

Business Paper

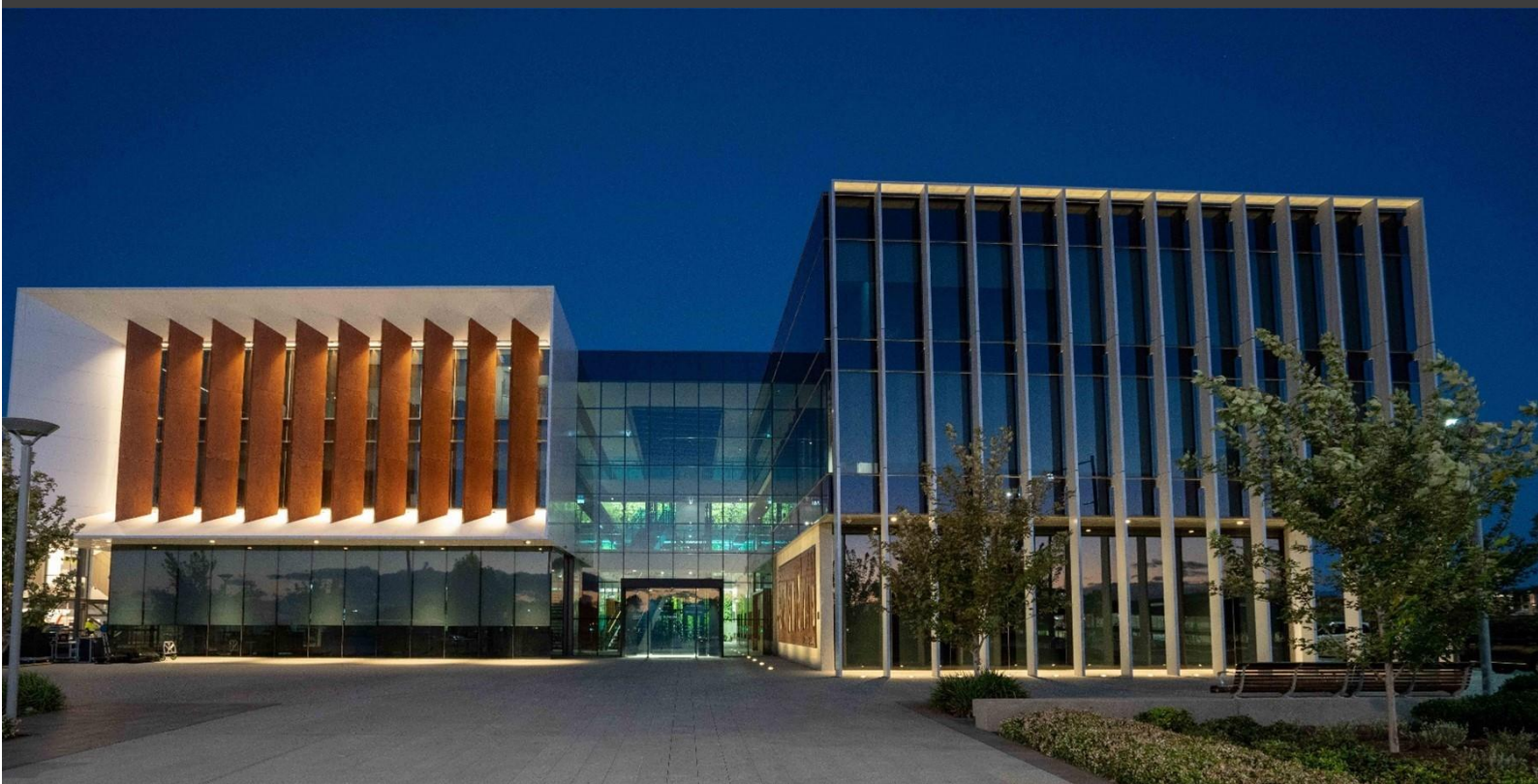
Camden Local Planning Panel

Camden Council

Administration Centre

70 Central Avenue, Oran Park

21 February 2023



camden
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SUBJECT: ACKNOWLEDGEMENT OF COUNTRY

I would like to acknowledge the traditional custodians of this land on which we meet and pay our respect to elders both past and present.

SUBJECT: RECORDING OF LOCAL PLANNING PANEL MEETINGS

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

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

SUBJECT: DECLARATION OF INTEREST

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

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SUBJECT: DA/2022/253/1 - CONSTRUCTION OF 60 PLACE CENTRE-BASED CHILD CARE FACILITY INCLUDING REMEDIATION OF LAND, DEMOLITION OF EXISTING STRUCTURES, BASEMENT CAR PARKING, SIGNAGE, LANDSCAPING AND ASSOCIATED SITE WORKS.

FROM: Manager Statutory Planning
EDMS #: 22/537665

DA Number:	2022/253/1
Development:	Construction of a 60 place centre-based child care facility including remediation of land, lot consolidation, demolition of existing structures, tree removal, basement car parking, signage, landscaping, and associated site works
Estimated Cost of Development:	\$2,086,700
Site Address(es):	37 & 37A Broughton Street, Camden
Applicant:	Rachel Ginant (Archian Pty Ltd)
Owner(s):	Nick Papallo (WTC Property Group)
Number of Submissions:	42
Development Standard Contravention(s):	Nil
Classification:	Local development
Recommendation:	Approve with conditions.
Panel Referral Criteria:	10 or more unique submissions received.
Report Prepared By:	Lachlan Hutton – Senior Town Planner.

PURPOSE OF REPORT

The purpose of this report is to seek the Camden Local Planning Panel’s (the Panel’s) determination of a development application (DA) for the construction of a 60 place centre-based child care facility, including remediation of land and associated site works (proposed development) at 37 & 37A Broughton Street, Camden (the site).

The Panel is to exercise Council’s consent authority functions for this DA as, pursuant to the Minister for Planning’s Section 9.1 Direction, the DA received 10 or more unique submissions (42 submissions by way of objection were received).

SUMMARY OF RECOMMENDATION

That the Panel determine DA/2022/253/1 for the construction of a 60 place centre-based child care facility, including remediation of land 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 construction of a 60 place centre-based child care facility, including remediation of land and associated site works at 37 & 37A Broughton Street, Camden.

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

The site is not a heritage item but forms part of the Camden Town Centre Heritage Conservation Area (refer fig 4).

The DA was initially publicly exhibited for a period of 28 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 29 March to 26 April 2022 and 23 submissions were received objecting to the development.

Following initial community consultation amendments were made to the proposal, some of which were informed by the submissions, including:

- Preparation of salvage methodology report.
- Increased site landscaping, particularly along the rear western boundary.
- Retention of existing timber picket fence fronting Broughton Street and modifications to fencing presenting Barsden Street.
- Modification to outdoor deck play area acoustic fencing.
- Minor changes to colours and materials.

The amended application was re-exhibited for a period of 14 days from 22 November to 6 December 2022. On 30 November 2022, it became apparent to Council staff that the amended plans and documents had not been made publicly available on the Camden Council website. Accordingly, Council staff extended the notification period for an additional 14 days and issued new notification letters advising of this extension and installed a new notification sign reflecting the extended notification date. During this period, a further 19 objections were received.

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

- Traffic, car parking and safety.
- Demolition within Camden Heritage Conservation Area.
- Inconsistency with Child Care Planning Guideline.
- Privacy impacts.
- Acoustic amenity impacts to surrounding properties.
- Credibility and content of supporting documentation.

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 site

THE SITE

The site, which is located on the corner of Broughton Street and Barsden Street, is commonly known as 37 & 37A Broughton Street, Camden and legally described as lots 5 and 6 from Deposited Plan 37598.

