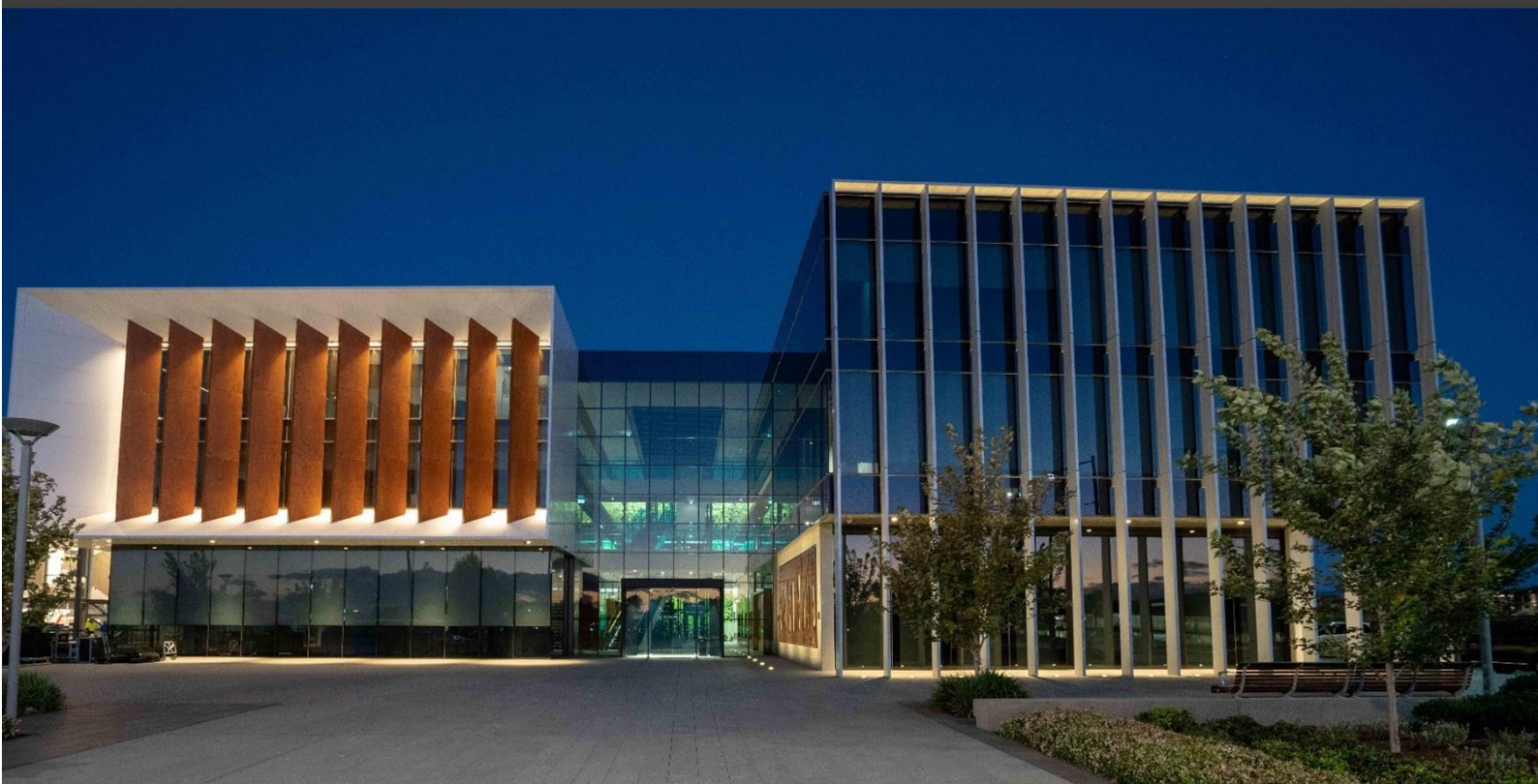


Business Paper

Camden Local Planning Panel
Electronic Determination

4 October 2024



camden
council

ORDER OF BUSINESS

Acknowledgement of Country	6
Declaration of Interest.....	7
CLPP01 DA/2024/60/1 - Construction Of A Two Storey Dwelling, A Secondary Dwelling, A Swimming Pool And Cabana At 845 Cut Hill Road, Cobbitty	8
Attachment 1: Recommended Conditions:	21
Attachment 2: Camden LEP Assessment Table:	31
Attachment 3: Camden DCP Assessment Table:	34
Attachment 4: Clause 4.6 Written Request:	37
Attachment 5: Architectural Plans:	48
CLPP02 DA/2024/45/1 - Tree Removal, Demolition Of Parts Of The Existing Cottage And Restoration Works, Construction Of A Two Storey Rear Extension And Use Of The Premises As An Office At 74 John Street, Camden	64
Attachment 1: Recommended Conditions:	76
Attachment 2: Camden LEP Assessment Table:	92
Attachment 3: Camden DCP Assessment Table:	94
Attachment 5: Architectural Plans:	101

SUBJECT: ACKNOWLEDGEMENT OF COUNTRY

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

SUBJECT: DECLARATION OF INTEREST

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

CLPP01

SUBJECT: DA/2024/60/1 - CONSTRUCTION OF A TWO STOREY DWELLING, A SECONDARY DWELLING, A SWIMMING POOL AND CABANA AT 845 CUT HILL ROAD, COBBITTY

FROM: Manager Statutory Planning

EDMS #: 24/576458

DA Number:	2024/60/1
Development:	Tree removal, construction of a two storey dwelling, a detached secondary dwelling, swimming pool, cabana and associated site works
Estimated Cost of Development:	\$5,663,752
Site Address(es):	845 Cut Hill Road, Cobbitty
Applicant:	Chateau Constructions Unit Trust
Owner(s):	Brybrayco Pty Ltd
Number of Submissions:	None
Development Standard Contravention(s):	Clause 4.3 Height of buildings
Classification:	Local development
Recommendation:	Approve with conditions.
Panel Referral Criteria:	Development standard contravention \geq 10%
Report Prepared By:	Giselle Pineda (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 tree removal, construction of a two storey dwelling, a detached secondary dwelling, swimming pool, cabana and associated site works at 845 Cut Hill Road, Cobbitty.

The Panel is to exercise Council’s consent authority functions for this DA as, pursuant to the Minister for Planning and Public Space’s Section 9.1 Direction, the development seeks to contravene the height of buildings development standard that applies to the site by more than 10%.

SUMMARY OF RECOMMENDATION

That the Panel determine DA/2024/60/1 for tree removal, construction of a two storey dwelling, a detached secondary dwelling, swimming pool, cabana and associated site works pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979* by granting deferred commencement subject to the terms and conditions attached to this report.

EXECUTIVE SUMMARY

Council is in receipt of a DA for the construction of a two storey dwelling and a detached secondary dwelling with associated outbuildings at 845 Cut Hill Road, Cobbitty.

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

The DA was publicly exhibited for a period of 14 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 12 to 25 March 2024 and no submissions were received.

The applicant proposes a contravention to the height of buildings development standard that applies to the site. The development standard provides a maximum height of 9.5m (from existing ground level), however the development proposes a maximum height of 12.2m. The contravention is assessed within this report and is supported by Council staff.

The site is subject to an approved DA (DA/2022/998/1) for the subdivision of the property into six Torrens title lots, of which the development is proposed on the future lot known as Lot 4 Cut Hill Road, Cobbitty. The assessment contained in this report is based on the final lot (i.e. Lot 4) and a deferred commencement condition is recommended that requires the approved subdivision to be registered with NSW Land Registry Services before the consent becomes operational.

Based on the assessment, it is recommended that the DA be approved, by way of a deferred commencement consent, subject to the terms and conditions attached to this report.

KEY PLANNING CONTROL VARIATIONS

Control	Development	Variation
9.5m maximum building height.	12.2m maximum building height.	2.7m (28.4%).

AERIAL PHOTO

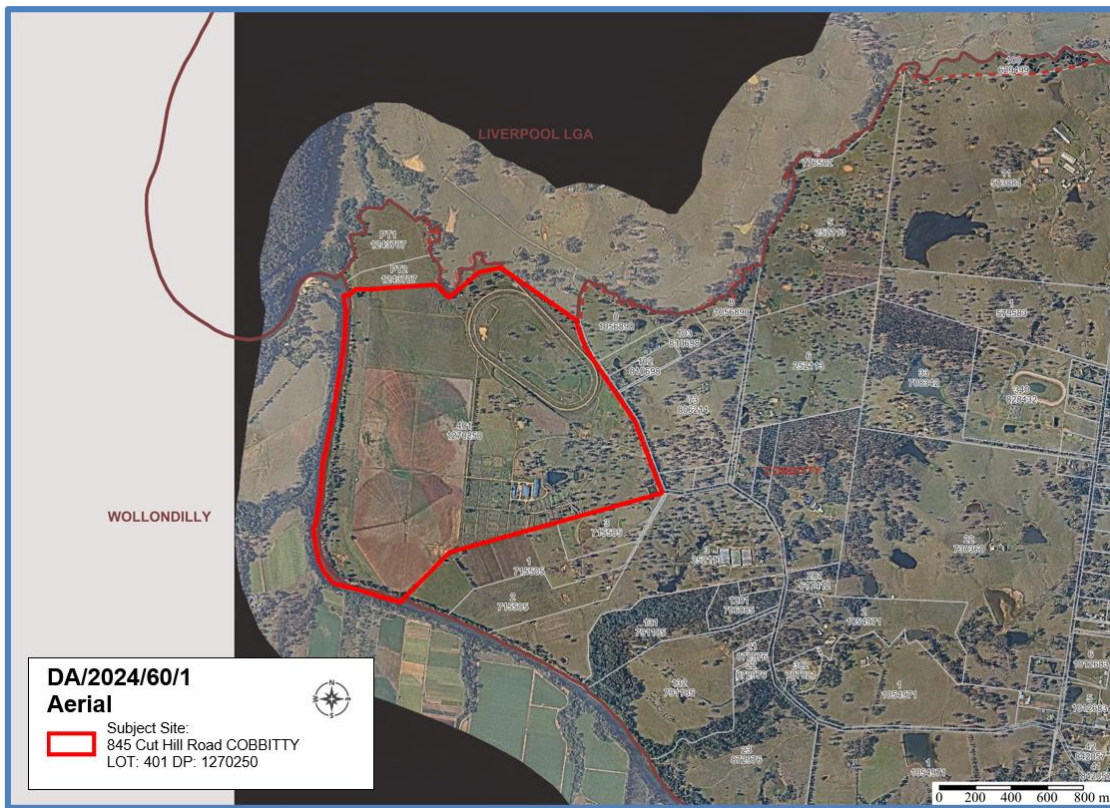


Figure 1: Aerial image of the site

THE SITE

The site is commonly known as 845 Cut Hill Road, Cobbitty and is legally described as Lot 401, DP 1270250. The site is irregular in shape and has a current site area of 233.6ha. There is an irregular fall across the site, with the location of the development having an approximate fall of 5m from the east to the west. Vehicular access is provided from Cut Hill Road along the eastern boundary.

A recent development approval (DA/2022/998/1) permits the subdivision of the site to create six Torrens title lots (refer figure 2 below). Approved Lot 4 is the allotment the subject of this DA and will have a site area of 40ha. Vehicular access is through the primary entrance to Cut Hill Road and the existing gravel driveway. At the time of writing this report, the subdivision had yet to be completed / registered.

The site previously contained a dwelling house that has since been demolished. A large number of trees are present throughout the site. Parts of the site are identified as being bush fire prone land and flood prone land.

The surrounding area contains predominantly single storey dwellings constructed on large rural lots. The wider locality contains an array of rural lots used for both residential and agricultural uses. The site adjoins the Wollondilly Shire local government area and the Nepean River to the west.



Figure 2: Aerial image of site with approved Torrens title subdivision indicated in green. The proposed development is on approved Lot 4.

ZONING PLAN

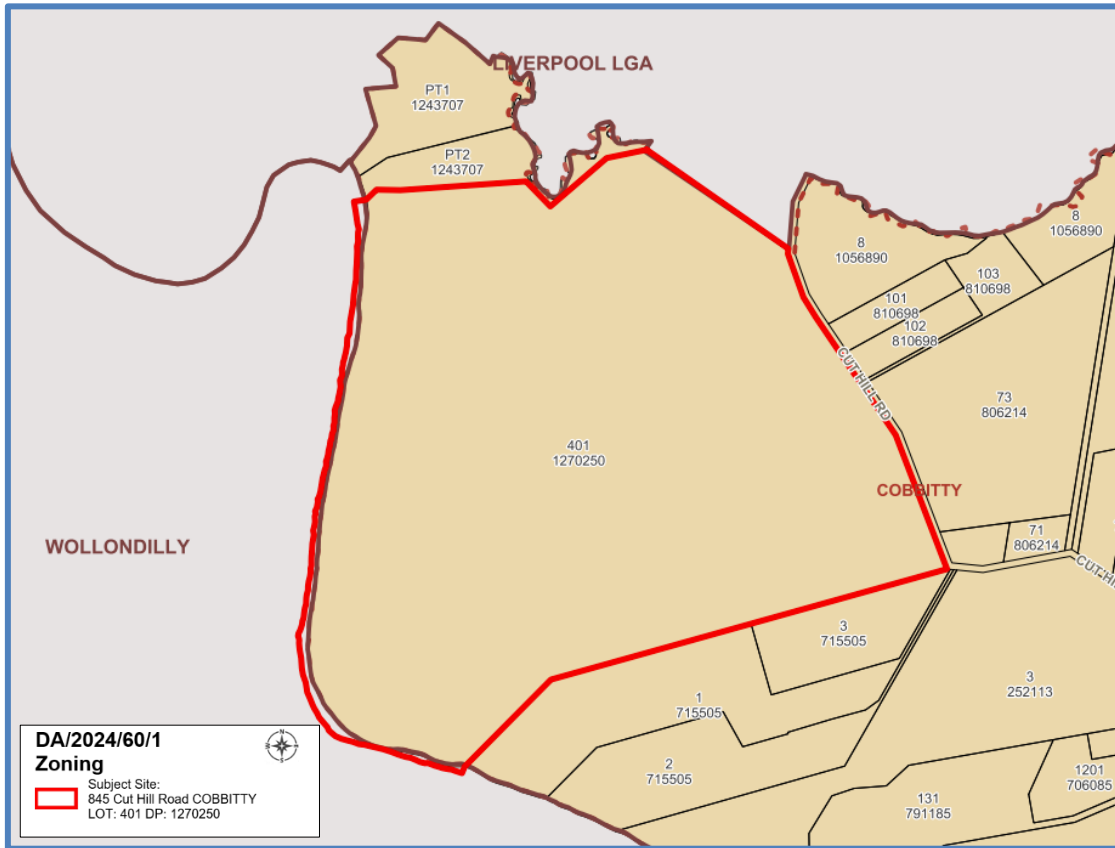


Figure 3: Site and surrounds zoned RU1 Primary Production

HISTORY

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

Date	Development
23 August 2023	DA/2022/998/1 was approved granting deferred commencement approval for Torrens title subdivision of one lot to create six lots. The consent was modified and became operational on 16 August 2024.

THE PROPOSAL

DA/2024/60/1 seeks approval for the construction of a two storey dwelling, a secondary dwelling, a pool and a cabana.

Specifically, the development involves:

- Removal of two trees,
- Construction of a two storey dwelling,
- Construction of a detached garage with a second storey secondary dwelling,
- Construction of a cabana,
- Construction of an in-ground swimming pool with a spa,

- associated site works including earthworks and a driveway.

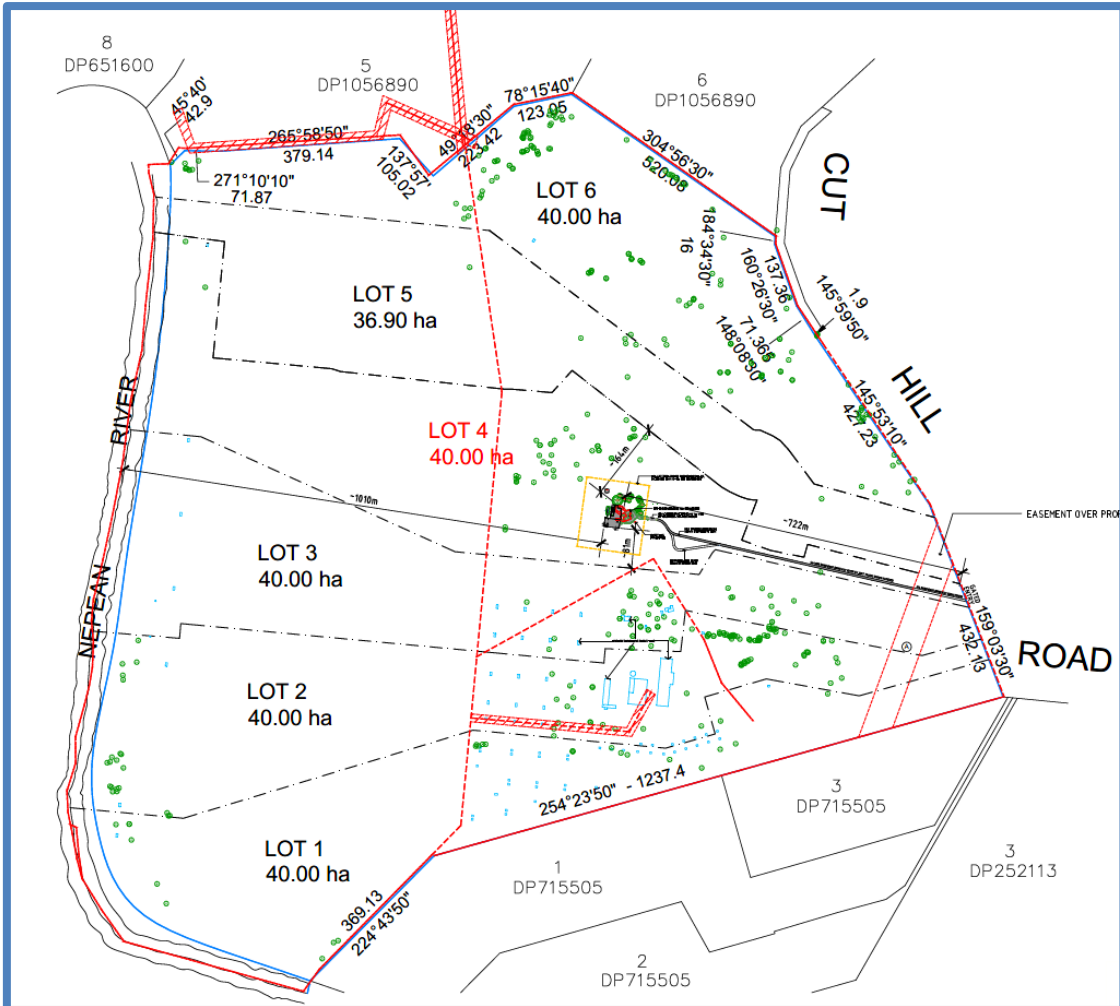


Figure 4: Location of dwelling on approved Lot 4

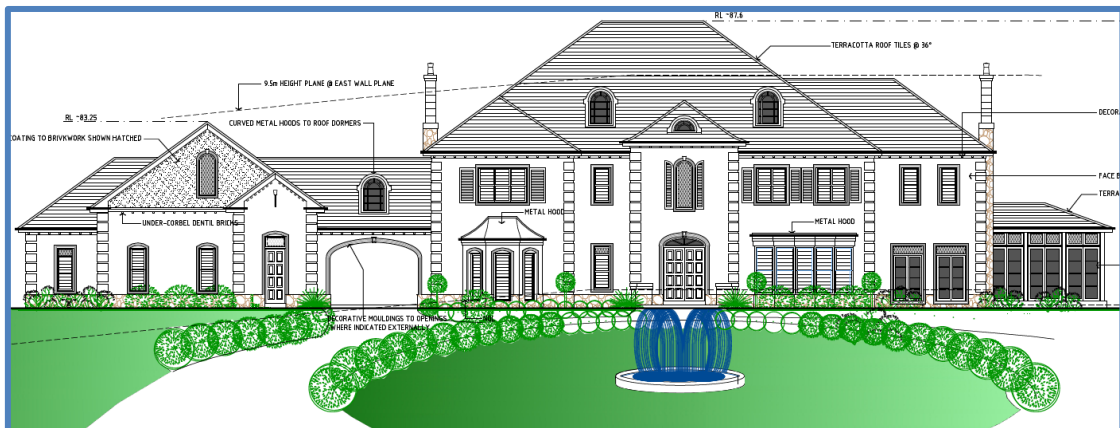


Figure 5: Front elevation of proposed dwelling



Figure 6: Site photo of the approximate location of the development and location of the two trees for removal

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 (Sustainable Buildings) 2022.
- State Environmental Planning Policy (Resilience and Hazards) 2021.
- State Environmental Planning Policy (Biodiversity and Conservation) 2021.
- Camden Local Environmental Plan 2010.

State Environmental Planning Policy (Sustainable Buildings) 2022

A compliant BASIX Certificate was submitted with the DA. The requirements outlined in the certificate have been satisfied in the design of the proposal. A condition is recommended to ensure the BASIX commitments are fulfilled during the detailed design and construction of the development.

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

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

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

site requires remediation, the consent authority must be satisfied that it will be remediated before the land is used for the development.

Council staff are satisfied that the land is suitable for the development with a standard contingency condition recommended that requires any contamination found during construction to be managed in accordance with Council's Management of Contaminated Lands Policy.

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.

Camden Local Environmental Plan 2010 (Camden LEP)

Site Zoning

The site is zoned RU1 Primary Production pursuant to Clause 2.2 of the LEP.

Development Characterisation

The development is defined as a 'dwelling house', 'secondary dwelling' and 'swimming pool'.

Permissibility

The development is nominate permitted with consent in the RU1 zone pursuant to the land use table in the Camden LEP.

Planning Controls

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

Proposed Contravention - Clause 4.3 Height of Buildings

The applicant proposes a contravention to the height of buildings development standard that applies to the site. The development standard limits buildings to a maximum height 9.5 metres (above existing ground level). However, the development will have a maximum height of 12.2 metres (above existing ground level) representing a variation of 2.7 metres or 28.4%. The extent of the contravention is indicated in the architectural plans, an extract of which is shown in the below figure.

CLPP01

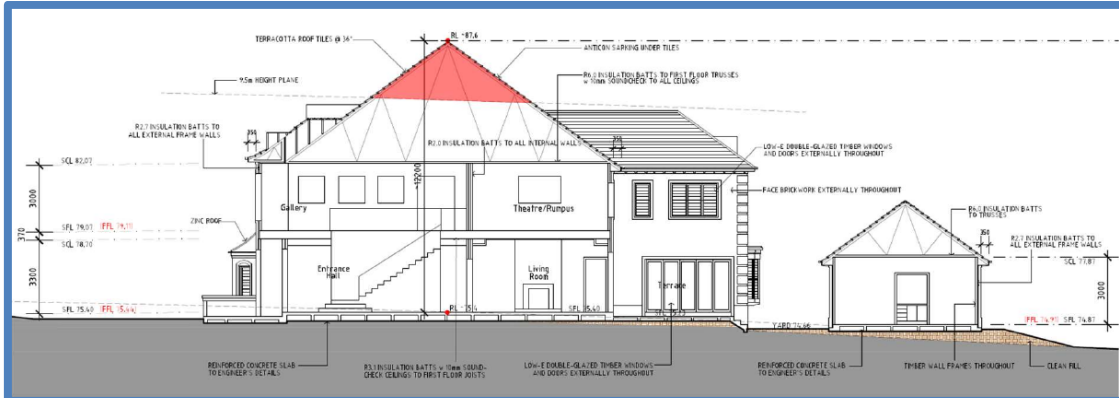


Figure 7: Extract of the sections from the proposed plans. The red highlighted area shows the portion of the building that is above 9.5 metres height of building limit.

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

- The proposed development provides a built form that responds to the rural and historic characteristics of the site and minimises impact on the scenic quality of the locality. The exceedance in height is in response to the roof form of the principal dwelling and its lack of impact on view corridors or the public domain. To comply with the height limit would result in a flat roofed structure which would not sit well within the local surrounds and detract from rural compatibility of the lot.
- The proposed development, including the proposed elements that exceed the height limits, will continue to achieve the objectives of the standard. It is therefore considered that the objectives of the development standard are met even with the breach of building height standard.
- The development provides a dwelling that is of good urban design and amenity.
- The proposed development is consistent with the objectives of the zone and the building height standard.
- The proposal does not result in any adverse impact to adjoining properties due to its location and large site area.
- The height variation equates to a maximum 2.7m for the extent of the roof form in the interests of complementing the rural landscape of the zone and site.

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

The development standard contravention is supported for the following reasons:

- the development is consistent with the objectives of the development standard as demonstrated below:

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

The proposed development is compatible with the height, bulk and scale of the existing and desired character of the locality. The form of the building and associated landscaping ensures it is complementary to the rural landscape of the site and for future residential lots.

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

Council staff are satisfied that there will be minimal adverse visual impacts or disruption of views, due to the location of the dwelling and existing vegetation that screens the development from the primary street. The significant side boundary setbacks ensure there will be no privacy, visual bulk or overshadowing impacts for residents of adjoining properties.

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

The site does not contain, nor is it within proximity to, any heritage items or heritage conservation areas.

- the development is consistent with the objectives for development within the zones in which the development is proposed to be carried out as demonstrated below:

(a) To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.

The application is for a new dwelling house on an existing approved rural property. Accordingly, the development will not impact the natural resource base.

(b) To encourage diversity in primary industry enterprises and systems appropriate for the area.

The application is for a new dwelling house on an existing approved rural property. Accordingly, the development will not impact on the diversity of primary industry in the area.

(c) To minimise the fragmentation and alienation of resource lands.

The application does not increase fragmentation or alienation of resource lands.

(d) To minimise conflict between land uses within this zone and land uses within adjoining zones.

The proposed development will not conflict with existing or adjoining land uses.

(e) To permit non-agricultural uses (including tourism-related uses) that are compatible with the agricultural, environmental and conservation values of the land.

The application is for residential use that aims to converse the environmental and agricultural nature of the land.

(f) To maintain the rural landscape character of the land.

Despite the height variation, the development will complement the rural landscape character through its design, siting and location in relation to the future subdivided lot.

- The height exceedance will not result in any significant loss of privacy or loss of amenity through overshadowing or visual bulk.
- The location of the development, coupled with the relatively large site area, will ensure suitable separation between future dwellings that will not conflict with the existing rural landscape character of the site nor the primary streetscape.
- The two storey principal dwelling does not impact upon any view corridors due to the siting of the dwelling and large number of existing vegetation.

For the abovementioned reasons, Council staff are satisfied that:

- the applicant's written request has adequately addressed the matters required to be demonstrated by Clause 4.6(3) of the Camden LEP, and
- the development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zones in which the development is proposed to be carried out.

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

(a)(ii) the provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)

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

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

Camden Development Control Plan 2019 (Camden DCP)

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

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

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

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

The *Environmental Planning and Assessment Regulation 2021* prescribes several matters that are addressed in the conditions attached to this report.

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

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

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

As demonstrated by the 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 12 to 25 March 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

External Referral	Response
Endeavour Energy	No concerns raised, subject to the imposition of recommended conditions of consent.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

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

RECOMMENDED

That the Panel:

- i) support the applicant’s written request lodged pursuant to Clause 4.6(3) of the Camden Local Environmental Plan 2010 to the contravention of the**

height of buildings development standard in Clause 4.3 of the Camden Local Environmental Plan 2010, and

- ii) approve DA/2024/60/1 (deferred commencement consent) for tree removal, construction of a two storey dwelling, a detached secondary dwelling, swimming pool, cabana and associated site works at 845 Cut Hill Road, Cobbitty subject to the terms and conditions attached to this report for the following reasons:
 - 1. The Panel has considered the written request to contravene the Camden Local Environmental Plan 2010 in relation to Clause 4.3 height of buildings development standard. The Panel considers that the written request from the applicant adequately demonstrates that compliance with the development standard in Clause 4.3 of the Camden Local Environmental Plan 2010 is unreasonable and unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard. The Panel is also satisfied that the development will be in the public interest because it is consistent with the objectives of the development standard in Clause 4.3 of the Camden Local Environmental Plan 2010 and the objectives for development within the RU1 Primary Production zone.
 - 2. The development is consistent with the objectives and controls of the applicable environmental planning instruments, being State Environmental Planning Policy (Sustainable Buildings) 2022, State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Biodiversity and Conservation) 2021 and Camden Local Environmental Plan 2010.
 - 3. The development is consistent with the objectives of the Camden Development Control Plan 2019.
 - 4. The development is considered to be of an appropriate scale and form for the site and the character of the locality.
 - 5. Subject to the recommended conditions, the development is unlikely to have any unreasonable adverse impacts on the natural or built environments.
 - 6. For the above reasons, the development is a suitable use of the site, and its approval is in the public interest.

ATTACHMENTS

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

RECOMMENDED CONDITIONS

Deferred Commencement Consent

This deferred commencement consent shall not operate until the applicant satisfies Council, in accordance with the *Environmental Planning and Assessment Regulation 2021*, in relation to the matters listed in Schedule A within 5 years of the date of this determination. Upon Council being satisfied as to the matters listed in Schedule A, Council will notify the applicant in writing that the consent has been made operative subject to the conditions listed in Schedule B.

Should Council not be satisfied as to the matters listed in Schedule A within the specified timeframe, this deferred commencement consent will be rendered permanently inoperative.

Schedule A Condition

- (1) **Deferred Commencement** - The following matters must be complied with to Council's satisfaction:
 - a. The subdivision approved by DA/2022/998/1 must be registered with Land Registry Services.

Schedule B Conditions

1.0 - General Conditions of Consent

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

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

Plan number	Plan title	Drawn by	Date of plan
01A	Site Plan	Chateau Architects	July 2024
02A	Building Footprint	Chateau Architects	July 2024
03	Ground Floor Plan	Chateau Architects	July 2024
04	First Floor Plan	Chateau Architects	July 2024
05	Roof Plan	Chateau Architects	July 2024
06	Front & Rear Elevations	Chateau Architects	July 2024
07	Side Elevations	Chateau Architects	July 2024
08	Section A-A, Cabana Elevations & BASIX Commitments	Chateau Architects	July 2024
10	Pool	Chateau Architects	July 2024
01B	Aerial Plan	Chateau Architects	July 2024
12	Proposed Construction Footprint & Previous Dwelling	Chateau Architects	July 2024
13	Tree Canopy in APZ-IPA Zone	Chateau Architects	July 2024
14	Landscape Plan	Chateau Architects	July 2024

15	Biodiversity Plan	Chateau Architects	July 2024
-	External Colour & Material Schedule	Applicant	-
-	External Colour & Material Schedule	Applicant	-

Approved Documents			
Document title	Version number	Prepared by	Date of document
BASIX Certificate No. 1730382M	4.0	Building Sustainability	15 December 2023
Waste Management Plan	-	Applicant	06 December 2023
Arboricultural Impact Assessment Report	231129_845 Cut Hill Rd_AIA	Urban Arbor Pty Ltd	29 November 2023
Bushfire Assessment Report	Ref. 21010	Peterson Bushfire	22 February 2024

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

- (2) **Fulfillment of BASIX commitments** - Each commitment listed in an approved BASIX certificate for the following development must be fulfilled:
1. BASIX development.
 2. BASIX optional development, if the development application was accompanied by a BASIX certificate.
- (3) **Approved tree work** - This development consent approves the following tree(s) to be removed:
1. Removal of Trees T1 and T4.
- Replacement landscaping must be installed in accordance with the approved landscaping plan(s) within 6 months of the date of this determination becomes operational and include the following elements:
2. Two replacement trees that reach a mature height of 10 metres or more must be planted within approved Lot 4.
- (4) **Authority requirements** - The development must be carried out in accordance with the following authority requirements:
1. Email from Endeavour Energy, CNR-66286, dated 22/08/2024 and its associated attachments.
- (5) **Easements/restrictions/positive covenants** – The development must comply with all land restrictions applying to the site.

2.0 - Prior to Issue of a Construction Certificate

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

- (1) **Driveway 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 approved driveway(s) will comply with AS 2890.1 - Parking Facilities and Council's Access Driveway Specifications (as applicable to the development).
- (2) **Long service levy** - Before the issue of a construction certificate, the long service levy must be paid at the prescribed rate to either the Long Service Payments Corporation or Council under section 34 of the Building and Construction Industry Long Service Payments Act 1986. This applies to building and construction works with a cost of \$250,000 or more. Evidence of the payment must be provided to the certifier.
- (3) **Public infrastructure alterations** - Before the issue of a construction certificate, any required alterations to public infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlets, service provider pits, street trees or any other public infrastructure) must be approved by the roads authority under the Roads Act 1993. Any costs incurred will be borne by the developer. Evidence of the approval must be provided to the certifier.
- (4) **Salinity management** - Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the development will comply with the salinity control measures in Council's engineering specifications.
- (5) **Structural engineer certificate** - Before the issue of a construction certificate, a certificate must be prepared by a suitably qualified structural engineer and certify, to the certifier's satisfaction, that all piers, slabs, footings, retaining walls and structural elements have been designed in accordance with the approved and applicable geotechnical report(s). The certificate must be accompanied by a copy of the structural engineer's current professional indemnity insurance.
- (6) **Earthworks in the flood storage area** - Any earthworks associated with this development is to not intrude into the area designated as 'flood storage'.
- (7) **On-site sewage management system** - Before the issue of a construction certificate, an on-site sewage management system must be provided for the development. An approval to install an on-site sewage management system under Section 68 of the Local Government Act 1993 and Council's On-Site Sewage Management Policy must be obtained. Evidence of the approval must be provided to the certifier.

- (8) **Bush fire protection (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. BAL-LOW under AS 3959 - Construction of Buildings in Bushfire-Prone Areas and Planning for Bush Fire Protection 2019.
 2. In accordance with the Bushfire Assessment Report by Peterson Bushfire referenced within this consent.
 3. Water, electricity and gas supply that comply with Planning for Bush Fire Protection 2019.

3.0 - Before Building Work Commences

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

- (1) **Public Liability Insurance** - Before any site work commences, the developer must take out a public liability insurance policy with a minimum cover of \$20 million in relation to the occupation of, and works within, all public property for the full duration of the works. Evidence of the policy must be provided to the principal certifier.
- (2) **Site security and fencing** - Before any site work commences, the site is to be secured and fenced to the satisfaction of the principal certifier.
- (3) **Sydney Water approval** - Before any site work commences, the approved construction certificate and/or subdivision works certificate plans must be approved by Sydney Water to confirm if sewer, water or stormwater mains or easements will be affected by the development. Visit www.sydneywater.com.au/tapin to apply. The Sydney Water approval must be provided to the principal certifier.
- (4) **Site management plan (preparation)** - Before any site work commences, a site management plan must be prepared by a suitably qualified person. The plan must demonstrate, to the satisfaction of the principal certifier, that the following site work matters will be managed to protect the amenity of the surrounding area:
 1. Erosion and sediment control measures, including compliance with the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate (the blue book) (as amended from time to time).
 2. Prohibiting offensive noise, vibration, dust and odour as defined by the Protection of the Environment Operations Act 1997.
 3. Covering soil stockpiles and not locating them near drainage lines, watercourses, waterbodies, footpaths and roads without first providing adequate measures to protect those features.

4. Prohibiting the pumping of water seeping into any excavations from being pumped to a stormwater system unless sampling results demonstrate compliance with NSW Environment Protection Authority requirements and the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2018) criteria for water quality discharge.
 5. Construction traffic management in accordance with Council's engineering specifications and AS 1742.3 Manual of Uniform Traffic Control Devices Traffic Control for Works on Roads.
 6. Maintaining a fill delivery register including the date, time, truck registration number and fill quantity, origin and type.
 7. Ensuring that vehicles transporting material to and from the site:
 - a. Cover the material so as to minimise sediment transfer.
 - b. Do not track soil and other waste material onto any public road.
 - c. Fully traverse the site's stabilised access point.
 8. Waste generation volumes, waste reuse and recycling methods, waste classification in accordance with NSW Environment Protection Authority waste classification guidelines, hazardous waste management, disposal at waste facilities, the retention of tipping dockets and their production to Council upon request.
 9. Hazardous materials management.
 10. Work health and safety.
 11. Complaints recording and responses.
- (5) **Erection of signs** - Before any site 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:
4. Maintained while the work is being carried out.
 5. Removed when the work has been completed.

This condition does not apply in relation to:

6. 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.
 7. Crown building work certified to comply with the Building Code of Australia under Part 6 of the Environmental Planning and Assessment Act 1979.
- (6) **Notification of Home Building Act 1989 requirements** - Before any residential building work commences, the principal certifier must give Council written notice of the following:
1. For work that requires a principal contractor to be appointed:
 - a. The name and license number of the principal contractor.
 - b. The name of the insurer of the work under Part 6 of the *Home Building Act 1989*.
 2. For work to be carried out by an owner-builder:
 - a. The name of the owner-builder.
 - b. If the owner-builder is required to hold an owner-builder permit under the *Home Building Act 1989*, the number of the owner-builder permit.

If the information required by this condition is no longer correct, work must not be carried out unless the principal certifier gives Council written notice of the updated information.

This condition does not apply in relation to Crown building work certified to comply with the Building Code of Australia under Part 6 of the Environmental Planning and Assessment Act 1979.

- (7) **Residential building work insurance** - Before any residential building work commences for which a contract of insurance is required under Part 6 of the Home Building Act 1989, a contract of insurance must be in force.

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.

