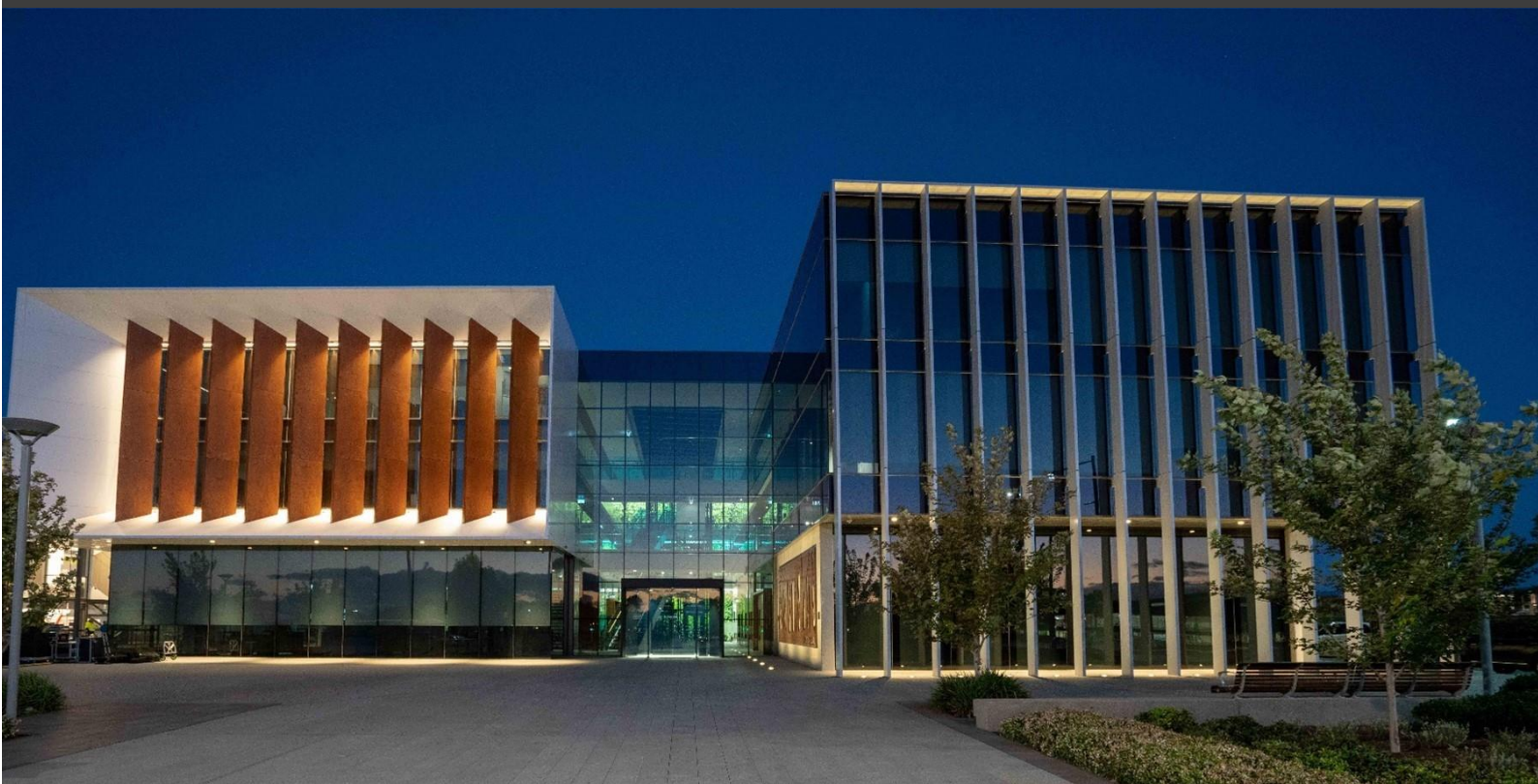


Business Paper

Camden Local Planning Panel
Electronic Determination

3 June 2024



camden
council

ORDER OF BUSINESS

CLPP01 DA/2023/168/1 - Subdivision Of Land To Create Two Riparian Lots, Five Superlots, Construction Of Drainage Infrastructure, Retaining Walls, Shared Paths, Riparian Corridor Embellishment, An Exercise Park And Associated Site Works - 8 Flaneur Avenue, 187 Turner Road And 24 Newmarket Street, Currans Hill..... 6

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CLPP01

SUBJECT: DA/2023/168/1 - SUBDIVISION OF LAND TO CREATE TWO RIPARIAN LOTS, FIVE SUPERLOTS, CONSTRUCTION OF DRAINAGE INFRASTRUCTURE, RETAINING WALLS, SHARED PATHS, RIPARIAN CORRIDOR EMBELLISHMENT, AN EXERCISE PARK AND ASSOCIATED SITE WORKS - 8 FLANEUR AVENUE, 187 TURNER ROAD AND 24 NEWMARKET STREET, CURRANS HILL

FROM: Manager Statutory Planning

EDMS #: 23/390935

DA Number:	2023/168/1.
Development:	Subdivision of land to create two riparian lots, five superlots, construction of drainage infrastructure, retaining walls, shared paths, riparian corridor embellishment, an exercise park and associated site works.
Estimated Cost of Development:	\$2,848,278.
Site Address(es):	8 Flaneur Avenue, 187 Turner Road and 24 Newmarket Street, Currans Hill.
Applicant:	Beveridge Williams & Co Pty Ltd C/- Turner Road Developments NSW Pty Ltd.
Owner(s):	Kenneth Broome, Lynne Broome, Jamie Broome, Janet Broome, Jamie Griffin, Rachael Griffin, Aramis Investments Pty Ltd, The Difference Development Pty Ltd, and Camden Council.
Number of Submissions:	Two submissions received, one raising matters for consideration and one objecting to the proposal.
Development Standard Contravention(s):	None.
Classification:	Nominated Integrated Development.
Recommendation:	Approve with conditions.
Panel Referral Criteria:	Works on land owned by Camden Council.
Report Prepared By:	Annabelle Jones, Executive Planner.

PURPOSE OF REPORT

The purpose of this report is to seek the Camden Local Planning Panel’s (the Panel’s) determination of a development application (DA) for the subdivision of land to create two riparian lots, five superlots, construction of drainage infrastructure, retaining walls, shared paths, riparian corridor embellishment, an exercise park and associated site works at 8 Flaneur Avenue, 187 Turner Road and 24 Newmarket Street, Currans Hill.

The Panel is to exercise Council's consent authority functions for this DA as, pursuant to the Minister for Planning's Section 9.1 Direction, the development involves works on land owned by Camden Council (Council), being 24 Newmarket Street, Currans Hill.

SUMMARY OF RECOMMENDATION

That the Panel determine DA/2023/168/1 for the subdivision of land to create two riparian lots, five superlots, construction of drainage infrastructure, retaining walls, shared paths, riparian corridor embellishment, an exercise park and associated site works pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions **attached** to this report.

EXECUTIVE SUMMARY

Council is in receipt of a DA for the subdivision of land to create two riparian lots, five superlots, construction of drainage infrastructure, retaining walls, shared paths, riparian corridor embellishment, an exercise park and associated site works at 8 Flaneur Avenue, 187 Turner Road and 24 Newmarket Street, Currans Hill.

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

The DA was publicly exhibited for a period of 28 days in accordance with the Camden Community Participation Plan 2021. The exhibition period was from 11 April to 8 May 2023 and no submissions were received.

Following the submission of amended plans and additional information the DA was re-exhibited in accordance with Camden Community Participation Plan 2021. During the re-exhibition period two submissions were received; one raising matters for consideration and one objecting to the development. The issues raised in the submissions are discussed later in this report and a copy of the submissions is attached.

DA/2017/525/1 was approved on the subject site on 28 November 2017 and allows the demolition of existing structures, remediation of contaminated land, Stages 1 and 2 of subdivision to create 40 residential lots, one riparian lot and three residue lots. This development consent and staging benefitted two separate developers, as per the existing land ownership. Stage 1 is now complete, and all lots were registered by that developer by 26 May 2021. A Subdivision Works Certificate (SWC) for Stage 2 has not yet been obtained by the second developer.

On 1 June 2021, both developers entered into a Voluntary Planning Agreement (VPA) with Council. The VPA requires the delivery of several key infrastructure projects for Currans Hill. The items to be delivered include shared pathways and retaining walls, an outdoor exercise park, landscaping, an On-Site Detention basin, Water Sensitive Urban Design elements, riparian corridor restoration, and other ancillary road works.

The subject DA proposes Stages 3A and 3B of the overall development to deliver the required VPA items. Stages 3A (southern end) and 3B (northern end) are bisected by 'Road 2' (to be known as Arlington Street), which was previously approved for delivery in Stage 2 under DA/2017/525/1. Council staff are satisfied that the proposal is consistent with the requirements of the VPA.

The extent of works proposed on Council owned land (triggering the need for Panel determination) is limited to minor drainage channel connection works and the extension of an existing shared access path through 24 Newmarket Street. Further details are outlined below in 'The Proposal' section of this report.

The proposal fully complies with all applicable development standards and controls contained within the Camden Local Environmental Plan 2010 (Camden LEP) and the Camden Development Control Plan 2019 (Camden DCP).

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

AERIAL PHOTOS





THE SITE

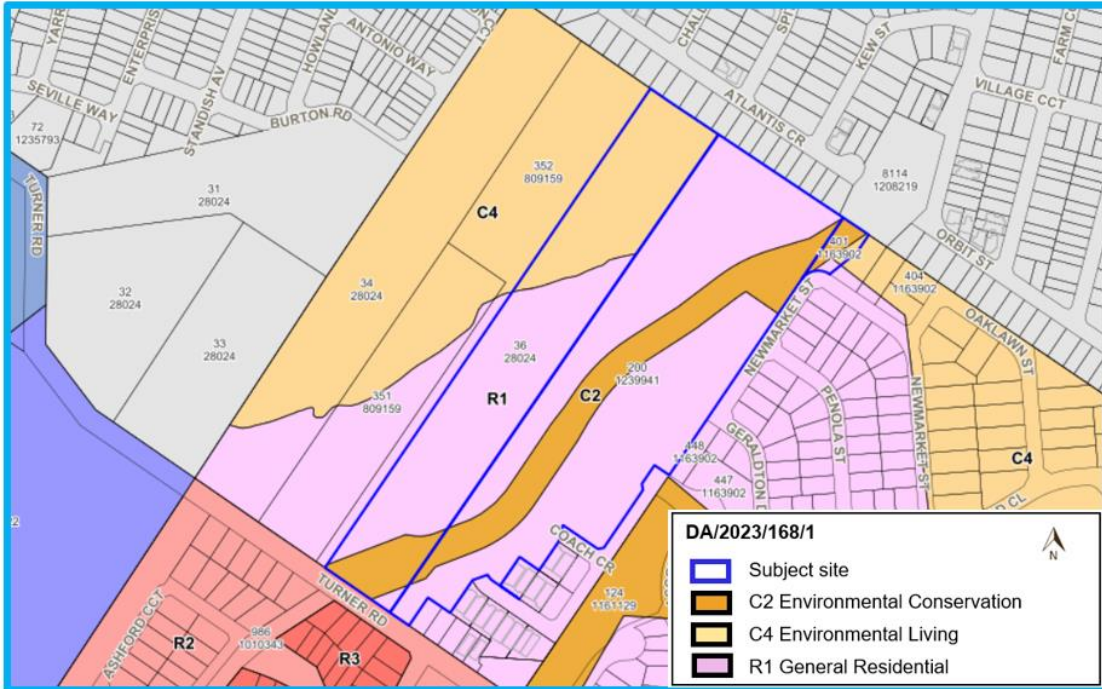
The site is comprised of three lots known as 187 Turner Road, 8 Flaneur Avenue and 24 Newmarket Street, in Currans Hill; and is legally described as Lot 36 in DP 28024, Lot 200 in DP 239941 and Lot 401 in DP 1163902. It is irregular in shape and has frontages of 95m to Turner Road, 80m to Flaneur Avenue and 170m to Newmarket Street. The site has a combined area of 10.3ha and a depth of 530m measured from Turner Road to the rear northern boundary. There is approximately 30m of fall from the north-western corner towards the southern frontage.

The site is zoned C2 Environmental Conservation (riparian corridor), C4 Environmental Living (north-west corner) and R1 General Residential (remainder). It is mapped as flood prone land on either side of the drainage corridor and is partially bushfire affected in the south-eastern corner.

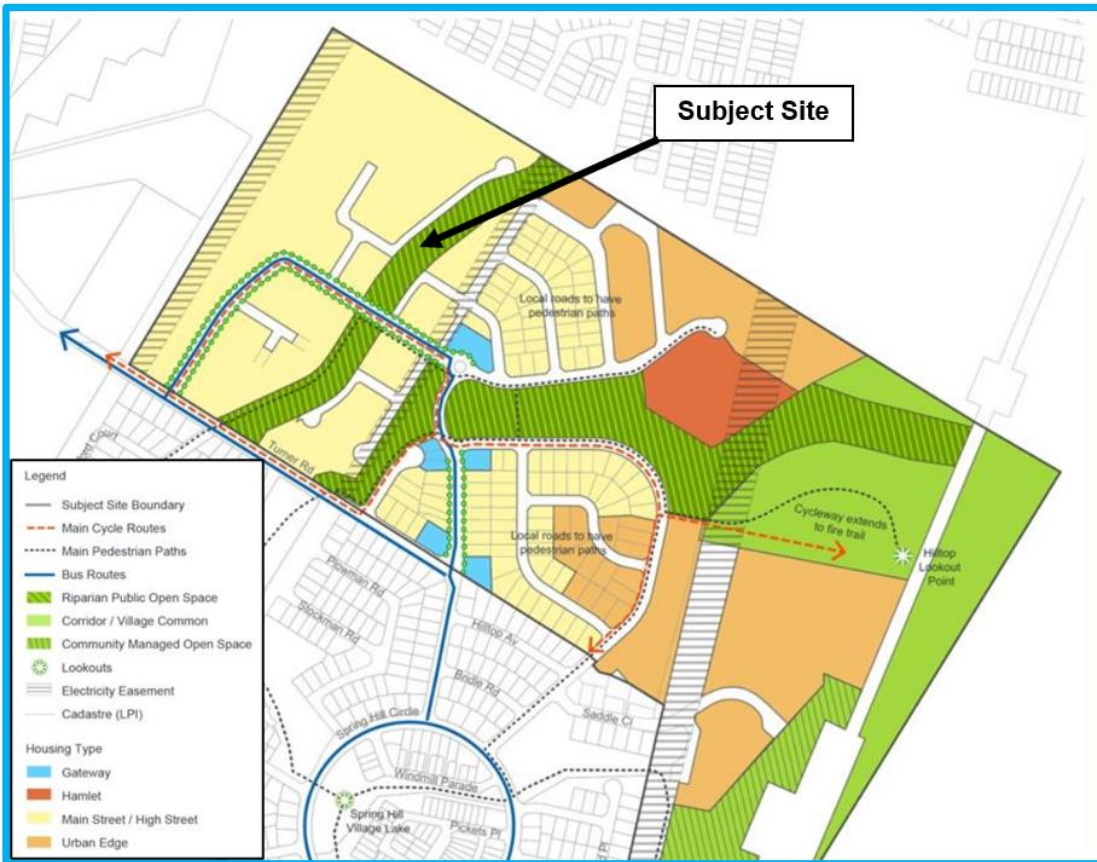
The property known as 187 Turner Road contains an existing dwelling at the rear, which has been approved to be demolished in Stage 2, under DA/2017/525/1. The property known as 24 Newmarket Street contains an existing drainage basin in Council’s ownership, while the property known as 8 Flaneur Avenue contains most of the riparian corridor and two endangered ecological communities. These include Grey Box Forest Red Gum at the rear, which is proposed to be removed and offset with biodiversity credits to enable bulk earthworks/filling in Stage 5, proposed under a separate application (DA/2023/325/1) which is still under assessment. The second plant community is the Swamp Oak Floodplain Forest in the centre of the corridor, which is to be fully retained. The surrounding area consists of predominantly low-density residential housing, with the suburbs of Gregory Hills and Gledswood Hills to the north-east, Currans Hill to the east and south and the Smeaton Grange industrial precinct to the south-west.

CLPP01

ZONING PLAN



MANOOKA VALLEY MASTER PLAN



SITE PHOTOGRAPHS



CLPP01



HISTORY

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

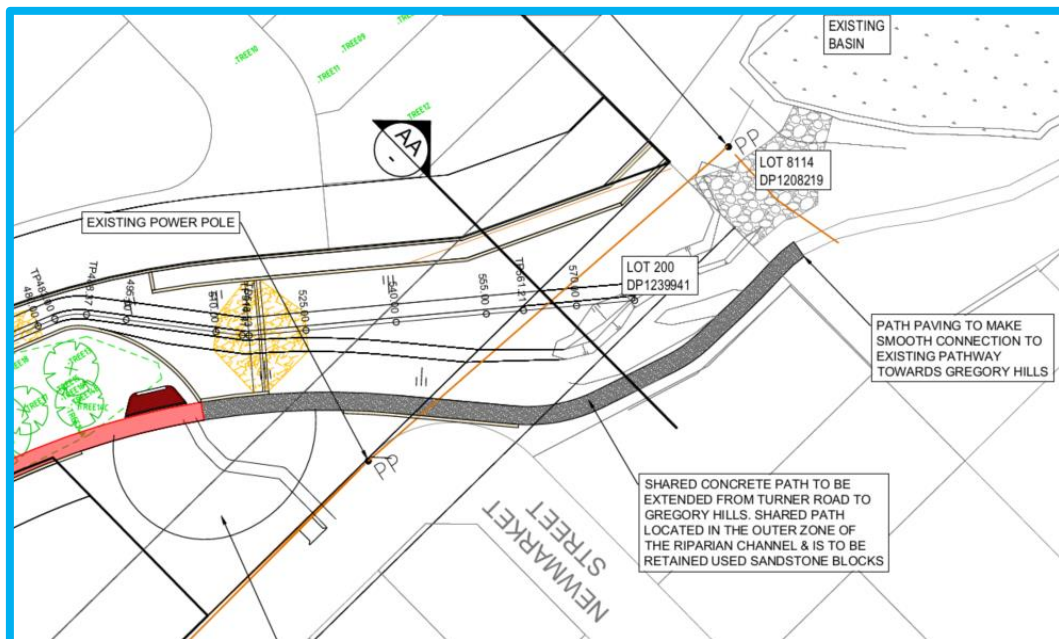
Date	Development
28/11/2017	DA/2017/525/1 Approved demolition of existing structures, remediation of contaminated land, staged subdivision to create 40 residential lots and residue lots and associated site works.
10/04/2018	DA/2017/525/2 Approved a Section 4.55 Modification to relocate condition 2.0(12) relating to Section 94 Contributions to the Subdivision Certificate stage.
04/03/2020	DA/2017/525/3 Approved a Section 4.55 Modification to amend the final lot boundaries and sizes for Lots 201 to 205, and update conditions 1.0(1) relating to approvals from external authorities and 1.0(2) relating to the approved plans and documents.
Under assessment	DA/2023/325/1 Proposes re-subdivision of superlots 304 and 500 as proposed under DA/2023/168/1 and referred to as Stages 4 and 5, to create 15 residential lots and three superlots and construction of roads, drainage, services, landscaping and associated site works.

THE PROPOSAL

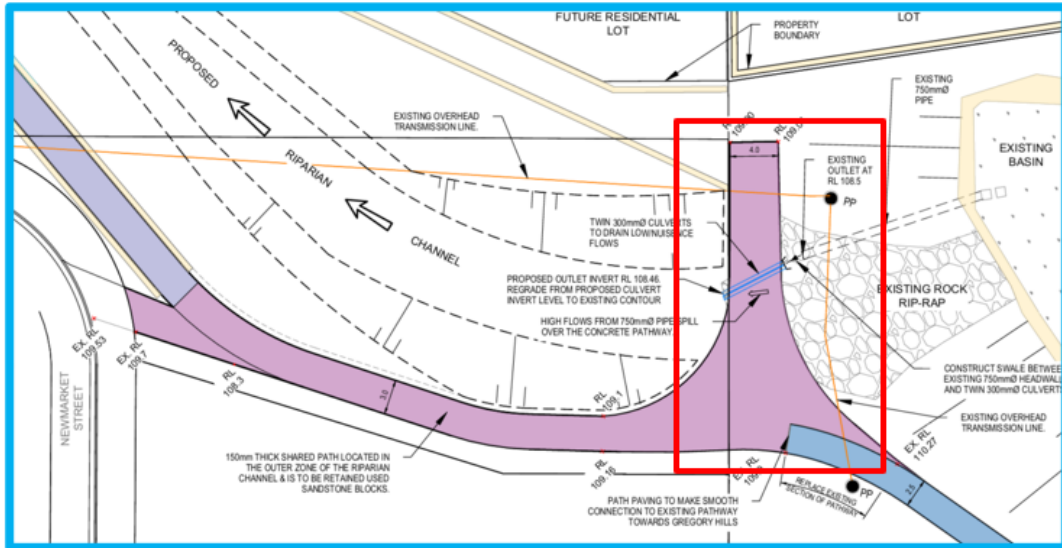
DA/2023/168/1 seeks approval for the subdivision of land to create two riparian lots, five superlots, construction of drainage infrastructure, retaining walls, shared paths, riparian corridor embellishment, an exercise park and associated site works.

Specifically, the development involves:

- Torrens title subdivision to create:
 - Stage 3A: Construction of approved infrastructure in Lot 301 and registration of subdivision to create Lots 301, 302, 303, 304 and 305.
 - Stage 3B: Construction of approved infrastructure in Lot 700 and registration of subdivision to create Lots 500, 600 and 700.
- Construction of drainage infrastructure including one permanent OSD basin, six rain gardens, one culvert at Road 2 (to be known as Arlington Street) and one culvert at Turner Road, channel realignment, drop structures, rip rap, access driveways, retaining walls, monofils fencing, pits and pipework.
- Construction of a 3m wide shared path, including connection to existing paths on 24 Newmarket Street, and within the Turner Road reserve. Most of the path will be concrete on ground, however a 120m long elevated section of composite materials will be constructed as a boardwalk to the east of the protected Swamp Oak Floodplain Forest, to avoid impacts. The boardwalk will occupy approximately 200m² of the R1 General Residential zone (future Stage 6).
- The shared path extension through Council owned land (24 Newmarket Street) is indicated below in grey:



Endeavour Energy requested that the shared path be extended even further into Lot 8114 in DP 1208219 (also owned by Council) to enable vehicular access to an existing power pole. Council supported this request, and the applicant has agreed to construct the driveway and associated culvert as part of the subject development, as indicated in purple and red below:



- Revegetation of the riparian corridor, in accordance with the approved Vegetation Management Plan (VMP).
- Construction of a local exercise park and timber viewing deck including landscaping and ancillary facilities.
- Upgrade of the Turner Road frontage with cycle path, kerb and guttering.
- Road 2 (Arlington Street) will dissect the riparian corridor into Stages 3A and 3B and has been approved with Stage 2 works under DA/2017/525/1.

If the developer acting on Stage 2 has not commenced prior to Stage 3A, a temporary sealed driveway will be provided in the location of Road 2, with temporary easements for access, construction, and maintenance to benefit 187 Turner Road.

If Stage 2 has not commenced prior to Stage 3B, the subject developer will construct and dedicate Road 2 under a Subdivision Works Certificate linked to DA/2017/525/1, but alongside the SWC works under the subject DA.

The estimated cost of the development is \$2,848,278.

ASSESSMENT

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

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

The environmental planning instruments that apply to the development are:

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

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

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

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

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

The applicant has previously submitted a phase two detailed contamination assessment and supporting information in support of DA/2017/525/1, which covered the whole of the site. This assessment identified contamination that required remediation, and that work has since been completed. Satisfactory validation certificates have been provided. Council staff are satisfied that the site is now suitable for development.

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

Camden Local Environmental Plan 2010 (Camden LEP)

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

Site Zoning

The site is zoned C2 Environmental Conservation, C4 Environmental Living and R1 General Residential pursuant to Clause 2.2 of the Camden LEP.

Land Use/Development Definitions

The development is characterised as 'earthworks', 'drainage', 'recreation area' and 'subdivision' by the Camden LEP.

Permissibility

All of the development is permitted with consent, as proposed in the C2, C4 and R1 zones, pursuant to the land use table of the Camden LEP.

Planning Controls

An assessment table in which the development is considered against the Camden LEP's planning controls is provided as an attachment to this report. There are no development standard variations proposed.

(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 instruments applicable to the site or 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. There are no DCP variations proposed.

(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*

A VPA was executed by the owners of 187 Turner Road and 8 Flaneur Avenue with Council on 1 June 2021. Council staff are satisfied that the proposal is consistent with the requirements of the VPA. A general condition for compliance with the VPA is recommended.

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

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

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

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

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

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

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

The DA was publicly exhibited for a period of 28 days in accordance with the Camden Community Participation Plan 2021. The exhibition period was from 11 April to 8 May 2023 and no submissions were received.

Following the submission of amended plans and additional information the DA was re-exhibited in accordance with Camden Community Participation Plan 2021. During the re-exhibition period two submissions were received, with one raising matters for consideration and one objecting to the development.

The following discussion addresses the issues raised in the submissions.

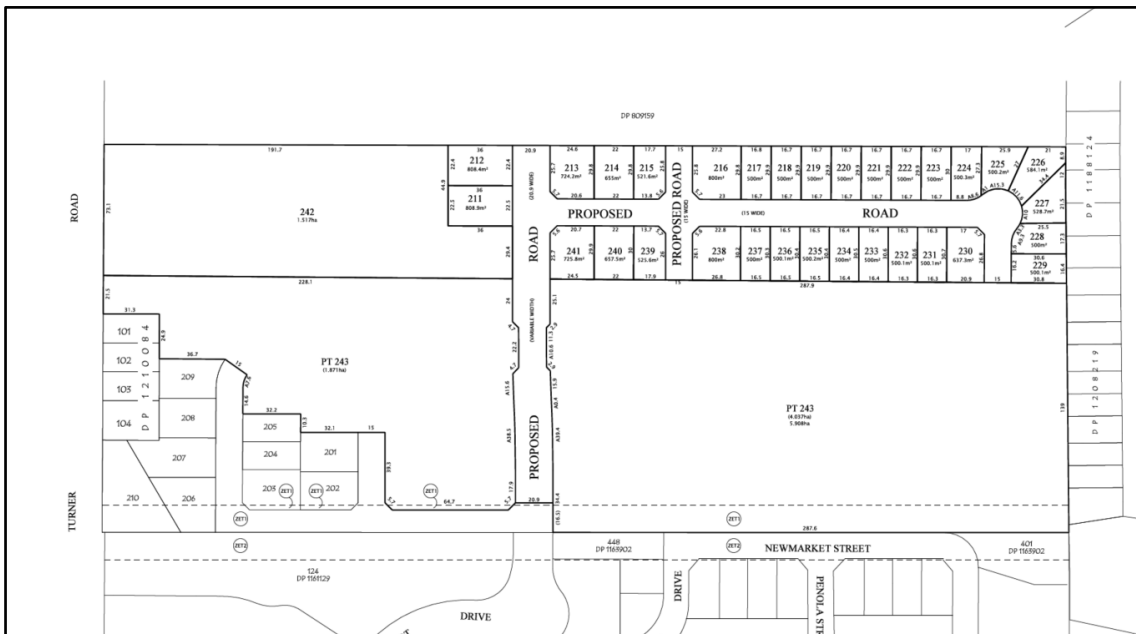
1. *The revised application proposes to stage the delivery of stormwater drainage via Stages 3A and 3B. This will impact 187 Turner Road, as Stage 2 will require temporary stormwater solutions until Stage 3B is completed.*

Officer comment:

Stage 2 was approved under DA/2017/525/1 on 28 November 2017 subject to the construction of temporary rain gardens and detention basins, and as such, there was always a requirement for Stage 2 to rely on temporary drainage solutions, until a DA was lodged for the permanent drainage infrastructure, as currently proposed.

If a Subdivision Works Certificate (SWC) is issued for Stage 2 before Stage 3A, the previously approved temporary drainage arrangements can proceed, as approved.

If a SWC is obtained for Stage 3A prior to Stage 2, some minor modifications to the previous temporary drainage solutions may be required to ensure the permanent infrastructure in Stage 3A is not adversely impacted. These changes may, or may not, require a Section 4.55 Modification to the Stage 2 drainage works currently approved, depending on the extent of variations proposed.



As shown above, Stage 2 was approved with a large residue lot (Lot 242) in the southern portion of 187 Turner Road. Not all of this area is required for the Stage 3A drainage basin. Therefore, it is considered that there is sufficient space available to relocate or redesign any temporary drainage basins/treatments for Stage 2 within the boundaries of 187 Turner Road, if required.

The submitter has since provided owner's consent for the revised DA and therefore it is now assumed that they are aware of the implications of the proposed staging. An email was sent to the submitter on 2 April 2024 to ascertain if they had any further concerns and no further response has been received.

2. *The proposed changes to the staging will also impact the timing of delivery of Road 2 (Arlington Street). It is not clear when this road will be delivered in an efficient and timely manner. There are also unknown consequences in relation to emergency access and egress in a bushfire emergency, which may impact the development of No. 187 Turner Road.*

Officer comment:

Road 2 has been approved to be delivered as part of Stage 2 under DA/2017/525/1, and it is required to provide formal access to the lots approved in Stage 2, as well as to provide access for waste and emergency vehicles. Final lots in Stage 2 are therefore not able to be registered until permanent access is available via Road 2.

The subject application proposes a temporary solution in the event that Stage 3A commences prior to Stage 2, with a temporary access road and easements for access, construction and maintenance to enable its construction under an SWC for Stage 2. If Stage 2 is prolonged further, Road 2 will be constructed by the subject developer as part of the Stage 3B works (but under a separate SWC associated with DA/2017/525/1).

As there are multiple options for Road 2 to be delivered, it is considered that the proposed staging will not hinder the orderly development of land with respect to DAs already approved, or for any future applications.

3. *Consent to lodge the DA has not been provided from all six (6) of the registered landowners of 187 Turner Road.*

Officer comment:

The applicant discussed the revised proposal with the owners of 187 Turner Road and written consent for the lodgement of the DA from all registered parties was provided to Council on 27 March 2024. Therefore, the requirements of Clause 23(1) of the *Environmental Planning and Assessment Regulation 2021* have been satisfactorily addressed.

4. *Concerns are raised about the positions, levels and grades of roads approved in Stage 2, adjacent to the boundary shared with Lot 352, DP 809159 known as 183 Turner Road, Currans Hill.*

Officer comment:

No changes are proposed to the previously approved roads or subdivision layout for Stage 2 under DA/2017/525/1, therefore this issue is not a matter for consideration under the subject DA.

(e) the public interest

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2021*, environmental planning instruments, development control

plans and policies. Based on the above assessment, the development is consistent with the public interest.

EXTERNAL REFERRALS

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

External Referral	Response
Endeavour Energy	Raised initial objections due to concerns about works near Endeavour Assets. These were later addressed with Endeavour’s Easements officer. Conditions recommended.
DPE – Heritage NSW	No objections raised and conditions recommended.
DPE – Water	No objections raised and conditions recommended.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

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

RECOMMENDED

The Panel approve DA/2023/168/1 for the subdivision of land to create two riparian lots, five superlots, installation of drainage infrastructure and embellishment of a riparian corridor, construction of an exercise park and associated site works at 8 Flaneur Avenue, 187 Turner Road and 24 Newmarket Street, Currans Hill 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 and controls of the Camden Development Control Plan 2019.**
- 3. Subject to the recommended conditions, the development is unlikely to have any unreasonable adverse impacts on the natural or built environments.**
- 4. For the above reasons, the development is a suitable use of the site and its approval is in the public interest.**

ATTACHMENTS

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

RECOMMENDED CONDITIONS

1.0 - General Conditions of Consent

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

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

The general terms of approval/requirements are:

1. **DPE (Heritage NSW)** – Conditions contained in 'Attachment A' of letter reference no. DOC/23/281817-7, dated 13 April 2023.
 2. **DPE (Water)** – General Terms of Approval reference no. IDAS-2023-10242, dated 19 May 2023.
 3. **Endeavour Energy** – Conditions contained in letter reference CNR-53612, dated 4 April 2024.
- (2) **Approved Plans and Documents** – The development must be carried out in accordance with the following plans and documents, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
14194(3)DA, Rev. B	Subdivision of Lot 200 in DP 1239941 & Lot 36 in DP 28024 Turner Road Proposed Subdivision Plan – Stage 3A	Beveridge Williams	22/11/2023
14194(3)DA, Rev. B	Subdivision of Lot 200 in DP 1239941 & Lot 36 in DP 28024 Turner Road Proposed Subdivision Plan – Stage 3B	Beveridge Williams	22/11/2023
14194, Stage 3, 001, Rev. F Sheet 01 of 29	Cover Sheet	Beveridge Williams	04/03/2024
14194, Stage 3, 011, Rev. E Sheet 02 of 29	Overall Ultimate Development	Beveridge Williams	04/03/2024
14194, Stage 3, 012, Rev. D Sheet 03 of 29	Proposed Channel Plan Part A	Beveridge Williams	02/02/2024
14194, Stage 3, 013, Rev. E Sheet 04 of 29	Proposed Channel Plan Part B	Beveridge Williams	04/03/2024

14194, Stage 3, 014, Rev. E Sheet 05 of 29	Proposed Channel Plan Part C	Beveridge Williams	04/03/2024
14194, Stage 3, 101, Rev. D Sheet 06 of 29	Channel Long Sections	Beveridge Williams	02/02/2024
14194, Stage 3, 201, Rev. E Sheet 08 of 29	Typical Channel Sections	Beveridge Williams	02/02/2024
14194, Stage 3, 202, Rev. D Sheet 09 of 29	Proposed Channel Cross Sections CH0.00 – CH45.00	Beveridge Williams	02/02/2024
14194, Stage 3, 203, Rev. D Sheet 10 of 29	Proposed Channel Cross Sections CH60.00 – CH89.35	Beveridge Williams	02/02/2024
14194, Stage 3, 204, Rev. D Sheet 11 of 29	Proposed Channel Cross Sections CH90.00 – CH165.00	Beveridge Williams	02/02/2024
14194, Stage 3, 205, Rev. D Sheet 12 of 29	Proposed Channel Cross Sections CH167.05 – CH244.70	Beveridge Williams	02/02/2024
14194, Stage 3, 206, Rev. D Sheet 13 of 29	Proposed Channel Cross Sections CH255.0 – CH324.66	Beveridge Williams	02/02/2024
14194, Stage 3, 207, Rev. D Sheet 14 of 29	Proposed Channel Cross Sections CH330.0 – CH416.11	Beveridge Williams	02/02/2024
14194, Stage 3, 208, Rev. D Sheet 15 of 29	Proposed Channel Cross Sections CH420.0 – CH495.0	Beveridge Williams	02/02/2024
14194, Stage 3, 209, Rev. D Sheet 16 of 29	Proposed Channel Cross Sections CH510.0 – CH556.0	Beveridge Williams	02/02/2024
14194, Stage 3, 481, Rev. C Sheet 23 of 29	OSD Basin Details	Beveridge Williams	06/09/2023
14194, Stage 3, 483, Rev. B Sheet 25 of 29	Raingarden Details RG 3A & RG 3B	Beveridge Williams	02/02/2024
14194, Stage 3, 484, Rev. B Sheet 26 of 29	Raingarden Details RG 1A & RG 1B	Beveridge Williams	02/02/2024
14194, Stage 3, 551, Rev. E Sheet 27 of 29	Soil and Water Management Plan	Beveridge Williams	04/03/2024
14194, Stage 3, 552, Rev. C Sheet 28 of 29	Soil and Water Management Notes	Beveridge Williams	06/09/2023
Project 14, 194, Rev. A Sheet 01 of 01	Swept Path Plan Lot 8114, DP 1208219	Beveridge Williams	06/09/2023
14194, 010, Rev. A	Tree Survey	Beveridge Williams	16/10/2023

15-037W, LC00, Rev. D	Landscape Cover Sheet	Taylor Brammer Landscape Architects	19/02/2024
15-037W, LC01, Rev. M	Landscape Concept Plan	Taylor Brammer Landscape Architects	05/03/2024
15-037W, LC02, Rev. G	Landscape Cross Sections	Taylor Brammer Landscape Architects	19/02/2024
15-037W, LC03, Rev. A	Landscape Cross Sections	Taylor Brammer Landscape Architects	15/02/2024

Document Title	Prepared by	Date
Flood Impact Assessment Reference 300203957_L002_Turner Rd FIA_V1,	Stantec	31/01/2024
Turner Road Drainage Report Reference 14194, Revision C	Beveridge Williams	02/02/2024
Turner Road Maintenance Plan Reference 14194, Revision B	Beveridge Williams	1/11/2023
Waste Management Plan Reference 14194	Beveridge Williams	Undated
Bushfire Hazard Assessment Reference 5424BF, Revision 3	Harris Environmental Consulting	29/02/2024
Biodiversity Development Assessment Report Reference 35340, Revision 2	Biosis	26/02/2024
Vegetation Management Plan Reference 35340, Revision 2	Biosis	16/09/2022
Aboriginal Heritage Assessment Reference 22SYD-3245, Revision 1	Eco Logical	07/02/2023
Salinity Management Plan Reference JC04031A-r12	Geo Enviro Consultancy	11/10/2017

- (3) **Voluntary Planning Agreement** - The proposed development must be carried out in accordance with the Voluntary Planning Agreement executed between Council, Turner Road Developments NSW Pty Ltd, Kenneth Noel Broome, Lynne Broome, Jamie Noel Broome, Janet Josephine Broome, Jamie Leslie Griffin, Rachael Griffin, Aramis Investments Pty Ltd and The Difference Development Pty Limited, executed 1 June 2021.
- (4) **Graffiti Resistant Materials and Finishes** – Graffiti resistant materials and finishes must be used in all public facing areas where possible.
- (5) **Timber Components (No Ground Contact)** – The design of all open space embellishments must ensure that no timber components have direct contact with the ground.
- (6) **Shoring and Adequacy of Adjoining Property** - If the approved development involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road rail corridor, 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, and

- b) if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land gives written consent to the condition not applying.

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

- (7) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications.
- (8) **Protect Existing Vegetation and Natural Landscape Features** - Approval must be sought from Council prior to the removal, pruning, impact upon or any disturbance of the existing vegetation and natural landscape features, other than any existing vegetation and/or natural landscape feature authorised for removal, pruning, impact upon or disturbance by this development consent.

The following procedures shall be strictly observed:

- a) no additional works or access/parking routes, transecting the protected vegetation shall be undertaken without Council approval; and
- b) pedestrian and vehicular access within and through the protected vegetation shall be restricted to Council approved access routes.

The protection of existing trees and other landscape features, other than any existing trees and natural landscape features authorised for removal, pruning, impact upon or disturbance by this Consent, must be carried out as specified in the Australian Standard AS 4970-2009 Protection of Trees on Development Sites.

All initial procedures for the protection of existing trees and landscape features, as detailed in AS 4970-2009, must be installed prior to the commencement of any earthworks, demolition, excavation or construction works on the Development site.

The works and procedures involved with the protection of existing trees and other landscape features, are to be carried out by suitable qualified and experienced persons or organisations. This work should only be carried out by a fully insured and qualified Arborist.

Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.

2.0 - Prior to Issue of a Subdivision Works Certificate

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

- (1) **Staging of Construction Works** - The development approved under this development consent is to be completed in stages in accordance with the approved Subdivision Plans and the Voluntary Planning Agreement applicable to the site. The approved stages include:

- **Stage 3A:** Construction of approved infrastructure in Lot 301 and registration of Torrens title subdivision to create Lots 301, 302, 303, 304 and 305.

If Stage 3A commences before Stage 2 in DA/2017/525/1, a temporary sealed access road is to be provided in the position of previously approved Road 2 (to be known as Arlington Street), with appropriate easements for access, construction and maintenance, benefitting the owners of 187 Turner Road, Currans Hill. No dwelling entitlement will be permitted on superlots 302, 303, 304 or 305.

- **Stage 3B:** Construction of approved infrastructure in Lot 700 and registration of Torrens title subdivision to create Lots 500, 600 and 700.

If Stage 3B commences before Stage 2 in DA/2017/525/1, Road 2 (to be known as Arlington Street) approved under DA/2017/525/1 shall be constructed and dedicated prior to the registration of lots in Stage 3B. No dwelling entitlement will be permitted on superlots 500 or 600.

One Subdivision Works Certificate may be issued for all stages, or a single Subdivision Works Certificate may be issued with respect to each stage or a combination of stages.