The site is situated on the western periphery of the Camden Heritage Conservation Area (HCA). The surrounding locality is characterised by a mixture of detached single and two storey dwelling houses and multi-dwelling townhouses. Nearby, a 72-place centre-based child care facility is under construction at 31 Broughton Street, Camden.

The site is bound by two road frontages, Broughton Street to the east and Barsden Street to the south. To the immediate west, four sets of two-storey multi-dwellings (town houses) exist. Immediately north of the site, a single storey purpose built dwelling house, operating as a commercial premises (hairdressing salon) exists.

The site contains a modified inter-war facebrick bungalow formerly operated as an X-Ray Clinic, presenting toward Broughton Street (refer fig 2). Vehicular access to the site is provided from Barsden Street (south) where at-grade car parking exists for up to ten (10) vehicles (refer fig 3).

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The site has considerable fall (6m) from the primary eastern boundary to the rear western boundary. Along the western property boundary there is an existing vegetation screen predominately consisting of noxious weeds and a deteriorating wooden picket boundary fence. The site is not flood or bushfire prone.



Figure 2: View of Primary (eastern) elevation fronting Broughton Street



Figure 3: View of Secondary (southern) elevation fronting Barsden Street

HERITAGE MAP

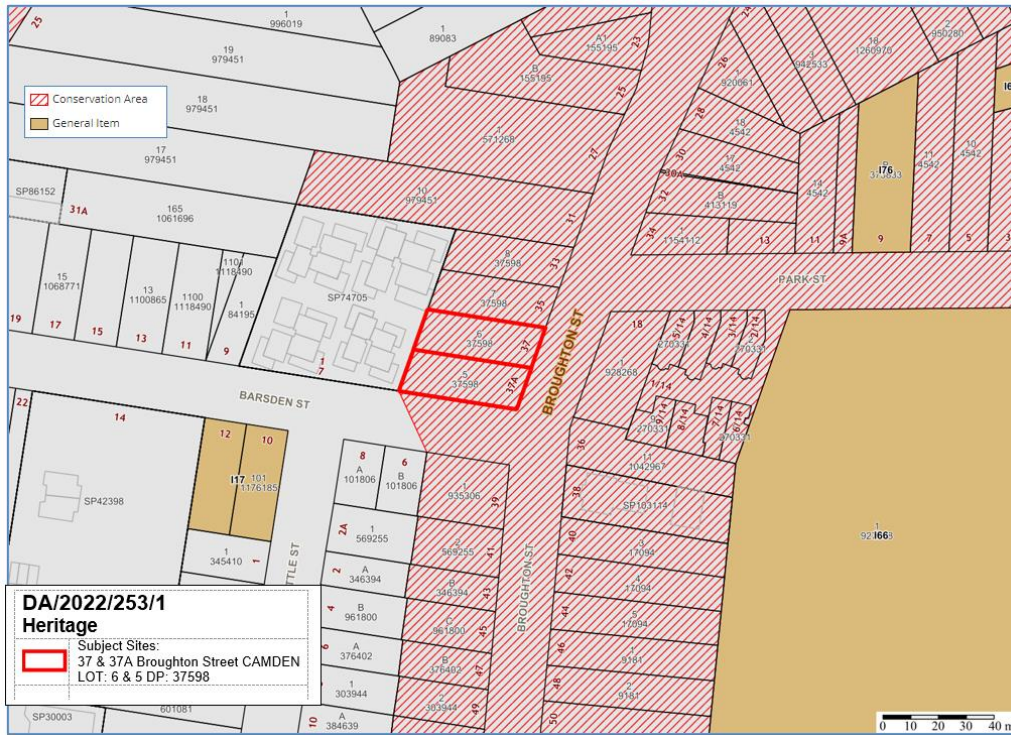


Figure 4: The site in relation to the Camden Heritage Conservation Area and nearby Heritage Items

ZONING PLAN

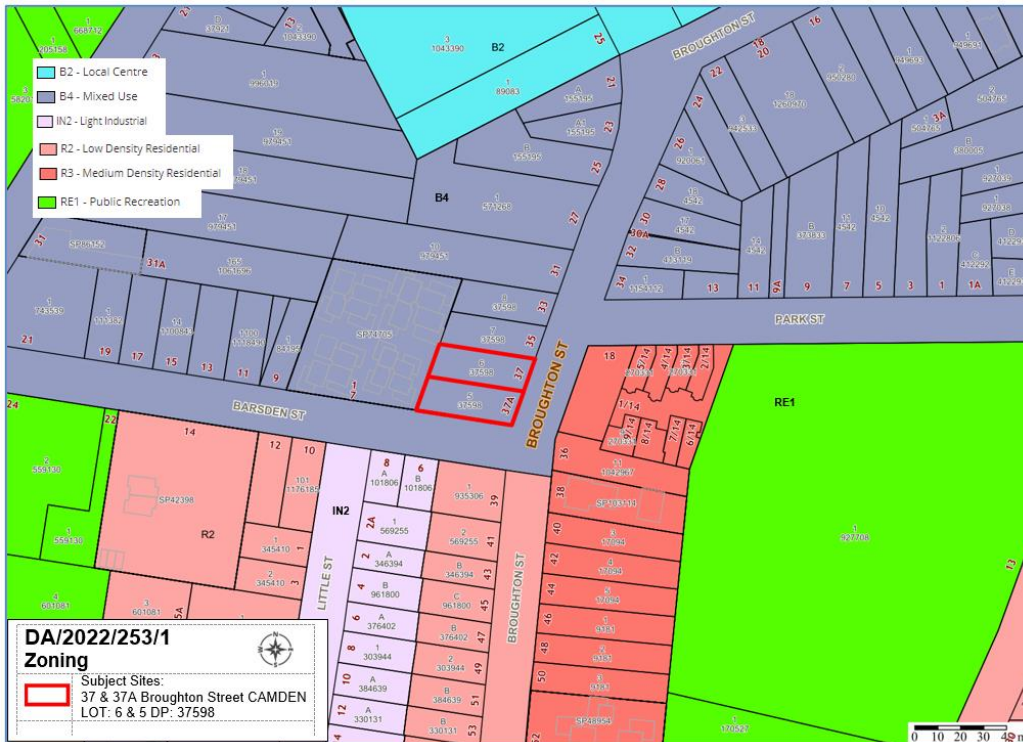


Figure 5: The site is zoned B4 – Mixed Use and is surrounded by properties zoned R3 Medium Density Housing; R2 Low Density Housing and IN2 Light Industrial

HISTORY

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

Date	Development
26/09/1995.	BA/1995/781/1 approval to construct asphalt car park.
18/04/2000.	DA/2000/546/1 approval for alterations and additions involving an existing professional consulting room, enclosure of patio and partitioning.

THE PROPOSAL

DA/2022/253/1 seeks approval for construction of a 60 place centre-based child care facility including remediation of land, lot consolidation, demolition of existing structures, tree removal, basement car parking, signage, landscaping and associated site works.

Specifically, the development involves:

- Demolition of all existing structures on site.
- Remediation of the site.
- Removal of 12 trees, 7 of which are considered a noxious weed.
- Construction of 60 place centre-based child care centre with:
 - Reception area with lift and stair access from basement.
 - Staff room, director room, cot room, laundry, and kitchen.
 - Disabled toilet, kids’ toilet, and nappy room with toilet.
 - Four indoor playrooms totaling GFA 211.8m².
 - Two outdoor play areas (deck and playground) totaling 420m².
 - Eight drop off basement car park spaces, six staff car park spaces and one disabled space.
 - Associated storage areas.
- Ability to cater for up to 60 children in the following age groups:
 - 0-2 = 8 children
 - 2-3 = 15 children
 - 3-4 = 18 children
 - 4-5 = 19 children
- Operating hours of 7:00am to 6:30pm Monday to Friday.
- Erection of 2.1m high acoustic fencing around the northern and western property boundaries.
- Erection of business identification signage; and
- Associated landscaping and site works.