4.0 - During Works

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

- (1) **Fill material (dwellings)** - Before the importation and placement of any fill material on the site, an assessment report and sampling location plan for the material must be prepared by a person with experience in both contamination and geotechnical assessments. The report and plan must demonstrate, to the satisfaction of the principal certifier, that:
1. For virgin excavated natural material, the report and plan have been prepared in accordance with:
 - a. The Department of Land and Water Conservation publication 'Site investigation for Urban Salinity', and
 - b. The Department of Environment and Conservation - Contaminated Sites Guidelines 'Guidelines for the NSW Site Auditor Scheme (Third Edition) - Soil Investigation Levels for Urban Development Sites in NSW'.
 - c. A minimum of 2 samples from different locations is required.
 2. For excavated natural material, the report and plan have been prepared in accordance with:
 - a. The Resource Recovery Exemption under Part 9, Clause 91, 92 and 93 of the Protection of the Environment Operations (Waste) Regulation 2014.
 - b. The NSW Environment Protection Authority Resource Recovery Order under Part 9, Clause 93 of the Protection of the Environment Operations (Waste) Regulation 2014.
 - c. The Excavated Natural Material Order and Exemption 2014.
 3. The fill material has had its salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer to the Department of Land and Water Conservation publication 'Site investigation for Urban Salinity'), and that it is compatible with any salinity management plans approved for the site.
- (2) **Stormwater collection and discharge** - While site work is being carried out, the roof of the approved building work must be provided with guttering and downpipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, must be conveyed to the existing drainage system in accordance with the approved stormwater plan(s).
- All roof water must be connected to the approved roof water disposal system immediately after the roofing material has been fixed to the framing members. The principal certifier must not permit construction works beyond the frame inspection stage until this work has been carried out.
- Connection to the street gutter or drainage easement must only occur at the designated connection point for the site. New connections that require work to an easement pipe or kerb must only occur with Council's approval.
- (3) **Survey report** - Before concrete is poured, the building(s) must be set out by a registered surveyor and a peg out survey must be prepared. The survey must

confirm, to the satisfaction of the principal certifier, that the building will be sited in accordance with the approved plans and this development consent.

- (4) **Work hours** - While site 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.

- (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.
- (6) **Unexpected contamination finds contingency (general)** - While site work is being carried out, if any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc.) are encountered, the work must cease immediately until a certified contaminated land consultant has conducted an assessment of the find to the satisfaction of the principal certifier.

Where the assessment identified contamination and remediation is required, all work must cease in the vicinity of the contamination and Council must be notified immediately. Development consent must be obtained to undertake Category 1 remediation.

- (7) **Work near or involving vegetation** - While site work is being carried out, the following requirements must be complied with to the satisfaction of the principal certifier:
1. Existing vegetation (including street trees) not approved for removal must be protected in accordance with AS 4970 - Protection of Trees on Development Sites and Council's engineering specifications.
 2. The boundaries of any bushland or waterfront land areas adjacent to the site must be fenced by minimum 1.8m high chain link or welded mesh fencing. The fencing must include signage advising that the vegetation behind it is protected. The fencing must be maintained until the works have been completed.
 3. No work (including for vehicular access or parking) that transects vegetation not approved for removal can be undertaken.
 4. All vegetation related work must be carried out by a fully insured and qualified arborist. The arborist must be qualified to Australian Qualifications Framework (AQF) Level 3 in Arboriculture for the carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.

5. All tree pruning must be carried out in accordance with AS 4373 - Pruning of Amenity Trees.
 6. Where practical, all green waste generated from vegetation work must be recycled into mulch or composted at a designated facility.
- (8) **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.
- (9) **Shoring and adequacy of adjoining property** - While site work is being carried out, the person having the benefit of the development consent must, at the person's own expense:
1. Protect and support the building, structure or work on adjoining land from possible damage from the excavation.
 2. If necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.
- This condition does not apply if:
3. The person having the benefit of the development consent owns the adjoining land.
 4. The owner of the adjoining land gives written consent to the condition not applying.
- (10) **Tree protection during construction** - All trees must be protected in accordance with the Arboricultural Impact Assessment Report prepared by Bryce Claassens, Urban Arbor Pty Ltd, dated 29 November 2023. In particular, Section 11 Tree Protection Requirements.
- (11) **Protection of vegetation and habitats** - While building work is carried out, approval must be sought from Council prior to any removal, pruning, impact upon or any disturbance of the existing vegetation and natural landscape features, other than any existing vegetation and/or natural landscape features authorised for removal, pruning, impact upon or disturbance by this development consent.
- The following procedures shall be strictly observed:
1. No additional works or access/parking routes, transecting the protected vegetation shall be undertaken without Council approval.

2. Vehicular access within and through the protected vegetation shall be restricted to the existing driveway.

5.0 - Prior to Issue of an Occupation Certificate

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

- (1) **Survey certificate** - Before the issue of an occupation certificate, a survey certificate must be prepared by a registered surveyor and demonstrate, to the principal certifier's satisfaction, that the siting of the building(s) complies with the approved plans and this development consent.
- (2) **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.
- (3) **Tree protection sign-off** - A certificate by the Site Arborist must be provided to Council to state that all works surrounding the trees was undertaken in accordance with Section 11 Tree Protection Requirements of the approved Arboricultural Impact Assessment Report, as per Condition 27.
- (4) **On-site sewage management system operation** - 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 an on-site sewage management system approved by Council under Section 68 of the Local Government Act 1993 and Council's On-Site Sewage Management Policy is operating for the development.

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

Clause	Assessment	Compliance?
<p>2.3 Zone objectives and land use table</p> <p>The land use table for each zone sets out what development is permitted without consent, permitted with consent, and prohibited.</p> <p>The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within a zone.</p> <p>The zone objectives for this site are:</p> <ul style="list-style-type: none"> • To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. • To encourage diversity in primary industry enterprises and systems appropriate for the area. • To minimise the fragmentation and alienation of resource lands. • To minimise conflict between land uses within this zone and land uses within adjoining zones. • To permit non-agricultural uses (including tourism-related uses) that are compatible with the agricultural, environmental and conservation values of the land. • To maintain the rural landscape character of the land. 	<p>The site is zoned RU1 Primary Production.</p> <p>The development is consistent with the relevant objectives of the zone in that it will not conflict with other land uses in the zone or adjoining zones and will maintain the rural landscape character of the land.</p>	<p>Yes.</p>
<p>4.2A Erection of dwelling houses on land in certain rural and environmental protection zones</p> <p>On land zoned:</p> <ul style="list-style-type: none"> • RU1 Primary Production, • RU2 Rural Landscape, • RU4 Primary Production Small Lots, • E4 Environmental Living, <p>development consent cannot be granted for the erection of a dwelling house, and on which no dwelling house has been erected, unless the lot complies with one of the following criteria:</p> <ul style="list-style-type: none"> • the lot is at least the minimum lot size specified for that lot by the Lot Size Map, or 	<p>Approved Lot 4 has a site area of 40ha, which satisfies the minimum lot size specified on the Lot Size Map. It is noted that no subdivision is proposed as part of the subject DA.</p>	<p>Yes.</p>

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

Clause	Assessment	Compliance?
<ul style="list-style-type: none"> the lot was created before the LEP commenced and on which the erection of a dwelling house was permissible immediately before that commencement, or <p>However development consent may be granted for the erection of a dwelling house in the above zones if:</p> <ul style="list-style-type: none"> there is a lawfully erected dwelling house on the land and the dwelling house to be erected is intended only to replace the existing dwelling house 		
<p>4.3 Height of buildings</p> <p>Maximum building heights must not exceed the maximum building height shown on the Height of Buildings Map.</p> <p>The maximum building height for this site is 9.5m.</p>	<p>Highest ridge RL – RL87.6 Existing ground RL – RL75.4</p> <p>The principal dwelling has a maximum building height of 12.2m, presenting a variation of 2.7m or 28.4%.</p>	<p>No.</p>
<p>4.6 Exceptions to development standards</p> <p>Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.</p> <p>Development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated that—</p> <p>(a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and</p> <p>(b) there are sufficient environmental planning grounds to justify the contravention of the development standard.</p> <p>The consent authority must keep a record of its assessment carried out under subclause (3).</p> <p>This clause prohibits the approval of</p>	<p>The development provides a maximum building height of 12.2m, contravening the maximum height of buildings development standard that applies to the site, which is 9.5m.</p> <p>This represents a variation of 2.7m or 28.4%.</p> <p>The applicant has provided a written request that justifies the contravention by demonstrating that compliance with the development standard is unreasonable and unnecessary (considering the location and siting of the development) and that there are sufficient environmental planning group to justify the contravention.</p> <p>Council staff are satisfied that the applicant’s written request has adequately addressed the required matters.</p> <p>The proposed development is in the public interest and is consistent with the objectives of Clause 4.3 Height of Buildings, as well as the objectives of the RU1 Primary Production zone.</p> <p>A detailed assessment against the relevant matters contained in this clause is provided in the main body of the report.</p>	<p>Yes.</p>

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

Clause	Assessment	Compliance?
development standard contraventions for certain subdivisions of land in some rural and environmental zones.		
<p>5.5 Controls relating to secondary dwellings on land in a rural zone</p> <p>If development for the purposes of a secondary dwelling is permitted under this Plan on land in a rural zone -</p> <p>(a) the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater -</p> <p>(i) 60 square metres,</p> <p>(ii) 25% of the total floor area of the principal dwelling.</p>	The secondary dwelling has a floor area of 56.6m ² .	Yes
<p>5.21 Flood planning</p> <p>Development consent must not be granted to development on land at or below the flood planning level unless the consent authority is satisfied to a number of matters listed by this clause; including compatibility with the flood hazard of the land.</p>	The site is impacted by the Nepean River 1% and 5% annual exceedance probability levels and the probable maximum flood levels. However, the specific area of the new dwelling is above these flood levels. Subject to recommended conditions, the development is consistent with the requirements of Council's Flood Risk Management Policy	Yes
<p>7.4 Earthworks</p> <p>Before granting development consent for earthworks the consent authority must consider a number of matters listed by this clause; including the impact on the existing and likely amenity of adjoining properties.</p>	Some minor fill is proposed in order to create a level building platform for the new dwelling. The earthworks are acceptable in terms of the matters for consideration listed by this clause in that they will not have a detrimental impact on environmental functions and processes, neighbouring uses or features of the surrounding land.	Yes.

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Compliance?
<p>2.1 Earthworks Building work should be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill.</p> <p>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.</p>	<p>The development has been designed to respond to the topography of the site. The maximum proposed fill is 1.15m and the earthworks are to be battered.</p> <p>A standard condition of consent is recommended requiring use of VENM as a safeguard.</p>	Yes.
<p>2.2 Salinity Management All development must incorporate Salinity Management measures.</p> <p>All sediment and erosion controls are to be installed prior to the commencement of any works.</p>	<p>A condition has been recommended to ensure salinity requirements contained within Council's Engineering Specifications are satisfied. Appropriate erosion and sediment control measures will be implemented throughout the development and also form a recommended condition of consent.</p>	Yes.
<p>2.3 Water Management Development must demonstrate compliance with Council's Engineering Specifications including requirements for detention, drainage and water sensitive urban design.</p>	<p>The development has been designed in accordance with Council's Engineering Specifications.</p>	Yes.
<p>2.4 Trees and Vegetation A person must not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy a tree or vegetation without approval from Council authorising such works.</p>	<p>The development seeks consent for the removal of two trees to accommodate the development. The DA was reviewed by Council's Urban Tree and Landscape Officer who supports the tree removal, subject to the recommended conditions. This includes the replacement planting of two trees on site. The trees to be removed are not classified as having ecological significance.</p>	Yes.
<p>2.7 Bush Fire Risk Management Development on land identified as bushfire prone on Council's Bush Fire Prone Land Map must address the bush fire protection measures in the NSW RFS publication <i>Planning for Bush Fire Protection</i> (or equivalent).</p>	<p>The site is identified as partially affected by bush fire prone land. A bush fire report has been submitted identifying the development to be constructed to BAL-LOW. Appropriate conditions are recommended.</p>	Yes.
<p>2.8 Flood Hazard Management Development must be consistent with Council's Floodplain Management Policy.</p>	<p>The site is impacted by the Nepean River 1% and 5% annual exceedance probability levels and the probable maximum flood levels. However, the specific area of the new dwelling is above these flood levels. The development is consistent with the requirements of Council's Flood Risk Management Policy and suitable earthworks in the flood storage area condition has been recommended.</p>	Yes.
<p>2.9 Contamination and Potentially Contaminated Land Management A contamination assessment may be required and a remediation action plan submitted if required.</p>	<p>Council staff are satisfied that the land is suitable for the development with a standard contingency condition recommended that requires any contamination found during construction to be managed in accordance with Council's Management of Contaminated Lands Policy.</p>	Yes.
<p>2.14 Waste Management A waste management plan (WMP) must be provided.</p>	<p>A WMP that adequately addresses the applicable waste management controls of the Camden DCP has been submitted with the DA. A condition is recommended requiring compliance with the WMP.</p>	Yes.
<p>2.16.1 Aboriginal Culture and Heritage Development applications must identify any areas of Aboriginal heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that are to be retained and protected (and identify the management protocols for these).</p>	<p>The site is not known to contain any Aboriginal objects and is not identified as an Aboriginal place. A standard condition is recommended to manage any unexpected relic discoveries during works.</p>	Yes.
<p>2.19 Landscape Design A landscape plan is to be submitted for all development that, in Council's opinion, will significantly alter the existing and intended landscape character of the land.</p>	<p>Sufficient landscaping is to be provided to the immediate locality of the dwellings and the outbuilding. Given the relatively large site area, it is not considered that the existing landscape character of the land will be significantly altered.</p>	Yes.

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Compliance?
<p>6.2.1 Landscape Setting and Land Use Conflict <u>Landscape Setting</u> Natural features of the site, such as trees and other vegetation, rock outcrops, cliffs, ledges, Indigenous species and vegetation communities should be retained where appropriate; and must be enhanced with a revegetation strategy for the site.</p> <p>Landscaping is to enhance the visual setting and accentuate the design qualities of the built form. Landscaping solutions are to be used to create a screening effect for visually obtrusive land uses or building elements.</p> <p>Landscaping should encourage the development of a tree canopy to soften the built environment and to encourage the continuity of the landscape pattern.</p> <p><u>Land Use Conflicts</u> Development must demonstrate consideration of existing rural operations and surrounding land uses and impacts on the proposed development.</p> <p>Buffers or other measures must be implemented to ensure that residences or other sensitive receiving environments are not adversely affected by noise, odour, chemicals or the like.</p>	<p>The development seeks to remove two trees. The application was accompanied by an Arboricultural Impact Assessment Report which identified that the tree removal is required for the siting of the new dwellings. Council's Urban Tree and Landscape Officer supports the removal of the trees on the grounds that their removal would not unreasonably impact on the site. Replacement planting of two trees will also occur with appropriate conditions recommended. It is noted that a large number of existing trees and further landscaping is to be provided.</p> <p>The development is considerate of the existing rural and residential land uses throughout the immediate locality. The large area of the site will ensure that the dwellings and outbuilding will not impact upon adjoining properties.</p>	Yes.
<p>6.2.2 Rural Accommodations, Dwellings, Secondary Dwellings and Outbuildings ≥20m front setback</p> <p>≥5m side setback</p> <p>≥5m rear setback</p> <p>Dwellings must be located to minimise the removal of existing vegetation.</p> <p>Buildings must be visually unobtrusive in the overall landscape.</p> <p>Cut and fill must be minimised.</p> <p>The roofline of buildings should reflect the land profile within the vicinity of the development.</p> <p>All outbuildings must be ancillary to an approved use on the land on which it is situated.</p> <p>Wall and roof materials must be generally low reflective neutral/earth tones, compatible with existing development on the site and environmentally sensitive.</p> <p>All outbuildings must be provided with appropriate complementary landscaping to minimise the environmental impact on adjoining premises and the area generally.</p> <p>≤100m² floor area for rural outbuildings not used for the purposes of agriculture.</p> <p>On unsewered sites, effluent and household wastewater is to be disposed of in accordance with Council's Sewage Management Strategy.</p> <p>Access driveways are to be of trafficable width to allow for passing vehicles, manoeuvring and turning space, and bush fire access including emergency and service vehicles.</p>	<p><u>To Approved Lot 4</u></p> <p>722m front setback.</p> <p>81m side setback.</p> <p>1,010m rear setback.</p> <p>Minimal removal of existing vegetation where possible. Council's Urban Tree and Landscape Officer has recommended conditions for replacement planting to offset the tree removal.</p> <p>The dwelling will be visually unobtrusive in the overall landscape.</p> <p>Cut and fill has been reasonably minimised.</p> <p>The proposed roofline of the dwelling reflects the land profile within the vicinity of the development.</p> <p>The cabana is ancillary to the dwelling house.</p> <p>The development will be constructed of a mix of brickwork, cladding and metal roofing in neutral, earthy tones which are appropriate for the site and area.</p> <p>Cabana/swimming pool to provide complementary landscaping.</p> <p>46.7m² cabana floor area.</p> <p>On-site wastewater management will be in accordance with Council's On-Site Sewage Management Policy. Wastewater conditions are recommended to address this.</p> <p>The access driveway will be of a trafficable width to allow passing vehicles manoeuvring and turning space, and bush fire access including emergency and service vehicles.</p>	Yes.

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Compliance?
<p>6.2.3 Secondary Dwellings Secondary dwellings must comply with the controls outlined above - except where the controls in this clause differ, in which case the controls below prevail.</p> <p>Secondary dwellings must be designed to complement the design of the principal dwelling and be subservient to the principal dwelling in terms of visual bulk and scale.</p> <p>Windows and private open spaces of secondary dwellings must not overlook the private open space of any adjacent dwellings.</p> <p>No additional car parking or private open space area is required for secondary dwellings; however, provisions must be made for clothes drying facilities in a location with adequate solar access.</p> <p>Any secondary dwelling must be setback behind the front building alignment of the principal dwelling.</p> <p>The front entrance of a secondary dwelling may be located behind the primary street façade.</p>	<p>As above.</p> <p>Subservient to the principal dwelling through scale, design and materials/colours.</p> <p>Windows and POS areas not anticipated to overlook future adjoining dwellings.</p> <p>Additional car parking provided, no further requirements. Clothes drying facilities provided.</p> <p>Secondary dwelling setback 1.206m from the principal dwelling.</p> <p>Located behind the primary street façade.</p>	<p>Yes.</p>
Control	Assessment	Compliance?
<p>As relevant Compliance with any applicable Camden DCP Schedule specific controls relevant to swimming pools.</p>	<p>In compliance. Swimming pool barriers and equipment to be conditioned within the consent.</p>	<p>Yes.</p>



*request to vary
a development standard*



REQUEST TO VARY A DEVELOPMENT STANDARD

YET TO BE CREATED LOT 4
845 CUT HILL ROAD
COBBITTY NSW 2096

July 2024

Prepared by Rebecca Englund
B Arch Studies | M Plan | MPIA

Director | Northern Beaches Planning

Phone: 0472 65 74 74

Web: www.northernbeachesplanning.com.au

Email: rebecca@northernbeachesplanning.com.au



Disclaimer

This report has been prepared on the basis of information available at the date of publication. Whilst attempts have been made to ensure the accuracy of the information in this document, Northern Beaches Planning accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance on information in this publication or referenced in this publication. Reproduction of this report (or part thereof) is not permitted without prior permission from Northern Beaches Planning.

northern beaches planning

introduction

This amended request to vary a development standard is made by Northern Beaches Planning on behalf of Mr and Mrs Ruttley to accompany the lodgement of a development application for the construction of a new dwelling and secondary dwelling at the yet to be created Lot 4 at 845 Cut Hill Road, Cobbitty (**site**). This request is made pursuant to clause 4.6 of Camden Local Environmental Plan 2010 (**CLEP 2010**) and with regard to relevant case law. This request should be read in conjunction with the accompanying Statement of Environmental Effects (Northern Beaches Planning, July 2024).

site details

The site is legally identified as Lot 401 in Deposited Plan 1270250, and is commonly referred to as 845 Cut Hill Road, Cobbitty. The site is irregular in shape, with a 1014.62m wide frontage to Cut Hill Road to the east and a total area of 236.9ha. The site is bound by the Nepean River to the west.

The site spans across two local government areas, with the majority of the site (233.6ha) falling within the Camden Local Government Area, and a small area along the Nepean River (3.3ha) falling within the Wollondilly Local Government Area.

The site is predominantly cleared and includes a private racetrack and equine facilities used for horse training purposes, with agricultural activities are also undertaken on the site. Two (2) dwellings are located on the site, noting that two (2) were recently demolished under a separate application (CDC/2023/160/1).

The site benefits from development consent DA/2022/998/1, which approved the subdivision of the site into six (6) lots. The proposed new dwelling is to be located on the yet to be created Lot 4 and seeks to replace one of the dwellings recently demolished from the site.

Aerial images of the site and its surrounds is provided in Figures 1 and 2 on the following page. Images of the site are also provided (Figure 3-7), with an extract of the approved subdivision plan at Figure 8.



Figure 1 – Aerial image with site bordered in yellow
Source: Nearmap



Figure 2 – Aerial image (zoom) of the location of the proposed dwelling
Source: Nearmap



Figure 3 – The pre-existing dwelling that has since been demolished
Source: Chateau Architects + Builders



Figure 4 – The view in a westerly direction from the location of the proposed dwelling
Source: Chateau Architects + Builders

northern beaches planning



Figure 5 – The view in a south-westerly direction from the location of the proposed dwelling
 Source: Chateau Architects + Builders



Figure 6 – The view in an easterly direction from the location of the proposed dwelling
 Source: Chateau Architects + Builders

northern beaches planning



Figure 7 – The view in a northerly direction from the location of the proposed dwelling
Source: Chateau Architects + Builders

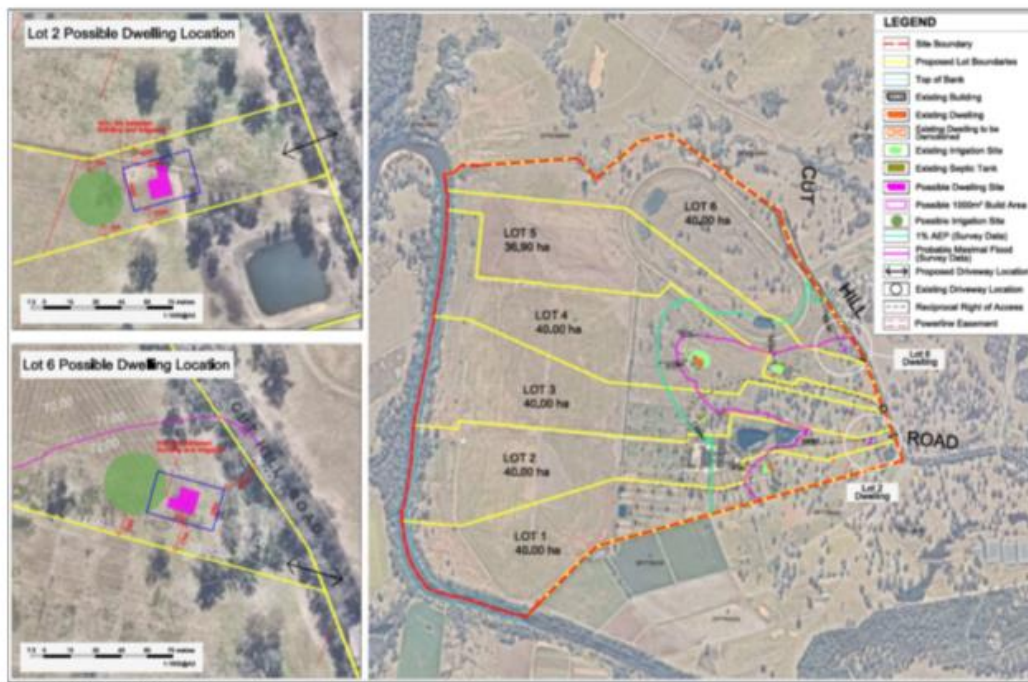


Figure 8 – The Approved Plan of Subdivision
Source: Camden Council DA Tracker

standard to be varied

With a maximum building height of 12.2m, the proposed development is non-compliant with the 9.5m maximum building height prescribed by clause 4.3 of CLEP 2010. The maximum building height is a development standard, as defined by the EP&A Act:

development standards means provisions of an environmental planning instrument or the regulations in relation to the carrying out of development, being provisions by or under which requirements are specified or standards are fixed in respect of any aspect of that development, including, but without limiting the generality of the foregoing, requirements or standards in respect of: ...

(c) the character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of a building or work...

Accordingly, the provisions of clause 4.6 of CLEP 2010 can be applied.

Pursuant to clause 4.6(2) of CLEP 2010, consent may be granted for development even though the proposal contravenes a development standard prescribed by an environmental planning instrument. Whilst this clause does not apply to those standards expressly excluded from this clause, the building height development standard of clause 4.3 of CLEP 2010 is not expressly excluded and thus, the provisions of clause 4.6 can be applied in this instance.

extent of the proposed breach

The proposed development reaches a maximum height of 12.2m, representative of a 2.7m or 28.4% variation to the 9.5m maximum building height development standard. The extent of non-compliance with the 9.5m building height development standard is highlighted in the Architectural Plans by Chateau Architects + Builders, including Section A-A (Figure 1).

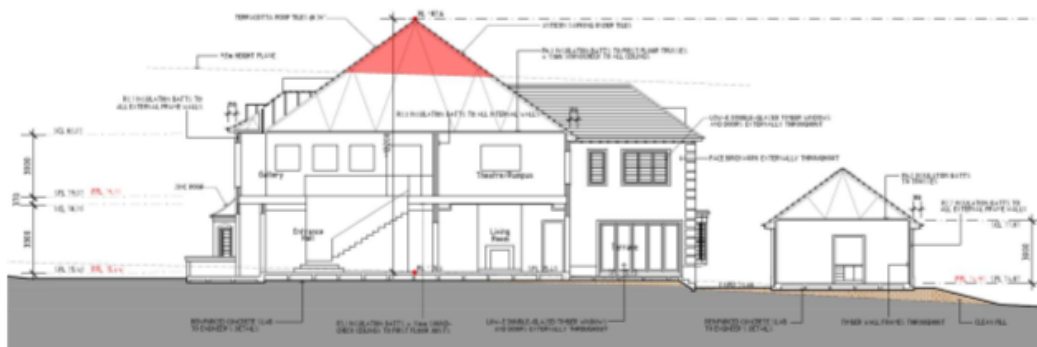


Figure 1 – Section A-A, with height non-compliance highlighted in red
Source: Chateau Architects + Builders & NBP

unreasonable or unnecessary

Pursuant to clause 4.6(3)(a) of CLEP 2010, consent can only be granted if the consent authority is satisfied that the applicant has demonstrated that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case.

In accordance with the decision of the NSW LEC in the matter of *Wehbe v Pittwater Council* [2007] NSWLEC 827 and as confirmed in the matter of *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118, one way in which strict compliance with a development standard may be found to be unreasonable or unnecessary is if it can be demonstrated that the objectives of the standard are achieved, despite non-compliance with the development standard.

The proposed development is consistent with the objectives of the building height development standard, as prescribed by clause 4.3(1) of CLEP 2010, as follows:

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

Comment: Consistent with the findings of the NSW LEC in the matter of *Project Venture Developments v Pittwater Council* [2005] NSWLEC 191, to be compatible in an urban design context is to be capable of existing in harmony together.

The proposed new two storey dwelling is of high architectural quality and is to be surrounded by generous landscaped setbacks. The dwelling will not be readily visible from the street. Further, when seen from neighbouring properties, the dwelling will appear as a two-storey dwelling that sits comfortably below the height of surrounding canopy trees, consistent with that of surrounding and nearby two storey dwelling houses and large rural outbuildings.

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

Comment: The visual impact of the proposed non-compliant roof form is mitigated by existing landscaping and the generous spatial separation afforded by the size of the property. The proposed dwelling is not seen in the same line of sight as other dwellings, and as such, the non-compliant height of the roof is not readily perceived. Further, even if viewable in the curtilage of other dwellings, the scale of the two-storey dwelling is nonetheless compatible with that which exists or may be anticipated on surrounding sites.

Council can also be satisfied that the height non-compliance will not result in any adverse impacts upon adjoining or nearby properties, with shadows cast by the proposal wholly maintained within the boundaries of the subject site and any potential view corridors across the roof already obstructed by existing canopy trees (that are to be retained).

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

Comment: The site does not contain any items of heritage significance, is not within a heritage conservation area and is not in the vicinity of any.

As such, strict compliance with the maximum building height development standard is unreasonable and unnecessary in the circumstances of this case.

sufficient environmental planning grounds

Pursuant to clause 4.6(3)(a) of CLEP 2010, consent can only be granted if the consent authority is satisfied that the applicant has demonstrated that there are sufficient environmental planning grounds to justify contravention of the standard. The specific environmental planning grounds to justify the proposed contravention of the height standard are as follows:

1. Lack of impact

The non-compliant element of the proposed building is centralised on the dwelling and the site, with no non-compliance presenting to a common side boundary. The non-compliance will not be readily perceived from the public domain and does not result in any adverse impacts upon neighbouring properties with regard to solar access, visual privacy or view loss.

Consistent with the findings of Commissioner Walsh in *Eather v Randwick City Council* [2021] NSWLEC 1075 and Commissioner Grey in *Petrovic v Randwick City Council* [2021] NSWLEC 1242, the absence of impacts consequential of the departure constitute environmental planning grounds, as it promotes the good design and amenity of the development in accordance with the objects of the EP&A Act.

2. Architectural Quality

The application seeks consent for the construction of a new bespoke dwelling, that has been architecturally designed in response to the character of the locality and the individual context of the site. The non-compliance is limited to the central roof form, which does not give rise to any adverse impacts, but rather positively contributes to the architectural expression of the building.

Supporting the non-compliance that arises due to the architectural merit of the building constitutes sufficient environmental planning grounds, as it promotes the good design and amenity of the development in accordance with the objects of the EP&A Act.

Overall, there are sufficient environmental planning grounds to justify contravention of the maximum height development standard.

conclusion

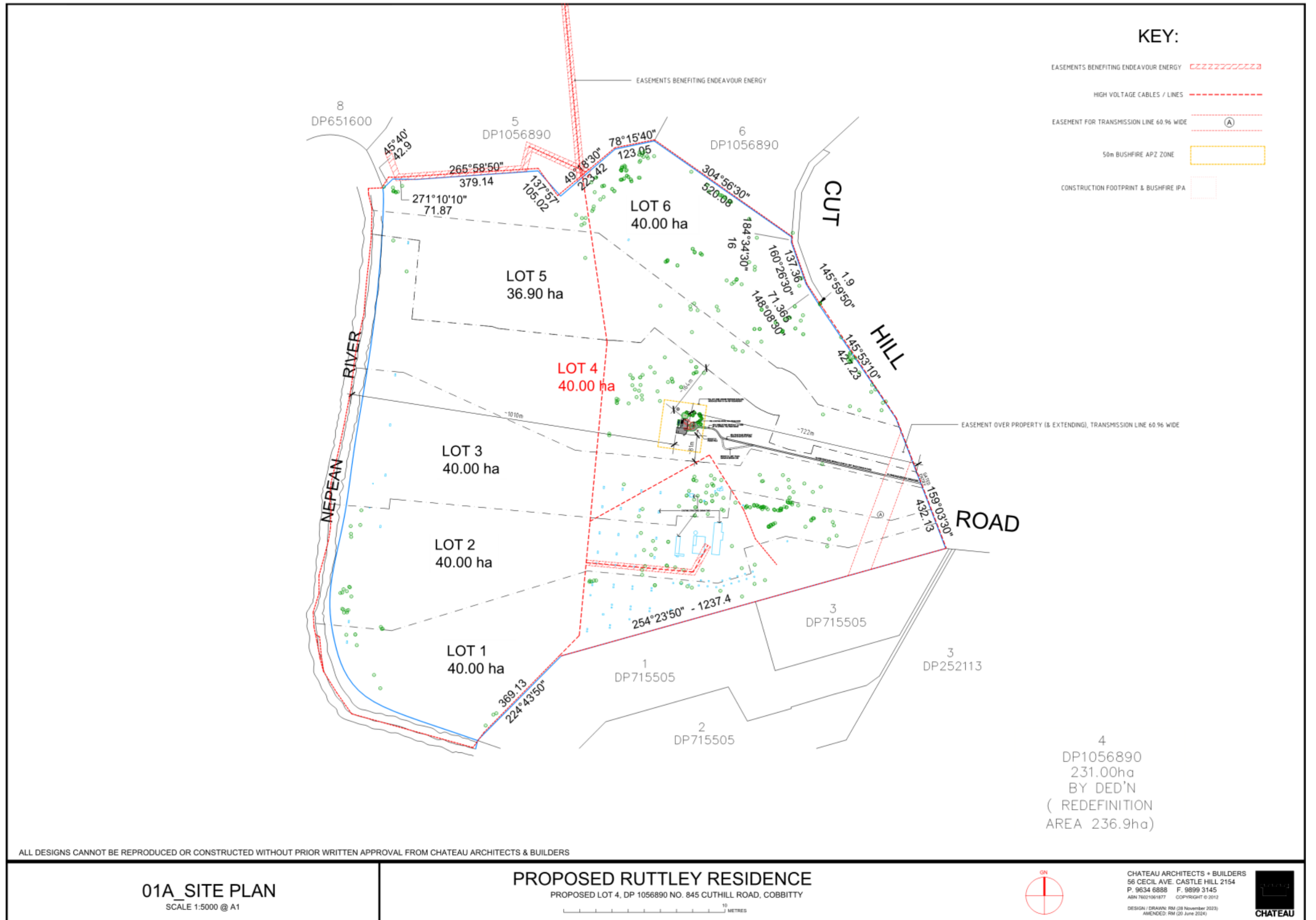
Overall, the consent authority can be satisfied that this written request has adequately addressed all relevant matters and that the provisions of clause 4.6 of CLEP 2010 have been met. As such, there is no jurisdictional impediment to the granting of consent in relation to the proposed breach of the building height development standard.

