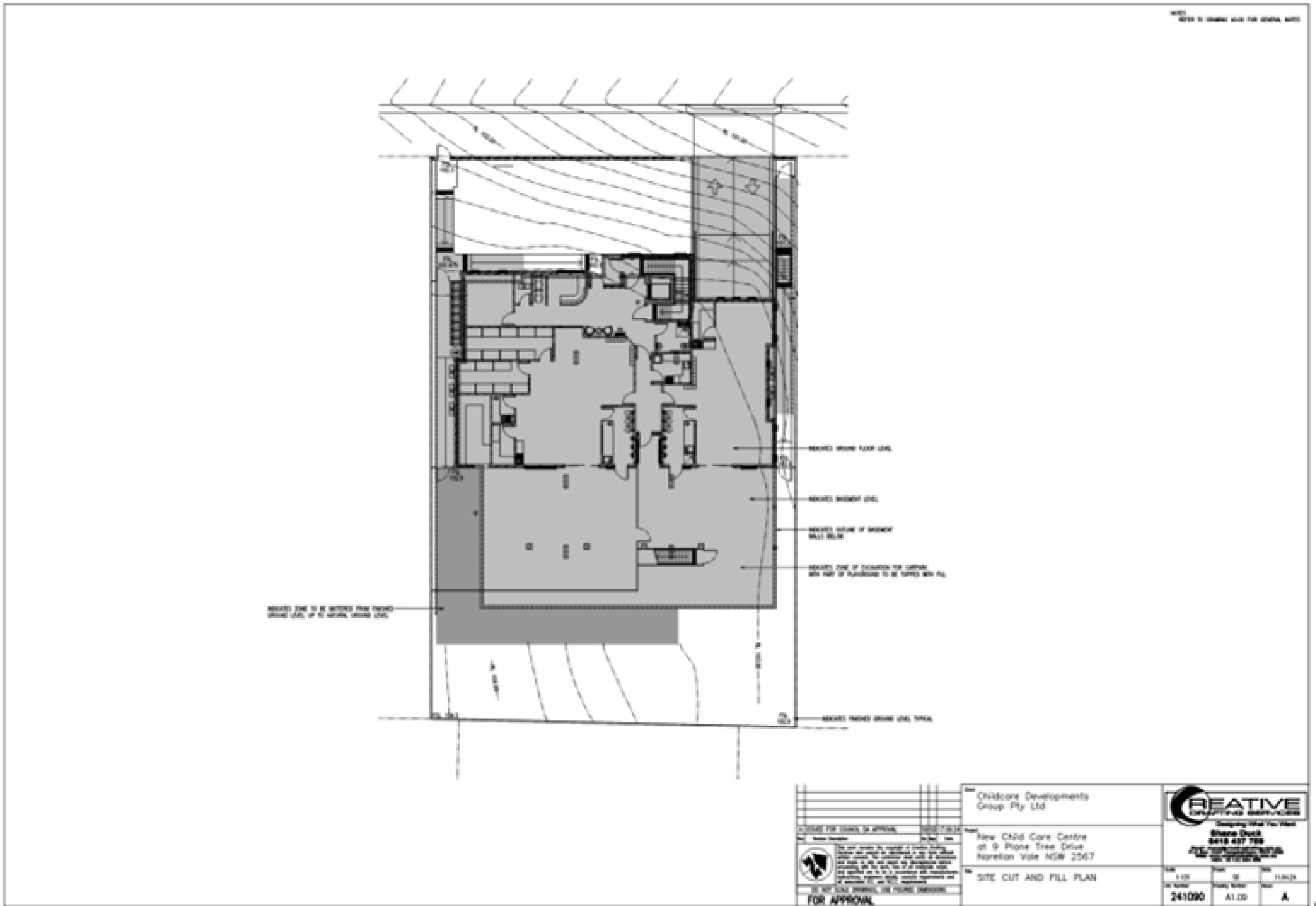




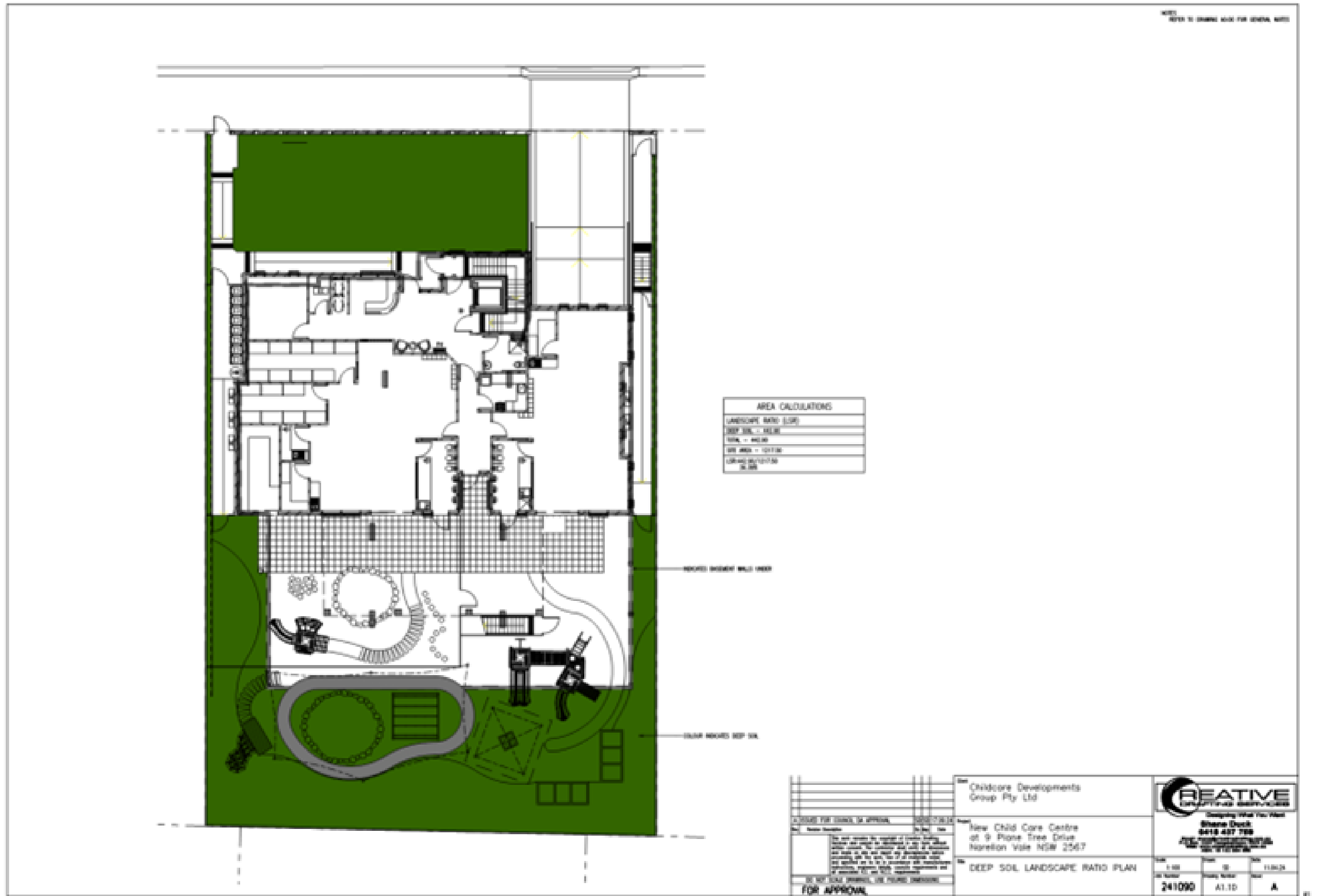
PLANE TREE DRIVE STREETSCAPE ELEVATION

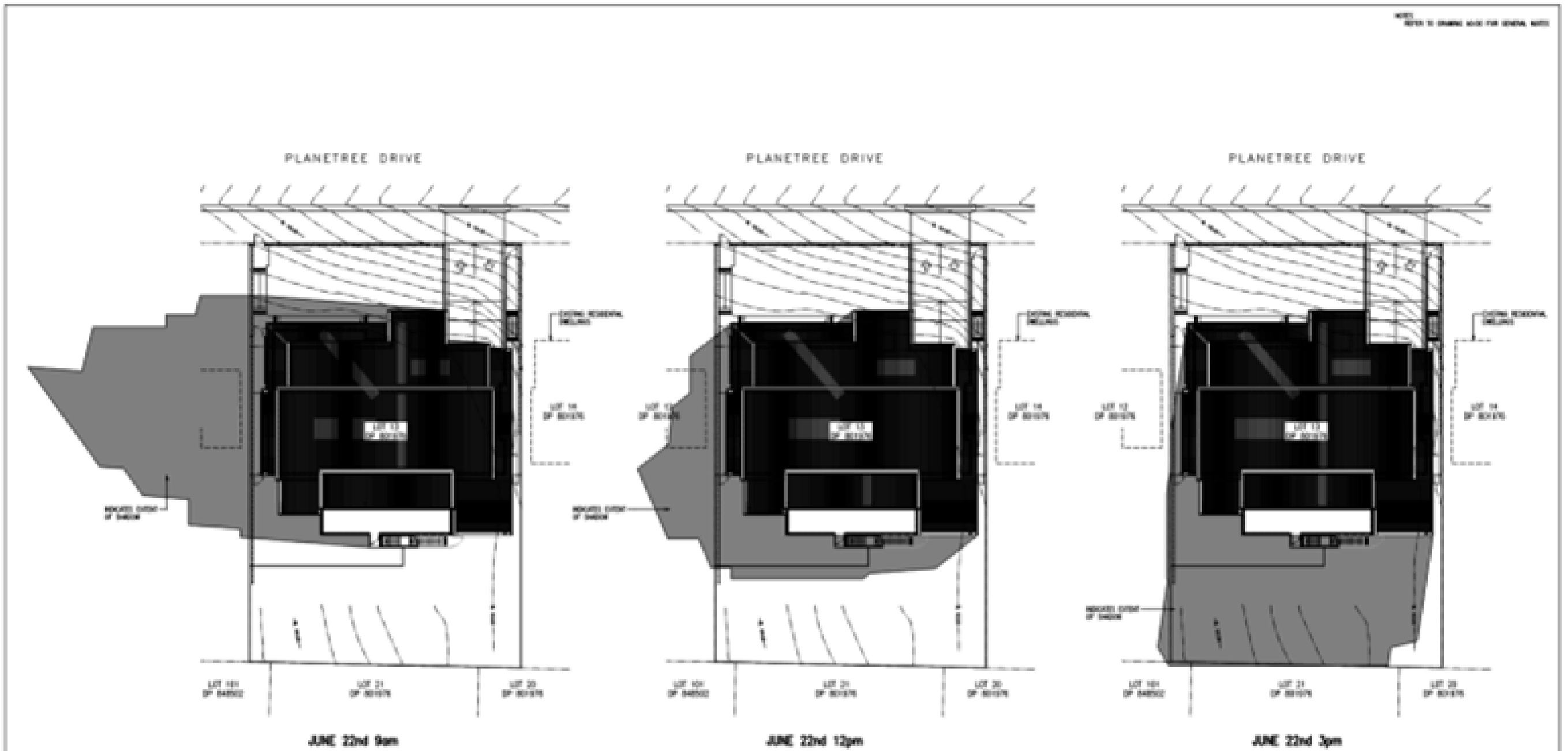
1.0 241090		11/04/24 A	
241090		A1.07	
FOR APPROVAL		<b>CREATIVE</b> CONSULTANTS Group Pty Ltd 4/11-13/15 241090	
New Child Care Centre at 9 Plane Tree Drive Narrabri NSW 2367		CREATIVE CONSULTANTS Group Pty Ltd 4/11-13/15 241090	
COLOURED SCHEME ELEVATIONS		CREATIVE CONSULTANTS Group Pty Ltd 4/11-13/15 241090	
Childcare Developments Group Pty Ltd		CREATIVE CONSULTANTS Group Pty Ltd 4/11-13/15 241090	