The estimated cost of the development is \$2,086,700.



Figure 6: Render of proposed development as viewed from Broughton Street

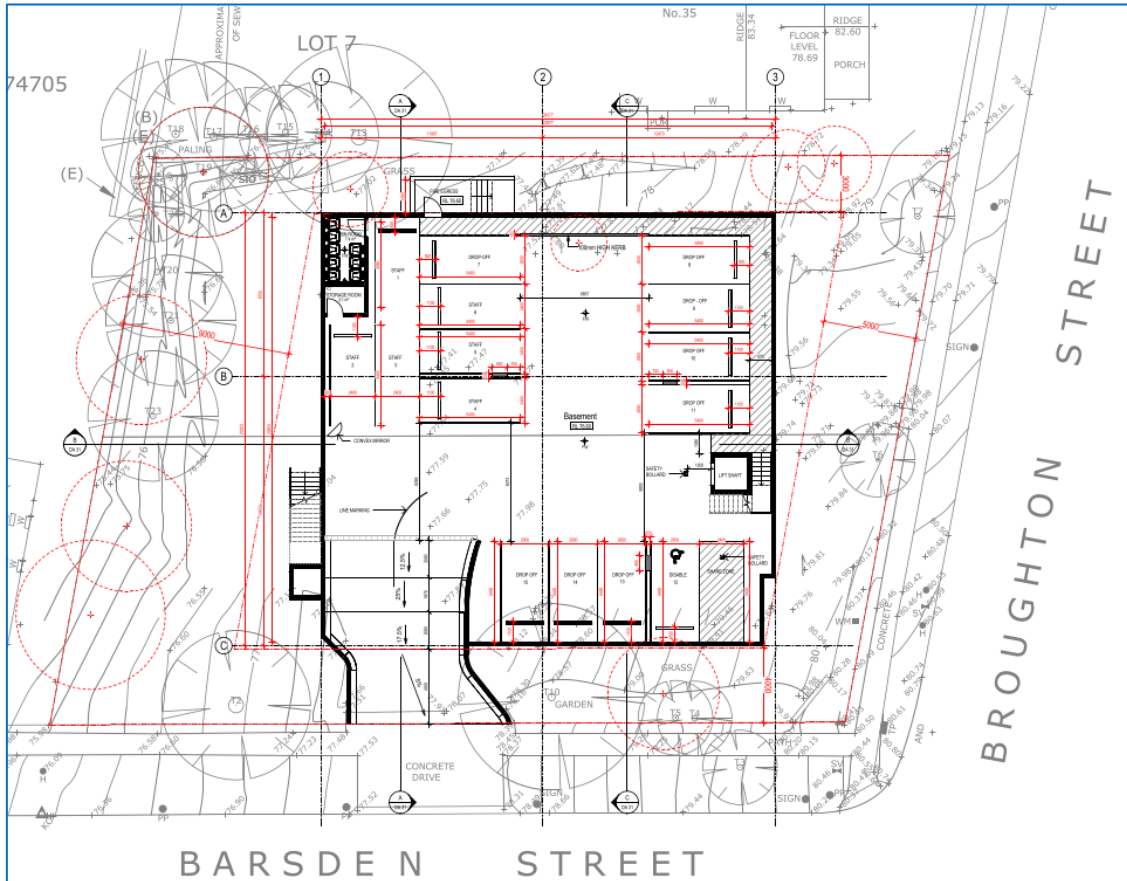


Figure 7: Proposed basement floor plan

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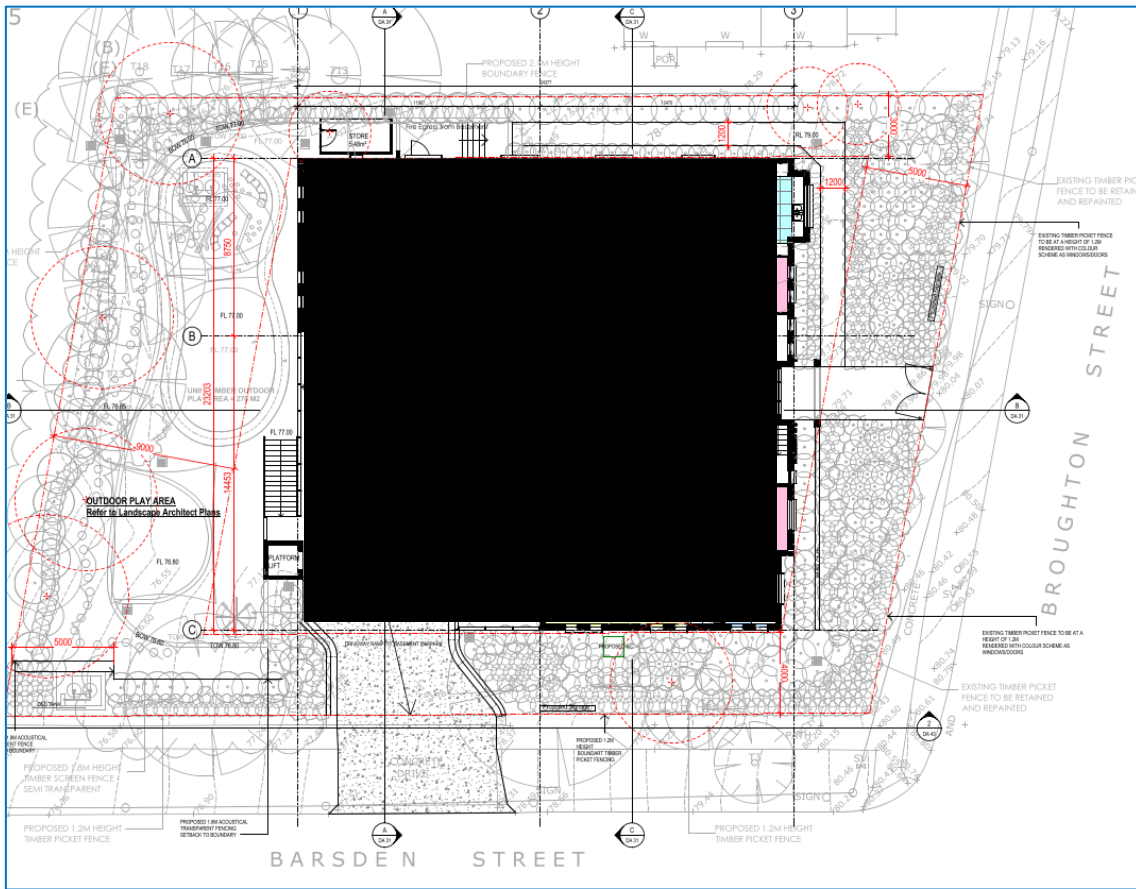


Figure 8: Proposed ground floor plan



Figure 9: Proposed outdoor play area and site landscaping

ASSESSMENT

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

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

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

The environmental planning instruments that apply to the development are:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021.
- State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 4.
- State Environmental Planning Policy (Transport and Infrastructure) 2021 Chapter 3 Education Establishments and Child Care Facilities.
- State Environmental Planning Policy (Transport and Infrastructure) 2021 Subdivision 2.
- State Environmental Planning Policy (Industry and Employment) 2021 Chapter 3 Advertising and Signage.
- Camden Local Environmental Plan (2010).

State Environmental Planning Policy (Biodiversity and Conservation) 2021

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

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

The Resilience and Hazards SEPP aims to provide a State-wide approach to the remediation of contaminated land. The proposal is accompanied with a Phase 1 Preliminary Site Contamination Investigation which identified there was potential for contamination from previously imported fill and building materials. Lead and asbestos were discovered within soil surrounding one of the six test pits presenting a potential risk to human and environmental health for the occupants of the proposed development. As such, a Remediation Action Plan (RAP) was developed to ensure the site can be made suitable for the proposed development. The RAP proposes to remediate the site by excavating and disposing of the lead and asbestos off-site. Councils Environmental Health Officer has reviewed the RAP and concurs with its findings and recommendations.