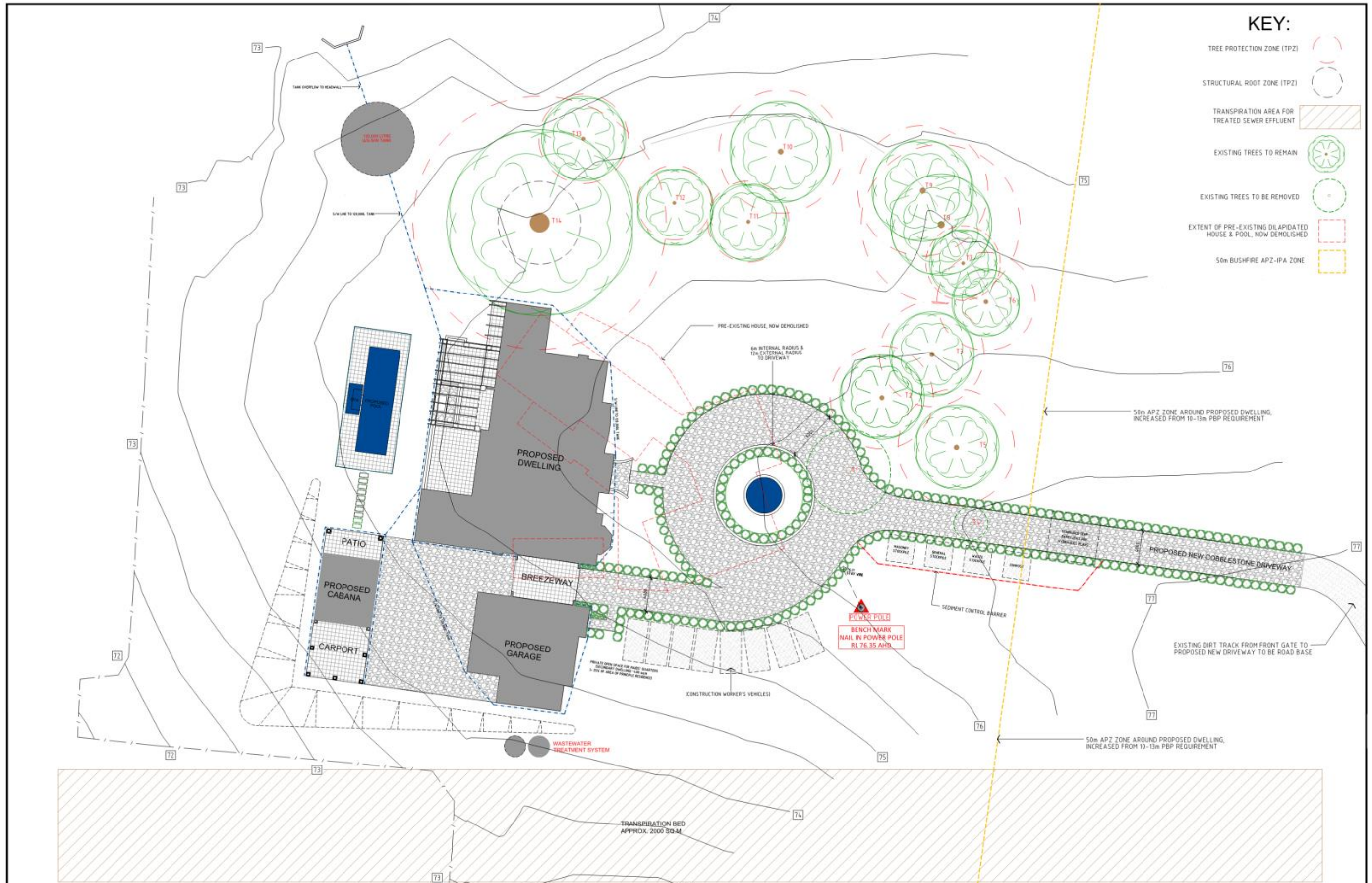


Rebecca Englund
B Arch Studies | M Plan | MPIA

Director | Northern Beaches Planning

northern beaches planning





KEY:

- TREE PROTECTION ZONE (TPZ) [Red dashed circle]
- STRUCTURAL ROOT ZONE (SRZ) [Red solid circle]
- TRANSPIRATION AREA FOR TREATED SEWER EFFLUENT [Hatched rectangle]
- EXISTING TREES TO REMAIN [Green solid circle]
- EXISTING TREES TO BE REMOVED [Green dashed circle]
- EXTENT OF PRE-EXISTING DILAPIDATED HOUSE & POOL, NOW DEMOLISHED [Red dashed rectangle]
- 50m BUSHFIRE APZ-IPA ZONE [Yellow dashed rectangle]

ALL DESIGNS CANNOT BE REPRODUCED OR CONSTRUCTED WITHOUT PRIOR WRITTEN APPROVAL FROM CHATEAU ARCHITECTS & BUILDERS

02A_BUILDING FOOTPRINT
SCALE 1:200 @ A1

PROPOSED RUTTLEY RESIDENCE
PROPOSED PROPOSED LOT 4, DP 1056890 NO. 845 CUTHILL ROAD, COBBITTY



CHATEAU ARCHITECTS + BUILDERS
 56 CECIL AVE. CASTLE HILL 2154
 P. 9634 6888 F. 9899 3145
 ABN 78021061877 COPYRIGHT © 2012
 DESIGN / DRAWN: RM (28 November 2023)
 AMENDED: RM (20 June 2024)





ALL DESIGNS CANNOT BE REPRODUCED OR CONSTRUCTED WITHOUT PRIOR WRITTEN APPROVAL FROM CHATEAU ARCHITECTS & BUILDERS

03_GROUND FLOOR PLAN
 GROUND FLOOR AREA: 738.783 SQ.M
 (Excluding Landscaped Driveway Areas)

PROPOSED RUTTLEY RESIDENCE

PROPOSED LOT 4, DP 1056890 NO. 845 CUTHILL ROAD, COBBITTY

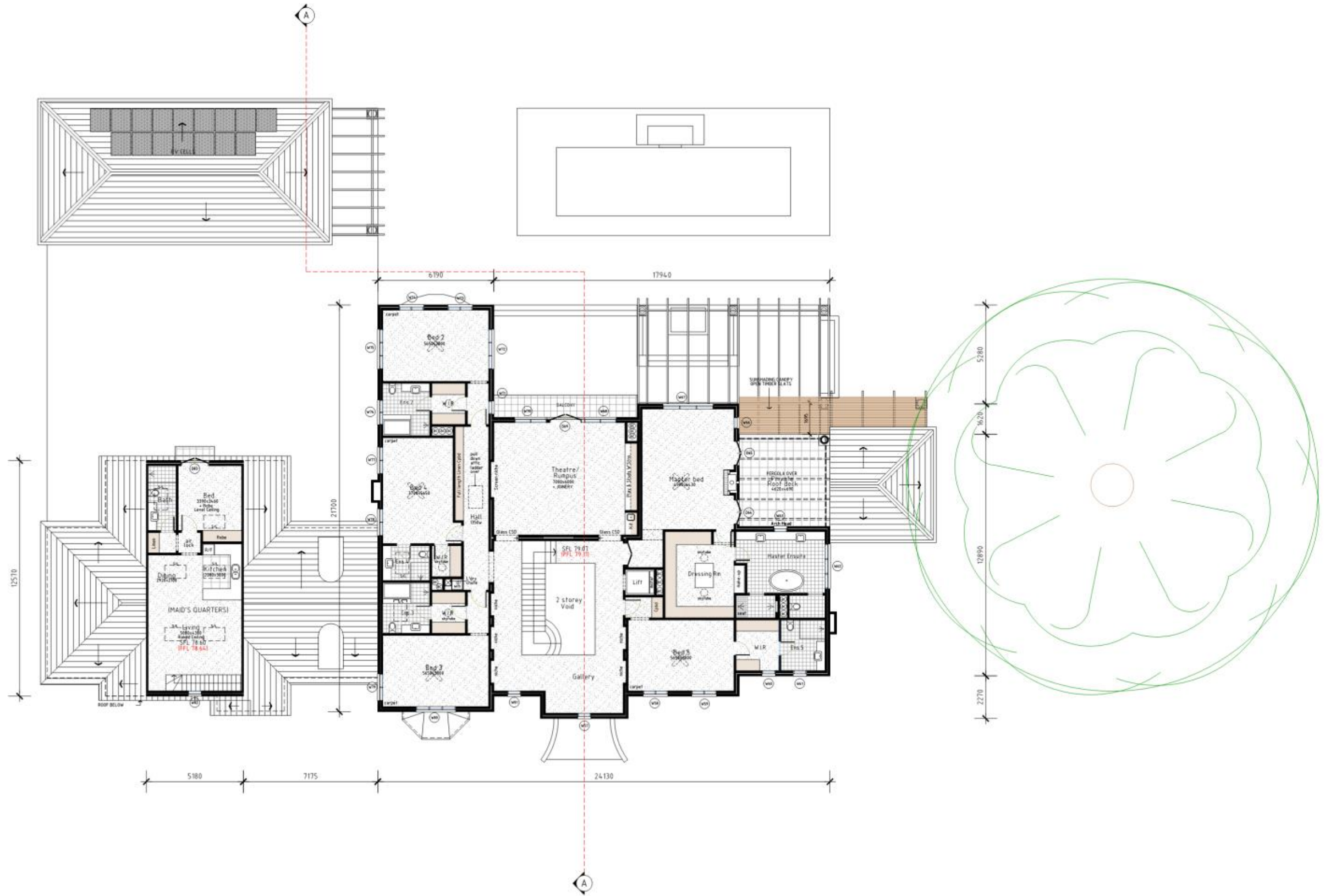


1:100 @ A1
1:200 @ A3



CHATEAU ARCHITECTS + BUILDERS
 56 CECIL AVE. CASTLE HILL 2154
 P. 9634 6888 F. 9899 3145
 ABN 76021061877 COPYRIGHT © 2012
 DESIGN / DRAWN: RM (28 November 2023)
 AMENDED: RM (20 June 2024)





ALL DESIGNS CANNOT BE REPRODUCED OR CONSTRUCTED WITHOUT PRIOR WRITTEN APPROVAL FROM CHATEAU ARCHITECTS & BUILDERS

04_FIRST FLOOR PLAN
FIRST FLOOR AREA: 470.419 SQ.M

PROPOSED RUTTLEY RESIDENCE

PROPOSED LOT 4, DP 1056890 NO. 845 CUTHILL ROAD, COBBITTY

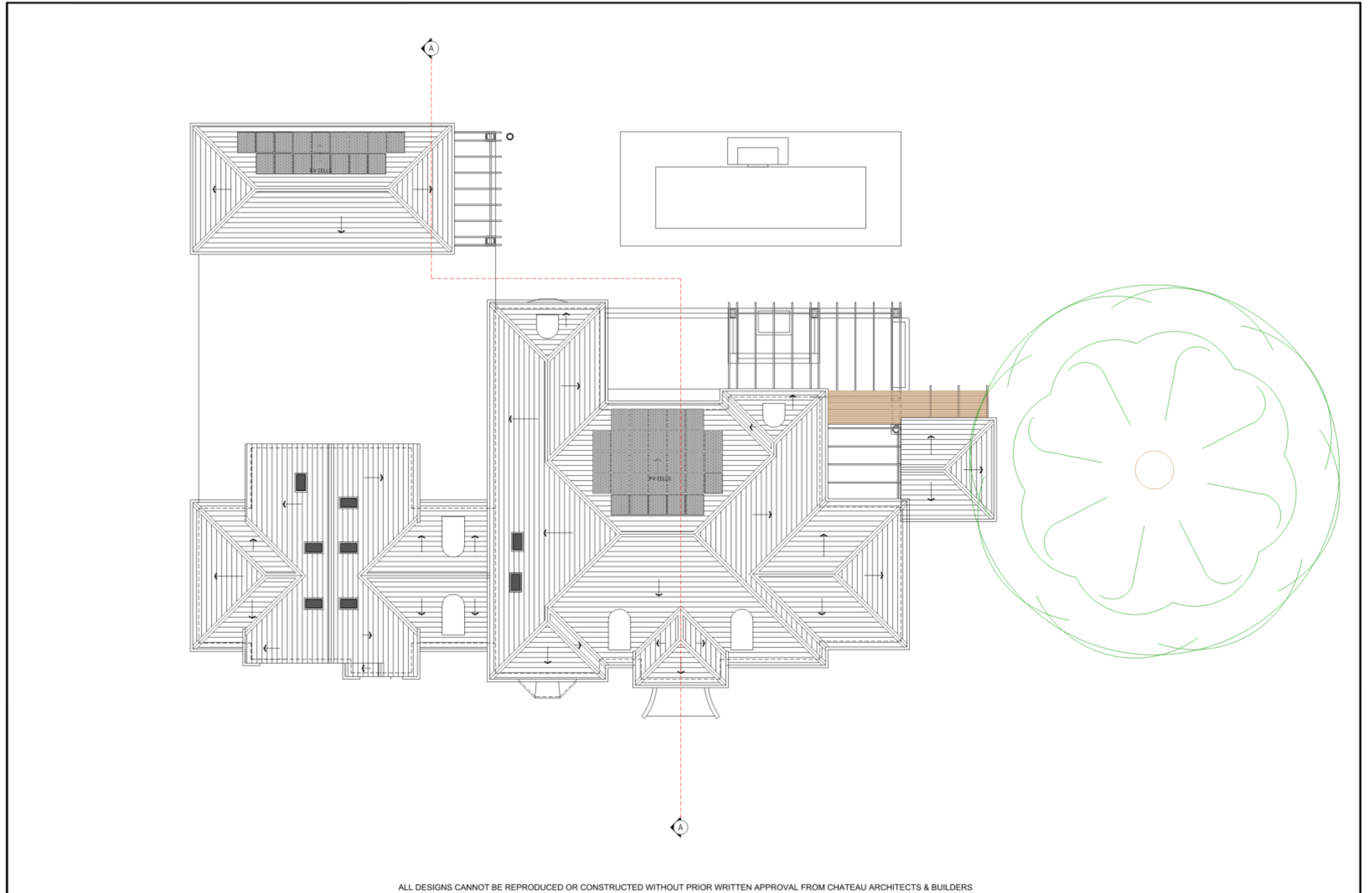


1:100 @ A1
1:200 @ A3



CHATEAU ARCHITECTS + BUILDERS
 56 CECIL AVE. CASTLE HILL 2154
 P. 9634 6888 F. 9899 3145
 ABN 76021061877 COPYRIGHT © 2012
 DESIGN / DRAWN: RM (28 November 2023)
 AMENDED: RM (20 June 2024)





ALL DESIGNS CANNOT BE REPRODUCED OR CONSTRUCTED WITHOUT PRIOR WRITTEN APPROVAL FROM CHATEAU ARCHITECTS & BUILDERS

05_ROOF PLAN

PROPOSED RUTTLEBY RESIDENCE

PROPOSED LOT 4, DP 1056890 NO. 845 CUTHILL ROAD, COBBITTY

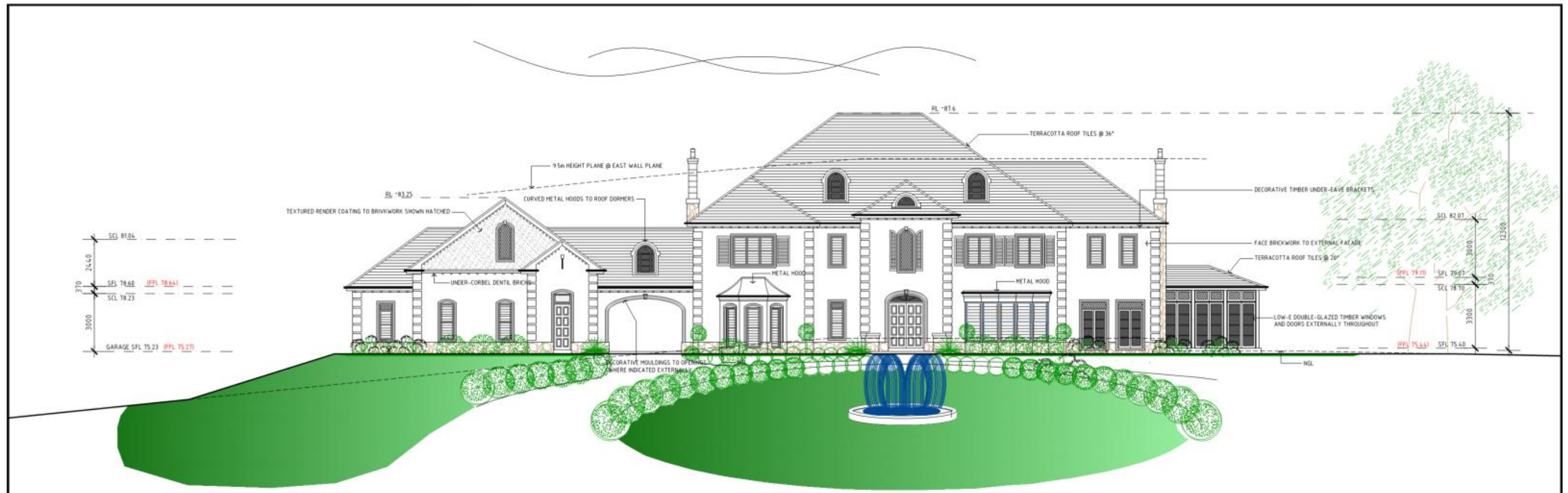


1:100 @ A1
1:200 @ A3



CHATEAU ARCHITECTS + BUILDERS
 56 CECIL AVE. CASTLE HILL 2154
 P. 9634 6888 F. 9899 3145
 ABN 76021061877 COPYRIGHT © 2012
 DESIGN / DRAWN: RM (28 NOVEMBER 2023)





FRONT (EAST) ELEVATION



REAR (WEST) ELEVATION

06_FRONT & REAR ELEVATIONS

PROPOSED RUTTLEY RESIDENCE

PROPOSED LOT 4, DP 1056890 NO. 845 CUTHILL ROAD, COBBITTY

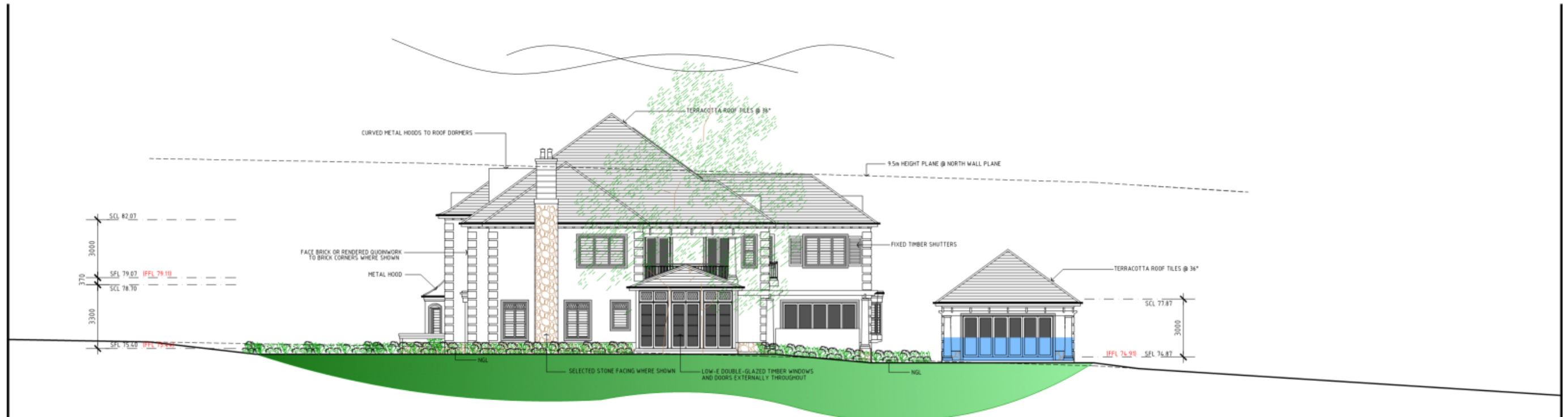


1:100 @ A1
1:200 @ A3

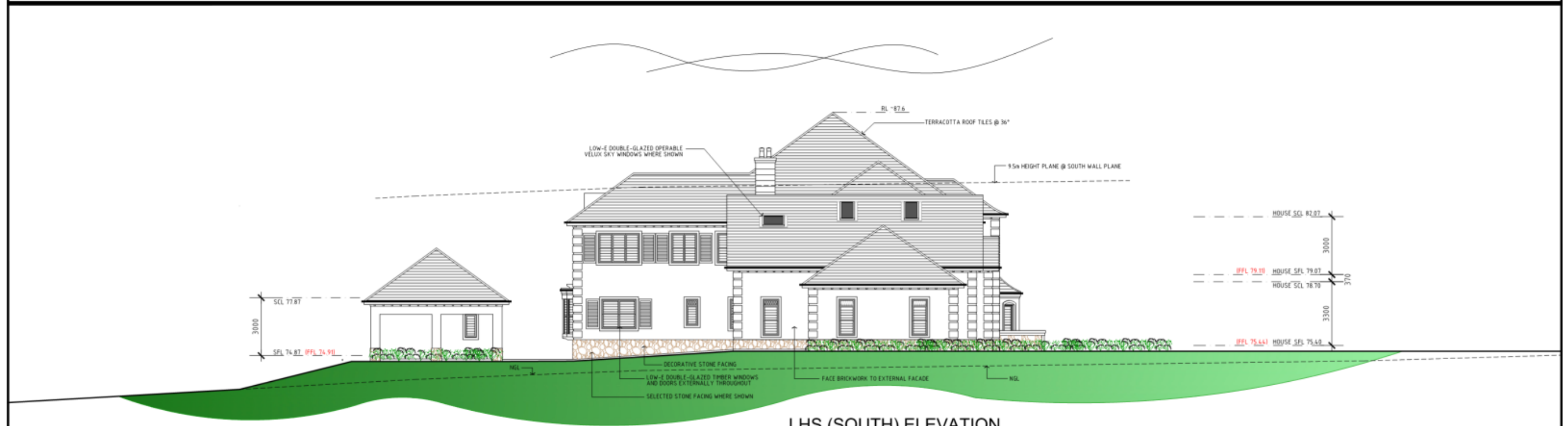
CHATEAU ARCHITECTS + BUILDERS
 56 CECIL AVE. CASTLE HILL 2154
 P. 9634 6888 F. 9899 3145
 ABN 78021061877 COPYRIGHT © 2012



DESIGN / DRAWN: RM (28 November 2023)
 AMENDED: RM (20 June 2024)



RHS (NORTH) ELEVATION



LHS (SOUTH) ELEVATION

07_SIDE ELEVATIONS

PROPOSED RUTTLEY RESIDENCE

PROPOSED LOT 4, DP 1056890 NO. 845 CUTHILL ROAD, COBBITTY



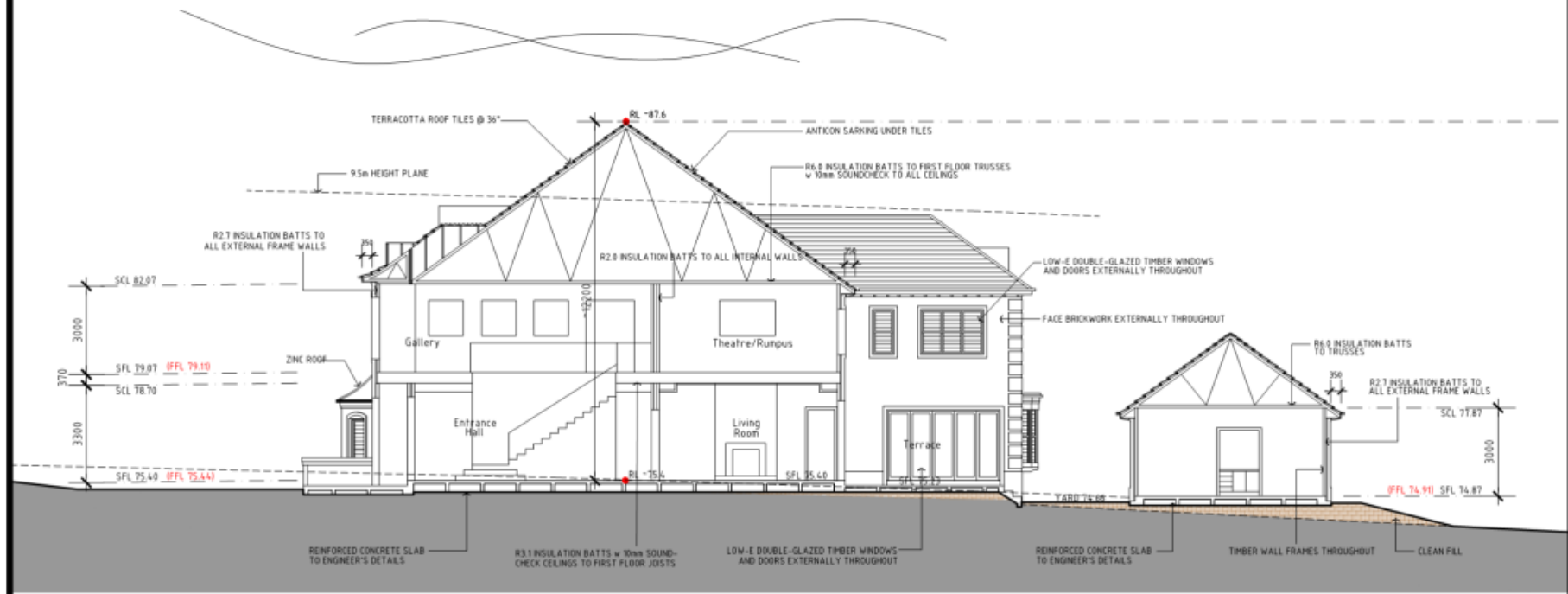
1:100 @ A1
1:200 @ A3

CHATEAU ARCHITECTS + BUILDERS
 56 CECIL AVE. CASTLE HILL 2154
 P. 9634 6888 F. 9899 3145
 ABN 76021061877 COPYRIGHT © 2012
 DESIGN / DRAWN: RM (28 November 2023)
 AMENDED: RM (20 June 2024)

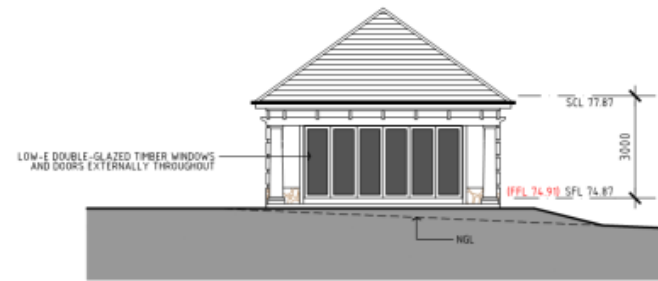


NOTES FOR BASIX (and OTHER):

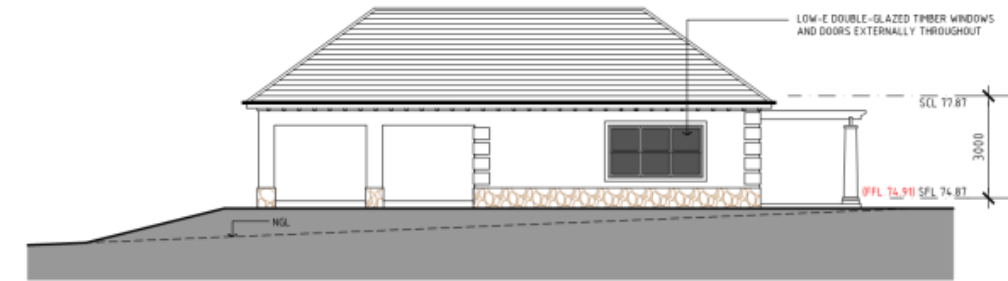
- * REINFORCED RAFT CONCRETE SLAB WITH R1.0 FOAM SHEET BELOW
- * R6.0 HD CEILING INSULATION TO ALL ROOF TRUSSES AND RAFTERS
- * R2.7 'SOUNDBREAK' (90mm THICK) OR 'SOUNDSCREEN' 24KG/CUBIC METRE ACOUSTIC INSULATION BATTS TO ALL EXTERNAL FRAME WALLS
- * R2.0 HP/HD INSULATION BATTS TO ALL INTERNAL WALL FRAMES, w PLASTERBOARD ON STUDS
- * R6.0 HD CEILING INSULATION TO FIRST FLOOR LEVEL STRUCTURAL FLOOR
- * SARKING TO UNDERSIDE OF CONCRETE ROOF TILES (DARK) THROUGHOUT
- * ALL TAPS, TOILETS AND SHOWER HEADS TO HAVE MINIMUM 4 STAR RATING
- * 100,000L MIN. RAINWATER TANK COLLECTING 780 sq.m ROOF WATER (EXC. AREA DRAINING TO S/W TANK/DAM)
- * RAINWATER TANK CONNECTING TO W/M COLD WATER, FLUSHING OF ALL TOILETS & GARDEN
- * U/G RAINWATER TANK COLLECTING MINIMUM -780sq.m ROOF AREA RAINWATER
- * POOL VOLUME (ESTIMATED) -73 KILOLITRES + SPA, NO MORE THAN 4.5 KILOLITRES
- * ELECTRIC HEAT PUMP POOL & SPA HEATING
- * POOL & SPA PUMP TO BE ON TIMERS
- * ELECTRIC HEAT PUMP HOT WATER UNITS
- * LED LIGHTING GENERALLY THROUGHOUT, 80% ALL NEW LIGHT FIXTURES TO BE ENERGY EFFICIENT
- * 3 PHASE REVERSE CYCLE A/C HEATING AND COOLING TO HAVE RATING EER 3.0 - 3.5 OR BETTER
- * HEATING & COOLING TO HAVE DAY & NIGHT ZONING BETWEEN LIVING AREAS & BEDROOMS
- * MANUALLY OPERATED FAN FOR EXTERNAL VENTILATION FROM KITCHEN & ALL WET ROOMS
- * INDUCTION COOKTOP w GAS ELEMENT AND ELECTRIC OVEN TO KITCHEN & BUTLER'S PANTRY
- * KITCHEN REFRIGERATOR SPACES TO BE WELL VENTILATED TO KITCHEN & BUTLER'S PANTRY
- * EXTERNAL FIXED CLOTHES NOT REQUIRED
- * WINDOWS/OPERABLE SKYLIGHTS FOR NATURAL VENTILATION TO ALL WET ROOMS & HABITABLE ROOMS
- * SITE AREA -600 ACRES (-2,428,000 sq m) / ROOF AREA 780 sq m
- * VELUX OPERABLE SKYLIGHTS WHERE SHOWN TO BE DOUBLE-GLAZED CLEAR
- * ROOF WINDOWS TO GAMMAID'S QUARTERS TO BE VENTILATING SKYLIGHT DOUBLE-GLAZED: U= 2.6, SHGC= 0.21
- * AWNING WINDOWS, BIFOLD WINDOWS, HINGED DOORS & FRENCH DOORS: TIMBER DOUBLE GLAZED HIGH SOLAR GAIN LOW-e, U=2.0, SHGC= 0.25
- * DOUBLE-HUNG & FIXED WINDOWS: TIMBER DOUBLE GLAZED HIGH SOLAR GAIN LOW-E, U=2.0, SHGC= 0.31
- * FRONT DOOR - SOLID TIMBER FRAMED DOOR
- * -19.9kWw PHOTOVOLTAIC (PV) SYSTEM ON 2x WESTERN ROOF PLANES (47 PANELS @ 415kW EACH)
- * CEILING FANS TO ALL BEDROOMS TO BE 1200mm DIAMETER
- * TOTAL AIR CONDITIONED FLOOR AREA 640.03 sq m including:
 - GROUND FLOOR MAIN HOUSE: 310.87 sq. m
 - FIRST FLOOR MAIN HOUSE: 243.68 sq. m
 - MAID'S QUARTERS: 50.68 sq. m
 - CABANA: 34.80 sq. m
- * SITE AREA: 40 HECTARES



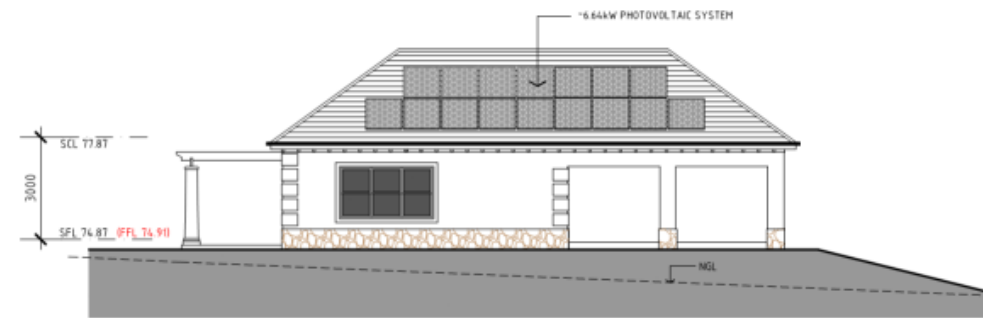
SECTION A-A



**RHS (NORTH) ELEVATION
CABANA**



**FRONT (EAST) ELEVATION
CABANA**



**REAR (WEST) ELEVATION
CABANA**



**LHS (SOUTH) ELEVATION
CABANA**

BALUSTRADE NOTE:

- ALL BALUSTRADES TO MINIMUM 1m HIGH
- WHERE FLOOR LEVEL IS MORE THAN 4m ABOVE SURFACE BENEATH, BARRIER MUST HAVE NO CLIMBABLE ELEMENTS WITHIN 1750-760mm ABOVE FFL

GENERAL NOTES:

FRAMELESS GLASS POOL FENCE, GATE & MASONRY SIDE WALL TO COMPLY WITH AS1926.1-2012 & SWIMMING POOLS ACT 1992

GENERAL NOTES:

- PROVIDE HANDRAILS TO ALL STAIRS WHERE CHANGE IN ELEVATION IS 1m OR MORE.
- WINDOWS MUST BE PROTECTED IN ACCORDANCE WITH PART 3.9.2.5 OF THE BCA

08_SECTION A-A, CABANA ELEVATIONS & BASIX COMMITMENTS

PROPOSED RUTTLEY RESIDENCE

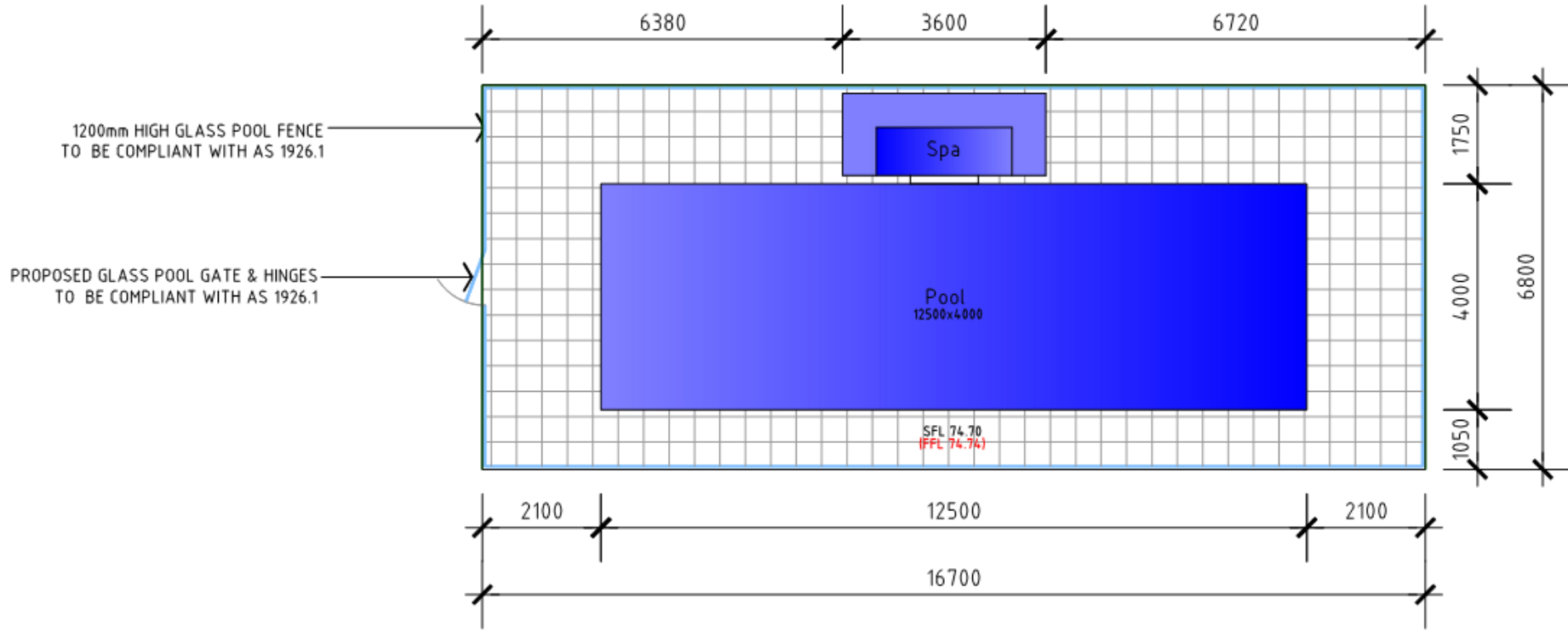
PROPOSED LOT 4, DP 1056890 NO. 845 CUTHILL ROAD, COBBITTY



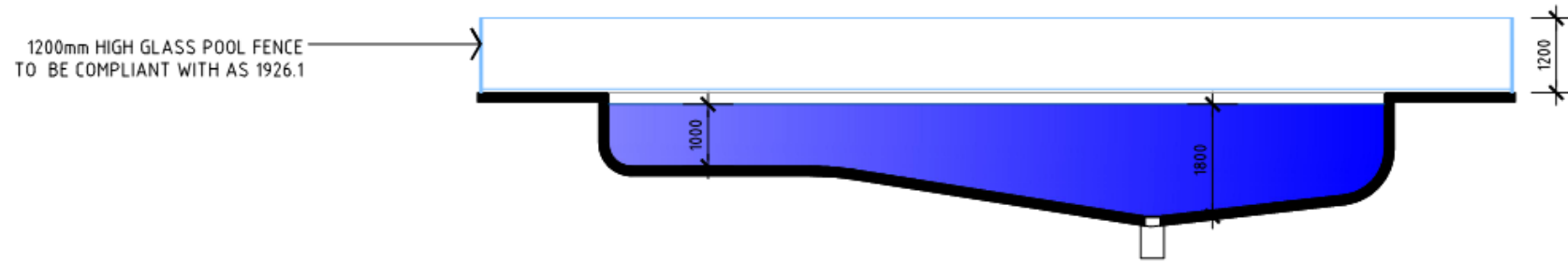
1:100 @ A1
1:200 @ A3

CHATEAU ARCHITECTS + BUILDERS
56 CECIL AVE. CASTLE HILL 2154
P. 9634 6888 F. 9899 3145
ABN 76021061877 COPYRIGHT © 2012
DESIGN / DRAWN: RM (28 November 2023)
AMENDED: RM (20 June 2024)





POOL PLAN
(SCALE 1:100 @ A3)



POOL LONG-SECTION
(SCALE 1:100 @ A3)

10_POOL
1:100 @ A3

PROPOSED RUTTLEY RESIDENCE

PROPOSED LOT 4, DP 1056890 NO. 845 CUTHILL ROAD, COBBITTY



CHATEAU ARCHITECTS + BUILDERS
56 CECIL AVE. CASTLE HILL 2154
P. 9634 6888 F. 9899 3145
ABN 76021061877 COPYRIGHT © 2012

DESIGN / DRAWN: RM (20 June 2024)





Figure 1: Location of 845 Cut Hill Road and Lot 4

4
 DP1056890
 231.00ha
 BY DED'N
 (REDEFINITION
 AREA 236.9ha)

ALL DESIGNS CANNOT BE REPRODUCED OR CONSTRUCTED WITHOUT PRIOR WRITTEN APPROVAL FROM CHATEAU ARCHITECTS & BUILDERS

01B_AERIAL PLAN
 SCALE 1:5000 @ A1

PROPOSED RUTTLEY RESIDENCE

PROPOSED LOT 4, DP 1056890 NO. 845 CUTHILL ROAD, COBBITTY







CHATEAU ARCHITECTS + BUILDERS
 56 CECIL AVE. CASTLE HILL 2154
 P. 9634 6888 F. 9899 3145
 ABN 76021061877 COPYRIGHT © 2012
 DESIGN / DRAWN: RM (28 November 2023)
 AMENDED: RM (20 June 2024)





KEY:

- EXISTING TREES TO REMAIN 
- EXISTING TREES TO BE REMOVED 
- EXTENT OF PRE-EXISTING DILAPIDATED HOUSE & POOL, NOW DEMOLISHED 
- CONSTRUCTION FOOTPRINT 