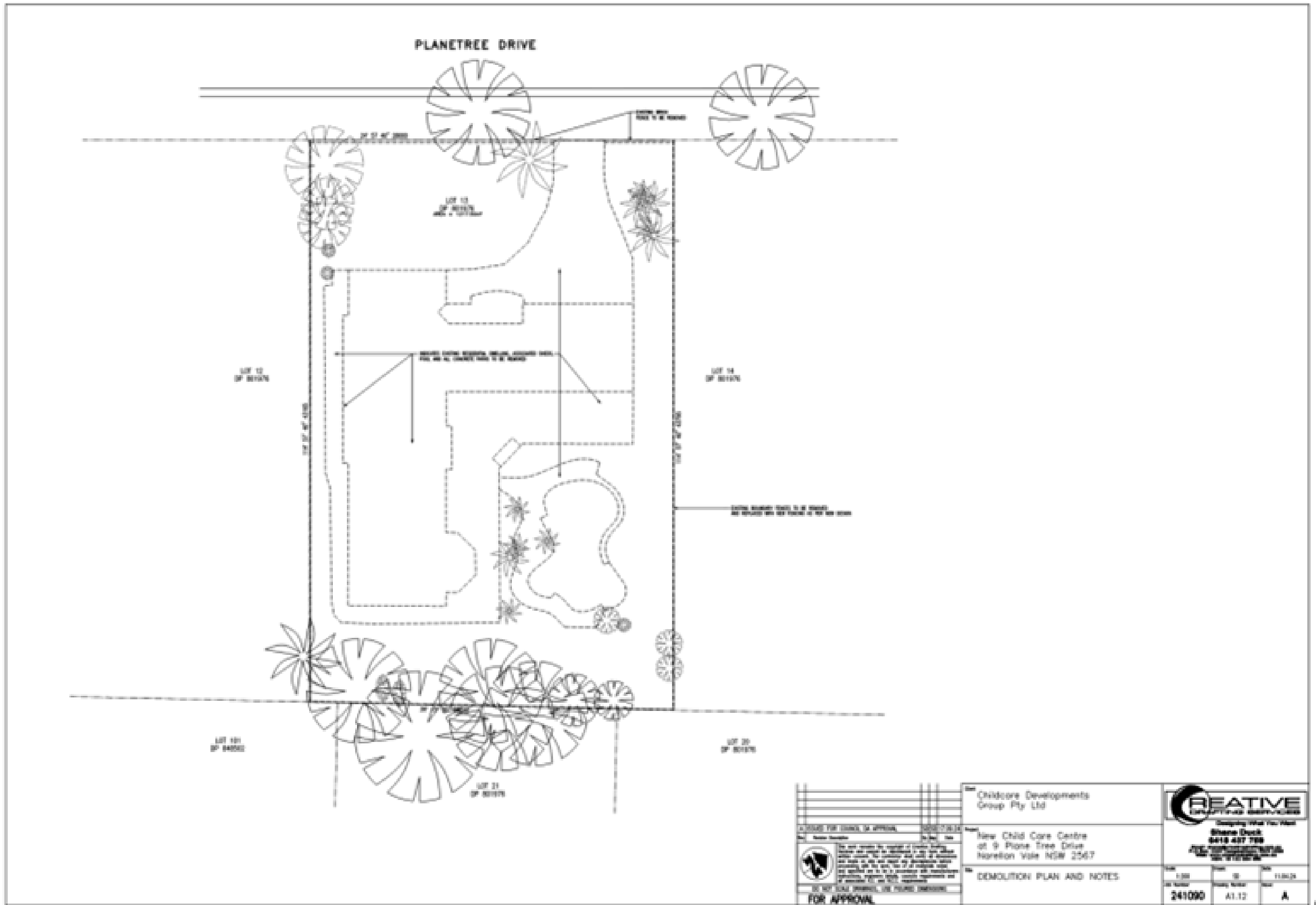


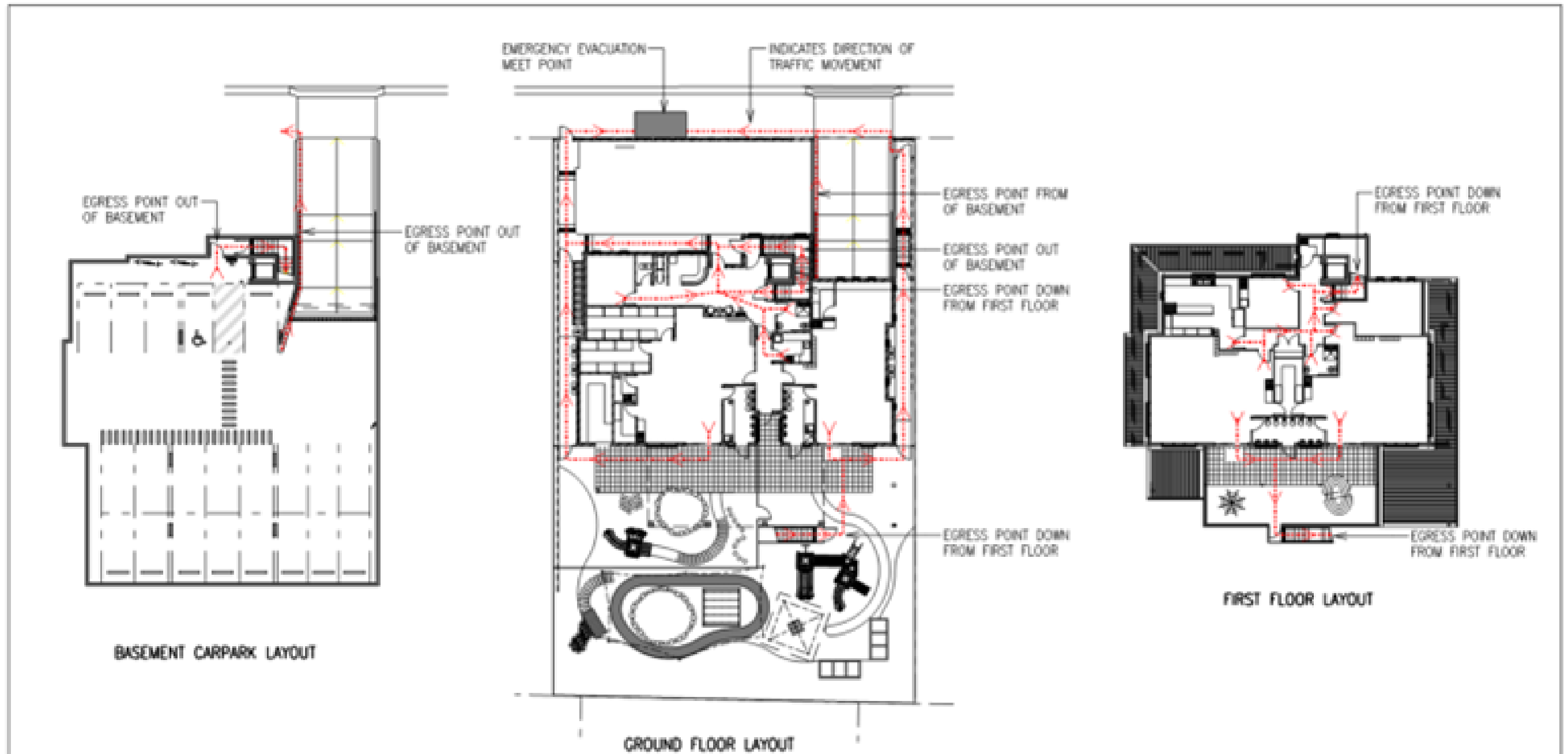






<p>Childcare Developments Group Pty Ltd</p>		<p>CREATIVE CREATIVITY IN ARCHITECTURE</p> <p>Shane Duck 0418 487 788</p>
<p>New Child Care Centre at 9 Planetree Drive Narrabri NSW 2367</p>		
<p>SHADOW DIAGRAMS FOR THE WINTER SOLSTICE (JUNE 22)</p>		<p>Scale: 1:500 Date: 11/04/24</p>
<p>FOR APPROVAL</p>		<p>241090</p>





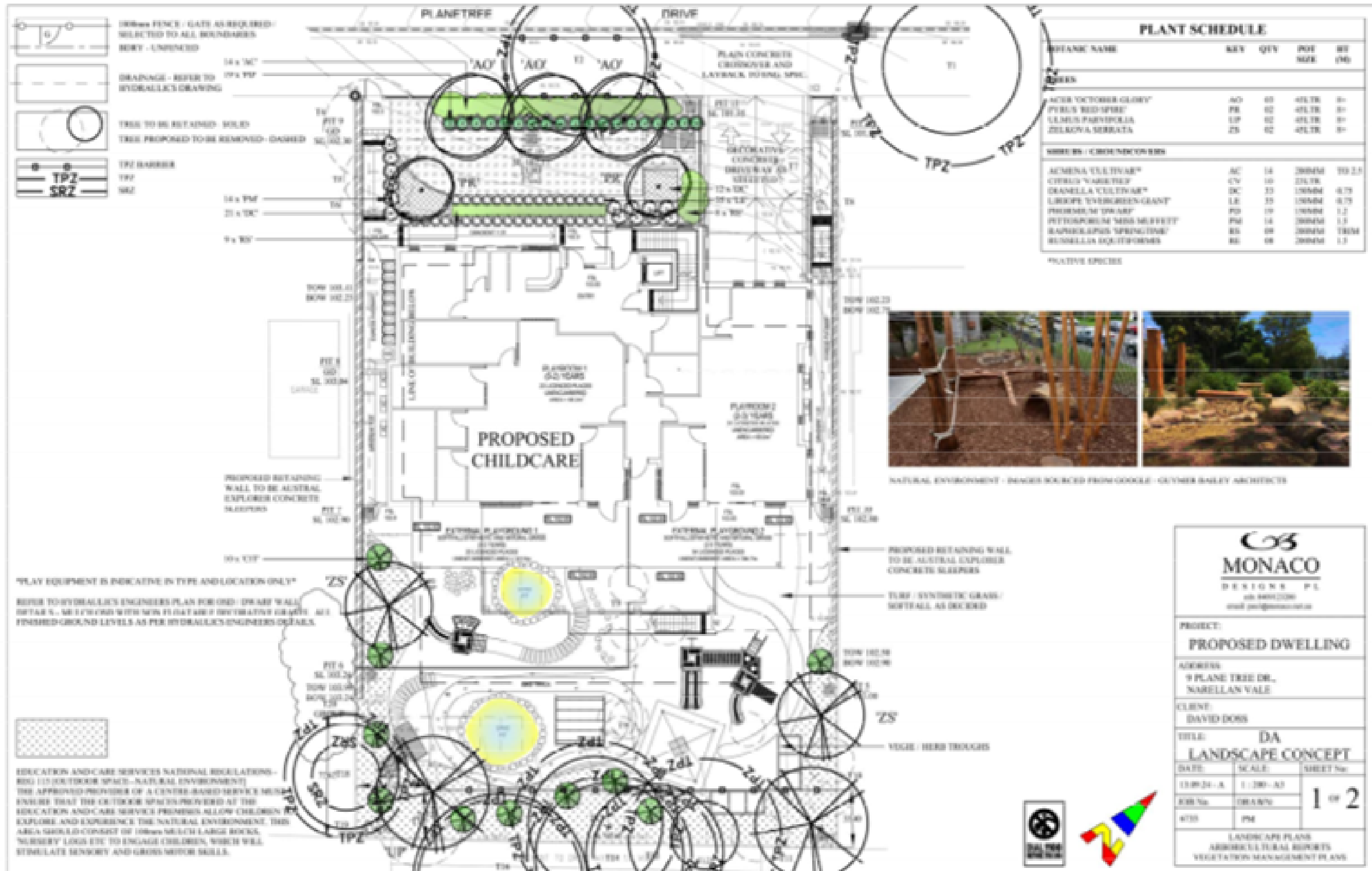
# EMERGENCY EVACUATION PLAN

**REMEMBER**  
 Test all doors before opening them for heat and smoke, and remember to close all doors/windows as you evacuate (if safe to do so)  
 Stay low to avoid the effects of smoke, use a cloth over your mouth (soak in water if available)  
**GET OUT FAST**, once you have spotted smoke or flames, alert others and evacuate the building via the closest safe exit route  
**DO NOT** re-enter the building once out. Stay out and wait for assistance from the responding Emergency Services

**IN CASE OF FIRE (Remember RACE...!)**

- R**EMOVE PEOPLE FROM DANGER AREA  
if safe to do so. Do not obstruct Exits and Exit Route
- A**LEERT PEOPLE NEARBY AND RAISE AN ALARM  
Dial 00 and ask for Fire Brigade
- C**ONTAIN FIRE AND SMOKE  
close all doors behind you and where practicable windows
- E**XTINGUISH OR CONTAIN FIRE/EVACUATE  
if trained and if safe to do so, operate appropriate extinguishers/fire hose reels

<p>FOR APPROVAL</p>	<p>Outdoor Developments Group Pty Ltd</p> <p>New Child Care Centre at 9 Phone Tree Drive Narrabri NSW 2567</p> <p>EMERGENCY EVACUATION PLAN</p>	<p style="text-align: center;"><b>CREATIVE</b>  <small>CONCEPTS &amp; DESIGN</small></p> <p style="text-align: center;">Shane Duck                  0418 487 798                  110/112 STATION ST                  NARRABRI NSW 2567</p> <p style="text-align: center;">DATE: 11/04/24                  SCALE: F1.00                  SHEET: A</p>
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**CHILDCARE PLANNING GUIDELINES:-**

C18 - USE EXISTING FEATURES WHERE FEASIBLE BY:  
 \* INCORPORATE NATURAL FEATURES INTO THE SITE SUCH AS EXISTING TREES, ROCK OUTCROPS AND VEGETATION COMMUNITIES

C19 - INCORPORATE CARPARKING INTO THE LANDSCAPE BY:  
 \* PLANTING SHADE TREES TO CREATE COOL OUTDOOR ENVIRONMENTS AND REDUCE SUMMER RADIATION OF HEAT INTO BUILDINGS  
 \* TAKING INTO ACCOUNT LOCAL CHARACTER AND STREETSCAPE  
 \* USING LOW LEVEL LANDSCAPING TO SOFTEN AND SCREEN PARKING AREAS

**NATURAL PLAY AREAS:-**

(AS PUBLISHED BY KIDSAFE NOW)  
 - NATURAL PLAY AREAS OFFER A BLEND OF NATURAL AREAS, ENVIRONMENTAL FEATURES AND PLANTS TO INTEREST CHILDREN IN LEARNING ABOUT THE WONDERS AND SECRETS OF THE NATURAL WORLD  
 - SWALS AND SLIDS MAY STILL BE INCLUDED HOWEVER NATURAL PLAY AREAS OFFER UNSTRUCTURED SPACES AND ACTIVITIES FOR LEARNING AND POINT AND SHOOT AT  
 - THEY MAY INCLUDE THE FOLLOWING:-  
 \* CRIBBERS  
 \* DRIVING PATCHES  
 \* ROCKS AND BOLLERS  
 \* UNSTRUCTURED PLAY AREAS (E.G. UNSTRUCTURED GRASS AREAS)  
 \* IMAGINATIVE, CREATIVE, EXPLORATORY (SCENES, TEXTURE, COLOUR PLANTINGS)  
 \* QUIET AREAS  
 \* PLANTINGS

**CHILDCARE / SAFETY FALL ZONES:-**

(AS PUBLISHED BY KIDSAFE NOW)  
 - PLAYGROUND EQUIPMENT THAT MEASURES 900mm OR MORE ABOVE GROUND LEVEL, REQUIRES A FALLING SPACE AND IMPACT AREA.  
 - SURFACES MUST HAVE PROOF TESTING IN ACCORDANCE WITH AS/NZS 422.  
 - THE MAXIMUM HEIGHT OF PLATFORMS IN EDUCATION AND CARE SERVICES IS 1000mm.  
 - FOR STATIC EQUIPMENT ITEMS WITH PLATFORMS 600-1000mm ABOVE GROUND LEVEL, THE FALLING SPACE AND IMPACT AREA IS 1000mm.  
 - A FALLING SPACE / IMPACT AREA OF 1700mm IS REQUIRED FOR THE MAXIMUM 1000mm PLATFORM HEIGHT IN SCS.  
 - SLIDS - FALLING SPACE AND IMPACT AREAS ARE REQUIRED TO BE PROVIDED SURROUNDING SLIDS ELEVATED MORE THAN 900mm ABOVE THE PLAY SURFACE.  
 - AN IMPACT AREA IS TO BE PROVIDED TO THE RUN-OUT SECTION AND BEYOND THE END OF SLIDS - MINIMUM 1000mm (REFER TO GUIDELINES)  
 - EQUIPMENT LESS THAN 900mm ABOVE GROUND LEVEL, MUST BE PROVIDED WITH AN IMPACT AREA OF LESS THAN 1000mm.  
 - KIDSAFE NOW RECOMMENDS A CIRCULATION ZONE OF 1000mm BE PROVIDED SURROUNDING LOW EQUIPMENT ITEMS THAT ARE DESIGNED FOR CLIMBING, ROCKING OR JUMPING.  
 - THE MAXIMUM FALL HEIGHT FOR MOVEABLE EQUIPMENT IS 1000mm AT THE HIGHEST FOOT SUPPORT AND / OR PLATFORM.  
 - A MINIMUM FALL SPACE AND IMPACT AREA OF 1000mm IS REQUIRED FOR EQUIPMENT ITEMS THAT MEASURES 900mm OR MORE ABOVE THE GROUND.