As such, the consenting authority can be satisfied the site can be made suitable for the proposed development.

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

Chapter 3 of SEPP seeks to facilitate the effective delivery of educational establishment and early education and child care facilities across the state.

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

An assessment of the proposed development against the Child Care Planning Guideline and the non-discretionary development standards is provided as an attachment to this report. The consenting authority can be satisfied the development is largely consistent with considerations required by the SEPP

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

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

State Environmental Planning Policy (Industry and Employment) 2021 Chapter 3 Advertising and Signage

This chapter aims to ensure signage is compatible, suitable and of a high quality. Two business identification signs are proposed and have been considered against this chapter and Schedule 5 - assessment criteria.

The proposed signage satisfies the provisions and controls in this chapter as demonstrated by the assessment table attached to this report.

Camden Local Environmental Plan 2010 (Camden LEP)

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

Site Zoning

The site is zoned B4 Mixed Use pursuant to Clause 2.2 of the Camden LEP.

Land Use/Development Definitions

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

Permissibility

The development is permitted with consent in the B4 Mixed Use zone pursuant to Clause 2.3 and the land use table of Camden LEP.

Planning Controls

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

(a)(ii) *the provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority*

that the making of the proposed instrument has been deferred indefinitely or has not been approved)

Draft Environment State Environmental Planning Policy (Draft Environment SEPP)

The development is consistent with the Draft Environment SEPP in that there will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of it.

Draft Remediation of Land State Environmental Planning Policy (Draft Remediation of Land SEPP)

The development is consistent with the Draft Remediation of Land SEPP in that it is consistent with the Resilience and Hazards SEPP.

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

Camden Development Control Plan 2019 (Camden DCP)

The proposal is generally consistent with the relevant matters contained in the Camden DCP. An assessment table in which the development is considered against the Camden DCP is provided as an attachment to this report.

(a)(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 upon the natural and built environments or generate adverse social and economic impacts within the locality.

Demolition within Camden Heritage Conservation Area (HCA).

The applicant submitted a Heritage Impact Statement (HIS) as part of the subject DA that includes the following statement of significance in Section 4.5.8 of that report in relation to the existing dwelling:

"It has undergone significant alteration to the front elevation such that it is no longer a good example of an Inter-war period and style dwelling. It demonstrates considerably less integrity than the properties identified as being contributory within the southern part of the Conservation Area by the Camden DCP 2019 and has lost many of the elements considered characteristic in the Conservation Area

as set out in the DCP, notably the original openings, proportions, and timber windows to all elevations and all the original verandah detailing. The level of integrity of the dwellings is more consistent with the examples identified as being neutral within the Conservation Area or detracting.”

The existing inter-war bungalow has been altered both internally and externally and only some elements of the original dwelling remain, including the projecting bay window and the infilled remodelled front veranda (refer fig 10).



Figure 10: Comparative photos of subject dwelling dating from 1935 (left) to 2022 (right) – Roy Dowle published in *The District Reporter*, Friday, March 26, 2021.

The existing inter-war bungalow dwelling has undergone the following alterations:

- The front veranda has been enclosed with reflective aluminum framed windows and doors in addition to a new projecting gable roof above.
- Infilled rear verandah (refer fig 12).
- Internal alterations to accommodate a commercial use which, does not contain any features of architectural merit or originality to that of an inter-war bungalow (refer fig 13 and 14).



Figure 11: Inserted aluminium framed door to primary eastern elevation.



Figure 12: Observing rear infilled veranda from at-grade car parking

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Figure 13: Internal alterations / fit-out for commercial use (formerly X-Ray Clinic).



Figure 14: Internal alterations / fit-out for commercial use (formerly X-Ray Clinic).

The HIS includes an assessment of the proposed demolition against the relevant guidelines and caselaw, including:

- NSW Guidelines for inclusion / exclusion provided by 'Assessing Heritage Significance, NSW Heritage Manual'. This document provides criterion that assists in determining whether to retain an item.

- *Helou v Strathfield Municipal Council (2006) 144 LGERA 322; [2006] NSWLEC 66* which sets out the requirements for the demolition of a contributory item in a conservation area.

With consideration to the above, the proposal is not considered to have a significant impact upon the historic, aesthetic, rarity and technical significance of nearby local heritage items or the Camden HCA. The HIS concludes:

- *The proposal is consistent with the scale of other commercial developments within the immediate vicinity. The proposal is thus consistent with the developing character of the setting of the HCA.*
- *The proposed works will largely not be visible from, or in conjunction with heritage items in vicinity due to intervening building, vegetation, and fencing.*
- *The curtilage around the heritage items will remain intact.*
- *The proposed works will not block any significant view corridors to/from the items.*
- *The proposal fulfils the objectives for works within the vicinity of heritage items set out by the Camden LEP 2010 and the Camden DCP 2019.*

As part of the assessment of the subject DA Council referred the matter to an independent heritage consultant (City Plan Heritage) for review. City Plan had previously been engaged by Council staff to conduct a heritage review of the Camden Town Centre HCA (during 2019-2020) which included the subject site. As part of that review the subject site / existing bungalow was classified as being 'neutral' in value. It is noted that (to date) this heritage review has not been considered / adopted by Council so should not be taken to be Council policy.

The independent heritage advisor (City Plan Heritage) concurs with the findings of the submitted HIS and concludes:

“Based on the information provided in the Heritage Impact Statement by Weir Phillips, it is clear that the Inter-War bungalow detailing and character of the dwelling have been significantly altered both internally and externally with only parts of the original detailing remaining externally including projecting bay with leadlight glazed window and infilled and remodelled front veranda seen in the image included in an article by John Wrigley published on page 16 of The District Reporter (Friday, March 26, 2021). While the front elevation appears to be relatively similar to that of 1935 photograph of the dwelling the overall contributory values of the dwelling have been degraded making it a 'neutral item' within the conservation area as identified and established during the 2019-2020 Camden Heritage study review by City Plan Heritage.”

City Plan Heritage have recommended that the following requirements be imposed as conditions of consent:

- Prepare a tabular salvage methodology report that identifies significant external elements for reuse as part of the new development or, recycling at appropriate second-hand conservation warehouses/shops.
- The existing timber picket fence to Broughton Street be retained or replaced with an appropriate timber picket fencing.

The Applicant provided a salvage methodology report and updated the architectural plans to indicate the retention of the timber picket fence in Broughton Street.

Appropriate conditions are recommended to ensure the demolition is carried out in accordance with the salvage methodology report.

Tree removal

The proposed development seeks to remove twelve (12) trees. The application was accompanied with an Arboricultural Report which identified that the majority of these trees are noxious weeds (Broad Leaf Privet and African Olive). As such, removal of these two species would not require any form of consent from Council.

Council’s Urban Tree Officer supports the removal the trees identified on the grounds that they are predominately noxious weeds and their removal would not otherwise impact on the streetscape character of the subject site.

Trees identified for removal are detailed in the below table and marked in figure 19.

Tree #	Species.	Condition.
T1.	Broad Leaved Privet.	Fair/Good.
T8.	Cotoneaster.	Fair/Good.
T9.	Broad Leaved Privet.	Fair/Good.
T11.	African Olive.	Good.
T12.	She Oak.	Fair/Good.
T19.	Broad Leaved Privet.	Good.
T21.1.	Broad Leaved Privet.	Fair.
T22.	Broad Leaved Privet.	Fair/Good.
T24.	Broad Leaved Privet.	Fair/Good.
T25.	Bottle Brush.	Fair/Good.
T26.	Bottle Brush.	Fair/Good.
T27.	She Oak.	Fair/Good.