ALL DESIGNS CANNOT BE REPRODUCED OR CONSTRUCTED WITHOUT PRIOR WRITTEN APPROVAL FROM CHATEAU ARCHITECTS & BUILDERS

**12_PROPOSED CONSTRUCTION FOOT-
PRINT & PREVIOUS DWELLING**
SCALE 1:200 @ A1

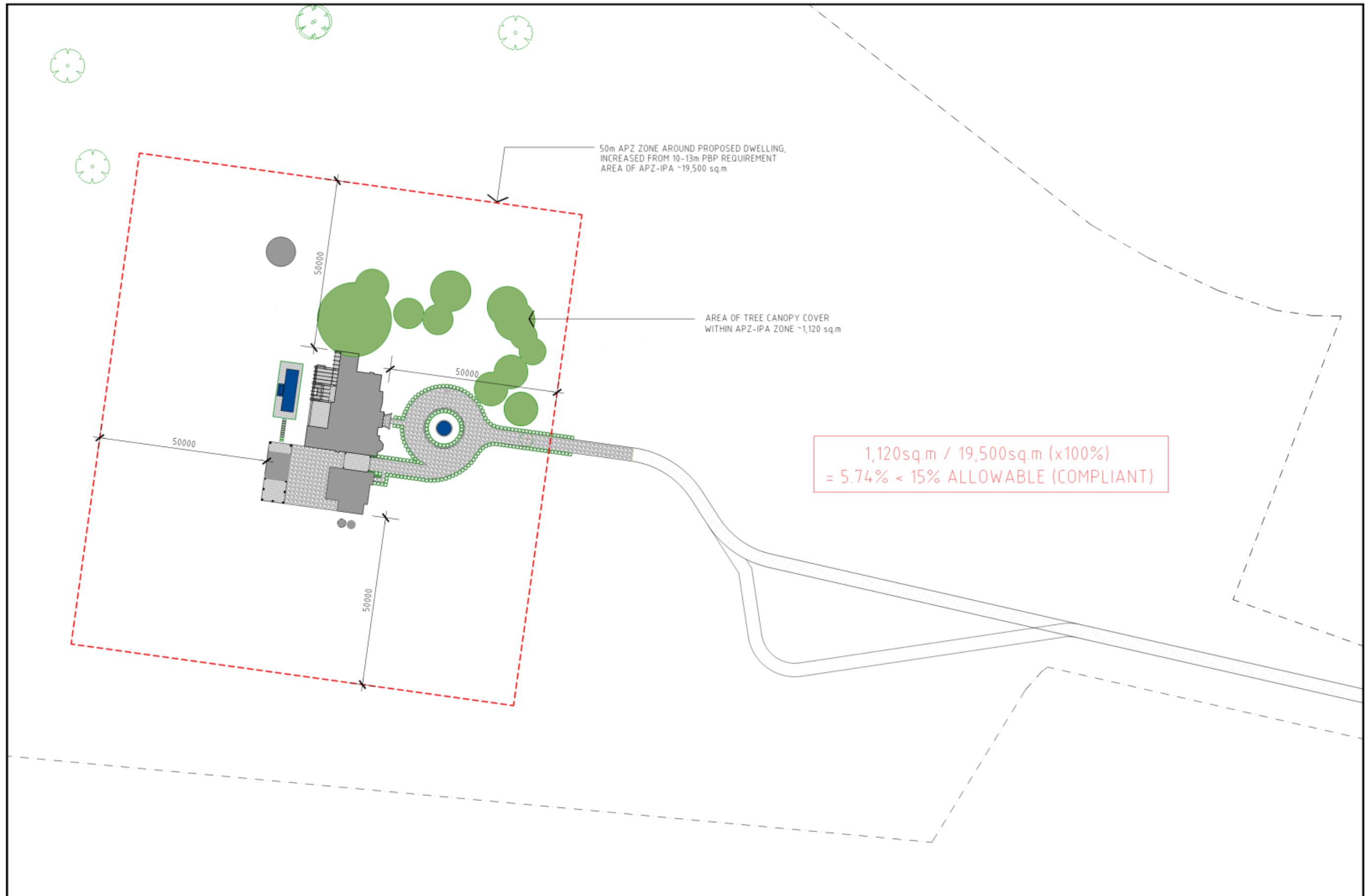
PROPOSED RUTTLEY RESIDENCE
PROPOSED PROPOSED LOT 4, DP 1056890 NO. 845 CUTHILL ROAD, COBBITTY

10 METRES



CHATEAU ARCHITECTS + BUILDERS
56 CECIL AVE. CASTLE HILL 2154
P. 9634 6888 F. 9899 3145
ABN 76021061877 COPYRIGHT © 2012
DESIGN / DRAWN: RM (28 November 2023)





13_TREE CANOPY IN APZ-IPA ZONE
SCALE 1:1000 @ A1

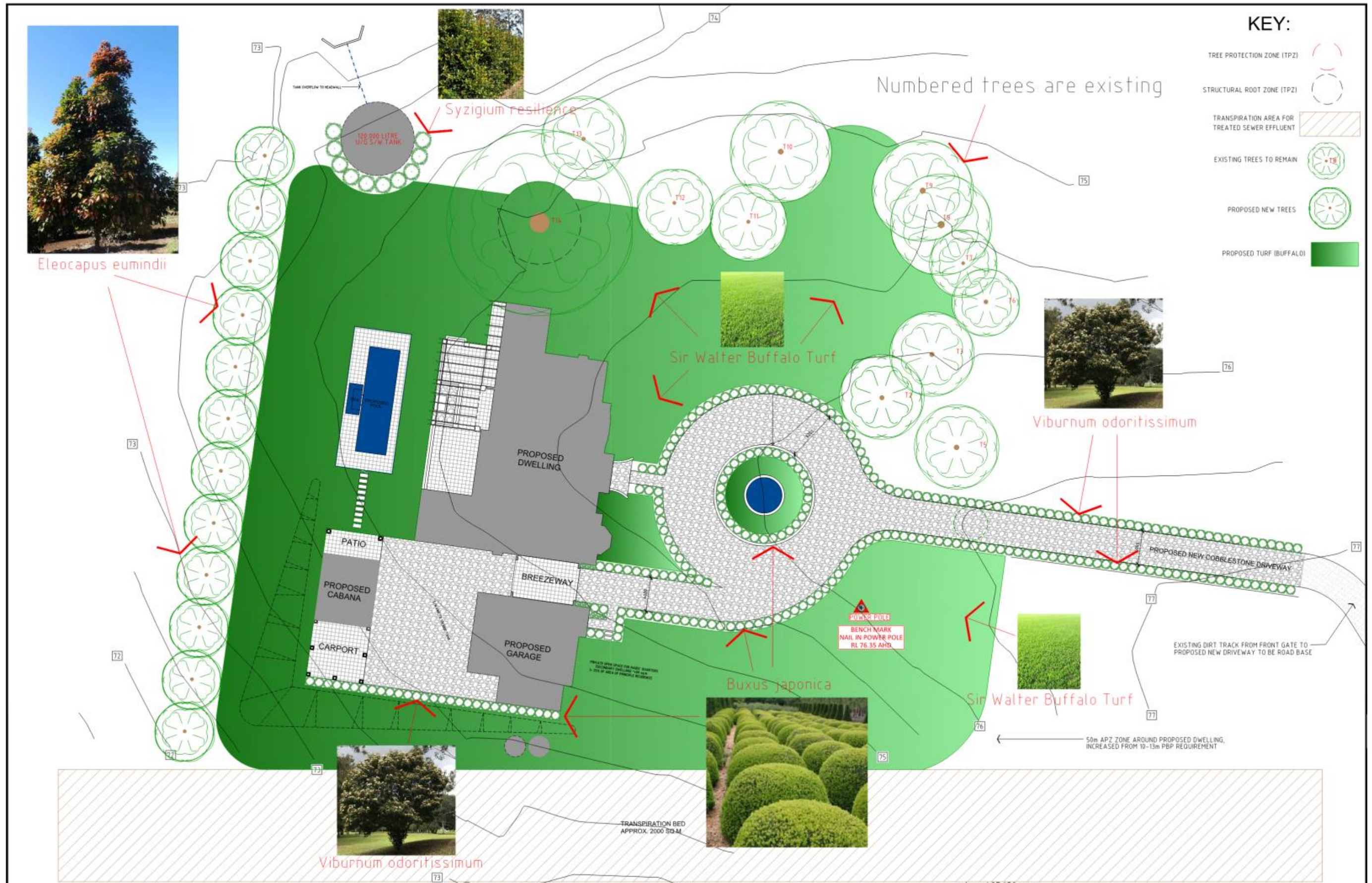
PROPOSED RUTTLEY RESIDENCE
PROPOSED PROPOSED LOT 4, DP 1056890 NO. 845 CUTHILL ROAD, COBBITTY

10 METRES

CHATEAU ARCHITECTS + BUILDERS
56 CECIL AVE. CASTLE HILL 2154
P. 9634 6888 F. 9899 3145
ABN 76021061877 COPYRIGHT © 2012

DESIGN / DRAWN: RM (28 November 2023)
AMENDED: RM (20 June 2024)

CHATEAU



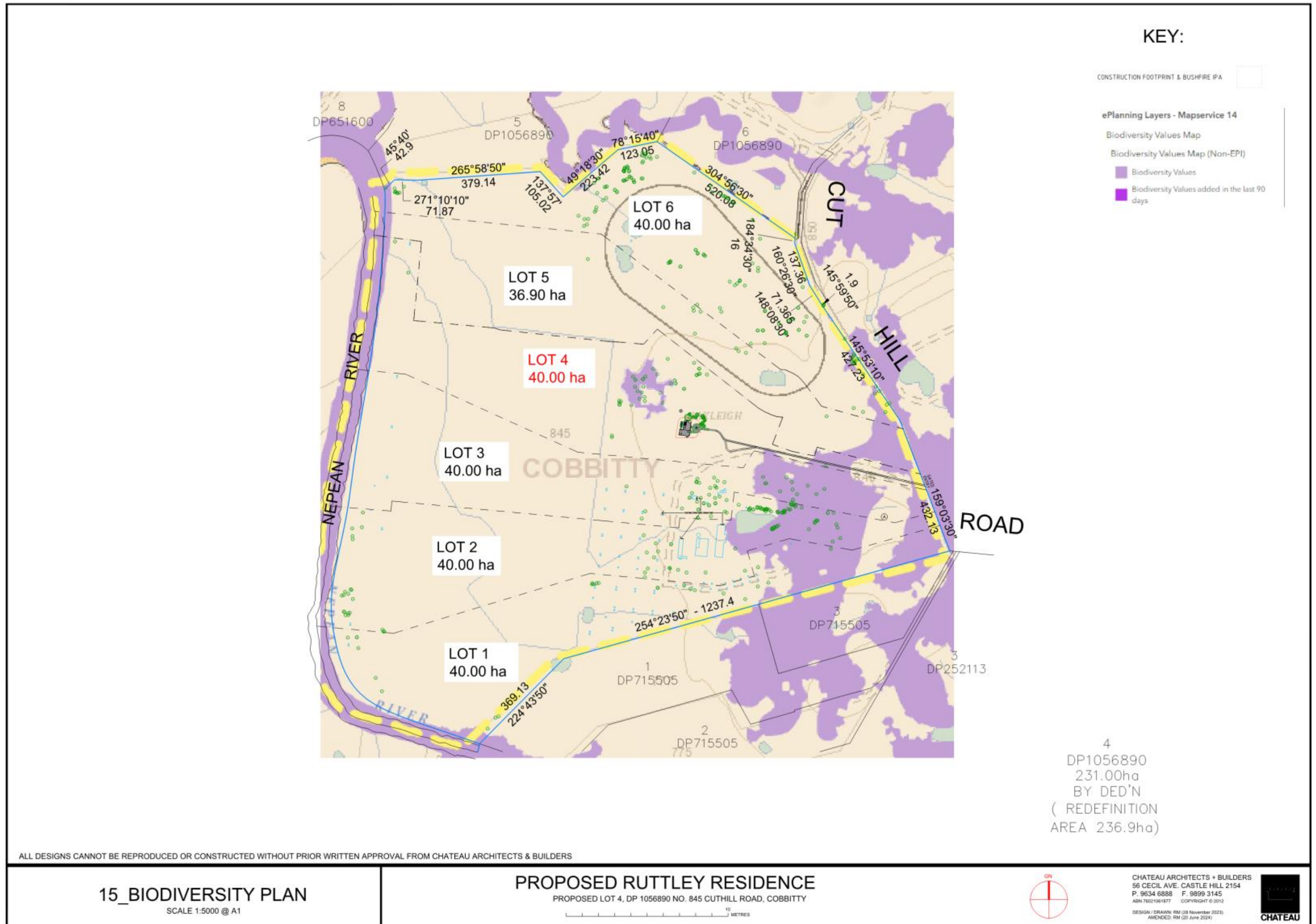
ALL DESIGNS CANNOT BE REPRODUCED OR CONSTRUCTED WITHOUT PRIOR WRITTEN APPROVAL FROM CHATEAU ARCHITECTS & BUILDERS

Area 497,650 sqm




14_LANDSCAPE PLAN
SCALE 1:200 @ A1

PROPOSED RUTTLEY RESIDENCE
PROPOSED PROPOSED LOT 4, DP 1056890 NO. 845 CUTHILL ROAD, COBBITTY





EXTERNAL BUILDING ITEMS

<p>EXTERNAL FRONT DOOR</p> <p>Door Manufacturer: Euro Iron or Sydney Woodworkers</p> <p>Model: Model No: D-049</p> <p>Door Glazing: Clear / Obscure</p> <p>Note: Image is indicative only. Door yet to be selected.</p>	
<p>EXTERNAL BALUSTRADE</p> <p>Supplier: Builder's preferred supplier</p> <p>Type: Curved Wrought Iron Balustrades and handrail</p>	
<p>WINDOWS & EXTERNAL DOORS</p> <p>Supplier: Builder's nominated Window supplier</p> <p>Type: Timber</p> <p>Colour: White or similar light colour</p>	

EXTERNAL FACE BRICKWORK

Type: Face

Name: Overland Bruny



<p>EXTERNAL DECORATIVE COLUMNS</p> <p>Supplier: Winterstone</p> <p>Style: Tuscan C01 Columns</p> <p>Note: Image is indicative only.</p>	
<p>ROOF TILES</p> <p>Supplier: Monier</p> <p>Style: Urban Shingle</p> <p>Material: Terracotta</p>	

SUBJECT: DA/2024/45/1 - TREE REMOVAL, DEMOLITION OF PARTS OF THE EXISTING COTTAGE AND RESTORATION WORKS, CONSTRUCTION OF A TWO STOREY REAR EXTENSION AND USE OF THE PREMISES AS AN OFFICE AT 74 JOHN STREET, CAMDEN

FROM: Manager Statutory Planning

EDMS #: 24/581633

DA Number:	2024/45/1
Development:	Tree removal, demolition of parts of an existing cottage and restoration works, construction of a two storey rear extension and use of the premises as an office
Estimated Cost of Development:	\$1,027,080
Site Address(es):	74 John Street, Camden
Applicant:	Mrs. Chelsea Banasik
Owner(s):	Green Futures Investment Group Pty Ltd
Number of Submissions:	One
Development Standard Contravention(s):	None
Classification:	Local development
Recommendation:	Approve with conditions.
Panel Referral Criteria:	Partial demolition of a heritage item
Report Prepared By:	Giselle Pineda (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 tree removal, demolition of parts of an existing cottage and restoration works, construction of a two storey rear extension and use of the premises as an office at 74 John Street, Camden.

The Panel is to exercise Council's consent authority functions for this DA as, pursuant to the Minister for Planning and Public Space's Section 9.1 Direction, it involves the partial demolition of a heritage item.

SUMMARY OF RECOMMENDATION

That the Panel determine DA/2024/45/1 for tree removal, demolition of parts of an existing cottage and restoration works, construction of a two storey rear extension and use of the premises as an office 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 partial demolition of an existing cottage, the construction of a two storey rear extension and the use of the premises as an office at 74 John Street, Camden.

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

The DA was publicly exhibited for a period of 14 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 5 to 18 March 2024 and one submission was received supporting the development with some recommending comments. The comments that were recommended related to tree planting and protection, compliance with the National Construction Code - Building Code of Australia, imposition of a car parking contribution and a suitable interface of the rear façade.

The applicant proposes a variation to Section 2.18.2 of Camden Development Control Plan 2019 (Camden DCP). Camden DCP requires 5 car parking spaces for the site, however 3 car parking spaces, including 1 accessible car parking space, is proposed. The deficit in car parking is considered reasonable, with sufficient opportunities for car parking surrounding the site. The variation is assessed in detail later in this report and is supported by Council staff.

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

KEY PLANNING CONTROL VARIATIONS

Required	Proposed	Variation
5 car parking spaces	3 car parking spaces	2 car parking spaces.

AERIAL PHOTO



Figure 1: Aerial image of the site.

THE SITE

The site is commonly known as 74 John Street, Camden and is legally described as Lot 7, DP 243170. The site is rectangular in shape, has a site area of 467.9m² and there is a steady 2.5m fall to the rear. The rear of the site adjoins the Hill Street Car Park and vehicular access to the site is provided from John Street.

The site contains a local heritage item (Item I55 ‘Cottage’) which is to be restored as part of this application. As per Figure 2 below, the site also forms part of the Camden Heritage Conservation Area (HCA).

The surrounding area principally consists of restored heritage cottages utilised for a range of uses (as per the E1 Local Centre zoning). A number of office extensions, similar to that proposed as part of the subject application, are located throughout John Street and the immediate locality.

HERITAGE PLAN

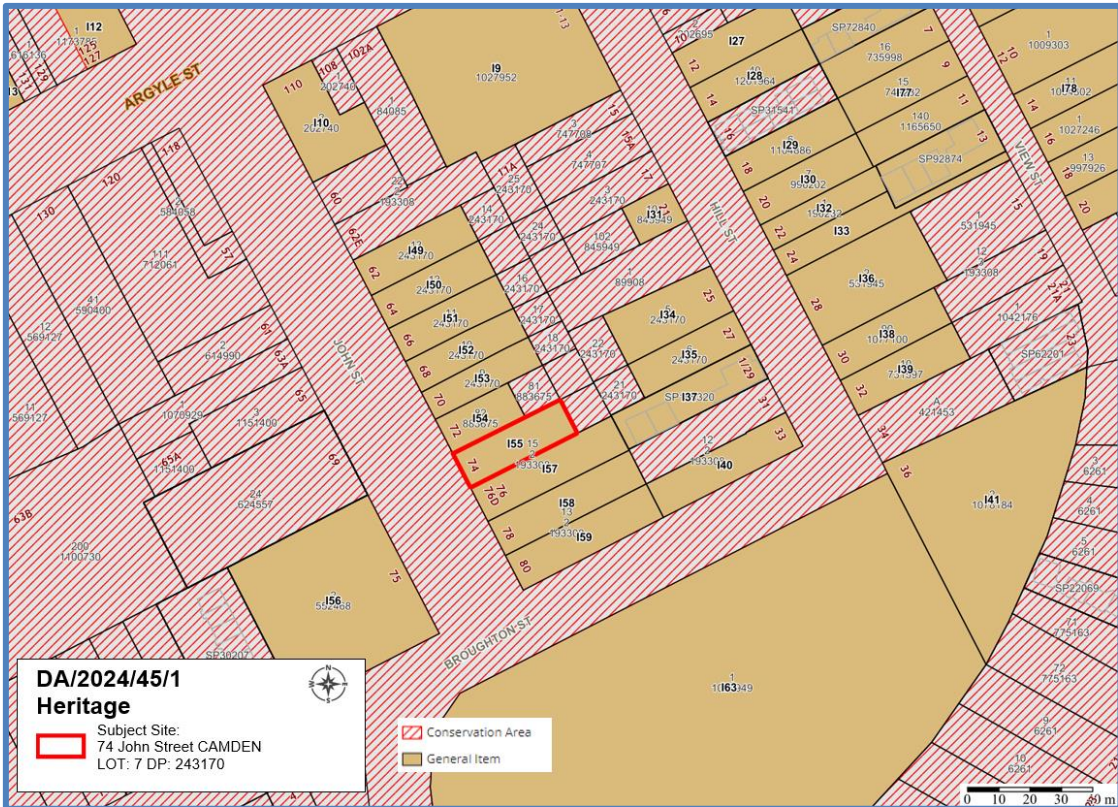


Figure 2: Heritage map with site outlined in red (note: brown / gold signifies heritage listed properties, while red candy stripe signifies the Camden HCA)

ZONING PLAN

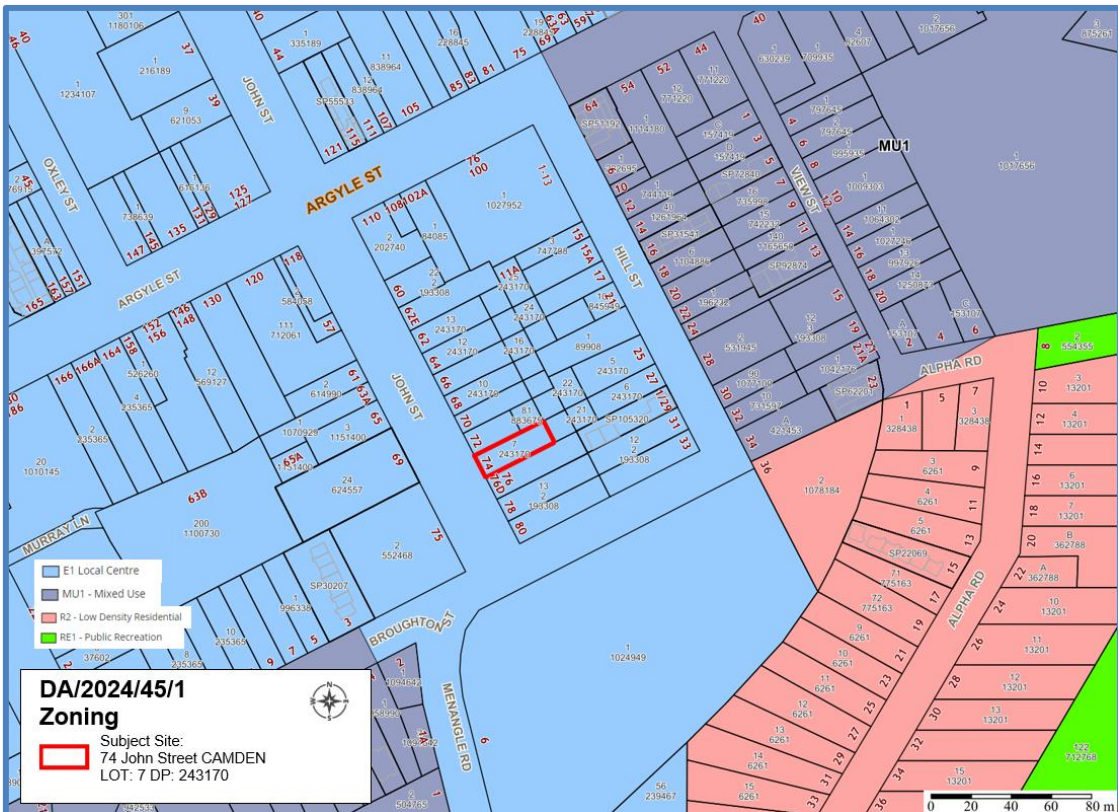


Figure 3: Subject site outlined in red, being located in the E1 Local Centre zone.

HISTORY

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

Date	Development
6 May 1993.	Approval of DA/1993/62/1 for a retail craft shop.
13 July 2006.	Approval of DA/2006/734/1 for a wedding decorations shop.
23 August 2006.	Approval of DA/2006/878/1 for a hairdressing salon.
23 December 2009.	Approval of DA/2009/1221/1 for a conveyancing business.
3 May 2010.	Approval of DA/2010/50/1 for a beauty salon.
15 August 2012.	Approval of DA/2012/15/1 for a hairdressing salon.
9 September 2014.	Approval of DA/2014/12/1 for a beauty salon.
15 August 2016.	Approval of DA/2016/22/1 for a beauty salon.
7 September 2023.	Pre-DA application for tree removal, restoration of the existing cottage and office extension for a law firm.

THE PROPOSAL

DA/2024/45/1 seeks approval for the partial demolition of the cottage, the construction of two storey rear addition and the use of the premises as an office.

Specifically, the development involves:

- Removal of three trees,
- Partial demolition of the existing heritage cottage,
- Restoration of the existing heritage cottage including the roof,
- Construction of a two storey extension attached to the rear of the heritage cottage,
- Provision of three on-site car parking spaces,
- Associated site works.

The premises is to be used as a law firm with seven staff. The proposed hours of operation are 9.00am to 5.00pm Monday to Friday.

No signage is proposed as part of this application.



Figure 4: 3D Render of the development from the northern elevation, showing the existing cottage to the right and the proposed rear extension to the left.



Figure 5: Site photo of the existing heritage cottage from John Street.



Figure 6: Site photo of the existing heritage cottage from the rear elevation.

ASSESSMENT

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

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

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

The environmental planning instruments that apply to the development are:

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

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

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

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

Council staff are satisfied that the land is suitable for the development with a standard contingency condition recommended that requires any contamination found during construction to be managed in accordance with Council's Management of Contaminated Lands Policy.

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.

Camden Local Environmental Plan 2010 (Camden LEP)

Site Zoning

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

Development Characterisation

The development is defined as an 'office premises', which is a type of 'commercial premises'.

Permissibility

An 'office premises' is permitted with consent in the E1 zone pursuant to the land use table in 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)

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

Car Parking

The applicant proposes a variation to the car parking provisions in Section 2.18.2 of the Camden DCP.

Camden DCP required 1 car parking space per 40m² of gross floor area for office and commercial premises.

The development has a gross floor area of 201m², requiring five car parking spaces. Three car parking spaces, including 1 accessible space, are proposed.

The shortfall of two car parking spaces does not have a detrimental impact on the availability of parking within the immediate vicinity. There is on-street parking along John Street with a 2-hour time limit to ensure turn-over throughout the proposed operating hours. Furthermore, the John Street and Hill Street public car parks are located within 100m of the site.

The proposed use is also not considered to be a significant traffic generating development.

Therefore, it is recommended that the Panel supports the car parking variation.

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

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

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

The *Environmental Planning and Assessment Regulation 2021* prescribes several matters that are addressed in the conditions attached to this report.

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

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

Heritage Impact

The applicant submitted a Heritage Impact Statement (HIS) as part of the DA that includes the following statement of cultural significance:

“This line of simple, neat and pleasing cottages along the eastern side of John Street, leading up to the view of St Johns Church spire, are representative of the late nineteenth-century town cottages. They are remarkably consistent in quality and form a good group”.

The heritage item is a single storey weatherboard cottage with a corrugated iron hipped roof and brick chimney and is an example of a classic ‘Camden Cottage’. The external weatherboards have deteriorated and the window/door awnings are beginning to rust.

The partial demolition of the cottage and its restoration is not considered to have a detrimental impact on the item’s heritage significance. The partial demolition constitutes removal of dilapidated interior and exterior fabric in order to preserve the overall item.

The rear extension is contemporary to juxtapose with the cottage. The topography of the site also ensures that the rear extension does not create visual bulk or dominate the cottages character when viewed from the street.

With consideration to the above, the proposal is not considered to have a significant impact upon the heritage fabric of the site, with the HIS concluding:

“The proposal has thoughtfully considered the heritage significance of the site and the surrounding HCA and presented a proposal that will present a positive heritage outcome for this historical cottage within the Camden Town Centre Heritage Conservation area. From a heritage perspective, the Council should not hesitate to approve the application as it will conserve the heritage cottage for new uses and preserve Camden heritage.”

Council’s Heritage Officer supports the proposal as it will contribute to the longevity of the item. Appropriate conditions are recommended, including archival recording, a heritage management document and the restoration of the existing front door and awning.

Tree Removal

Trees identified for removal are detailed in the below table and marked in Figure 7.

Tree No.	Species	Condition
T3	Chinese seltis	Good
T4	Broad leaved privet	Good
T5	Plum tree	Good

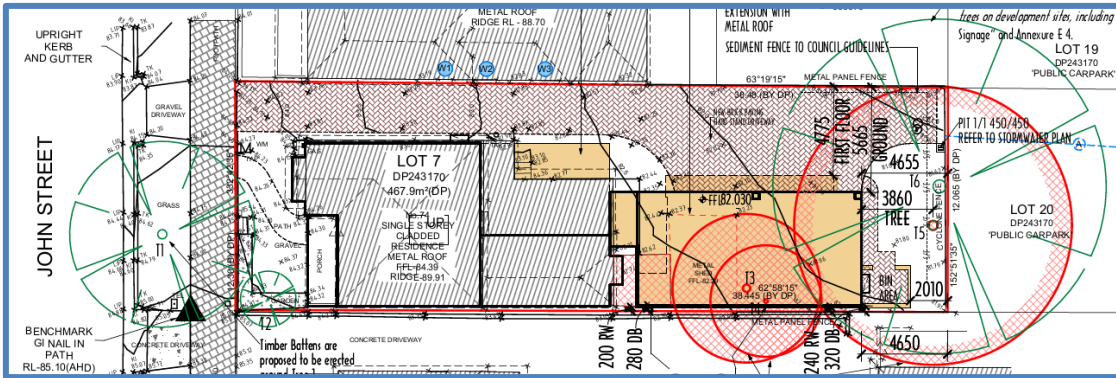


Figure 7: Three trees marked in red for removal.

Council’s Tree Management Officer raises no objection to the proposed tree removal subject to appropriate conditions, including tree protection for retained trees and additional planting of a tree capable of maturing to >8m.

(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 5 to 18 March 2024 and one submission was received in support of the application with some recommending comments.

The following discusses the comments raised.

1. *Compensatory tree planting or other contributions in vegetation in the conservation area is requested, given climate change and urban heat island.*

Officer comment: Amendments to the submitted plans have resulted in a permeable brick-paved driveway that allows for some forms of landscaping and a condition is recommended for an additional tree to be planted on site.

2. *Tree preservation bond if any retained trees are to die.*

Officer comment: Council’s officers have recommended conditions to ensure the preservation and protection of the existing tree within the rear yard. A suitably qualified project Arborist is to be on site during works. It is not legally possible to bond private trees.

3. *Compliance with the National Construction Code – Building of Australia Code prior to approval.*

Officer comment: Amendments to the submitted plans to ensure compliance with the accessibility requirements of the NCC-BCA have been addressed and supported by Council’s officers.

4. *Possible car parking contribution may be required.*

Officer comment: Under the *Camden Council Section 7.12 Contributions Plan 2023*, car parking contributions are no longer required for car parking deficits in Camden. The car parking variation has been addressed above.

5. *A better and attractive interface to the rear elevation which faces Hill Street Car Park.*

Officer comment: Amended plans were submitted during the assessment of the application that resulted in a reduction in floor space, an increased rear setback, an extra window to provide symmetry to the rear façade, as well as the AC unit to be screened from rear elevation to ensure a higher level of visual amenity.

(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

No external referrals were required for this DA.

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/2024/45/1 for the tree removal, demolition of parts of an existing cottage and restoration works, construction of a two storey rear extension and use of the premises as an office at 74 John Street, Camden subject to the conditions attached to this report for the following reasons:

- 1. The development is consistent with the objectives and controls of the applicable environmental planning instruments being State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Biodiversity and Conservation) 2021 and Camden Local Environmental Plan 2010.**
- 2. The development is consistent with the objectives of the Camden Development Control Plan 2019.**
- 3. The development is considered to be of an appropriate scale and form for the site and the character of the locality.**

4. Subject to the recommended conditions, the development is unlikely to have any unreasonable adverse impacts on the natural or built environments.
5. The Panel has considered the comments raised in the submission received from the public and subject to the recommended conditions, is satisfied that the development can be supported having regard to landscaping, tree protection, compliance with the NCC-BCA, car parking and an attractive interface to the rear façade.
6. For the above reasons, the development is a suitable use of the site, and its approval is in the public interest.

ATTACHMENTS

1. Recommended Conditions
2. Camden LEP Assessment Table
3. Camden DCP Assessment Table
4. Public Submission - *Supporting Document*
5. Architectural Plans

RECOMMENDED CONDITIONS

1.0 - General Conditions of Consent

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

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

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
Sheet 01, Revision K	Cover Sheet	CMB Design and Planning	14/08/2024
Sheet 02, Revision K	Site Plan & Sediment Details		14/08/2024
Sheet 03, Revision K	Existing Floor Plan		14/08/2024
Sheet 04, Revision K	Ground & First Floor Plan		14/08/2024
Sheet 05, Revision K	Lower Floor Plan		14/08/2024
Sheet 06, Revision K	East & West Elevation		14/08/2024
Sheet 07, Revision K	North Elevation		14/08/2024
Sheet 08, Revision K	South Elevation		14/08/2024
Sheet 09, Revision K	Section 1		14/08/2024
Sheet 10, Revision K	Section 2		14/08/2024
Sheet 11, Revision K	Section 3		14/08/2024
Sheet 12, Revision K	Section 4		14/08/2024
Sheet 13, Revision K	Section 5		14/08/2024
Sheet 14, Revision K	Section 6 & 7		14/08/2024
Sheet 15, Revision K	Fire Rated Wall		14/08/2024
Sheet 16, Revision K	Demolition Plan		14/08/2024
Sheet 20, Revision K	Driveway Gradient		14/08/2024
Sheet 21, Revision K	Accessible Path		14/08/2024
-	Materials and Colours Schedule		-
-	Materials and Colours Schedule		-
Job No. 240193, Revision A	Driveway Levels and Grades Plan		Finco Structural and Engineering Consultants
Job No. 240193, Revision A	Concept Stormwater Drainage Plan	30/08/2024	
Job No. 240193, Revision A	WSUD Catchment Plan	30/08/2024	
Job No. 240193, Revision A	OSD Catchment Plan	30/08/2024	
Job No. 240193, Revision A	Retaining Wall Plan	30/08/2024	

Document Title	Prepared by	Date
Waste Management Plan	John McDonald	13 August 2024
Heritage Impact Statement	Built Environmental Heritage Group	6 February 2024
Arboricultural Impact Assessment and Tree	Horticultural Management Services	10 January 2024

Management Plan		
BCA 2022 Indicative Compliance Report	Building Innovations Australia	5 February 2024

- (2) **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:
- a) Any reference to the colour 'White N14' is to be changed to the colour 'E-Du-Nil G26' in the materials and colours schedule.
- (3) **Approved tree work** - This development consent approves the following tree(s) to be removed:
- a) Three (3) trees (T3, T4 and T5) as per the Arboricultural Impact Assessment referenced within this consent.
- (4) **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).

2.0 – Before Issue of a Construction Certificate

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

- (1) **Driveway 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 approved driveway(s) will comply with AS 2890.1 - Parking Facilities and Council's Access Driveway Specifications or Heavy Duty Industrial Commercial Vehicle Crossing (as applicable to the development).
- (2) **Long service levy** – Before the issue of a construction certificate, the long service levy must be paid at the prescribed rate to either the Long Service Payments Corporation or Council under section 34 of the Building and Construction Industry Long Service Payments Act 1986. This applies to building and construction works with a cost of \$250,000 or more. Evidence of the payment must be provided to the certifier.
- (3) **Public infrastructure alterations** - Before the issue of a construction certificate, any required alterations to public infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlets, service provider pits, street trees or any other public infrastructure) must be approved by the roads authority under the Roads Act 1993. Any costs incurred will be borne by the developer. Evidence of the approval must be provided to the certifier.
- (4) **Civil engineering plans and information** - Before the issue of a construction certificate, civil engineering plans and information must be prepared by a suitably qualified civil engineer, to the satisfaction of the certifier. The plans and information must include the following elements:

- a) 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).
- b) Earthworks.
- c) Water quantity and quality facilities:
 - i. A detailed on-site detention and water quality report.
 - ii. An electronic stormwater model.
 - iii. A validated Camden Council MUSIC-link report with electronic model.
- d) Details of any required augmentation of existing drainage systems to accommodate drainage from the development.
- e) Roads and car parks:
 - i. Pavement design.
 - ii. Traffic management devices.
 - iii. Line marking.
- f) Clearly delineate the extent/location of the 5% annual exceedance probability (AEP), the 1% AEP, the probable maximum flood and the flood planning level (FPL) lines and clearly label them as such (only if the site is flood affected). The FPL is defined in Council's Flood Risk Management Policy.

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

- (5) **Damages bond** - Before the issue of a construction certificate, a bond must be lodged with Council in accordance with Council's Development Infrastructure Bonds Policy. Fees are payable for the lodgement and refund of the bond. Evidence of the bond lodgement must be provided to the certifier.
- (6) **Engineering specifications** - Before the issue of a construction certificate, civil engineering plans and information must be prepared by a suitably qualified civil engineer and demonstrate, to the certifier's satisfaction, that the development has been designed to comply with Council's engineering specifications, the approved plans and documents and the conditions of this development consent.
- (7) **Performance bond** - Before the issue of a construction certificate, a performance bond must be lodged with Council in accordance with Council's Development Infrastructure Bonds Policy. Fees are payable for the lodgement and refund of the bond. Evidence of the bond lodgement must be provided to the certifier.
- (8) **Structural engineer certificate** – Before the issue of a construction certificate, a certificate must be prepared by a suitably qualified structural engineer and certify, to the certifier's satisfaction, that all piers, slabs, footings, retaining walls and structural elements have been designed in accordance with the approved and applicable geotechnical report(s). The certificate must be accompanied by a copy of the structural engineer's current professional indemnity insurance.
- (9) **Construction certificate information** – Before the issue of a construction certificate, the following information must be prepared by a suitably qualified person to the certifier's satisfaction:
 - a) Ensure the MUSIC Model outputs are compliant with Council's Engineering Specifications in relation to water quality.
 - i. Alternatively, if the outputs are not compliant, a detailed stormwater quality report with appropriate justification is to be provided demonstrating

why the specifications cannot be complied with, and ways to mitigate any factors that may arise.

- b) A detailed driveway design and transition for the footpaths are to meet with the maximum summit grade requirements.
 - c) Provide typical cross and long sections for the driveway.
 - d) Provide pavement details of the driveway, as per Council's Access Driveway Specifications.
 - e) Ensure the drainage design is to comply with AS3500.3.
 - f) All internal pits and pipes to provide sufficient cover and depth to satisfy the proposed pavement type.
 - g) Pipe L1.2 is to have a minimum 600mm cover within Council's carpark. The invert levels of Pit 1.1 are to be amended as required.
 - h) Review the swept path for the easternmost car parking space to ensure the B85 vehicle does not encroach the boundary fence.
 - i) Provide details demonstrating compliance with the submitted BCA Report referenced within this consent in regards to the non-compliances indicted within the report.
- (10) **New public drainage connection pit** – Before the issue of a construction certificate, a road works application shall be submitted to Council with the following public infrastructure drainage design changes in regards to the drainage connection:
- a) Provide a long section of the connection within the plans, demonstrating surface levels, invert levels, cover, HGL, flows, pipe details.
 - b) Model the upstream and downstream pits within the DRAINS model, including pipe connections between the pits.
 - i. Note: The pits will require a sub-catchment and therefore are to be modelled for all storm events.
 - c) Include the overflow path and ponding from the proposed pit and ensure they are safe as per Council's Engineering Specifications. Include the following:
 - i. Maximum width of 1 metre in a 20% AEP.
 - ii. Ensure the depth of flow does not exceed 200mm and a 2 metre width for 1% AEP.
 - iii. Maximum bypass is to not exceed 15%.
 - d) Submit restoration details for the public carpark. Include the following:
 - i. Pavement and pipe backfill materials.
 - ii. The materials are to be approved and in accordance with Council's Engineering Specifications.
- (11) **Building upgrade** – The building must be upgraded to comply with the Building Code of Australia in the following manner:
- a) The recommendations as stated within the BCA Report referenced within this consent in regards to the non-compliances identified thing the existing building.