**BARRIERS/GUARDRAILS AND HANDRAILS:-**

(AS PUBLISHED BY KIDSAFE NOW)  
 - A BARRIER IS AN UPRIGHT PANEL, TO PREVENT FALLING - MINIMUM 700mm ABOVE THE PLATFORM OR STANDING SURFACE  
 - A GUARDRAIL IS A HORIZONTAL BAR - BETWEEN 600-800 ABOVE THE PLATFORM OR STANDING SURFACE  
 - A HANDRAIL IS INTENDED TO ASSIST BALANCE - DIAMETER BETWEEN 30-40mm  
 - FOR EASILY ACCESSIBLE EQUIPMENT A BARRIER MUST BE INSTALLED ON PLATFORMS HIGHER THAN 900mm ABOVE GROUND LEVEL.  
 - FOR NOT EASILY ACCESSIBLE EQUIPMENT A GUARDRAIL OR BARRIER IS REQUIRED FOR PLATFORMS 600-700mm ABOVE GROUND LEVEL, FOR PLATFORMS GREATER THAN 700mm HIGH A BARRIER IS REQUIRED  
 - A SINGLE HANDRAIL IS REQUIRED 900-1000mm ABOVE THE FOOT POSITION  
 - FOR MULTIPLE HANDRAILS THE SECOND HIGHEST A GUARDRAIL OR BARRIER IS REQUIRED FOR PLATFORMS 600-1000mm ABOVE GROUND LEVEL. A BARRIER IS REQUIRED FOR PLATFORMS 1000-1600mm. A SINGLE HANDRAIL IS REQUIRED 400-700mm ABOVE THE FOOT POSITION  
 - FOR BRIDGE BRIGES LESS THAN 1000mm ABOVE GROUND A GUARDRAIL OR BARRIER IS REQUIRED. FOR BRIDGE BRIGES MORE THAN 1000mm ABOVE GROUND A BARRIER IS REQUIRED  
 - FOR BARRIERS, OPENINGS HIGHER THAN 900mm ABOVE GROUND MUST HAVE OPENINGS SMALLER THAN 100mm FOR CHILDREN OR LARGER THAN 200mm MUST BE DESIGNED TO PREVENT CHILDREN GAINING A FOOTHOLD INCLUDE SOME TRANSPARENCY TO ASSIST SUPERVISION

**ENTRAPMENT:-**

(AS PUBLISHED BY KIDSAFE NOW)  
 - AN ENTRAPMENT IS A HAZARDOUS SITUATION WHERE THE BODY OR PART OF THE BODY OR CLOTHING CAN BECOME TRAPPED OR CAUGHT SO THAT THE PERSON IS UNABLE TO FREE THEMSELVES  
 - SQUARE PLAYGROUND EQUIPMENT AND RECTANGULAR BOLLERS ENTRAPMENT HAZARDS TO BE REMOVED OR AVOIDED ON PLAYGROUND EQUIPMENT  
 - WHEN DESIGNING, INSTALLING OR MAINTAINING EQUIPMENT CARE MUST BE TAKEN TO ENSURE THE FOLLOWING HAZARDS ARE NOT CREATED:-  
 - HEAD AND NECK ENTRAPMENT - ROUND OPENINGS (U OR V SHAPED) FACING UPWARD LOCATED MORE THAN 900mm ABOVE GROUND  
 - CLOTHING HAIR ENTRAPMENT - GAPS OR V SHAPED OPENINGS ON SLIDS, SWINGS, SLIDING POLES AND OTHER EQUIPMENT WHERE CLOTHING HAIR CAN BECOME TRAPPED  
 - WHOLE BODY ENTRAPMENT - OPENING WHERE THE BODY CAN BECOME TRAPPED WITHIN FUNNELS AND BELOW HEAVY SUSPENDED COMPONENTS AS SHOWN  
 - FOOT OR LEG ENTRAPMENT - GAPS GREATER THAN 100mm ACROSS THE DIRECTION OF TRAVEL  
 - FINGER ENTRAPMENT - ROUND OPENINGS MORE THAN 100mm ABOVE GROUND (2-20mm) CRANES GREATER THAN OR EQUAL TO 600mm, COMPONENTS 3-10mm, VARIABLE GAPS LESS THAN OR EQUAL TO 10mm

**MOVEABLE PLAY EQUIPMENT:-**

(AS PUBLISHED BY KIDSAFE NOW)  
 - MAXIMUM FREE HEIGHT FOR FALL FOR MOVEABLE PLAY EQUIPMENT IS 1000mm  
 - A MINIMUM IMPACT AREA OF 1000mm IS REQUIRED FOR MOVEABLE PLAY EQUIPMENT HIGHER THAN 900mm ABOVE GROUND  
 - AN IMPACT AREA OF 1000mm IS REQUIRED FOR EACH PIECE OF EQUIPMENT THAT IS NOT LINKED  
 - A CIRCULATION ZONE OF 1000mm IS RECOMMENDED AROUND LOW EQUIPMENT ITEMS THAT ARE DESIGNED FOR ROCKING, CLIMBING OR JUMPING

**SLIDS:-**

(AS PUBLISHED BY KIDSAFE NOW)  
 - SLIDS MUST MEET AS 480.1 PLAYGROUND EQUIPMENT - PARTICULAR SAFETY REQUIREMENTS AND TEST METHODS FOR SLIDS  
 - SLIDS SHOULD NOT HAVE ANY SPACES OR GAPS THAT COULD TRAP COBES, CLOTHING, HAIR, FINGERS  
 - A CIRCULATION ZONE OF 1000mm ABOVE THE START OF THE SLID IS TO BE PROVIDED FOR SLIDS MORE THAN 900mm ABOVE GROUND  
 - PROVIDE A FREE SPACE OF 1000mm ON EITHER SIDE OF THE SLID  
 - IMPACT AREAS ARE REQUIRED SURROUNDING SLIDS ELEVATED MORE THAN 900mm ABOVE GROUND TO COMPLY WITH AS 480.1

**BIKE TRACKS:-**

(AS PUBLISHED BY KIDSAFE NOW)  
 - A BIKE TRACK SHOULD BE SEPARATE FROM OTHER ACTIVITY AREAS  
 - AVOID DISTURBING QUIET AREAS AND OTHER CREATIVE ZONES SUCH AS SANDPITS  
 - IT IS RECOMMENDED THAT THE TRACK IS 1200-1500mm WIDE WITH 1000mm FREE SPACES ON EACH SIDE  
 - TAKE CARE TO AVOID TRIP HAZARDS BY KEEPING THE SURFACE LEVEL ALONG THE TRACK

**SANDPITS:-**

(AS PUBLISHED BY KIDSAFE NOW)  
 - GENERAL GUIDE FOR SANDPIT SIZE IS 1.5m FOR 20 CHILDREN, 1.5m FOR 40, AND 2m FOR 60 CHILDREN  
 - SANDPITS SHOULD HAVE A MINIMUM DEPTH OF 70mm  
 - BOLLERS WITHIN THE SANDPIT SHOULD BE 1000mm ACROSS AND 100-150mm HIGH

**MOUNDS:-**

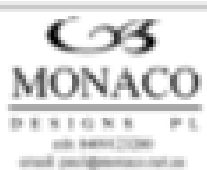
(AS PUBLISHED BY KIDSAFE NOW)  
 - CONSTRUCT MOUNDS WITH A MAXIMUM GRADIENT OF 1 IN 1 (IN 4 FOR TURFED AREA REQUIRING MOWING)  
 - ALLOW A 1 METER FLAT AREA ON TOP OF THE MOUND TO ALLOW THE ADOPTION OF A LANDING PLATFORM  
 - FOR SLIDS ON MOUNDS 900mm FREE SPACE IS REQUIRED ON EITHER SIDE  
 - FUNNELS IN MOUNDS SHOULD HAVE A MINIMUM DIAMETER OF 1000mm WITH A SLIGHT GRADIENT TO AVOID POOLING WATER

**FENCES:-**

(AS PUBLISHED BY KIDSAFE NOW)  
 - AS A MINIMUM FENCING SHOULD COMPLY WITH AS 1523 (40mm STEEL WIRE FENCING) PRODUCTS FOR TERRESTRIAL, AQUATIC AND GENERAL USE OR AS 1501 (40mm 1 SWIMMING POOL SAFETY - SAFETY BARRIERS FOR SWIMMING POOLS)  
 - AS 1501 REQUIRES 1000mm FENCING TO BOLLERS, FENCING AWAY FROM THE BOUNDARY IS A MINIMUM 1000mm. THE GAP BETWEEN PICKETS IS A MAXIMUM 100mm  
 - ENSURE A MINIMUM 900mm IS PROVIDED BETWEEN THE TOP AND THE NEXT RAIL DOWN  
 - PLAY ITEMS MUST BE A MINIMUM 900mm FROM THE FENCE TO PREVENT ACCESS  
 - GATES MUST HAVE SELF-CLOSING HINGES AND AUTOMATIC LATCH DEVICES

**PLAYGROUND SURFACING:-**

(AS PUBLISHED BY KIDSAFE NOW)  
 - ALL PLAYGROUND EQUIPMENT WITH A FALL HEIGHT OF 900mm PLUS SPECIFIC EQUIPMENT SUCH AS SLIDS, SWINGS, CAROUSELS, CARBOWAYS, ROCKING AND SPINNING ITEMS MUST HAVE AN IMPACT ATTENUATING SURFACING  
 - PLAYGROUND SURFACING MUST MEET THE TEST REQUIREMENTS OF AS 422.018 PLAYGROUND SURFACING AND THE SUPPLIER SHOULD PROVIDE DOCUMENTED EVIDENCE FOR YOUR RECORDS.  
 - AS 422.018 REQUIRES LOOSE-FILL SURFACING TO BE INSTALLED AT A MINIMUM DEPTH OF 100mm AND MAINTAINED AT NOT LESS THAN 100mm

		
PROJECT: <b>PROPOSED CHILDCARE</b>		
ADDRESS: 7 PLANE TREE DR., NARELLAN VALE		
CLIENT: DAVID DOSS		
TITLE: <b>DA LANDSCAPE CONCEPT</b>		
DATE:	SCALE:	SHEET No:
13/01/24 - A	1:200 - A3	2 of 3
JOB No:	DRAWN:	
4750	PM	
LANDSCAPE PLAN ARCHITECTURAL DETAILS VEGETATION MANAGEMENT PLANS		

**TYPICAL PLANTING CRITERIA - REFER TO THE DESIGN REPORT FOR THE FULL LIST**

**GENERAL NOTES:**

- \* LANDSCAPE CONTRACTOR TO CHECK ALL CONDITIONS AND STAMPED LANDSCAPE PLAN BEFORE COMMENCING WORKS TO ENSURE NO ADDITIONAL AMENDMENTS TO PLAN.
- \* GARDEN BEDS TO BE CONFORM TO CURRENT CITY PLANNABLE DEVELOPMENT ORDINANCE.
- \* REFER TO MONACO'S LANDSCAPE PLAN FOR UNUSUAL, SPECIAL MATERIALS AND PLANTING SPECIFICATIONS.
- \* ALL PLANTS TO BE PLANTED WITH PROPER CARE AND MAINTENANCE.
- \* PROVIDE TREES AS A MINIMUM 10% OF TOTAL PLANTING AREA.
- \* ALL PLANTS TO BE PLANTED WITH PROPER CARE AND MAINTENANCE.
- \* CONTINUE TO MAINTAIN GARDEN BEDS ON PLAN FOR 12 MONTHS AFTER COMPLETION.
- \* DO NOT SCALE AND/OR ALTER DETAIL DRAWINGS AND/OR PLANS.
- \* EXISTING TREE SPECIES TO BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.
- \* ALL PLANTS TO BE PLANTED WITH PROPER CARE AND MAINTENANCE.
- \* REFER TO PLAN FOR ADDITIONAL NOTES.