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

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

- (3) **Subdivision Works Certificate** - The following information shall be provided to the certifier with the Subdivision Works Certificate application:

- a) The drainage corridor must be designed in accordance with Council's Engineering Design Specification 2009. A two-dimensional hydraulic modelling software shall be used to demonstrate, to the manager of Council's Assets and Design Services, that the development complies with the following detailed design requirements:
- i. A minimum 500mm freeboard above the top water level of the 1% AEP event is to be incorporated within the open channel;
 - ii. In open channel, maximum flow velocity shall be 2.0m/s for 1% AEP flows; where velocity exceeds 2.0m/s shall be stabilised with ground reinforcing material with a minimum life expectancy of 20-years. The details and specification for fixing of the reinforcement shall be submitted for the Council's approval.
 - iii. Designs shall be based on subcritical flow with Froude Number no greater than 0.8.
 - iv. Adequate scour protection shall be designed for all discharge points into and out of the channel, or at any point in the channel where there is a significant change in flow conditions;
 - v. Plans (both design and WAE) are to clearly delineate the extent and level of flood lines including the 5% AEP, 1% AEP and PMF.

- b) The minimum regraded level for land to be used for future subdivision is to be 0.5m above the 1% AEP flood level at the site.
 - c) The OSD wall must be designed to withstand the impacts of the PMF event. Certification by suitably qualified person/s to be provided to the certifier.
 - d) All batter works within the riparian corridor must not exceed 1V:3H. Batter works proposed steeper than 1V:4H must be supported by a geotechnical report written by a suitably qualified person/s.
 - e) For all proposed raingardens, the extended detention depth must achieve 300mm and the depth of filter media must be 500mm.
 - f) At all bends within the riparian corridor, the floor and batters must have rip-rap provided.
 - g) Engineering plans to be amended, and cross-sections to be provided for Turner Road indicating extent of kerb and gutter and verge works.
 - h) Note 1 on plan titled "Turner Road Proposed Subdivision Plan – Stage 3A" drawn by Beveridge Williams drawing number 14194(3)DA is to be amended to ensure a sealed driveway is provided. Appropriate signage must be provided indicating that the proposed driveway is private property. Details of this driveway including but not limited to, long-section, cross-sections and pavement design are to be provided to the certifier.
 - i) Landscaping Plans – The approved landscaping plans shall be amended to ensure that the planting schedule for the riparian corridor matches that of the approved Vegetation Management Plan (VMP) for the site. I.e. the VMP takes precedence to the extent of any inconsistency.
 - j) Landscaping Plans – The approved landscaping plans shall be amended to ensure that all trees in the riparian corridor are retained in accordance with the approved Biodiversity Development Assessment Report (BDAR).
 - k) Pocket Park – Removable bollards are to be installed at all pedestrian path access points and road interfaces.
 - l) Pocket Park – Retaining wall heights within the park are to be reviewed and approved in consultation with Council's Recreational Working Group.
 - m) Aboriginal Impacts - Evidence that an Aboriginal Heritage Impact recording form has been completed for the previous destruction of AHIMS ID 52-2-2122, shall be provided. Tharawal LALC and Heritage NSW shall also be informed once the form has been completed.
- (4) **Civil Engineering Plans** - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the certifier with the Subdivision Works Certificate application.

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

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

- (5) **Stormwater Detention and Water Quality** - An on-site detention system and water quality system shall be provided for the site and designed in accordance with Council's Engineering Specifications.

A detailed on-site detention and water quality report reflecting the Subdivision Works Certificate plans shall be provided to the certifier with the Subdivision Works Certificate application.

- (6) **Hollow Bearing Trees / Active Nests** – A nest box installation and active nest relocation plan must be prepared in addition to the Biodiversity Development Assessment Report.

The nest box installation and active nest relocation plan shall provide fauna with short-term habitat requirements during vegetation clearance. Each individual tree hollow must be replaced at a minimum 1:1 ratio with nest boxes. GPS co-ordinates of the proposed location of the nest boxes will be provided as part of the plan.

All hollow-bearing and active nest trees removed from the site are to be inspected prior to removal. Measures must be taken to ensure that fauna inhabiting tree hollows or active nests are treated humanely and relocated before development activities commence, in line with the National Parks and Wildlife Act 1974. A qualified ecologist or wildlife carer will be present throughout vegetation clearing activities to relocate fauna or take fauna into care where appropriate (i.e. juvenile of nocturnal fauna).

- (7) **Riparian Corridor Revegetation** – The Landscape Plan Drainage Corridor Planting / Revegetation list (Taylor – Brammer, 20/05/2015) shall be omitted and the planting schedule in the Vegetation Management Plan (Table 12, page 40, Biosis, 16 September 2022) be approved.

- (8) **Desilting Dams or Creeks** - A geotechnical report prepared by a suitably qualified geotechnical engineer and detailing works required to desilt any existing dams or creek beds, shall be provided to the certifier in conjunction with the engineering drawings with the Subdivision Works Certificate application.

- (9) **Soil, Erosion, Sediment and Water Management** - An erosion and sediment control plan shall be prepared in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book')'. Details demonstrating compliance shall be provided to the certifier with the Subdivision Works Certificate application.

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

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

- (11) **Ecosystem Credit Retirement** - The class and number of ecosystem credits in the following table must be retired to offset the residual biodiversity impacts of the development.

Impacted Plant Community Type	Number of Ecosystem Credits	IBRA Subregion	Plant Community Type(s) that can be used to Offset the Impacts From Development
PCT 849 – Grey Box – Forest Red Gum grassy woodland on flats of the Cumberland Plain	5	Sydney Basin	PCT 849 – Grey Box – Forest Red Gum grassy woodland on flats of the Cumberland Plain PCT 850 – Forest Red Gum – Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain.

The requirement to retire credits may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits as calculated by the BAM Credit Calculator (BAM-C).

Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of this condition must be provided to the certifier and Council, the vegetation is not proposed to be removed under DA/2023/325/1.

3.0 - Prior to Commencement of Works

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

- (1) **Public Liability Insurance** - The owner or contractor shall take out a Public Liability Insurance Policy with a minimum cover of \$20 million in relation to the occupation of, and works within, public property (i.e. kerbs, gutters, footpaths, walkways, reserves, etc) for the full duration of the proposed works. Evidence of this Policy shall be provided to Council and the certifier.
- (2) **Notice of Principal Certifier** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*. The notice shall include:
 - a) a description of the work to be carried out;
 - b) the address of the land on which the work is to be carried out;
 - c) the registered number and date of issue of the relevant development consent;
 - d) the name and address of the principal certifier, and of the person by whom the principal certifier was appointed;
 - e) the certifier's registration number, and a statement signed by the certifier consenting to being appointed as principal certifier; and
 - f) a telephone number on which the principal certifier may be contacted for business purposes.
- (3) **Notice of Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*. The notice shall include:
 - a) the name and address of the person by whom the notice is being given;
 - b) a description of the work to be carried out;

- c) the address of the land on which the work is to be carried out;
 - d) the registered number and date of issue of the relevant development consent and construction certificate;
 - e) a statement signed by or on behalf of the principal certifier (only where no principal certifier is required) to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
 - f) the date on which the work is intended to commence.
- (4) **Subdivision Works Certificate Required** - In accordance with the requirements of the *EP&A Act 1979*, building or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Subdivision Works Certificate has been issued by a certifier;
 - b) a principal certifier has been appointed by the person having benefit of the development consent;
 - c) if Council is not the principal certifier, Council is notified of the appointed principal certifier at least two (2) days before building work commences;
 - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
 - e) the principal certifier is notified in writing of the name and contractor licence number of the owner/buildier intending to carry out the approved works.
- (5) **Sign of Principal Certifier and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited,
 - b) the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and
 - c) the name, address and telephone number of the principal certifier for the work.
- The sign must be maintained while the work is being carried out and removed when the work has been completed.
- (6) **Site is to be Secured** - The site shall be secured and fenced.
- (7) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this development consent.
- (8) **Dilapidation Report – Council Property** - A dilapidation report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the site shall be prepared. The report must be submitted to the principal certifier and Council at least 2 days prior to the commencement of works.

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

- (9) **Traffic Management Plan** - A traffic management plan shall be prepared in accordance with Council's Engineering Specifications and AS 1742.3. The plan must be submitted to the principal certifier.
- (10) **Construction Management Plan** - A construction management plan that includes dust, soil and sediment and traffic management, prepared in accordance with Council's Engineering Design Specification, shall be provided to the principal certifier.
- (11) **Environmental Management Plan** - An environmental management plan (EMP) prepared in accordance with Council's Engineering Design Specification shall be provided to the principal certifier.

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

- a) measures to control noise emissions from the site;
 - b) measures to suppress odours and dust emissions;
 - c) soil and sediment control measures;
 - d) measures to control air emissions that includes odour;
 - e) measures and procedures for the removal of hazardous materials that includes waste and their disposal;
 - f) any other recognised environmental impact;
 - g) work, health and safety; and
 - h) community consultation.
- (12) **Protection of Adjoining Bushland and/or Waterfront Areas** – To limit the potential for damage to the adjoining bushland areas and/or waterfront areas, the boundaries to these areas must be fenced prior to the commencement of any earthworks, demolition, excavation or construction works. As well as the fencing prior to any earthworks commencing, other protection measures must be completed in accordance with the standards as specified in AS 4970.

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

4.0 - During Works

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

- (1) **Aboriginal Objects Discovered During Works** – If any Aboriginal object (including evidence of habitation or remains) is discovered during the work:

- all excavation or disturbance of the area must stop immediately in that area,
 - Heritage NSW must be advised of the discovery in writing in accordance with Section 89A of the *National Parks and Wildlife Act 1974*, and
 - any requirements of Heritage NSW must be implemented.
- (2) **Excavations and Backfilling** - All excavations and backfilling associated with the approved development must be executed safely and protected to prevent them from being dangerous to life or property, and in accordance with the design of a suitably qualified structural engineer.

If an excavation extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road rail corridor, the person causing the excavation must:

- 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, and
- c) give at least 7 days notice of the intention to excavate to the owner of the adjoining land before excavating.

The above requirements do not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land gives written consent to the requirements not applying.

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

- (3) **Site Management** - The following practices are to be implemented during construction:
- a) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off site;
 - b) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
 - c) waste shall not be burnt or buried on site or any other properties, nor shall wind-blown rubbish be allowed to leave the site. All waste shall be disposed of at a licenced waste disposal facility;
 - d) a waste storage area shall be located on the site;
 - e) all building materials, plant, equipment and waste control containers shall be placed on the building site. Building materials, plant and equipment (including water closets), shall not to be placed on public property (footpaths, roadways, public reserves, etc);
 - f) toilet facilities shall be provided at, or in the vicinity of, the work site at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet shall:
 - i) be a standard flushing toilet connected to a public sewer; or
 - ii) have an on-site effluent disposal system approved under the *Local Government Act 1993*; or

- iii) be a temporary chemical closet approved under the *Local Government Act 1993*.
- (4) **Traffic Management Plan Implementation** - All traffic management procedures and systems identified in the approved traffic management plan shall be introduced and maintained during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.
- (5) **Site Signage** - A sign shall be erected at all entrances to the site and be maintained until the development has been completed. The sign shall be constructed of durable materials, be a minimum of 1200mm x 900mm, and read as follows:
- “WARNING UP TO \$8,000 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (02 4654 7777) – Solution to Pollution.”*
- The wording shall be a minimum of 120mm high and the remainder a minimum of 60mm high. The warning and fine details shall be in red bold capitals and the remaining words in dark coloured lower case letters on a white background, surrounded by a red border.
- (6) **Seal Up Existing Redundant Laybacks** – All existing redundant laybacks must be sealed up to match the existing concrete gutter on the road.
- (7) **Vehicles Leaving the Site** - The construction supervisor must ensure that:
- all vehicles transporting material from the site cover such material so as to minimise sediment transfer;
 - the wheels of vehicles leaving the site:
 - do not track soil and other waste material onto any public road adjoining the site; and
 - fully traverse the site’s stabilised access point.
- (8) **Fill Compaction** - All fill must be compacted in accordance with Camden Council’s current Engineering Design Specifications.
- (9) **Vegetation Management Plan** - A monitoring report on the progress of the implementation of the vegetation management plan shall be provided to Council upon completion of the primary planting and then at 6 monthly intervals until the end of the 2 year minimum maintenance period, or as otherwise specified in the approved VMP. A final report shall be provided to Council upon completion of the maintenance period.
- (10) **Location of Stockpiles** - Stockpiles of soil shall not be located on / near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect these water bodies. All stockpiles of contaminated materials shall be suitably covered to prevent dust and odour nuisance.
- (11) **Disposal of Stormwater** - Water seeping into any site excavations is not to be pumped into the stormwater system unless it complies with relevant EPA and ANZECC standards for water quality discharge.

- (12) **Delivery Register** - The applicant must maintain a register of deliveries which includes date, time, truck registration number, quantity of fill, origin of fill and type of fill delivered. This register must be made available to Council officers on request and be provided to the Council at the completion of the development.
- (13) **Offensive Noise, Dust, Odour and Vibration** - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.
- (14) **Erosion and Sedimentation Control** - Soil erosion and sedimentation controls are required to be maintained for the duration of the works. The controls must be undertaken in accordance with version 4 of the Soils and Construction – Managing Urban Stormwater manual (Blue Book).

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

- (15) **Fill Material (VENM and ENM)** – Prior to the importation and/or placement of any fill material (VENM or ENM) on the site, an assessment report and sampling location plan for such material must be provided to and approved by the principal certifier.

The assessment report and associated sampling location plan must:

- a) be prepared by a contaminated land specialist; and
- b) be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics; and
- c) be prepared in accordance with;

For Virgin Excavated Natural Material (VENM):

- i) the Department of Land and Water Conservation publication "Site Investigation for Urban Salinity;" and
- 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."

For Excavated Natural Material (ENM):

- i) the Resource Recovery Exemption under Part 9, Clauses 91, 92 and 93 of the Protection of the Environment Operations (Waste) Regulation 2014;
 - ii) the NSW EPA Resource Recovery Order under Clause 93 of the Protection of the Environment Operations (Waste) Regulation 2014; and
 - iii) the excavated natural material order 2014 (ENM Order)
- d) confirm that the fill material;
- i) provides no unacceptable risk to human health and the environment;
 - ii) is free of contaminants;

- iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
- iv) is suitable for its intended purpose and land use; and
- v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

- e) less than 6000m³ - 3 sampling locations; and
- f) greater than 6000m³ - 3 sampling locations with 1 extra location for each additional 2000m³ or part thereof.

For e) and f) a minimum of 1 sample from each sampling location must be provided for assessment.

Sampling of VENM and ENM for contamination and salinity must be undertaken in accordance with the following table:

Classification of Fill Material	No of Samples Per Volume	Volume of Fill (m ³)
Virgin Excavated Natural Material	1 (see Note)	1000 or part thereof
Excavated Natural Material	(Refer Exemption)	

Note – Where the volume of each fill classification is less than that required above, a minimum of 2 separate samples from different locations must be taken.

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

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

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

- (17) **Salinity Management Plan** - All approved development that includes earthworks, imported fill, landscaping, buildings and associated infrastructure must be carried out or constructed in accordance with the management strategies as contained within the approved salinity management plan titled 'Salinity Management Plan Proposed Residential Development No's 187 and 195 – 203 Turner Road, Currans Hill', prepared by GeoEnviro Consultancy Pty Ltd, dated October 2017.

5.0 - Prior to Issue of a Subdivision Certificate

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

- (1) **Water Quality Facility** - A water quality facility must be constructed for the site in accordance with the approved plans and Council's Engineering Specifications.
- (2) **Water Quality Facility Operation, Maintenance and Monitoring Manual/s** - Operation, Maintenance and Monitoring Manual/s ("Manuals") for the permanent water quality facility shall be provided for approval to the principal certifier. The Manuals shall be prepared by a suitably qualified person in accordance with Council's Engineering Specifications.
- (3) **Defects and Liability Bond** - The applicant is to lodge a bond with Council to cover any defects and liabilities of any new public infrastructure in accordance with Council's Development Infrastructure Bonds Policy.

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

- (4) **Structural Engineer's Details** - The piers/slabs/footings & all non-standard structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any geotechnical report applicable to the site. A statement to that effect shall be provided to the certifier including a current copy of the Structural Engineer's Professional Indemnity Insurance.
- (5) **Works in Road Reserves** - Where any works are proposed in a public road reservation, the relevant Public Road Activity Approval (Road Works Application, Road Opening Permit and/or Road Occupancy Permit) shall be obtained from Council in accordance with Section 138 of the *Roads Act 1993*.
- (6) **Requirement for a Subdivision Certificate** - The application for a subdivision certificate(s) shall be made in accordance with the requirements of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
- (7) **Show Easements/ Restrictions On The Plan Of Subdivision** - The developer shall acknowledge all existing easements and/or restrictions on the use of the land on the final plan of subdivision.
- (8) **Burdened Lots To Be Identified** - Any lots subsequently identified during the subdivision as requiring restrictions shall also be suitably burdened.
- (9) **Subdivision Certificate** - The issue of a Subdivision Certificate is not to occur until all conditions of this development consent have been satisfactorily addressed and all engineering works are complete (where the subdivision involves engineering works), unless otherwise approved in writing by the principal certifier.
- (10) **Fill Plan** - A fill plan shall be provided to the principal certifier prior to the issue of any Subdivision Certificate. The plan must show (where applicable):
 - a) lot boundaries;
 - b) road/drainage/public reserves;
 - c) street names;

- d) final fill contours and boundaries; and
- e) depth in filling in maximum 0.5m Increments

The plan is to be provided electronically in portable document format (.PDF).

- (11) **Incomplete Works Bond** - Where there are incomplete works, the applicant is to lodge a bond with Council to cover the cost of the incomplete works in accordance with Council's Development Infrastructure Bonds Policy.

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

- (12) **Surveyor's Report** - Prior to the issue of the Subdivision Certificate a certificate from a registered surveyor must be provided to the principal certifier, certifying that all drainage lines have been laid within their proposed easements. Certification is also to be provided stating that no services or accessways encroach over the proposed boundary other than as provided for by easements as created by the final plan of subdivision.

- (13) **Value of Works** - Itemised data and value of civil works shall be provided to Council for inclusion in Council's Asset Management System in accordance with Council's Engineering Specifications.

- (14) **Electricity Notice of Arrangement** - A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy must be submitted to the principal certifier (Council). The arrangement must include the provision of street lighting in accordance with the electrical design approved by Council.

- (15) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the principal certifier:

- a) Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development;
- b) Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.

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

- (16) **Section 88B Instrument** - The applicant shall prepare a Section 88B Instrument for approval by the principal certifier which incorporates the following easements, positive covenants and restrictions to user where necessary:

- a) Easement for services.
- b) Easement to drain water and drainage easement/s over overland flow paths; Note: should the standard wording from Schedule 8 of the Conveyancing Act be adopted or referenced, it shall be expanded to include "no alteration to surfaces levels of the site of the easement shall be permitted".

- c) Retaining wall easement, positive covenant and/or restriction to user.
 - d) Right of carriageway over temporary driveway connection between Arlington Street and Lot 36 in DP 28024.
 - e) A positive covenant/restriction as to user that recommendations of the approved Bush Fire Assessment Report be carried out.
 - f) A restriction as to user on all lots requiring that all construction works that include earthworks, imported fill, landscaping, roads, buildings and associated infrastructure must be carried out in accordance with the management strategies as contained within the salinity management plan titled 'Salinity Management Plan Proposed Residential Development No's 187 and 195 – 203 Turner Road, Currans Hill', prepared by GeoEnviro Consultancy Pty Ltd, dated October 2017.
 - g) A restriction as to user on superlots 302, 303, 304, 305, 500 and 600 stating that no residential accommodation or further development is permitted on the land without prior approval from Council.
- (17) **Works on Adjoining Land** – The extent of footpath and access driveway works shown in purple and blue on the approved plan titled 'Swept Path Plan', Sheet 01 of 01, prepared by Beveridge Williams, project 14, drawing number 194, revision A, dated 18/01/2024, shall be installed on adjacent Lot 8114 in DP 1208219, known as 45 Orbit Street, Gregory Hills. The works shall be inspected by, and completed to, the satisfaction of Endeavour Energy and Camden Council's engineering certification team prior to the issue of the first Subdivision Certificate associated with this development consent.

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

Clause	Assessment	Compliance
<p>2.3 – Zone Objectives and Land Use Table</p> <p>The land use table for each zone sets out what development is permitted without consent, permitted with consent and prohibited.</p> <p>The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within a zone.</p> <p>The zone objectives for this site are:</p> <p><u>C2 Environmental Conservation Zone</u></p> <ul style="list-style-type: none"> • To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values. • To prevent development that could destroy, damage or otherwise have an adverse effect on those values. • To protect and enhance the ecology, hydrology and scenic views of waterways, riparian land, groundwater resources and dependent ecosystems. <p><u>C4 Environmental Living Zone</u></p> <ul style="list-style-type: none"> • To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values. • To ensure that residential development does not have an adverse effect on those values. <p><u>R1 General Residential Zone</u></p> <ul style="list-style-type: none"> • To provide for the housing needs of the community. • To provide for a variety of housing types and densities. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. • To allow for educational, recreational, community and religious activities that support the wellbeing of the 	<p>The proposed development involves the construction of drainage infrastructure, embellishment, and revegetation of an existing riparian corridor; and subdivision to create superlots for future residential development.</p> <p>The works are consistent with the relevant objectives of the C2, C4 and R1 zones as they will restore and prepare the corridor for its intended drainage functions to support future residential development.</p> <p>The works have been modified and redesigned to avoid a stand of endangered Swamp Oak Forest within the corridor.</p> <p>Subject to compliance with the recommended conditions, the development will not cause any adverse impacts on the environmental values of the land or create any conflicts with surrounding land uses.</p>	<p>Yes</p>

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

<p>community.</p> <ul style="list-style-type: none"> To minimise conflict between land uses within the zone and land uses within adjoining zones. 		
<p>4.1 – Minimum subdivision lot size The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</p>	<p>The site is located within Area I of the Lot Size Map, which prescribes a minimum lot size of 500m² for the parts of the site proposed to be subdivided, excluding the C2 zone, for which no minimum lot size applies.</p> <p>The proposed subdivision will result in seven final superlots ranging in area from 2,747m² (Lot 303) to 40,365m² (Lot 305).</p>	Yes
<p>5.10 – Heritage Conservation Development consent is required for demolishing or moving, an Aboriginal object, disturbing or excavating an Aboriginal place of heritage significance, or subdividing land on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</p> <p>The consent authority may require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the item or heritage conservation area concerned. The submission of a heritage conservation management plan may also be required.</p>	<p>The site is not in proximity to any local heritage items or conservation areas.</p> <p>The submitted Aboriginal Heritage Assessment confirms one registered AHIMS site (ID 52-2-2122) to the east of the site, however this was destroyed during previous earthworks and roads construction. No further evidence of any artefacts or deposits was identified in recent surveys or test excavations, and the likelihood of further artefacts is low due to historical disturbance.</p> <p>Council's heritage staff and Heritage NSW support the findings of the report which recommend conditions for unexpected finds and to file a record of impacts to ID 52-2-2122.</p>	Yes
<p>5.21 – Flood Planning This clause applies to land at or below the flood planning level.</p> <p>Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:</p> <ul style="list-style-type: none"> (a) is compatible with the flood hazard of the land, and (b) is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and (c) incorporates appropriate measures to manage risk to life from flood, and (d) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses, and (e) is not likely to result in unsustainable 	<p>The riparian corridor is impacted by the 1%, 5% and 20% flood events, based on existing conditions.</p> <p>The applicant has undertaken flood modelling which considers the fully developed scenario of surrounding future subdivisions. Based on these catchments and the predicted flows, various OSD and water quality treatments are proposed to ensure flows are controlled.</p> <p>The works include a permanent OSD basin in the south-western corner, six raingardens for water quality treatment, retaining walls, cycle paths and revegetation along the corridor banks.</p> <p>Council's engineers support the conclusions of the flood modelling and stormwater design, which will ensure the channel does not pose any flood risk for future lots.</p>	Yes

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

<p>social and economic costs to the community as a consequence of flooding.</p>		
<p>7.4 – Earthworks Before granting development consent for earthworks, the consent authority must consider the following matters:</p> <ul style="list-style-type: none"> (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality, (b) the effect of the proposed development on the likely future use or redevelopment of the land, (c) the quality of the fill or the soil to be excavated, or both, (d) the effect of the proposed development on the existing and likely amenity of adjoining properties, (e) the source of any fill material and the destination of any excavated material, (f) the likelihood of disturbing relics, (g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area. 	<p>Minor earthworks/regrading are required within and adjacent to the channel to install the necessary infrastructure.</p> <p>Bulk earthworks alongside the channel for the future residential lots are proposed to be carried out under DA/2023/325/1 as part of the re-subdivision of the superlots proposed under this DA.</p> <p>Various conditions are recommended to ensure the proposed earthworks are controlled and do not create any adverse impacts on the surrounding area.</p> <p>Refer to Section 2.1 of the DCP Assessment Table for further information.</p>	<p>Yes</p>

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Complies
<p>1.2 – Notification and Advertising Requirements DAs are to be publicly exhibited in accordance with the Camden Community Participation Plan 2021 (CCPP).</p>	The DA was publicly exhibited in accordance with the CCPP and two submissions were received. The issues raised in the submissions are addressed in the main body of the assessment report.	Yes
<p>2.1 – Earthworks Subdivision and building works are to be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill.</p> <p>All retaining walls are to be of masonry construction and identified in the DA.</p> <p>The maximum height permitted for retaining walls is 1m, however variations can be considered where it can be demonstrated that there will be no adverse impacts on adjoining properties or overall amenity.</p> <p>Retaining walls may be built on the boundary provided that Section 88B instruments are created on the affected lots to support the walls, and where appropriate fencing can be installed on top of them.</p> <p>Where retaining walls are not on the boundary the retaining wall and associated infrastructure are to be wholly contained within the allotment.</p> <p>Retaining walls that front a public place are to be finished with an anti-graffiti coating.</p> <p>Development on land with a natural gradient of 1:6.7 (15%) or greater must not be approved unless a geotechnical study has been provided.</p> <p>All land forming operations are to involve the use of clean fill (VENM).</p>	<p>Minor earthworks are required to form the channel, OSD basin, raingardens, rock drop structures, channel edges, shared paths, retaining walls and exercise park.</p> <p>Bulk earthworks for the non-corridor superlots and future residential lots are proposed to be carried out under DA/2023/325/1 (pending assessment and determination).</p> <p>Terraced sandstone block walls are proposed along both sides of the corridor. The walls will range in height from 500mm to up to 2m and have been designed to contain all water in the channel during the probable maximum flood event (PMF).</p> <p>The requirements for easements will be considered further during the Subdivision Certificate (SC) stage.</p> <p>All walls, drainage and monowills fencing are proposed inside Lots 301 and 700, which will be dedicated to Council.</p> <p>The finish of the sandstone block walls is deemed to be appropriate. Council will be responsible for ensuring graffiti is removed.</p> <p>The channel has been designed to suit the site's natural gradient and the adjacent bulk earthworks proposed for the future residential lots.</p> <p>Conditions are recommended for the use of VENM; however it is noted that the land forming operations proposed under this DA are not likely to require importation or exportation of fill.</p>	Yes
<p>2.2 – Salinity Management Groundwater recharge is to be minimised.</p> <p>All development for saline soils is to incorporate soil conservation</p>	<p>A satisfactory erosion and sedimentation control plan has been provided, and conditions are recommended.</p> <p>The submitted soil assessment includes test results from various samples. These identify</p>	Yes

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

<p>measures and sediment and erosion control.</p> <p>For saline soils, a salinity management plan (SMP) is required which outlines the likely impacts and specifies the structural requirements for various infrastructure and services.</p> <p>In lieu of a detailed SMP, all public works are to be designed in accordance with Council's Engineering Design Specifications.</p>	<p>that the upper 500mm surface is generally non to slightly saline and the deepest levels tested (3m) were moderately saline; and that the soil is mildly aggressive to buried concrete and steel.</p> <p>A detailed SMP has been provided which considers the salinity risks associated with the development and makes recommendations to ensure adequate design, maintenance and protection of assets.</p> <p>Council's environmental health officer supports the recommendations of the SMP and a condition is recommended for compliance with it.</p>	
<p>2.3 – Water Management All development must demonstrate compliance with Council's Engineering Specifications including requirements for detention, drainage and water sensitive urban design.</p>	<p>The proposed drainage strategy and infrastructure are generally in accordance with Council's engineering specifications, with conditions recommended where necessary to ensure compliance.</p>	Yes
<p>2.4 – Trees and Vegetation Consent is required to remove trees ≥3m in height, with a circumference of ≥300mm or with a branch span ≥3m.</p> <p>In completing their assessment, Council is to notify impacted adjoining landowners and consider various impacts on the significance of the tree(s) or area concerned, safety hazards, solar access, obstruction of services and the general health and stability of the vegetation.</p>	<p>The arboricultural report proposed to remove up to 11 trees from the corridor lots. However, several of these are identified as protected Swamp Oak Floodplain Forest (an endangered ecological community) in the submitted Biodiversity Assessment Report (BDAR).</p> <p>The plans have been revised to realign the central drainage line and shared path around the protected trees, and to modify the path materials from concrete to a raised composite boardwalk in that location. There is no longer any vegetation removal proposed under this DA.</p> <p>The corridor will be revegetated in accordance with the Vegetation Management Plan (VMP) and landscaping plans for the exercise park.</p> <p>Conditions are recommended for the protection of trees.</p>	Yes
<p>2.5 – Environmentally Sensitive Land DAs proposing development of land containing mapped environmentally sensitive areas are to be accompanied with supporting information.</p> <p>If the development will impact threatened species, populations of ecological communities, a Biodiversity Assessment Report (BDAR) is required.</p>	<p>The site contains two mapped areas of environmentally sensitive land. These align with the Department's purple mapped biodiversity areas. Removal of vegetation in these areas triggers the biodiversity offsets scheme.</p> <p>The submitted BDAR confirms that there are two endangered ecological communities, being the Swamp Oak Floodplain Forest previously mentioned, and a detached stand of Grey Box Forest Red Gum in the north-western corner (outside of the corridor on</p>	Yes

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

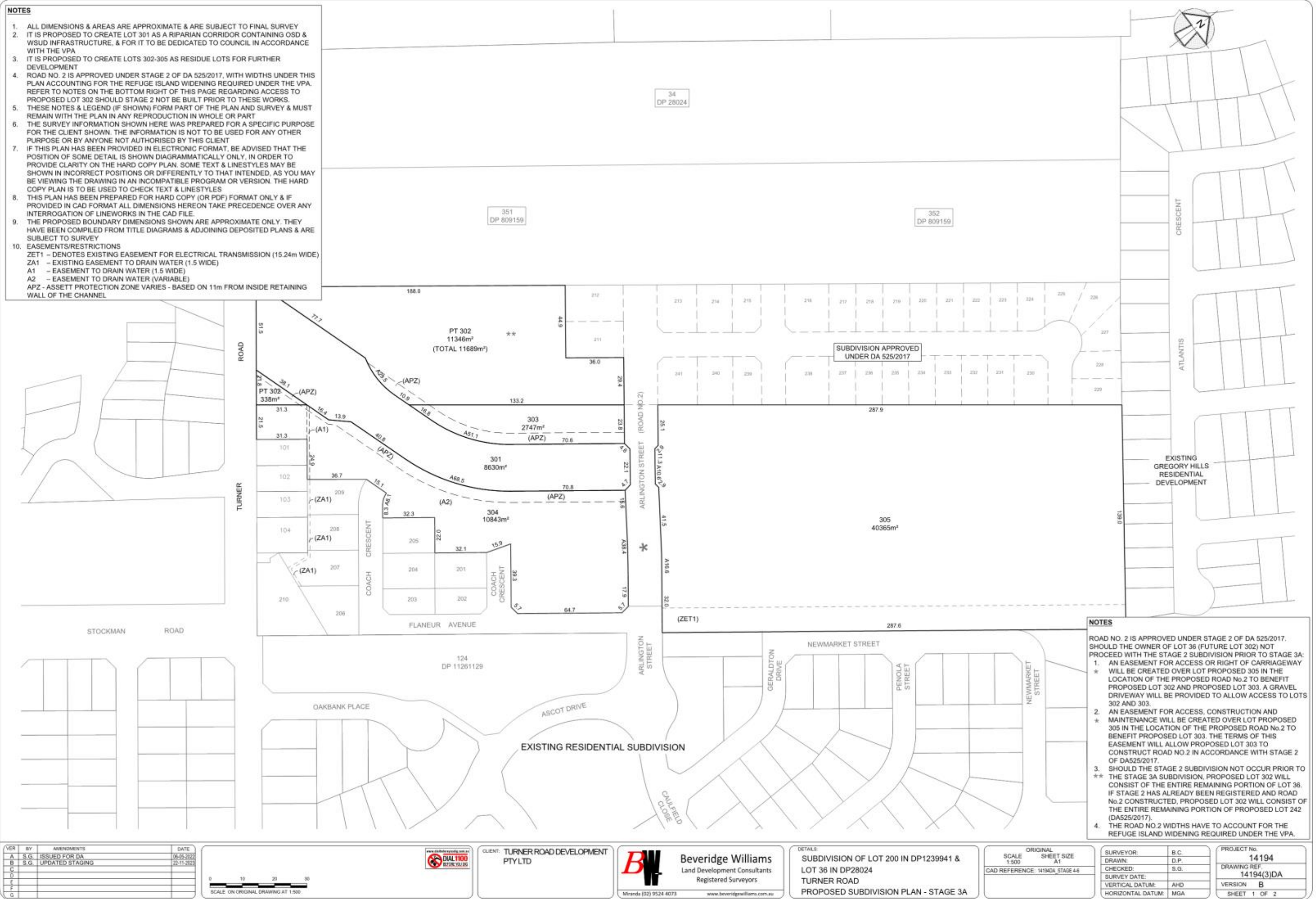
Before granting consent, Council is to be satisfied that the development will be designed, sited, constructed, managed and operated to avoid adverse impacts.	proposed Lot 500). Council's natural resource officer is satisfied that the BDAR has properly assessed the site and impacts. Conditions are recommended to ensure compliance, including appropriate retirement of credits.	
2.6 – Riparian Corridors Works within 40m of waterfront land require a Controlled Activity Approval (CAA) from DPE – Water.	DPE – Water have issued general terms of approval (GTA) requiring a CAA. A condition for compliance is recommended. Council's natural resource officer is satisfied that the proposed revegetation works are consistent with the vegetation management plan (VMP).	Yes
2.7 – Bushfire Risk Management Development of bush fire prone land is required to comply with NSW Rural Fire Service's 'Planning for Bushfire Protection 2019'. Asset Protection Zones (APZs) are to be wholly contained within the residential subdivisions they are required to protect. Restrictions and covenants are required preventing buildings in those areas. APZs are not permitted on environmentally sensitive land.	The south-eastern corner of Lot 304 contains a bushfire buffer zone. However, there are no final residential lots proposed, and a Bush Fire Safety Authority is not required from NSW RFS. Notwithstanding, the submitted Bushfire Report acknowledges the retention of Swamp Oak trees and other VMP revegetation works. It confirms that future final residential lots adjacent to the corridor will achieve BAL 29 or less. This relies upon the use of the 3m wide shared path within the corridor and on mapped sensitive land, as part of the APZ. Council's natural resources officer supports the proposal in this instance, as the path itself will not create any additional maintenance burden from a vegetation perspective. A detailed assessment of final APZ locations will be undertaken for DA/2023/325/1.	Yes
2.8 – Flood Hazard Management Development on flood prone land is to comply with Council's Engineering Specifications and Flood Risk Management Policy.	Refer to Clause 5.21 of the LEP assessment table. Council staff are satisfied that the proposal can comply with Council's specifications and flood policy.	Yes
2.9 – Contaminated and Potentially Contaminated Land An assessment against the provisions of SEPP (Resilience and Hazards) 2021 is required. DAs for subdivision and sensitive land uses are to be accompanied by a detailed contamination assessment.	Refer to the Resilience and Hazards SEPP assessment in the main assessment report. Validation reports have been provided for the treatment of all formerly contaminated areas of the site as approved under the parent DA/2017/525. The site is deemed suitable for the proposed uses. Conditions are recommended for unexpected finds.	Yes
2.12 – Acoustic Amenity An acoustic report may be required where noise sensitive receivers are likely to be affected. Public open spaces are to be	The operation of the corridor and exercise park are not expected to impact the acoustic amenity of future dwellings. Similarly, the surrounding local streets will not impact on the amenity of the park itself.	Yes

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

designed to locate passive recreation areas away from noise sources, without compromising the functionality of the area.	Conditions are recommended to ensure appropriate noise management and work hours during construction.	
2.14 – Waste Management DAs must be accompanied by a waste management plan (WMP) that addresses the DCPs waste management controls and Council's Waste Management Guidelines.	The submitted WMP is satisfactory. It covers the demolition (green waste) and construction phases. A suitable waste bin location is nominated near Newmarket Street for the exercise park on the landscaping plans.	Yes
2.16.1 – Aboriginal Culture and Heritage DAs must identify areas of Aboriginal heritage value within, or adjoining, the site.	Refer to Clause 5.10 of the LEP Assessment table. No existing or likely artefacts were found on the site, and an AHIP is not required. Conditions are recommended for unexpected finds.	Yes
2.19 – Landscape Design Landscape plans are required to be submitted for all DAs that will alter the existing landscape character of the land.	The submitted VMP and landscape plans for the corridor and exercise park are supported by Council staff, including Council's Recreational Working Group (RWG). Conditions are recommended for minor amendments to the landscaping plans prior to the issue if an SWC.	Yes
3.1 – Introduction (Residential Subdivision) Subdivision of land is to comply with the LEP's Minimum Lot Size map.	Refer to Clause 4.1 of the LEP assessment table. Each of the proposed riparian and superlots complies.	Yes
3.2.1 – Introduction (General Subdivision Controls in Residential Areas) Subdivision design must consider the existing site attributes and be compatible with the existing and approved subdivision patterns.	The proposed superlots are consistent with the site's zoning, intended land uses, the VPA and surrounding subdivisions.	Yes
3.2.5 – Additional Controls for Street Network within Urban Release Areas The street network should be designed generally in accordance with the indicative master plan that applies to each urban release area.	There are no new roads proposed, however the proposed superlots are positioned to enable future residential subdivisions to be staged according to the timing and delivery of drainage infrastructure.	Yes
3.2.7 – Parks and Open Space Public parks and open space areas (including riparian corridors) are to be provided in accordance with the ILP for each release area. The embellishment of public parks is to be generally consistent with Council's Open Space Design Manual and any VPA that applies to the land.	The proposed drainage corridor and exercise park are consistent with the ILP for Manooka Valley in Schedule 3. Council's contributions planning staff and RWG support the concept plans with indicative embellishments and confirmed that they are generally in accordance with the VPA that applies to the site.	Yes
S3.1.1 – Manooka Valley Planning Principles All developments in Manooka Valley are to comply with the Master Plan in Figure S3-1 and the	The proposal is generally consistent with the Manooka Valley Master Plan in Figure S3-1, except for where the boundary of Lot 700 slightly extends outside of the C2 zone into the R1 zone, to ensure the shared path	Yes

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

<p>below planning principles, as relevant for Stage 3:</p> <ul style="list-style-type: none"> • provide a high level of scenic quality by protecting significant watercourses, trees, ridgetops and steep slopes from the effects of development; • appropriate design of landscaping, open spaces, water cycle management systems and other elements; • public open space is to maintain downstream water quality and revegetate riparian corridors; • provide a variety of publicly accessible open space areas for passive recreation; • pedestrian and cyclist accessibility throughout the precinct; • protect endangered Cumberland Plain Woodland. 	<p>avoids the existing trees. There are no permissibility or VPA concerns with this minor realignment.</p> <p>The development achieves the aims of the planning principles listed through the appropriate design of drainage infrastructure, open space and pedestrian/cycle links.</p>	
<p>S3.2.2 – Pedestrian and Cycle Network Pedestrian paths and cycleway routes are to be provided as per the Master Plan.</p> <p>Bridges, boardwalks and other landscape devised are to be used to limit pedestrian access into areas of high vegetation sensitivity and provide views of special interest points and the broader landscape.</p>	<p>The proposal is consistent with the Master Plan with respect to pedestrian and cycle paths, although it includes an additional northern link on the eastern side of the corridor that is not mapped as being required.</p> <p>A section of elevated boardwalk and a viewing platform providing views into the riparian area are proposed, and these have been considered acceptable by Council's RWG and engineers.</p>	Yes
<p>S3.2.4 – Parks and Open Space Requirements for bushland restoration are provided in the Plan of Management (POM) prepared by Conacher Travers (2003). All development consents must implement the recommendations of the POM.</p> <p>A path system must be constructed to provide links across and through the area, connect with the bushland regeneration areas and the Currans Hill open space system.</p> <p>Emergency and service vehicle access must be considered and controlled.</p>	<p>The VMP and landscape plans have generally been prepared in accordance with the POM and VPA inclusive of:</p> <ul style="list-style-type: none"> • Three pieces of public exercise equipment; • A public art installation; • A timber viewing deck over the corridor; and • An open turfed area. <p>The shared path will provide access from north to south, including a pedestrian crossing over Road 2 (Arlington Street), as previously approved in Stage 2 of DA/2017/525.</p> <p>Emergency vehicles will be able to access the exercise park via Newmarket Street and future internal roads in Stage 6.</p>	Yes



NOTES

1. ALL DIMENSIONS & AREAS ARE APPROXIMATE & ARE SUBJECT TO FINAL SURVEY
2. IT IS PROPOSED TO CREATE LOT 301 AS A RIPARIAN CORRIDOR CONTAINING OSD & WSUD INFRASTRUCTURE, & FOR IT TO BE DEDICATED TO COUNCIL IN ACCORDANCE WITH THE VPA
3. IT IS PROPOSED TO CREATE LOTS 302-305 AS RESIDUE LOTS FOR FURTHER DEVELOPMENT
4. ROAD NO. 2 IS APPROVED UNDER STAGE 2 OF DA 525/2017, WITH WIDTHS UNDER THIS PLAN ACCOUNTING FOR THE REFUGE ISLAND WIDENING REQUIRED UNDER THE VPA. REFER TO NOTES ON THE BOTTOM RIGHT OF THIS PAGE REGARDING ACCESS TO PROPOSED LOT 302 SHOULD STAGE 2 NOT BE BUILT PRIOR TO THESE WORKS.
5. THESE NOTES & LEGEND (IF SHOWN) FORM PART OF THE PLAN AND SURVEY & MUST REMAIN WITH THE PLAN IN ANY REPRODUCTION IN WHOLE OR PART
6. THE SURVEY INFORMATION SHOWN HERE WAS PREPARED FOR A SPECIFIC PURPOSE FOR THE CLIENT SHOWN. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE OR BY ANYONE NOT AUTHORISED BY THIS CLIENT
7. IF THIS PLAN HAS BEEN PROVIDED IN ELECTRONIC FORMAT, BE ADVISED THAT THE POSITION OF SOME DETAIL IS SHOWN DIAGRAMMATICALLY ONLY. IN ORDER TO PROVIDE CLARITY ON THE HARD COPY PLAN, SOME TEXT & LIFESTYLES MAY BE SHOWN IN INCORRECT POSITIONS OR DIFFERENTLY TO THAT INTENDED, AS YOU MAY BE VIEWING THE DRAWING IN AN INCOMPATIBLE PROGRAM OR VERSION. THE HARD COPY PLAN IS TO BE USED TO CHECK TEXT & LIFESTYLES
8. THIS PLAN HAS BEEN PREPARED FOR HARD COPY (OR PDF) FORMAT ONLY & IF PROVIDED IN CAD FORMAT ALL DIMENSIONS HEREON TAKE PRECEDENCE OVER ANY INTERROGATION OF LINEWORKS IN THE CAD FILE.
9. THE PROPOSED BOUNDARY DIMENSIONS SHOWN ARE APPROXIMATE ONLY. THEY HAVE BEEN COMPILED FROM TITLE DIAGRAMS & ADJOINING DEPOSITED PLANS & ARE SUBJECT TO SURVEY
10. EASEMENTS/RESTRICTIONS
 ZET1 - DENOTES EXISTING EASEMENT FOR ELECTRICAL TRANSMISSION (15.24m WIDE)
 ZA1 - EXISTING EASEMENT TO DRAIN WATER (1.5 WIDE)
 A1 - EASEMENT TO DRAIN WATER (1.5 WIDE)
 A2 - EASEMENT TO DRAIN WATER (VARIABLE)
 APZ - ASSET PROTECTION ZONE VARIES - BASED ON 11m FROM INSIDE RETAINING WALL OF THE CHANNEL

NOTES

1. ROAD NO. 2 IS APPROVED UNDER STAGE 2 OF DA 525/2017. SHOULD THE OWNER OF LOT 36 (FUTURE LOT 302) NOT PROCEED WITH THE STAGE 2 SUBDIVISION PRIOR TO STAGE 3A:
 * WILL BE CREATED OVER LOT PROPOSED 305 IN THE LOCATION OF THE PROPOSED ROAD No.2 TO BENEFIT PROPOSED LOT 302 AND PROPOSED LOT 303. A GRAVEL DRIVEWAY WILL BE PROVIDED TO ALLOW ACCESS TO LOTS 302 AND 303.
2. AN EASEMENT FOR ACCESS, CONSTRUCTION AND MAINTENANCE WILL BE CREATED OVER LOT PROPOSED 305 IN THE LOCATION OF THE PROPOSED ROAD No.2 TO BENEFIT PROPOSED LOT 303. THE TERMS OF THIS EASEMENT WILL ALLOW PROPOSED LOT 303 TO CONSTRUCT ROAD NO.2 IN ACCORDANCE WITH STAGE 2 OF DA525/2017.
3. SHOULD THE STAGE 2 SUBDIVISION NOT OCCUR PRIOR TO THE STAGE 3A SUBDIVISION, PROPOSED LOT 302 WILL CONSIST OF THE ENTIRE REMAINING PORTION OF LOT 36. IF STAGE 2 HAS ALREADY BEEN REGISTERED AND ROAD No.2 CONSTRUCTED, PROPOSED LOT 302 WILL CONSIST OF THE ENTIRE REMAINING PORTION OF PROPOSED LOT 242 (DA525/2017).
4. THE ROAD NO.2 WIDTHS HAVE TO ACCOUNT FOR THE REFUGE ISLAND WIDENING REQUIRED UNDER THE VPA.