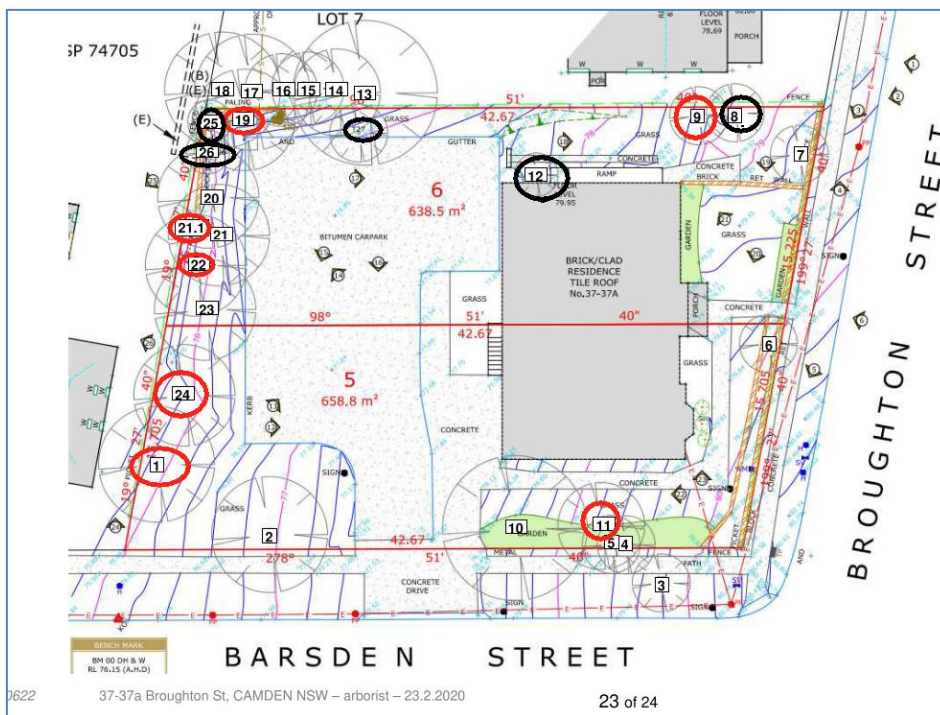


Figure 19: Trees for removal, red circle depicting noxious weed exempt from requiring consent, black circles indicating those that do require consent for removal.

The majority of noxious weeds exist along the western rear boundary, where a large vegetation screen spans the entire boundary (refer fig 20). The applicant has provided a detailed landscape plan demonstrating that the western boundary will be reinstated to a higher standard than currently exists, by introducing a variety of trees, shrubs, and groundcovers. The location these trees, shrubs and groundcovers are detailed in the below table and are further shown in figure 22 below.



Figure 20: Observing rear western boundary line.

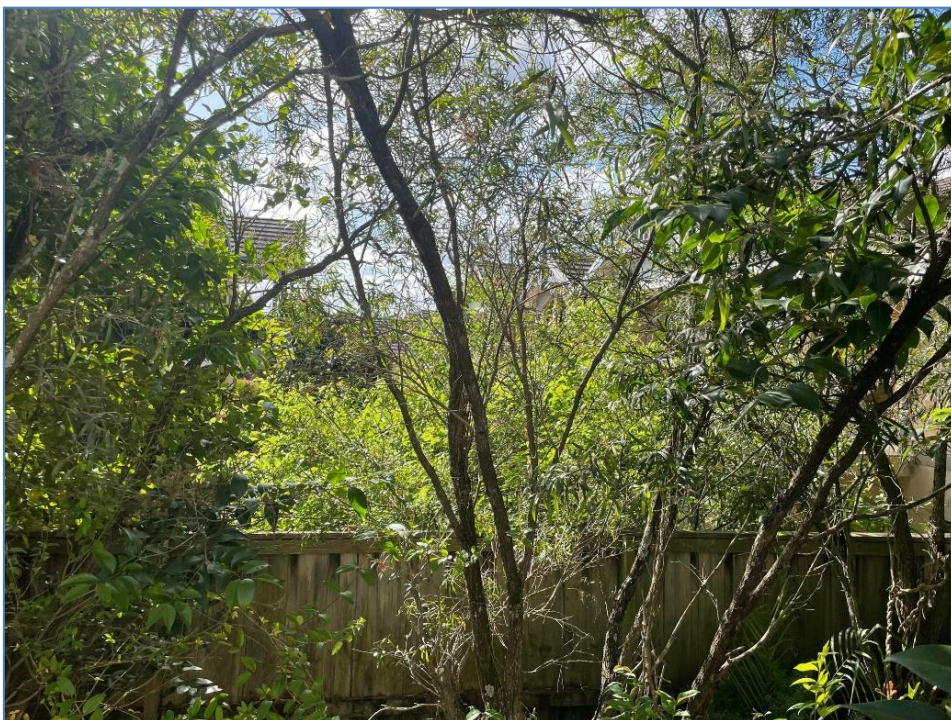


Figure 21: Observing rear western boundary line nearby T26.

Species.	Height.	Amount.
Weeping Lilly Pilly.	10-15m.	2.
Crepe Myrtle.	6-8m.	1.
Red Head Lilly Pilly.	6m.	16.
Sublime Lily Pilly.	2-4m.	7.
Resilience Lilly Pilly.	2-3m.	4.
Tussock Rush.	0.5m-0.7m.	20.
Meema.	0.4m-0.6m.	22.
Break O Day.	0.2m – 0.3m.	15.

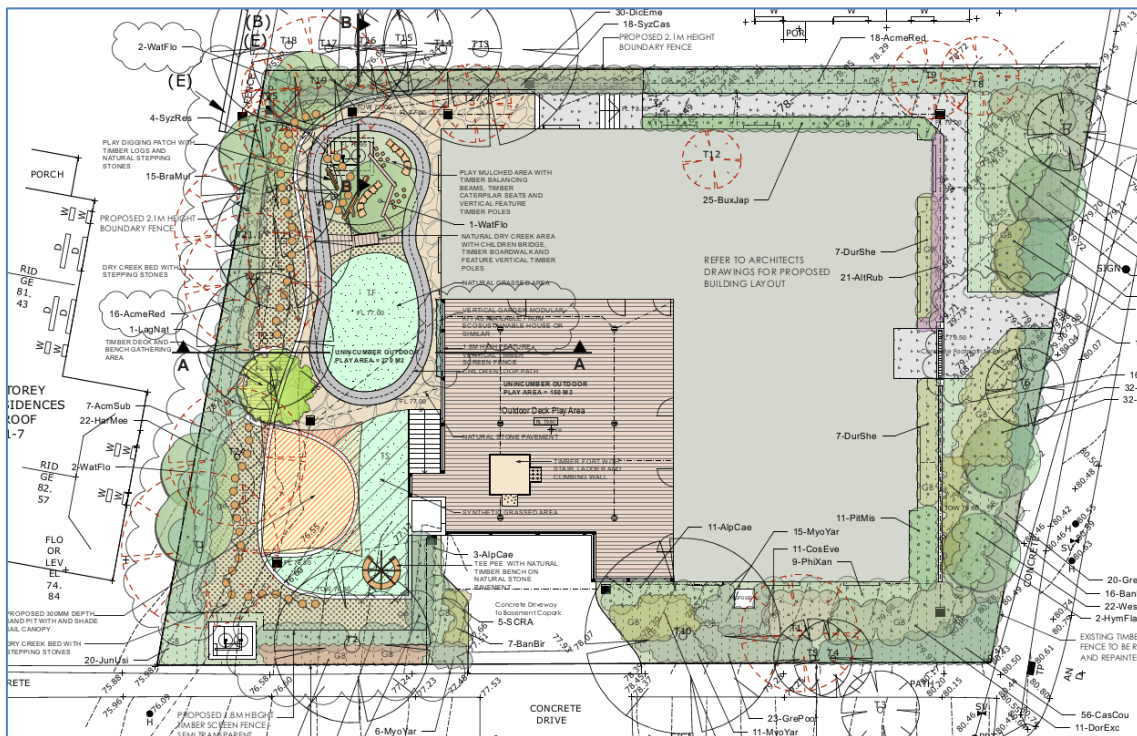


Figure 22: Observing the rear western boundary line subject to significant replanting as identified in above table.