**PLANTING AND MAINTENANCE NOTES:**

- \* USE LATEST RECOMMENDED PLANTING METHODS AND SPECIFICATIONS FOR ALL PLANTS AND MATERIALS.
- \* PLANTS SHOULD BE PLANTED WITH CARE, WITH THE TOP OF THE ROOT BALL LEVEL WITH OR SLIGHTLY LOWER THAN THE GROUND SURFACE.
- \* PLANTS SHOULD BE PLANTED AT THE CORRECT DEPTH AND SPACING.
- \* PLANTS SHOULD BE WATERED AT LEAST WEEKLY FOR SOIL WETTING AND ESTABLISHMENT. WATER SHOULD BE APPLIED TO THE SOIL SURFACE AND NOT TO THE LEAVES.
- \* FERTILIZER IS TO BE APPLIED AS A SLOW RELEASE FERTILIZER AT THE RECOMMENDED RATE.
- \* ONLY WHEN NOTED ON THE LANDSCAPE PLAN SHOULD PLANTS BE PLANTED WITH SPECIAL CARE BEFORE PLANTING THE PLANT SPECIES LIST FOR MORE DETAILED MAINTENANCE AND WATERING.
- \* SOIL AND MULCH TO BE APPLIED TO THE GROUND SURFACE AND NOT TO THE LEAVES.
- \* REFER TO DESIGN REPORT FOR THE LOCAL MUNICIPALITY FOR REGULATIONS AND APPROVED MATERIALS.

**45-75LTR TYPICAL PLANTING (NTS)**

**TYPICAL EDGING (NTS)**

**TYPICAL TREE PROTECTION DETAIL - (NTS)**

**GENERAL NOTES:**

- \* REFER TO AS 4970-2009 - PROTECTION OF TREES ON DEVELOPMENT SITES
- \* DISTANCE BETWEEN TREE AT APPROXIMATE CORNER OR INTERSECTION
- \* EXISTING TREE SPECIES
- \* TREE MARKING
- \* TREE
- \* DISTANCE AS SHOWN ON PLAN
- \* FORM A TEMPORARY EDGE BARRIER WITH PLASTIC FILM - NOT TO BE IN CONTACT WITH THE GROUND SURFACE
- \* THE FILM SHOULD BE MADE WITH A MINIMUM 150MM BARRIER FILM TO BE USED WITHIN THE BARRIER

**ARTIFICIAL TURF DETAIL (NTS)**

**BRICK / PAVER EDGING DETAIL (NTS)**

**SEDIMENT BARRIER (NTS)**

**TURF PREPARATION DETAIL (NTS)**

**MONACO DESIGN PT**

**PROJECT: PROPOSED DWELLING**

**ADDRESS: 9 PLANE TREE DR., NARELLAN VALE**

**CLIENT: DAVID DOWS**

**TITLE: LANDSCAPE DETAILS**

DATE:	SCALE:	SHEET No:
1/20/25	1:200-A2	3 of 3
JOB No:	DRAWN:	
BY:	P/MONACO	

**LANDSCAPE PLAN AND VEGETATION MANAGEMENT PLAN**

# PUBLIC DOMAIN WORKS CIVIL ENGINEERING PLANS

## DEVELOPMENT APPLICATION

# 9 PLANE TREE DRIVE, NARELLAN VALE

**GENERAL NOTES**

1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH CAMDEN COUNCIL'S DEVELOPMENT ENGINEERING STANDARDS UNLESS OTHERWISE NOTED.
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL GOVERNMENT'S CODES OF PRACTICE FOR EROSION AND SEDIMENTATION AND MUST BE SUPPLEMENTED PRIOR TO THE COMMENCEMENT OF ANY BUILDING OR CIVIL WORKS. THE DEVELOPER IS RESPONSIBLE FOR ENSURING ADEQUATE EROSION AND SEDIMENTATION CONTROL MEASURES.
3. ALL PUBLIC UTILITIES ARE TO BE CAREFULLY IDENTIFIED IN THE FIELD PRIOR TO ANY CIVIL WORKS. CAMDEN COUNCIL ACCEPTS NO RESPONSIBILITY FOR CHANGE OR RELOCATION/COVERTS TO UTILITIES DURING CONSTRUCTION.
4. SUPERVISING ENGINEER IS TO BE ADVISED PRIOR TO THE COMMENCEMENT OF ANY WORKS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORKS ARE CARRIED OUT IN ACCORDANCE WITH WORK HEALTH AND SAFETY ACT 2011.
6. PERMISSION TO WORK, CONSTRUCTION WORKS AND EXCHANGE INFORMATION WITH RELEVANT AGENCIES IS TO BE OBTAINED AND SUBMITTED TO CAMDEN PRIOR TO COMMENCEMENT OF ANY WORKS.
7. ALL WORKS AS A RESULT OF THE SUBMITTED PLANS TO BE CARRIED OUT TO THE SUPERVISING ENGINEER'S SATISFACTION.
8. ANY DIRT ROADS (UNDESIGNED) ARE TO BE GRADED AND TYPED APPROVED TOP SOIL, & THAT IS TO BE REPORTED TO THE SUPERVISING ENGINEER'S SATISFACTION.
9. ALL DRAINAGE GRATES TO BE BARE SOLE TO LOAD TYPE CLASS 'D' AS PER ASSESSMENT LOAD CLASSIFICATION GRATES TO BE 'SUBMERGED/IMPROVED' OR EQUAL.
10. RETAINED WALLS TO BE FINISHED WITH A 1.5M HIGH CHAINWIRE FENCE FULLY SUPPORTED AT GRADE TO MAINTAIN THE DISTANCE TO EXISTING GROUND CONDITIONS WITHIN THE CANOPY SET LINE. THIS PROTECTION MUST BE MAINTAINED TO PROTECT PEDESTRIANS.
11. A ROAD-OPERATION SIGN SHALL BE OBTAINED FOR WORKS IN THE ROAD BEHIND PRIOR TO COMMENCEMENT OF WORKS IN THE ROAD BEHIND.
12. ALL NECESSARY LINE MARKING SHALL BE CARRIED OUT ON THE PAVEMENT AND APPROVED LINE MARKING FROM LOCAL GOVERNMENT SHALL BE REFLECTED WHITE PAVEMENT MARKING OF EQUAL.
13. SERVICES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM INFORMATION SUPPLIED FROM THE RELEVANT AUTHORITIES VIA A 'BEFORE YOU DIG' ACTIVITY OF ENQUIRY (ENQUIRY SERVICE). THE LOCATION OF SERVICES SHOWN ON THIS DRAWING HAVE BEEN OBTAINED AS ACCURATELY AS POSSIBLE FROM INFORMATION PROVIDED BY SERVICE AUTHORITIES. A NEW 'BEFORE YOU DIG' ACTIVITY ENQUIRY MUST BE CARRIED OUT TO VERIFY SERVICE LOCATIONS JUST PRIOR TO CONSTRUCTION.
14. NO CONCRETE SHALL BE PLACED PRIOR TO THE INSULATION AND FORMWORK BEING SEEN AND TESTED FROM A QUALIFIED AND PROFOUND CIVIL ENGINEER.
15. CERTIFICATION FROM PLANNING ENGINEER TO BE SUBMITTED TO COUNCIL.



LOCALITY PLAN  
N.T.S.

DRAWING INDEX		
Drawing No.	DESCRIPTION	Rev
C000	GENERAL NOTES, LOCALITY PLAN & DRAWING SCHEDULE	A
C001	CIVIL WORK LAYOUT PLAN	A
C002	ROADWAY PROFILE - LONGITUDINAL SECTIONS	A
C003	CONSTRUCTION NOTES AND DETAILS SHEET	A

**DANGER :**  
LOCATION OF ALL EXISTING UNDERGROUND SERVICES SHOWN ARE APPROXIMATE AS TAKEN OFF BYDA INFO. EXTREME CAUTION TO BE EXERCISED WHEN WORKING IN THE VICINITY OF AND AROUND THESE SERVICES. PLEASE CALL THE RELEVANT AUTHORITIES TWO DAYS PRIOR TO CONSTRUCTION FOR A MORE EXACT LOCATION OF THE EXISTING SERVICES.

IT IS THE CONTRACTOR RESPONSIBILITY TO CONTACT 'BEFORE YOU DIG AUSTRALIA' FOR THE LOCATION OF EXISTING PUBLIC UTILITIES, PRIOR TO EXCAVATION.

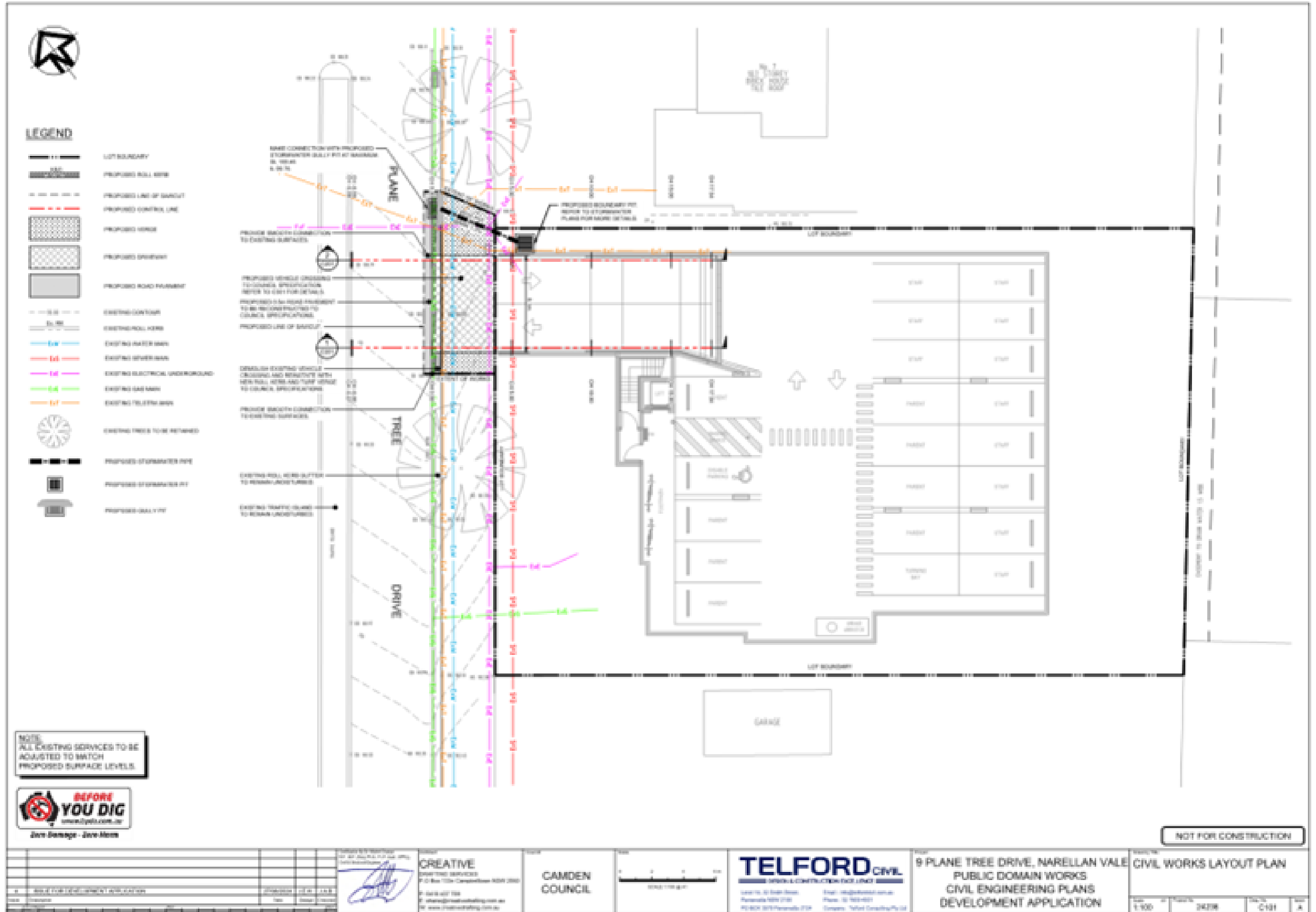
**DISCLAIMER**  
ALL INFRASTRUCTURE INFORMATION (GAS, SEWER, PIPES ETC.) IS DERIVED FROM BEFORE YOU DIG AUSTRALIA RECORDS. EVERY EFFORT WAS MADE TO ENSURE ACCURACY OF THESE RECORDS WHEN COMPILED. NO WARRANTY IS GIVEN TO CURRENCY OF DEPTHS AND LEVELS DUE TO THE POSSIBILITY OF SUBSEQUENT ALTERATION OF LEVELS THROUGH FILLING OR EXCAVATION. USERS OF THE INFORMATION IN THIS DRAWING SHOULD TAKE ALL REASONABLE STEPS TO VERIFY THE RELEVANT INFORMATION BEFORE COMMENCING EXCAVATING OR CONSTRUCTION WORK. TELFORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE TAKE NO RESPONSIBILITY FOR APPARENT ERRORS OR INACCURACIES IN THE INFORMATION PROVIDED.