- (12) **Detailed landscape 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:
- Consistency with the concept landscaping plans approved by this development consent.
 - Compliance with Appendix B of Camden Development Control Plan 2019.
 - The Olea Europea is to be substituted with an alternative tree that is capable of reaching a mature height greater than 8 metres.
- (13) **Appropriate heritage knowledge experience** – All works must be carried out under the supervision of a tradesperson or heritage consultant with knowledge and experience in heritage conservation related to the work being undertaken.
- (14) **Archival recording** – An archival record of the existing building(s) and site shall be completed and provided to the satisfaction of the certifier and Council.
- The recording shall be in accordance with the NSW Heritage Office guidelines "Photographic Recording of Heritage Items using Film or Digital Capture" (2006) (or as amended).
- (15) **Heritage management document** – A report prepared by a suitably qualified heritage consultant demonstrating compliance with the recommendations of the heritage management document shall be provided to the certifier and Council.
- (16) **Restoration of the cottage** – Before the issue of a construction certificate, appropriate plans and details are to be provided that indicate that the existing front door and awnings to the heritage cottage are to be restored, not replaced.
- (17) **Salinity management** – Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the development will comply with the salinity control measures in Council's engineering specifications.
- (18) **Section 7.12 contributions** – Before the issue of a construction certificate, contributions must be made to Council under section 7.12 of the Environmental Planning and Assessment Act 1979:

Camden Section 7.12 Development Contribution Plan	
% of development cost	1% OF DEVELOPMENT COST
Total amount payable	\$10,271.00

The amount of contribution payable under this condition has been calculated at the date of determination. In accordance with the provisions of the contributions plan, this amount shall be indexed at the time of actual payment in accordance with the Consumer Price Index (CPI).

3.0 – Before building work commences

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

- (1) **Dilapidation report** - Before any site work commences, a dilapidation report must be prepared by a suitably qualified person to the satisfaction of the principal certifier. The report must include:
- a) A photographic survey of the following properties:
 - i. 62B John Street, Camden (Lot 19 DP 243170).
 - ii. 62C John Street, Camden (Lot 20 DP 243170).
 - iii. 72 John Street, Camden (Lot 82 DP 883675).
 - iv. 72A John Street, Camden (Lot 81 DP 883675).
 - b) A photographic survey of existing public infrastructure surrounding the site including (but not necessarily limited to):
 - i. Road carriageways.
 - ii. Kerbs.
 - iii. Footpaths.
 - iv. Drainage structures.
 - v. Street Trees.

In the event that access for undertaking the dilapidation report is denied by a property owner, the developer must detail in writing that all reasonable steps have been taken to obtain access to and advise the affected property owner of the reason for the survey and that these steps have failed. Written approval must be obtained from the principal certifier in such an event.

Should any public property or the environment sustain damage during the course of and as a result of works, or if the works put Council's assets or the environment at risk, Council may carry out any works necessary to repair the damage or remove the risk. The costs incurred will be deducted from the developer's damages bond.

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

- (2) **Public Liability Insurance** - Before any site work commences, the developer must take out a public liability insurance policy with a minimum cover of \$20 million in relation to the occupation of, and works within, all public property for the full duration of the works. Evidence of the policy must be provided to the principal certifier.
- (3) **Site security and fencing** - Before any site work commences, the site is to be secured and fenced to the satisfaction of the principal certifier.
- (4) **Sydney water approval** – Before any site work commences, the approved construction certificate and/or subdivision works certificate plans must be approved by Sydney Water to confirm if sewer, water or stormwater mains or easements will be affected by the development. Visit www.sydneywater.com.au/tapin to apply. The Sydney Water approval must be provided to the principal certifier.
- (5) **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:

- a. 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).
 - b. Prohibiting offensive noise, vibration, dust and odour as defined by the Protection of the Environment Operations Act 1997.
 - c. Covering soil stockpiles and not locating them near drainage lines, watercourses, waterbodies, footpaths and roads without first providing adequate measures to protect those features.
 - d. 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.
 - e. Construction traffic management in accordance with Council's engineering specifications and AS1742.3 Manual of Uniform Traffic Control Devices Traffic Control for Works on Roads.
 - f. Maintaining a fill delivery register including the date, time, truck registration number and fill quantity, origin and type.
 - g. Ensuring that vehicles transporting material to and from the site:
 - i. Cover the material so as to minimise sediment transfer.
 - ii. Do not track soil and other waste material onto any public road.
 - iii. Fully traverse the site's stabilised access point.
 - h. 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.
 - i. Hazardous materials management.
 - j. Work health and safety.
 - k. Complaints recording and responses.
- (6) **Erection of signs** – Before any site work commences, a sign must be erected in a prominent position on the site:
- a) Showing the name, address and telephone number of the principal certifier for the work.
 - b) 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.
 - c) Stating that unauthorised entry to the work site is prohibited.

The sign must be:

- a) Maintained while the work is being carried out.
- b) Removed when the work has been completed.

This condition does not apply in relation to:

- a) 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.
 - b) Crown building work certified to comply with the Building Code of Australia under Part 6 of the Environmental Planning and Assessment Act 1979.
- (7) **Utility services protection** – Before any site work commences, the developer must demonstrate, to the satisfaction of the principal certifier, that the following requirements have been met:
- a) Undertake a 'Before You Dig Australia' services search and liaise with the relevant utility owners.
 - b) Offer all utility owners a duty of care, take action to prevent damage to utility networks and comply with utility owners' directions.
 - c) Obtain approval to proceed with the site works from utility owners.
- (8) **Hazardous building materials assessment (preparation)** – Before any site work commences, the developer must demonstrate, to the satisfaction of the principal certifier, that the following requirements have been met:
- a) The HBMA has assessed all building and structures to be demolished.
 - b) All hazardous components on the site have been identified.

4.0 - During Building Work

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

- (1) **Finished floor level** - Before the development proceeds beyond floor level stage, a survey report must be prepared by a registered surveyor. The report must confirm, to the satisfaction of the principal certifier, that the finished floor level complies with the approved plans and this development consent.
- (2) **Pollution warning sign** – While site work is being carried out, a sign must be displayed at all site entrances to the satisfaction of the principal certifier. The sign must be constructed of durable materials, be a minimum of 1.2m x 900 mm and read:

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

The wording must be a minimum of 120mm high. The warning and fine details must be in red bold capitals and the remaining words in dark coloured lower case letters.

The sign must have a white background and a red border.

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

- (3) **Priority (noxious) weeds management (during work)** - While site work is being carried out, weed dispersion must be minimised and weed infestations must be managed under the *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*. Any priority (noxious) or environmentally invasive weed infestations that occur during works must be fully and continuously suppressed and destroyed by appropriate means, to the satisfaction of the principal certifier. All new infestations must be reported to Council.
- (4) **Stormwater collection and discharge** - While site work is being carried out, the roof of the approved building work must be provided with guttering and downpipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, must be conveyed to the pre-existing drainage outlet in accordance with the approved stormwater plan(s).

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

Connection to the street gutter or drainage easement must only occur at the designated connection point for the site. New connections that require work to an easement pipe or kerb must only occur with Council's approval.

- (5) **Survey report** - Before concrete is poured, the building(s) must be set out by a registered surveyor and a peg out survey must be prepared. The survey must confirm, to the satisfaction of the principal certifier, that the building will be sited in accordance with the approved plans and this development consent.
- (6) **Work hours** - While site work is being carried out, all work (including the delivery of materials) must be:
- a. Restricted to between the hours of 7am to 5pm Monday to Saturday.
 - b. Not carried out on Sundays or public holidays.

Unless otherwise approved in writing by Council.

- (7) **Work noise** - While site work is being carried out, noise levels must comply with:
- a) For work periods of 4 weeks or less, the LAeg level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 20dB(A).
 - b) For work periods greater than 4 weeks but not greater than 26 weeks, the LAeg level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 10dB(A).
 - c) For work periods greater than 26 weeks, the LAeg level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 5dB(A). Alternatively, noise levels must comply with the NSW Environment Protection Authority Interim Construction Noise Guidelines.

- (8) **Fill material (virgin excavated natural material)** - Before the importation and placement of any fill material on the site, an assessment report and sampling location plan for the material must be prepared by a contaminated land specialist. The report and plan must demonstrate, to the satisfaction of the principal certifier, that:
- a) The report and plan have been endorsed by a practising engineer with specific area of practice in subdivisional geotechnics.
 - b) The report and plan have been prepared in accordance with:
 - i. The Department of Land and Water Conservation publication 'Site investigation for Urban Salinity'.
 - ii. The Department of Environment and Conservation - Contaminated Sites Guidelines 'Guidelines for the NSW Site Auditor Scheme (Third Edition) - Soil Investigation Levels for Urban Development Sites in NSW'.
 - c) The fill material:
 - i. Provides no unacceptable risk to human health and the environment.
 - ii. Is free of contaminants.
 - iii. Has had its salinity characteristics identified in the report and specifically the aggressiveness of salts to concrete and steel (refer to the Department of Land and Water Conservation publication 'Site investigation for Urban Salinity').
 - iv. Is suitable for its intended purpose and land use.
 - v. Has been lawfully obtained.
 - d) The sampling of the material for salinity complies with:
 - i. Less than 6,000m³ - 3 sampling locations.
 - ii. Greater than 6,000m³ - 3 sampling locations with 1 extra location for each additional 2,000m³ or part thereof.
 - iii. A minimum of 1 sample from each sampling location must have been provided for assessment.
 - e) The sampling of the material for contamination complies with:
 - i. 1 sample per 1,000m² or part thereof.
 - ii. For volumes less than 1,000m², a minimum of 2 separate samples from different locations must be taken.
- (9) **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.

- (10) **Unexpected contamination finds contingency (general)** - While site work is being carried out, if any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc.) are encountered, the work must cease immediately until a certified contaminated land consultant has conducted an assessment of the find to the satisfaction of the principal certifier.

Where the assessment identified contamination and remediation is required, all work must cease in the vicinity of the contamination and Council must be notified immediately. Development consent must be obtained to undertake Category 1 remediation.

- (11) **Fill compaction (non-subdivision)** - While site work is being carried out, all fill must be compacted in accordance with Council's current engineering specifications, to the satisfaction of the principal certifier.
- (12) **Work near or involving vegetation** - While site work is being carried out, the following requirements must be complied with to the satisfaction of the principal certifier:
- a) Existing vegetation (including street trees) not approved for removal must be protected in accordance with AS 4970 - Protection of Trees on Development Sites and Council's engineering specifications.
 - b) The boundaries of any bushland or waterfront land areas adjacent to the site must be fenced by minimum 1.8m high chain link or welded mesh fencing. The fencing must include signage advising that the vegetation behind it is protected. The fencing must be maintained until the works have been completed.
 - c) No work (including for vehicular access or parking) that transects vegetation not approved for removal can be undertaken.
 - d) All vegetation related work must be carried out by a fully insured and qualified arborist. The arborist must be qualified to Australian Qualifications Framework (AQF) Level 3 in Arboriculture for the carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.
 - e) All tree pruning must be carried out in accordance with AS 4373 - Pruning of Amenity Trees.
 - f) Where practical, all green waste generated from vegetation work must be recycled into mulch or composted at a designated facility.
- (13) **Archaeological discovery** - While site work is being carried out, the following requirements must be complied with should relic(s) from the past be discovered that could have historical significance, to the satisfaction of the principal certifier:
- a) All works in the vicinity of the discovery area must stop.
 - b) For Aboriginal objects, Heritage NSW must be advised of the discovery in writing in accordance with Section 89A of the National Parks and Wildlife Act 1974. Any requirements of Heritage NSW must be implemented.
 - c) For non-Aboriginal objects, Heritage NSW must be advised of the discovery in writing in accordance with Section 146 of the Heritage Act 1977. Any requirements of Heritage NSW must be implemented.
- (14) **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:

- a) 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.
 - b) To the erection of a temporary building other than a temporary structure used as an entertainment venue.
- (15) **Shoring and adequacy of adjoining property** - While site work is being carried out, the person having the benefit of the development consent must, at the person's own expense:
- a) Protect and support the building, structure or work on adjoining land from possible damage from the excavation.
 - b) If necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.
 - c) This condition does not apply if:
 - i. The person having the benefit of the development consent owns the adjoining land.
 - ii. The owner of the adjoining land gives written consent to the condition not applying.
- (16) **Redundant driveway laybacks** - While site work is being carried out, all redundant driveway laybacks along all of the site's road frontages must be sealed and restored to match the existing standards along those roads, to the satisfaction of the principal certifier.
- (17) **Material sampling and testing** - While site work is being carried out and before any material is delivered to the site, sampling and testing of all material in accordance with Council's engineering specifications must be completed by a suitably qualified testing organisation, to the satisfaction of the principal certifier. The testing results must include a certificate from the testing organisation that certifies compliance with the criteria in Council's engineering specifications. The testing results must be updated every 3 months or when the material source changes.
- (18) **Engagement of a project arborist** - While site work is being carried out, a Project Arborist is to be engaged to monitor and make recommendations on how to mitigate any construction impacts, taking into consideration tree sensitive design, in accordance with:
- a) AS 4970 Protection of tree on development.
 - b) Section 9 of Arboricultural Impact Assessment and Tree Management Plan referenced in this consent.
- (19) **Appropriate heritage knowledge experience** – While site work is being carried out, all works must be carried out under the supervision of a tradesperson or heritage consultant with knowledge and experience in heritage conservation related to the work being undertaken.

5.0 - Prior to Issue of an Occupation Certificate

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

- (1) **Driveway crossing construction** – Before the issue of an occupation certificate, evidence must be provided and demonstrate, to the principal certifier's satisfaction, that a driveway crossing has been constructed in accordance with this development consent and the driveway crossing approval.
- (2) **Services** - Before the issue of an occupation certificate, the following information from energy, water and wastewater service suppliers must be obtained and provided to the principal certifier:
 - a) A notice of arrangement for the distribution of electricity from Endeavour Energy to service the approved development.
 - b) A section 73 compliance certificate from Sydney Water demonstrating that satisfactory arrangements have been made to service the approved development. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator (WSC). Go to the Sydney Water website or phone 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.
- (3) **Survey certificate** - Before the issue of an occupation certificate, a survey certificate must be prepared by a registered surveyor and demonstrate, to the principal certifier's satisfaction, that the siting of the building(s) complies with the approved plans and this development consent.
- (4) **Verge reconstruction** – Before the issue of an occupation certificate, the unpaved road verges directly adjoining the property must be reconstructed with grass species to match the adjoining road verge section.
- (5) **Existing street trees inspection** - Before the issue of an occupation certificate, all existing street trees along all public roads adjoining the site must be inspected by Council. Any damage to these existing street trees must be rectified to the satisfaction of Council.
- (6) **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.
- (7) **Defects and liability bond** – Before the issue of an occupation certificate, a defects and liability bond must be lodged with Council in accordance with Council's Development Infrastructure Bonds Policy. Fees are payable for the lodgement and refund of the bond. Evidence of the bond lodgement must be provided to the principal certifier.

- (8) **Water management facilities positive covenant** – Before the issue of an occupation certificate, evidence must be provided and demonstrate, to the principal certifier's satisfaction, that a positive covenant has been registered with NSW Land Registry Services. The positive covenant must be created under Section 88E of the Conveyancing Act 1919 and burden the property owner with a requirement to maintain any on-site detention, on-site retention/re-use and water quality facilities on the property.

The terms of the positive covenant must include the following:

- a) The property owner is responsible for maintaining and keeping clear all pits, pipelines, trench barriers and other structures.
 - b) The property owner will have the facilities inspected by a competent person on a schedule mandated by the facilities' design specifications.
 - c) Council will have the right to enter the site at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order the facilities.
 - d) Council will have the right to recover as a liquidated debt the cost of any remedial work from the property owner upon demand.
 - e) The property owner will indemnify Council and all adjoining property owners against damage to their properties arising from the failure of any component of the facilities or the failure to clean, maintain and repair the facilities.
- (9) **On-site detention facility plan of management (preparation)** – Before the issue of an occupation certificate, an on-site detention facility plan of management (POM) must be prepared by a suitably qualified person, to the satisfaction of the principal certifier. The POM must describe all design and operational parameters for the facility including:
- a) Design levels.
 - b) Hydrology and hydraulics.
 - c) Inspection and maintenance requirements (including time intervals for inspections and maintenance).
- (10) **Works as executed plans** - Before the issue of an occupation certificate, works as executed plans in accordance with Council's engineering specifications must be prepared by a suitably qualified person and demonstrate, to the principal certifier's satisfaction, the following requirements:
- a) Digital data must be in AutoCAD .dwg or .dxf format and the data projection coordinate must be in GDA94 / MGA Zone 56.
 - b) Verify that any water management basins have been completed in accordance with the approved plans and provide the following details:
 - a. Levels and dimensions to verify the storage volume of any water management facilities.
 - b. Levels and other relevant dimensions of:

- i. Internal drainage pipes.
 - ii. Orifice plates.
 - iii. Outlet control devices and pits.
 - iv. Weirs (including widths).
- b. Verification that the orifice plates have been fitted and the diameter of the fitted plates.
 - c. Verification that trash screens are installed.
- c) Where the site is flood affected, the plans must clearly delineate the extent of the flood planning levels. The plans must clearly delineate the extent and location of the 5% annual exceedance probability (AEP), the 1% AEP, the probable maximum flood and the flood planning level (FPL) lines and clearly label them as such. The FPL is defined in Council's Flood Risk Management Policy.

6.0 – Occupation and Ongoing Use

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

- (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.
- (2) **Graffiti removal** - During occupation and ongoing use of the development, all graffiti applied to the development must be removed within 48 hours of its application.
- (3) **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 - Friday	9:00am – 5:00pm
Saturday, Sunday and Public Holidays	Closed

- (4) **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 seven (7).
- (5) **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.
- (6) **Landscaping works maintenance** – During occupation and ongoing use of the development, the approved landscaping must be perpetually maintained in a complete and healthy condition.

- (7) **On-site detention facility plan of management (ongoing)** - During occupation and ongoing use of the development, the on-site detention facility plan of management plan required by this development must be complied with.

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

Clause	Assessment	Compliance?
<p>2.3 Zone objectives and land use table</p> <p>The land use table for each zone sets out what development is permitted without consent, permitted with consent, and prohibited.</p> <p>The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within a zone.</p> <p>The zone objectives for this site are:</p> <ul style="list-style-type: none"> • To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area. • To encourage investment in local commercial development that generates employment opportunities and economic growth. • To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area. • To encourage business, retail, community and other non-residential land uses on the ground floor of buildings. • To ensure that mixed use developments present an active frontage to the street by locating business, retail and community uses at ground level. • To minimise conflict between land uses within the zone and land uses within adjoining zones. • To encourage a safe, attractive, accessible and efficient pedestrian environment. • To ensure that development contributes to the hierarchy of centres under the Camden Development Control Plan 2019. 	<p>The site is zoned E1 Local Centre.</p> <p>The development is characterised as an 'office premises' which is a type of 'commercial premises' which is permitted with consent in the E1 zone.</p> <p>The development is consistent with the objectives of the zone in that will assist in achieving a mixture of existing and anticipated compatible uses in the area and is located in an accessible location with many similar uses adjoining the site.</p> <p>The development will contribute to local commercial activity that facilitates economic growth. There are no conflicts between land uses as a result of the development.</p>	<p>Yes.</p>
<p>2.7 Demolition requires development consent</p> <p>Development consent is required to demolish a building or work (unless the demolition is exempt or complying development under another environmental planning instrument).</p>	<p>Development consent has been sought for some demolition works to the cottage, including internal walls, metal cladding and roof sheeting, stairs and landings, and removal of some windows, doors and roller shutters. Subject to recommended conditions, Council's Heritage Advisor raises no objection to the proposed demolition works.</p>	<p>Yes</p>
<p>4.3 Height of buildings</p>		<p>Yes.</p>

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

Clause	Assessment	Compliance?
<p>Maximum building heights must not exceed the maximum building height shown on the Height of Buildings Map.</p> <p>The maximum building height for this site is 7m.</p>	<p>The proposed additions have a maximum height of 6.806m metres.</p>	
<p>5.10 Heritage conservation</p> <p>Before granting development consent in respect of a heritage items or a heritage conservation area, the consent authority must consider the effect of the proposed development on the heritage significance of the item or area concerned.</p> <p>The consent authority may require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the item or heritage conservation area concerned. The submission of a heritage conservation management plan may also be required.</p>	<p>The subject site is identified as a heritage item under Schedule 5 of the Camden LEP 2010 (known as Item 55 - 'Cottage'). The site is also located within the Camden Heritage Conservation Area and adjoins a number of heritage items.</p> <p>A Heritage Impact Statement was submitted as part of the subject DA that concludes that the proposed development does not impact on the heritage significance of the item or conservation area given the additions are located at the rear of the site, with the existing cottage to be restored.</p> <p>Council's Heritage Advisor is supportive of the proposal, subject to recommended conditions relating to archival recording and materials & colours.</p> <p>Council staff are satisfied that, subject to the abovementioned recommended conditions, that the development will not have an adverse impact on the heritage significance of the item, the conservation area and surrounding heritage items.</p>	<p>Yes.</p>
<p>7.4 Earthworks</p> <p>Before granting development consent for earthworks the consent authority must consider a number of matters listed by this clause; including the impact on the existing and likely amenity of adjoining properties.</p>	<p>Some minor earthworks are proposed to create a level building platform for the additions. The earthworks are acceptable in terms of the matters for consideration listed by this clause in that they will not have a detrimental impact on environmental functions and processes, neighbouring uses or features of the surrounding land.</p>	<p>Yes.</p>

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Clause	Assessment	Compliance?
<p>1.2 Notification and Advertising Requirements DA's are to be publicly exhibited in accordance with the Camden DCP.</p>	The development was notified for 14 days from 5 March 2024 to 18 March 2024 as per Council's Community Participation Plan. One submission was received during the notification period supporting the application with some recommended comments.	Yes.
<p>2.1 Earthworks Building work should be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill.</p> <p>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.</p>	<p>The development has been designed to respond to the topography of the site. A minor extent of cut and fill is proposed, with a maximum 1.4m sub-floor to align with the existing floor level of the cottage.</p> <p>A standard condition of consent is recommended requiring the use of VENM. No other significant earthworks are proposed.</p>	Yes.
<p>2.2 Salinity Management All development must incorporate Salinity Management measures.</p> <p>All sediment and erosion controls are to be installed prior to the commencement of any works.</p>	Adequate sediment and erosion control measures are required by recommended conditions of consent.	Yes.
<p>2.3 Water Management Development must demonstrate compliance with Council's Engineering Specifications including requirements for detention, drainage and water sensitive urban design.</p>	The increase in impervious areas for the provision of the development has been addressed through appropriate modelling and stormwater drainage measures. A number of conditions have been recommended by Council's Engineering Certification Team to ensure the development is carried out in accordance with Council's Engineering Design Specifications.	Yes.
<p>2.4 Trees and Vegetation A person must not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy a tree or vegetation without approval from Council authorising such works.</p>	Three trees are proposed to be removed as part of this application. Council's Urban Forest Landscape Team has reviewed the submitted Arboricultural Report and are supportive of the tree removals. Appropriate conditions, including tree protection during construction and replacement planting, are recommended. The tree removals will not impact on the heritage significance of the local item.	Yes.
<p>2.8 Flood Hazard Management Development must be consistent with Council's Floodplain Management Policy.</p>	The site is not flood affected.	N/A
<p>2.9 Contamination and Potentially Contaminated Land Management A contamination assessment may be required and a remediation action plan submitted if required.</p>	Council's Environmental Health Specialist is satisfied that the land is suitable for commercial development with a standard contingency condition recommended that requires any contamination found during construction to be managed in accordance with Council's Management of Contaminated Lands Policy.	Yes.
<p>2.10 Development near Camden Airport Buildings or structures located within the area affected by the Camden Airport OLS or PANS-OPS contained in the Camden Airport Master Plan must use materials that have low reflectivity.</p>	The proposed materials will have low reflectivity.	Yes.
<p>2.12 Acoustic Amenity Noise emissions from commercial development must be assessed in accordance with the Noise Guide for Local Government and must be consistent with the methodology within the NSW EPA Noise Policy for Industry (NPI).</p>	There are no anticipated acoustic impacts to surrounding development due to the nature of the proposed development.	Yes.
<p>2.14 Waste Management A Waste Management Plan (WMP) must be submitted for all new development, including demolitions, construction and the ongoing (or change of) use. A WMP outlines the waste that will be generated and how the development proposes to manage the waste.</p>	A waste management plan detailing the demolition, construction and ongoing use phases of the development was provided with the application. Council's Waste Strategy Team has recommended conditions to ensure compliance with the submitted WMP.	Yes.

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Clause	Assessment	Compliance?
<p>2.19 Landscape Design A landscape plan is to be submitted for all development that, in Council's opinion, will significantly alter the existing and intended landscape character of the land.</p>	<p>Sufficient landscaping is to be provided throughout the site and the rear. A permeable brick paved driveway has been proposed to ensure stormwater runoff and reduced impervious areas.</p>	<p>Yes.</p>
<p>2.16 Environmental Heritage 2.16.3 General Heritage Provisions New buildings must be of a simple, contemporary design that avoids "heritage style" replication of architectural or decorative detail.</p> <p>New work must be easily identified as such and is required to be sympathetic to the heritage place.</p> <p>New development must be designed to interpret and complement the general form, bulk, scale, height, architectural detail and other significant elements of the surrounding heritage place.</p> <p>Where there is a uniform building front setback, new development must recognise this.</p> <p>The existing informal and irregular pattern of rear property building alignments is to be retained.</p> <p>The existing pattern, pitch, materials and details of original roof forms within the Heritage Conservation Area must be retained.</p> <p>Original verandas and balconies are not to be removed, altered or enclosed.</p> <p>Surviving original materials, finishes, textures and details must be retained and conserved where appropriate.</p> <p>Materials, finishes, and textures must be sympathetic to the historic context of the original significant buildings within the streetscape.</p> <p>Contemporary materials are permitted where their proportions, detailing and quantities are compatible with the character of the area. Large expanses of glass and reflective wall and roof cladding are not appropriate.</p> <p>The significant original internal elements of a building, such as distinctive joinery, fireplaces, decorative plasterwork are generally to be retained and conserved in heritage places.</p> <p>New buildings need not employ traditional colour schemes but should use colours sympathetic to surrounding development and contribute to the cohesiveness of the Heritage Place. A material and colour palette sheet must be provided to Council for assessment.</p> <p>Driveways should be constructed of gravel, crushed sandstone, bricks or plain concrete or be designed as separated wheel strips. Stencilled concrete is generally not appropriate.</p> <p>Skylights, air conditioning units, antennas, solar panels, satellite dishes etc. must not be visible from the street.</p> <p>Where consent is issued for demolition, or part demolition, of a heritage place a comprehensive diagrammatic and photographic archival record is to</p>	<p>The rear addition is a contemporary design that avoids 'heritage style' replication of the existing cottage.</p> <p>The development to the rear will be easily identifiable as a new addition to the cottage yet will be sympathetic to the nearby heritage items and HCA.</p> <p>The building has been designed to interpret and complement the general form, scale and details of the surrounding neighbourhood.</p> <p>The front setback of the building is to remain as existing.</p> <p>The rear setback of the building has decreased however is consistent with existing developments along John Street.</p> <p>The original roof form and details of the cottage are to be restored and retained.</p> <p>The existing front veranda is to be restored.</p> <p>The existing materials and windows are to be restored where possible, with the exception of external walls have deteriorated and are to be replaced. The colour selection for the replacement is in line with Council's guidelines.</p> <p>Materials and colours chosen are considered to be sympathetic to the heritage context of John Street.</p> <p>Contemporary elements are located at the rear of the property where the built form does not overpower the existing heritage item. No large expanses of glass or reflecting cladding is proposed.</p> <p>The significant original internal elements, including a fireplace, are to be retained.</p> <p>A detailed materials and colours schedule has been provided with the development application. The building will include colours that are sympathetic to the surrounding buildings and the HCA.</p> <p>A brick-paved driveway is proposed to ensure hardstand areas are kept to a minimum.</p> <p>No such structures visible from the street.</p> <p>Partial internal and external demolition to the existing heritage cottage is proposed for restoration purposes. Council's Heritage Advisor has recommended conditions</p>	<p>Yes.</p>

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Clause	Assessment	Compliance?
<p>be made of the structure to be demolished. This must be submitted to Council's satisfaction prior to commencement of any demolition works. A heritage consultant experienced in the preparation of an archival recording is required to undertake the recording.</p>	<p>for appropriate archival recording prior to demolition work.</p>	
<p>2.16.4 Camden Heritage Conservation Area Views associated with the St John's Church spire must not be compromised.</p> <p>Existing cottage dominated streetscapes must be retained, new development such as extensions/additions should be compatible with the existing streetscape.</p> <p>A two storey height limit must prevail except for significant architectural features incorporated into the design of buildings in significant locations.</p> <p>Large built forms in cottage dominated precincts must be avoided through the use of various roof forms and pitches, wall openings and recesses, materials, recessive colours and landscaping.</p>	<p>The development will not impact any views to or from St John's Church spire. It is known that the original group of cottages along John Street were positioned to lead up to St Johns Church.</p> <p>The development has been sited at the rear of the site and will not adversely affect any existing cottages to John Street.</p> <p>The development has a maximum height of two storeys.</p> <p>The additions provide a gable roof with dormer windows. The development will not dominate the cottage or sounding cottages due to its siting and location.</p>	<p>Yes.</p>
<p>2.18 Traffic Management and Off-Street Parking 2.18.2 Off Street Car parking rates/requirements Office Premises and Business Premises 1 car parking space per 40m² of GFA.</p> <p>Council will assess the extent and size of service vehicle parking area to be provided having regard to the nature of a particular development and its likely servicing requirements.</p>	<p>The gross floor area of the development is 201m² therefore 5 car parking spaces are required. The development provides 3 car parking spaces (including 1 accessible space).</p> <p>The variation is considered reasonable for the reasons outlined in the main body of the report.</p>	<p>No. Variation supported.</p>
<p>5.2 General Controls Applying to all Business Zone Areas Development within business zones must incorporate a range of local retail, commercial, entertainment, childcare, residential and community uses to serve the needs of the local community.</p> <p>Where development fronts the street or any other public place (including car parking areas and pedestrian thoroughfares) the development must be designed so that it addresses the street or public place.</p> <p>New development must not detract from significant existing views and vistas.</p> <p>Buildings should have a similar mass and scale to create a sense of consistency. Within business zones, generally there will be gradation of massing from a dense inner core to a less dense outer edge to provide an appropriate interface with land uses in the adjoining zones and symmetry to the building.</p> <p>Business development must feature high quality architectural design and a built form that promotes a 'sense of place' and contemporary character for all business zones.</p> <p>Development in business zones must be compatible with surrounding business development in terms of appearance, type, bulk and scale, design and character.</p> <p>Roof forms should be appropriately designed to respond to the built form of other nearby business development. The design of roofs may adopt</p>	<p>The development is for an office premises, contributing to the objectives of the mixed use and business zones of the area.</p> <p>The existing cottage is to be restored to enhance the heritage item and conservation area. The rear of the development (which faces a public car park) has been amended to ensure its façade has a suitable visual interface to the public domain (i.e. public car park).</p> <p>The building is setback from the street and does not detract from any existing significant view or vistas.</p> <p>The mass and scale of the building is consistent with neighbouring sites with development at the rear along John Street and those fronting Hill Street.</p> <p>The extension features openings, changes in materials and colours and vertical/horizontal articulation which will contribute an overall high-quality design.</p> <p>The building is consistent with the buildings at the rear of adjoining John Street, Argyle Street, Broughton Street and Hill Street.</p> <p>The building fronts John Street and the public car park at the rear. The verge is not wide enough for any significant embellishment however the development retains a street tree and an existing footpath which will provide public benefit and contribute towards place-making. The proposed changes in materials and colours and vertical/horizontal articulation provide visual interest.</p>	<p>Yes.</p>

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Clause	Assessment	Compliance?
<p>traditional forms found in the immediate locality, or alternatively they may adopt a more contemporary appearance to a juxtaposition to traditional roof forms. However, it must be clearly demonstrated that the proposed roof form relates appropriately to the existing adjoining development.</p> <p>New development must not cause significant overshadowing or overlooking of public places, relative to the patterns of usage of those places.</p> <p>Service infrastructure such as air conditioning and other plant must be screened from public view and must be incorporated into the design of the building.</p> <p>Site facilities such as loading, waste storage, servicing and other infrastructure must be designed to minimise the visual impact on the public domain and impacts on neighbours.</p> <p>Business development must be designed to facilitate high levels of pedestrian amenity and permeability, including access and facilities for cyclists.</p> <p>Development is to incorporate appropriate measures for convenient, weather sheltered access for pedestrians, including access to other land.</p> <p>Buildings should be designed to minimise overshadowing of pedestrian thoroughfares and footpaths wherever possible.</p> <p>The building and landscape design is to be complementary to ensure legible, safe, comfortable and easy access for pedestrian from the street frontages, within the business zone and to adjoining land, where appropriate.</p> <p>Street tree and open space plantings are to provide generous shade for pedestrians.</p> <p>The visibility of parking areas at street frontages must be minimised through parking layout and design, building location and design and landscaping treatments. Bitumen and cars are not to be the dominant features of the landscape.</p> <p>Parking areas must be designed to enable legible, safe, comfortable and easy access for pedestrians from the street frontages, within the centre and to adjoining land, where appropriate.</p> <p>Car parking must be provided in accordance with Part 2 of this DCP.</p> <p>A detailed Waste Management Plan (WMP) must be submitted for the ongoing use of the site. A WMP must outline the waste that will be generated from the site and proposed arrangements for managing waste onsite and for collection.</p> <p>The site plan and floor plans must show locations of the designated areas that meets with the sizes and needs of tenants as per Council's Guidelines, the location of storage rooms, identified collection points and path of travel for moving bins.</p> <p>A swept path analysis must be prepared by a suitably qualified professional in accordance with AS2890.2.</p>	<p>The roof to the extension has a contemporary form to juxtapose with the original cottage roof that is to be restored. The colours and materials used ensure that the roof of the additions do not overpower the heritage cottage.</p> <p>The office extension will not pose significant overlooking impacts to public places, due to the setbacks and window design.</p> <p>Service infrastructure is to be appropriately screened from front frontages.</p> <p>Waste storage has been appropriately screened from the public domain, located at the rear and screened appropriately.</p> <p>A high level of pedestrian amenity and permeability is provided throughout the site. Facilities for cyclists have been provided.</p> <p>Weather sheltered access is provided where pedestrian paths adjoining the proposed building.</p> <p>No significant increase in overshadowing is proposed.</p> <p>The proposing building and landscaping satisfactorily address the CPTED principles.</p> <p>The existing mature street tree along the front boundary and existing tree within the rear to be retained will provide shade for pedestrians.</p> <p>The proposed building will assist in minimising the visibility of the existing car park by the majority of the parking spaces located underneath the office extension and to the rear.</p> <p>Parking areas consistent with this control and are capable of complying with the relevant Australian Standards.</p> <p>An assessment of car parking has been made above.</p> <p>A satisfactory waste management plan detailing the demolition, construction and ongoing use phases of the development was provided with the application. A condition of consent has been recommended requiring compliance with the WMP.</p> <p>The plans identify a satisfactory bin area and collection point.</p> <p>Waste will be stored in a dedicated bin area on the ground floor at the rear. A condition of consent relating to waste storage requirements has been recommended.</p> <p>The number of bins proposed are consistent with Council's Waste Management Guidelines.</p> <p>The application proposes waste and recycling to be collected at the kerbside. No collection from shop frontages is proposed.</p>	

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Clause	Assessment	Compliance?
<p>The number of bins to be provided must be calculated based on waste generation rates in Council's Waste Management Guidelines;</p> <p>In exceptional circumstances where onsite collection cannot be achieved, waste/recycling containers should be collected from a kerbside, rear laneway or service passage. Waste collection should not be provided along shop frontages.</p>		
<p>5.3 Camden Town Centre Development Controls 5.3.1 Camden – E1 Local Centre New development should complement or reinforce the retail functions of the centre, particularly along Argyle Street frontages and associated pedestrian accessways.</p> <p>Buildings should maintain and enhance the historic character of Argyle, Hill and John Streets in the town centre.</p> <p>Development within the E1 Local Centre zone at Camden must be consistent with the Camden Town Centre Urban Design Framework.</p>	<p>The extension to the rear is complementary to the existing mixed use buildings in John Street. Provision for pedestrian access is provided.</p> <p>The existing heritage cottage is to be restored and the development will positively contribute to the historic character of John Street through the use of materials and colours that are compatible with other heritage items and the general conservation area.</p> <p>The development is consistent with the Urban Design Framework.</p>	<p>Yes.</p>



REAR VIEW



FRONT LEFT (EXISTING)



FRONT LEFT



LEFT ELEVATION



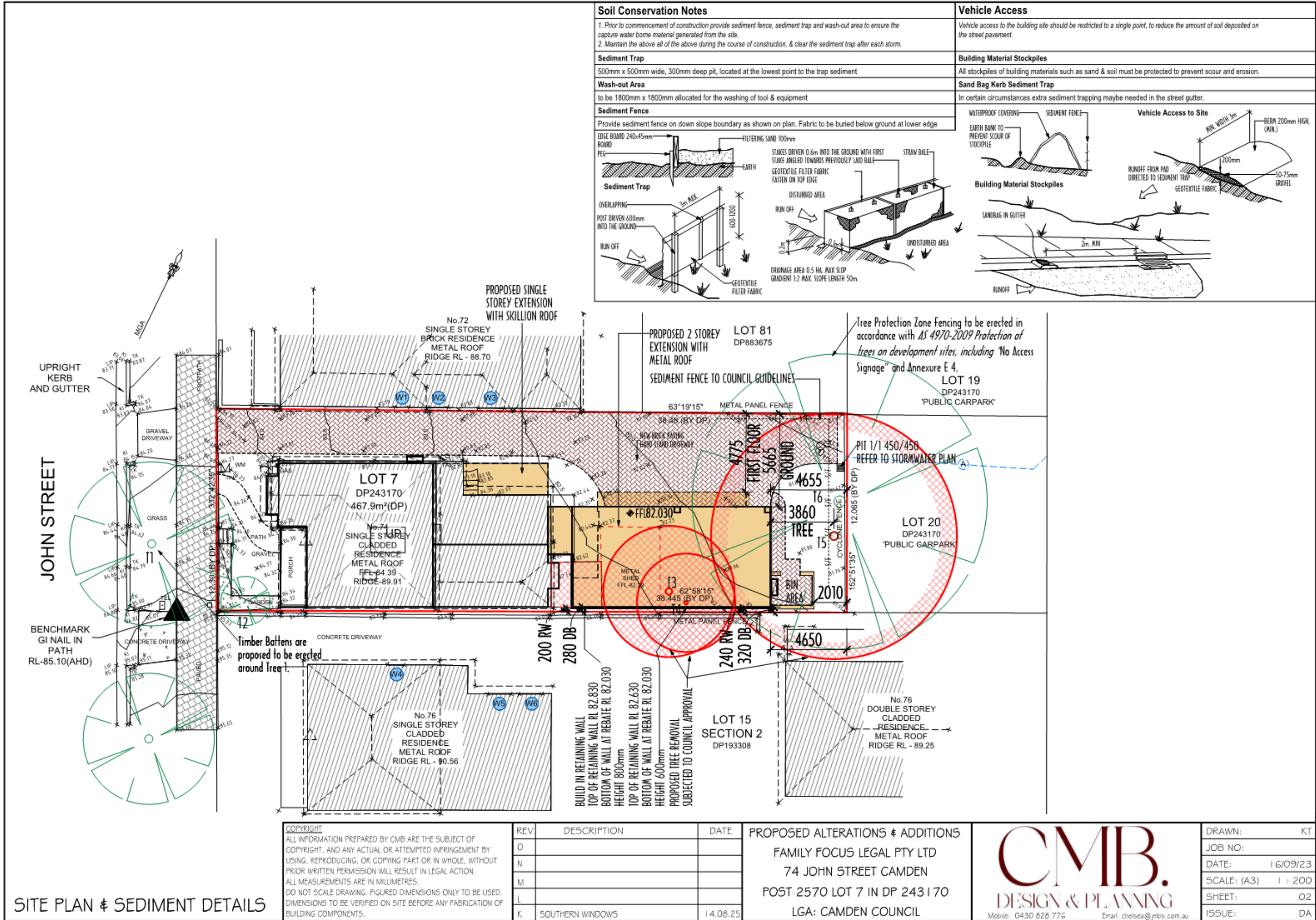
RIGHT ELEVATION

Dwg No.	Sheet Name
01	TITLE SHEET
02	SITE PLAN & SEDIMENT DETAILS
03	EXISTING FLOOR PLAN
04	GROUND & FIRST FLOOR PLAN
05	LOWER FLOOR PLAN
06	EAST & WEST ELEVATION
07	NORTH ELEVATION
08	SOUTH ELEVATION
09	SECTION 1
10	SECTION 2
11	SECTION 3
12	SECTION 4
13	SECTION 5
14	SECTION 6 & 7
15	FIRE RATED WALL
16	DEMOLITION PLAN
17	SHADOW DIAGRAM 9am
18	SHADOW DIAGRAM 12 NOON
19	SHADOW DIAGRAM 3pm

TITLE SHEET

<p>COPYRIGHT ALL INFORMATION PREPARED BY CMB ARE THE SUBJECT OF COPYRIGHT, AND ANY ACTUAL OR ATTEMPTED INFRINGEMENT BY USING, REPRODUCING, OR COPYING PART OR IN WHOLE, WITHOUT PRIOR WRITTEN PERMISSION WILL RESULT IN LEGAL ACTION. ALL MEASUREMENTS ARE IN MILLIMETRES. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE ANY FABRICATION OF BUILDING COMPONENTS.</p>	REV	DESCRIPTION	DATE	<p>PROPOSED ALTERATIONS & ADDITIONS FAMILY FOCUS LEGAL PTY LTD 74 JOHN STREET CAMDEN POST 2570 LOT 7 IN DP 243170 LGA: CAMDEN COUNCIL</p>	 Mobile: 0430 828 776 Email: chelsea@cmb.com.au	DRAWN:	KT
	O					JOB NO:	
	N					DATE:	16/09/23
	M					SCALE:	(A3)
	L					SHEET:	01
K	SOUTHERN WINDOWS	14.08.25	ISSUE:	DA			

14/08/2024 3:12:45 PM 16/09/23 11:48:00 AM 16/09/23 11:48:00 AM



SITE PLAN & SEDIMENT DETAILS

COPYRIGHT
 ALL INFORMATION PREPARED BY CMB ARE THE SUBJECT OF COPYRIGHT, AND ANY ACTUAL OR ATTEMPTED INFRINGEMENT BY USING, REPRODUCING, OR COPYING PART OR IN WHOLE, WITHOUT PRIOR WRITTEN PERMISSION WILL RESULT IN LEGAL ACTION. ALL MEASUREMENTS ARE IN MILLIMETRES. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE ANY FABRICATION OF BUILDING COMPONENTS.