VER	BY	AMENDMENTS	DATE
A	S.G.	ISSUED FOR DA	06-25-2022
B	S.G.	UPDATED STAGING	22-11-2023
C			
D			
E			
F			
G			



CLIENT: TURNER ROAD DEVELOPMENT PTY LTD

BW Beveridge Williams
 Land Development Consultants
 Registered Surveyors
 Miranda (02) 9524 4073 www.beveridgewilliams.com.au

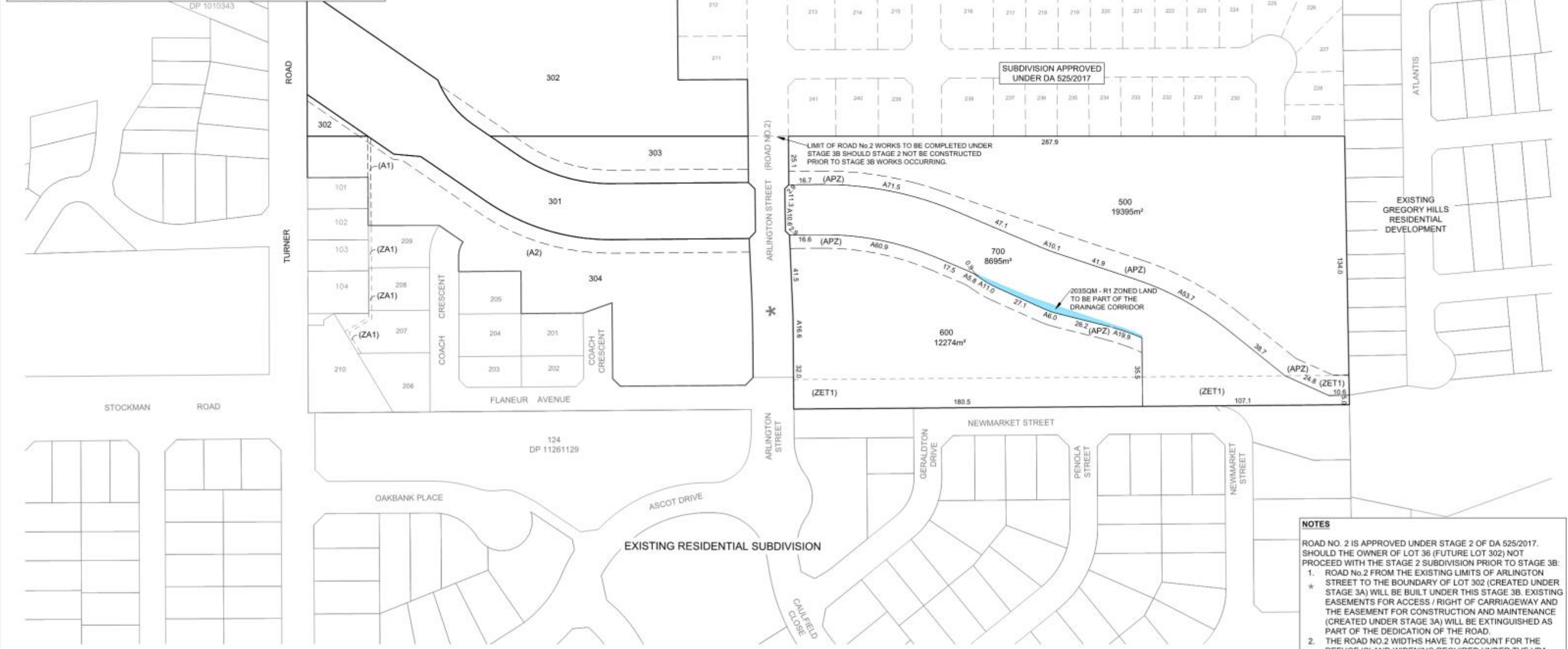
DETAILS:
 SUBDIVISION OF LOT 200 IN DP1239941 & LOT 36 IN DP28024
 TURNER ROAD
 PROPOSED SUBDIVISION PLAN - STAGE 3A

ORIGINAL SHEET SIZE: A1
 SCALE: 1:500
 CAD REFERENCE: 1419DA STAGE 44

SURVEYOR:	B.C.
DRAWN:	D.P.
CHECKED:	S.G.
SURVEY DATE:	AHD
VERTICAL DATUM:	MGA
HORIZONTAL DATUM:	MGA

PROJECT No. 14194
 DRAWING REF. 14194(3)DA
 VERSION B
 SHEET 1 OF 2

- NOTES**
1. ALL DIMENSIONS & AREAS ARE APPROXIMATE & ARE SUBJECT TO FINAL SURVEY
 2. IT IS PROPOSED TO CREATE LOT 700 AS A RIPARIAN CORRIDOR & FOR IT TO BE DEDICATED TO COUNCIL IN ACCORDANCE WITH THE VPA
 3. IT IS PROPOSED TO CREATE LOTS 500 AND 600 AS RESIDUE LOTS FOR FURTHER DEVELOPMENT
 4. ROAD NO. 2 IS APPROVED UNDER STAGE 2 OF DA 525/2017, WITH WIDTHS UNDER THIS PLAN ACCOUNTING FOR THE REFUGE ISLAND WIDENING REQUIRED UNDER THE VPA. REFER TO NOTES ON THE BOTTOM RIGHT OF THIS PAGE REGARDING ROAD No.2 SHOULD STAGE 2 NOT BE BUILT PRIOR TO THESE WORKS.
 5. THESE NOTES & LEGEND (IF SHOWN) FORM PART OF THE PLAN AND SURVEY & MUST REMAIN WITH THE PLAN IN ANY REPRODUCTION IN WHOLE OR PART
 6. THE SURVEY INFORMATION SHOWN HERE WAS PREPARED FOR A SPECIFIC PURPOSE FOR THE CLIENT SHOWN. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE OR BY ANYONE NOT AUTHORISED BY THIS CLIENT
 7. IF THIS PLAN HAS BEEN PROVIDED IN ELECTRONIC FORMAT, BE ADVISED THAT THE POSITION OF SOME DETAIL IS SHOWN DIAGRAMMATICALLY ONLY, IN ORDER TO PROVIDE CLARITY ON THE HARD COPY PLAN, SOME TEXT & LINESYLES MAY BE SHOWN IN INCORRECT POSITIONS OR DIFFERENTLY TO THAT INTENDED, AS YOU MAY BE VIEWING THE DRAWING IN AN INCOMPATIBLE PROGRAM OR VERSION. THE HARD COPY PLAN IS TO BE USED TO CHECK TEXT & LINESYLES
 8. THIS PLAN HAS BEEN PREPARED FOR HARD COPY (OR PDF) FORMAT ONLY & IF PROVIDED IN CAD FORMAT ALL DIMENSIONS HEREON TAKE PRECEDENCE OVER ANY INTERROGATION OF LINEWORKS IN THE CAD FILE.
 9. THE PROPOSED BOUNDARY DIMENSIONS SHOWN ARE APPROXIMATE ONLY. THEY HAVE BEEN COMPILED FROM TITLE DIAGRAMS & ADJOINING DEPOSITED PLANS & ARE SUBJECT TO SURVEY
 10. EASEMENTS/RESTRICTIONS
 ZET1 - DENOTES EXISTING EASEMENT FOR ELECTRICAL TRANSMISSION (15.24m WIDE)
 ZA1 - EXISTING EASEMENT TO DRAIN WATER (1.5 WIDE)
 A1 - EASEMENT TO DRAIN WATER (1.5 WIDE)
 A2 - EASEMENT TO DRAIN WATER (VARIABLE)
 APZ - ASSETT PROTECTION ZONE VARIES - BASED ON 11m FROM INSIDE RETAINING WALL OF THE CHANNEL



- NOTES**
- ROAD NO. 2 IS APPROVED UNDER STAGE 2 OF DA 525/2017. SHOULD THE OWNER OF LOT 36 (FUTURE LOT 302) NOT PROCEED WITH THE STAGE 2 SUBDIVISION PRIOR TO STAGE 3B:
1. ROAD No.2 FROM THE EXISTING LIMITS OF ARLINGTON STREET TO THE BOUNDARY OF LOT 302 (CREATED UNDER STAGE 3A) WILL BE BUILT UNDER THIS STAGE 3B. EXISTING EASEMENTS FOR ACCESS / RIGHT OF CARRIAGEWAY AND THE EASEMENT FOR CONSTRUCTION AND MAINTENANCE (CREATED UNDER STAGE 3A) WILL BE EXTINGUISHED AS PART OF THE DEDICATION OF THE ROAD.
 2. THE ROAD NO.2 WIDTHS HAVE TO ACCOUNT FOR THE REFUGE ISLAND WIDENING REQUIRED UNDER THE VPA.

VER	BY	AMENDMENTS	DATE
A	S.G.	ISSUED FOR DA	06-25-2022
B	S.G.	UPDATED STAGING	22-11-2023
C			
D			
E			
F			
G			



CLIENT: TURNER ROAD DEVELOPMENT PTY LTD

BW Beveridge Williams
 Land Development Consultants
 Registered Surveyors
 Miranda (02) 9524 4073 www.beveridgewilliams.com.au

DETAILS:
 SUBDIVISION OF LOT 200 IN DP1239941 & LOT 36 IN DP28024
 TURNER ROAD
 PROPOSED SUBDIVISION PLAN - STAGE 3B

ORIGINAL SHEET SIZE: A1
 SCALE: 1:500
 CAD REFERENCE: 14194A STAGE 44

SURVEYOR:	B.C.
DRAWN:	D.P.
CHECKED:	S.G.
SURVEY DATE:	
VERTICAL DATUM:	AHD
HORIZONTAL DATUM:	MGA

PROJECT No.	14194
DRAWING REF.	14194(3)DA
VERSION	B
SHEET	2 OF 2

TURNER ROAD DEVELOPMENT PTY LTD

LOT 200 IN DP1239941, LOT 36 IN DP28024 & LOT 401 IN DP1163902 8 FLANEUR AVENUE & 187 TURNER ROAD, CURRANS HILL

DRAINAGE CORRIDOR WORKS ON LOT 200 IN DP1239941, LOT 36 IN DP28024 & LOT 401 IN DP1163902 8 FLANEUR AVENUE & 187 TURNER ROAD, CURRANS HILL

GENERAL NOTES

- G1 All work to be carried out in accordance with Camden Council's Standard Specifications and to the requirements of Council's Engineer.
- G2 Inspections by the Camden Council's Engineer shall be carried out at the following stages:
 - (i) Prior to installation of erosion and sediment control structures
 - (ii) Prior to backfilling pipelines, subsoil drains and dams
 - (iii) Prior to casting of pits and other concrete structures, including kerb and gutter
 - (iv) Proof roller test of subgrade and sub-base
 - (v) Roller test of completed pavement prior to placement of wearing course
 - (vi) Formworks prior to pouring concrete in parking area for footpath crossing and other associated work
 - (vii) Prior to backfilling public utility crossings in road reserves
 - (viii) Prior to placement of asphaltic concrete
- G3 No trees to be removed unless approval is granted by Council's Landscape Compliance Officer.
- G4 Make smooth junctions with existing works.
- G5 No work to be carried out on Council property or adjoining properties without the written permission from the owner.
- G6 Vehicular access and all services to be maintained at all times to adjoining properties affected by construction.
- G7 All rubbish, buildings, sheds and fences to be removed to satisfaction of Council's Engineer.
- G8 Council Engineers have discretion to vary, as considered necessary, the engineering requirements in respect of a particular subdivision or development having regard to the site context.

EARTHWORKS NOTES

- E1 Earthworks to be carried out to the satisfaction of the PCA. Unsound materials are to be removed from basin prior to filling. The contractor is to arrange and make available compaction certificates where required.
- E2 Where the slope of the natural surface exceeds one in four (1:4), benches are to be cut to prevent slipping of the placed fill material as required by the PCA.
- E3 All batters are to be scarified to assist with adhesion of top soil to batter face.
- E4 Provide minimum 150mm and maximum 300mm topsoil with grass seeding filled areas and all other areas disturbed during construction.
- E5 The control testing of earthworks shall be in accordance with the guidelines in Australian Standard 3798 - 2007. Where it is proposed to use test method AS1289 E8.1 or AS1289 E8.2 to determine the field density, a sand replacement method shall be used to confirm the results as directed by Council.

The geotechnical testing authority shall have a level 1 responsibility for all filling as defined in Appendix B AS 3798-2007, and at the end of the works shall confirm the earthworks comply with the requirements of the specification and drawings.
- E6 The Contractor shall control sedimentation, erosion and pollution during construction in accordance with the requirements of the soil conservation services and water resources of NSW.

STORMWATER NOTES

- S1 All pipes to be spigot and socket, rubber ring jointed.
- S2 All longitudinal pipelines in roads must be located under kerb and gutter and be backfilled with clean sharp sand unless otherwise indicated on plans and approved by Council.
- S3 Drainage lines must be backfilled with clean sharp sand in trafficable areas. Three (3) metres of agline wrapped in geotech stocking is to be provided to all downstream pits.
- S4 All gully pits to Council's standard and lintels centrally placed at sag pits.
- S5 All pits must be benched and streamlined. Provide SL72 reinforcement and step irons in all pits over 1.2m deep.
- S6 Concrete to have minimum compressive strength of 32 MPa at 28 days unless specified otherwise by Council Engineer.
- S7 All interallotment drainage must have a minimum cover of 450mm to the top of pipe unless otherwise approved by the Council Engineer.
- S8 Catch drains must be constructed as required by Council's Engineer or the PCA.
- S9 All common drainage lines must be laid centrally within 1.5m/3.0m easements. Cleaning eyes must be provided immediately downstream of all slope junctions.
- S10 One hundred (100) ARI year overland flow paths must be formed and shown on works as executed drawings.
- S11 Adequate provision to be made for scouring and sedimentation to all drainage works in accordance with Council's requirements.



LOCALITY SKETCH
(NOT TO SCALE)

ADDITIONAL NOTES:

- A1 THE CONTRACTOR SHALL ENSURE THAT ALL PIT LINTELS ARE LABELLED WITH PERMANENT STENCILLED SIGNS IDENTIFYING THAT THE PIT DRAINS TO "NARELLAN CREEK"
- A2 TRAFFIC MANAGEMENT PROCEDURES & SYSTEMS SHALL BE INTRODUCED DURING THE CONSTRUCTION WORKS TO ENSURE SAFETY OF PUBLIC AND WORKERS AND MUST BE IN ACCORDANCE WITH AS1742.3
- A3 ALL WORKS AND PROCEDURES CARRIED OUT IN ASSOCIATION WITH THIS DEVELOPMENT SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WORKCOVER AUTHORITY AND OCCUPATIONAL HEALTH AND SAFETY LEGISLATION AND REGULATIONS.
- A4 ALL CONSTRUCTION AND DEMOLITION WORKS SHALL BE RESTRICTED TO THE FOLLOWING HOURS:
7am TO 5pm MONDAYS TO FRIDAYS (INCLUSIVE),
8am TO 5pm SATURDAYS IF NOISE IS INADVERTIBLE TO ADJOINING RESIDENTIAL PROPERTIES
OTHERWISE 8am TO 4pm, AND WORK ON SUNDAYS AND PUBLIC HOLIDAYS IS PROHIBITED.
- A5 ALL WASTE SHALL BE DISPOSED OF AT AN APPROVED WASTE DISPOSAL DEPOT AND COPIES OF ALL DOCUMENTATION ASSOCIATED WITH SUCH DISPOSAL SHALL BE PROVIDED TO THE PRINCIPAL. A WASTE CONTROL CONTAINER SHALL BE LOCATED ON SITE AND NO WASTE MATERIAL SHALL BE STORED ON SITE OTHER THAN IN SUCH CONTAINER.
- A6 CONTRACTOR SHALL ERECT A SIGN (MINIMUM SIZE OF 300mm x 400mm) AT THE ENTRANCE TO THE SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS ADVERTISING THE FOLLOWING:-
- FULL DETAILS OF THE PCA
- FULL DETAILS OF THE CONSTRUCTION CERTIFICATE
- FULL DETAILS OF DEVELOPMENT CONSENT No.75/2012 (INCLUDING SECTION 96 MODIFICATION)
- FULL DETAILS OF THE BUILDER/CONTRACTOR
- A7 DUST CONTROL TO BE MAINTAINED THROUGHOUT PROJECT BY WATERING & PROGRESSIVE EARLY REVEGETATION

DRAWING INDEX			
SHEET NO.	REVISION	DRAWING REFERENCE	TITLE
COVER - DETAILING - LAYOUTS			
001	F	14194 - 3 - 001 - COV	COVER SHEET
002	E	14194 - 3 - 011 - LAY	OVERALL ULTIMATE DEVELOPMENT
003	D	14194 - 3 - 012 - LAY	PROPOSED CHANNEL PLAN PART A
004	E	14194 - 3 - 013 - LAY	PROPOSED CHANNEL PLAN PART B
005	E	14194 - 3 - 014 - LAY	PROPOSED CHANNEL PLAN PART C
CHANNEL LONG SECTIONS			
006	D	14194 - 3 - 101 - RLS	CHANNEL LONG-SECTIONS
007	D	14194 - 3 - 102 - RLS	BLANK SHEET
CHANNEL CROSS SECTIONS			
008	E	14194 - 3 - 201 - RXS	TYPICAL CHANNEL SECTIONS
009	D	14194 - 3 - 202 - RXS	PROPOSED CHANNEL CROSS SECTIONS CH0.0-CH45.00
010	D	14194 - 3 - 203 - RXS	PROPOSED CHANNEL CROSS SECTIONS CH60.0-89.35
011	D	14194 - 3 - 204 - RXS	PROPOSED CHANNEL CROSS SECTIONS CH90.0-165.00
012	D	14194 - 3 - 205 - RXS	PROPOSED CHANNEL CROSS SECTIONS CH167.05-244.70
013	D	14194 - 3 - 206 - RXS	PROPOSED CHANNEL CROSS SECTIONS CH255.0-324.66
014	D	14194 - 3 - 207 - RXS	PROPOSED CHANNEL CROSS SECTION CH330.0 - CH416.11
015	D	14194 - 3 - 208 - RXS	PROPOSED CHANNEL CROSS SECTION CH420 - CH495
016	D	14194 - 3 - 209 - RXS	PROPOSED CHANNEL CROSS SECTION CH510 - CH555
017	D	14194 - 3 - 210 - RXS	BLANK SHEET
STORMWATER DRAINAGE - CATCHMENTS & TABLES			
018	D	14194 - 3 - 401 - DCP	CATCHMENT PLAN UNDER EXISTING CONDITIONS
019	D	14194 - 3 - 402 - DCP	CATCHMENT PLAN UNDER DEVELOPED CONDITIONS
020	C	14194 - 3 - 403 - DCP	DEVELOPED WATER QUALITY SUMMARY
021	D	14194 - 3 - 404 - DCP	STANTEC TUFLOW MODELLING RESULTS 1% AEP FLOOD DEPTH COM
022	D	14194 - 3 - 405 - DCP	STANTEC TUFLOW MODELLING RESULTS 1% AEP VELOCITY COMPAR
STORMWATER OSD & BIO BASIN			
023	C	14194 - 3 - 481 - SWB	OSD BASIN DETAILS
024	B	14194 - 3 - 482 - SWB	RAINGARDEN DETAILS RG 2 & RG 4
025	B	14195 - 3 - 483 - SWB	RAINGARDEN DETAILS RG 3A & RG 3B
026	B	14196 - 3 - 484 - SWB	RAINGARDEN DETAILS RG 1A & RG 1B
SOIL WATER MANAGEMENT			
027	E	14194 - 3 - 551 - ESC	SOIL & WATER MANAGEMENT PLAN
028	C	14194 - 3 - 552 - ESC	SOIL & WATER MANAGEMENT NOTES
TURNING MOVEMENT			
029	C	14194 - 3 - 941 - TURN	TURNING MOVEMENTS

WARNING
BEWARE OF UNDERGROUND SERVICES
The locations of underground services are approximate only and their exact position should be proven on site.
No guarantee is given that all existing services are shown. Locate all underground services before commencement of works.
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ISSUED FOR
DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE	DRN	APP	REV	DESCRIPTION	DATE	DRN	APP
E	SET AMENDED	02-02-2024	L.D.	S.G.					
D	SET AMENDED	06-09-2023	L.D.	S.G.					
C	SET AMENDED & SHEET 20 ADDED	24-03-2023	L.D.	S.G.					
B	SHEETS 1, 6, 7 & 8 AMENDED	13-09-2023	L.D.	S.G.					
A	ISSUED FOR DA	28-08-2022	D.P.	S.G.	F	SET AMENDED	04-03-2024	S.G.	S.G.

Designed Date	S. GRAY 28-08-2022
Drawn	LDRWISH
Approved Date	S. GRAY 06-09-2023
PI Number	-

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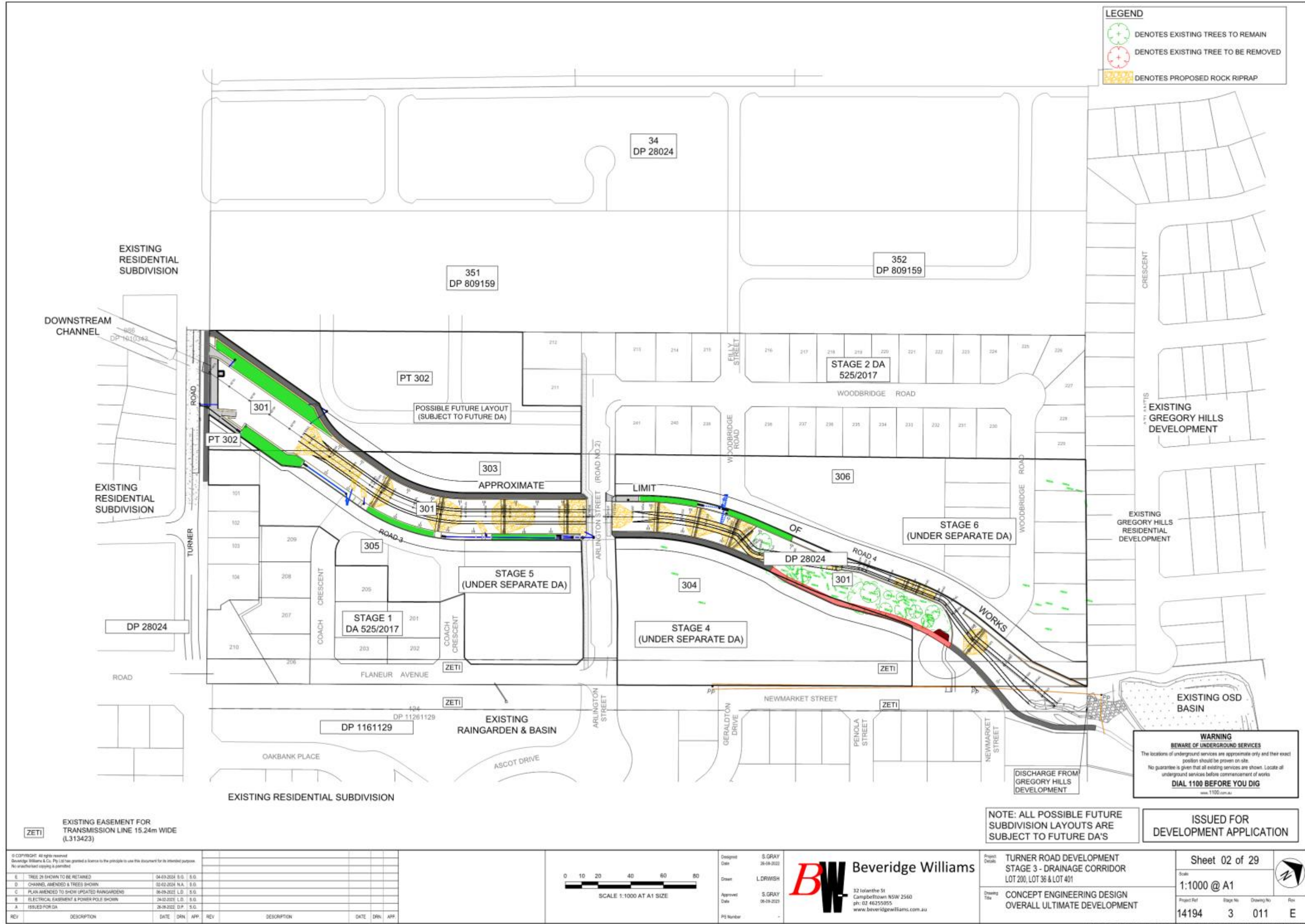
Project Details
TURNER ROAD DEVELOPMENT
STAGE 3 - DRAINAGE CORRIDOR
LOT 200, LOT 36 & LOT 401

Drawing Title
CONCEPT ENGINEERING DESIGN
COVER SHEET

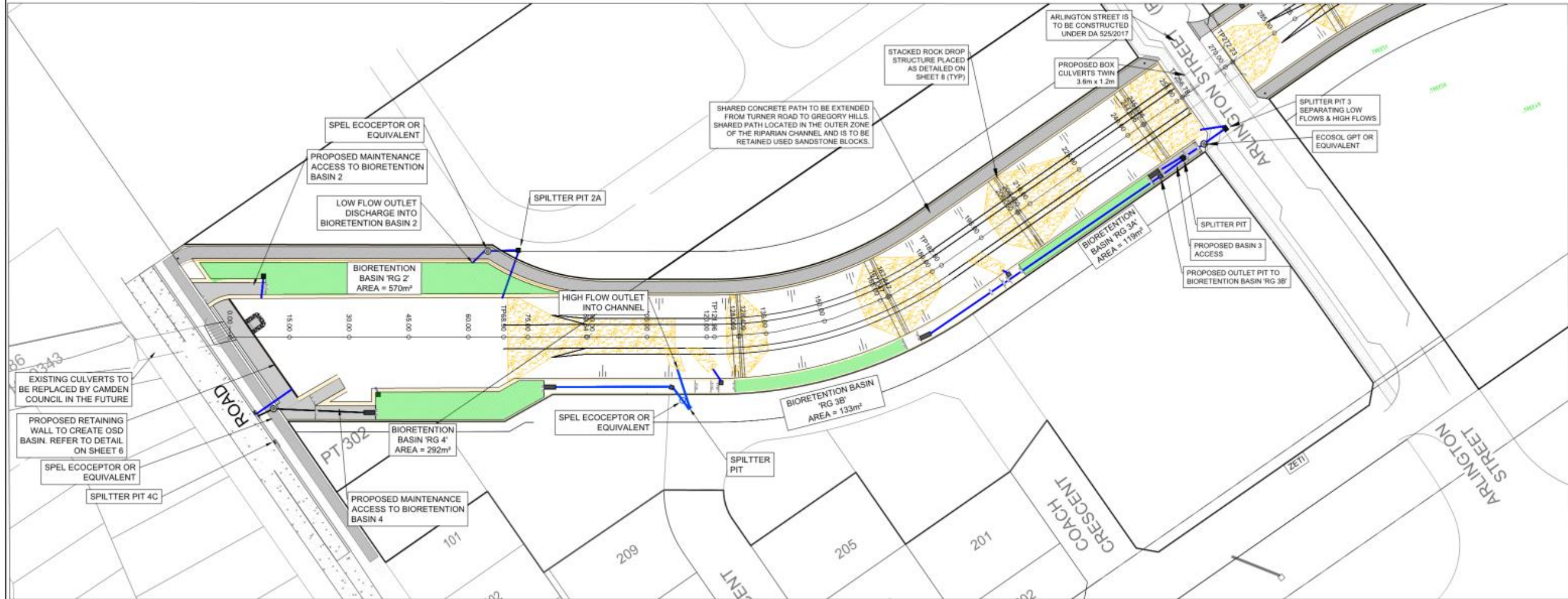
Sheet 01 of 29

Scale
NOT TO SCALE

Project Ref: 14194 Stage No: 3 Drawing No: 001 Rev: F



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ISSUED FOR DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE	DRN	APP	REV	DESCRIPTION	DATE	DRN	APP
D	CHANNEL LAYOUT UPDATED	02-02-2024	N.A.	S.G.					
C	PLAN AMENDED TO SHOW UPDATED RAINGARDENS	06-09-2023	L.D.	S.G.					
B	ELECTRICAL EARSTING SHOWN	24-03-2023	L.D.	S.G.					
A	ISSUED FOR DA	28-08-2022	D.P.	S.G.					

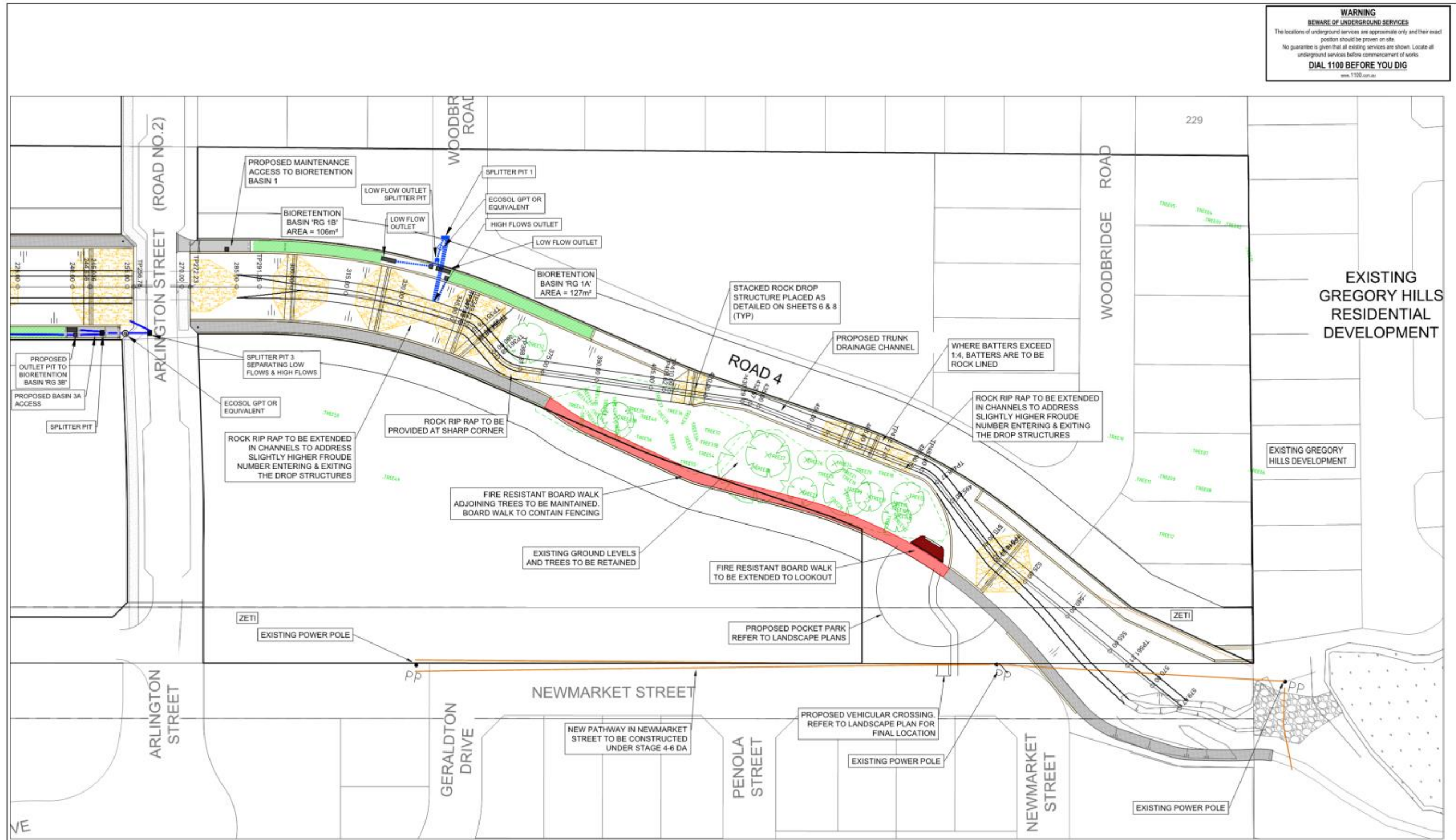


Designed By: S. GRAY
 Date: 28-09-2023
 Drawn By: LDRWISH
 Approved By: S. GRAY
 Date: 08-09-2023
 PG Number: -

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Project Details: TURNER ROAD DEVELOPMENT STAGE 3 - DRAINAGE CORRIDOR LOT 200, LOT 36 & LOT 401
 Drawing Title: CONCEPT ENGINEERING DESIGN PROPOSED CHANNEL PLAN PART A

Sheet 03 of 29
 Scale: 1:500 @ A1
 Project Ref: 14194
 Stage No: 3
 Drawing No: 012
 Rev: D



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REV	DESCRIPTION	DATE	DRN	APP	REV	DESCRIPTION	DATE	DRN	APP
E	TREE 29 SHOWN TO BE RETAINED	04-03-2024	S.G.	S.G.					
D	CHANNEL AMENDED & MORE TREES SHOWN	02-02-2024	N.A.	S.G.					
C	PLAN AMENDED TO SHOW UPDATED RAINGARDENS	06-09-2023	L.D.	S.G.					
B	ELECTRICAL EARSTING SHOWN	24-03-2023	L.D.	S.G.					
A	ISSUED FOR DA	28-08-2022	D.P.	S.G.					