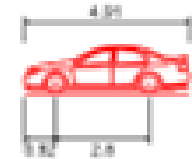
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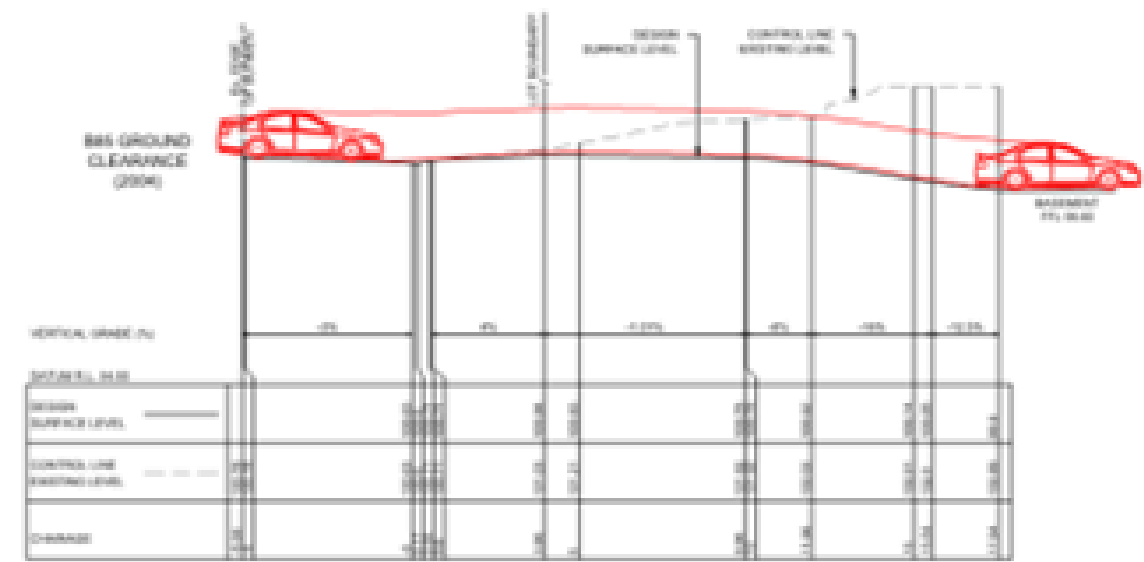
<p>APPROVED FOR DEVELOPMENT APPLICATION</p> <p>DATE: 18/02/2025</p>	<p><b>CREATIVE</b> ENGINEERING SERVICES 1/10 Blue Gum Court, Narellan NSW 2548 P: 02 9438 4077 E: info@creativeengineering.com.au www.creativeengineering.com.au</p>	<p><b>CAMDEN</b> COUNCIL</p>	<p><b>TEL FORD</b> CIVIL DESIGN &amp; CONSTRUCTION EXCELLENCE LEVEL 10, 40 South Street, Parramatta NSW 2150 PO BOX 2074 Parramatta NSW Email: info@telfordcivil.com.au Phone: 02 9633 4000 Company: Telford Consulting Pty Ltd</p>	<p>9 PLANE TREE DRIVE, NARELLAN VALE PUBLIC DOMAIN WORKS CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>	<p>GENERAL NOTES, LOCALITY PLAN AND DRAWING SCHEDULE</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Scale</td> <td>Project No.</td> <td>Sheet No.</td> <td>Rev</td> </tr> <tr> <td>N.T.S.</td> <td>24278</td> <td>C000</td> <td>A</td> </tr> </table>	Scale	Project No.	Sheet No.	Rev	N.T.S.	24278	C000	A
Scale	Project No.	Sheet No.	Rev										
N.T.S.	24278	C000	A										



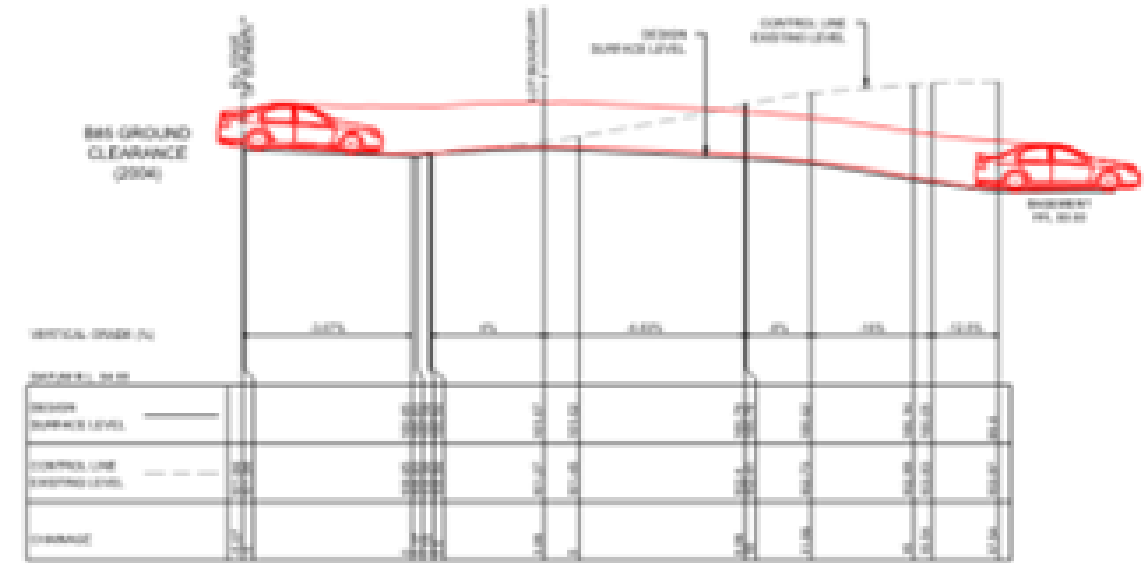




BMS Ground Clearance (2004) 4.910m  
 Overall Length 1.870m  
 Overall Width 1.421m  
 Overall Body Height 0.120m  
 Track Width 1.770m  
 Lock-to-lock time 4.00s  
 Curb to Curb Turning Radius 8.000m



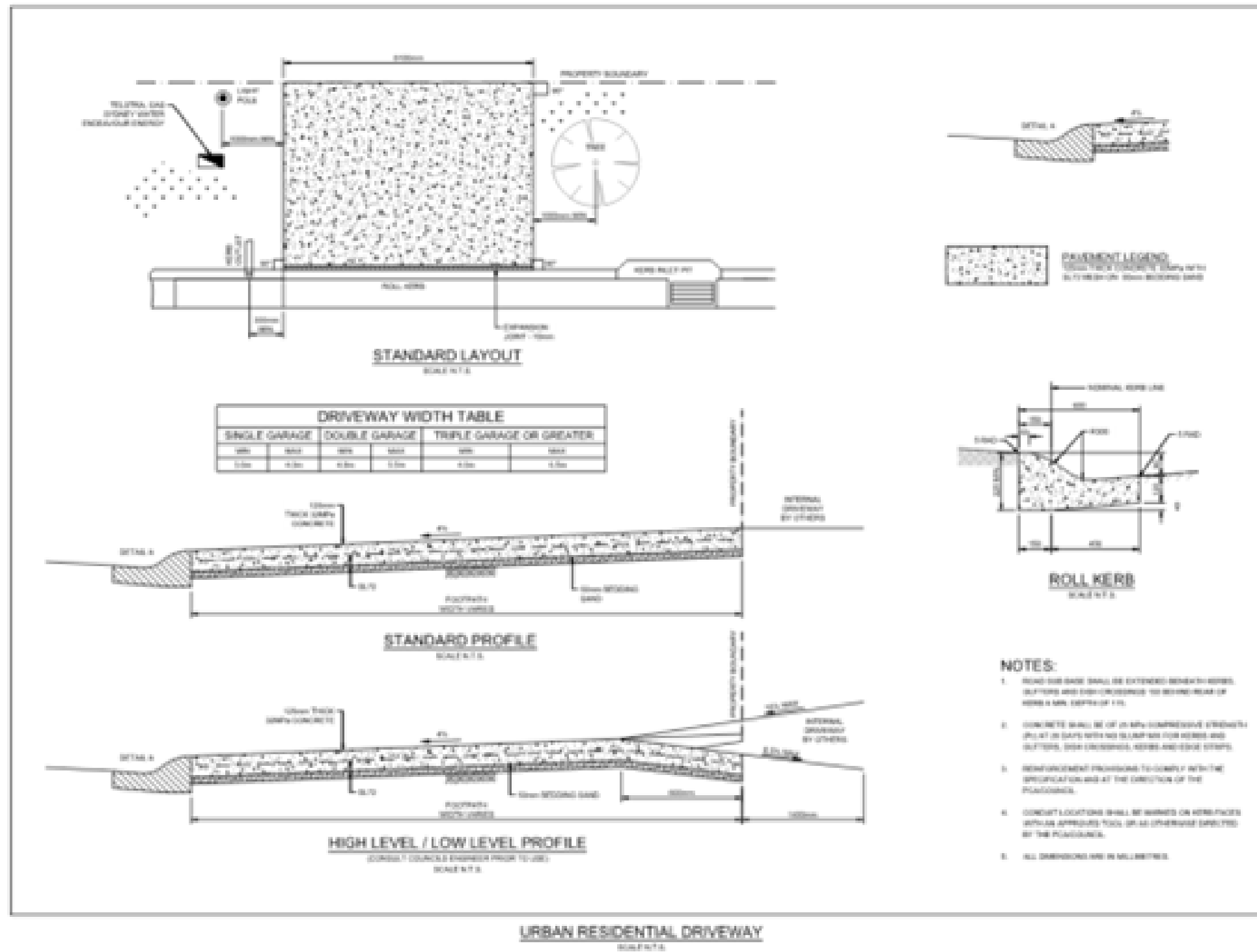
DRIVEWAY PROFILE - LONGITUDINAL SECTION 1  
SCALE 1:100 (VERTICAL)



DRIVEWAY PROFILE - LONGITUDINAL SECTION 2  
SCALE 1:100 (VERTICAL)

NOT FOR CONSTRUCTION

<p><b>CREATIVE</b> ENGINEERING SERVICES 1/10 Box 1004 - Campbelltown NSW 2561</p>	<p><b>CAMDEN COUNCIL</b></p>	<p>0 1 2 3 4 5 6 7 8 9 10 METRES</p>	<p><b>TELFORD CIVIL</b> DESIGN &amp; CONSTRUCTION EXCELLENCE</p> <p>Level 10, 40 South Street, Campbelltown NSW 2561 Phone: 08 9291 4000 PO BOX 5074, Penrith NSW 2150 Company: Telford Consulting Pty Ltd</p>	<p>9 PLANE TREE DRIVE, NARELLAN VALE PUBLIC DOMAIN WORKS CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>	<p>PROJECT: DRIVEWAY PROFILE LONGITUDINAL SECTIONS</p>			
					<p>DATE: 1/10/25</p>	<p>PROJECT: 24228</p>	<p>SHEET: C201</p>	<p>SCALE: A</p>



**NOT FOR CONSTRUCTION**

<p>DATE: 27/11/2024</p> <p>TIME: 10:00 AM</p> <p>BY: [Signature]</p>	<p><b>CREATIVE</b> ENGINEERING SERVICES 1/12 BAYVIEW ROAD, CAMDEN NSW 2816</p> <p>TEL: 02 9397 1188 WWW.CREATIVEENGINEERING.COM.AU</p>	<p><b>CAMDEN COUNCIL</b></p>	<p>SCALE: 1:100</p>	<p><b>TELFORD CIVIL</b> DESIGN &amp; CONSTRUCTION EXCELLENCE</p> <p>LEVEL 10, 50 BAYVIEW ROAD, CAMDEN NSW 2816 TEL: 02 9397 1188 WWW.TELFORDCIVIL.COM.AU</p>	<p>9 PLANE TREE DRIVE, NARELLAN VALE PUBLIC DOMAIN WORKS CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>	<p>CONSTRUCTION NOTES AND DETAILS SHEET</p> <p>DATE: N.T.S. PROJECT: 24278 DRAWING: C301 SHEET: A</p>
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# 9 PLANE TREE DRIVE, NARELLAN DRIVE PROPOSED CHILDCARE CENTRE

## STORMWATER CONCEPT PLANS



LOCALITY PLAN  
A.1

DRAWING INDEX	
Drawing No.	DESCRIPTION
00	COVER SHEET PLAN
101	STORMWATER CONCEPT PLAN BASEMENT LEVEL SHEET 1 OF 2
102	STORMWATER CONCEPT PLAN BASEMENT LEVEL SHEET 2 OF 2
103	STORMWATER CONCEPT PLAN
104	PRELIMINARY DEVELOPMENT LAYOUT PLAN
105	WIND LAYOUT PLAN
106	STORMWATER CHANNEL DETAILS & MUSIC RESULTS
107	SEWER MAINS DETAILS SHEET

NOT FOR CONSTRUCTION

<p>DATE: 18/02/2025</p> <p>PROJECT: 9 PLANE TREE DRIVE, NARELLAN DRIVE PROPOSED CHILDCARE CENTRE</p> <p>CLIENT: CAMDEN COUNCIL</p> <p>DESIGNER: Creative Drafting Services</p> <p>SCALE: N.T.S.</p> <p>DATE: 18/02/2025</p> <p>PROJECT: 9 PLANE TREE DRIVE, NARELLAN DRIVE PROPOSED CHILDCARE CENTRE</p> <p>CLIENT: CAMDEN COUNCIL</p> <p>DESIGNER: TELFORD CIVIL</p> <p>SCALE: N.T.S.</p>	<p style="text-align: center;"><b>TEL FORD CIVIL</b></p> <p style="text-align: center;">Specialist Construction Services</p> <p style="text-align: center;">Level 10, 100 Park Street, Perth WA 6000</p> <p style="text-align: center;">Phone: 08 9447 1000</p> <p style="text-align: center;">Email: info@telfordcivil.com.au</p>	<p style="text-align: center;"><b>CAMDEN COUNCIL</b></p> <p style="text-align: center;">9 PLANE TREE DRIVE, NARELLAN DRIVE</p> <p style="text-align: center;">PROPOSED CHILDCARE CENTRE</p> <p style="text-align: center;">STORMWATER CONCEPT PLANS</p> <p style="text-align: center;">DEVELOPMENT APPLICATION</p>	<p style="text-align: center;">COVER SHEET PLAN</p> <p style="text-align: center;">SCALE: N.T.S.</p> <p style="text-align: center;">PROJECT: 24278</p> <p style="text-align: center;">DATE: 000</p> <p style="text-align: center;">PAGE: 8</p>
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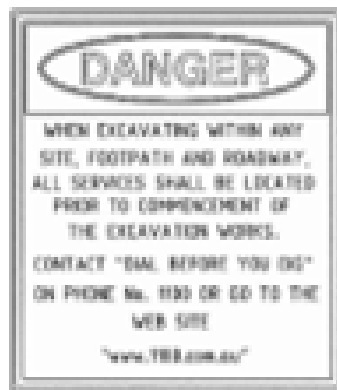
PLANETREE DRIVE

**LEGEND**

- PROPOSED STORMWATER
- SURFACE FLOOR ARISING
- BASIN STORAGE
- CLEARANCE FOR INSPECTION EYES
- PROPOSED STORAGE AREA
- FINISHED SURFACE LEVEL
- CURTAIN DRAIN
- FLOOR VOID
- PROFILE FOR OPENING
- VERTICAL DRAIN

**STANDARD PUMP OUT DESIGN NOTES**

- THE PUMP OUT SYSTEM SHALL BE DESIGNED TO BE OPERATED IN THE FOLLOWING MANNER:
1. THE PUMP SHALL BE PROGRAMMED TO WORK ALTERNATELY TO ALLOW BOTH PUMPS TO HAVE ADEQUATE OPERATIONAL AND PUMP LIFE.
  2. A FLOAT SHALL BE PROVIDED TO ENSURE OF THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REQUIRED THE FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS AT THE MINIMUM WATER LEVEL. THE SAME FLOAT SHALL BE SET TO TURN ONE OF THE PUMPS ON UPON THE WATER LEVEL IN THE TANK RISING TO APPROXIMATELY 70% ABOVE THE MINIMUM WATER LEVEL. THE PUMP SHALL OPERATE UNTIL THE TANK IS DRAINED TO THE MINIMUM WATER LEVEL.
  3. A SECOND FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHALL START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
  4. AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING OPTIC LIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DISTANCE OUTSIDE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACKUP IN CASE OF POWER FAILURE.
  5. A CONFINED SPACE DANGER SIGN SHALL BE PROVIDED AT ALL ACCESS POINT TO THE PUMP OUT STORAGE TANK IN ACCORDANCE WITH THE UNDER MENTIONED UNDER BASEMENT TANK AND DRAWINGS.