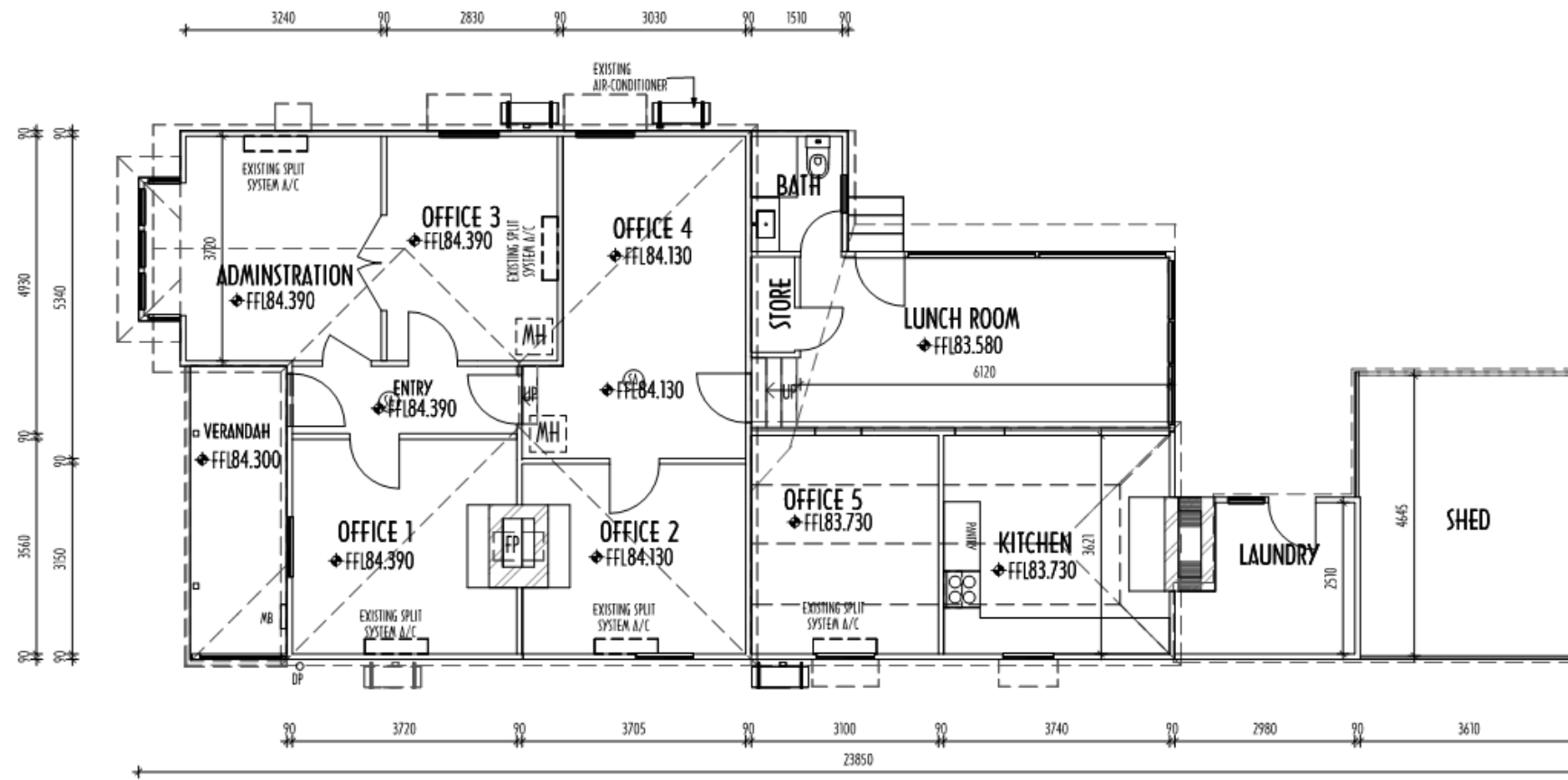
REV	DESCRIPTION	DATE
O		
N		
M		
L		
K	SOUTHERN WINDOWS	14.08.25

PROPOSED ALTERATIONS & ADDITIONS
 FAMILY FOCUS LEGAL PTY LTD
 74 JOHN STREET CAMDEN
 POST 2570 LOT 7 IN DP 243170
 LGA: CAMDEN COUNCIL



DRAWN:	KT
JOB NO:	
DATE:	16/09/23
SCALE: (A3)	1 : 200
SHEET:	02
ISSUE:	DA

FLOOR AREA (EXISTING)		
TYPE	AREA	SQ
GROUND FLOOR (EXISTING)	127.34 m ²	13.71
VERANDAH (EXISTING)	7.78 m ²	0.84
Total (Measured from external face)	135.12 m ²	14.54



EXISTING FLOOR PLAN

COPYRIGHT
 ALL INFORMATION PREPARED BY CMB ARE THE SUBJECT OF COPYRIGHT, AND ANY ACTUAL OR ATTEMPTED INFRINGEMENT BY USING, REPRODUCING, OR COPYING PART OR IN WHOLE, WITHOUT PRIOR WRITTEN PERMISSION WILL RESULT IN LEGAL ACTION. ALL MEASUREMENTS ARE IN MILLIMETRES. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE ANY FABRICATION OF BUILDING COMPONENTS.

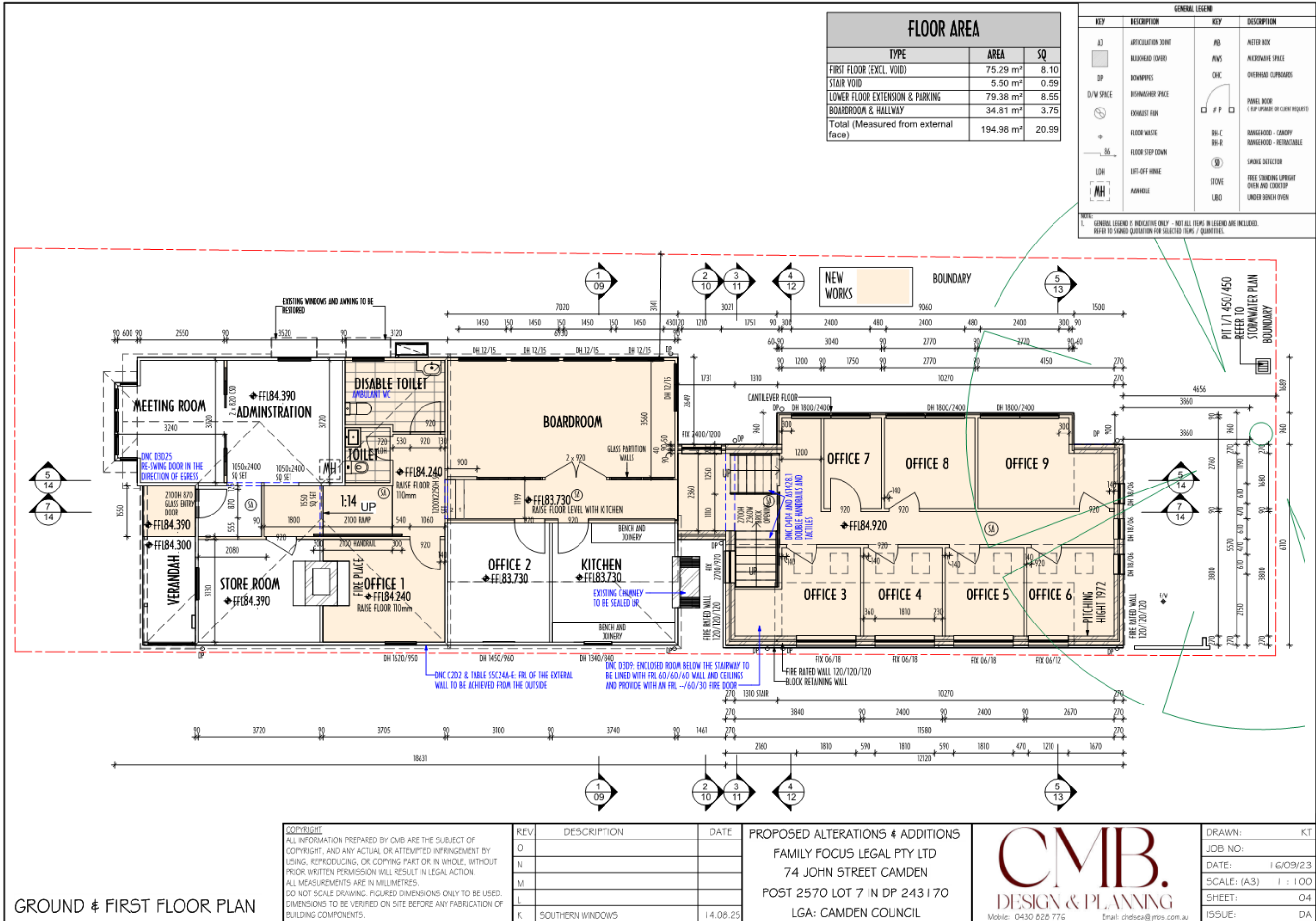
REV	DESCRIPTION	DATE
O		
N		
M		
L		
K	SOUTHERN WINDOWS	14.08.25

PROPOSED ALTERATIONS & ADDITIONS
 FAMILY FOCUS LEGAL PTY LTD
 74 JOHN STREET CAMDEN
 POST 2570 LOT 7 IN DP 243170
 LGA: CAMDEN COUNCIL

CMB.
 DESIGN & PLANNING
 Mobile: 0430 828 776 Email: chelsea@cmb.com.au

DRAWN:	KT
JOB NO:	
DATE:	16/09/23
SCALE: (A3)	1 : 100
SHEET:	03
ISSUE:	DA

14/08/2024 9:12:46 PM



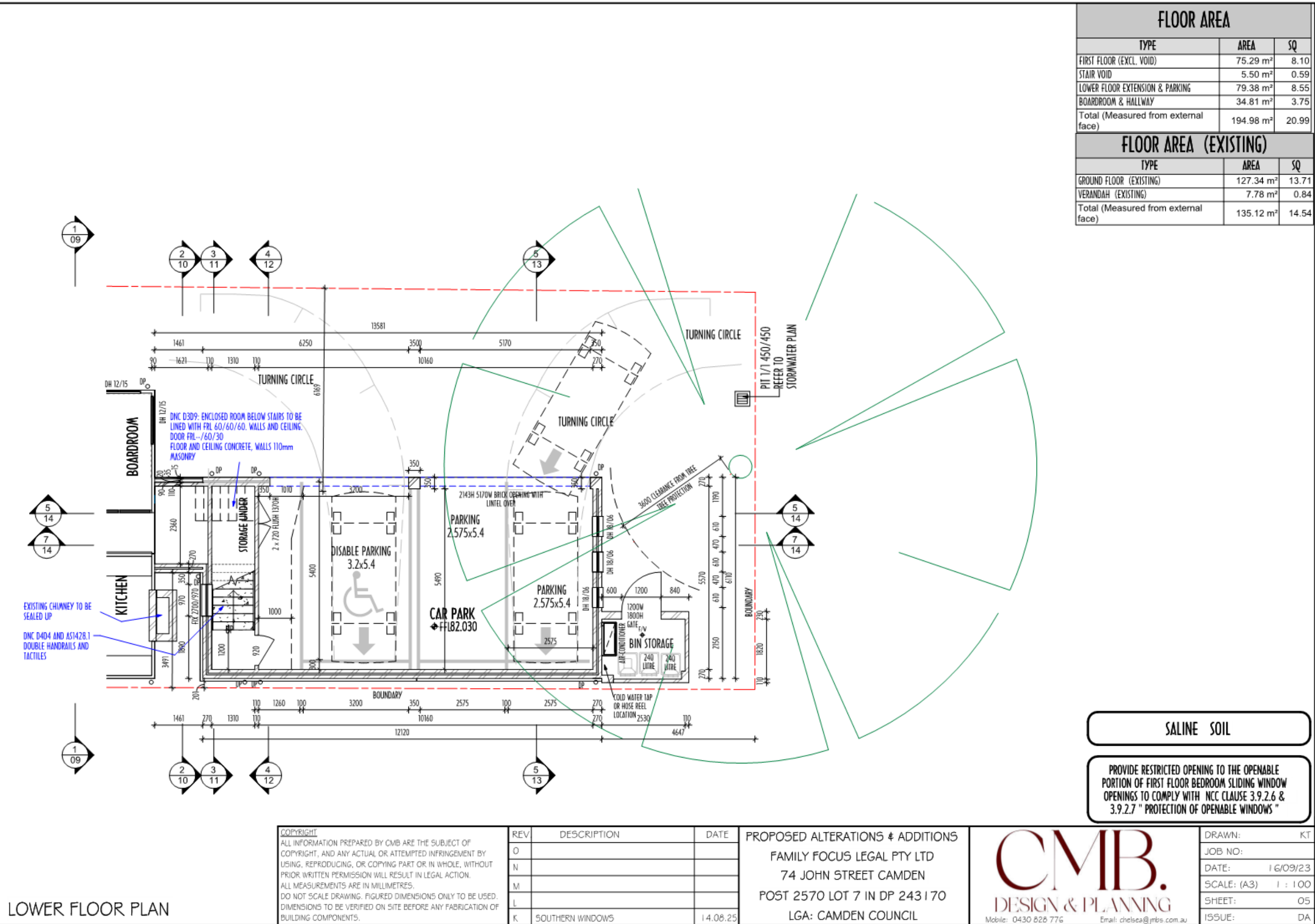
GROUND & FIRST FLOOR PLAN

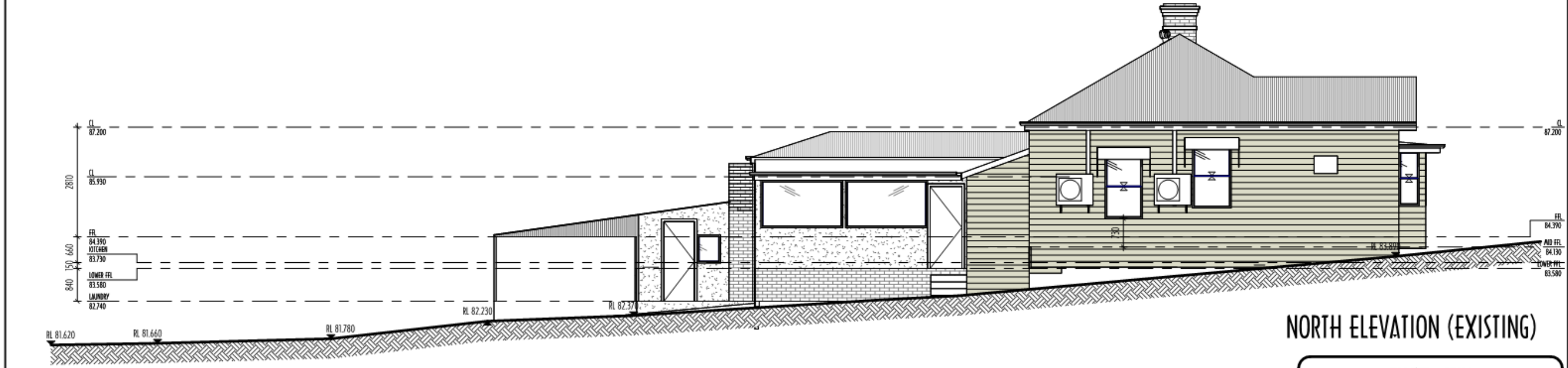
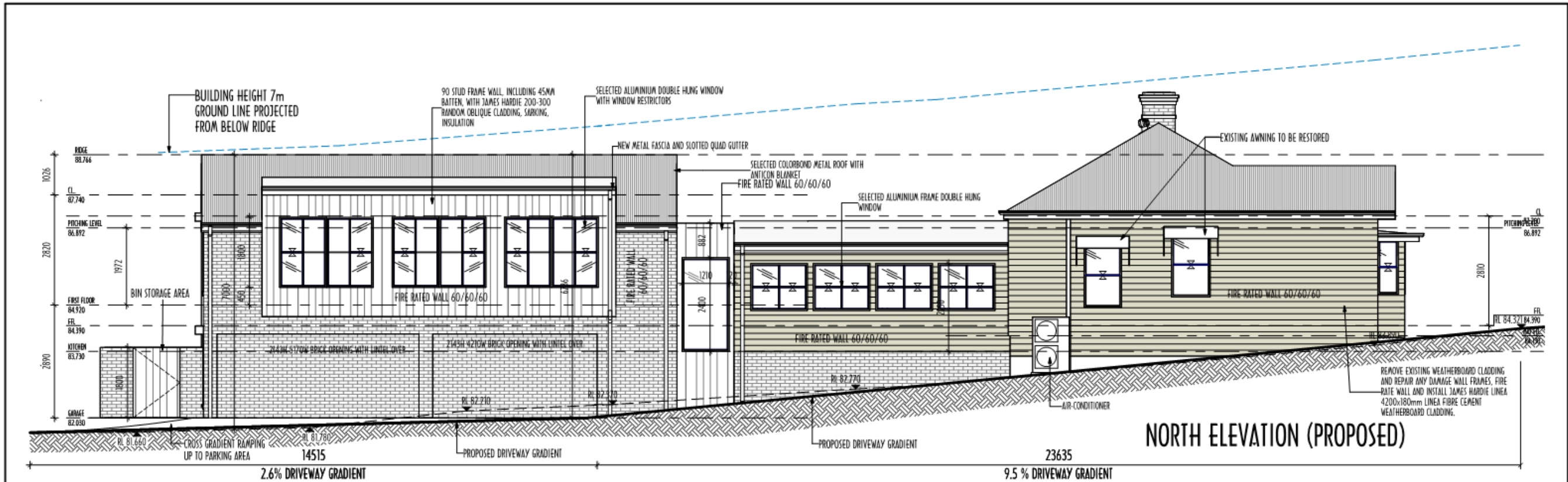
COPYRIGHT
 ALL INFORMATION PREPARED BY CMB ARE THE SUBJECT OF COPYRIGHT, AND ANY ACTUAL OR ATTEMPTED INFRINGEMENT BY USING, REPRODUCING, OR COPYING PART OR IN WHOLE, WITHOUT PRIOR WRITTEN PERMISSION WILL RESULT IN LEGAL ACTION. ALL MEASUREMENTS ARE IN MILLIMETRES. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE ANY FABRICATION OF BUILDING COMPONENTS.

PROPOSED ALTERATIONS & ADDITIONS
 FAMILY FOCUS LEGAL PTY LTD
 74 JOHN STREET CAMDEN
 POST 2570 LOT 7 IN DP 243 170
 LGA: CAMDEN COUNCIL



DRAWN: KT
 JOB NO:
 DATE: 16/09/23
 SCALE: (A3) 1 : 100
 SHEET: 04
 ISSUE: DA





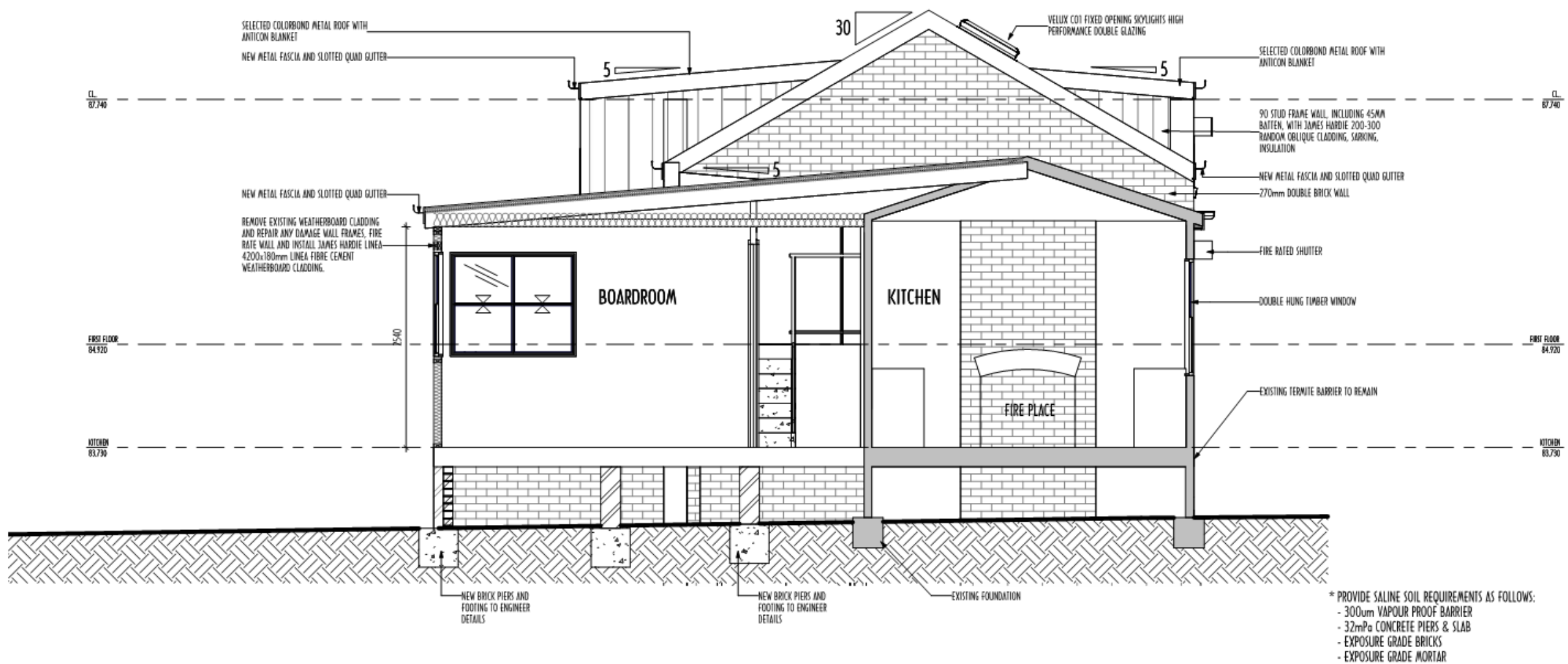
NORTH ELEVATION (EXISTING)

SALINE SOIL

PROVIDE RESTRICTED OPENING TO THE OPENABLE PORTION OF FIRST FLOOR BEDROOM SLIDING WINDOW OPENINGS TO COMPLY WITH "NCC CLAUSE 3.9.2.6 & 3.9.2.7 " PROTECTION OF OPENABLE WINDOWS "

NORTH ELEVATION

<p>COPYRIGHT ALL INFORMATION PREPARED BY CMB ARE THE SUBJECT OF COPYRIGHT, AND ANY ACTUAL OR ATTEMPTED INFRINGEMENT BY USING, REPRODUCING, OR COPYING PART OR IN WHOLE, WITHOUT PRIOR WRITTEN PERMISSION WILL RESULT IN LEGAL ACTION. ALL MEASUREMENTS ARE IN MILLIMETRES. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE ANY FABRICATION OF BUILDING COMPONENTS.</p>	REV	DESCRIPTION	DATE	<p>PROPOSED ALTERATIONS & ADDITIONS FAMILY FOCUS LEGAL PTY LTD 74 JOHN STREET CAMDEN POST 2570 LOT 7 IN DP 243170 LGA: CAMDEN COUNCIL</p>	<p>CMB. DESIGN & PLANNING Mobile: 0430 828 776 Email: chelsea@cmb.com.au</p>	DRAWN:	KT
	O					JOB NO:	
	N					DATE:	16/09/23
	M					SCALE: (A3)	1 : 100
	L					SHEET:	07
K	SOUTHERN WINDOWS		14.08.25	LGA: CAMDEN COUNCIL	ISSUE:	DA	



* PROVIDE SALINE SOIL REQUIREMENTS AS FOLLOWS:
 - 300um VAPOUR PROOF BARRIER
 - 32mpa CONCRETE PIERS & SLAB
 - EXPOSURE GRADE BRICKS
 - EXPOSURE GRADE MORTAR

SALINE SOIL

SECTION I

COPYRIGHT
 ALL INFORMATION PREPARED BY CMB ARE THE SUBJECT OF COPYRIGHT, AND ANY ACTUAL OR ATTEMPTED INFRINGEMENT BY USING, REPRODUCING, OR COPYING PART OR IN WHOLE, WITHOUT PRIOR WRITTEN PERMISSION WILL RESULT IN LEGAL ACTION. ALL MEASUREMENTS ARE IN MILLIMETRES. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE ANY FABRICATION OF BUILDING COMPONENTS.

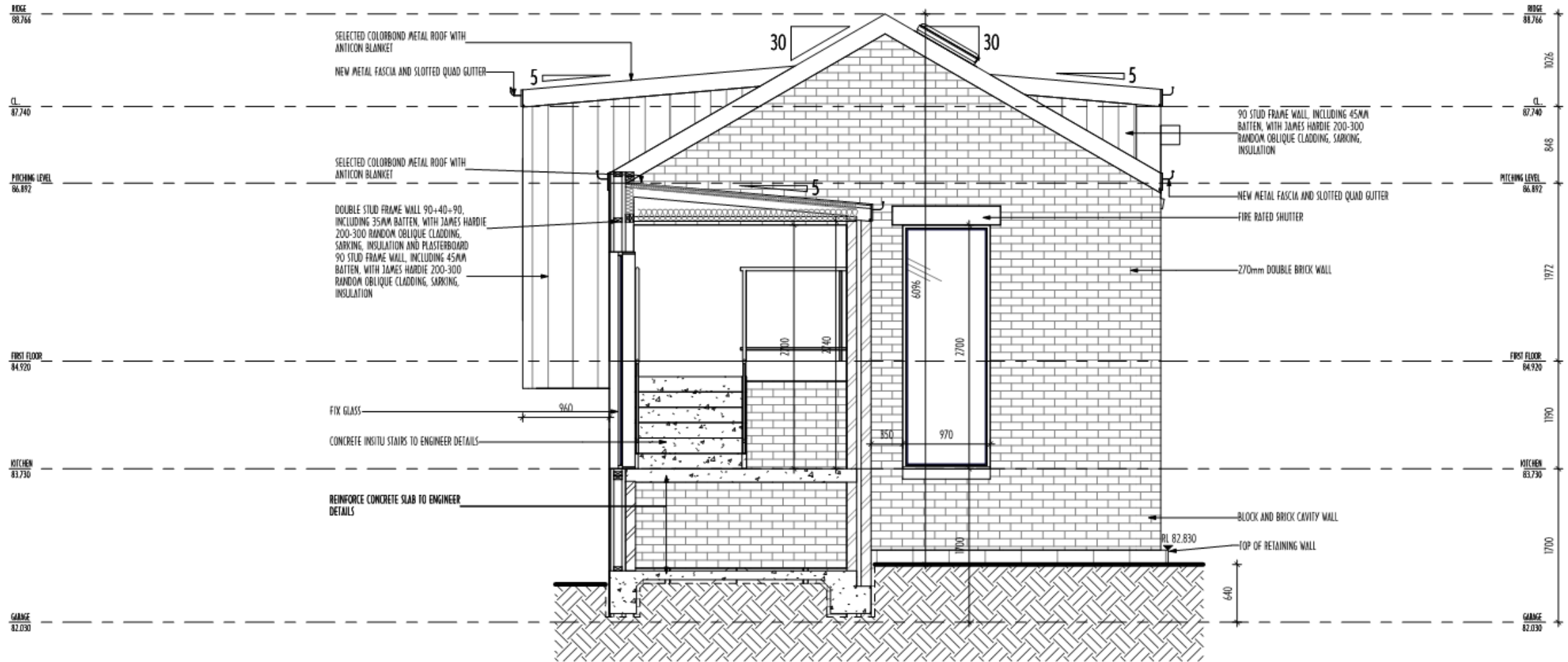
REV	DESCRIPTION	DATE
O		
N		
M		
L		
K	SOUTHERN WINDOWS	14.08.25

PROPOSED ALTERATIONS & ADDITIONS
 FAMILY FOCUS LEGAL PTY LTD
 74 JOHN STREET CAMDEN
 POST 2570 LOT 7 IN DP 243170
 LGA: CAMDEN COUNCIL

CMB.
 DESIGN & PLANNING
 Mobile: 0430 828 776 Email: chelsea@cmb.com.au

DRAWN:	KT
JOB NO:	
DATE:	16/09/23
SCALE: (A3)	1 : 50
SHEET:	09
ISSUE:	DA

14/08/2024 9:12:50 PM M:\74 John Street Camden\074 John Street Camden - Rev.rvt



* PROVIDE SALINE SOIL REQUIREMENTS AS FOLLOWS:
 - 300um VAPOUR PROOF BARRIER
 - 32mPa CONCRETE PIERS & SLAB
 - EXPOSURE GRADE BRICKS
 - EXPOSURE GRADE MORTAR

SALINE SOIL

SECTION 2

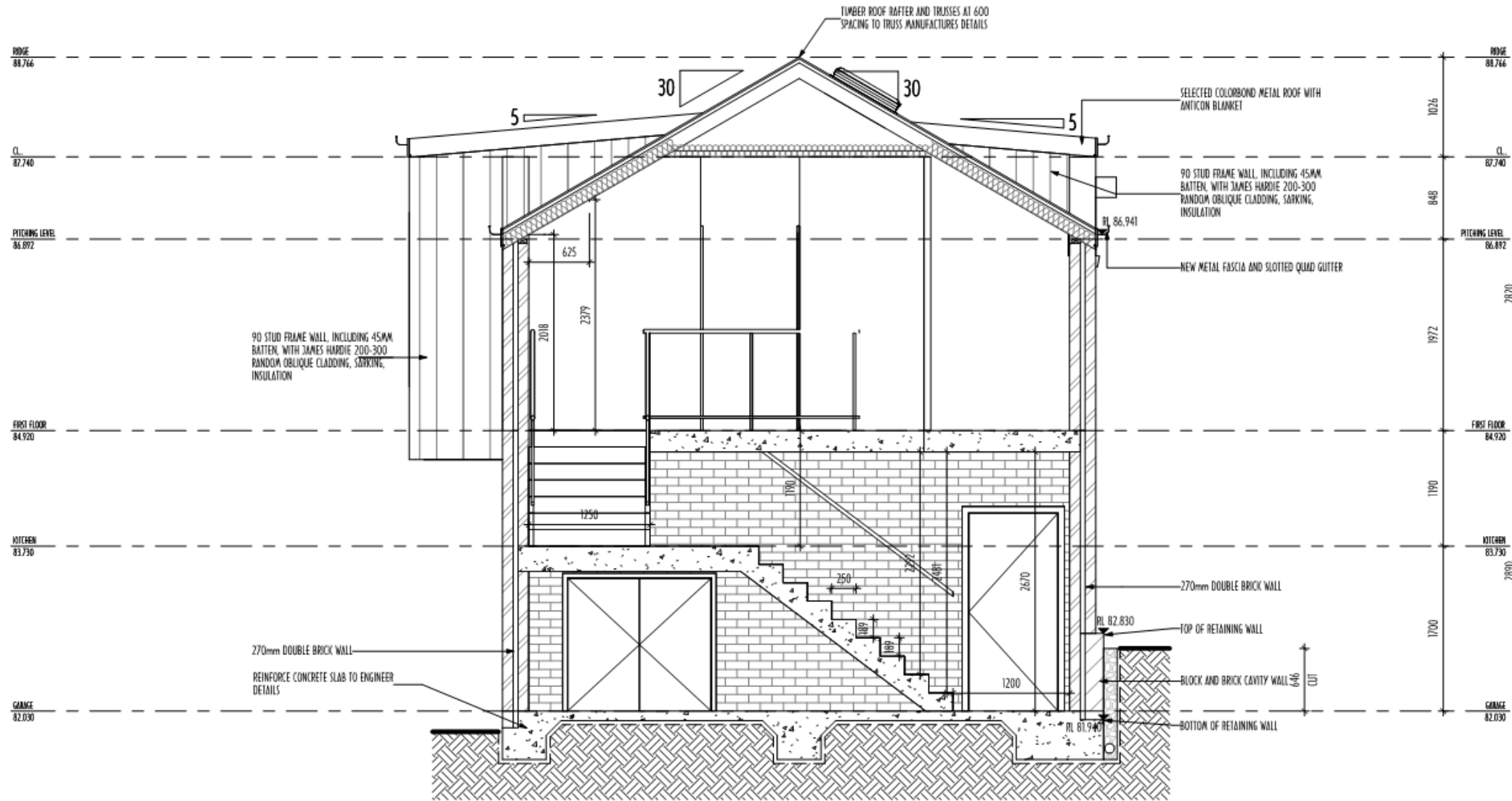
REV	DESCRIPTION	DATE
O		
N		
M		
L		
K	SOUTHERN WINDOWS	14.08.25

PROPOSED ALTERATIONS & ADDITIONS
 FAMILY FOCUS LEGAL PTY LTD
 74 JOHN STREET CAMDEN
 POST 2570 LOT 7 IN DP 243 170
 LGA: CAMDEN COUNCIL

CMB.
 DESIGN & PLANNING
 Mobile: 0430 828 776 Email: chelsea@cmb.com.au

DRAWN:	KT
JOB NO:	
DATE:	16/09/23
SCALE: (A3)	1 : 50
SHEET:	10
ISSUE:	DA

14/08/2024 3:12:51 PM



* PROVIDE SALINE SOIL REQUIREMENTS AS FOLLOWS:
 - 300um VAPOUR PROOF BARRIER
 - 32mPa CONCRETE PIERS & SLAB
 - EXPOSURE GRADE BRICKS
 - EXPOSURE GRADE MORTAR

SALINE SOIL

SECTION 3

COPYRIGHT
 ALL INFORMATION PREPARED BY CMB ARE THE SUBJECT OF COPYRIGHT, AND ANY ACTUAL OR ATTEMPTED INFRINGEMENT BY USING, REPRODUCING, OR COPYING PART OR IN WHOLE, WITHOUT PRIOR WRITTEN PERMISSION WILL RESULT IN LEGAL ACTION. ALL MEASUREMENTS ARE IN MILLIMETRES. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE ANY FABRICATION OF BUILDING COMPONENTS.