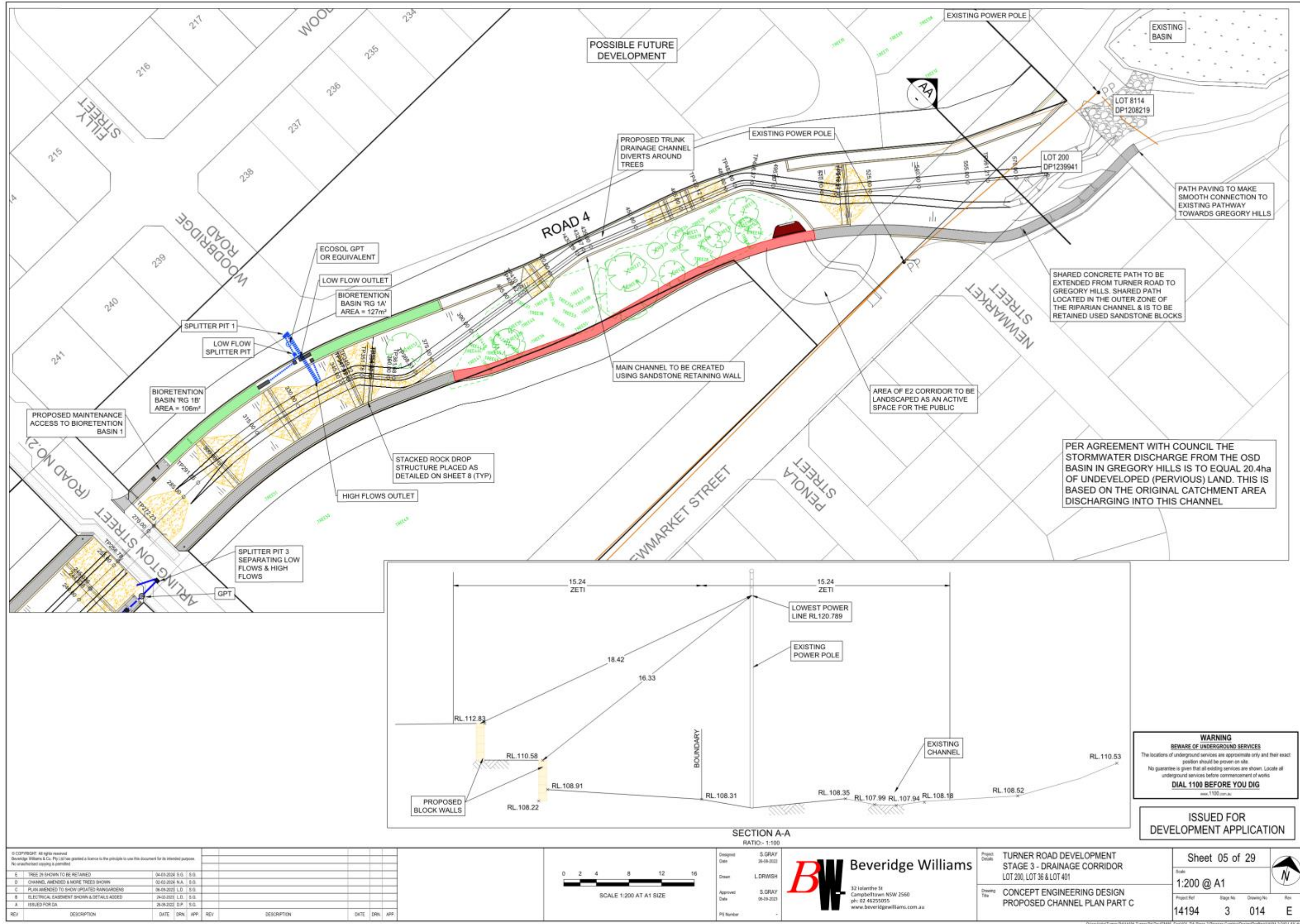


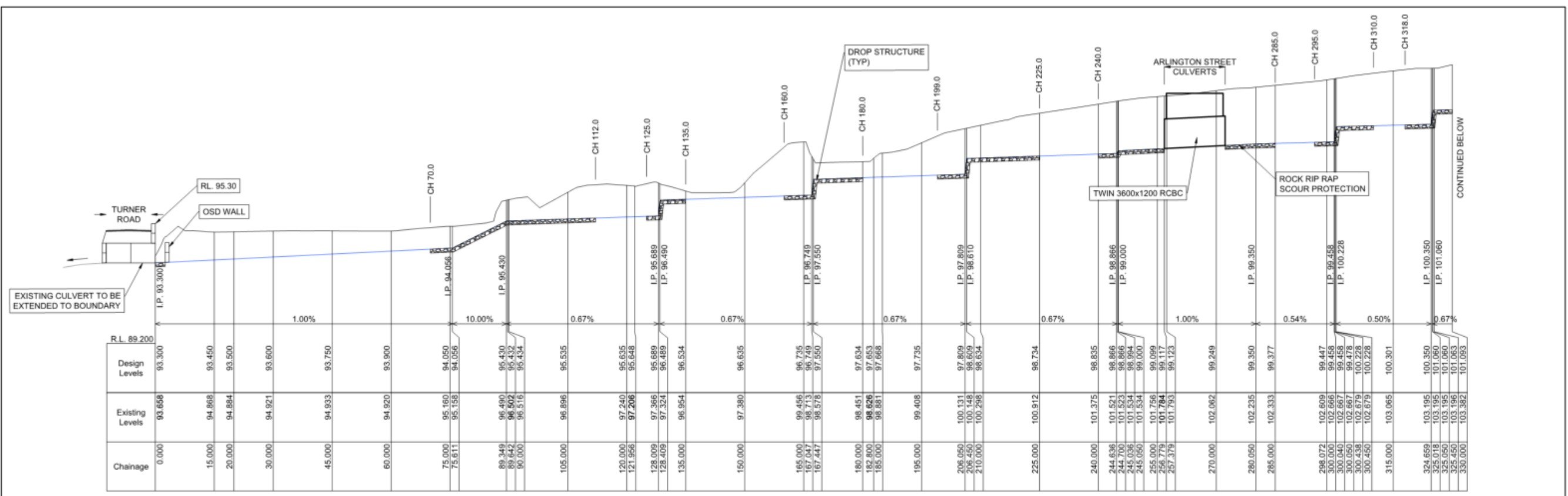
Designed By: S. GRAY
 Date: 28-08-2022
 Drawn By: LDRWISH
 Approved By: S. GRAY
 Date: 08-09-2023
 PG Number: -

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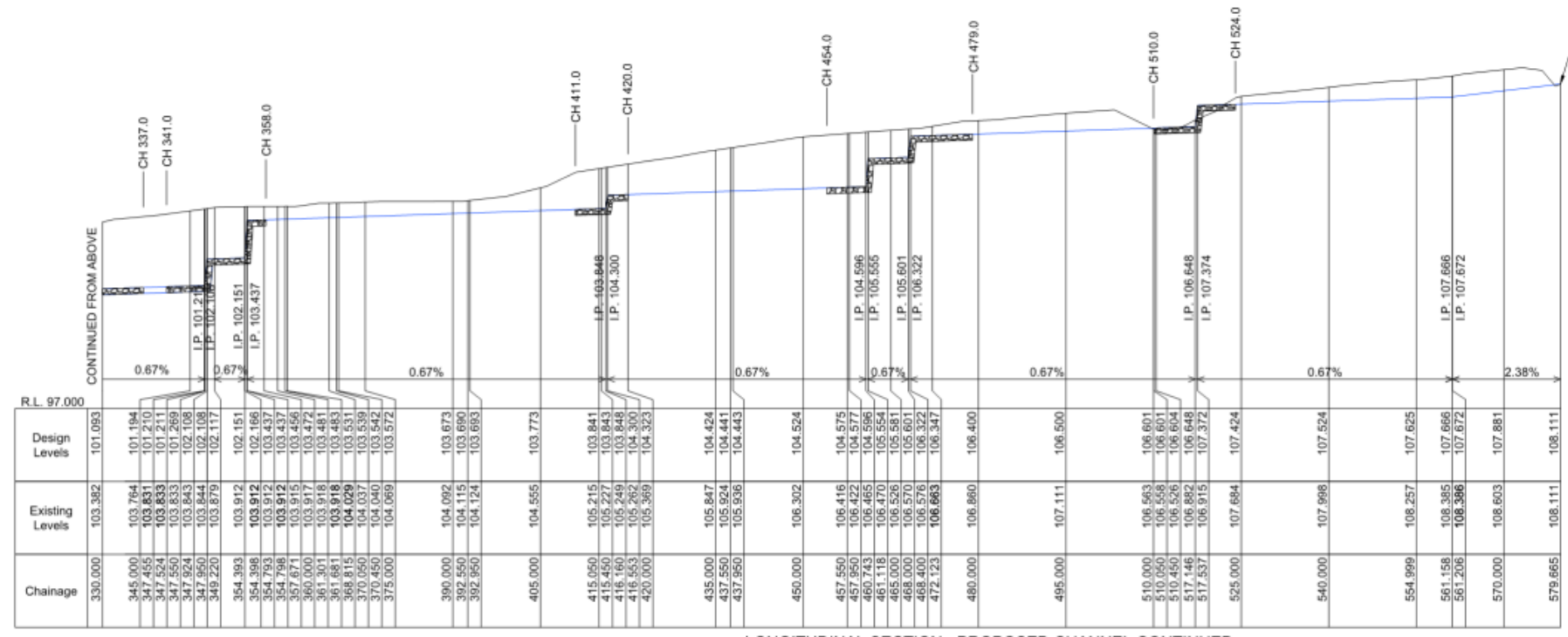
Project Details: TURNER ROAD DEVELOPMENT STAGE 3 - DRAINAGE CORRIDOR LOT 200, LOT 36 & LOT 401
 Drawing Title: CONCEPT ENGINEERING DESIGN PROPOSED CHANNEL PLAN PART B

Sheet 04 of 29
 Scale: 1:500 @ A1
 Project Ref: 14194
 Stage No: 3
 Drawing No: 013
 Rev: E



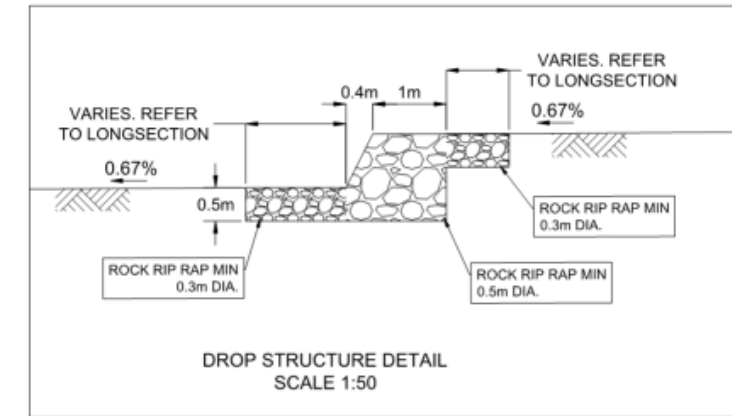


LONGITUDINAL SECTION - PROPOSED CHANNEL
H= 1:500 V= 1:100



LONGITUDINAL SECTION - PROPOSED CHANNEL CONTINUED
H= 1:500 V= 1:100

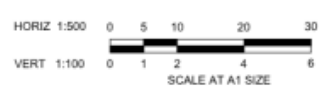
MAKE SMOOTH TRANSITION INTO EXISTING CHANNEL



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ISSUED FOR DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE	DRN	APP	REV	DESCRIPTION	DATE	DRN	APP
D	LONGSECTION AMENDED	02-02-2021	NA	S.G.					
C	LONGSECTION AMENDED & TITLE BLOCK UPDATED	06-09-2021	L.D.	S.G.					
B	LONGSECTION AMENDED	24-02-2021	L.D.	S.G.					
A	ISSUED FOR DR	28-08-2022	D.P.	S.G.					



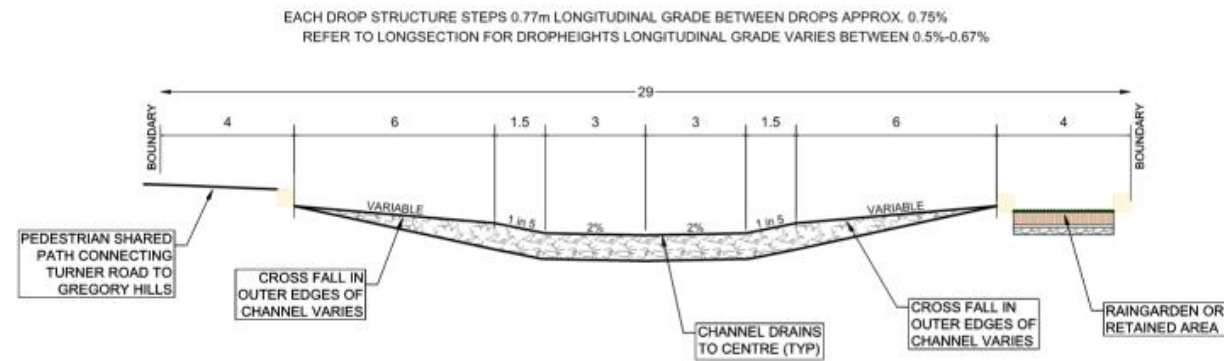
Designed: S.GRAY
Date: 28-08-2022
Drawn: L.DRWISH
Approved: S.GRAY
Date: 08-09-2023
PS Number: -

BW Beveridge Williams
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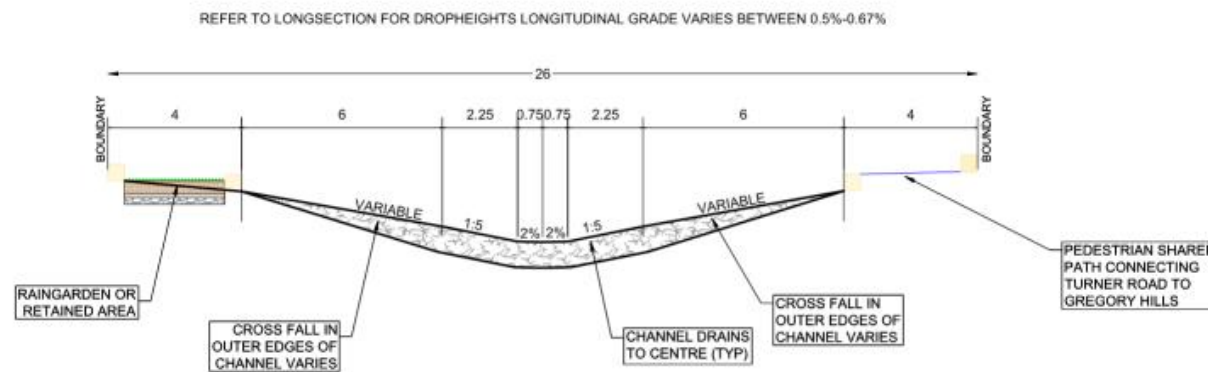
Project Details
TURNER ROAD DEVELOPMENT
STAGE 3 - DRAINAGE CORRIDOR
LOT 200, LOT 36 & LOT 401

Drawing Title
CONCEPT ENGINEERING DESIGN
CHANNEL LONG-SECTIONS

Sheet06 of 29			
Scale 1:500 H:1:100 V @ A1			
Project Ref	Stage No	Drawing No	Rev
14194	3	101	D



TYPICAL SECTION OF CHANNEL DOWNSTREAM OF ARLINGTON STREET DROP STRUCTURES



TYPICAL SECTION OF CHANNEL UPSTREAM OF ARLINGTON STREET DROP STRUCTURES

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ISSUED FOR DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE	DRN	APP	REV	DESCRIPTION	DATE	DRN	APP
E	NOTES UPDATED	02-02-2024	N.A.	S.G.					
D	TITLE BLOCK AMENDED	06-09-2023	L.D.	S.G.					
C	TYPICAL SECTIONS AMENDED	24-03-2023	L.D.	S.G.					
B	TYPICAL SECTIONS AMENDED	13-09-2022	L.D.	S.G.					
A	ISSUED FOR DA	28-08-2022	D.P.	S.G.					



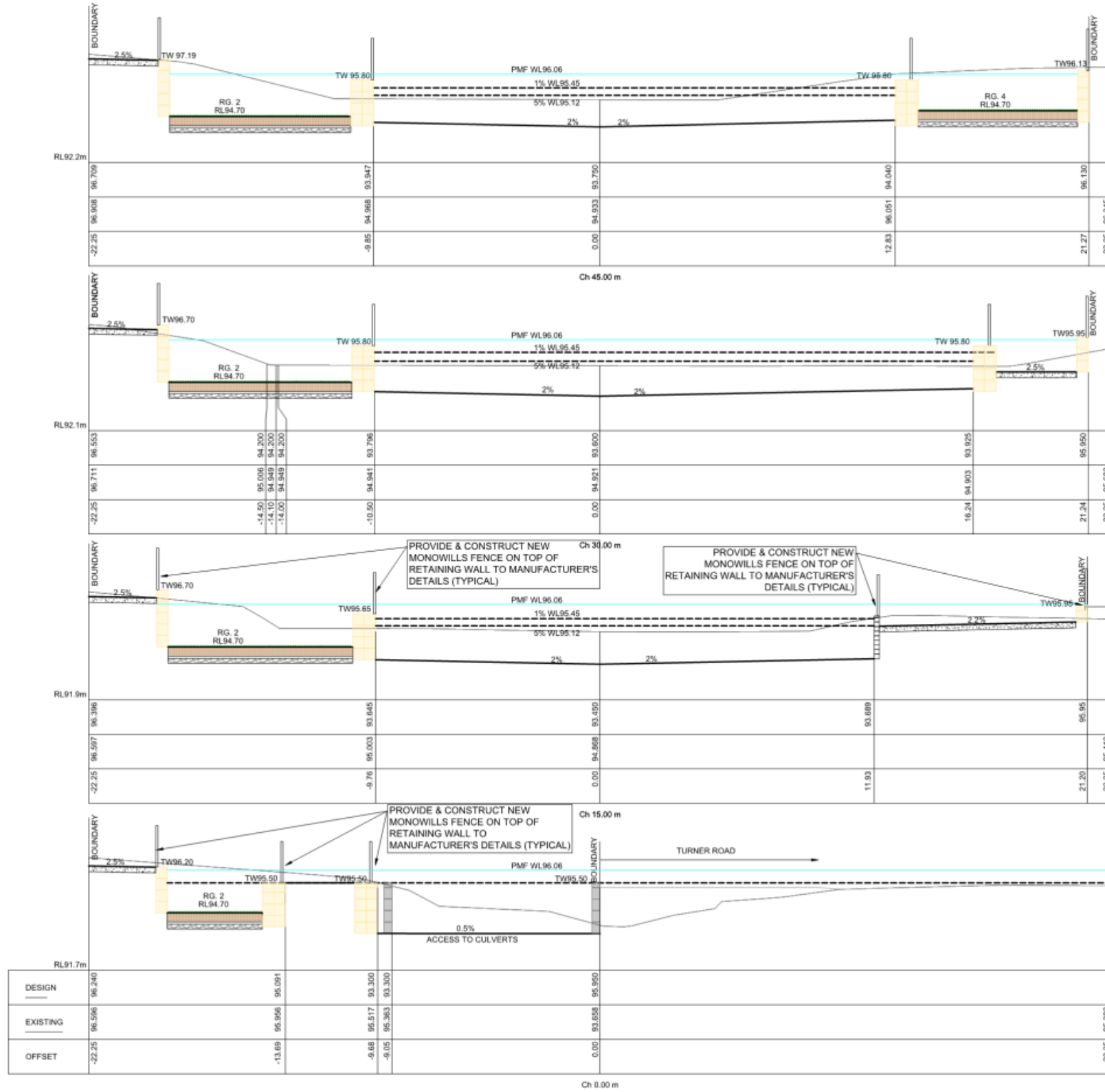
Designed Date: S. GRAY 28-09-2023
 Drawn: LDRWISH
 Approved Date: S. GRAY 28-09-2023
 PS Number: -



Project Details: TURNER ROAD DEVELOPMENT STAGE 3 - DRAINAGE CORRIDOR LOT 200, LOT 36 & LOT 401
 Drawing Title: CONCEPT ENGINEERING DESIGN TYPICAL CHANNEL SECTIONS

Sheet08 of 29
 Scale: 1:100 @ A1
 Project Ref: 14194 Stage No: 3 Drawing No: 201 Rev: E





A FENCE IS TO BE PROVIDED ON TOP OF PROPOSED WALLS. FINAL FENCE TYPE TO BE DETERMINED AT SUBDIVISION WORKS CERTIFICATE STAGE

FINAL STRUCTURAL DESIGNS OF RETAINING WALLS TO BE PROVIDED AT SUBDIVISION WORKS CERTIFICATE STAGE

LEGEND

- DENOTES EXISTING SURFACE
- DENOTES PROPOSED SURFACE
- WL95.05 DENOTES WATER LEVEL OF 1% & 5% AEP
- PMF WL96.06 DENOTES THE PMF WATER LEVEL

PMF LEVELS HAVE BEEN ADOPTED FROM THE STANTEC TUFLOW FLOOD MODELLING AND DOCUMENTED IN THE STANTEC REPORT WITH REF: 300203957_L001_Turner Rd FIA & DATED 21/12/2023.

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REV	DESCRIPTION	DATE	DRN	APP	REV	DESCRIPTION	DATE	DRN	APP
D	ADDITIONAL WATER LEVELS SHOWN	02-02-2024	N/A	S.G.					
C	CROSS SECTIONS AMENDED & TITLE BLOCK UPDATED	09-09-2023	L.D.	S.G.					
B	CROSS SECTIONS AMENDED AS PER COUNCIL'S COMMENTS	24-02-2023	L.D.	S.G.					
A	ISSUED FOR DA	29-08-2022	D.P.	S.G.					



Designed Date: S.GRAY 26-08-2022
 Drawn: L.DRISH
 Approved Date: S.GRAY 06-09-2023
 PS Number: -

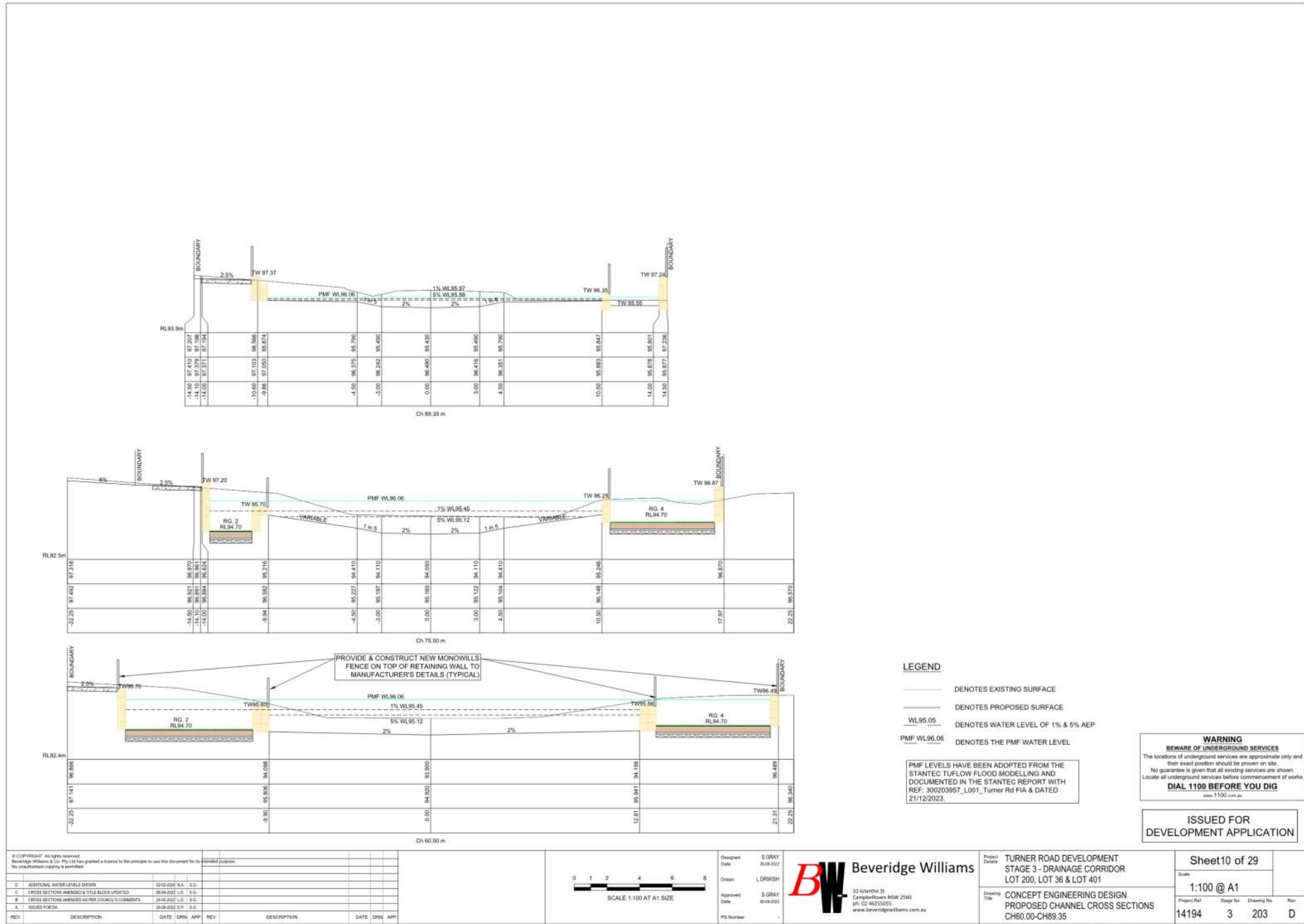


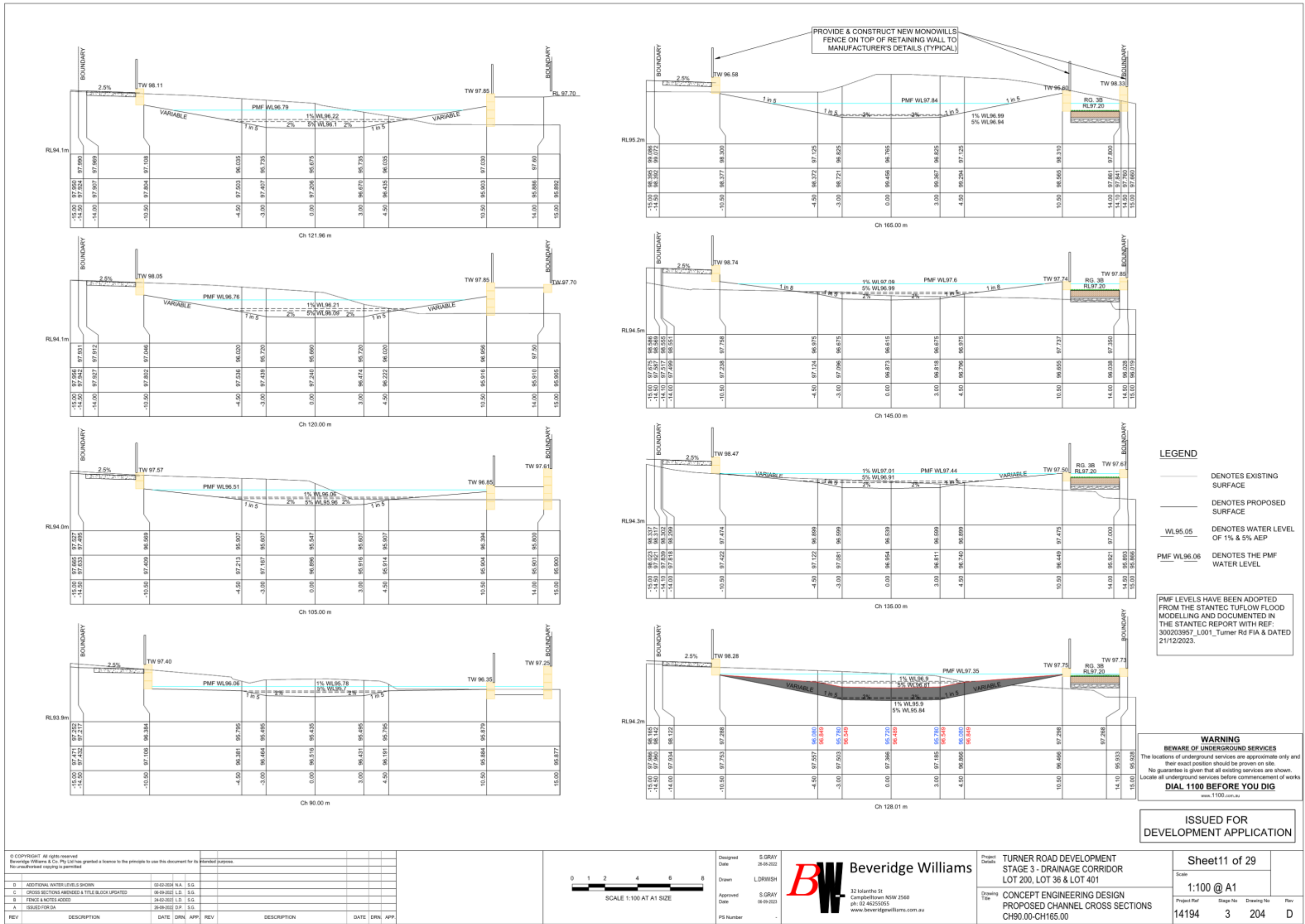
32 Islarthe St
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 ph: 02 46235055
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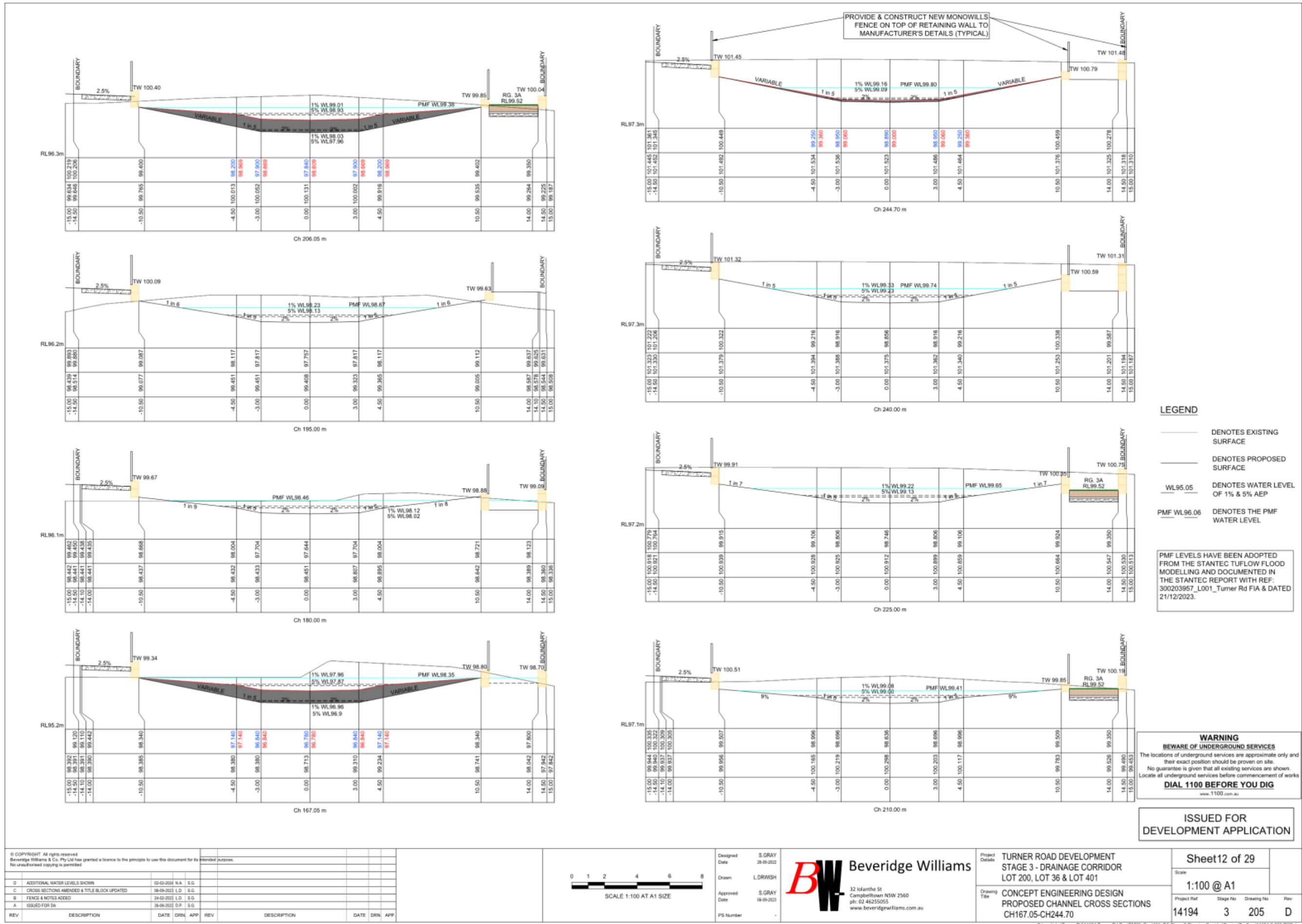
Project Details
 TURNER ROAD DEVELOPMENT
 STAGE 3 - DRAINAGE CORRIDOR
 LOT 200, LOT 36 & LOT 401
 Drawing Title
 CONCEPT ENGINEERING DESIGN
 PROPOSED CHANNEL CROSS SECTIONS
 CH0.00-CH45.00

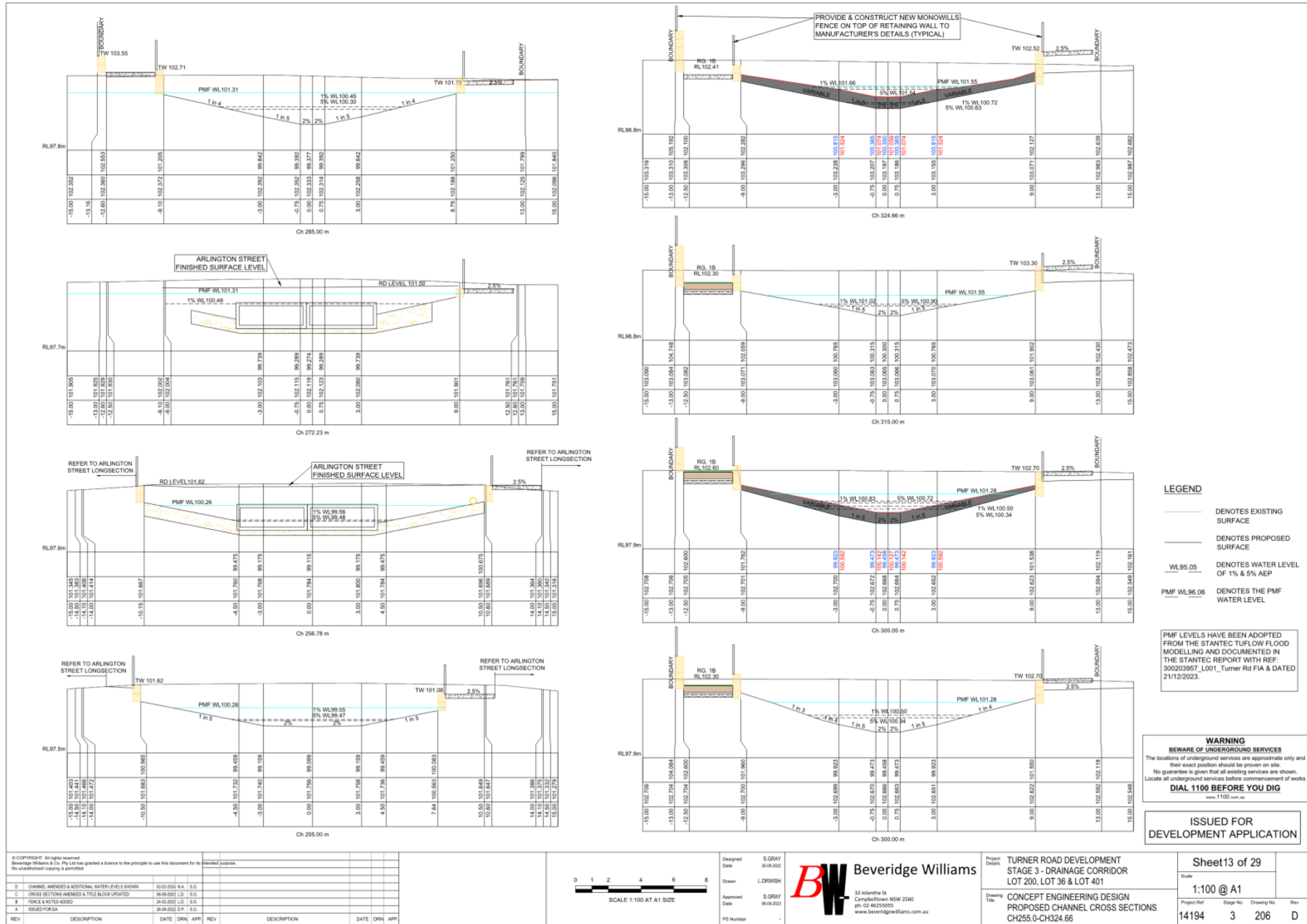
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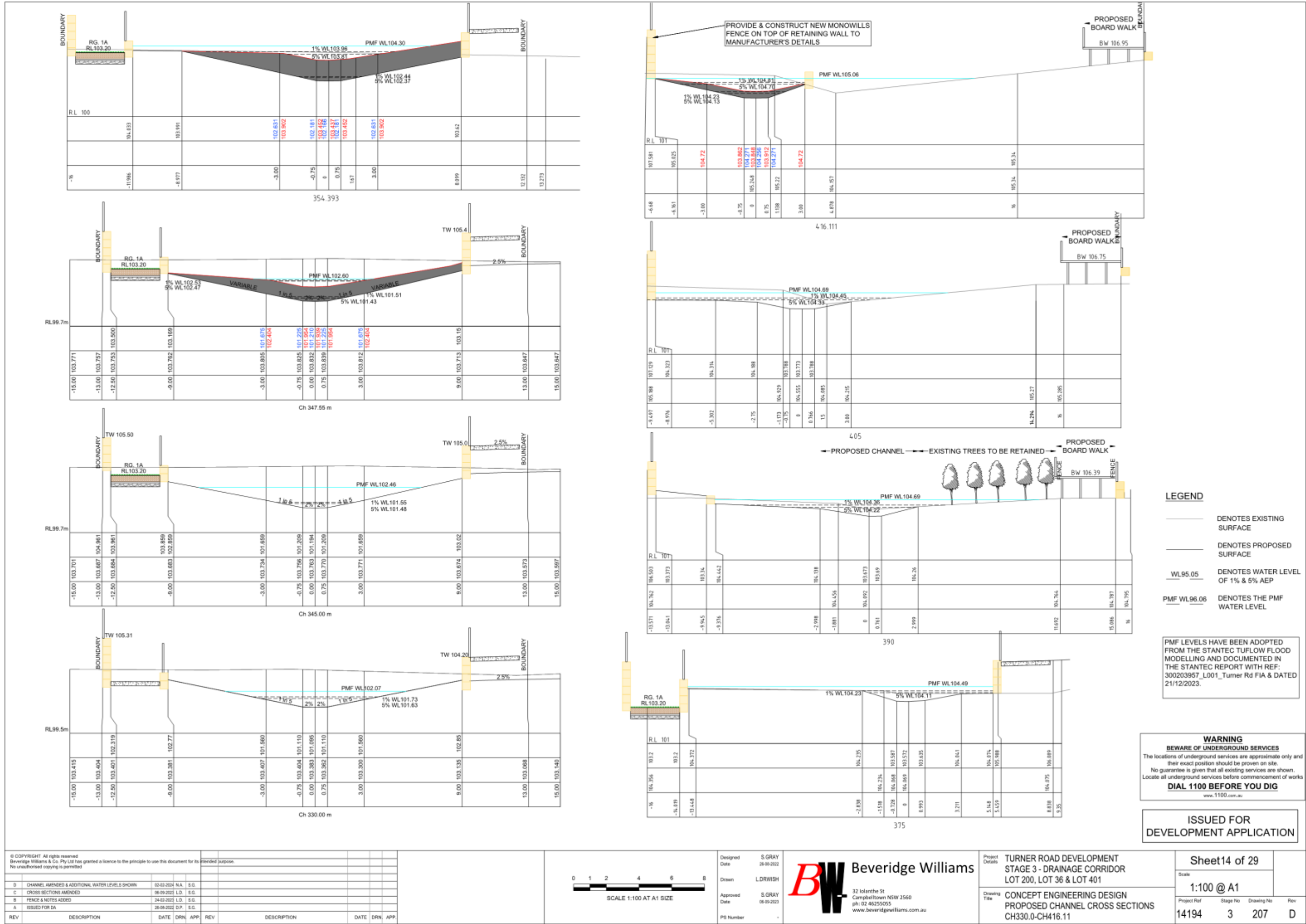
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D	CHANNEL IMPROVED & ADDITIONAL WATER LEVELS SHOWN	03-02-2023	N.A.	S.G.	
C	CROSS SECTIONS ADDED	08-03-2023	L.D.	S.G.	
B	FENCE & NOTES ADDED	24-02-2023	L.D.	S.G.	
A	ISSUED FOR DA	28-08-2022	D.P.	S.G.	
REV	DESCRIPTION	DATE	DRN.	APP.	REV