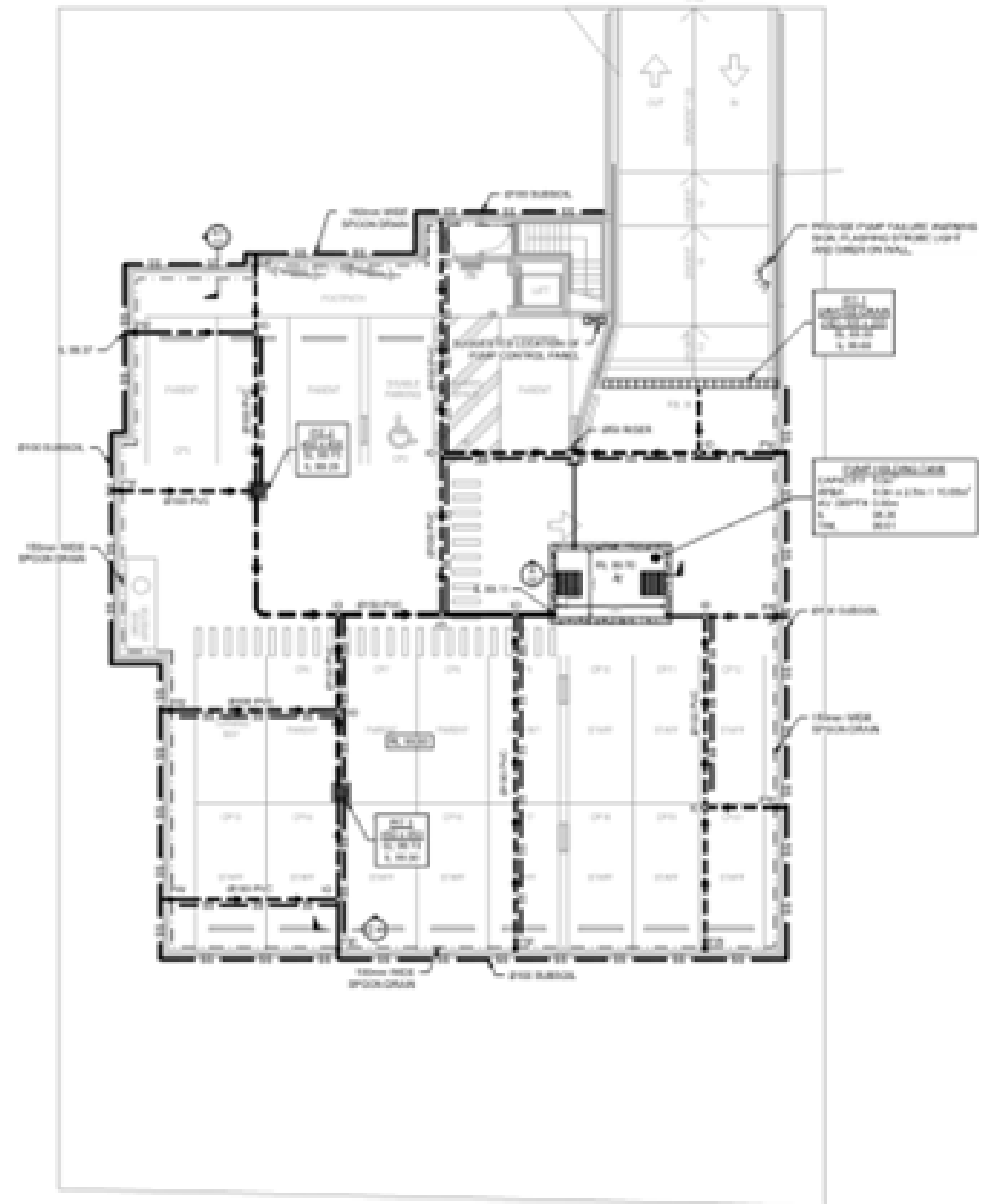
**CONFINED SPACE DANGER SIGN**  
 AS A CONFINED SPACE DANGER SIGN SHALL BE PROVIDED IN A LOCATION OF ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPENDING TO ENTER THE BELOW GROUND TANKS CONFINED SPACE.

2. SIGNAGE DIMENSIONS OF THE SIGN - SHALL AS FOLLOWS LATTER SIDEWAYS, SIGNING COLOURS - WHITE, SIGN SHALL BE PRINTED SUCH AS PRINTED & MANUFACTURED.

3. THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDING ALUMINIUM OR PVC SHEETING.

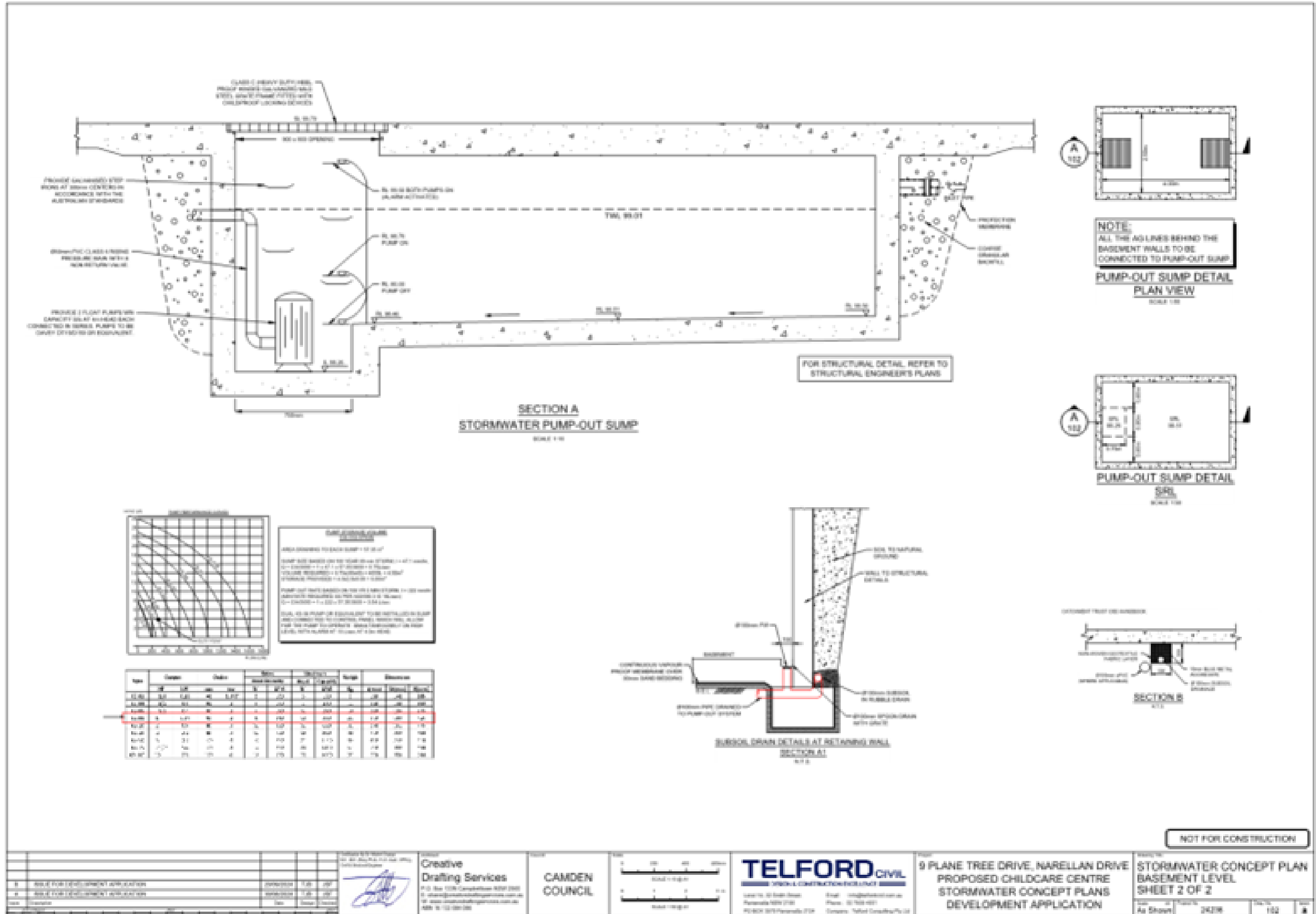
4. SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN.

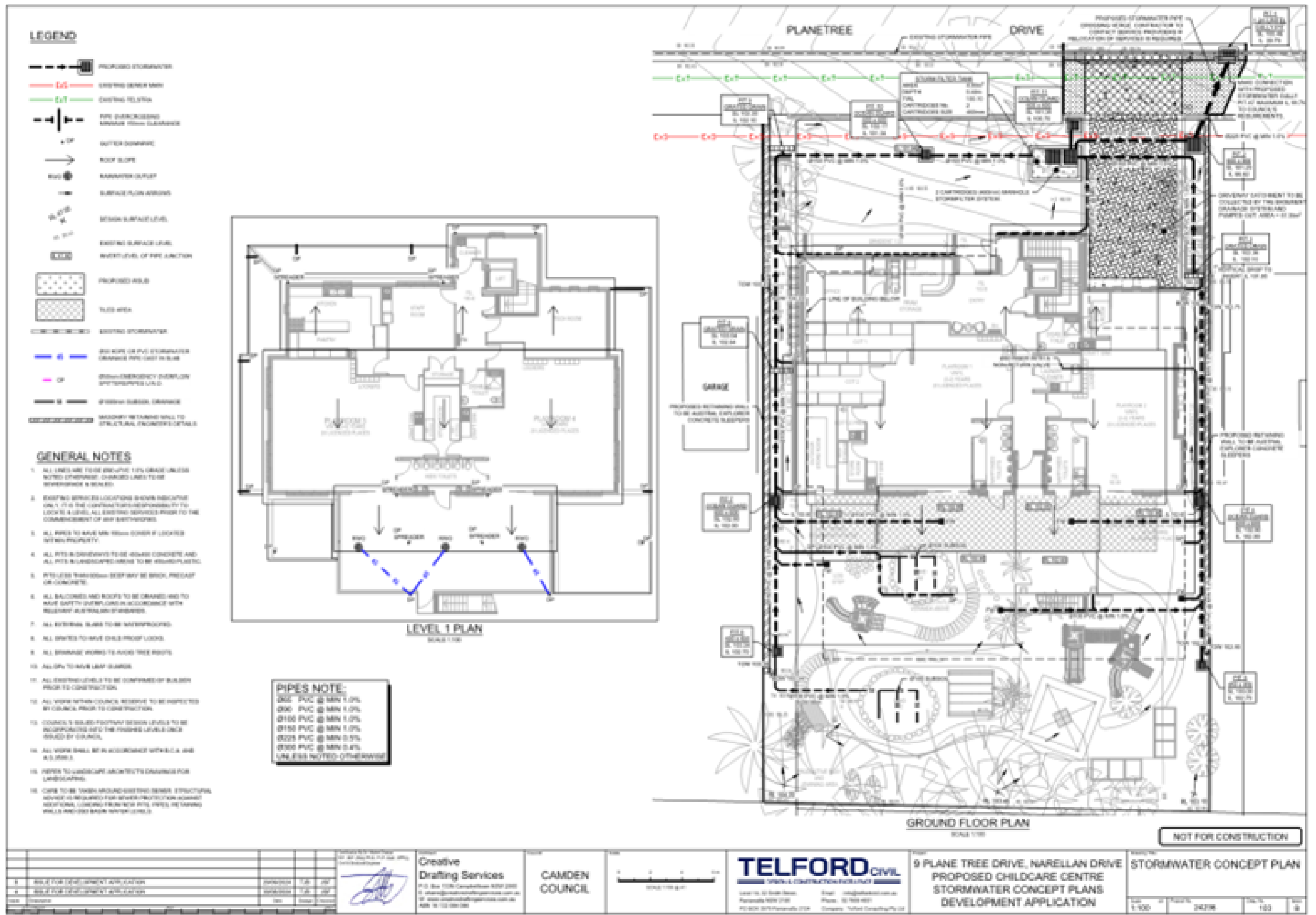
**COLOURS**  
 SIGN BOARD & LETTERING - WHITE  
 SIGN BOARD AREA - BLACK  
 SIGN BOARD LETTERING - BLACK  
 SIGN BOARD OTHER LETTERING - BLACK