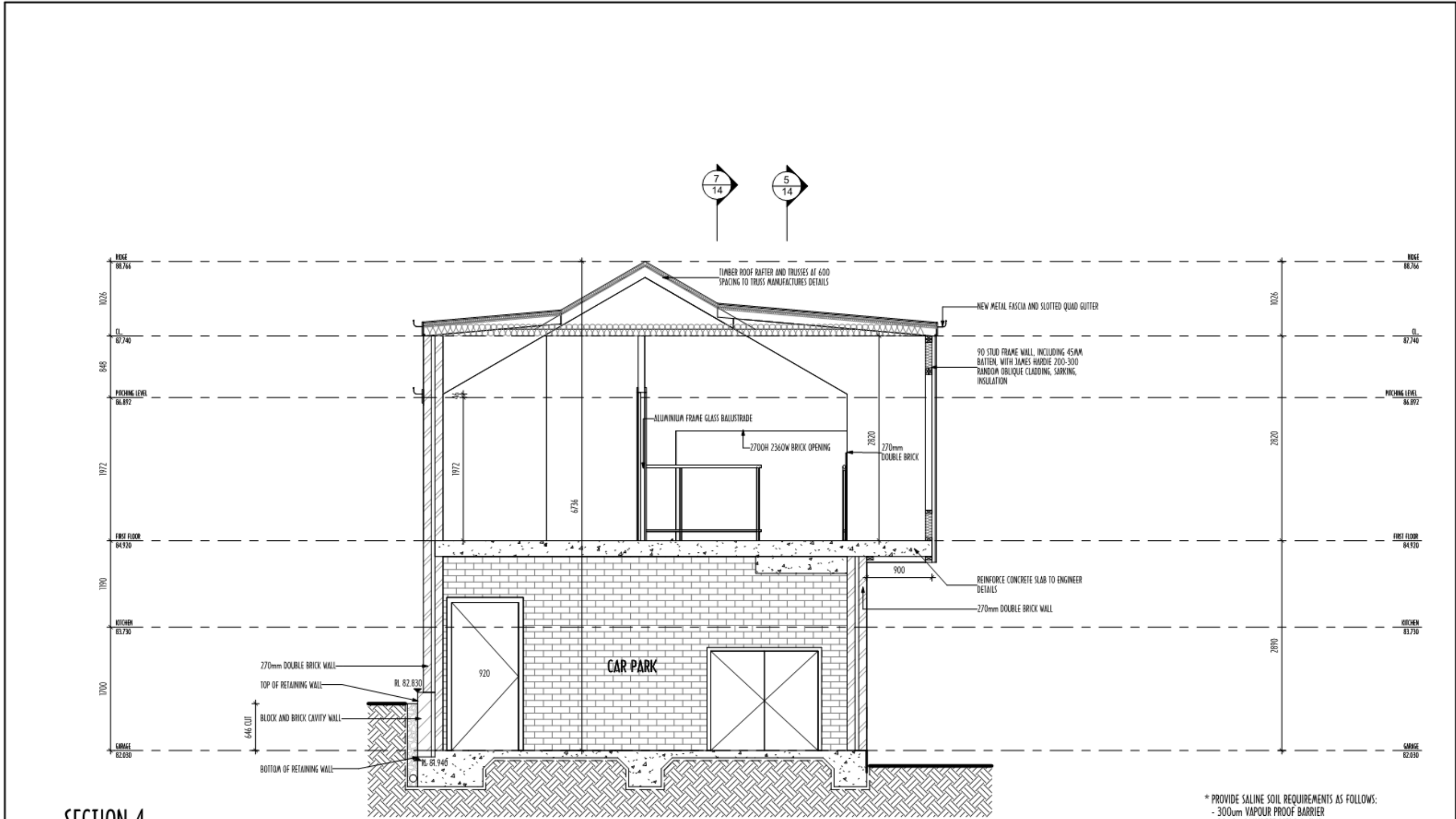
REV	DESCRIPTION	DATE
O		
N		
M		
L		
K	SOUTHERN WINDOWS	14.08.25

PROPOSED ALTERATIONS & ADDITIONS
 FAMILY FOCUS LEGAL PTY LTD
 74 JOHN STREET CAMDEN
 POST 2570 LOT 7 IN DP 243170
 LGA: CAMDEN COUNCIL

CMB.
 DESIGN & PLANNING
 Mobile: 0430 828 776 Email: chelsea@cmb.com.au

DRAWN:	KT
JOB NO:	
DATE:	16/09/23
SCALE: (A3)	1 : 50
SHEET:	11
ISSUE:	DA

14/08/2024 3:12:51 PM 16/09/23 John Street Camden/243170 John Street Camden - Rev.1.rvt



SECTION 4

* PROVIDE SALINE SOIL REQUIREMENTS AS FOLLOWS:
 - 300um VAPOUR PROOF BARRIER
 - 32mPa CONCRETE PIERS & SLAB
 - EXPOSURE GRADE BRICKS
 - EXPOSURE GRADE MORTAR

SALINE SOIL

SECTION 4

COPYRIGHT
 ALL INFORMATION PREPARED BY CMB ARE THE SUBJECT OF COPYRIGHT, AND ANY ACTUAL OR ATTEMPTED INFRINGEMENT BY USING, REPRODUCING, OR COPYING PART OR IN WHOLE, WITHOUT PRIOR WRITTEN PERMISSION WILL RESULT IN LEGAL ACTION. ALL MEASUREMENTS ARE IN MILLIMETRES. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE ANY FABRICATION OF BUILDING COMPONENTS.

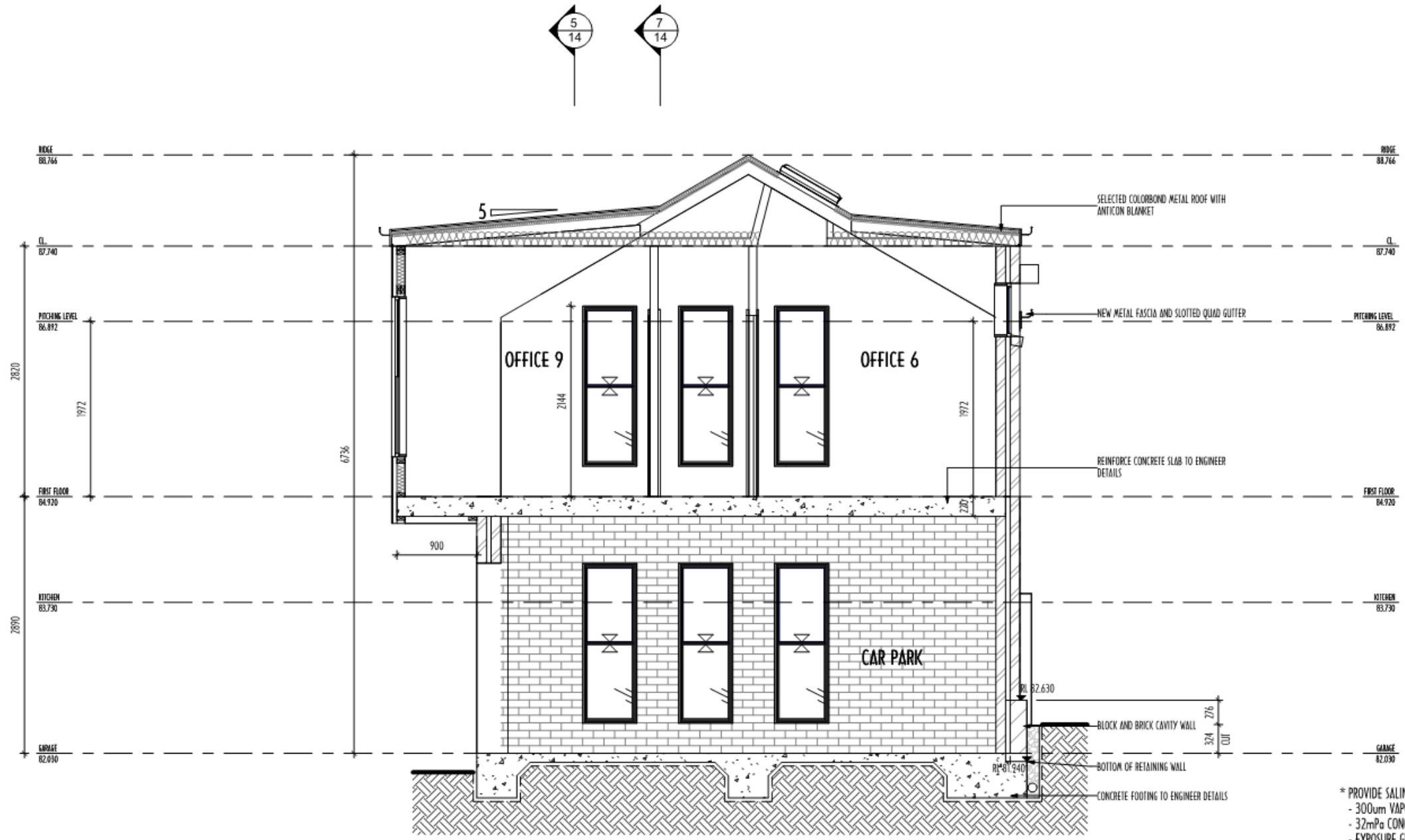
REV	DESCRIPTION	DATE
O		
N		
M		
L		
K	SOUTHERN WINDOWS	14.08.25

PROPOSED ALTERATIONS & ADDITIONS
 FAMILY FOCUS LEGAL PTY LTD
 74 JOHN STREET CAMDEN
 POST 2570 LOT 7 IN DP 243170
 LGA: CAMDEN COUNCIL

CMB.
 DESIGN & PLANNING
 Mobile: 0430 828 776 Email: chelsea@cmb.com.au

DRAWN:	KT
JOB NO:	
DATE:	16/09/23
SCALE: (A3)	1 : 50
SHEET:	12
ISSUE:	DA

14/08/2024 3:12:52 PM \\1074-john-street-camden\0074-john-street-camden - Rev.rvt



SECTION 5

COPYRIGHT
 ALL INFORMATION PREPARED BY CMB ARE THE SUBJECT OF COPYRIGHT, AND ANY ACTUAL OR ATTEMPTED INFRINGEMENT BY USING, REPRODUCING, OR COPYING PART OR IN WHOLE, WITHOUT PRIOR WRITTEN PERMISSION WILL RESULT IN LEGAL ACTION. ALL MEASUREMENTS ARE IN MILLIMETRES. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE ANY FABRICATION OF BUILDING COMPONENTS.

REV	DESCRIPTION	DATE
O		
N		
M		
L		
K	SOUTHERN WINDOWS	14.08.25

PROPOSED ALTERATIONS & ADDITIONS
 FAMILY FOCUS LEGAL PTY LTD
 74 JOHN STREET CAMDEN
 POST 2570 LOT 7 IN DP 243 170
 LGA: CAMDEN COUNCIL

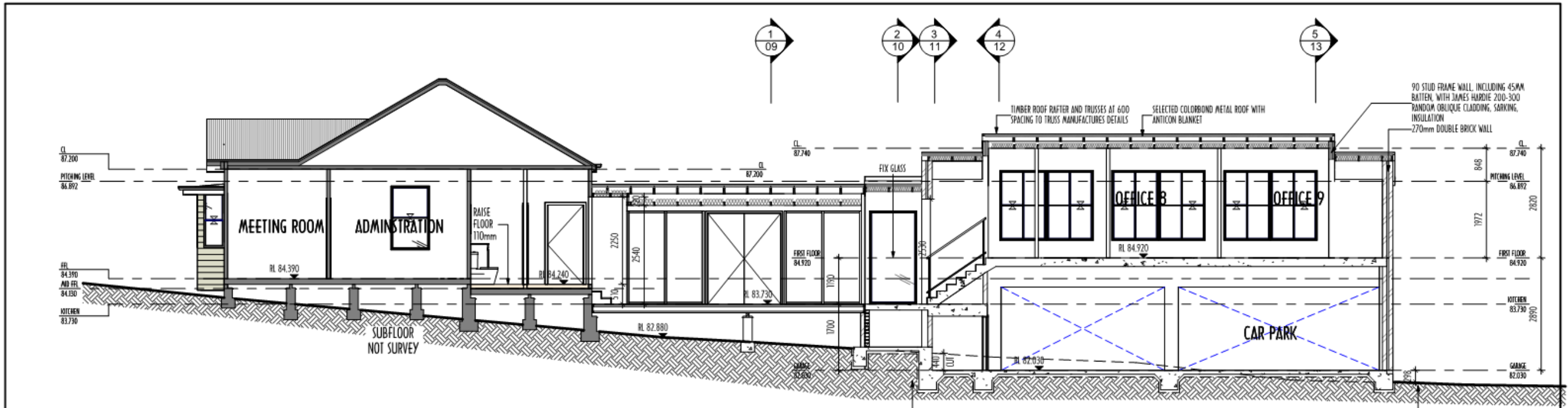
CMB.
 DESIGN & PLANNING
 Mobile: 0430 828 776 Email: chelsea@cmb.com.au

DRAWN:	KT
JOB NO:	
DATE:	16/09/23
SCALE: (A3)	1 : 50
SHEET:	13
ISSUE:	DA

* PROVIDE SALINE SOIL REQUIREMENTS AS FOLLOWS:
 - 300um VAPOUR PROOF BARRIER
 - 32mpa CONCRETE PIERS & SLAB
 - EXPOSURE GRADE BRICKS
 - EXPOSURE GRADE MORTAR

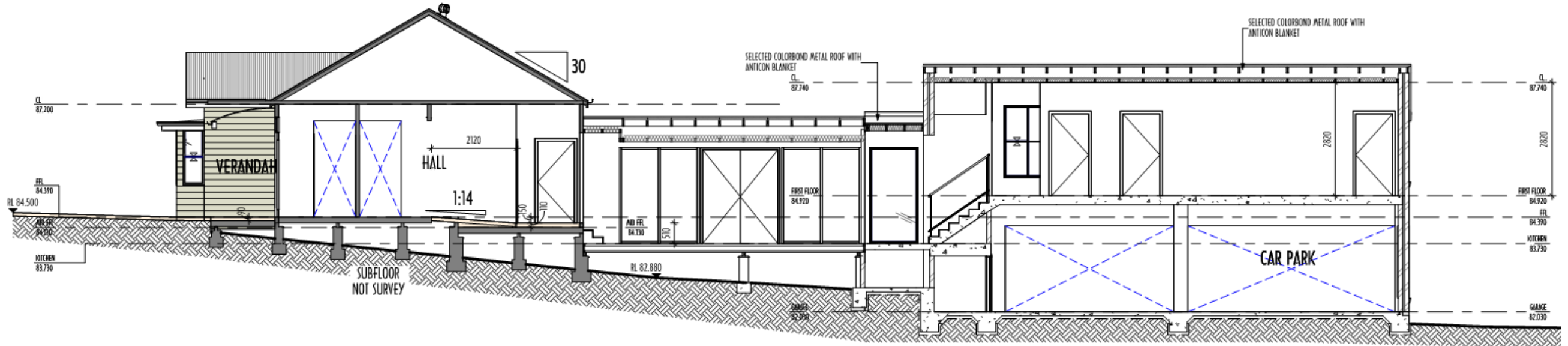
SALINE SOIL

14/08/2024 3:12:52 PM \\1074-john-street-camden\0074-john-street-camden - Rev.rvt



SECTION 6

The new cantilever slab technique is proposed in conjunction with porous concrete within tree 6 TPZ area as per engineers' specifications. The slab is proposed to be suspended above the natural ground within Tree 6 TPZ. It is tabled to be hand dug to help minimise any potential adverse impacts and or long term affects to Tree 6, based on the current plans and setbacks.



SECTION 7

- * PROVIDE SALINE SOIL REQUIREMENTS AS FOLLOWS:
- 300um VAPOUR PROOF BARRIER
 - 32mPa CONCRETE PIERS & SLAB
 - EXPOSURE GRADE BRICKS
 - EXPOSURE GRADE MORTAR

SALINE SOIL

SECTION 6 & 7

COPYRIGHT
 ALL INFORMATION PREPARED BY CMB ARE THE SUBJECT OF COPYRIGHT, AND ANY ACTUAL OR ATTEMPTED INFRINGEMENT BY USING, REPRODUCING, OR COPYING PART OR IN WHOLE, WITHOUT PRIOR WRITTEN PERMISSION WILL RESULT IN LEGAL ACTION. ALL MEASUREMENTS ARE IN MILLIMETRES. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE ANY FABRICATION OF BUILDING COMPONENTS.

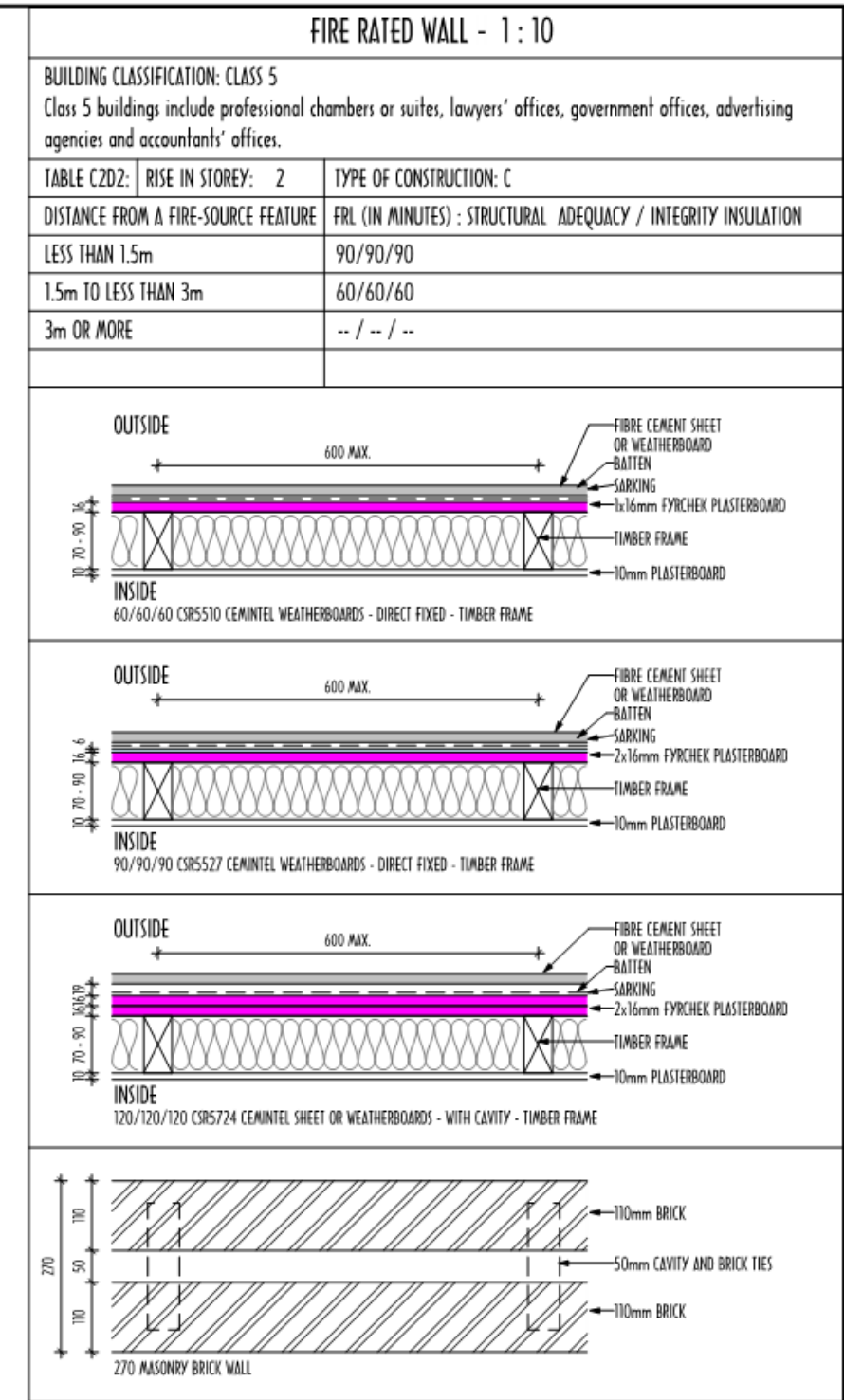
REV	DESCRIPTION	DATE
O		
N		
M		
L		
K	SOUTHERN WINDOWS	14.08.25

PROPOSED ALTERATIONS & ADDITIONS
 FAMILY FOCUS LEGAL PTY LTD
 74 JOHN STREET CAMDEN
 POST 2570 LOT 7 IN DP 243 170
 LGA: CAMDEN COUNCIL

CMB.
 DESIGN & PLANNING
 Mobile: 0430 828 776 Email: chelsea@cmb.com.au

DRAWN:	KT
JOB NO:	
DATE:	16/09/23
SCALE: (A3)	1 : 100
SHEET:	14
ISSUE:	DA

SYSTEM SPECIFICATION			ACOUSTIC REPORT: PKA-A119				
FRL	SYSTEM NUMBER	WALL LININGS	STUD DEPTH mm	70		90	
			CAVITY INFILL	Rw / Rw+Ctr	Rt(sum) / Rt(win)	Rw / Rw+Ctr	Rt(sum) / Rt(win)
■ Non-Combustible 60/60/60 (from outside only) *ACR Group 2 Report/Opinion FC-12969	CSR 5510 	EXTERNAL WALL SIDE • 1 x 16mm Gyprock Fyrchek MR Plasterboard INTERNAL WALL SIDE • 1 x 10mm Gyprock Plus Plasterboard	(b) 90 Gold Batts 2.0	-	-	41/32	2.2/2.4
			(c) 90 Gold Batts 2.5	-	-	42/33	2.7/2.9
			(d) 75 Gold Batts 2.0	40/31	2.2/2.3	41/32	2.4/2.6
			Wall Thickness Excluding Cladding mm	96		116	
			SYSTEM SPECIFICATION			ACOUSTIC REPORT: PKA-100CSR	
FRL	SYSTEM NUMBER	WALL LININGS	STUD DEPTH mm	70		90	
			CAVITY INFILL	Rw / Rw+Ctr	Rt(sum) / Rt(win)	Rw / Rw+Ctr	Rt(sum) / Rt(win)
■ Non-Combustible 60/60/60 90/90/90 (from both sides) *ACR Group 3 Report/Opinion FC-12969	CSR 5527 	EXTERNAL WALL SIDE • 1 x 6mm CemInSeal Wallboard (against frame) • 1 x 16mm Gyprock Fyrchek MR Plasterboard INTERNAL WALL SIDE • 2 x 13mm Gyprock Fyrchek Plasterboard	(b) 90 Gold Batts 2.0	-	-	49/41	2.2/2.4
			(c) 90 Gold Batts 2.5	-	-	50/42	2.7/2.9
			(d) 75 Gold Batts 2.0	48/40	2.3/2.4	49/41	2.5/2.7
			Wall Thickness Excluding Cladding mm	118		138	
			SYSTEM SPECIFICATION			ACOUSTIC REPORT: PKA-100CSR	
FRL	SYSTEM NUMBER	WALL LININGS	STUD DEPTH mm	70		90	
			CAVITY INFILL	Rw / Rw+Ctr	Rt(sum) / Rt(win)	Rw / Rw+Ctr	Rt(sum) / Rt(win)
■ Non-Combustible 120/120/120 (from outside only) Report/Opinion FC-12946	CSR 5722 	EXTERNAL WALL SIDE • 2 x 16mm Gyprock Fyrchek MR Plasterboard INTERNAL WALL SIDE • 1 x 10mm Gyprock Plus Plasterboard	(b) 90 Gold Batts 2.0	-	-	43/32	2.2/2.4
			(c) 90 Gold Batts 2.5	-	-	44/33	2.6/2.9
			(d) 75 Gold Batts 2.0	42/31	2.2/2.4	43/32	2.4/2.6
			Wall Thickness Excluding Cladding mm	131		151	

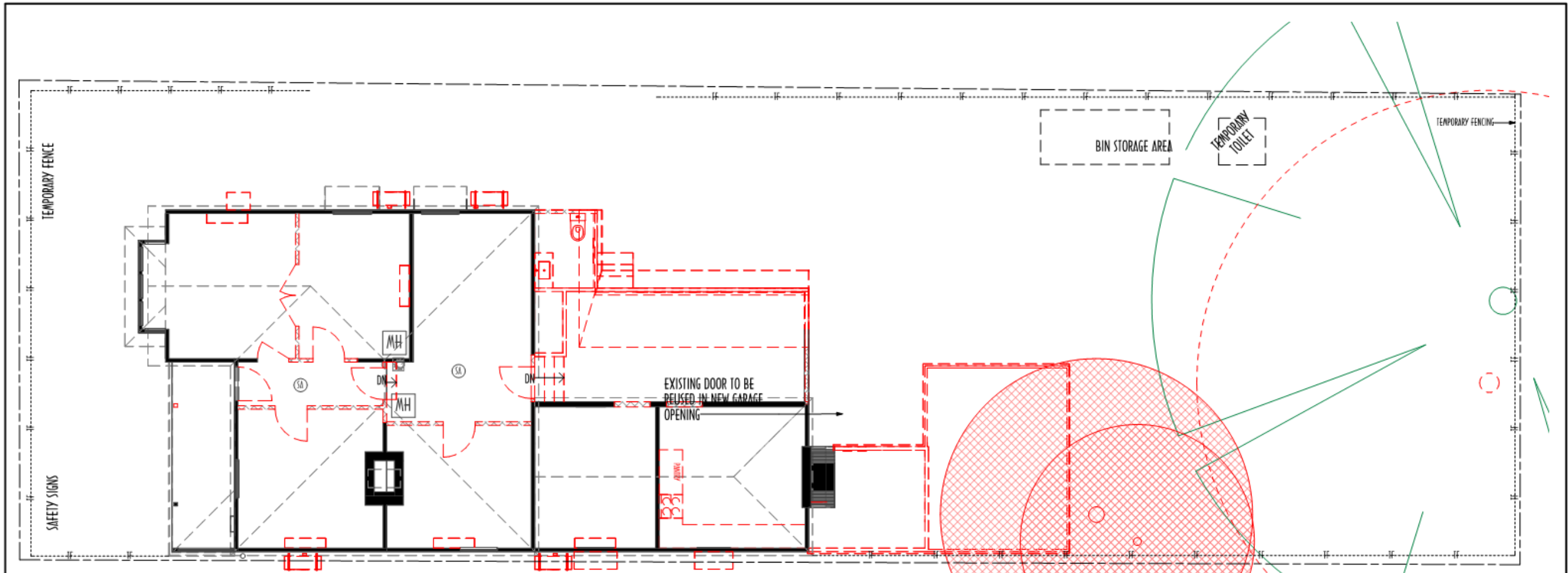


FIRE RATED WALL	COPYRIGHT ALL INFORMATION PREPARED BY CMB ARE THE SUBJECT OF COPYRIGHT, AND ANY ACTUAL OR ATTEMPTED INFRINGEMENT BY USING, REPRODUCING, OR COPYING PART OR IN WHOLE, WITHOUT PRIOR WRITTEN PERMISSION WILL RESULT IN LEGAL ACTION. ALL MEASUREMENTS ARE IN MILLIMETRES. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE ANY FABRICATION OF BUILDING COMPONENTS.	REV O N M L K	DESCRIPTION SOUTHERN WINDOWS	DATE 14.08.25
------------------------	---	------------------------------	---------------------------------	------------------

PROPOSED ALTERATIONS & ADDITIONS
 FAMILY FOCUS LEGAL PTY LTD
 74 JOHN STREET CAMDEN
 POST 2570 LOT 7 IN DP 243170
 LGA: CAMDEN COUNCIL



DRAWN:	KT
JOB NO:	
DATE:	16/09/23
SCALE: (A3)	1 : 10
SHEET:	15
ISSUE:	DA



DEMOLITION PLAN - 1 : 100

DEMOLITION LEGEND

- EXISTING WALLS
- EXISTING WALL TO BE DEMOLISH
- NEW WALL FRAMES
- EXISTING ROOF, DOORS, JOINERY, PC- ITEMS TO BE DEMOLISH
- ROOF LINE OVER

GENERAL NOTES:

- ALL DEMOLITION WORK TO COMPLY TO AS.2601
- THE BUILDER SHALL SUPPLY AND ERECT A SUITABLE TEMPORARY FENCE TO SECURE THE DEMOLITION SITE AND PROVIDE SUITABLE PERSON PROTECTIVE EQUIPMENT AND SIGNAGE.
- THE BUILDER SHALL PROVIDE TEMPORARY TOILET FACILITIES FOR SITE WORKERS
- WHERE REQUIRED THE BUILDER SHALL NOTIFY WORK COVER AND ADJOINING NEIGHBOURS BEFORE START OF WORKS.
- BUILDER TO REMOVE AND DISPOSAL OF ALL EXISTING ASBESTOS IN ACCORDANCE WITH CONTAMINATION REPORTS, WORK COVER AND LOCAL AUTHORITIES GUIDELINES
- BUILDER TO MAINTAIN SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH COUNCIL REQUIREMENTS
- BUILDER TO DISCONNECT AND MAKE SAFETY ANY EXISTING ELECTRICAL & PLUMBING SERVICES.
- BUILDER TO WORK BETWEEN THE HOURS AS SPECIFIED BY LOCAL COUNCIL OR PRIVATE CERTIFIER AUTHORITY.

DEMOLITION PLAN

COPYRIGHT
 ALL INFORMATION PREPARED BY CMB ARE THE SUBJECT OF COPYRIGHT, AND ANY ACTUAL OR ATTEMPTED INFRINGEMENT BY USING, REPRODUCING, OR COPYING PART OR IN WHOLE, WITHOUT PRIOR WRITTEN PERMISSION WILL RESULT IN LEGAL ACTION.
 ALL MEASUREMENTS ARE IN MILLIMETRES.
 DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE ANY FABRICATION OF BUILDING COMPONENTS.

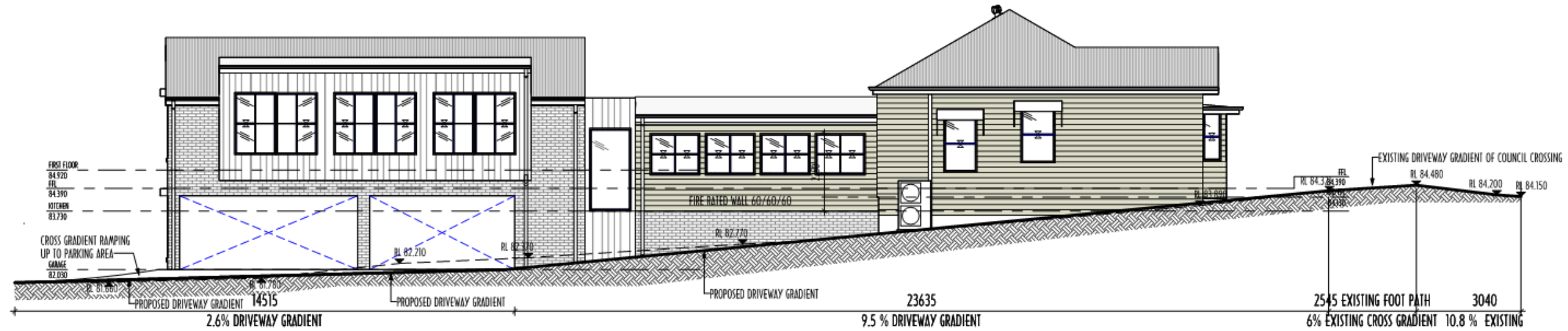
REV	DESCRIPTION	DATE
O		
N		
M		
L		
K	SOUTHERN WINDOWS	14.08.25

PROPOSED ALTERATIONS & ADDITIONS
 FAMILY FOCUS LEGAL PTY LTD
 74 JOHN STREET CAMDEN
 POST 2570 LOT 7 IN DP 243170
 LGA: CAMDEN COUNCIL

CMB.
 DESIGN & PLANNING
 Mobile: 0430 828 776 Email: chelsea@cmb.com.au

DRAWN:	KT
JOB NO:	
DATE:	16/09/23
SCALE: (A3)	1 : 100
SHEET:	16
ISSUE:	DA

1408080024 01:12:54 PM 16/09/23 John Street Camden/074 John Street Camden - Rev.rvt



DRIVEWAY GRADIENT

DRIVEWAY GRADIENT

COPYRIGHT
 ALL INFORMATION PREPARED BY CMB ARE THE SUBJECT OF COPYRIGHT, AND ANY ACTUAL OR ATTEMPTED INFRINGEMENT BY USING, REPRODUCING, OR COPYING PART OR IN WHOLE, WITHOUT PRIOR WRITTEN PERMISSION WILL RESULT IN LEGAL ACTION. ALL MEASUREMENTS ARE IN MILLIMETRES. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE ANY FABRICATION OF BUILDING COMPONENTS.