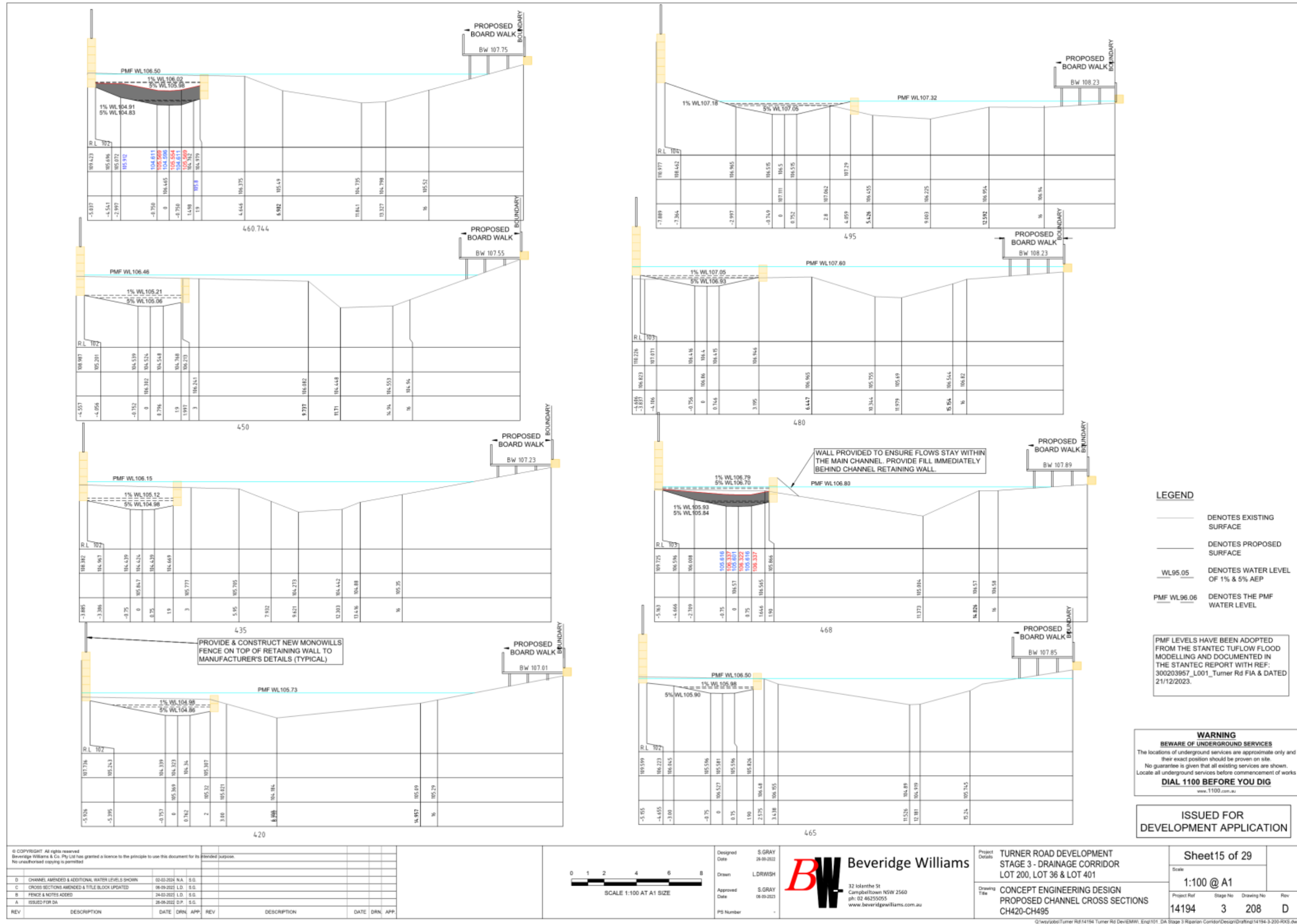


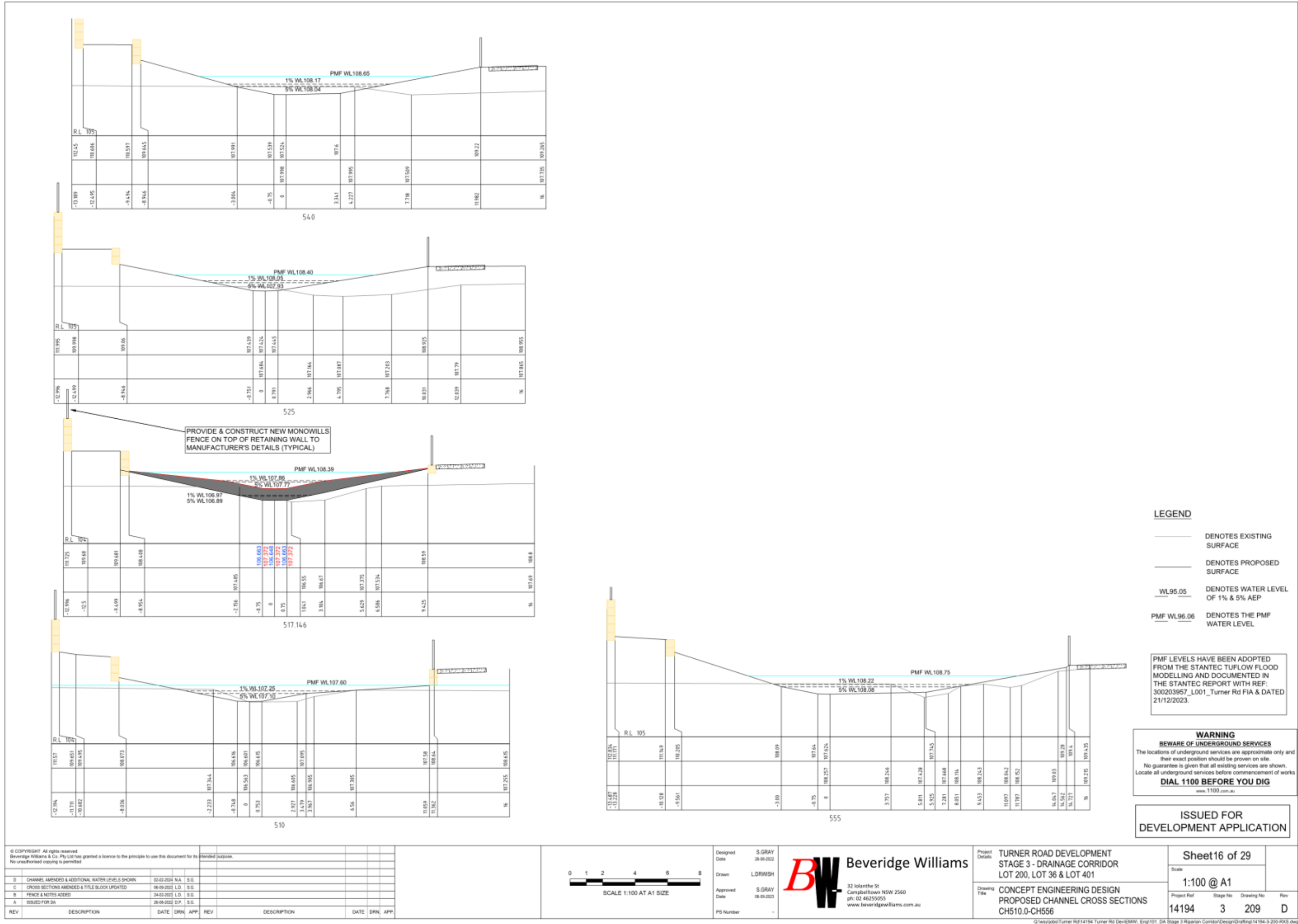
Designed Date: S. GRAY 28-08-2022
 Drawn: L. DRWISH
 Approved Date: S. GRAY 08-09-2023
 PB Number: -

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Project Details: TURNER ROAD DEVELOPMENT STAGE 3 - DRAINAGE CORRIDOR LOT 200, LOT 36 & LOT 401
 Drawing Title: CONCEPT ENGINEERING DESIGN PROPOSED CHANNEL CROSS SECTIONS CH330.0-CH416.11

Sheet 14 of 29
 Scale: 1:100 @ A1
 Project Ref: 14194 Stage No: 3 Drawing No: 207 Rev: D





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D	CHANNEL IMPROVED & ADDITIONAL WATER LEVELS SHOWN	03-02-2023	N.A.	S.G.
C	CROSS SECTIONS AMENDED & TITLE BLOCK UPDATED	08-09-2022	L.D.	S.G.
B	FENCE & NOTES ADDED	24-02-2022	L.D.	S.G.
A	ISSUED FOR DA	28-09-2022	D.P.	S.G.
REV	DESCRIPTION	DATE	DRN.	APP.



Designed By: S.GRAY
 Date: 28-09-2022
 Drawn By: L.DRWISH
 Approved By: S.GRAY
 Date: 08-09-2023
 PB Number: -

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Project Details: TURNER ROAD DEVELOPMENT
 STAGE 3 - DRAINAGE CORRIDOR
 LOT 200, LOT 36 & LOT 401

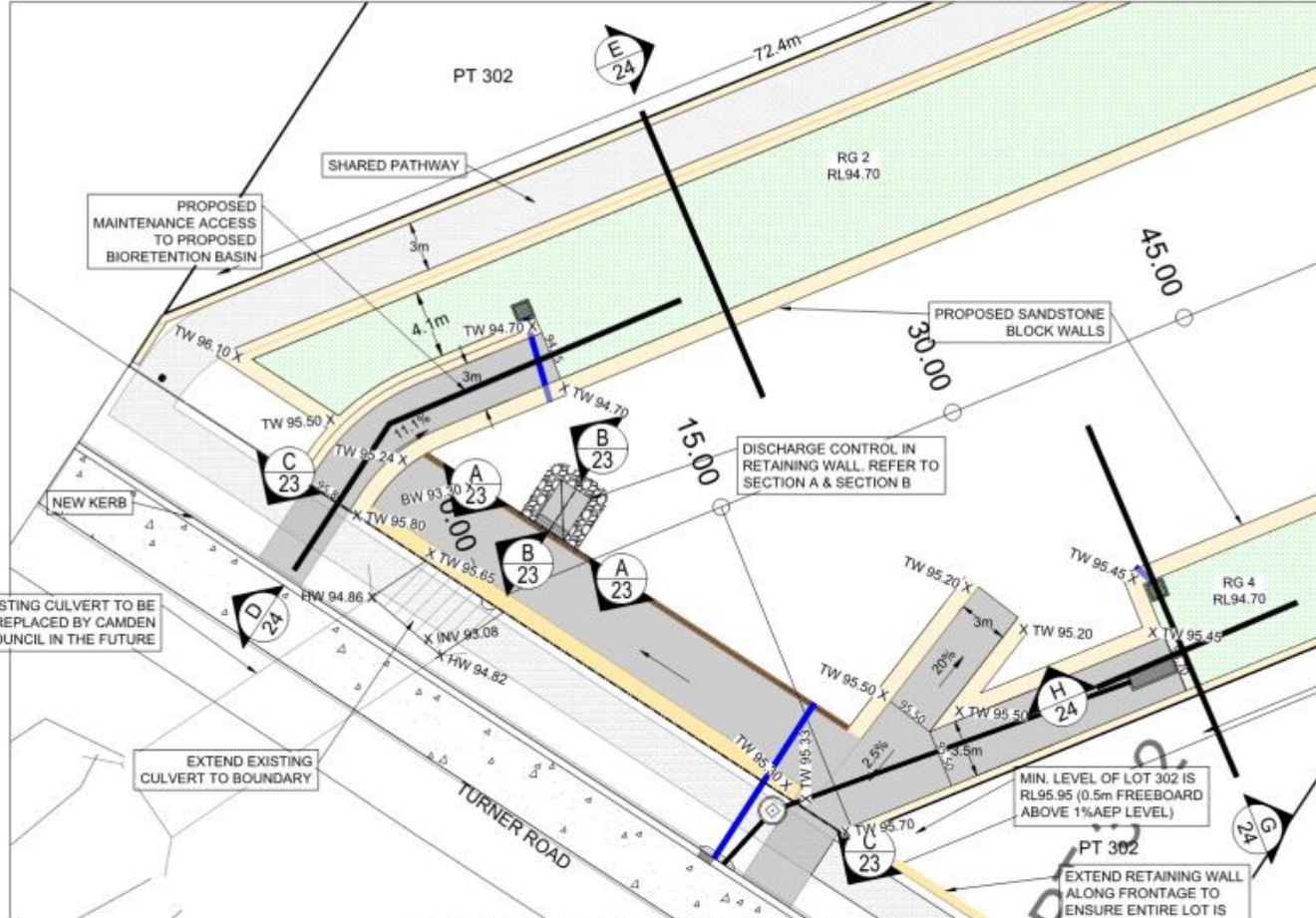
Project Ref: 14194
 Stage No: 3
 Drawing No: 209
 Rev: D

Sheet 16 of 29
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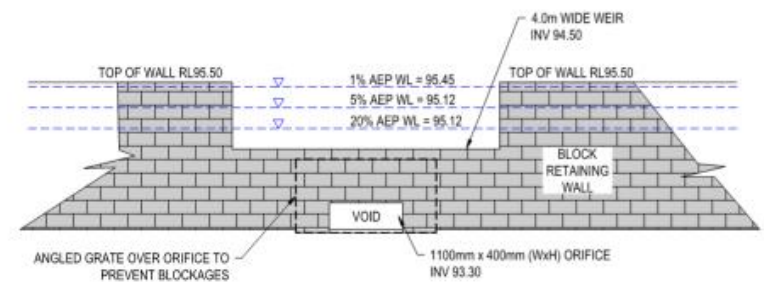
Drawing Title: CONCEPT ENGINEERING DESIGN
 PROPOSED CHANNEL CROSS SECTIONS
 CH510.0-CH556

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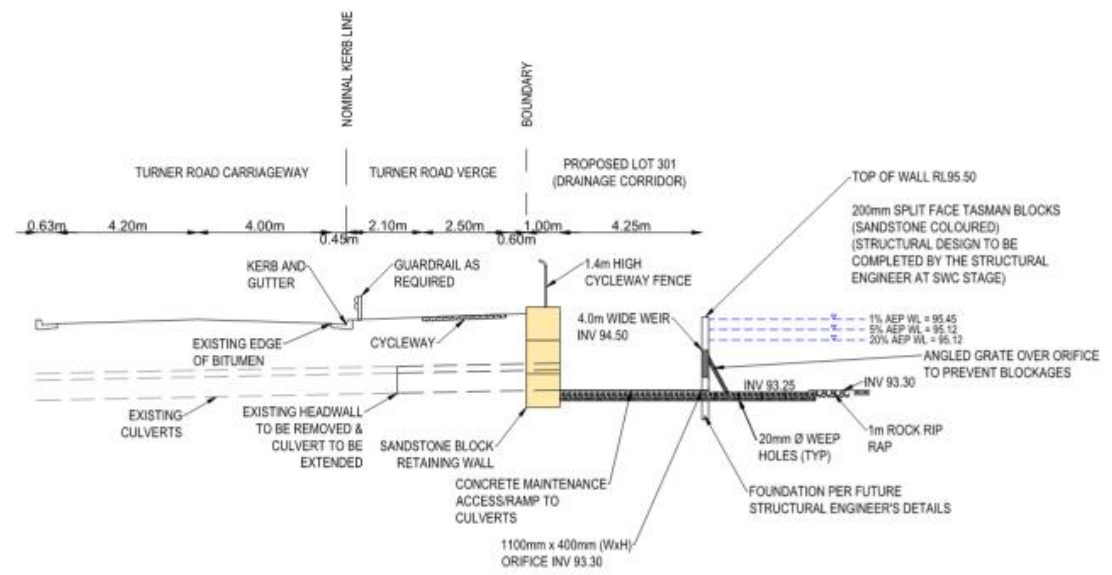
ISSUED FOR DEVELOPMENT APPLICATION



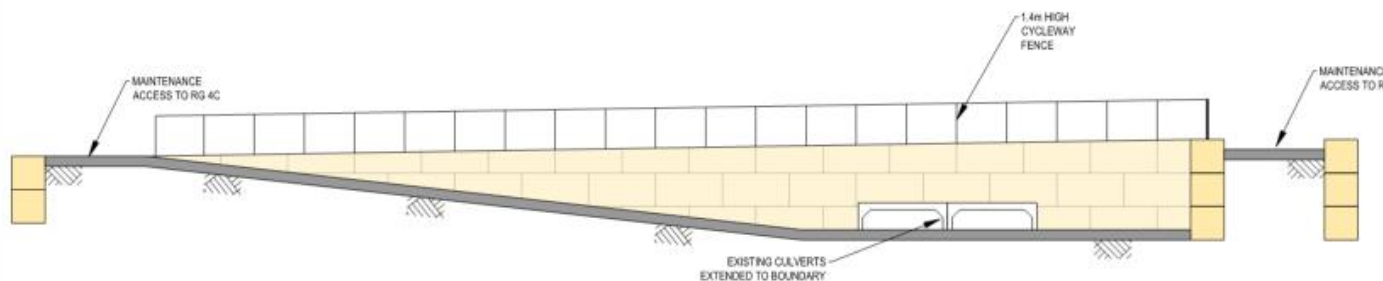
DETAIL 'A' - PROPOSED OSD WALL & ACCESS DETAILS
 RATIO 1:200



SECTION A
ELEVATION OF DISCHARGE CONTROL WALL
TURNER ROAD BASIN
 RATIO 1:100

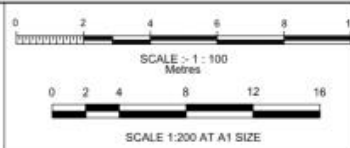


SECTION B
ELEVATION OF DISCHARGE CONTROL WALL
TURNER ROAD BASIN
 RATIO 1:100



SECTION C
DETAILS OF SANDSTONE WALL TURNER ROAD
BASIN
 RATIO 1:100

REV	DESCRIPTION	DATE	DRN	APP	REV	DESCRIPTION	DATE	DRN	APP
C	PLAN AMENDED & TITLE BLOCK UPDATED	06-09-2023	L.D.	S.G.					
B	SHEET NUMBERS UPDATED	24-03-2023	N.A.	S.G.					
A	ISSUED FOR DA	28-08-2022	D.P.	S.G.					



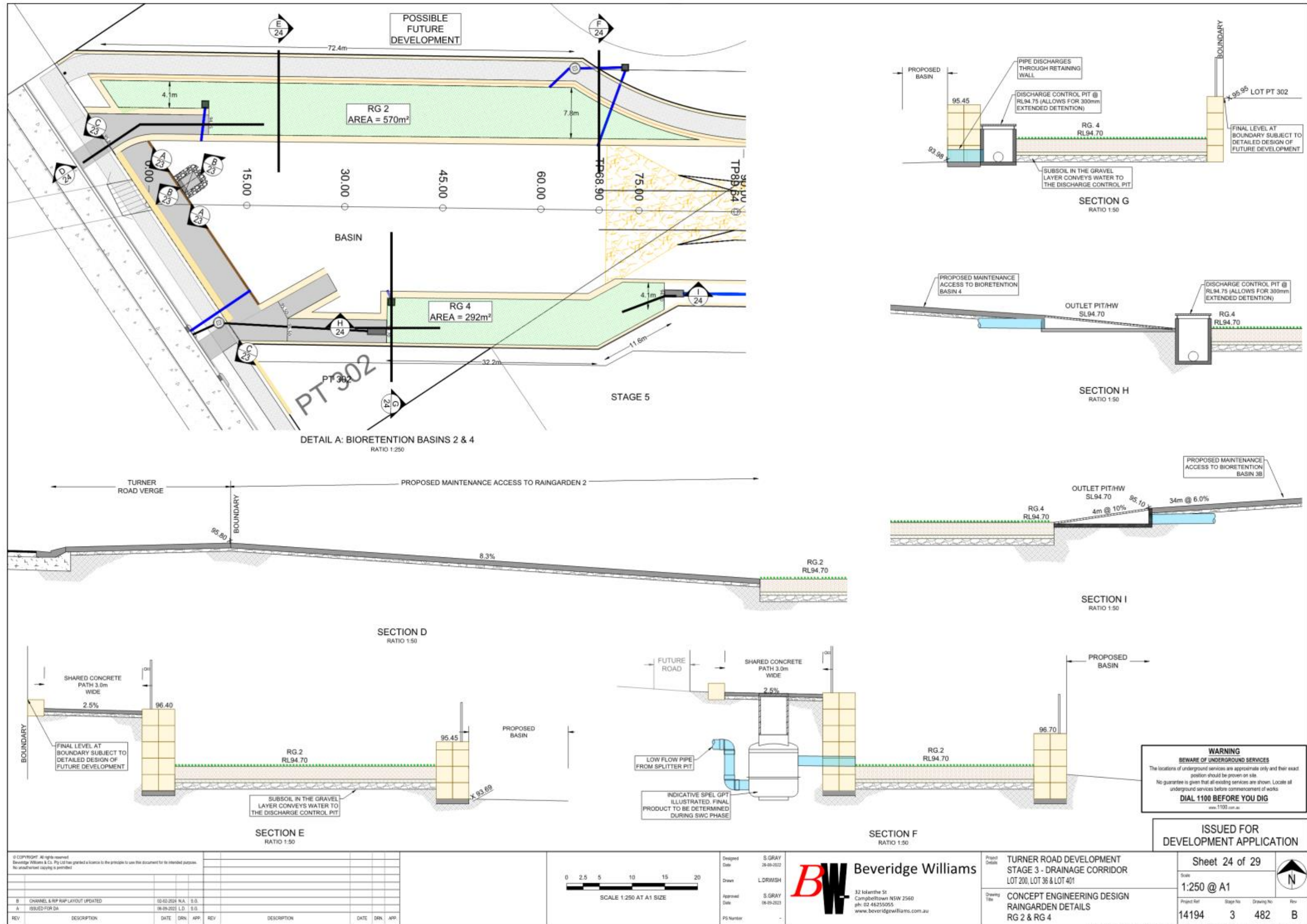
Designed: S. GRAY 28-09-2023
 Drawn: LDRWISH
 Approved: S. GRAY 06-09-2023
 PG Number: -

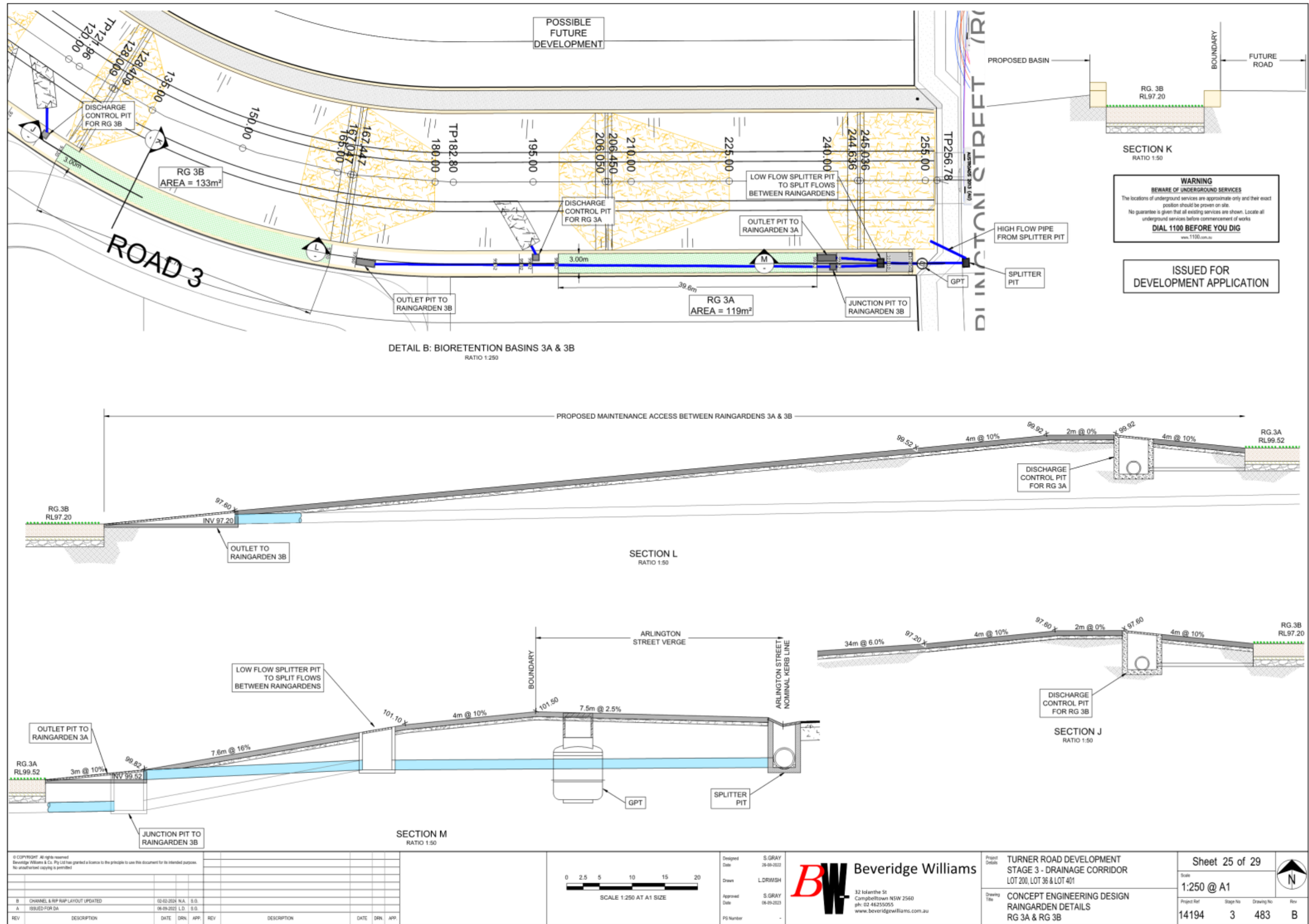
BW Beveridge Williams
 32 Isolanthe St
 Campbelltown NSW 2560
 ph: 02 46255055
 www.beveridgewilliams.com.au

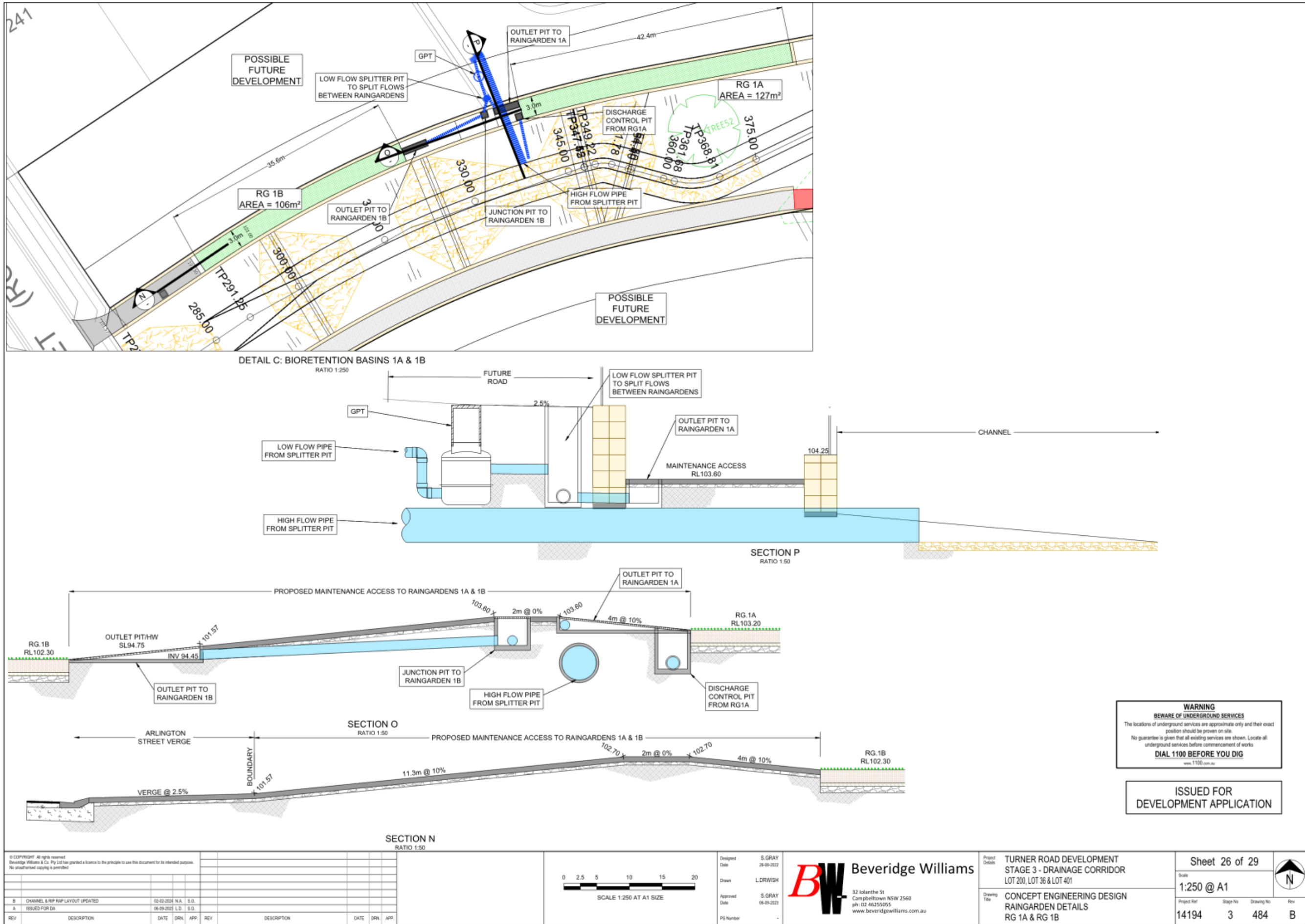
Project Details: **TURNER ROAD DEVELOPMENT**
 STAGE 3 - DRAINAGE CORRIDOR
 LOT 200, LOT 36 & LOT 401

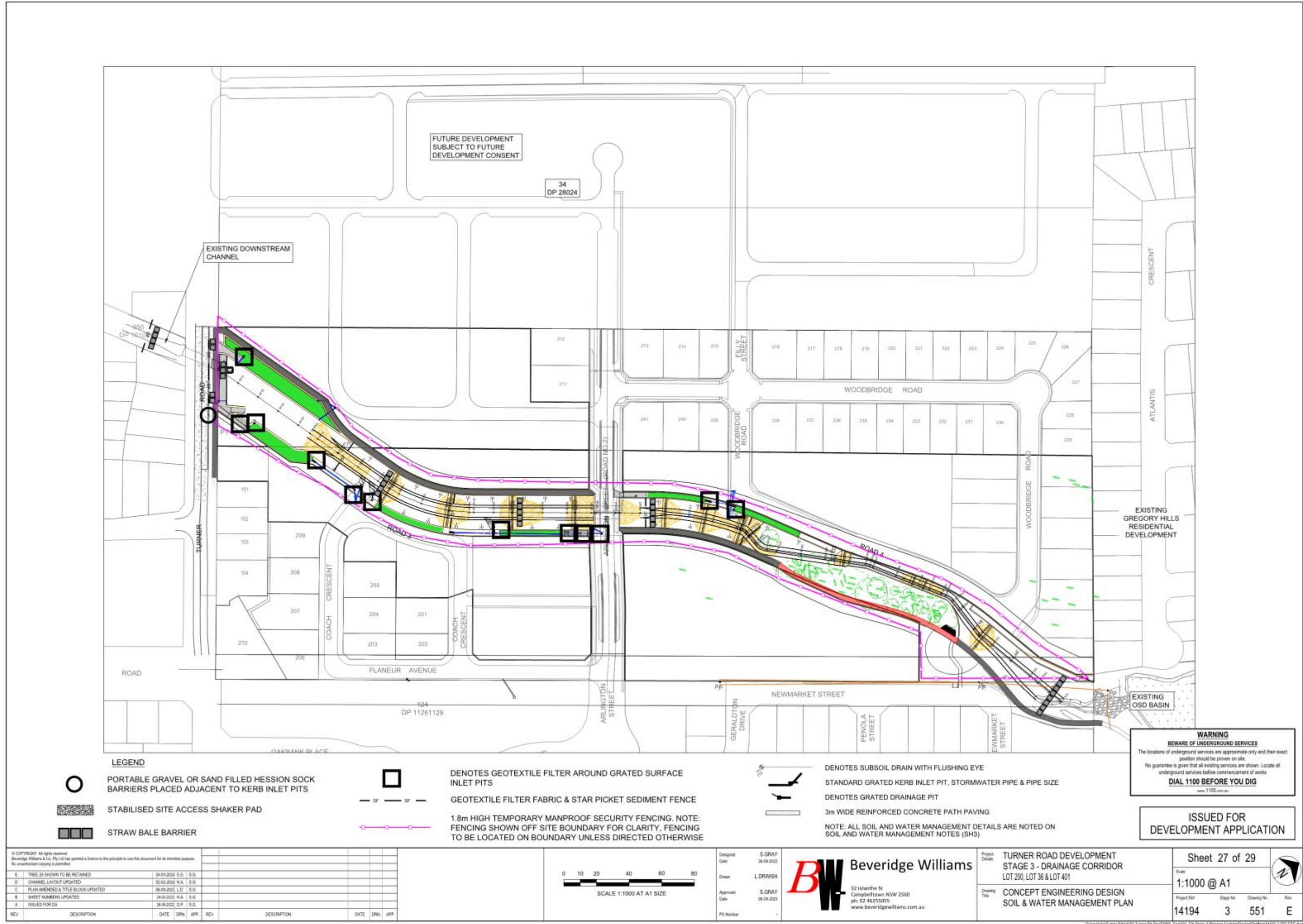
Drawing Title: **CONCEPT ENGINEERING DESIGN**
 OSD BASIN DETAILS

Sheet 23 of 29		
Scale: 1:200 @ A1		
Project Ref: 14194	Stage No: 3	Drawing No: 481
Rev: C		

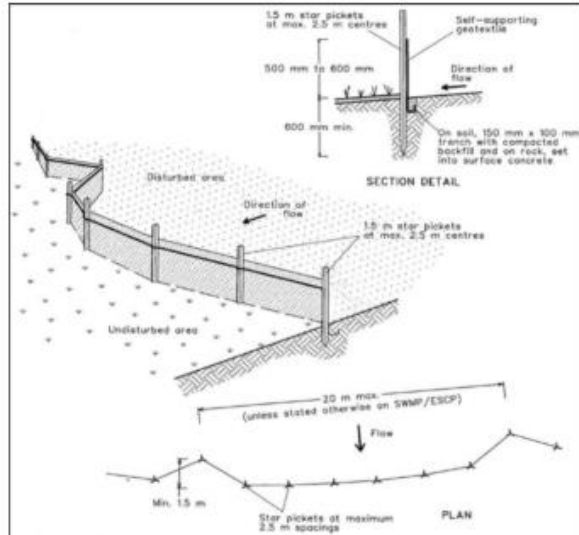








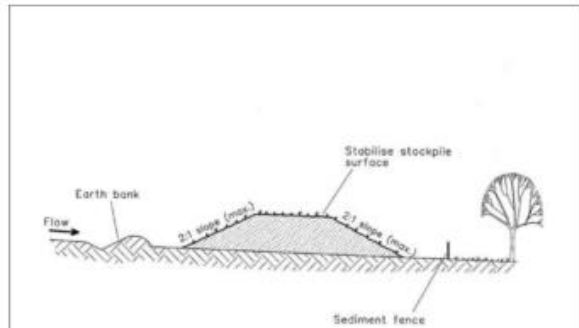
ISSUED FOR DEVELOPMENT APPLICATION



Construction Notes

1. Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
2. Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
3. Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
4. Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
5. Join sections of fabric at a support post with a 150-mm overlap.
6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

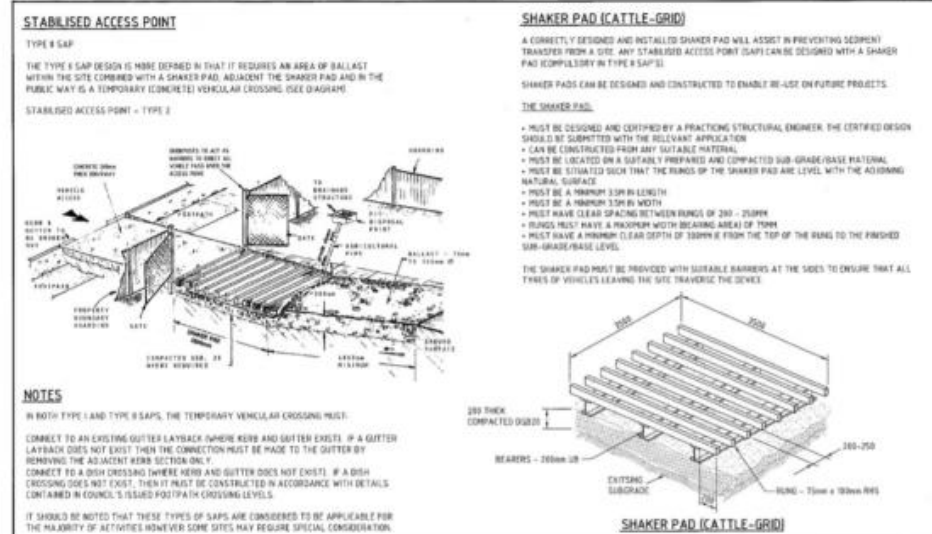
SEDIMENT FENCE SD 6-8



Construction Notes

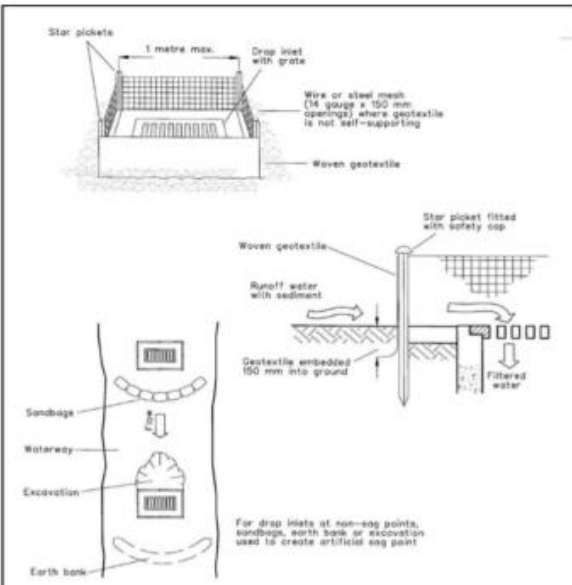
1. Place stockpiles more than 2 (preferably 5) metres from existing vegetation, concentrated water flow, roads and hazard areas.
2. Construct on the contour as low, flat, elongated mounds.
3. Where there is sufficient area, topsoil stockpiles shall be less than 2 metres in height.
4. Where they are to be in place for more than 10 days, stabilise following the approved ESCP or SWMP to reduce the C-factor to less than 0.10.
5. Construct earth banks (Standard Drawing 5-5) on the upslope side to divert water around stockpiles and sediment fences (Standard Drawing 6-8) 1 to 2 metres downslope.

STOCKPILES SD 4-1



REVISION	DATE	DESCRIPTION	DRAWN	APP
1	JAN 2009	FIRST ISSUE	A.P.	C.R.

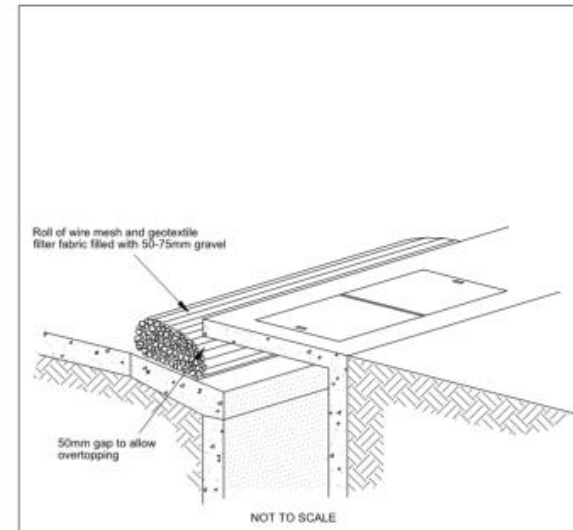
TITLE		STABILISED ACCESS POINT		SCALE	NTS
APPROVED	C. McINTYRE	DATE	JAN 2009	DRAWING No.	SD31
REV	A				



Construction Notes

1. Fabricate a sediment barrier made from geotextile or straw bales.
2. Follow Standard Drawing 6-7 and Standard Drawing 6-8 for installation procedures for the straw bales or geotextiles. Reduce the picket spacing to 1 metre centres.
3. In waterways, artificial sag points can be created with sandbags or earth banks as shown in the drawing.
4. Do not cover the inlet with geotextile unless the design is adequate to allow for all waters to bypass it.