The proposed landscaping has been reviewed by Council’s Urban Tree Officer who concurs with the selected species and pot size, subject to recommended conditions.

Traffic

The application was accompanied by a Traffic Impact Assessment which has assessed the likely traffic impacts to the surrounding road network and to the intersection of Broughton Street and Barsden Street.

Traffic surveys were conducted at the intersection of Broughton Street / Barsden Street and Little Street / Barsden Street from 7:00am to 9:30am and 2:30pm to 6:00pm on Wednesday 11 November 2021. In addition to intersection surveys, traffic generation rates were established in consultation with Roads and Maritime Services (RMS) Guide to Traffic Generating Developments. In this regard, the predicted traffic generation associated with the proposed development is 48 vehicle trips in the AM peak period and 42 vehicle trips in the PM peak period (approx.).

Data collected was used together with predicted rates to assess the performance of surrounding intersections under the existing traffic conditions using software (SIDRA Intersection 9.0). Specifically, the following data was found:

- The current average delay one would experience is during PM peak hour, carrying out a right turn from Barsden Street being 1.6 seconds per vehicle, noting worst case scenario (above average / most disadvantaged movement) being 15.3 seconds.
- Under a future performance model, this would increase to an average PM peak period of 2 seconds per vehicle noting worst case scenario (above average / most disadvantaged movement) being 15.78 seconds.
- Overall, this is an increase of 0.4 second average delay per vehicle increase, or worst case scenario 0.48 increase per vehicle to the above average / most disadvantaged movement (right turn from Barsden Street during peak PM).

Overall, SIDRA results found that the intersection of Broughton Street / Barsden Street and Little Street / Barsden Street are currently performing at a high level of efficiency. Therefore, the proposed development and its traffic impacts are considered negligible. SIDRA results demonstrating the current intersection performance against forecasted intersection performance is provided in fig 22 below.

TABLE 4: INTERSECTION PERFORMANCE (SIDRA INTERSECTION 9.0)

Intersection	Peak Hour	Degree of Saturation ⁽¹⁾	Average Delay ⁽²⁾ (sec/veh)	Level of Service ⁽³⁾⁽⁴⁾	Control Type	Worst Movement	95th Percentile Queue
EXISTING PERFORMANCE							
Barsden Street /Little Street	AM	0.07	2 (Worst: 6)	NA (Worst: A)	Give Way	RT from Little Street	0.2 veh (1.1m) Barsden Street
	PM	0.05	1.8 (Worst: 6.2)	NA (Worst: A)		RT from Little Street	0.2 veh (1.2m) Barsden Street
Barsden Street/Broughton Street	AM	0.22	2 (Worst: 12.6)	NA (Worst: B)	Stop	RT from Barsden Street	0.6 veh (4.4m) Barsden Street
	PM	0.22	1.6 (Worst: 15.3)	NA (Worst: C)		RT from Barsden Street	0.6 veh (3.9m) Barsden Street
FUTURE PERFORMANCE							
Barsden Street /Little Street	AM	0.07	2 (Worst: 6)	NA (Worst: A)	Give Way	RT from Little Street	0.2 veh (1.1m) Barsden Street
	PM	0.05	1.9 (Worst: 6.2)	NA (Worst: A)		RT from Little Street	0.2 veh (1.2m) Barsden Street
Barsden Street/Broughton Street	AM	0.22	2.4 (Worst: 13)	NA (Worst: B)	Stop	RT from Barsden Street	0.8 veh (5.5m) Barsden Street
	PM	0.21	2 (Worst: 15.8)	NA (Worst: C)		RT from Barsden Street	0.7 veh (5m) Barsden Street

Notes: Refer to Table 1 Notes

Figure 22: Extract of SIDRA results

During the initial notification period, public submissions raised concern with the safety of the intersection of Broughton Street and Barsden Street. In response the applicant

re-engaged McLarens Traffic Engineering and Road Safety Consulting to address those concerns. In this regard, the following statement was provided:

“Sight distances from Barsden Street in both directions to Broughton Street are clear. Both Broughton Street and Barsden Street have a speed limit of 50km/h which is of low order speed. Further, TfNSW Crash and Casualty statistics indicate that there has been a low frequency of accidents within the last 5 years at the intersection of Broughton Street / Barsden Street. It can be concluded that the intersection is not a safety concern.

Additionally, as the residential amenity is under the maximum threshold, it is not expected that the safety of vulnerable pedestrians will be compromised as a result of the proposed development.”

The impacts of the traffic generation assessed through SIDRA Intersection 9.0 confirms that there will be no detrimental impact on the performance of the intersections or upon residential amenity surrounding the site. The proposal was considered by Council’s Traffic and Road Safety Department who raised no concerns and support the proposed development.

(c) the suitability of the site for the development

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

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

The DA was publicly exhibited for a period of 28 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 29 March to 26 April 2022 and 23 submissions were received (objecting to the development).

Following amendments to the proposal, the application was re-exhibited for a period of 14 days from 22 November to 6 December 2022. On 30 November 2022, it became apparent to Council staff that the amended plans and documents had not been made publicly available on the Camden Council website. Accordingly, Council staff extended the notification period for an additional 14 days and issued new notification letters advising of this extension and installed a new notification sign reflecting the extended notification date. During this period, a further 19 objections were received.

The issues raised in the submissions are considered below:

1. *Surrounding streets cannot cope with increase of traffic.*

Officer comment:

The application was accompanied by a Traffic Impact Assessment which has assessed the likely traffic impacts to the surrounding road network and to the intersection of Broughton Street and Barsden Street. It was found that the proposal results in an increase of 0.4 second average delay per vehicle increase, or worst case scenario 0.48 increase per vehicle to the above average / most disadvantaged movement (right turn from Barsden Street during peak PM). Therefore, the traffic impacts of the proposed development are considered negligible.

2. *Extra traffic will cause congestion coming around Barsden Street that will increase potential of serious accident because of limited visibility.*

Officer comment:

Sight distances from Barsden Street in both directions to Broughton Street are clear. The applicant's Traffic Engineer has identified TfNSW crash and casualty statistics NSW, which indicates that there has been a low frequency of accidents within the last 5 years at the intersection of Broughton / Barsden Street.

3. *Extra traffic will cause congestion coming around Barsden Street which poses risk to pedestrians in the area being struck.*

Officer comment:

RMS guidelines for residential amenity recommends a local road (i.e Barsden Street) should not exceed 300 vehicle movements per hour. Turning movement surveys collected demonstrate that Barsden Street operates below the maximum vehicle per hour threshold of 300 for a local road. As such, the traffic volume on Barsden Street is not anticipated to exceed the threshold for a local road. Therefore, the proposed development is unlikely to present safety concerns or impact upon the residential amenity along Barsden Street.

4. *Traffic report incorrectly identified Broughton and Barsden Street as a 2-lane street with kerbside parking on both sides. Eastern side kerbside parking opposite site is dangerous to park and has been subject to accidents. Child care centre would be more appropriately located away from Broughton Street.*

Officer comment:

Unrestricted kerbside parking is available along both sides of Broughton and Barsden Street, however, within proximity to the intersection of Broughton / Barsden Street 'no stopping' signs exist

Notwithstanding, the development provides compliant numbers of car parking in accordance with Section 2.18 Traffic Management and Off-Street Parking of the Camden DCP. As such, the development should not rely on on-street car parking.