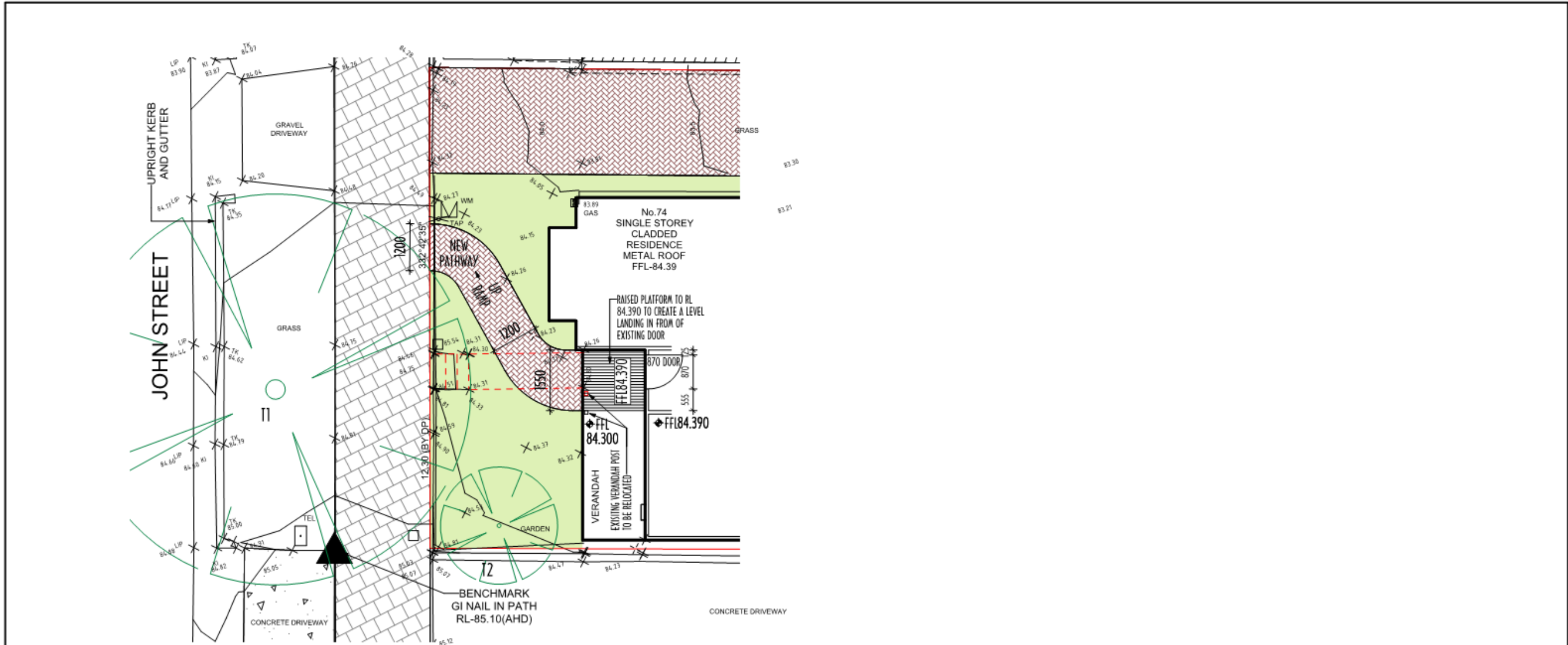
REV	DESCRIPTION	DATE
O		
N		
M		
L		
K	SOUTHERN WINDOWS	14.08.25

PROPOSED ALTERATIONS & ADDITIONS
 FAMILY FOCUS LEGAL PTY LTD
 74 JOHN STREET CAMDEN
 POST 2570 LOT 7 IN DP 243170
 LGA: CAMDEN COUNCIL

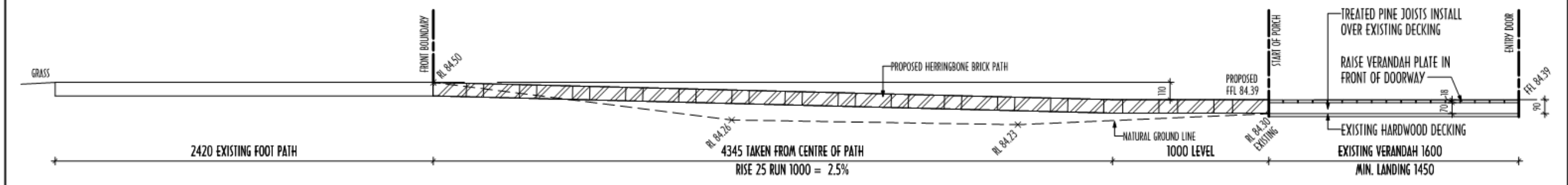
CMB.
 DESIGN & PLANNING
 Mobile: 0430 828 776 Email: chelsea@cmb.com.au

DRAWN:	KT
JOB NO:	
DATE:	16/09/23
SCALE: (A3)	1 : 125
SHEET:	20
ISSUE:	DA

14/08/2024 3:12:59 PM \\074-john-street-camden\0074-john-street-camden - Rev.rvt



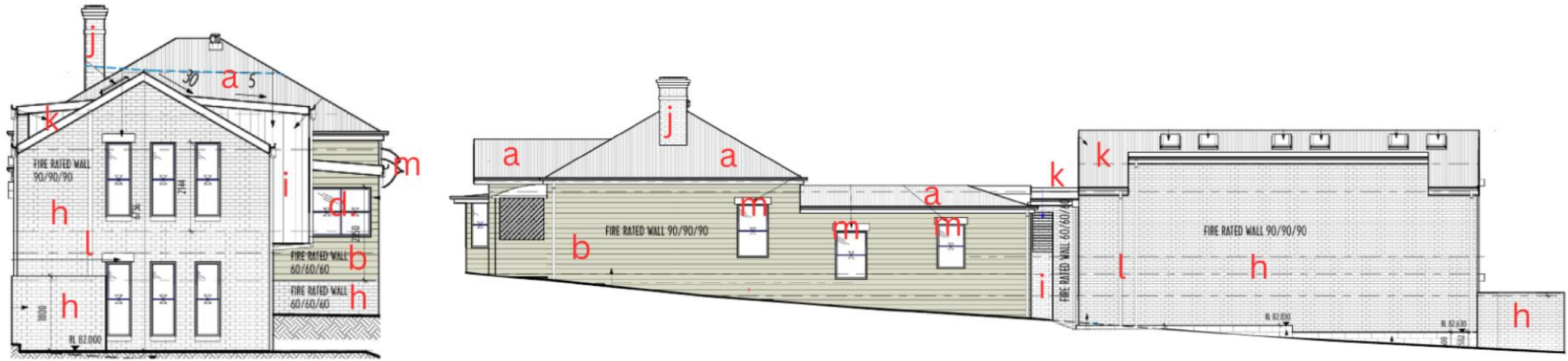
SITE PLAN - 1 : 100



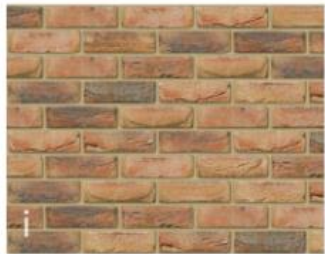
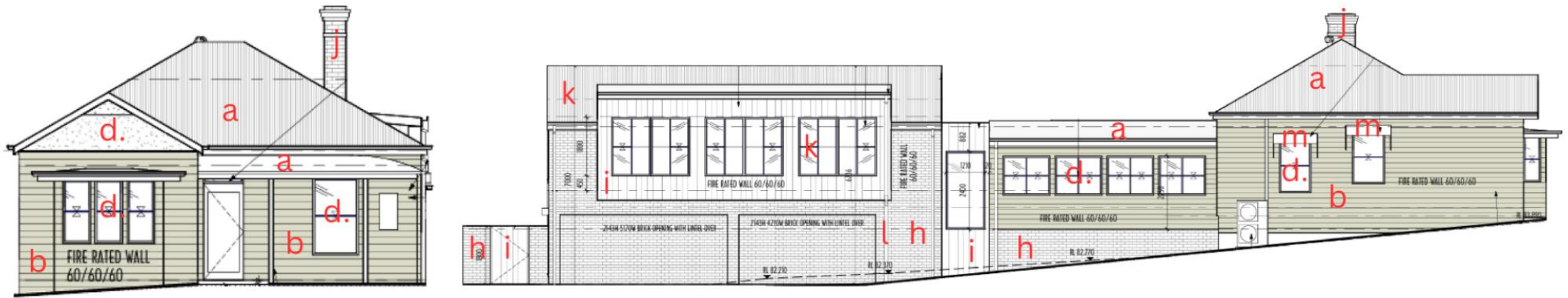
ACCESSIBLE PATH AND RAMP - 1 : 25

ACCESSIBLE PATH

COPYRIGHT ALL INFORMATION PREPARED BY CMB ARE THE SUBJECT OF COPYRIGHT, AND ANY ACTUAL OR ATTEMPTED INFRINGEMENT BY USING, REPRODUCING, OR COPYING PART OR IN WHOLE, WITHOUT PRIOR WRITTEN PERMISSION WILL RESULT IN LEGAL ACTION. ALL MEASUREMENTS ARE IN MILLIMETRES. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE ANY FABRICATION OF BUILDING COMPONENTS.	REV	DESCRIPTION	DATE	PROPOSED ALTERATIONS & ADDITIONS FAMILY FOCUS LEGAL PTY LTD 74 JOHN STREET CAMDEN POST 2570 LOT 7 IN DP 243 170 LGA: CAMDEN COUNCIL	Mobile: 0430 828 776 Email: chelsea@cmb.com.au	DRAWN:	KT
	O					JOB NO:	
	N					DATE:	16/09/23
	M					SCALE:	(A3)As indicated
	L					SHEET:	21
K	SOUTHERN WINDOWS	14.08.25		ISSUE:	DA		



a. Replace damaged areas to existing roof of the cottage - the Corrugated Zinc Steel Roofing. b. Existing Cladding - Restore and reuse from the rear where needed. If areas need replacing, Cedar Shiplap Cladding from Canterbury Timbers to be used, External Cladding colour to existing cottage - "Cream Y34". c. Restore current Front Door, paint in "White N14". d. All existing Trims and windows to be retained and repainted to the cottage - "White N14". e. Porch Tiles - Tessellated Tiles PT22 Chelsea . f. Front door handle - Pull handle. g. Front light to the porch. h. Brickwork to new extension to be San Selmo Smoked Cloudy Silver. i. Cladding to new extension to be - Dulux Woodland Grey. j. Existing bricks to remain. k. Roof and new windows - Colorbond Woodland Grey. l. Colorbond Shale Grey Downpipes. Existing awnings to be restored using corrugated Zinc Steel and painted in "White N14".



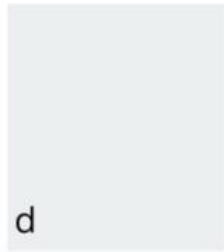
a



b



c



d



e



f



g



l



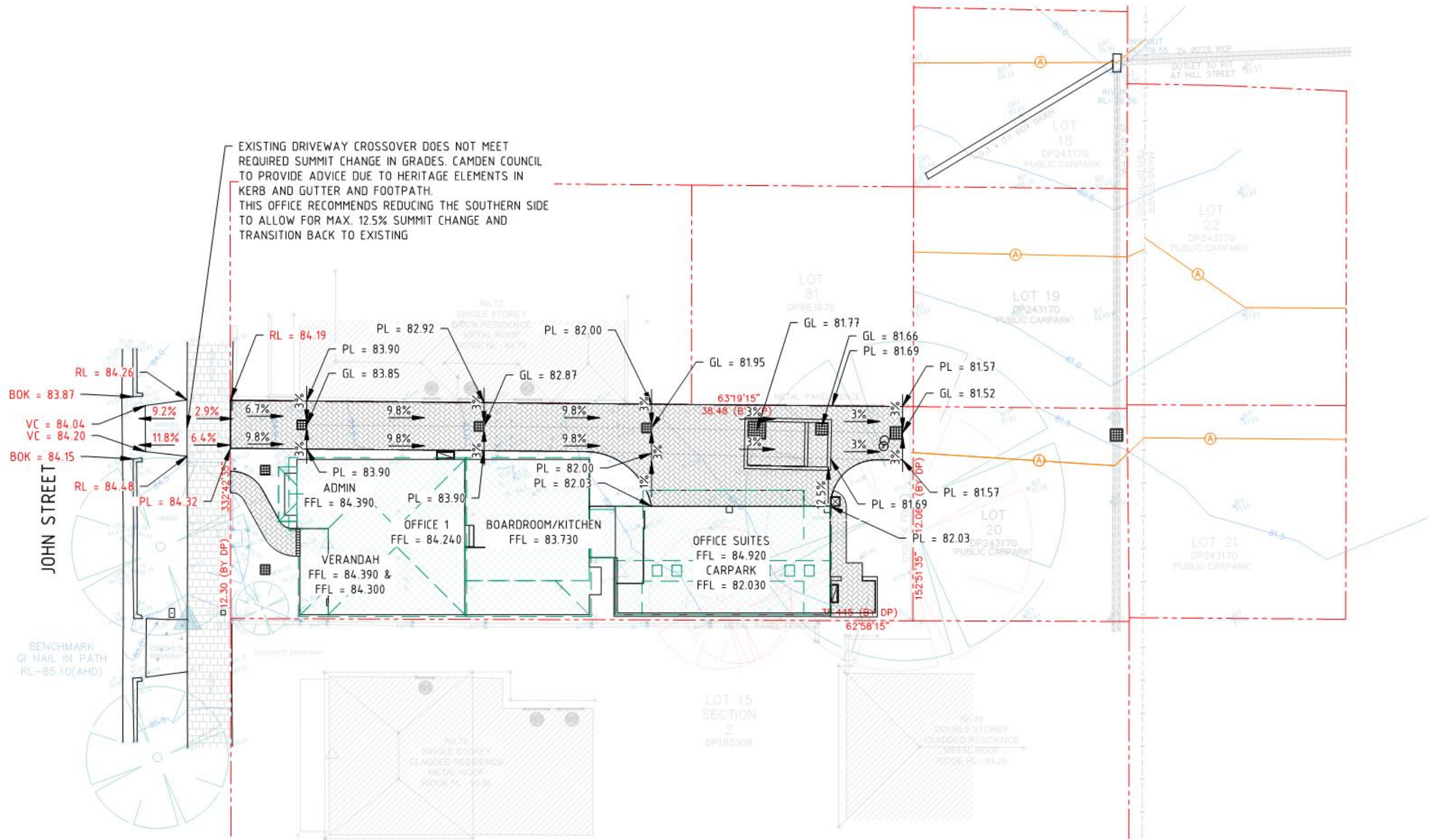
h






i & k



a. Replace damaged areas to existing roof of the cottage - the Corrugated Zinc Steel Roofing. b. Existing Cladding - Restore and reuse from the rear where needed. If areas need replacing, Cedar Shiplap Cladding from Canterbury Timbers to be used, External Cladding colour to existing cottage - "Cream Y34". c. Restore current Front Door, paint in "White N14". d. All existing Trims and windows to be retained and repainted to the cottage - "White N14". e. Porch Tiles - Tessellated Tiles PT22 Chelsea . f. Front door handle - Pull handle. g. Front light to the porch. h. Brickwork to new extension to be San Selmo Smoked Cloudy Silver. i. Cladding to new extension to be - Dulux Woodland Grey. j. Existing bricks to remain. k. Roof and new windows - Colorbond Woodland Grey. l. Colorbond Shale Grey Downpipes. Existing awnings to be restored using corrugated Zinc Steel and painted in "White N14".

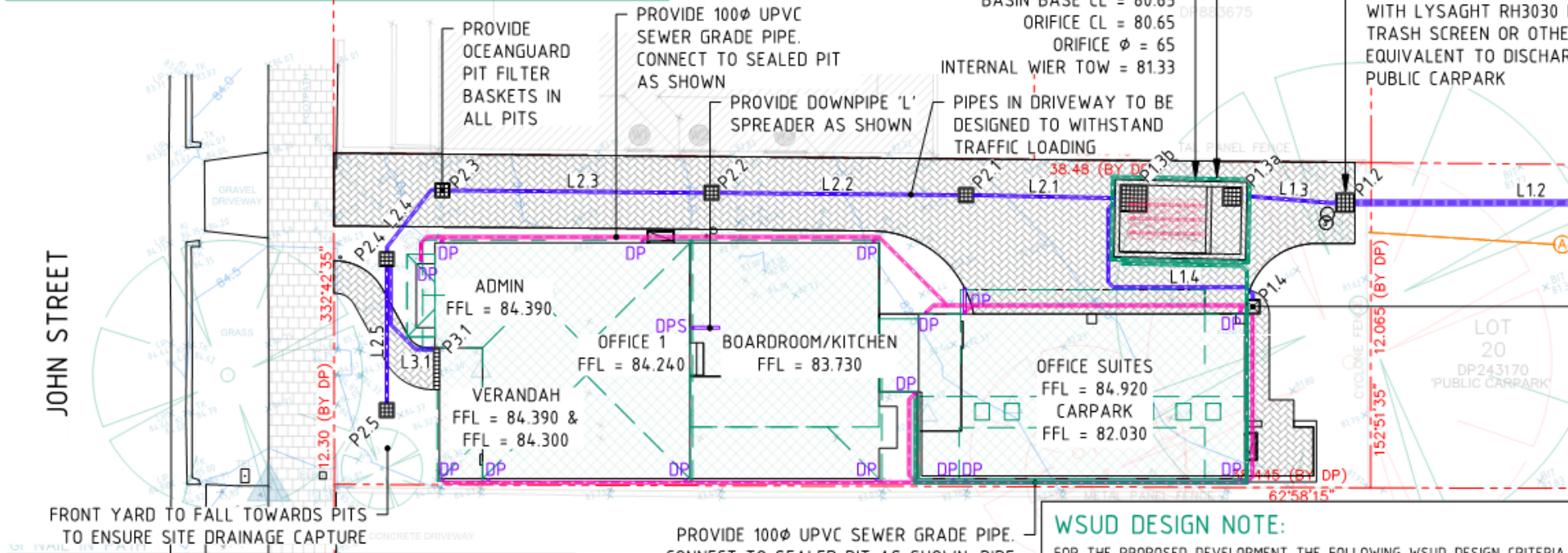


 <p>FINNCO STRUCTURAL & CIVIL ENGINEERING CONSULTANTS</p> <p>Phone: (02) 4683 2958 Email: Engineer@finncoeng.com.au Address: Shop 3, 21 Oaks Street, Thirlmere 2572</p>	Driveway Levels and Grades Plan		JOB NUMBER 240193	SHEET NO. C8	DATE 03.07.2024	REV A	DATE 30.08.2024	DESCRIPTION UPDATED TO SUIT COUNCIL COMMENTS <p style="text-align: center; color: green;">FOR DA APPROVAL</p>	DESIGNED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS  K. MULHOLLAND-BROWN B.E. (hons) MIEAust CPENG RPEQ NER (EAID:4130937)
	PROJECT ADDRESS Proposed Alterations and Additions - 74 John Street, Camden		DRAWN BW	CHECKED KMB					
	CLIENT Family Focus Legal Pty Ltd		SCALE 1:200	PAPER SIZE: A3					

PIPE MEMBER SCHEDULE								
PIPE LINE	DIAMETER ϕ (mm)	LENGTH (m)	GRADE (%)	CAPACITY (L/sec)	FLOW ₅ (L/sec)	FLOW ₁₀₀ (L/sec)	OVERLAND FLOW ₅ (L/sec)	OVERLAND FLOW ₁₀₀ (L/sec)
BYPASS	-	-	-	-	-	-	-	-
L1.0	2x225 RCP	UNKNOWN	UNKNOWN	-	-	-	-	-
L1.1	2x150 UPVC	19.0	4.0 (ASSUMED)	82.0	-	-	-	-
L1.2	2x100 UPVC	11.7	1.0	14.0	5.0	8.0	0.0	0.0
L1.3	100 UPVC	3.3	4.0	14.0	5.0	8.0	0.0	0.0
L1.4	100 UPVC	8.8	5.0	15.0	7.0	14.0	0.0	0.0
L2.1	100 UPVC	5.3	10.4	22.0	3.0	5.0	0.0	2.0
L2.2	100 UPVC	8.8	10.4	22.0	2.0	3.0	0.0	1.0
L2.3	100 UPVC	9.4	10.4	22.0	1.0	2.0	0.0	0.0
L2.4	100 UPVC	3.0	11.6	24.0	1.0	1.0	0.0	0.0
L2.5	100 UPVC	5.0	2.0	10.0	0.0	1.0	0.0	0.0
L3.1	100 UPVC	4.2	9.5	21.0	0.0	0.0	0.0	0.0

PRE V POST OSD CALCULATION					
	STORM EVENTS				
	5 YR FLOW RATE (l/s)	10 YR FLOW RATE (l/s)	20 YR FLOW RATE (l/s)	50 YR FLOW RATE (l/s)	100 YR FLOW RATE (l/s)
PRE DEVELOPMENT	30	13	17	20	23
POST DEVELOPMENT	6	8	8	10	11
Post Development Peak Discharge Reduction Percentage	40.0%	38.5%	52.9%	50.0%	52.2%

PROVIDE BELOW GROUND DUAL OSD AND WSUD BASIN. CARTRIDGE BASIN MIN. 3.2m x 2.49m x 0.9m DEEP. TOTAL BASIN SIZE 4.5m x 2.49m x 0.9m DEEP. PROVIDE 0.5m x 0.5m x 0.1m SUMP FOR OUTLET. PROVIDE MIN. 15x 460 PSORB STORMFILTERS AS SHOWN. BASIN BASE CL = 80.65 ORIFICE CL = 80.65 ORIFICE ϕ = 65 INTERNAL WIER TOW = 81.33



PIT MEMBER SCHEDULE				
PIT NUMBER	GRATE SIZE (mm)	GRATE LEVEL (AHD)	INVERT LEVEL (AHD)	DEPTH (m)
P1.0	1000x450	79.96	79.55	0.41
P1.1	600x600	81.09	80.40	0.69
P1.2	600x600	81.57	80.52	1.05
P1.3a	600x600	81.66	80.55	1.11
P1.3b	900x900	81.77	80.65	1.12
P1.4	SEALED 450x450	82.03	81.58	0.45
P2.1	450x450	81.95	81.50	0.45
P2.2	450x450	82.87	82.42	0.45
P2.3	450x450	83.85	83.40	0.45
P2.4	450x450	84.20	83.75	0.45
P2.5	450x450	84.30	83.85	0.45
P3.1	200 STRIP DRAIN	84.30	84.15	0.50

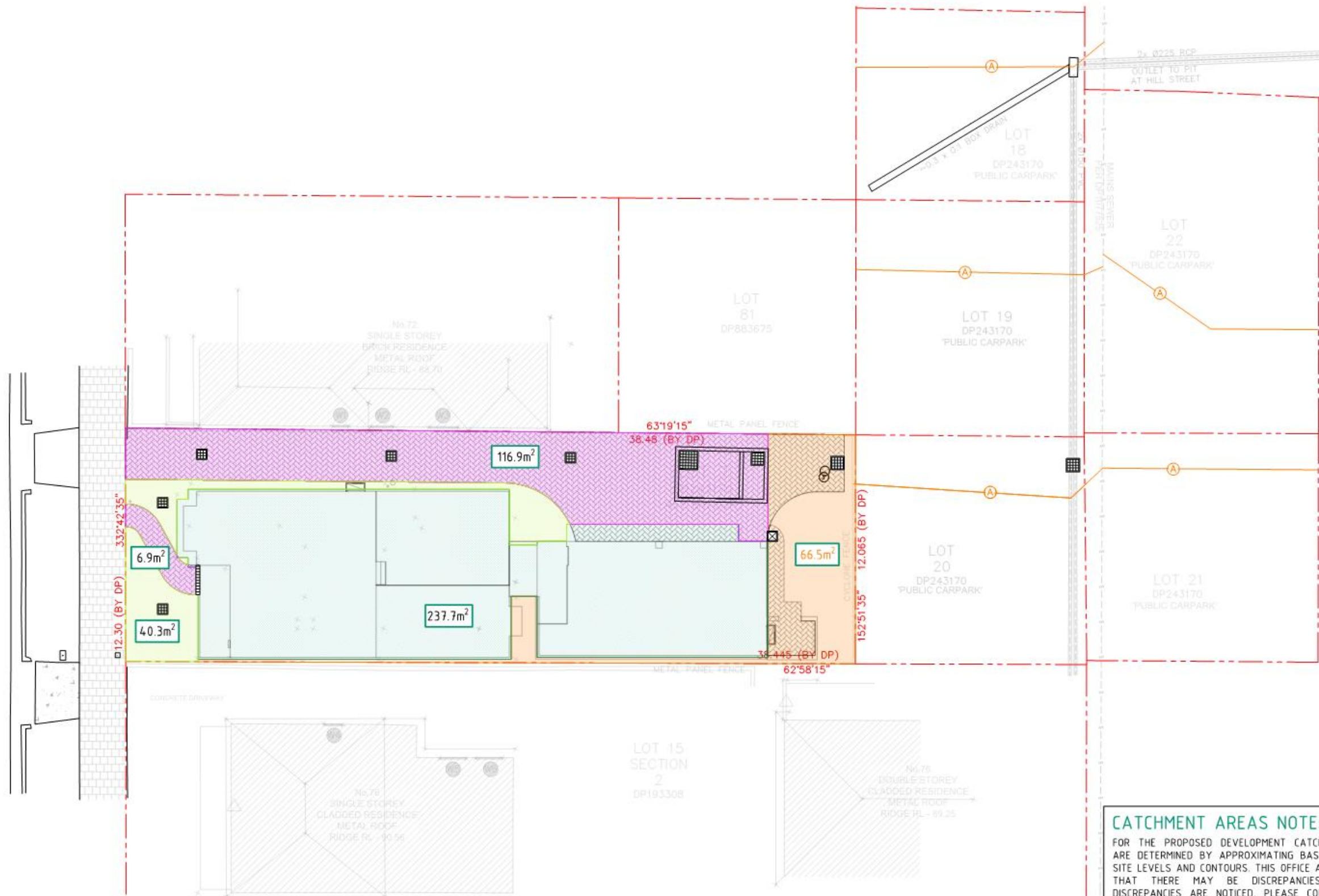
DOWNPIPE AND GUTTER NOTE:
FOR THE PROPOSED DEVELOPMENT, PROVIDE MIN. TOTAL OF SIXTEEN (16) 100 ϕ DOWNPIPES (AND SPREADER). REPLACE EXISTING DOWNPIPES AS NEEDED TO MAKE GOOD AS UPVC DOWNPIPES. ALL DOWNPIPES SHALL BE CONNECTED TO THE STORMWATER SYSTEM. PROVIDE GUTTERS WITH A MIN. CROSS-SECTIONAL AREA 10,800mm² OR MIN. 145 WIDE x 75 DEEP. GUTTER WIDTH AND DEPTH TO BE DETERMINED BY PLUMBER AND BUILDER.

WSUD DESIGN NOTE:
FOR THE PROPOSED DEVELOPMENT THE FOLLOWING WSUD DESIGN CRITERIA WAS USED IN ACCORDANCE WITH CAMDEN COUNCIL DCP:
SITE AREA = 467.9m²
TRIBUTARY AREA = 401.4m²
BYPASS AREA = 66.5m²
EXISTING IMPERVIOUS AREA = 234.8m²
POST-DEVELOPMENT PROPOSED IMPERVIOUS AREA = 384.6m²
% OF EXISTING IMPERVIOUS AREA OF TRIBUTARY AREA = 58%
% POST-DEVELOPMENT IMPERVIOUS AREA OF TRIBUTARY AREA = 96%
WATER QUALITY % REDUCTION TARGETS IN POLLUTANT LOADS:
GROSS POLLUTANTS = 90 v 91.56 THEREFORE OK
TOTAL SUSPENDED SOLIDS = 85 v 86.75 THEREFORE OK
TOTAL PHOSPHORUS = 65 v 66.35 THEREFORE OK
TOTAL NITROGEN = 45 v 34.37 THEREFORE NOT OK

OSD DESIGN NOTE:
FOR THE PROPOSED DEVELOPMENT THE FOLLOWING OSD DESIGN CRITERIA WAS USED IN ACCORDANCE WITH CAMDEN COUNCIL DCP:
SITE AREA = 467.9m²
TRIBUTARY AREA = 401.4m²
EXISTING IMPERVIOUS AREA = 234.8m²
POST-DEVELOPMENT PROPOSED IMPERVIOUS AREA = 384.6m²
% OF EXISTING IMPERVIOUS AREA OF TRIBUTARY AREA = 58%
% POST-DEVELOPMENT IMPERVIOUS AREA OF TRIBUTARY AREA = 96%
RAINFALL DATA i^{60} = 54 mm/hr
F1 (5) = 1.19 PSD (5) = 7.7 L/sec
F1 (100) = 1.13 PSD (100) = 12.9 L/sec
F2 = 1.12 DUE TO EXISTING IMPERVIOUS AREA:
F3 = 0.19 SSR (5) = 0.47m³
F4 = 0.45 SSR (100) = 0.72m³
THEREFORE:
5L/sec + 1L/sec = 6L/sec < 7.7L/sec = OK FOR 20% AEP
8L/sec + 3L/sec = 11L/sec < 12.9L/sec = OK FOR 1% AEP
BELOW GROUND DUAL WSUD AND OSD BASIN WITH TOTAL DIMENSIONS OF 4.5m x 2.49m x 0.9m = 10.0m³ > 0.72m³ = OK

<p>FINNCO STRUCTURAL & CIVIL ENGINEERING CONSULTANTS Phone: (02) 4683 2958 Email: Engineer@finncoeng.com.au Address: Shop 3, 21 Oaks Street, Thirlmere 2572</p>	<p>Concept Stormwater Drainage Plan</p>		JOB NUMBER 240193	SHEET NO. C10	DATE 03.07.2024	REV A	DATE 30.08.2024	DESCRIPTION UPDATED TO SUIT COUNCIL COMMENTS	DESIGNED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS
	PROJECT ADDRESS Proposed Alterations and Additions - 74 John Street, Camden		DRAWN BW	CHECKED KMB			<p>FOR DA APPROVAL</p>		
	CLIENT Family Focus Legal Pty Ltd		SCALE 1:200	PAPER SIZE: A3					
							<p>K. MULHOLLAND-BROWN B.E. (hons) MIEAust CPeng RPEQ NER (EAID:4130937)</p>		

JOHN STREET



CATCHMENT AREAS NOTE:
 FOR THE PROPOSED DEVELOPMENT CATCHMENT AREAS ARE DETERMINED BY APPROXIMATING BASED ON DESIGN SITE LEVELS AND CONTOURS. THIS OFFICE ACKNOWLEDGES THAT THERE MAY BE DISCREPANCIES. IF MAJOR DISCREPANCIES ARE NOTICED, PLEASE CONTACT FINNCO FOR DELIBERATION

FINNCO
 STRUCTURAL & CIVIL ENGINEERING CONSULTANTS
 Phone: (02) 4683 2958
 Email: Engineer@Finncoeng.com.au
 Address: Shop 3, 21 Oaks Street, Thirlmere 2572

WSUD Catchment Plan	
PROJECT ADDRESS	Proposed Alterations and Additions - 74 John Street, Camden
CLIENT	Family Focus Legal Pty Ltd

JOB NUMBER	240193
SHEET NO.	C11
DATE	03.07.2024
DRAWN	BW
CHECKED	KMB
SCALE	1:200
PAPER SIZE:	A3



REV	A
DATE	30.08.2024

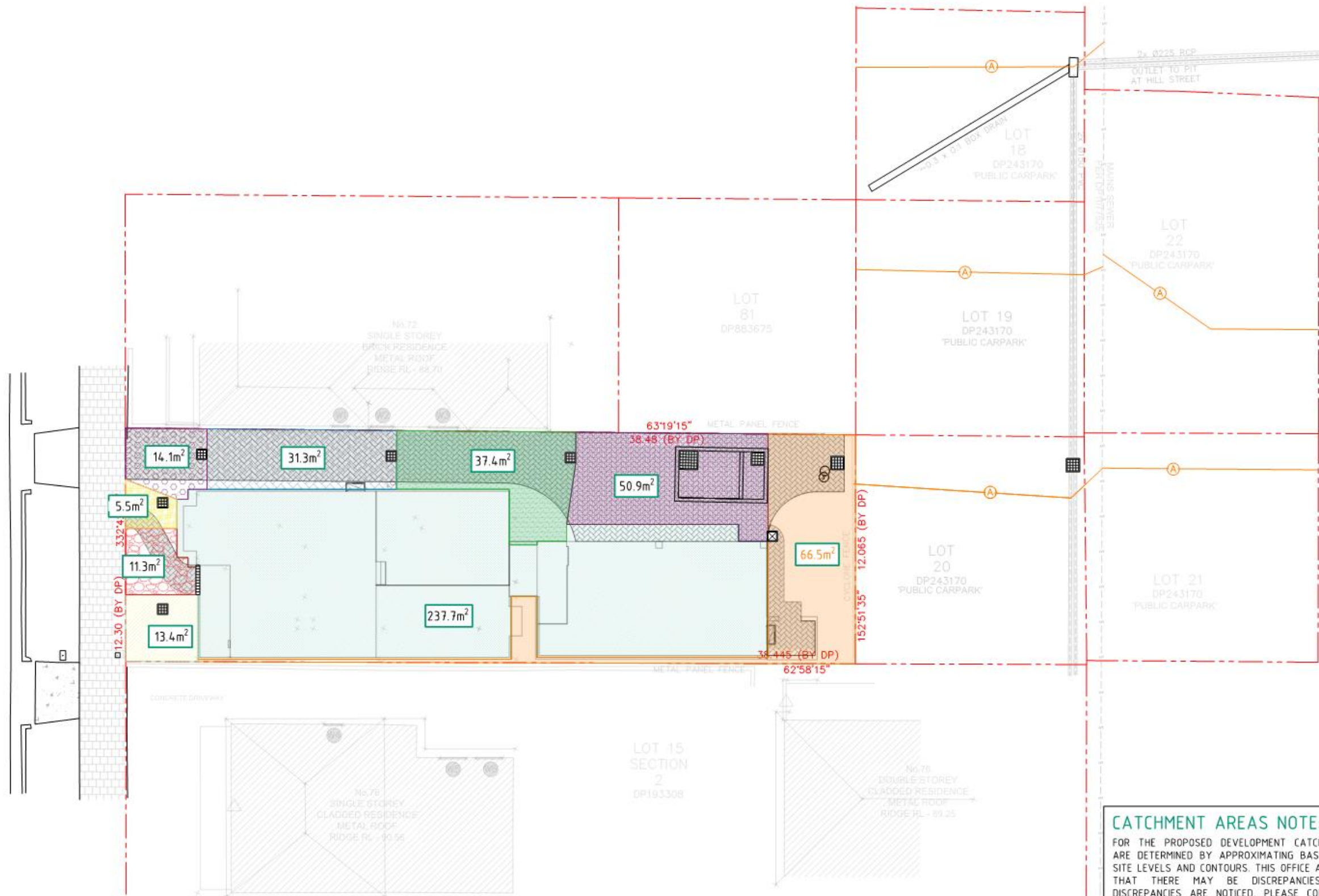
DESCRIPTION
 UPDATED TO SUIT COUNCIL COMMENTS

 FOR DA APPROVAL

DESIGNED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS

 K. MULHOLLAND-BROWN B.E. (hons)
 MIEAust CPEng RPEQ NER (EAID:4130937)

JOHN STREET



CATCHMENT AREAS NOTE:
 FOR THE PROPOSED DEVELOPMENT CATCHMENT AREAS ARE DETERMINED BY APPROXIMATING BASED ON DESIGN SITE LEVELS AND CONTOURS. THIS OFFICE ACKNOWLEDGES THAT THERE MAY BE DISCREPANCIES. IF MAJOR DISCREPANCIES ARE NOTICED, PLEASE CONTACT FINNCO FOR DELIBERATION

FINNCO
 STRUCTURAL & CIVIL ENGINEERING CONSULTANTS
 Phone: (02) 4683 2958
 Email: Engineer@Finncoeng.com.au
 Address: Shop 3, 21 Oaks Street, Thirlmere 2572

OSD Catchment Plan

PROJECT ADDRESS
 Proposed Alterations and Additions - 74 John Street, Camden

CLIENT
 Family Focus Legal Pty Ltd

JOB NUMBER
240193

DRAWN
BW

SCALE
1:200

SHEET NO.
C12

CHECKED
KMB

PAPER SIZE:
A3



DATE
03.07.2024

REV
A

DATE
30.08.2024

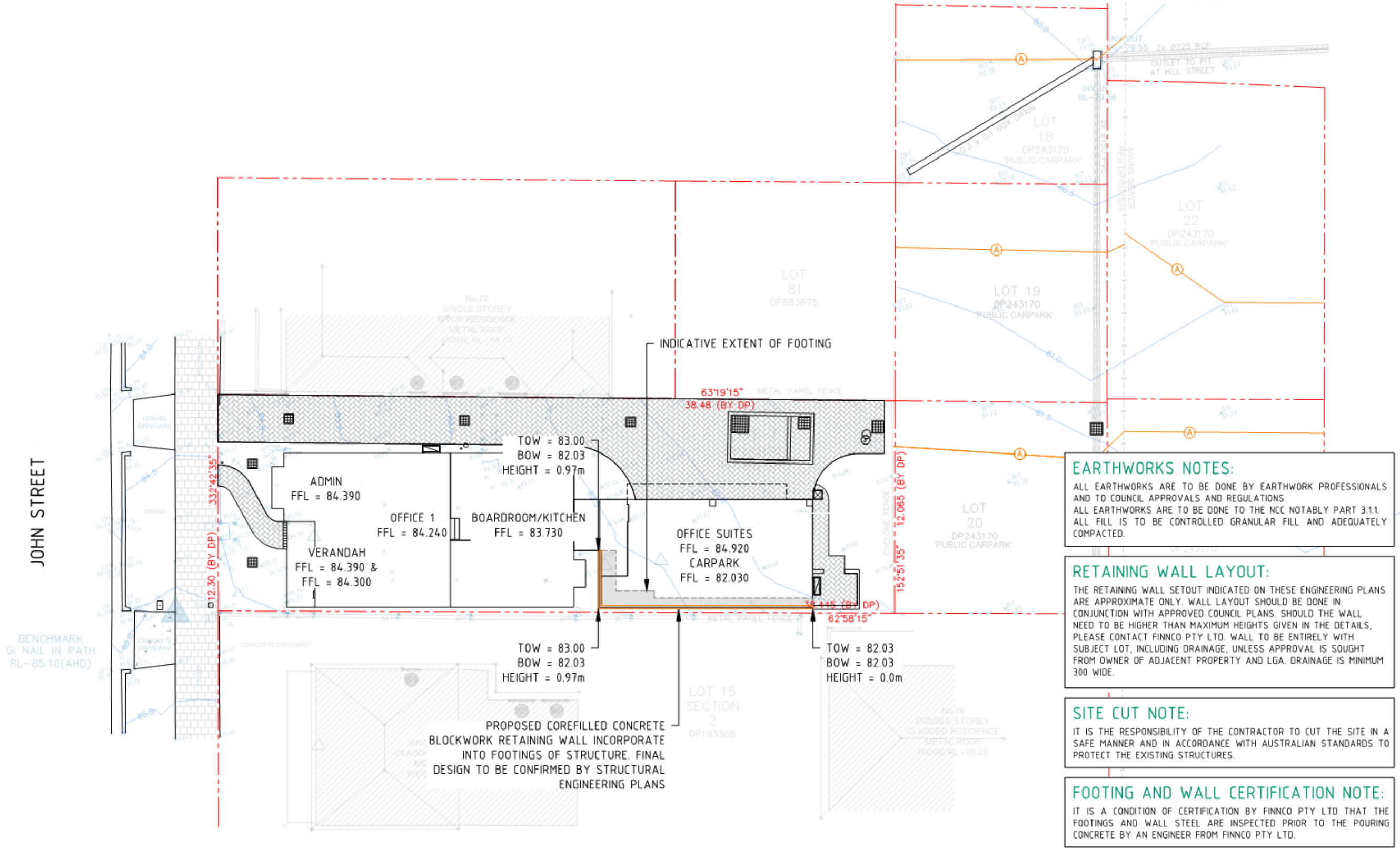
DESCRIPTION
 UPDATED TO SUIT COUNCIL COMMENTS

FOR DA APPROVAL

DESIGNED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS

K. Mulholland-Brown

K. MULHOLLAND-BROWN B.E. (hons)
 MIEAust CPEng RPEQ NER (EAID:4130937)



<p>FINNCO STRUCTURAL & CIVIL ENGINEERING CONSULTANTS</p> <p>Phone: (02) 4683 2958 Email: Engineer@Finncoeng.com.au Address: Shop 3, 21 Oaks Street, Thirlmere 2572</p>	Retaining Wall Plan		JOB NUMBER 240193	SHEET NO. C13	DATE 03.07.2024	REV A	DATE 30.08.2024	DESCRIPTION UPDATED TO SUIT COUNCIL COMMENTS FOR DA APPROVAL	DESIGNED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS K. MULHOLLAND-BROWN B.E. (hons) MIEAust CPEng RPEQ NER (EAID:4130937)
	PROJECT ADDRESS Proposed Alterations and Additions - 74 John Street, Camden		DRAWN BW	CHECKED KMB					
	CLIENT Family Focus Legal Pty Ltd		SCALE 1:200	PAPER SIZE: A3					

 70 Central Avenue
Oran Park NSW 2570

 PO Box 183
Camden NSW 2570

 13 22 63

 ABN: 31 117 341 764

 mail@camden.nsw.gov.au

 www.camden.nsw.gov.au

 www.facebook.com/camden council



camden
council