GEOTEXTILE INLET FILTER SD 6-12



PORTABLE GRAVEL KERB INLET SEDIMENT TRAP

NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDCOM'S MANUAL "MANAGING URBAN STORMWATER" 4TH EDITION AUGUST 2004.
- WORKS SHALL BE UNDERTAKEN AS OUTLINED ON SHEET 3
- EROSION AND SEDIMENT CONTROL MEASURES AFFECTED BY WORKS ARE TO BE RE-ESTABLISHED PRIOR TO THE COMPLETION OF EACH DAY'S WORK.
- THE CONTRACTOR IS TO STABILISE ALL STOCKPILES AND DISTURBED AREAS AS SOON AS THEY ARE FORMED TO FINAL LEVELS. STABILISATION TO BE BY HYDROSEEDING OR AS DIRECTED BY THE SUPERINTENDENT AND/OR COUNCIL ENGINEER. ALL SEEDING AREAS ARE TO BE WATERED AT LEAST TWICE WEEKLY UNTIL GRASS IS ESTABLISHED OR COVERED WITH BITUMEN HAY MULCH.
- SEED MIXTURE FOR AREAS UNDER THE CONTROL OF COUNCIL ARE TO BE IN ACCORDANCE WITH CAMDEN COUNCIL'S SPECIFICATION. FOR OTHER AREAS, THE LIST OF PLANT SPECIES FOR TEMPORARY COVER IS:-
- JAPANESE MILLET AND OATS(RYE/CORN) AT 25kg/ha EACH - SPRING/SUMMER
 JAPANESE MILLET AT 10kg/ha AND OATS(RYE/CORN) AT 30kg/ha - AUTUMN/WINTER
- ALL SEEDING AREAS ARE TO BE WATERED TWICE WEEKLY UNTIL ESTABLISHED OR COVERED WITH BITUMEN STRAW MULCH.
- WHERE SURFACE SLOPES ARE MORE THAN 6%: 1V BITUMEN STRAW MULCH SHALL BE APPLIED AFTER SEEDING AT THE FOLLOWING RATES:-
- MULCH 0.5kg/m²
 - BITUMEN EMULSION 0.25l/m² (50% WATER, 50% SLOW BREAKING ANIONIC EMULSION MIX)
- DUST CONTROL MEASURES SHALL BE IMPLEMENTED CONTINUOUSLY DURING CONSTRUCTION WORKS. SUCH MEASURES ARE TO BE TO THE SATISFACTION OF THE SUPERINTENDENT AND COUNCIL.
- TOPSOIL SHALL BE RESPREAD ON CONSTRUCTION AREAS AND STABILISED AS SOON AS POSSIBLE WITHIN 60 DAYS OF DISTURBANCE. ALL DISTURBED AREAS ARE TO BE LEFT WITH A SCARIFIED SURFACE AT ALL TIMES TO ENCOURAGE WATER INFILTRATION AND ASSIST WITH KEYING OF TOPSOIL.
- FOLLOWING COMPLETION OF WORKS AND STABILISATION OF ALL DISTURBED SURFACES, ALL MATERIALS AND CONTROL MEASURES ARE TO BE REMOVED FROM SITE AND TEMPORARY BASINS FILLED, COMPACTED AND STABILISED.
- ALL SITE ACCESS TO BE ACHIEVED FROM DESIGNATED SITE ACCESS. SITE ACCESS TO BE PROTECTED BY THE INSTALLATION OF A STABILISED ACCESS POINT TYPE II. STABILISED ACCESS POINT TYPE II TO BE TO DETAIL AND REGULARLY MAINTAINED TO ENSURE EFFECTIVENESS.
- UPON COMPLETION OF FINAL EARTHWORKS OR AFTER WRITTEN DIRECTION OF COUNCIL, IMMEDIATE SILT CONSERVATION TREATMENTS SHALL BE APPLIED SO AS TO RENDER AREAS THAT HAVE BEEN DISTURBED, EROSION PROOF WITHIN 14 DAYS.
- THE AREA OVER ALL STORMWATER, POWER, TELEPHONE, GAS AND SEWER LINES NOT WITHIN STREETS IS TO BE MULCHED AND SEEDING AS SOON AS POSSIBLE BUT NO LATER THAN WITHIN 14 DAYS AFTER BACKFILL.
- NO MORE THAN 150m OF TRENCH IS TO BE OPEN AT ANY ONE TIME.
- ALL TEMPORARY EARTH BERMS, DIVERSION AND SEDIMENT BASIN EMBANKMENTS ARE TO BE TRACK ROLLED, SEEDING OR MULCHED OR SPRAYED WITH BITUMEN AS SOON AS THEY HAVE BEEN FORMED.
- ALL FILLS ARE TO BE LEFT WITH A WINDROW AT LEAST 20cm HIGH AT THE TOP OF THE SLOPE AT THE END OF EACH DAY'S EARTHWORKS AND ALL EARTHWORK AREAS SHALL BE ROLLED EACH EVENING TO "SEAL" THE EARTHWORKS.
- STABILISATION OF ALL CUT AND FILL SLOPES SHALL BE COMMENCED WITHIN 14 DAYS OF COMPLETION OF FORMATION.
- THE CONTRACTOR SHALL MAINTAIN AND PRODUCE ON REQUEST A LOGBOOK ON SITE DETAILING THE FOLLOWING:-
- RECORDS OF ALL RAINFALL
 - DAILY CONDITION OF ALL EROSION AND SEDIMENT CONTROL MEASURES
 - ANY APPLICATION OF FLOCCULATION AGENTS TO BASINS
 - VOLUMES OF WATER DISCHARGED FROM BASINS
 - METHOD OF DISPOSAL OF WATER FROM BASINS
 - ANY ADDITIONAL REMEDIAL WORKS REQUIRED.
- THE ORIGINAL LOGBOOK SHALL BE ISSUED TO THE PROJECT MANAGER ON COMPLETION OF THE WORKS.
- SEDIMENT BASINS**
- SEDIMENT BASINS TO BE MAINTAINED SUCH THAT THE STATED REQUIRED VOLUMES ARE AVAILABLE AT ALL TIMES.
- WATER FROM BASINS TO BE UTILISED FOR DUST CONTROL AND WATERING OF HAUL ROADS AND CONSTRUCTION AREAS.
- WATER IN BASINS NOT REQUIRED FOR WATERING OF CONSTRUCTION AREAS IS TO BE TREATED WITH GYPSIUM TO ACHIEVE THE REQUIRED WATER CLARITY AND PUMPED ONTO DISPOSAL AREAS. 150 NTU REQD. COUNCIL ENGINEER TO TEST PRIOR TO PUMP-OUT. TREATMENT TO OCCUR WITHIN 48 HOURS OF CONCLUSION OF STORM. WATER TO BE DISCHARGED WITHIN 72 HOURS OF TREATMENT
- SEDIMENT TO BE REMOVED FROM BASINS AS REQUIRED SUCH THAT NOT LESS THAN 70% OF THE DESIGN CAPACITY IS AVAILABLE AT ANY TIME.
- MARKERS WITH DEPTH INDICATORS ARE TO BE PLACED IN EACH SEDIMENT BASIN TO INDICATE WHEN SEDIMENT HAS EXCEEDED 30% OF BASIN CAPACITY.
- STOCKPILES TO BE MAX 2 METRE HIGH WITH SEDIMENT FENCING TO LOW SIDE LOCATED CLEAR OF WATERCOURSES
- ALL STORMWATER PITS TO BE BLOCKED DURING CONSTRUCTION UNTIL SITE STABILISED. ROAD FLOWS TO BE DIVERTED TO SEDIMENT BASINS BY TEMP DIVERSION DRAINS.
- DURING CONSTRUCTION WORKS ANY WORK AND STORAGE AREAS WHERE SPILLAGE MAY OCCUR MUST BE BUNDED. THE SIZE OF THE AREA TO BE BUNDED AND HEIGHT OF THE BUND WALLS MUST BE CALCULATED AS BEING EQUAL TO 110% OF THE TOTAL VOLUME STORED OR EQUAL TO THE LARGEST STORAGE CONTAINER, WHICH EVER IS GREATER. ALL PIPE WORK EXTENDING FROM THE BUNDED AREA MUST BE DIRECTED OVER THE BUND WALL AND HOSE COUPLINGS MUST BE PLACED SUCH THAT LEAKS AND SPILLAGE'S ARE CONTAINED. THE AREAS MUST BE GRADED TO A PIT/SUMP TO FACILITATE EMPTYING.
- ANY FILL USED MUST BE VALIDATED & SUITABLE & FREE OF SALINE & CONTAMINATION.

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REV	DESCRIPTION	DATE	DRN	APP	REV	DESCRIPTION	DATE	DRN	APP
C	PLAN AMENDED & TITLE BLOCK UPDATED	06-09-2023	L.D.	S.G.					
B	SHEET NUMBERS UPDATED	24-03-2023	N.A.	S.G.					
A	ISSUED FOR DA	28-08-2022	D.P.	S.G.					

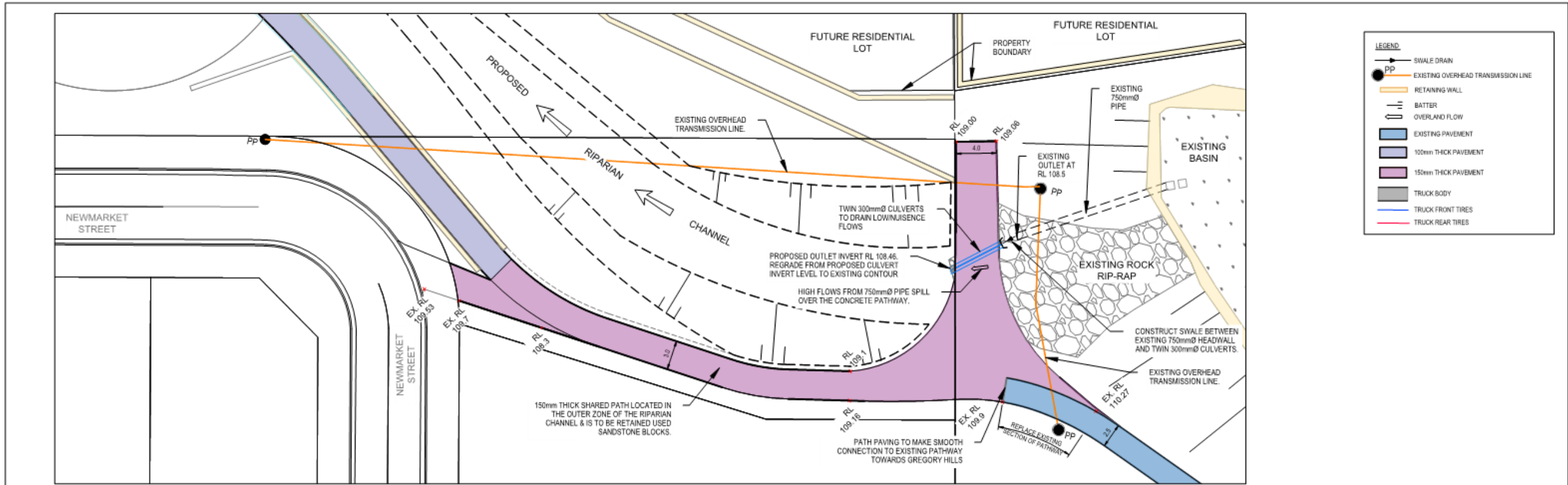
Designed	S. GRAY
Date	28-08-2023
Drawn	LDRWISH
Approved	S. GRAY
Date	06-09-2023
PJ Number	-



Project Details
 TURNER ROAD DEVELOPMENT
 STAGE 3 - DRAINAGE CORRIDOR
 LOT 200, LOT 36 & LOT 401

Design Title
 CONCEPT ENGINEERING DESIGN
 SOIL & WATER MANAGEMENT NOTES

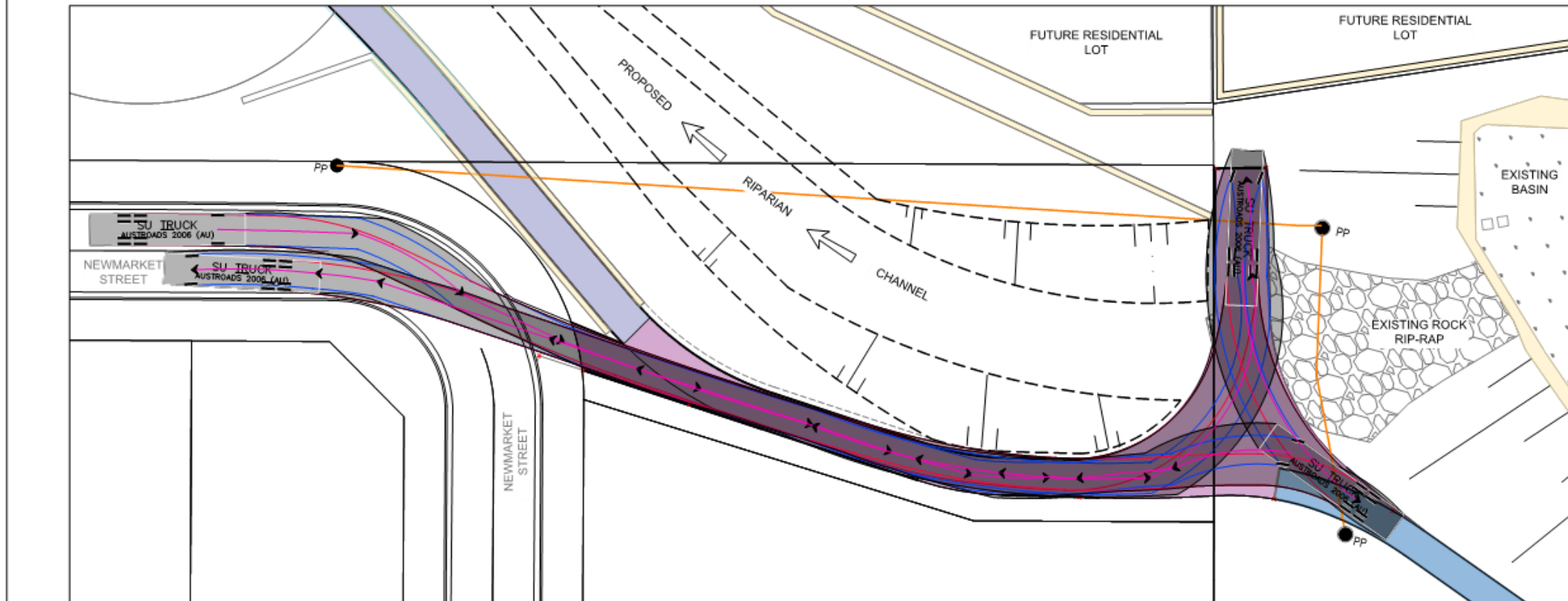
Sheet 28 of 29	
Scale NOT TO SCALE	
Project Ref 14194	Stage No 3
Drawing No 552	Rev C



SWEPT PATH PAVEMENT PLAN
SCALE 1:200

LEGEND

- SWALE DRAIN
- EXISTING OVERHEAD TRANSMISSION LINE
- RETAINING WALL
- BATTER
- OVERLAND FLOW
- EXISTING PAVEMENT
- 100mm THICK PAVEMENT
- 150mm THICK PAVEMENT
- TRUCK BODY
- TRUCK FRONT TIRES
- TRUCK REAR TIRES



SWEPT PATH PLAN
SCALE 1:200

SU TRUCK

SCALE 1:100

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

WARNING
BEWARE OF UNDERGROUND SERVICES
The locations of underground services are approximate only and their exact position should be proven on site. No guarantee is given that all existing services are shown. Locate all underground services before commencement of works.
DIAL 1100 BEFORE YOU DIG
www.1100.com.au

STAMPC

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ISSUED FOR DEVELOPMENT APPLICATION

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REV	DESCRIPTION	DATE	DRN	APP	REV	DESCRIPTION	DATE	DRN	APP
A	ORIGINAL ISSUE	18/10/2023	SG	SG					

Designed By: S GRAY
Drawn By: S GRAY
Approved Date: 18/10/2023
P/S Number: -

BW Beveridge Williams
32 Isobelle St
Campbelltown NSW 2560
ph: 02 46255055
www.beveridgewilliams.com.au

Project Name: TURNER ROAD DEVELOPMENT
STAGE 3 - DRAINAGE CORRIDOR
LOT 200 IN DP1239941, LOT 36 IN DP28024 & LOT 401 IN DP1163902
Drawing Title: TREE SURVEY

Sheet 1 of 1
Project Ref: 14194
Stage No: TREE
Drawing No: 010
Rev: A

© JUB080 Turner Rd14194 Turner Rd Dev1EMW1TurnerRdStage 3231116 Tree Plan to Arborial Tree Survey.dwg

15-037W TURNER ROAD - CURRENS HILL DEVELOPMENT APPLICATION PACKAGE

PREPARED FOR:
DARTANYON PTY LTD

PREPARED BY:
TAYLOR BRAMMER LANDSCAPE ARCHITECTS PTY LTD

DWG NO	DRAWING LIST	SCALE
LC00	LANDSCAPE COVER SHEET	NTS
LC01	LANDSCAPE CONCEPT PLAN	AS SHOWN
LC02	LANDSCAPE CROSS SECTIONS	1:100
LC03	LANDSCAPE CROSS SECTIONS	1:100



SITE CONTEXT

INDICATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	HEIGHT X WIDTH
STREETSCAPE		
TREES		
<i>Corymbia ficifolia</i> 'Baby Orange'	Guandong	3 x 2m
<i>Elaeocarpus eumundii</i>	Water gum	6 x 8m
<i>Tristania laurina</i>	Weeping lily pilly	5-15m
<i>Waterhousea floribunda</i>		10-30 x 5-10m
INNER DRAINAGE CORRIDOR (MZ1)		
GRASSES		
<i>Paspalum distichum</i>	Water couch	0.6m
RAINGARDEN (MZ1)		
GRASSES		
<i>Juncus ustulatus</i>	Common Rush	1.2 x 0.5m
<i>Carex appressa</i>	Tall Sedge	0.8-1 x 1m
REVEGETATION (OUTER DRAINAGE CORRIDOR (MZ3))		
TREES		
<i>Eucalyptus moluccana</i>	Grey Box	20-25 x 1-1.5m
<i>Eucalyptus tereticornis</i>	Forest red gum	20-30 x 10-12m
NATIVE GRASSES AND GROUNDCOVERS		
<i>Asperula conferta</i>	Common Woodruff	0.2m
<i>Eremophila debilis</i>	Winter Apple	1 x 2m
<i>Goodenia hederacea</i>	Ivy Goodenia	0.7-0.9m
<i>Lomandra longifolia</i>	Mat Rush	1-1.5 x 1.3m
<i>Microlaena stipoides</i>	Weeping Meadow Grass	0.3m
<i>Rytidosperma caespitosum</i>	Wallaby Grass	0.1-0.9m
<i>Themeda triandra</i>	Kangaroo grass	1.5 x 0.5m



Corymbia ficifolia 'Baby Orange' *Elaeocarpus eumundii* *Tristania laurina* *Waterhousea floribunda*



Paspalum distichum *Juncus ustulatus* *Carex appressa*



Eucalyptus moluccana *Eucalyptus tereticornis*



Asperula conferta *Eremophila debilis* *Goodenia hederacea* *Lomandra longifolia*

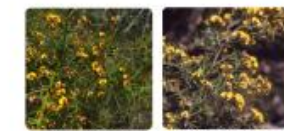


Microlaena stipoides *Rytidosperma caespitosum* *Themeda triandra*

BOTANICAL NAME	COMMON NAME	HEIGHT X WIDTH
POCKET PARK AND WATERCOURSE EDGE		
SMALL TREES		
<i>Callitris oblonga</i>	Pigmy Cypress Pine	2-5 x 2-2.5m
<i>Callistemon 'Dawson River'</i>	Dawson River Weeper	5 X 5m
<i>Callistemon citrinus</i> 'Endeavour'		3 X 2m
<i>Angophora costata</i> Dwarf 'Darn'		4 X 3m
<i>Tristania laurina</i>	Water gum	10 x 5m
<i>Melaleuca linariifolia</i>	Paperbark	4 x 2m
SHRUBS		
<i>Daviesia ulicifolia</i>	Gorse bitter pea	2 x 0.8m
<i>Dilwynia sieberi</i>	Parrot pea	1.5 x 0.8m
<i>Dodonaea viscosa</i> subsp. <i>cuneata</i>	Purple Hop	3 x 1.5m
<i>Doryanthes excelsa</i>	Gymea Lily	2 x 2.5m
<i>Grevillea linearifolia</i>	White Spider Flower	2m x 1m
<i>Hakea sericea</i>	Bushy Needlebrush	3-2m
<i>Indigofera australis</i>	Native Indigo	2 x 2m
<i>Kunzea ambigua</i>	Tick Bush	2 x 0.8m
<i>Melaleuca thymifolia</i>	Honey myrtle	1-1. x 1.5
<i>Ozothamnus diosmifolius</i>	Rice flower	1.5 x 1m
<i>Westringia fruticosa</i> 'Smokey'	native rosemary	1 x 1.5
SMALL SHRUBS		
<i>Angoanthes 'Bush Pioneer'</i>	Kangaroo Paw gold	2 x 0.8m
<i>Angoanthes rufus</i> 'Kings Park Federation Flame'	Kangaroo Paw orange	1.5 x 0.8m
<i>Cornus alba</i>	White cornus	3 x 1.5m
<i>Eutawia obovata</i>	Egg and Bacon Plant	2 x 2.5m
<i>Hypocalymma angustifolium</i>	Myrtle	2m x 1m
<i>Westringia fruticosa</i> 'aussie box'	Coastal rosemary	3-2m
GROUND COVERS		
<i>Acacia acinacea</i> 'Pot o Gold'	Gold Dust Wattle	2 x 0.8m
<i>Brachycome angustifolia</i>	Native daisy	1.5 x 0.8m
<i>Casuarina glauca</i> 'Cousin It'	Shagpile	3 x 1.5m
<i>Chrysocephalum apiculatum</i>	Yellow buttons	2 x 2.5m
<i>Grevillea 'Poonindia Royal Mantle'</i>	Prostrate grevillea	2m x 1m
<i>Hakea 'Bumelong Beauty'</i>	Prostrate hakea	3-2m
<i>Hardenbergia violacea</i>	False sassafras	2 x 2m
<i>Hibertia scandens</i>	Golden Guinea Flower	2 x 0.8m
<i>Opilismenus imbecillis</i>	Basket grass	4 x 2m
<i>Pycnosorus gibbosus</i>	Billy Buttons	1-1. x 1.5
<i>Viola hederacea</i>	Native violet	1.5 x 1m
GRASSES		
<i>Austrostipa ramosissima</i>	Stout bamboo grass	1.2 x 0.10m
<i>Dianella revoluta</i>	Flax lily	0.6 x 0.5m
<i>Dichelachne micrantha</i>	Short Hair Plume Grass	1 x 0.6m
<i>Echinopogon caespitosus</i> var. <i>caespitosus</i>	Tufted Hedgehog grass	0.5 x 0.5m
<i>Ficinia nodosa</i>	Knobby Club Rush	0.6 x 0.5m
<i>Juncus ustulatus</i>	Common rush	0.6 x 0.5m
<i>Lomandra hystrix</i>	Mat rush	0.6 x 0.6m
<i>Lomandra 'Tanika'</i>	Mat rush	0.6 x 0.6m
<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping grass	0.6 x 0.6m
<i>Rytidosperma caespitosum</i>	Wallaby-grass	0.5 x 0.5m
<i>Themeda triandra</i>	Kangaroo grass	0.7 x 0.5m



Callistemon 'Dawson River' *Angophora costata Dwarf 'Darn'*



Daviesia ulicifolia *Dilwynia sieberi*



Angoanthes 'Bush Pioneer' *Westringia fruticosa 'aussie box'*



Acacia acinacea 'Pot o Gold' *Brachycome angustifolia*



Dianella revoluta *Echinopogon caespitosus var. caespitosus*

1. For DA Submission 19/02/2024
 2. Final species list received 22/04/2024
 3. For DA Submission 26/04/2024
 4. Final species list received 26/04/2024
 5. For DA Submission 26/04/2024
 6. Final species list received 26/04/2024

TaylorBrammer

TAYLOR BRAMMER LANDSCAPE ARCHITECTS PTY LTD
 AUSTRALIAN STUDIO

48 South Street, Brisbane QLD 4000 Australia
 131 2287 888
 1500 000 000
 6 Brisbane Street, Brisbane QLD 4000 Australia

PROJECT:
 TURNER ROAD
 CURRENS HILL

DRAWING TITLE:
 LANDSCAPE COVER SHEET

DATE:
 19/02/2024

SCALE:
 NTS

PROJECT NO:
 15-037W

DRAWING NO:
 LC00

DESIGNED BY:
 TAYLOR BRAMMER LANDSCAPE ARCHITECTS PTY LTD



LEGEND

BOUNDARY & SERVICES

- STAGE BOUNDARY
- SITE BOUNDARY
- DRAINAGE SERVICES
- EXISTING CULVERT (APPROXIMATE LOCATION BASED ON AERIAL)
- POWER POST AND POWER LINES
- EXTENT OF TRANSMISSION EASEMENT

SOFTSCAPE

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- STREET TREE PLANTING
- PROPOSED TREE PLANTING
- INNER DRAINAGE CORRIDOR
- RAIN GARDEN
- REVEGETATION
- TURF
- MASS PLANTING
- MULCH

HARDSCAPE

- ROCK WORK / RIP RAP
- RAISED BOARDWALK WITH FRP MATERIAL REFER TO SPECIFICATION
- SANDSTONE BLOCK WALL
- ACCESS PATH
- SOFTFALL

FURNITURE & FIXTURES

- VIEWING AREA WITH FRP MATERIAL REFER TO SPECIFICATION
- TREKKO COBHAM STATION
- CHIN-UP LADDER
- MULTI-STRETCH STATION
- PUBLIC ART
- SEATING
- BIN
- BALL AND TUBE FENCING
- BALUSTRADE FENCING
- LOW PROFILE FENCING
- REMOVABLE BOLLARDS

PLAN 1:750



POCKET PARK PLAN 1:200

DIALOGUE

- Street trees (*Corymbia ficifolia* 'Baby Orange') less than 3m height when mature planted in informal groups below the transmission lines
- Mass planting bed to provide a softened edge to the adjoining residential lot
- Open lawn for outdoor activities and play that gently slopes towards the drainage corridor
- Seating opportunities that direct the views into the park
- Large trees planted outside the transmission easement allow additional shade to the park edges
- Public Art (Opportunity for Aboriginal history & culture showcase with QR code)
- Viewing area with FRP (Fibre-reinforced plastic) material extends over drainage corridor with opportunity for Aboriginal interpretation
- Outdoor fitness area with a variety of types of equipment
- 240L Bin enclosure located near Newmarket Street for ease of maintenance
- 3m wide pedestrian path that also allows vehicles to access to the park for ongoing maintenance
- Tall grasses to screen sandstone retaining wall
- Cycleway safety fencing to the edge of the shared pathway that fronts the drainage corridor
- Elevated boardwalk made of FRP (fibre-reinforced plastic) material connects the viewing area and the cycleway.

SPECIFICATION

Product: FRP Australia Fireglass Grating
 Type: Product No. 17
 Size: 25mm x 19mm x 19mm Mini Mesh
 Thickness: 25mm
 Colour: Charcoal
 Grid type: SM 38 x 38
 Approx. weight: 16.80 Kg/m²
 Supplier: Scavenger Supplies



VIEW FROM POCKET PARK INTO CHANNEL

M	For DA Submission	08.01.2024
L	6 FRP material specification added	19.02.2024
N	6 Plan updated to show changes to drainage channel, re-vegetation, rip rap. Elevated boardwalk added to address additional retained trees. Legend updated to include mulch and elevated boardwalk. Additional trees added along Newmarket Street.	22.03.2023
X	For DA Submission	22.03.2023
1	1 Cycle way is replaced by mass planting area. Planting plan revegetation area has been updated. Perspective to retaining wall to include and is included.	20.06.2023
2	For DA Submission	20.06.2023
3	3 Distribution and tables to plan Landscape garden added to footpath and Footpath layout updated. Items required updated. Pocket park plan updated to include the table in revegetation area.	14.08.2023
4	For DA Submission	14.08.2023
5	5 Pocket park updated	14.08.2023
6	For DA Submission	14.08.2023
7	7 Landscaping layout updated to suit the updated drainage corridor. Plant list updated.	29.08.2023
8	For Coordination	29.08.2023
9	9 Tree planting updated to suit the updated drainage corridor and sidewalk layout.	28.10.2019
10	For DA Submission	28.10.2019
11	11 Updated road layout and HAZZ park design included	14.10.2018
12	For DA Submission	17.12.2017
13	For DA Submission	17.06.2016
14	For DA Submission	28.08.2015
15	For DA Submission	28.08.2015

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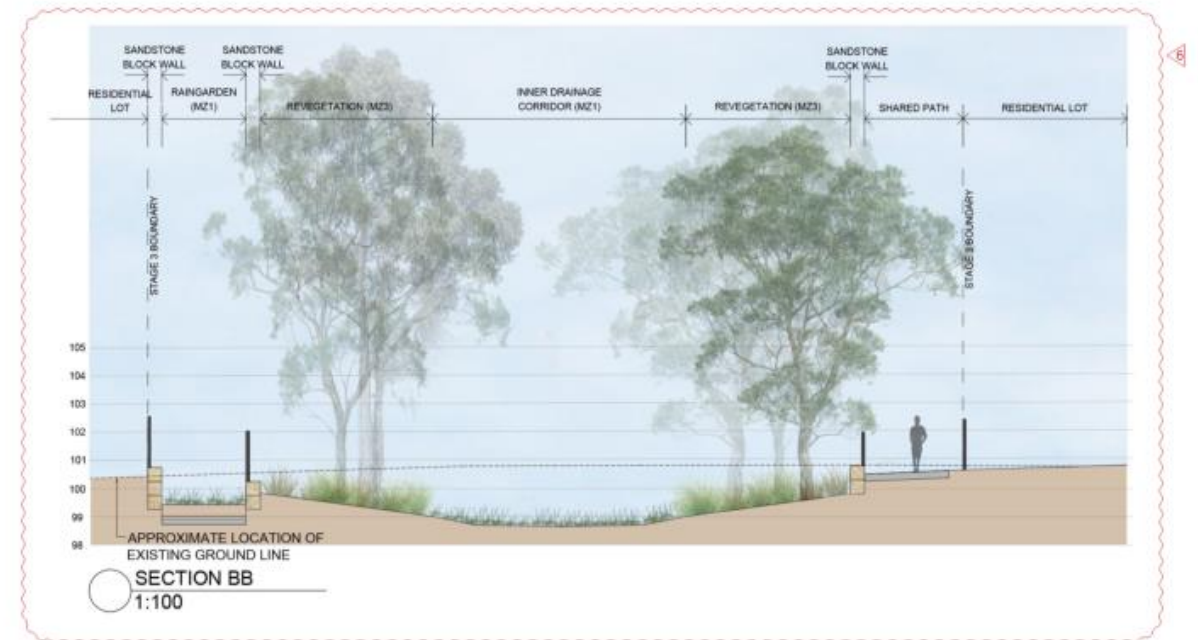
TAYLORBRAMMER LANDSCAPE ARCHITECTS PTY LTD
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 PO Box 444444, Ashmore QLD 4208
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PROJECT: TURNER ROAD CLPP01 HILL
 DRAWING TITLE: LANDSCAPE CONCEPT PLAN
 CLIENT: GARTWAY PTY LTD

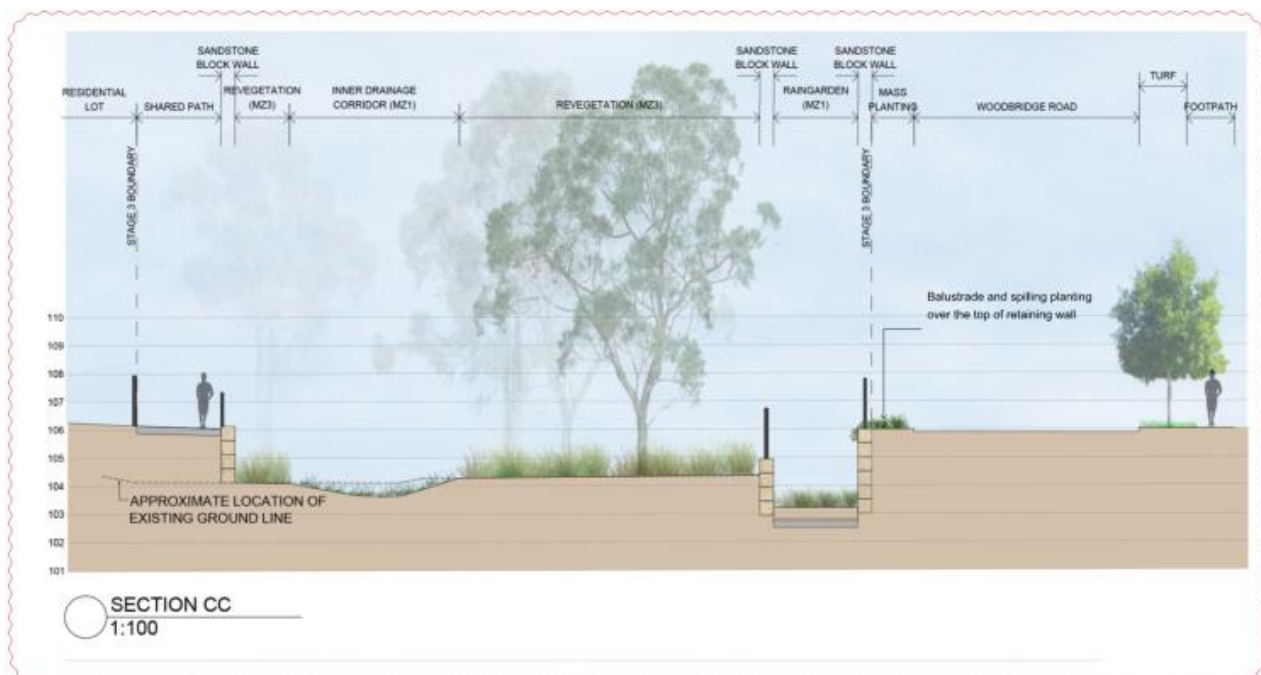
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PROJECT:		PROJECT:	
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CLIENT:		CLIENT:	
SCALE:		SCALE:	
PROJECT:		PROJECT:	
DRAWING TITLE:		DRAWING TITLE:	
CLIENT:		CLIENT:	



SECTION AA
1:100



SECTION BB
1:100



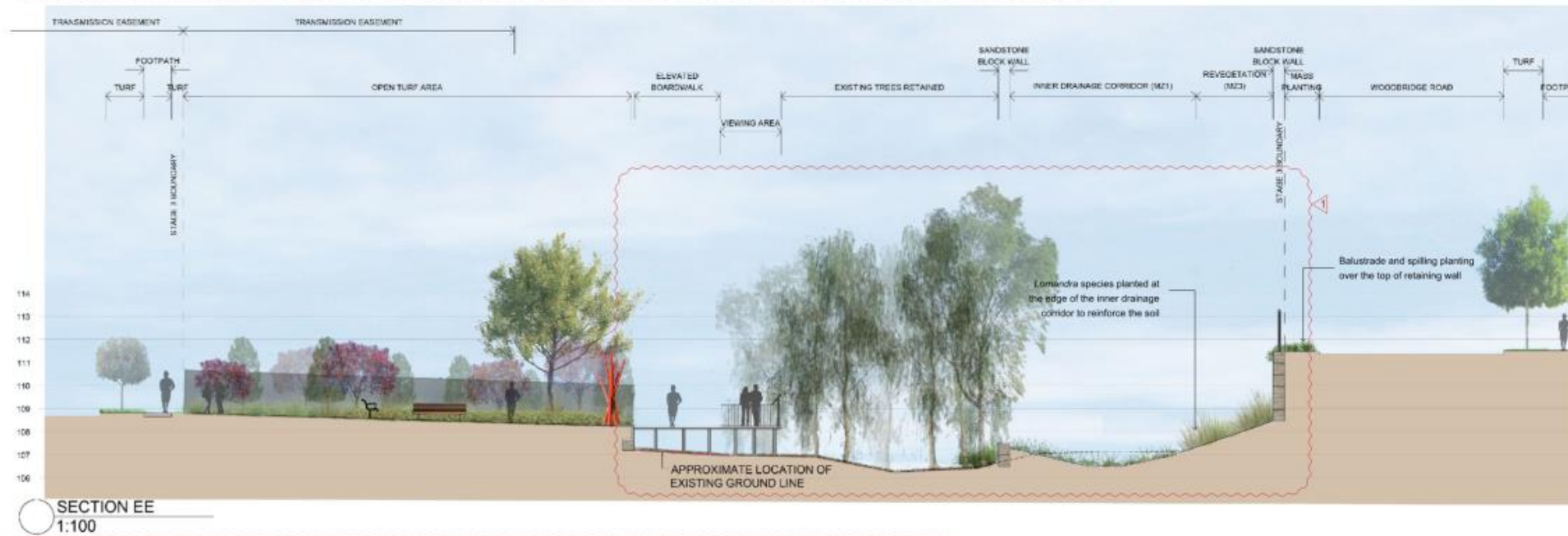
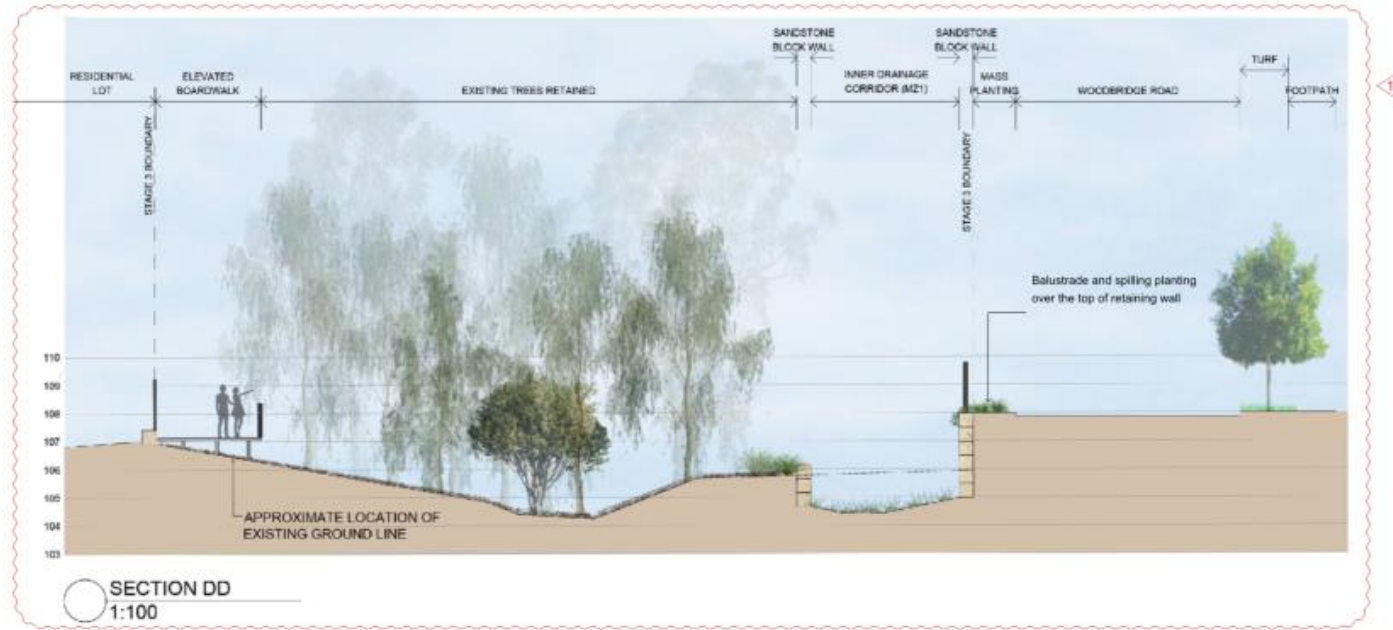
SECTION CC
1:100

0	For DA Submission	19.02.2024
1	Sections BB and CC updated to reflect minor changes and changes to the drainage channel	22.08.2023
2	For DA Submission	20.06.2023
3	Section BB and CC updated to reflect removal of the cycle way	14.03.2023
4	For DA Submission	14.03.2023
5	Section CC added, Section BB updated	14.03.2023
6	For DA Submission	14.03.2023
7	Section CC removed, Footpaths removed from sections	09.10.2019
8	For DA Submission	14.03.2023

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PROJECT:
TURNBULL ROAD
CURRENTS HILL
DRAWING TITLE:
LANDSCAPE CROSS SECTIONS
CLIENT:
BARTAYRON PTY LTD

SCALE:	1:100 (BB)	1:100 (CC)	1:100 (AA)	DATE:	20.06.2023
DESIGNER:	BB	CC	AA	PROJECT NO.:	LC02 G
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For SA Submission
1 Page added to include extra sections.
Section DD added to package. Section
EE updated to reflect new drainage
channel. Section FF and FF added to
new page.