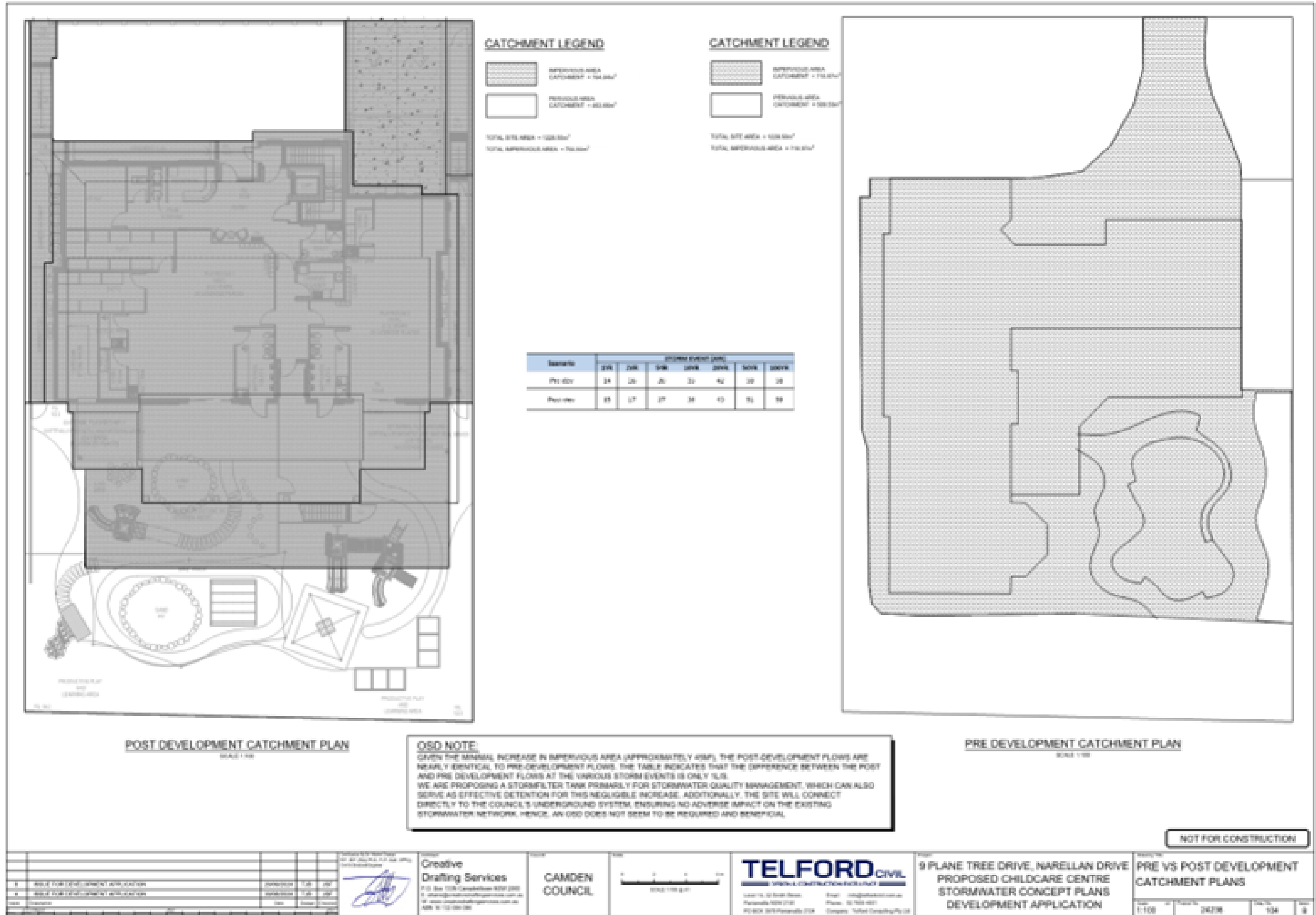


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<p>APPROVED FOR CONSTRUCTION APPLICATION</p> <p>APPROVED FOR CONSTRUCTION APPLICATION</p>		<p>DATE: 1.10.25</p> <p>SCALE: 1:50</p>		<p><b>Creative Drafting Services</b></p> <p>1/10 New 10th Corporation Bldg 1000                  10th Corporation Bldg 1000                  10th Corporation Bldg 1000                  10th Corporation Bldg 1000</p>	<p><b>CAMDEN COUNCIL</b></p>		<p><b>TELFORD CIVIL</b></p> <p>Specialist Construction &amp; Building</p> <p>Level 10, 40 South Street, Perth WA 6000                  Perth WA 6000                  PO BOX 9074 Perth WA 6000</p> <p>Phone: 08 9447 8801                  Fax: 08 9447 8801                  Website: telfordcivil.com.au</p>	<p>9 PLANE TREE DRIVE, NARELLAN DRIVE                  PROPOSED CHILDCARE CENTRE                  STORMWATER CONCEPT PLANS                  DEVELOPMENT APPLICATION</p>	<p>STORMWATER CONCEPT PLAN                  BASEMENT LEVEL                  SHEET 1 OF 2</p> <p>DATE: 1.10.25                  PROJECT: 2428                  SCALE: 1:50                  SHEET: 101                  OF: 2</p>
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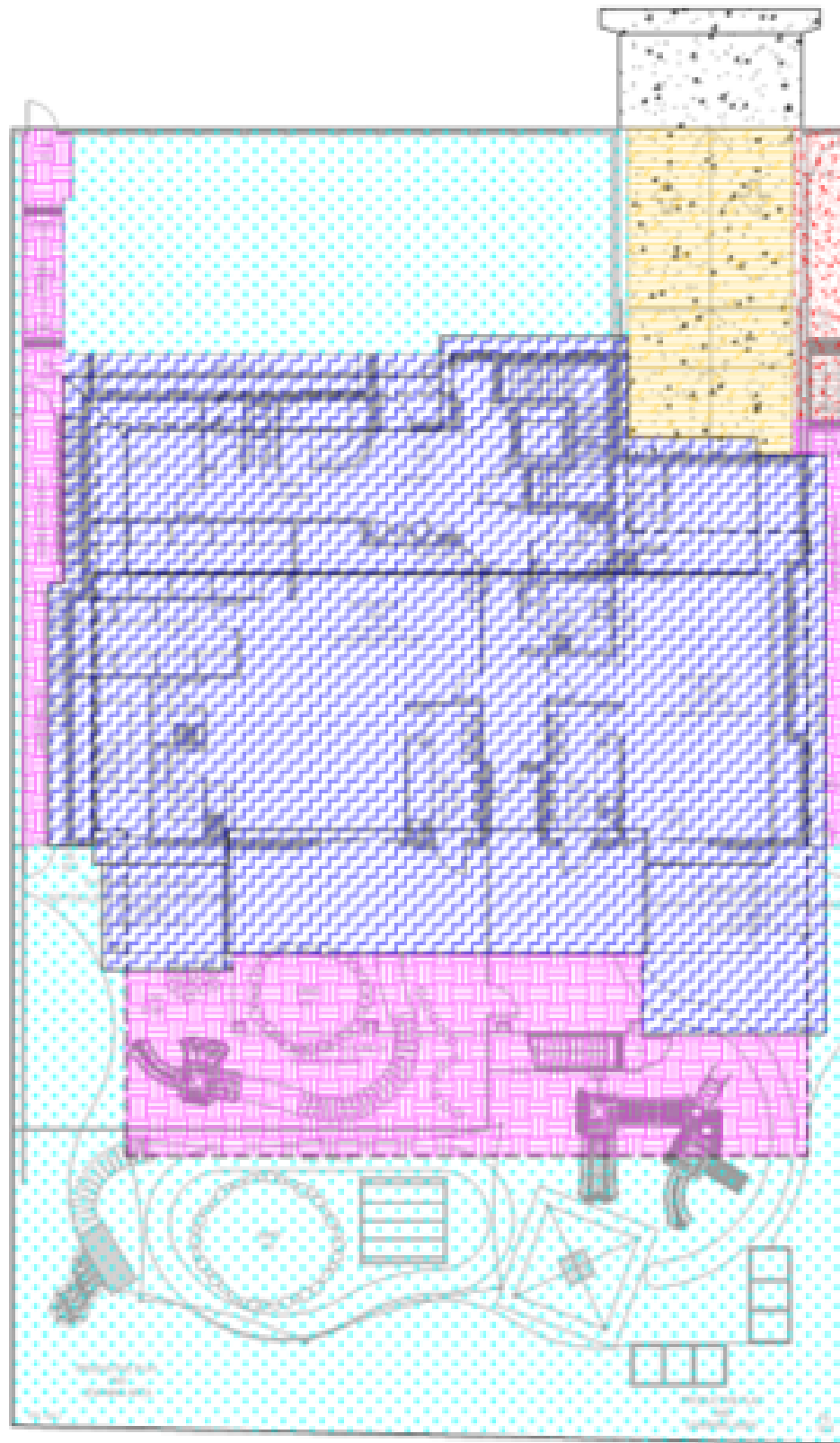




**CATCHMENT LEGEND**

-  ROOF AREA TO GPC = 567.3m<sup>2</sup>
-  ASPHALT AREA TO GPC & SFC = 166.2m<sup>2</sup>
-  PERVIOUS AREA TO GPC & SFC = 486.7m<sup>2</sup>
-  DRIVEWAY TO GPC & SFC = 11.2m<sup>2</sup>
-  ASPHALT AREA EXCEEDING SFC = 11.3m<sup>2</sup>

TOTAL SITE AREA = 1222.4m<sup>2</sup>  
 TOTAL AREA TO GPC = 1214.9m<sup>2</sup> (99% OF TOTAL SITE AREA INCLUDED IN CALCULATIONS)  
 TOTAL IMPERVIOUS AREA = 744.7m<sup>2</sup> (61% IMPERVIOUS)



**WSUD CATCHMENT PLAN**  
SCALE 1:500

NOT FOR CONSTRUCTION

1. AREA FOR DEVELOPMENT APPLICATION 2. AREA FOR DEVELOPMENT APPLICATION		APPROVED 1.00 2024 APPROVED 1.00 2024	 Creative Drafting Services P.O. Box 1028, Cornerstone 8201 280 11. Stansfield Road, Cornerstone 8201 280 11. Stansfield Road, Cornerstone 8201 280 11. Stansfield Road, Cornerstone 8201 280	CAMDEN COUNCIL	 SCALE 1:500	 <b>TELFORD CIVIL</b> SPECIALIST CONSTRUCTION ENGINEERS Level 10, 40 South Street, Perth WA 6000 Perth WA 6000 PO BOX 2011 Fremantle WA 6155 Email: info@telfordcivil.com.au Phone: 94 762 6001 Company: Telford Consulting Pty Ltd	9 PLANE TREE DRIVE, NARELLAN DRIVE PROPOSED CHILDCARE CENTRE STORMWATER CONCEPT PLANS DEVELOPMENT APPLICATION	PROJECT <b>WSUD CATCHMENT PLAN</b> DATE 1/2024 NO. SHEETS 24/25 SHEET NO. 105 OF 2
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**GENERAL NOTES:**

1. ALL MATERIALS MUST BE MANUFACTURED WITH APPROVED PLANS.
2. A RIGID FLOOR ARRANGEMENT OR DISTRIBUTION STRUCTURE MAY BE REQUIRED TO AVOID THE SUSPENSION OF SOLIDS OR AIR BUBBLES DURING FLOW ON THE UNDERDRAIN.
3. ALL WATER QUALITY TREATMENT DEVICES REQUIRE PERMANENT HAND ACCESS TO OPERATION AND MAINTENANCE. MANUAL FOR GUIDELINES AND ACCESS REQUIREMENTS.
4. SITE SPECIFIC PRODUCTION DRAWINGS WILL BE PROVIDED ON PLACEMENT OF ORDER.
5. THE INLET LEVEL OF THE INLET PIPE MUST BE GREATER THAN THE RL OF THE FALSE FLOOR WITHIN THE CARTRIDGE CHAMBER.
6. CONCRETE STRUCTURE AND ACCESS COVERS DESIGN AND PROVIDED BY OTHERS. ACCESS COVERS TO BE CARBON STEEL OR ABOVE CARTRIDGE. OVER-LOOKING ACCESS COVERS AND TANK ACCESS TO BE ACCESSIBLE BY OTHERS ONLY.
7. THE STRUCTURE DIMENSIONS SHOWN ARE FOR REPRESENTATIVE PURPOSES.
8. DIMENSIONS IN METERS.

**STORMFILTER CARTRIDGE DETAIL**  
SCALE 1:1

Facility Component (Requiring Maintenance)	Maintenance Activity	When Maintenance Activity is Required	Expected Facility Performance After Maintaining	INSPECTION/MAJOR MAINTENANCE (TIMES/YEAR)	SLUDGE MAINTENANCE (TIMES/YEAR)
Stormfilter Cartridges and Chamber Structure	Traps and Debris Removal	Floatable objects or other trash is present in the filter. Remove to avoid hindrance of filtration and eliminate possibility debris and trash.	Permanent removal from storm system.	1 (and after major storms)	1 (except in case of a spill)
	Cartridge Replacement and Sediment Removal	1. Media has been contaminated by high levels of pollutants, such as after a spill.	1. New media is able to effectively treat stormwater.	-	-
Drainage System Design	Flushing With Water	Drainage system is obstructed by debris or sediment.	Outflow is not restricted.	-	-

**MUSIC MODEL**  
SCALE 1:1

**UNDERGROUND WSUD TANK INTERNAL WALLS DIMENSIONS & WEIR HEIGHT**  
SCALE 1:10

**UNDERGROUND WSUD TANK DETAILS SECTION C**  
SCALE 1:10

**MUSIC RESULTS**  
SCALE 1:1

	Sources	Residual Load	% Reduction
Flow (ML/yr)	0.6183	0.6184	-0.0162
Total Suspended Solids (kg/yr)	58.77	7.412	87.39
Total Phosphorus (kg/yr)	0.1528	0.04852	68.25
Total Nitrogen (kg/yr)	1.407	0.7561	46.11
Gross Pollutants (kg/yr)	14.59	0.1963	98.7

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NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10
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**CAMDEN COUNCIL**

SCALE 1:100.00

**TELFORD CIVIL**  
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Phone: 08 9437 9100  
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Website: www.telfordcivil.com.au