5. *Impractical for disabled space to be shared with staff member.*

Officer comment:

The development provides 15 car parking spaces, one of which is designated a disabled space.

The location, size (width and depth) of the disabled car parking space is in accordance with AS2890.6, Commonwealth Disability Discrimination Act (1992) and the BCA, in that a continuous accessible path of travel has been provided between the designated car parking space and the lift lobby.

The disabled car space is appropriately sign posted and line marked. The provided disabled space is considered practical and compliant with the relevant Australian Standards, Acts and the BCA.

6. *Limited number of drop off/pick up parking spaces and complex entry/exit arrangement will result in significant traffic congestion.*

Officer comment:

The development provides compliant car parking in accordance with Section 2.18.2 of the Camden DCP.

7. *No provision for access of small trucks to the site.*

Officer comment:

The largest vehicle intended to utilise site will be a B99 vehicle. It is proposed that all deliveries will be undertaken within the proposed car parking area outside of peak drop off / pick up times via a small van (B99). Council staff have recommended a condition of consent in this regard.

8. *Headroom of underground parking is insufficient and there is no provision for parking elsewhere on the site.*

Officer comment:

The headroom of the basement car park complies with AS2890.1 – Section 5:30 Headroom, vertical clearance, as indicated upon the architectural plans attached to this report.

9. *Traffic report has not taken into account construction of nearby child care centre and combined traffic impacts that will be had.*

Officer comment:

The traffic report has considered the development and its likely impacts on the surrounding road network, intersections, and safety. The submitted traffic report was reviewed by Council's Traffic and Road Safety team who concur with the findings of the report.

10. *Existing demand for on-street car parking.*

Officer comment:

The development provides sufficient car parking wholly within the site. As such, the development does not rely on the availability of on-street car parking.

11. *DCP provides no breakdown of drop off vehicles and staff spaces.*

Officer comment:

The DCP does not provide a breakdown of drop off vehicles and staff spaces. The proposal is compliant with Section 2.18.2 of the Camden DCP.

12. *No clear line of sight for users entering the basement carpark. Those entering the carpark will not be able to determine if there are any available spaces or not. Further confliction with manoeuvring in attempt to exit causing further queuing concerns.*

Officer comment:

A line of sight for those entering and exiting the basement car park will be established through the installation of a convex mirror which will allow those vehicles entering/exiting the development to see each other.

The development complies with AS2890.1:2004 – Section 2.4.2.(a) in that blind aisle for spaces 4-7 and 8-11 do not extend to a length of more than 6 x 90-degree spaces (maximum 4 spaces in length). If vehicles enter, they have ability to see if spaces are available or not and, are provided with sufficient room to manoeuvre. As demonstrated by the queuing assessment by McLaren Traffic Engineers, the development provides sufficient pick up / drop off spaces whereby queuing is highly unlikely to occur.

13. *Aisle width provided for eastern drop off spaces are below the min AS width of 6.2m.*

Officer comment:

The requirement for 6.2m aisles and 2.6m spaces are required for class 3A car parks, which can be defined as “short term, high turnover car parking within shopping centres”. The rationale is that a class 3A must not obstruct the high traffic generation within shopping centre car parks throughout the entire day. As such, a childcare centre pick up / drop off parking is considered as a class 3, requiring only a 5.8m aisle width and 2.6m wide spaces. Despite this, the proposed development proposes greater than minimum requirements for a class 3, proposing aisle widths varying between 6.373m and 6.857m.

14. *Swept path analysis provided indicates four manoeuvres to exit the northwest spaces – accepted practice in NSW with compliant basement carpark for childcare centre is to enter in a single movement and a maximum 3-point turn to exit – there is no justification for a substandard design.*

Officer comment:

Swept paths indicate a B99 vehicle as being able to achieve equal to or less than 3 manoeuvres in and, out of pick up / drop off spaces. Of the 15 spaces provided, car spaces numbered 7 and 8 will require four manoeuvres to exit the car park. Car space numbered 10 will require four manoeuvres to enter the space (reverse movement), allowing one forward out manoeuvre to occur. Accordingly, the proposal has successfully demonstrated that the basement can functionally operate above and beyond what is required by the Australian standards.

15. *Pedestrian walkway is a defacto blind aisle extension which is unacceptable and is dangerous situation for proposed development.*

Officer comment:

A 100mm high kerb is now proposed, which separates the vehicle tyre manoeuvring path from this walkway, as indicated on amended plans attached with this report.

16. *No swept paths provided for vehicles in north western portion of car park required to turn within aisle an exit when the spaces are fully occupied – manoeuvre cannot be successfully achieved.*

Officer comment:

Turning bays (or provision made for cars to turn around at the end and drive out in forwards direction) is only required by AS2890.1:2004 where the blind aisle exceeds 6 x 90-degree spaces in width.

The development contains an aisle with four (4) spaces, with users able to identify car spaces numbered 4-7 and 8-11 as being occupied before entering.

17. *Left entry only policy as applied to nearby 31 Broughton Street, may alleviate risks of cars attempting to make right turn into facility from Broughton/Barsden Street.*

Officer comment:

A left entry only movement was applied to nearby 31 Broughton Street to reduce the disruption of vehicle flow associated with right turn movements into the site from the southbound lane. All vehicular access to the site is proposed via Barsden Street. As such, distribution to flows of traffic from the southbound lane on Broughton Street will be reduced through existing right turn only lane onto Barsden Street.

18. *With only 7 parent spaces plus one disabled there is no certainty that there will be a spot readily available. Time-poor parents will naturally seek to use whatever parking they can find in busy and narrow Broughton and Barsden Streets, which are often short of parking early morning and later in the afternoon because it is taken up by many of the residents of units and housing in the streets.*

Officer comment:

The applicant re-engaged McLaren Traffic Engineers to carry out additional queueing analysis which assumed an arrival rate of 24 vehicles per hour with an average length of stay being 7.8 minutes (noting this is 1 minute longer than RTA guide, adopted by TfNSW). It is further noted that the development provides compliant car parking in accordance with Section 2.18.2 of the Camden DCP.

19. *The proposed demolition conflicts with LECs PP for demolition of contributory item in conservation area which is applicable (Helou v Strathfield Municipal Council (2006)).*

Officer comment:

The submitted HIS (section 4.5.8) has considered the existing bungalow against the statement of significance provided for the Camden HCA and finds:

“Although built during a significant period of development within the Conservation Area, it has undergone significant alteration to the front elevation such that it is no longer a good example of an Inter-war period and style dwelling. It demonstrates considerably less integrity than the properties identified as being contributory within the southern part of the Conservation Area by the Camden DCP 2019 and has lost many of the elements considered characteristic in the Conservation Area as set out in the DCP, notably the original openings, proportions, and timber windows to all elevations and all the original verandah detailing. The level of integrity of the dwellings is more consistent with the examples identified as being neutral within the Conservation Area or detracting.”

The submitted HIS considers the proposal against the additional 6 questions from *Helou v Strathfield Municipal Council (2006)*. However, it is noted that these questions only apply in respect of a 'contributory item' and through the assessment of the DA it has been determined that the existing bungalow is not a contributory item.

20. *Cumulative effect of removing item(s) within HCA – eventually this will result in degrade the HCA.*

Officer comment:

During the assessment, the DA was referred to an independent heritage consultant (City Plan Heritage) for review. City Plan Heritage had previously been engaged by Council to carry out a heritage review of the Camden Town Centre HCA (during 2019-2020), which included the subject site. The development site was classified as being 'neutral' in value.