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PROJECT
TURNER ROAD
CURRENS HILL

DRAWING TITLE
LANDSCAPE CROSS SECTIONS

CLIENT
DARTMOUTH PTY LTD

SCALE 1:100 @ 1000mm
DATE 2024.05.08
DRAWN BY
CHECKED BY
DATE 2024.05.08
DATE 2024.05.08
DATE 2024.05.08

LC03 A

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CLPP02

CLPP02

SUBJECT: DA/2023/543/1 - DEMOLITION OF AN EXISTING DWELLING AND PART OF A HERITAGE BARN, TREE REMOVAL, CONSTRUCTION OF A NEW SINGLE STOREY DWELLING, CONSERVATION WORKS TO THE HERITAGE BARN AND ASSOCIATED SITE WORKS - 315-317 CUT HILL ROAD, COBBITTY

FROM: Manager Statutory Planning

EDMS #: 24/258609

DA Number:	2023/543/1.
Development:	Demolition of an existing dwelling and part of a heritage barn, tree removal, construction of a single storey dwelling, conservation works to the heritage barn and associated site works.
Estimated Development Cost:	\$709,715.
Site Address(es):	315-317 Cut Hill Road, Cobbitty.
Applicant:	Mojo Homes Pty Ltd.
Owner(s):	Mr Jamie and Mrs Louise Frith.
Number of Submissions:	None.
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 the demolition of an existing dwelling and part of a heritage barn, tree removal, construction of a single storey dwelling, conservation works to the heritage barn and associated site works at 315-317 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, it involves the partial demolition of a heritage item.

SUMMARY OF RECOMMENDATION

That the Panel determine DA/2023/543/1 for the demolition of an existing dwelling and part of a heritage barn, tree removal, construction of a single storey dwelling, conservation works to the heritage barn and associated site works pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions attached to this report.

EXECUTIVE SUMMARY

Council is in receipt of a DA for the demolition of an existing dwelling and part of a heritage barn, tree removal, construction of a single storey dwelling, conservation works to the heritage barn and associated site works at 315-317 Cut Hill Road, Cobbitty.

The site contains a local heritage item, being a ‘Sandstone and timber barn (part Matavai farm complex),’ as identified by Camden Local Environmental Plan 2010. Part of the barn is proposed to be demolished with the rest being conserved.

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 October 2023 and no submissions were received.

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

AERIAL PHOTO



Figure 1: Aerial image of the site.

THE SITE

The site is commonly known as 315-317 Cut Hill Road, Cobbitty and is legally described as lot 22, DP 841364.

The site contains a local heritage item, being a ‘Sandstone and timber barn (part Matavai farm complex)’, that is currently in a dilapidated condition and lies in the western portion of the site (refer to Figures 2 and 3). The site also contains an existing single storey dwelling, a swimming pool and a detached outbuilding in its western portion. 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 site is irregular in shape, has a frontage of 283m to Cut Hill Road and an area of 18.25ha. There is an irregular fall across the site, with the location of the proposed dwelling having a 2m slope that falls from the east to the west. Vehicular access is provided from Cut Hill Road along the northern boundary of the site.

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 and is approximately 2.5km north of Cobbitty Village.



Figure 2: Front elevation of the Sandstone and timber barn heritage item at 315-317 Cut Hill Road, Cobbitty.

CLPP02



Figure 3: Rear elevation of the Sandstone and timber barn heritage item at 315-317 Cut Hill Road, Cobbitty. A portion of the barn is proposed to be demolished due to deterioration.

HERITAGE PLAN

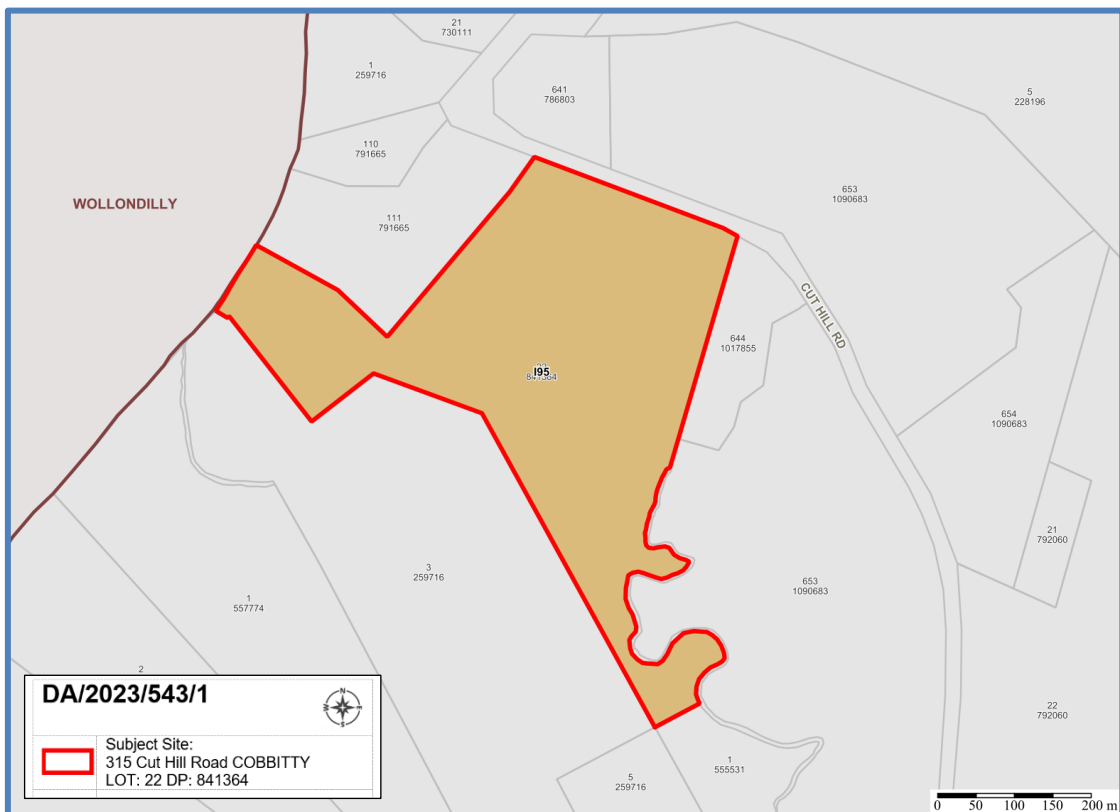


Figure 4: Heritage map of the site.

ZONING PLAN

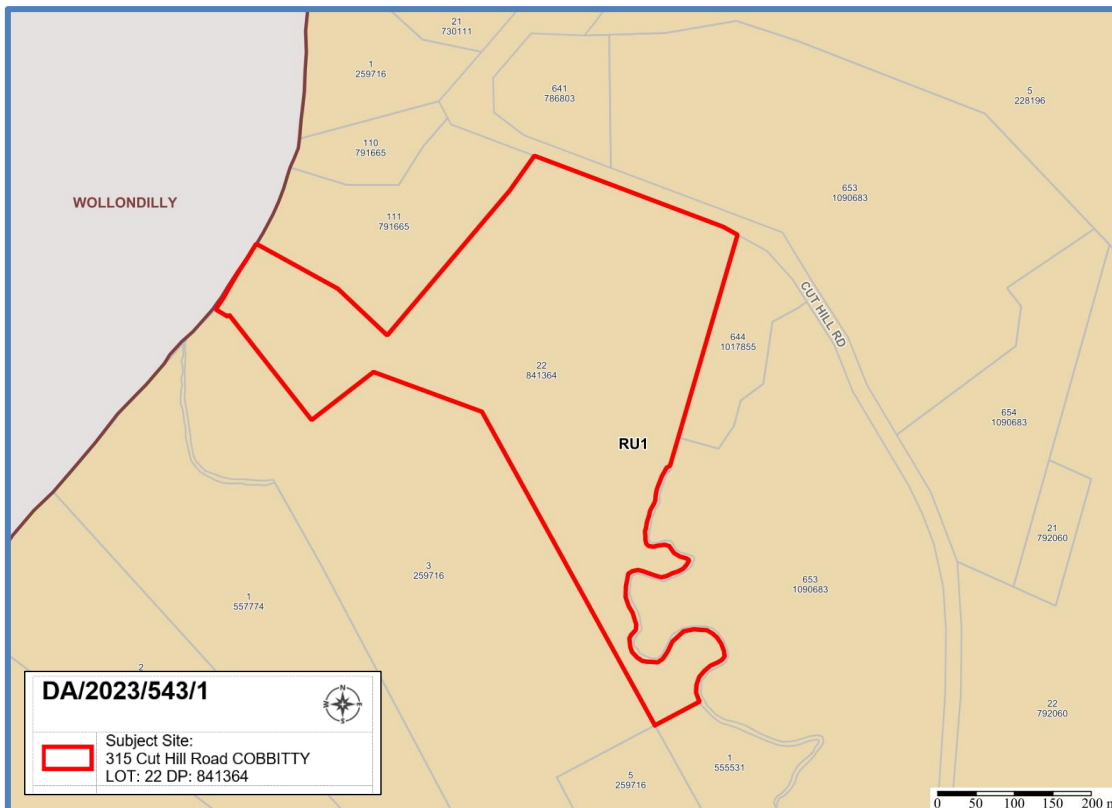


Figure 5: Site and surrounds zoned RU1 Primary Production.

HISTORY

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

Date	Development
19 June 2023.	Withdrawal of DA/2023/33/1 for the construction of a single storey dwelling.
5 June 2015.	Approval of DA/2015/331/1 for the demolition of a shed, removal of trees and the construction of a new shed.
9 September 2004.	Approval of DA/2004/400/1 for alterations and additions to the existing single storey dwelling.
9 September 2004.	Approval of DA/2004/400/1 for alterations and additions to the existing single storey dwelling.

THE PROPOSAL

DA/2023/543/1 seeks approval for the demolition of an existing dwelling and part of a heritage barn, tree removal, construction of a single storey dwelling, conservation works to the heritage barn and associated site works (refer to Figures 6 and 7).

Specifically, the development involves:

- demolition of the existing single storey dwelling,
- removal of five trees,
- construction of a new single storey dwelling,
- partial demolition of the western portion of the heritage barn,
- conservation works to the remaining heritage barn, and
- associated site works including earthworks and an amended driveway layout. There are no changes proposed to the existing gravel driveway to Cut Hill Road (with the exception of the entrance to the garage), the existing detached outbuilding or any fencing.

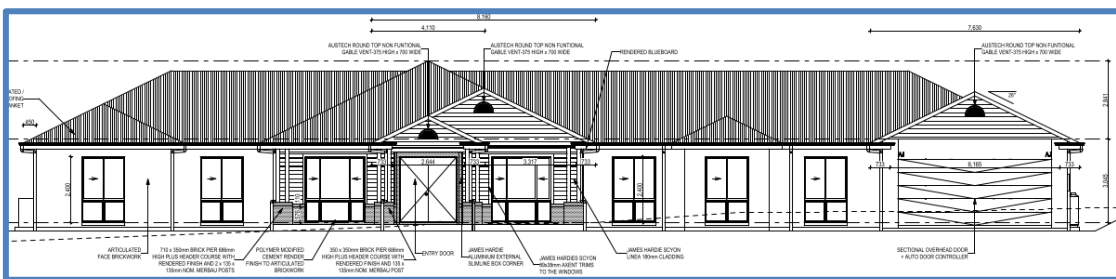


Figure 6: Front elevation of the new proposed single storey dwelling.



Figure 7: Existing single storey dwelling proposed to be demolished.

There are no changes proposed to the existing gravel driveway to Cut Hill Road (with the exception of the entrance to the garage), existing outbuilding or fencing.

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 (Building Sustainability Index: BASIX) 2004.

- 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 (Building Sustainability Index: BASIX) 2004

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' and works ancillary thereto by the Camden LEP.

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.

(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)(iiia) *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 Impacts

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

“The early c.1830 sandstone stables are a historically important surviving example of farm building in sandstone & timber construction, which was part of one of the earlier estates of the Cobbitty settlement, established by a member of a prominent family in the area, the Hassalls.

The early c.1830 sandstone stables and other farm buildings are located away to the south of the property, with the original homestead located north east with superior aspect, elevation and proximity to Cut Hill Road, which is a typical layout

of an early 19th century substantial rural property with homestead and farm buildings.”

A range of structures are known to have been built in the 1830s including the heritage barn, which is currently dilapidated and structurally unstable. The barn is known to be made of rubble sandstone with a hardwood hand split single roof beneath corrugated galvanized iron sheeting. It is known that the heritage barn has undergone internal or external alterations since its original construction, emphasising its cultural significance.

The proposed demolition of the single storey dwelling on the site is not considered to have a detrimental impact on the site’s heritage significance. The demolition constitutes removal of non-significant and interwar 1920s and post-World War II fabric that has been internally and externally modified since the mid-1980s and the 2000s. The demolition of the dwelling therefore has *“reduced the intactness and integrity of the heritage fabric”* and will not detract from the heritage significance of the barn.

With consideration to the above, the proposal is not considered to have a significant impact upon the heritage fabric of the site nor the barn, with the HIS concluding:

“Provided the recommendations above are adhered and correctly implemented, the proposed demolition and construction of a new dwelling to 315 Cut Hill Road Cobbitty, are generally acceptable and are reasonable to improve the existing amenity of the property.

The proposed works will have minor impacts on significant heritage fabric, and have acceptable impact on the overall heritage significance of the property.

We recommend that the works described in this application be approved.”

Council’s Heritage Officer has reviewed the DA and it is considered that the partial demolition of the heritage barn is necessary from a safety perspective, as well as to contribute to the longevity of the remaining portion of it. Council’s Heritage Officer is supportive of the development subject to conditions regarding conservation works to the remaining portion of the heritage barn. A Schedule of Conservation Works has been submitted by the applicant to set out an urgent, moderate and long-term plan of works to be undertaken for the preservation of the heritage barn. These works include stabilisation of the barn, partial demolition of the collapsed portion (refer to Figure 3) and installing galvanised roof sheeting and guttering to protect the structure. The works are supported subject to a condition requiring the submission of additional details for Council’s approval before the issue of any Construction Certificate.

Appropriate conditions are also recommended to ensure the demolition of the dwelling and the conservation of the heritage barn are recorded, photographed and carried out in accordance with the schedule of conservation works.

Tree Removal

Trees identified for removal are detailed in the below table and marked in Figure 8.

Tree No.	Species	Condition
T2	Manchurian pear	Poor
T3	Trident Maple	Good
T4	Jacaranda	Good
T5	Manchurian pear	Good

T7*	Jelly palm	Good
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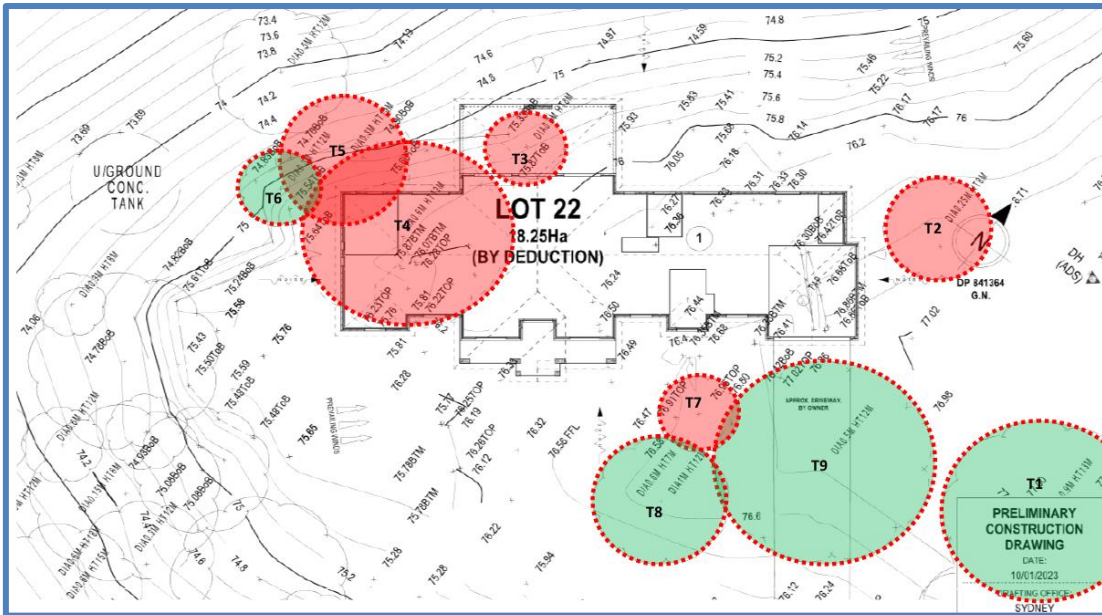


Figure 8: Trees marked in red for removal, with T7 to be transplanted on site.

(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 October 2023 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
NSW Rural Fire Service	No objection and conditions recommended.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

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

RECOMMENDED

That the Panel approve DA/2023/543/1 for the demolition of an existing dwelling and part of a heritage barn, tree removal, construction of a single storey dwelling, conservation works to the heritage barn and associated site works at 315-317 Cut Hill Road, Cobbitty 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 (Building Sustainability Index: BASIX) 2004, 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 and the heritage item.**
- 4. Subject to the recommended conditions, the development is unlikely to have any unreasonable adverse impacts on the natural or built environments.**
- 5. For the above reasons, the development is a suitable use of the site, and its approval is in the public interest.**

ATTACHMENTS

1. Recommended Conditions
2. LEP Assessment Table
3. DCP Assessment Table
4. Schedule of Conservation Works
5. Proposed Plans

RECOMMENDED CONDITIONS

1.0 - General Conditions of Consent

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

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

Approved Plans				
Plan number	Revision number	Plan title	Drawn by	Date of plan
652116, Sheet 2/21	11	Demolition Plan	MOJO Homes	25/01/2024
652116, Sheet 3/21	11	Locality Plan	MOJO Homes	25/01/2024
652116, Sheet 4/21	11	Site Analysis	MOJO Homes	25/01/2024
652116, Sheet 5/21	11	Site Plan	MOJO Homes	25/01/2024
652116, Sheet 6/21	11	Water Management	MOJO Homes	25/01/2024
652116, Sheet 7/21	11	Ground Floor Plan	MOJO Homes	25/01/2024
652116, Sheet 9/21	11	Elevations	MOJO Homes	25/01/2024
652116, Sheet 10/21	11	Elevations/Section	MOJO Homes	25/01/2024
652116, Sheet 11/21	11	House Exterior 3D Views	MOJO Homes	25/01/2024
652116	11	External Developer Palette	Brickworks	-

Approved Documents			
Document title	Version number	Prepared by	Date of document
BASIX Certificate No. 1355472S_02	-	Energy Advance	13 September 2023
Waste Management Plan – Demolition	-	Applicant	-
Waste Management Plan	-	Applicant	25 May 2021
Heritage Impact Statement	Issue 02, 2306:HIS	Tropman & Tropman	September 2023
Arboricultural Impact Assessment and Tree Management Plan	Version 1	Horticultural Management Services	21 December 2023
Flood Emergency and Evacuation Plan	-	Applicant	-
Bushfire Assessment Report	1-22109	Bushfire Evacuation Solutions	& 1 August 2022

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 five trees are approved (trees numbered T2, T3, T4, T5 and T7).
- This development consent approves the following tree(s) to be transplanted:
2. T7, Jelly Palm is to be transplanted and re-used on site.
- Replacement landscaping must be installed in accordance with the approved landscaping plan(s) and include the following elements:
3. Ten replacement trees are required to be planted on the property. Each tree must reach a minimum height of 10 metres.
- (4) **Authority requirements** - The development must be carried out in accordance with the following authority requirements:
1. Letter from NSW RFS, ref. DA20231019004699-Original-1, dated 5 November 2023
 2. Letter from NSW RFS, ref. DA20230130000393-Original-1, dated 10 February 2023.

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.

A driveway crossing approval must be obtained from Council before the issue of a construction certificate. Evidence of the approval must be provided to the certifier.
- (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) **Archival recording** - An archival record of the existing building(s) and site shall be completed and provided to the certifier and Council for the following properties:
 - a) 315-317 Cut Hill Road, Cobbitty.

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).

- (7) **Schedule of conservation works** - Before the issue of a construction certificate, a more detailed schedule of conservation works must be submitted to Council for approval. The schedule is to include the following details:
 - 1. Specific and high level of detail of all the conservations works that will occur on the barn. The works are to be split into 'urgent' (6-12 months), 'moderate' (3 years) and 'long term' (6 years) categories. The schedule must clearly define the timeframes.
 - 2. Be prepared based on the advice given by Camden Council in 2013 (Appendix 2 of the heritage impact statement prepared by Tropman & Tropman, September 2023) and/or the advice from a suitably qualified heritage consultant and/or structural engineer.
 - 3. Include images to depict the areas of the barn that will be conserved, restored and demolished.
 - 4. Under 'long term' works, the following must be included:
 - a. Re-fit intact window frames in the reconstructed stone wall.
 - b. Clean up the floor of the shed and decide on how the shed will be used. If appropriate, install flooring that enables the building to be used.

- (8) **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:
1. Consistency with the concept landscaping plans approved by this development consent.
 2. Compliance with Appendix B of Camden Development Control Plan 2019.
 3. Replacement planting locations for 10 trees. The landscape plan must include the species of each tree and a minimum 45 litre pot size for each.
- (9) **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.
- (10) **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-40 under AS 3959 - Construction of Buildings in Bushfire-Prone Areas and Planning for Bush Fire Protection 2019.
 2. Water, electricity and gas supply that comply with Planning for Bush Fire Protection 2019.
 3. Letter from NSW RFS, ref. DA20231019004699-Original-1, dated 5 November 2023.
 4. Letter from NSW RFS, ref. DA20230130000393-Original-1, dated 10 February 2023.

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.
- (8) **Demolition work** - Before any demolition work commences, the following requirements must be complied with to the satisfaction of the principal certifier (or Council where there is no requirement for a principal certifier):
1. The developer must notify adjoining property occupiers of the demolition works 7 working days prior to demolition. The notification must be clearly written on A4 size paper giving the date demolition will commence and be placed in the letterbox of every premises (including every apartment, unit or the like) either side, immediately at the rear of and directly opposite the demolition site.
 2. The developer must erect a sign at the front of the property with the demolisher's name, licence number, contact phone number and site address.
 3. The developer must erect a 1.8m high temporary fence and hoarding between the site and any public property (footpaths, roads, reserves, etc.). Access to the site must be restricted to authorised persons only and the site must be secured against unauthorised entry when work is not in progress or when the site is unoccupied.
 4. All utilities (such as sewer, telephone, gas, water and electricity) must be disconnected. The developer must consult with the relevant utility owner regarding their requirements for the disconnection of services.
 5. Erosion and sediment control measures must be installed.
 6. A work plan must be prepared by a suitably qualified person. The plan must:
 - a. Demonstrate compliance with AS 2601 - The Demolition of Structures.

- b. The NSW Government's Code of Practice for Demolition Work.
- c. Identify hazardous materials including surfaces coated with lead paint.
- d. Detail the method(s) of demolition.
- e. Identify the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
- f. Note that the burning of any demolished material on site is not permitted and that offenders will be prosecuted.

If the property was built prior to 1987, an asbestos survey must be carried out by a suitably qualified person. If asbestos is found, a SafeWork NSW licensed asbestos removalist must remove all asbestos in accordance with SafeWork NSW requirements and include notification to adjoining property occupiers of the asbestos removal.

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) **Stormwater collection and discharge** - 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) **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:
1. All works in the vicinity of the discovery area must stop.
 2. For Aboriginal objects, Heritage NSW must be advised of the discovery in writing in accordance with Section 89A of the National Parks and Wildlife Act 1974. Any requirements of Heritage NSW must be implemented.
- 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.
- (11) **Arboricultural requirements by site arborist** - Any hold points, supervision of works and non-destructive construction methods within the tree protection zone (TPZ) and structural roots zone (SRZ) of all trees must be in accordance with Appendix E Pre-Construction Tree Protection Measures of the Arboricultural Impact Assessment and Tree Management Plan.
- (12) **Appropriate heritage knowledge and experience** - While site work is being carried out to the heritage barn, 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

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) **New easements, restrictions and/or covenants** - Before the issue of an occupation certificate, the owner must prepare the following easements, restrictions and/or covenants to the satisfaction of the principal certifier:
 1. Positive covenant requiring development on the lot to comply with the requirements of the following approved document:
 - a. Schedule of conservations works as approved by Camden Council.
- (2) **Urgent conversation works** - Before the issue of an occupation certificate, any works listed as 'urgent' under the approved schedule of conversation works are to be completed to the satisfaction of Council.
- (3) **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.

- (5) **Arboricultural requirements by site arborist** - The site arborist must provide certification that all works within the TPZ and SRZ were in accordance with Appendix E Pre-Construction Tree Protection Measures of the Arboricultural Impact Assessment and Tree Management Plan.

6.0 - Ongoing Use

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

- (1) **Flood evacuation** - During occupation and ongoing use of the development, the occupiers must be aware of and comply with all applicable flood evacuation requirements. Visit Council's website at <https://www.camden.nsw.gov.au/environment/flood-information/> for more information.
- (2) **Landscaping works maintenance** - During occupation and ongoing use of the development, the approved landscaping must be perpetually maintained in a complete and healthy condition.

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>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 is sought for the demolition of the existing single storey dwelling on the site and part of the dilapidated heritage barn.</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>The existing dwelling is a lawfully erected dwelling house and the new dwelling is intended to replace it.</p>	<p>Yes.</p>

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

Clause	Assessment	Compliance?
<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 • the lot was created before the LEP commenced and on which the erection of a dwelling house was permissible immediately before that commencement, or • the lot results from a subdivision for which development consent (or equivalent) was granted before the LEP commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision had been registered before that commencement. <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, or • the lot would have been a lot in the above zones has it not been affected by: <ul style="list-style-type: none"> ○ a minor realignment of its boundaries that did not create an additional lot, or ○ a subdivision creating or widening a public road or public reserve or for another public purpose. 		
<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 RL = 82.28m. Respective NGL RL = 75.87m. The maximum building height of the proposed dwelling will be 6.41m.</p>	<p>Yes.</p>

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

Clause	Assessment	Compliance?
<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 heritage impacts of the development have been detailed in the main body of the assessment report.</p> <p>An adequate Heritage Impact Statement has been submitted in support of the DA.</p>	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>	<p>The site is impacted by the Nepean River 1% and 5% annual exceedance probability levels and the probable maximum flood level. 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 a suitable emergency management and evacuation plan has been provided.</p>	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>	<p>Some cut and fill is proposed in order to create a level building platform for the new dwelling however the extent is not significant. The earthworks are considered to be acceptable in terms of the matters for consideration listed by this clause and that they will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.</p>	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 existing site contours and topography of the site. The maximum proposed cut is 0.82m and with 0.93m of fill. The earthworks are to be battered, with a portion of the proposed fill to be contained via a drop edge beam.</p> <p>Standard condition of consent 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 are a recommended condition.</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>Approval cannot be issued under this DCP for the removal of a tree or other vegetation that is, or forms part of a heritage item or that is within a heritage conservation area unless Council is satisfied the proposed activity;</p> <p><i>(d) Would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.</i></p>	<p>The development seeks consent for the removal of 5 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 10 trees on the site.</p> <p>The trees to be removed are not classified as having heritage significance or form part of the heritage item. The tree removals are located away from the heritage barn and will not adversely affect the heritage significance of the item.</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 bush fire prone land and was referred to the NSW Rural Fire Service (RFS) for comment. The RFS raised no objection, subject to the several recommendations. A standard condition is recommended to ensure compliance with the RFS recommendations.</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 level. 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 a suitable emergency management and evacuation plan has been provided.</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.

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Compliance?
<p>2.16.2 Heritage Concepts Council may require a heritage impact statement to be provided with a DA.</p> <p>A conservation management plan must be provided for any major development to local heritage items, where requested by Council. In addition, it is to provide a conservation policy and associated strategy.</p>	<p>An adequate Heritage Impact Statement has been submitted in support of the DA. Additionally, a Schedule of Conservation Works has also been submitted. Both of these documents have been assessed by Council's Heritage Officer and are supported subject to the recommended conditions.</p>	<p>Yes.</p>
<p>2.16.3 General Heritage Provisions</p> <p><u>Design</u> When alterations or additions are proposed, the removal of any existing unsympathetic elements is encouraged.</p> <p>Where significance permits modification, alterations to the original room layout of a heritage item is permissible provided the original details such as joinery, plasterwork and wall nibs and can still be interpreted.</p> <p>Where an addition is not visible from a street or public place, greater flexibility in design may be considered.</p> <p>The significant internal and external fabric and building elements of the principal building are to be retained and conserved.</p> <p><u>Siting</u> Alterations and additions to a heritage item or within a conservation area will be sited and designed to retain the intactness and consistency of the streetscape and the significance of the conservation area;</p> <p>Additions to buildings in the conservation area are to be predominantly to the rear of the existing building. Additions should not visually dominate the existing building.</p> <p>Additions to the side of existing buildings will be considered where it is substantially set back from the front building alignment and the style and character of the building or conservation area will not be compromised.</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><u>Roofs and Roofscape</u> The existing pattern, pitch, materials and details of original roof forms within the Heritage Conservation Area must be retained.</p> <p>Missing roof elements must be reinstated when unsympathetic roofs are replaced.</p> <p><u>Materials and Finishes</u> 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>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>Reconstruction or restoration of missing significant</p>	<p>No re-design is proposed to the heritage barn. The barn is to be conserved and maintained to ensure the preservation of the significance of the item.</p> <p>The siting of the heritage barn is to remain where it is currently positioned. The conservation of the barn will still be able to maintain its current setbacks from property boundaries and the location of the new dwelling, without compromising its significance.</p> <p>The majority of the existing elements of the heritage barn roof are to be maintained, with the exception of the western portion of the barn. The roof is to be reinstated to galvanized roof sheeting, which is considered to be sympathetic to the original form of the heritage item.</p> <p>The majority of original materials and finishes will be retained where practical. The western portion of the barn is to be demolished due to its condition; however the remaining portion is to be restored with similar materials reflective of the existing nature of the barn. Existing sandstone stonework is to be preserved, with reclaimed stone to be utilised where required.</p> <p>No new or contemporary colours are proposed to be used throughout the barn. All reconstructed works are to be a similar colour to the existing barn. Original sandstone is not to be rendered or painted in alternate colours; rather it will reflect the original stonework.</p> <p>Partial demolition of the barn is proposed to the western portion, due to its dilapidated condition. The partial demolition is considered necessary due to the safety hazard it presents to residents of and visitors to the site. Council's Heritage Officer has reviewed the proposed demolition alongside the submitted Heritage Impact Statement and Schedule of Conservation Works. A condition is recommended requiring the photographic archival record of the barn prior to its partial demolition.</p>	<p>Yes.</p>

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Compliance?
<p>elements is encouraged and should be based on documentary evidence when available.</p> <p><u>Colours</u> Colour schemes on heritage items must be appropriate and sympathetic to the building type period and architectural style.</p> <p>Original significant masonry that is unpainted or unfinished must not be rendered, bagged, painted or otherwise refinished in a manner inappropriate to the architectural style of the building.</p> <p><u>Demolition</u> The demolition of a heritage place is contrary to the intent of heritage listing. It will only be considered as a last resort, where a Heritage Impact Statement is submitted covering the following: Documentation that all alternatives for retention have been investigated and ruled out.</p> <p>Where consent is issued for demolition, or part demolition, of a heritage place a comprehensive diagrammatic and photographic archival record is to be made of the structure to be demolished. This must be submitted to Council's satisfaction prior to commencement of any demolition works. A heritage consultant experienced in the preparation of an archival recording is required to undertake the recording.</p>		
<p>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>	Sufficient landscaping is to be provided to the immediate locality of the dwelling and barn. Given the large site area, it is not considered that the existing landscape character of the land will be significantly altered.	Yes.
<p>6.2.1 Landscape Setting and Land Use Conflict</p> <p><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 proposed development seeks to remove five trees, with one of the trees (T7) to be replanted elsewhere. The application was accompanied by an Arboricultural Report which identified that the tree removal is required for the siting of the new single storey dwelling. 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 nor its heritage significance. Replacement planting of 10 trees will also occur with appropriate conditions recommended. It is noted that the location of the driveway to the new dwelling house has been amended to ensure the retention of tree 9.</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 dwelling and conservation of the barn will not impact upon adjoining properties.</p>	Yes.

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Compliance?
<p>6.2.2 Rural Accommodations, Dwellings, Secondary Dwellings and Outbuildings</p> <p>≥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>Wall and roof materials must be generally low reflective neutral/earth tones, compatible with existing development on the site and environmentally sensitive.</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>40m front setback.</p> <p>Minimum 40m side setback.</p> <p>139.9m 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 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>On-site wastewater management will be in accordance with Council's Sewage Management Policy. Wastewater conditions are recommended to address this.</p> <p>The modified 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>	<p>Yes.</p>

Schedule of Conservation Works

315 Cut Hill Road Cobbitty Sandstone and timber Barn - Heritage Item No I95

General

Care is to be exercised throughout the conservation works to ensure safety of owners and workers is priority.

Works will be carried out in stages over a period of up to 6 years, and categorised by Urgent (6-12 months), Moderate Term 1-3 years) and Long Term (3-6 years).

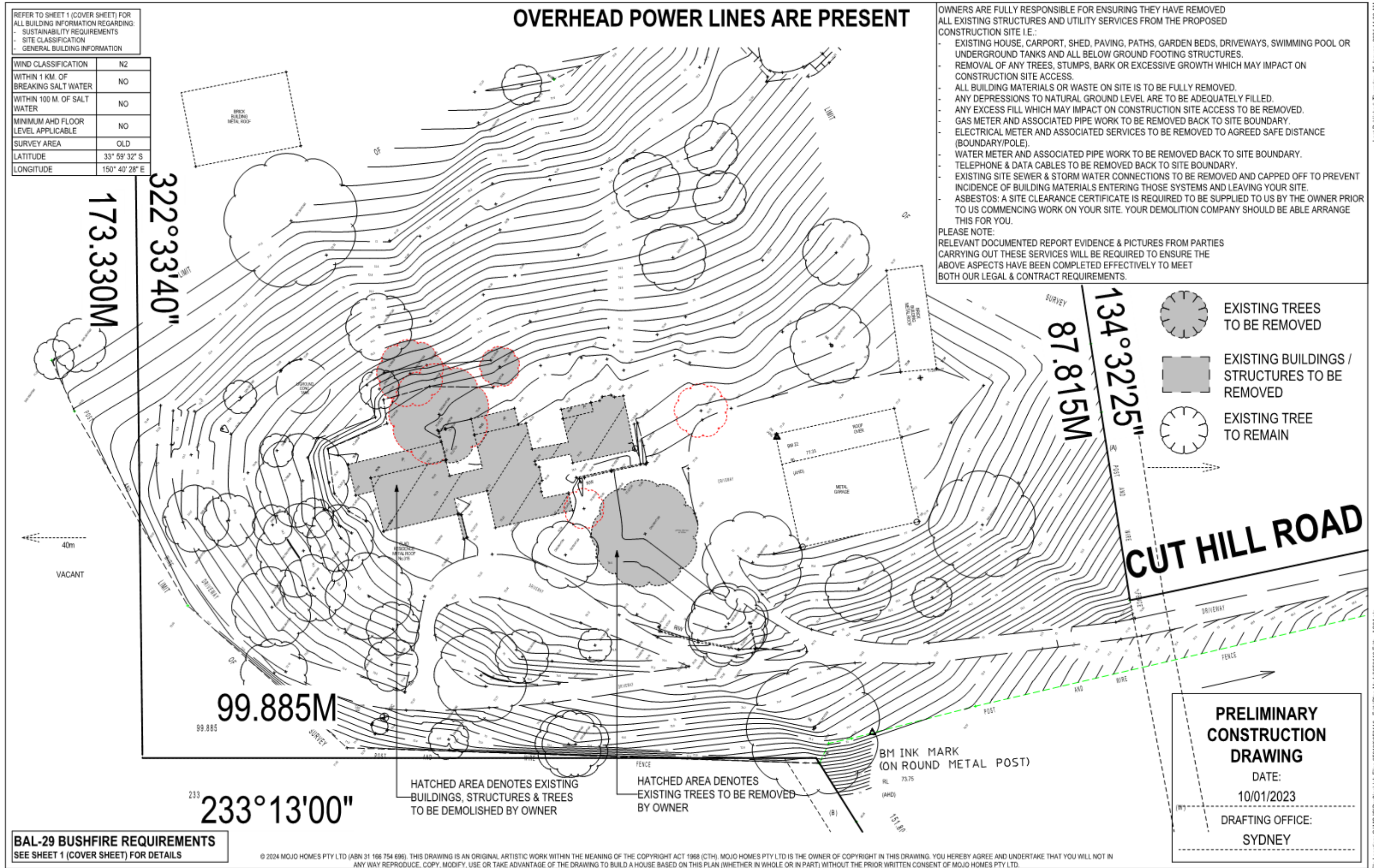
Works to be based on the advice of Camden Council as outlined in Document - Record of Advice dated 12/03/2013 and adapted based on further advise from heritage consultant and/or structural engineer.

Photographic recording of the barn before repairs to be undertaken by owner.