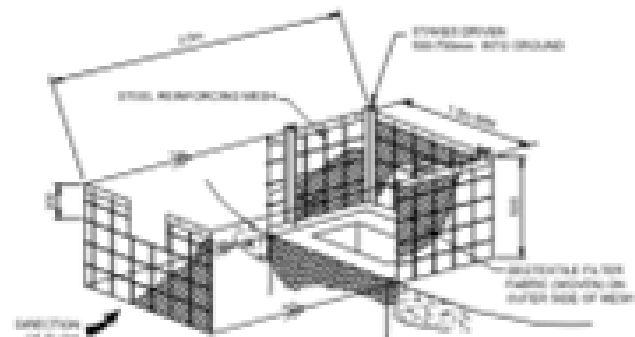
9 PLANE TREE DRIVE, NARELLAN DRIVE  
PROPOSED CHILDCARE CENTRE  
STORMWATER CONCEPT PLANS  
DEVELOPMENT APPLICATION

**STORMFILTER CHAMBER DETAILS & MUSIC RESULTS**

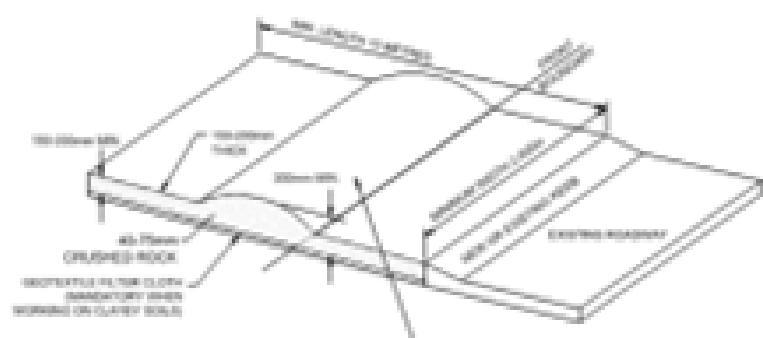
DATE	PROJECT	SHEET	TOTAL
18/02/2025	24278	106	8

**SEDIMENT & EROSION NOTES**

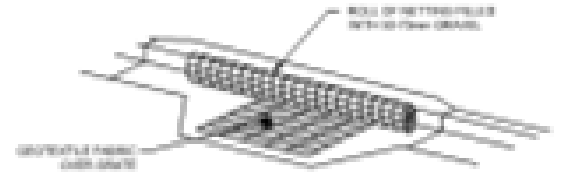
1. MANHOLES FOLLOWING SETTING OUT OF THE WORKS, SET PRIOR TO COMMENCEMENT OF ANY CLEARING OR EXCAVATION, THE CONTRACTOR AND SUPERINTENDENT SHALL MARK THE SITE TO CONVEY THE LOCATION AND TYPE OF SEDIMENT AND EROSION CONTROL MEASURES TO BE ADOPTED. THESE MEASURES SHALL BE RE-EVALUATED PRIOR TO ANY CLEARING OR EXCAVATION AND RE-DESIGNED LATER, THE WORKS ARE COMPLETED AND FOLLOWING FROM AN EXCAVATION, UNLESS OTHERWISE APPROVED BY THE SUPERINTENDENT.
2. MANHOLES FOLLOWING SETTING OUT OF THE WORKS, SET PRIOR TO COMMENCEMENT OF ANY CLEARING OR EXCAVATION, THE CONTRACTOR AND SUPERINTENDENT SHALL MARK THE SITE TO CONVEY AND HAVE THESE MARKS TO BE RE-EVALUATED PRIOR TO ANY CLEARING OR EXCAVATION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MINIMIZE THE RISK OF ANY CLEARING AND EXCAVATION TO EXCEED THE DESIGN AREA. THESE AREAS SHALL BE COVERED BY THE WORKS AND SHALL BE RE-EVALUATED PRIOR TO ANY CLEARING OR EXCAVATION OF ANY DISTURBED AREAS BEYOND THESE AREAS.
3. PROVIDE SLOTTED SILT BASKETS TO ALL SLOTTED PIPES.
4. PROVIDE SILT FENCING ALONG PROPERTY LINE AS DIRECTED BY SUPERINTENDENT.
5. ADDITIONAL CONTROL DEVICES TO BE PLACED AS DIRECTED BY THE PRINCIPAL.
6. ALTERNATIVE DEVICES TO BE APPROVED BY SUPERINTENDENT PRIOR TO CONSTRUCTION.
7. WHERE CONSTRUCTION AREA TO BE CONSTRUCTED WITH PROVISIONS RESTRICTING ACCESS TO AND THROUGH AREAS FROM EXISTING OR PROPOSED DRIVEWAYS, ALL WORK OR STOCKPILES OF MATERIALS TO BE PLACED OUTSIDE OF SITE BOUNDARY.
8. APPROPRIATE EROSION AND SEDIMENT CONTROL TO BE USED TO PROTECT PROPERTIES AND NEIGHBOURS THROUGHOUT CONSTRUCTION.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE CARE OF NEAREST NEIGHBOURHOODS INCLUDING TO BE UNDERTAKEN WITHOUT PRIOR APPROVAL FROM THE SUPERINTENDENT.
10. TO AVOID DISTURBANCE TO EXISTING TREES, EXCAVATIONS SHALL BE IDENTIFIED AND PROTECTED ON SITE BY THE SUPERINTENDENT.
11. THE LOCATION OF EROSION AND SEDIMENT CONTROL SHALL BE DETERMINED ON SITE BY THE SUPERINTENDENT.
12. ACCESS TRACKS THROUGH THE SITE SHALL BE LIMITED TO THOSE DETERMINED BY THE SUPERINTENDENT AND THE CONTRACTOR PRIOR TO ANY WORK COMMENCING.
13. ALL SETTING OUT AND RESPONSIBILITY OF THE CONTRACTOR PRIOR TO WORK COMMENCING ON SITE. THE SUPERINTENDENT'S SUPERVISOR SHALL PROVIDE ALL NECESSARY INFORMATION TO THE CONTRACTOR TO TAKE CARE OF NEAREST NEIGHBOURHOODS INCLUDING TO BE UNDERTAKEN WITHOUT PRIOR APPROVAL FROM THE SUPERINTENDENT.
14. ROAD AND DRIVEWAY REQUIREMENTS AND HOW TO BE USED AS A GUIDE ONLY. EXACT REQUIREMENTS SHALL BE DETERMINED ON SITE IN CONSULTATION WITH PRINCIPAL OF CONTRACTORS MARKED AS:



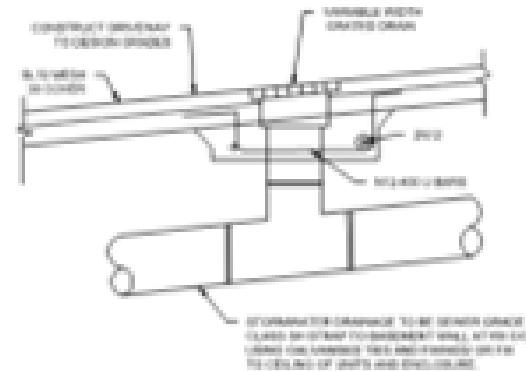
**FIELD INLET SEDIMENT TRAP**  
N.T.S.



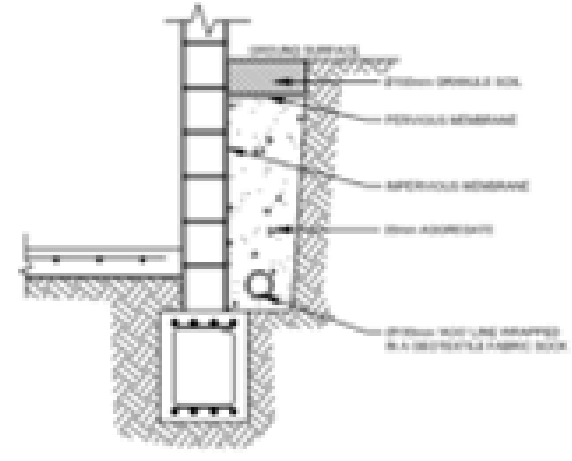
**SHEDDOWN DEVICE**  
N.T.S.



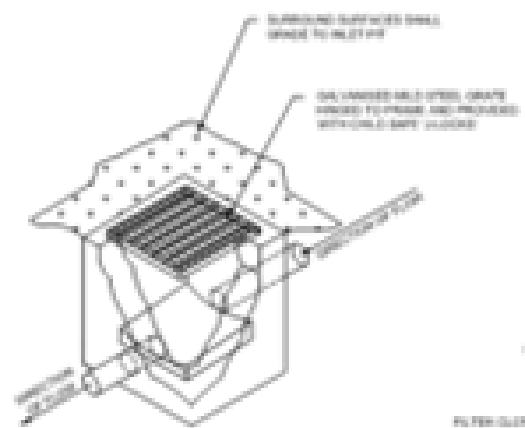
**KERB INLET PROTECTION SAG GULLIES**  
N.T.S.



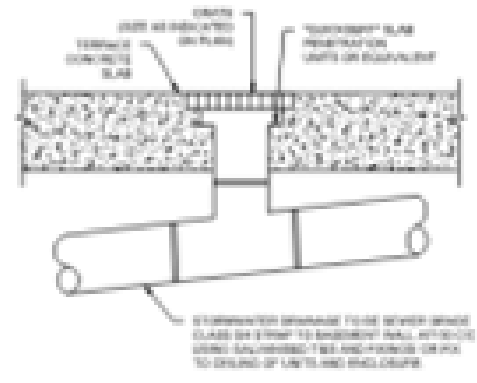
**GRADED DRAIN DETAIL**  
N.T.S.



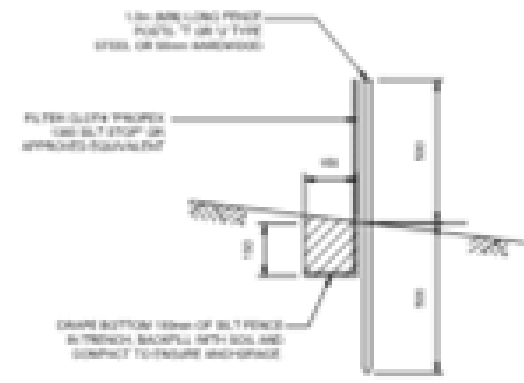
**TYPICAL SUBSOIL DRAIN**  
N.T.S.



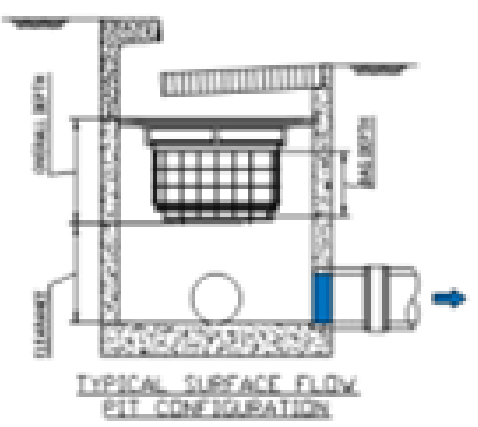
**TYPICAL GRATED INLET PIT DETAIL**  
N.T.S.



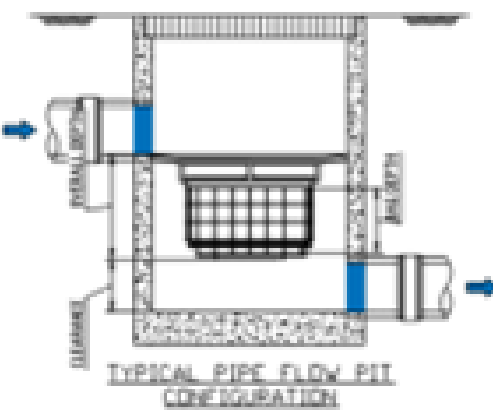
**RAINWATER OUTLET DETAIL**  
N.T.S.



**SILT FENCE DETAIL**  
N.T.S.



**TYPICAL SURFACE FLOW PIT CONFIGURATION**



**TYPICAL PIPE FLOW PIT CONFIGURATION**

- SILT FENCE NOTES**
1. SILT FENCE TO BE INSTALLED USING 150mm DIA. WITH 100mm DIA. TIE RODS OR ATTACHMENT BOLTS.
  2. POSTS SHOULD NOT BE SPACED MORE THAN 3.0m APART.
  3. WHEN TWO SECTIONS OF SILT FENCE ARE JOINED TOGETHER THEY SHALL BE OVERLAPPED BY 100mm AND TIED.
  4. FOR EXTRA STRENGTH TO SILT FENCE, INTERMEDIATE TIE RODS SHOULD BE PROVIDED TO BE INSTALLED AT 1.5m SPACING BETWEEN SILT FENCE AND POSTS BY USING 100mm DIA. TIE RODS.
  5. INSPECTIONS SHALL BE PROVIDED ON A REGULAR BASIS, ESPECIALLY AFTER RAINFALL, AND EXCESSIVE SILT DEPOSITS REMOVED WHEN 'BULGED' DEVELOP IN SILT FENCE.
  6. SEDIMENT FENCES SHALL BE CONSTRUCTED WITH ROBUST TRENCH AND PROPERLY SPILL BARRIERS AT SPILLAGE AND OPERATED TO BE FULLY TIGHT TO PREVENT FLOW THROUGH OR OVER TRENCH.

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<p>CREATIVE DRAFTING SERVICES          P.O. Box 1028, Camden NSW 2820          Ph: (02) 6621 1111          Fax: (02) 6621 1112          Email: info@creativedrafting.com.au</p>		<p>CAMDEN COUNCIL</p>		<p><b>TELFORD CIVIL</b>          SPECIALISED CONSTRUCTION SERVICES          Level 10, 40 South Street, Parramatta NSW 2150          Ph: (02) 9638 7100          Fax: (02) 9638 7101          Email: info@telfordcivil.com.au</p>		<p>9 PLANE TREE DRIVE, NARELLAN DRIVE          PROPOSED CHILDCARE CENTRE          STORMWATER CONCEPT PLANS          DEVELOPMENT APPLICATION</p>		<p>MISCELLANEOUS          DETAILS SHEET</p>	
DATE	12/02/2025	SCALE	N.T.S.	PROJECT NO.	24278	SHEET NO.	107	TOTAL SHEETS	8

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