<i>Urgent Works Timeframe 6 - 12 months</i>	
1	Construct a temporary fence to the front and left-hand side of the barn for safety
2	Stabilise the existing standing structure with acrow props and bearer beams to help prevent further crumbling

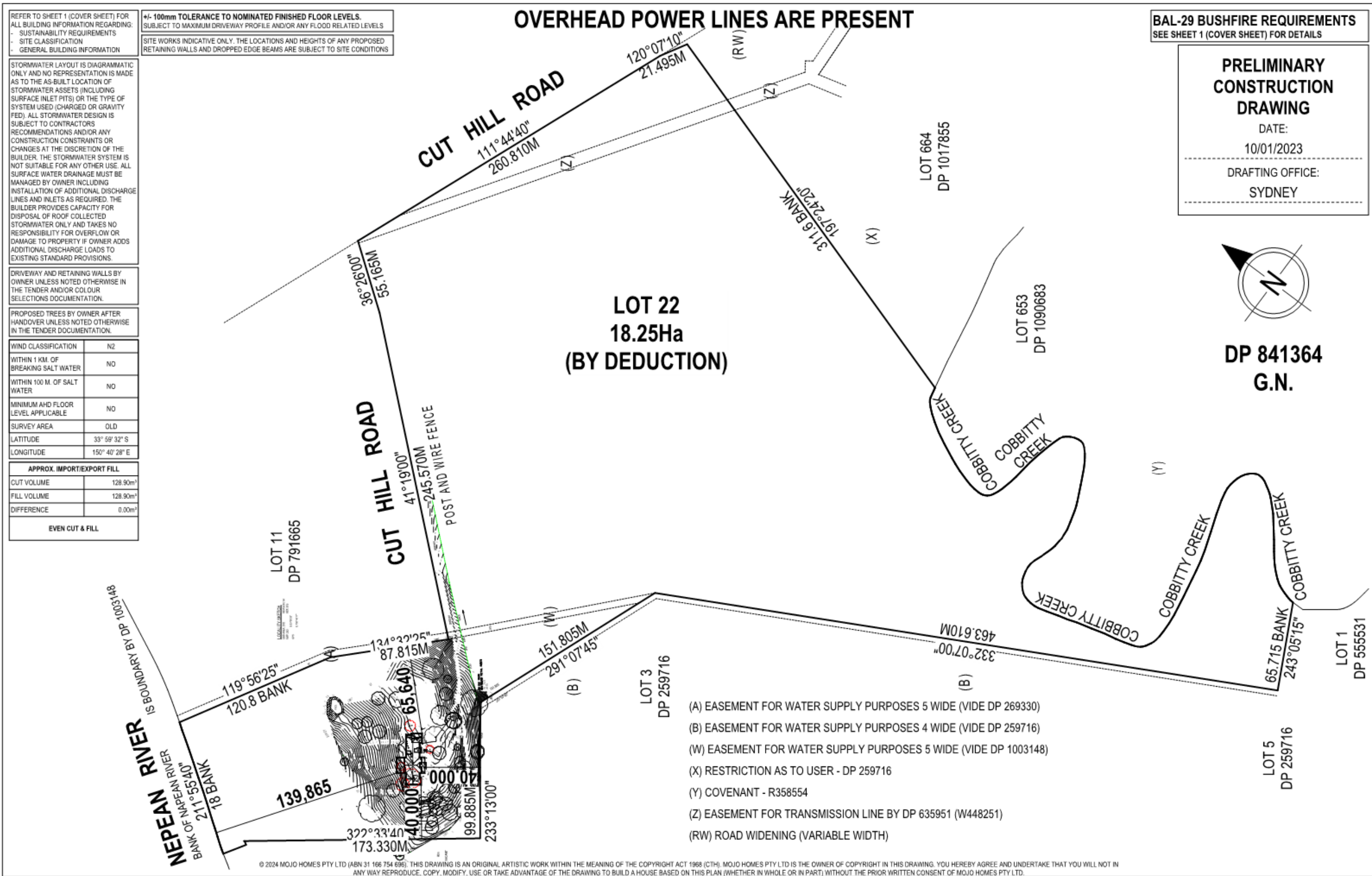
<i>Moderate Term Works Timeframe 1 - 3 years</i>	
1	Demolition of dilapidated portion of the barn - far left-hand side to covered roofline portion of barn
2	Galvanised guttering and downpipes to be fitted to structure to direct water away
3	Galvanised roofing sheets to be fitted to roof to protect existing structure

<i>Long Term Works Timeframe 3 - 6 years</i>	
1	Conserve 1st bay of the barn (far right) - repoint existing stonework
2	Reconstruct 2nd bay of the barn (adjoining bay) - using reclaimed stone



MOJO homes	SPECIFICATION: MOJO MORE	REVISION 7 ID PLAN CHECK 8 PRELIM CONSTRUCTION PLANS 9 SLAB & DRAINAGE CHECK 10 ADD DEMOLITION PLAN 11 TREE REMOVAL NOTE AS PER ARBORIST REPORT	DRAWN NSK 2022.12.02 ALW 2023.01.10 KDE 2023.01.13 SIO 2023.02.27 JVA 2024.01.25	CLIENT: LOUISE CLARE FRITH & JAMIE FRITH FRITH ADDRESS: 315 CUT HILL ROAD, COBBITTY NSW 2570 LOT / SECTION / DP: 22 / - / 841364	HOUSE DESIGN: BARRINGTON 46 FACADE DESIGN: COPELAND B SHEET TITLE: DEMOLITION PLAN	HOUSE CODE: H-JMMBTN10SA FACADE CODE: F-JMMBTN10CPLBA SHEET No.: 2 / 21	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 652116
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BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

**PRELIMINARY
CONSTRUCTION
DRAWING**

DATE:
10/01/2023

DRAFTING OFFICE:
SYDNEY



REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:	
- SUSTAINABILITY REQUIREMENTS	
- SITE CLASSIFICATION	
- GENERAL BUILDING INFORMATION	
STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE AS TO THE AS-BUILT LOCATION OF STORMWATER ASSETS (INCLUDING SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS OR CHANGES AT THE DISCRETION OF THE BUILDER. THE STORMWATER SYSTEM IS NOT SUITABLE FOR ANY OTHER USE. ALL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE LINES AND INLETS AS REQUIRED. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.	
DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER AND/OR COLOUR SELECTIONS DOCUMENTATION.	
PROPOSED TREES BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE IN THE TENDER DOCUMENTATION.	
WIND CLASSIFICATION	N2
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	OLD
LATITUDE	33° 59' 32" S
LONGITUDE	150° 40' 28" E
APPROX. IMPORT/EXPORT FILL	
CUT VOLUME	128.90m ³
FILL VOLUME	128.90m ³
DIFFERENCE	0.00m ³
EVEN CUT & FILL	

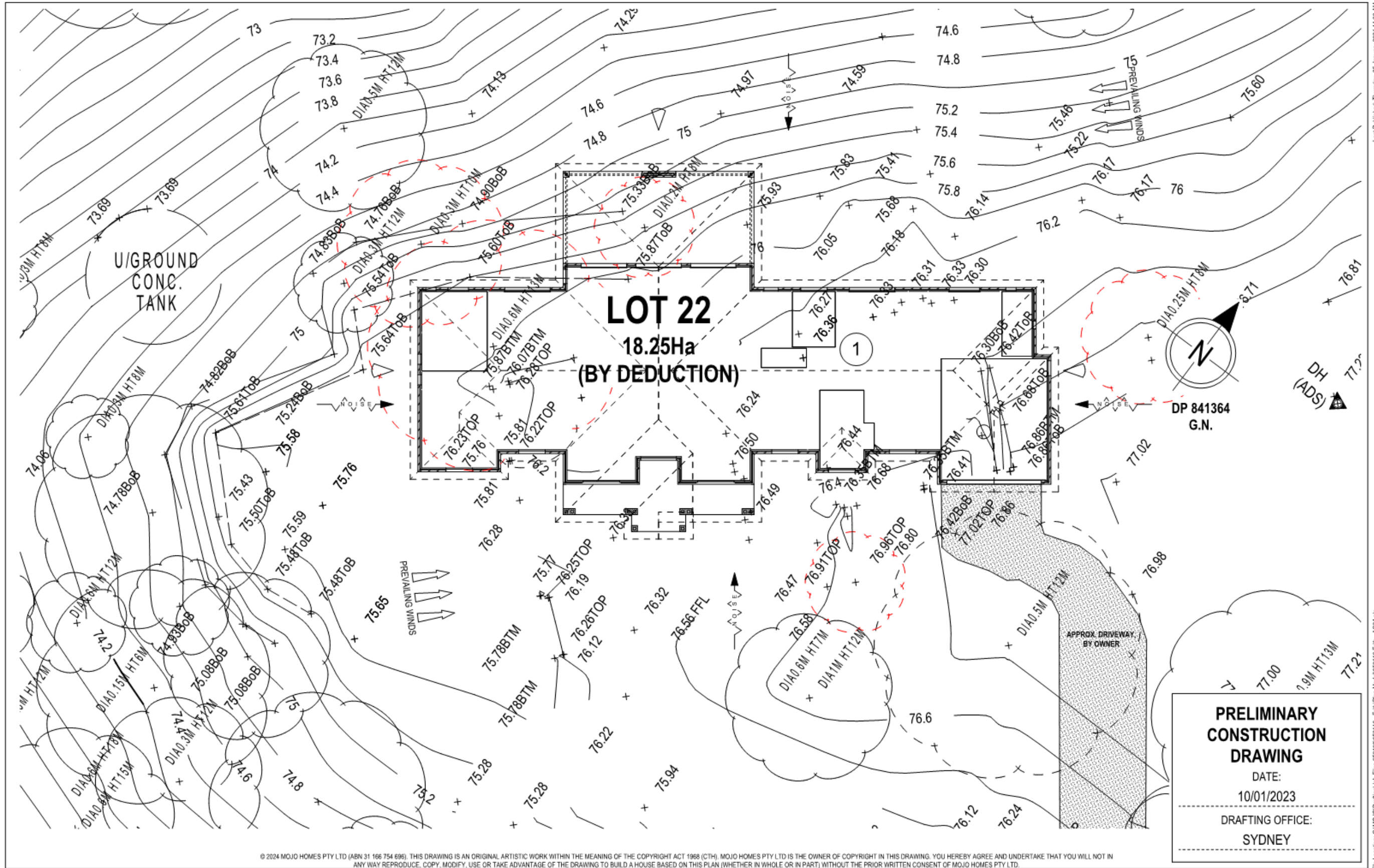
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MOJO MORE	7 ID PLAN CHECK	NSK 2022.12.02	LOUISE CLARE FRITH & JAMIE FRITH FRITH
COPYRIGHT: © 2024	8 PRELIM CONSTRUCTION PLANS	ALW 2023.01.10	ADDRESS: 315 CUT HILL ROAD, COBBITTY NSW 2570
	9 SLAB & DRAINAGE CHECK	KDE 2023.01.13	LOT / SECTION / DP: 22 / - / 841364
	10 ADD DEMOLITION PLAN	SIO 2023.02.27	COUNCIL: CAMDEN COUNCIL
	11 TREE REMOVAL NOTE AS PER ARBORIST REPORT	JVA 2024.01.25	



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FAÇADE CODE: F-JMMBTN10CPLBA	
SHEET TITLE: LOCALITY PLAN	
SCALE: 1:2500	652116
SHEET No.: 3 / 21	

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PRELIMINARY CONSTRUCTION DRAWING
 DATE:
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REVISION	DRAWN
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CLIENT:
 LOUISE CLARE FRITH & JAMIE FRITH FRITH
ADDRESS:
 315 CUT HILL ROAD, COBBITTY NSW 2570
LOT / SECTION / DP:
 22 / - / 841364
COUNCIL:
 CAMDEN COUNCIL

HOUSE DESIGN:
 BARRINGTON 46
FACADE DESIGN:
 COPELAND B
SHEET TITLE:
 SITE ANALYSIS

HOUSE CODE:
 H-JMMBTN10SA
FACADE CODE:
 F-JMMBTN10CPLBA
SHEET No.:
 4 / 21

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OVERHEAD POWER LINES ARE PRESENT

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER AND/OR COLOUR SELECTIONS DOCUMENTATION.

PROPOSED TREES BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE IN THE TENDER DOCUMENTATION.

WIND CLASSIFICATION	N2
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	OLD
LATITUDE	33° 59' 32" S
LONGITUDE	150° 40' 28" E

APPROX. IMPORT/EXPORT FILL

CUT VOLUME	128.90m ³
FILL VOLUME	128.90m ³
DIFFERENCE	0.00m ³

EVEN CUT & FILL

DRIVEWAY BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER

MIN. 20 000L DEDICATED FOR FIREFIGHTING PURPOSES

OWNER SHALL INSTALL AND MAINTAIN AN ALL-WEATHER ACCESS ROAD TO & WITHIN THE PROPERTY BOUNDARIES AND UP TO THE BUILDING SITE, SUITABLE FOR ARTICULATED VEHICLES FOR CONSTRUCTION PURPOSES TO THE SATISFACTION OF THE BUILDER.

CLIENT TO SUPPLY AND INSTALL AERIAL SERVICE, PRIVATE POLE, UNDERGROUND ELECTRICITY AND ENERGISE TO METER BOX ON HOME. THE CONNECTION IS TO BE PROVIDED AT THE CONCRETE SLAB FORMWORK STAGE FOR CONSTRUCTION OF THE HOUSE.

50 x 25 x 1000 STAKE OR STAR PICKET

MEMBRANE TO BE BIDIM U24 OR APPROVED EQUIVALENT

BURY APPROXIMATELY 150mm OF MEMBRANE AND TEMPORARILY BACKFILL TO RESTORE PRIOR NATURAL SURFACE LEVEL

NATURAL SURFACE DOWNHILL OF MEMBRANE NOT TO BE DISTURBED

SILT FENCING DETAIL

CONSTRUCTION SITE

MIN. LENGTH 15m

BERM (0.3m MIN. HEIGHT)

EXISTING ROADWAY

GEOTEXTILE FABRIC

50-70mm GRAVEL

RUNOFF FROM PAD DIRECTED TO SEDIMENTATION TRAP

TEMPORARY CONSTRUCTION EXIT

SANDBAGS OVERLAP ONTO KERB

GAP BETWEEN SANDBAGS ACTS AS SPILLWAY

THREE LAYERS OF SANDBAGS WITH ENDS OVERLAPPED

SANDBAG KERB INLET SEDIMENTATION TRAP

EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

DEMOLITION SHOWN DASHED

OWNERS ARE FULLY RESPONSIBLE FOR ENSURING THEY HAVE REMOVED ALL EXISTING STRUCTURES AND UTILITY SERVICES FROM THE PROPOSED CONSTRUCTION SITE I.E.:

- EXISTING HOUSE, CARPORT, SHED, PAVING, PATHS, GARDEN BEDS, DRIVEWAYS, SWIMMING POOL OR UNDERGROUND TANKS AND ALL BELOW GROUND FOOTING STRUCTURES.
- REMOVAL OF ANY TREES, STUMPS, BARK OR EXCESSIVE GROWTH WHICH MAY IMPACT ON CONSTRUCTION SITE ACCESS.
- ALL BUILDING MATERIALS OR WASTE ON SITE IS TO BE FULLY REMOVED.
- ANY DEPRESSIONS TO NATURAL GROUND LEVEL ARE TO BE ADEQUATELY FILLED.
- ANY EXCESS FILL WHICH MAY IMPACT ON CONSTRUCTION SITE ACCESS TO BE REMOVED.
- GAS METER AND ASSOCIATED PIPE WORK TO BE REMOVED BACK TO SITE BOUNDARY.
- ELECTRICAL METER AND ASSOCIATED SERVICES TO BE REMOVED TO AGREED SAFE DISTANCE (BOUNDARY/POLE). WATER METER AND ASSOCIATED PIPE WORK TO BE REMOVED BACK TO SITE BOUNDARY.
- TELEPHONE & DATA CABLES TO BE REMOVED BACK TO SITE BOUNDARY.
- EXISTING SITE SEWER & STORM WATER CONNECTIONS TO BE REMOVED AND CAPPED OFF TO PREVENT INCIDENCE OF BUILDING MATERIALS ENTERING THOSE SYSTEMS AND LEAVING YOUR SITE.
- ASBESTOS: A SITE CLEARANCE CERTIFICATE IS REQUIRED TO BE SUPPLIED TO US BY THE OWNER PRIOR TO US COMMENCING WORK ON YOUR SITE. YOUR DEMOLITION COMPANY SHOULD BE ABLE ARRANGE THIS FOR YOU.

PLEASE NOTE: RELEVANT DOCUMENTED REPORT EVIDENCE & PICTURES FROM PARTIES CARRYING OUT THESE SERVICES WILL BE REQUIRED TO ENSURE THE ABOVE ASPECTS HAVE BEEN COMPLETED EFFECTIVELY TO MEET BOTH OUR LEGAL & CONTRACT REQUIREMENTS.

EXISTING STRUCTURE TO BE DEMOLISHED AND REMOVED BY OWNER.

DA CAMDEN COUNCIL

MINIMUM FINISHED FLOOR LEVEL 65.95mm AHD

SEWER MAIN LOCATION NOT AVAILABLE AT TIME OF PLAN DRAWING. LOCATION SUBJECT TO RECEIPT OF RELEVANT DOCUMENTATION.

THE OWNER IS TO INSTALL A MAINS PRESSURE CLEAN WATER SUPPLY WITH TAP FOR CONSTRUCTION TO A POSITION NOMINATED BY THE BUILDER. CONSTRUCTION CANNOT COMMENCE UNTIL THIS IS COMPLETE. THE OWNER IS TO REFILL TANKS AS REQUIRED THE BUILDER.

BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

CLIENT TO SUPPLY AND INSTALL COMPLETE WATER TANK INCLUDING:-

- EXCAVATION FOR TANK AND REMOVAL OF SPOIL FROM SITE. TANK MUST BE LOCATED AT REQUIRED LEVEL BELOW GUTTERING.
- CONCRETE SLAB AND CONCRETE PIERS FOR WATER TANK TO PREVENT MOVEMENT OF TANK.
- WATER TANK, PUMP, FILTER AND REQUIRED FITTINGS MUST BE INSTALLED WHEN REQUESTED BY BUILDER.
- BUILDER WILL SUPPLY AND INSTALL DOWNPIPES AND STORMWATER. THE STORMWATER WILL BE TERMINATED APPROX. 200mm ABOVE GROUND. BUILDER WILL TERMINATE WATER CONNECTION POINT AT EXTERNAL BRICKWORK OF HOME. BUILDER WILL SUPPLY EXTERNAL DOUBLE POWER POINT ATTACHED TO BRICKWORK.
- OWNER IS TO CONNECT TERMINATED STORMWATER TO TANK.
- OWNER IS TO SUPPLY AND INSTALL WATER TANK OVERFLOW TO TUNNEL TRENCH.
- OWNER IS TO CONNECT WATER SUPPLY FROM EXTERNAL BRICKWORK OF HOME TO WATER TANK.
- OWNER IS TO SUPPLY POWER FROM POWER POINT ON EXTERNAL BRICKWORK OF HOME TO WATER TANK.
- OWNER IS TO FILL WATER TANK WITH CLEAN POTABLE WATER AND REFILL AS REQUIRED FOR BUILDER TO USE DURING CONSTRUCTION.
- ALL WORK IS TO BE DONE BY LICENSED TRADES PEOPLE. OWNERS CONTRACTORS TRADE LICENCE, INSURANCES AND CURRENT WORK COVER REQUIREMENTS MUST BE SUPPLIED TO THE BUILDER AT CONTRACT SIGNING TIME.

CLIENT TO CONNECT ELECTRICITY SUPPLY TO THE WATER TANK.

THE CLIENT IS TO ARRANGE FOR THE INSTALLATION OF AN APPROVED SEPTIC SYSTEM AND IF REQUIRED THE PUMP LINE FROM THE TANK TO THE SEWER MAIN. THE SEPTIC SYSTEM IS TO BE DESIGNED BY AN APPROVED INSTALLER AND DESIGN PLANS/SEPTIC APPLICATION FORMS ARE TO BE PROVIDED TO THE BUILDER PRIOR TO THE BUILDING APPLICATION BEING LODGED AT COUNCIL. THE SEPTIC TANK MUST BE SUPPLIED AND INSTALLED NO LATER THAN INTERNAL LININGS BEING COMPLETED. THIS WORK IS TO BE CO-ORDINATED WITH SITE SUPERVISOR. ADDITIONAL DRAINER COSTS COULD OCCUR IF THE INSTALLATION OF THE TANK IS DELAYED.

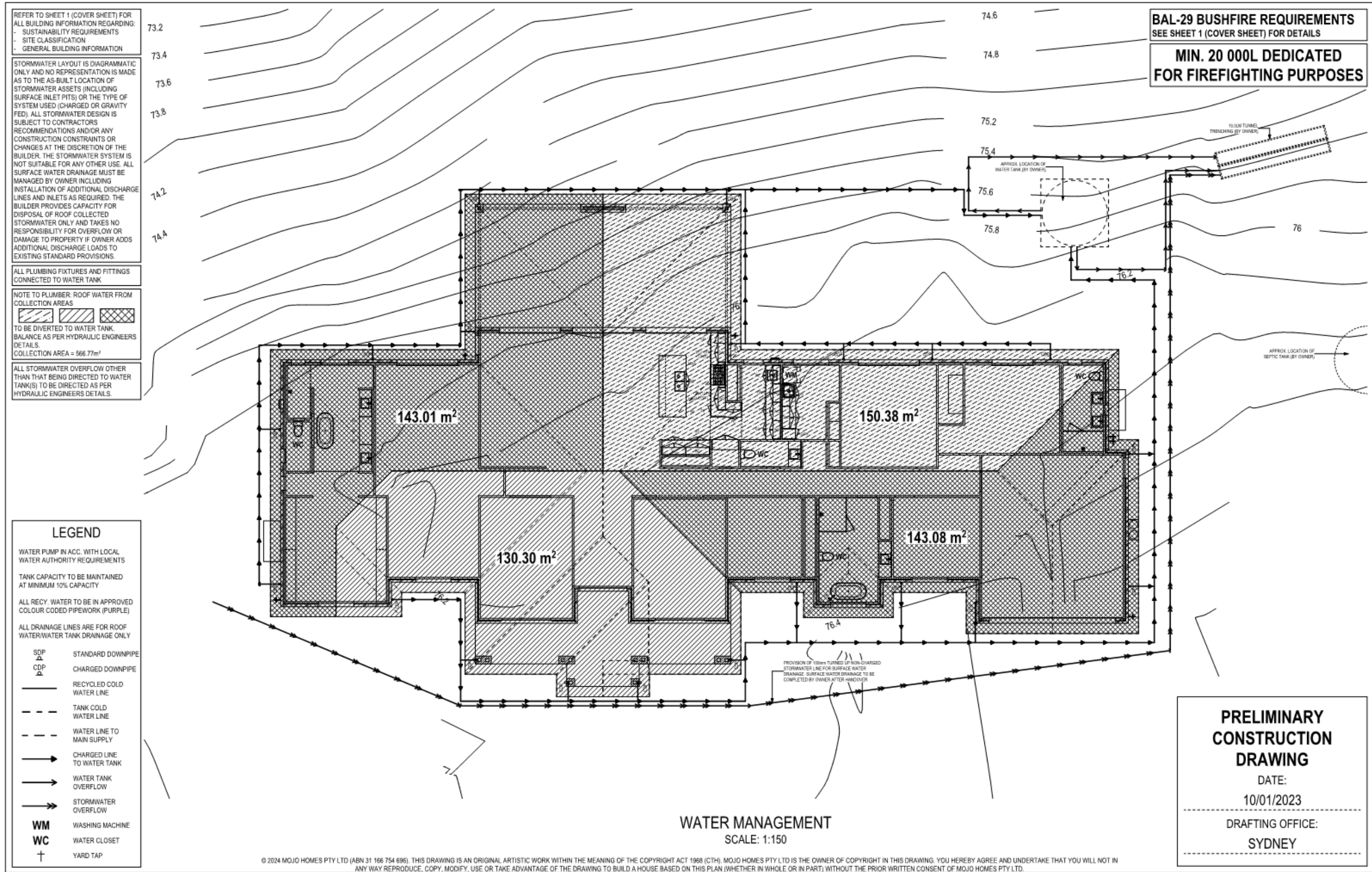
CLIENT TO CONNECT ELECTRICITY SUPPLY TO THE SEPTIC TANK.

PRELIMINARY CONSTRUCTION DRAWING

DATE: 10/01/2023

DRAFTING OFFICE: SYDNEY

	SPECIFICATION: MOJO MORE	REVISION	DRAWN	CLIENT: LOUISE CLARE FRITH & JAMIE FRITH FRITH	HOUSE DESIGN: BARRINGTON 46	HOUSE CODE: H-JMMBTN10SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
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		8 PRELIM CONSTRUCTION PLANS	ALW 2023.01.10	LOT / SECTION / DP: 22 / - / 841364	SHEET TITLE: SITE PLAN	SHEET No.: 5 / 21		SCALES: 1:300
		9 SLAB & DRAINAGE CHECK	KDE 2023.01.13	COUNCIL: CAMDEN COUNCIL				652116
		10 ADD DEMOLITION PLAN	SIO 2023.02.27					
	11 TREE REMOVAL NOTE AS PER ARBORIST REPORT	JVA 2024.01.25						



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ALL PLUMBING FIXTURES AND FITTINGS CONNECTED TO WATER TANK

NOTE TO PLUMBER: ROOF WATER FROM COLLECTION AREAS TO BE DIVERTED TO WATER TANK. BALANCE AS PER HYDRAULIC ENGINEERS DETAILS. COLLECTION AREA = 566.77m²

ALL STORMWATER OVERFLOW OTHER THAN THAT BEING DIRECTED TO WATER TANK(S) TO BE DIRECTED AS PER HYDRAULIC ENGINEERS DETAILS.

BAL-29 BUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS

MIN. 20 000L DEDICATED FOR FIREFIGHTING PURPOSES

LEGEND

WATER PUMP IN ACC. WITH LOCAL WATER AUTHORITY REQUIREMENTS

TANK CAPACITY TO BE MAINTAINED AT MINIMUM 10% CAPACITY

ALL RECY. WATER TO BE IN APPROVED COLOUR CODED PIPEWORK (PURPLE)

ALL DRAINAGE LINES ARE FOR ROOF WATER/WATER TANK DRAINAGE ONLY

SDP STANDARD DOWNPIPE
 CDP CHARGED DOWNPIPE
 RECYCLED COLD WATER LINE
 TANK COLD WATER LINE
 WATER LINE TO MAIN SUPPLY
 CHARGED LINE TO WATER TANK
 WATER TANK OVERFLOW
 STORMWATER OVERFLOW

WM WASHING MACHINE
 WC WATER CLOSET
 † YARD TAP

WATER MANAGEMENT
 SCALE: 1:150

PRELIMINARY CONSTRUCTION DRAWING

DATE: 10/01/2023

DRAFTING OFFICE: SYDNEY

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	DRAWN:		COUNCIL:	CAMDEN COUNCIL	SCALES:	1:150			
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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC REQUIREMENTS

ALL EXTERIOR STEPS AND LANDINGS BY BUILDER UNLESS NOTED OTHERWISE

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2455 ABOVE FFL UNLESS NOTED OTHERWISE

ALL GROUND FLOOR INTERNAL DOORS TO BE 2340 HIGH UNLESS NOTED OTHERWISE

REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
[Symbol]	FACE BRICK / COMMON BRICK
[Symbol]	HEBEL
[Symbol]	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
[Symbol]	EXHAUST FAN
L.B.W	LOAD BEARING WALL
[Symbol]	THIS DOOR OPENS FIRST
[Symbol]	INTERCONNECTED SMOKE ALARM
#	LIFT OFF HINGE
+	WATER POINT
WP	FRIDGE WATER POINT
GAS	GAS BAYONET

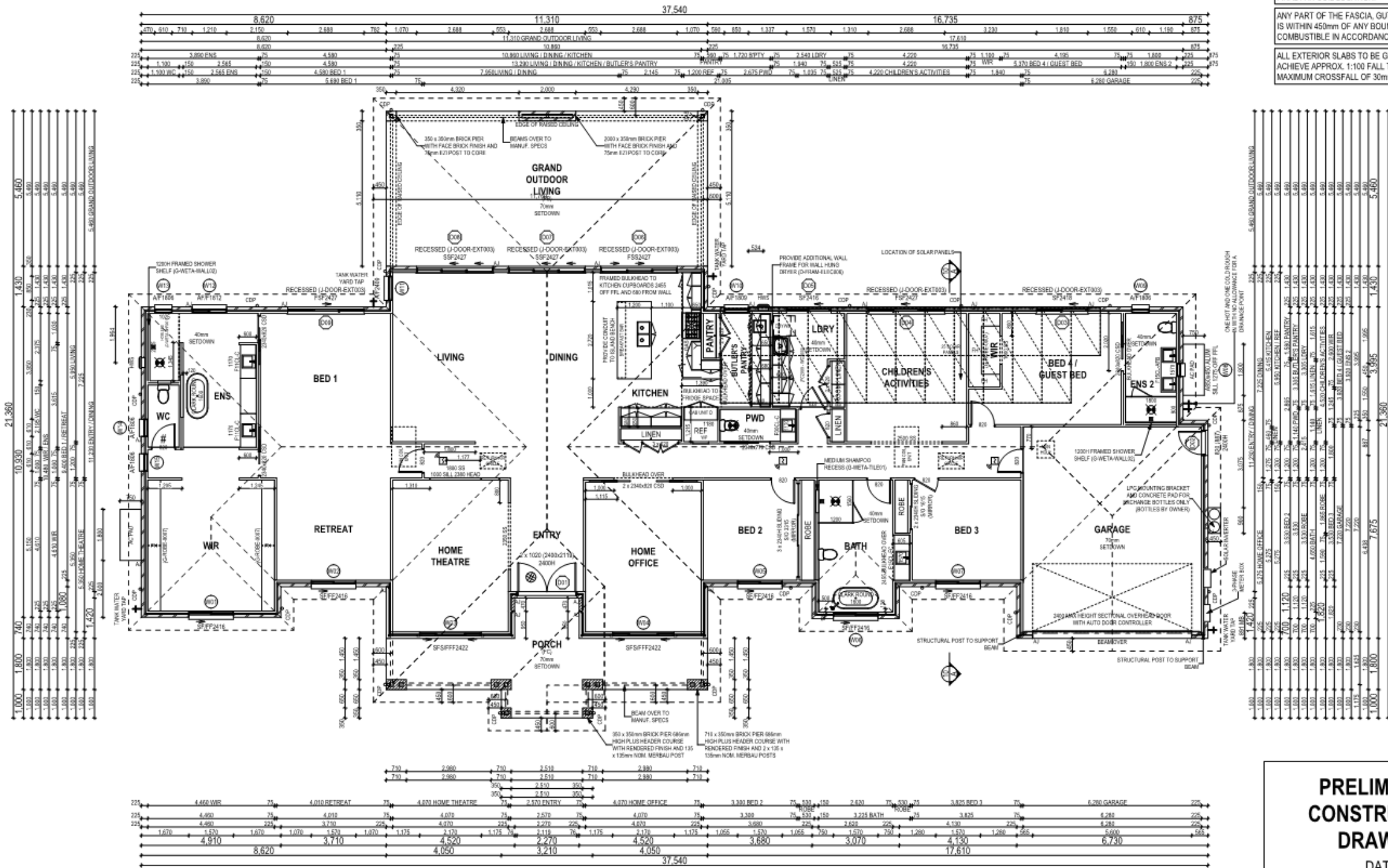
BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

PROVIDE AND INSTALL 3 PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH THE NCC.

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETE TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



ALL DIMENSIONS ARE FRAME DIMENSIONS

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PRELIMINARY CONSTRUCTION DRAWING

DATE: 10/01/2023

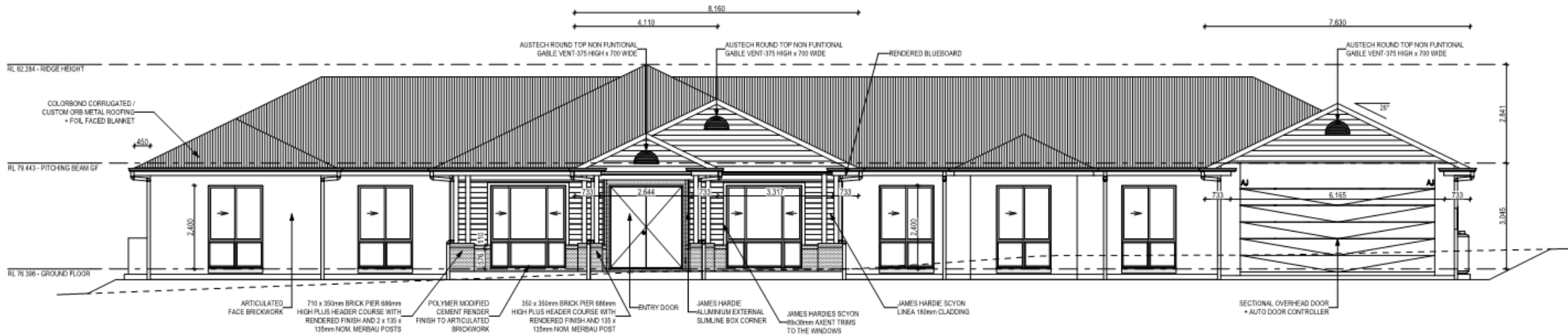
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		8 PRELIM CONSTRUCTION PLANS	ALW 2023.01.10	LOT / SECTION / DP: 22 / - / 841364	COUNCIL: CAMDEN COUNCIL	SHEET TITLE: GROUND FLOOR PLAN		SHEET No.: 7 / 21
		9 SLAB & DRAINAGE CHECK	KDE 2023.01.13					SCALES: 1:150
		10 ADD DEMOLITION PLAN	SIO 2023.02.27					652116
		11 TREE REMOVAL NOTE AS PER ARBORIST REPORT	JVA 2024.01.25					

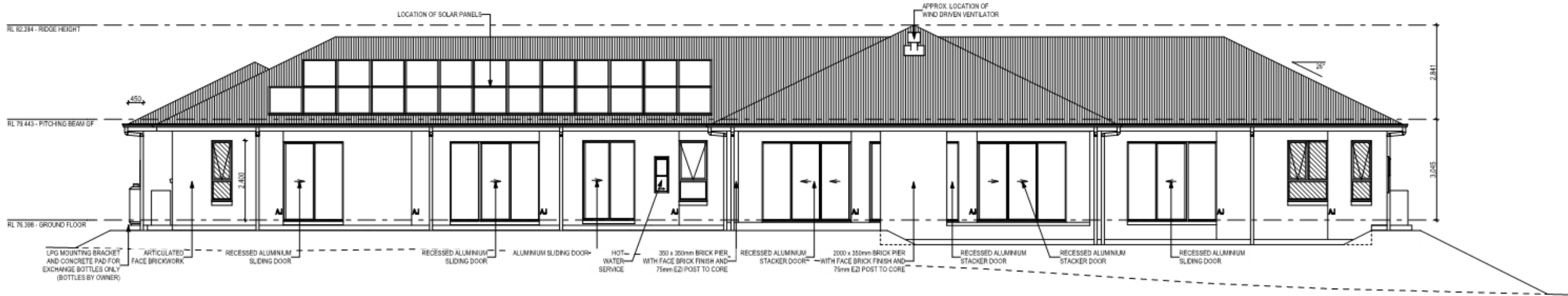
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BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

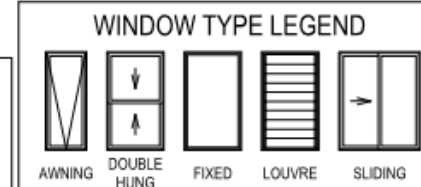
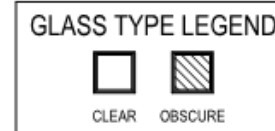
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION
SH = SNAP HEADER SILL



FRONT ELEVATION (SOUTH EAST - BAL 29)
SCALE: 1:125



REAR ELEVATION (NORTH WEST - BAL 29)
SCALE: 1:125



PRELIMINARY CONSTRUCTION DRAWING

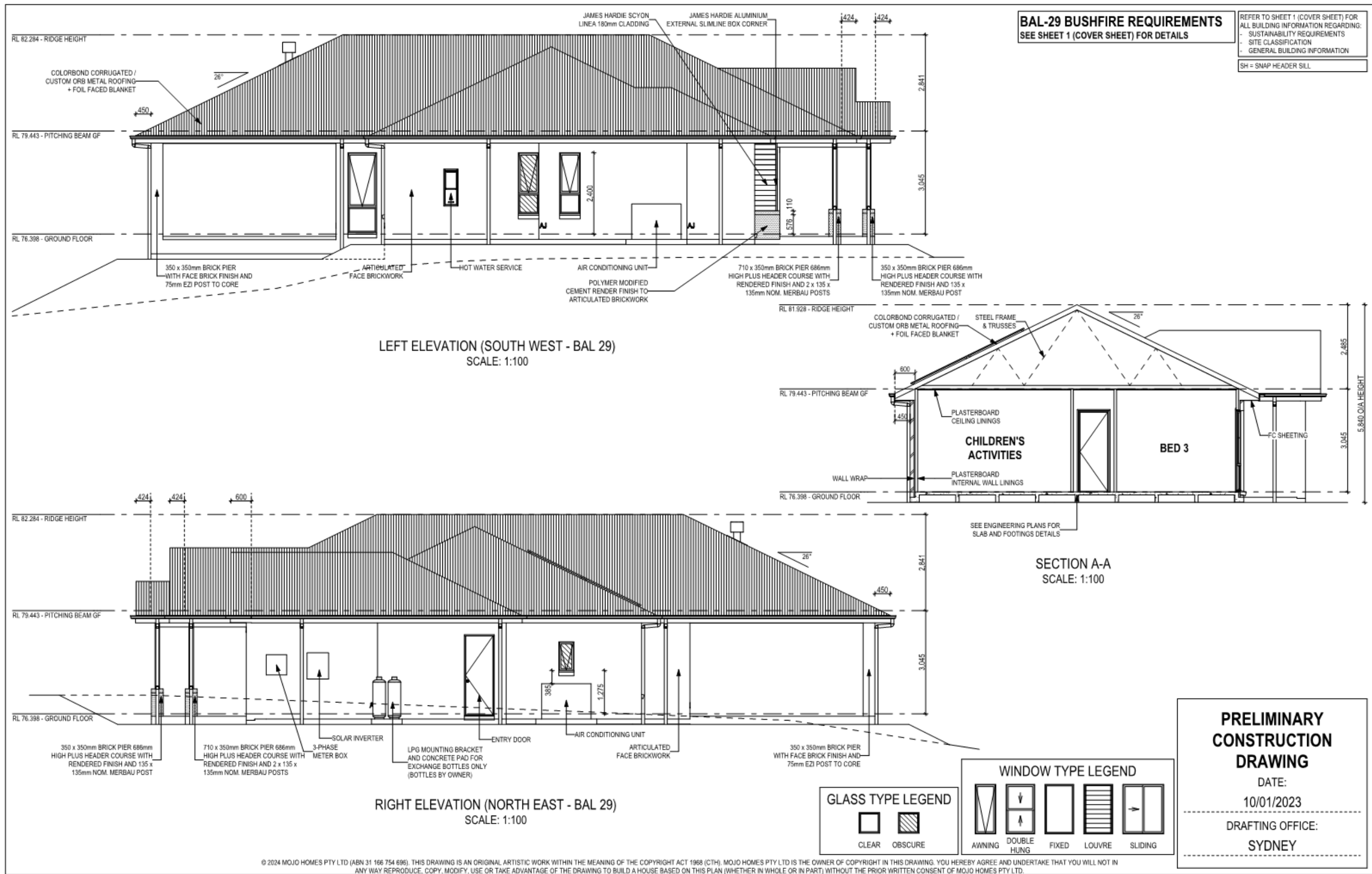
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		10	SIO	LOT / SECTION / DP:	SHEET TITLE:	SHEET No.:	
	11	JVA	22 / - / 841364	COUNCIL:	9 / 21	SCALES:	1:125
				CAMDEN COUNCIL	ELEVATIONS		652116

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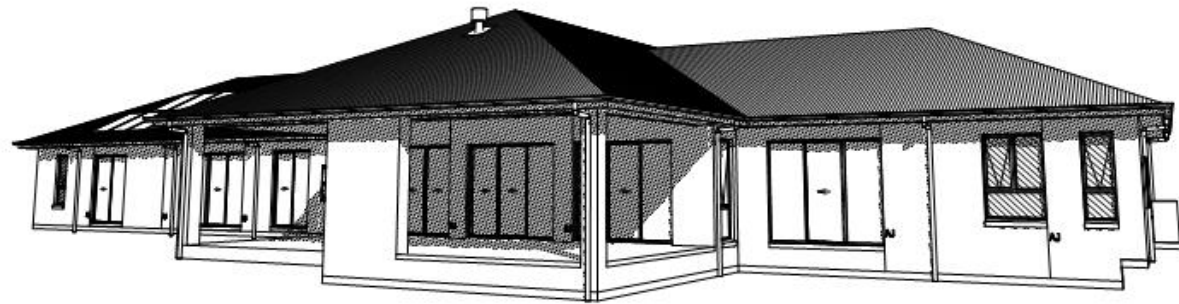
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	DATE:								



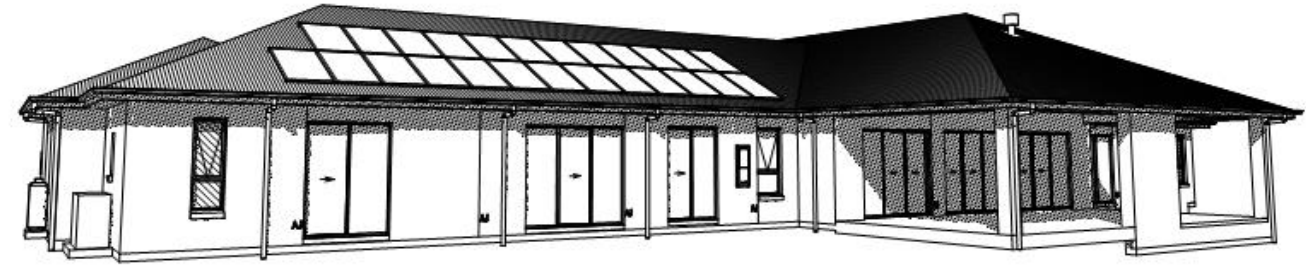
FRONT LEFT



FRONT RIGHT



REAR LEFT




REAR RIGHT

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		22 / - / 841364	HOUSE EXTERIOR 3D VIEWS	11 / 21	SCALES:	
			COUNCIL:			
			CAMDEN COUNCIL			

EXTERNAL DEVELOPER PALETTE



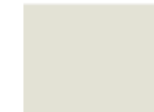
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	DATE: 15/06/2022	DRAWN BY: H. JAMITHI	CHECKED BY: P. JAMITHI	SCALE: 1:125	SHEET NO: 2/8	SHEET TOTAL: 8/8



AUSTRAL BRICKS
 Sculptured Sands- Natural,
 Dolomite
 Off White Mortar, Iron joint



METAL ROOFING
 Custom Orb, Colorbond
 Monument



WINDOWS
 Bradnams, Surfmist



COLORBOND, SURFMIST
 Fascia & Barge



TAUBMANS, FARRIER
 Gable Vent & Render to Dwarf
 Walls & Entry piers



COLORBOND, MONUMENT
 Gutter & Barge Capping



TAUBMANS, LEXINGTON
 Cladding & Gable Infill



GARAGE DOOR
 Slimline, Surfmist



TAUBMANS, SURFMIST
 Entry Door, Timber Posts & PVC
 Downpipes



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