21. *The Camden HCA listing specifically indicates that the inter-war dwelling is contributory. Loss of fabric can only degrade the HCA. The fabric of the façade is clearly evident in the photo. c) The basic argument of the HIS is that the bungalow is beyond restoration. This is not proven and we dispute the assertion having witnessed much more difficult restorations.*

Officer comment:

Refer to above comment.

22. *Does not comply with section 2.16.3 – demolition in that it is missing details of other options. The proposed demolition further conflicts with LECs PP for demolition of contributory item in conservation area which is applicable.*

Officer comment:

The proposal has been assessed against the relevant sections of the Camden DCP, including Section 2.16.3, which is attached with this report. Council staff are satisfied the DA has been accompanied sufficient detail to satisfy relevant controls and objectives.

23. *Demolition is not acceptable under the Burra Charter (Article 15.3) especially as, according to local history and the people of Camden, significant fabric of the HCA includes 37 Broughton Street.*

Officer comment:

Article 15.3 of the Burra Charter states:

“Demolition of significant fabric of a place is generally not acceptable. However, in some cases minor demolition may be appropriate as part of conservation. Removed significant fabric should be reinstated when circumstances permit.”

As discussed throughout report and in addressing submissions objecting to the proposed development, the existing dwelling has already undergone significant change to such a point that 'significant fabric' has been removed and / or altered.

24. *Article prepared by John Wrigley – “Back Then’ drew attention to the value of the home to the built fabric record of Camden. This site and its connection to prominent families is subject to much active historical research by historians, Camden Family History Society, Camden Historical Society, Camden Museum and Wollondilly Heritage Centre. It would appear that the heritage assessment is not based on consultation with those who are familiar with Camden’s history, nor has research been undertaken into local history resources.*

Officer comment:

Whilst the past occupation of the dwelling is acknowledged, substantial modifications have occurred (internal and external) such that the building is assessed as having a ‘neutral’ contribution to the HCA.

25. *Regardless of modifications that have occurred, existing dwelling contributes to the fabric of the HCA. The original ‘bones’ are retained in which are considered to perform original structural function which could otherwise be restored and or, additional original elements that may be uncovered when the overlay has been removed.*

Officer comment:

The proposal does not seek to ‘restore’ the existing structure to its earlier state. The exterior fabric and detailing have been altered considerably.

26. *Conservation of the façade could be adaptatively reused. Conservation of the exterior fabric would add to the historic Interwar character of Murray and Broughton Street. Demolition of Interwar cottage and construction of modernist building does not contribute to the Interwar Brick cottages of Murray and Broughton Streets.*

Officer comment:

The external fabric and detailing of the existing bungalow has been considerably altered. The amended design of the proposed child care centre is a more contemporary approach, with the traditional roof form enabling the building to sit comfortably within its surroundings.

27. *Preservation is important in keeping the integrity of streetscape, being in a prominent corner position which is the second most trafficked ‘gateway’ to the historic Camden Town Centre. The proposal is located in close proximity to the State Heritage Listed St Johns Church, cottages on Barsden Street, Park Street and Macarthur Park.*

Officer comment:

Trees identified as T2, T4, T5, T6, T7 and T10 located within Broughton Street and Barsden Street frontage are considered important in preserving the existing streetscape. As such, the applicant proposes to retain those trees (with the exception of species identified as exempt). In addition to the retention of those trees, the proposal seeks to retain the existing timber picket fence to Broughton Street and will reinstate a 1.2m timber picket fence to Barsden Street. The retention of these features will assist the proposed child care centre in integrating with the existing streetscape setting.

28. *Salvage plan does not in any way compensate for the loss of the cottage which is contributory to the Camden HCA and which could be adaptively reused.*

Officer comment:

The salvage methodology report identifies various external and interior elements which will be adaptively reused and / or sold to a second-hand conversion shop. As demonstrated by this report, the existing dwelling is not considered contributory to the Camden HCA. Preparation of the salvage methodology report, while not a statutory requirement, is considered to be an appropriate response in allowing the sympathetic redevelopment of the site.

29. *HIS incorrectly suggests that few of the original features are retained and, the building is irrevocably altered with low integrity. Any unsympathetic additions added to facilitate the commercial use of the building appear to have been such they could be easily removed, the structure restored back to original condition.*

Officer comment:

The applicant does not seek to remove any unsympathetic additions in an attempt to restore the building back to its original condition. Furthermore, it is not clear at what point the dwelling was in its original condition, noting that various changes have occurred both internally and externally, which have significantly altered the original fabric of the former dwelling.

30. *The development is inconsistent with local strategic planning statement recognises important of heritage to an area's identity for example.*

"Heritage sites are protected and promoted, helping to engage the community on the importance of Camden in Australia's European and Indigenous history." And Local Priority 2: Camden's heritage is an important component of the local identity. Identifying, conserving, interpreting and celebrating heritage values leads to a better understanding of history and respect for the experiences of diverse communities. As Camden grows, heritage identification, management and interpretation are important so that heritage places and stories can be experienced by current and future generations.

Officer comment:

As noted above the existing bungalow is not considered to be a contributory item to the Camden Heritage Conservation Area.

31. *HIS states site is only within Camden HCA, however, is within heritage curtilage of St Johns Anglican Church Precinct.*

Officer comment:

The site is located within the Camden Heritage Consideration Area. The site is not located within the mapped curtilage of St Johns Anglican Church or any other nearby heritage items.

32. *HIS was prepared without undertaking a site inspection and has a limited description relating to only a small part of the building.*

Officer comment:

The provided heritage impact assessment has been prepared in accordance with Section 2.16.2 of the Camden DCP (2019). The HIS has been reviewed by an independent heritage consultant engaged by Council who raised no concerns with its contents and supports its findings.

33. *Minimal reference Burra Charter, particularly article 2.1, no indication that assessing cultural significant for past, present, or future generations by analysing evidence gathered through physical investigation of the place, research, and consultation.*

Officer comment:

The Burra Charter provides guidance for the conservation and management of places of heritage significance. As discussed throughout this report, the existing dwelling has already undergone significant change to such a point that 'significant fabric' has been altered and / or removed.

34. *No physical investigation carried out in which, can identify if original fabric is not present beneath the existing fit-out for the radiology business. Other artifacts and historical features may be present.*

Officer comment:

The submitted HIS has considered the relevant matters outlined by Clause 5.10 of the Camden LEP (2010) and has been prepared in accordance with Section 2.16.2 of the Camden DCP.

The provided HIS, and past studies carried out by City Plan Heritage, do not indicate significant artifacts and/or historical features that may exist beyond the existing fabric of the structure. Notwithstanding, Council staff have recommended conditions of consent to be imposed regarding unexpected finds.

35. *Should planning consideration given to overall balance between the different types of development in a local area. Similar development within immediate vicinity.*

Officer comment:

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

36. *18-20 Broughton Street did not require demo to achieve similar outcome.*

Officer comment:

Each proposal is assessed on its merit. The subject Development Application seeks demolition of the existing dwelling, which has been considered against relevant legislation, guidelines, provisions, objectives, and development controls.

37. *Existing vegetation (screen) along western boundary considerably important in maintaining privacy and attenuating noise to adjoining unit(s) at 1-7 Barsden Street Camden. Significant concern regarding trees for retention as arborist report identifies (broad leafed privet) as being a species considered for removal and stormwater lines as potentially impacting on tree No2.*

Officer comment:

The importance of the existing vegetation (screen) predominately occurring along the western boundary is acknowledged. The majority of existing vegetation along the western boundary is noxious weeds, consisting of Broad Leafed Privet and African Olive Tree. Notwithstanding, the applicant proposed to reinstate the vegetation screen to a higher standard than currently exists by introducing a variety of trees, shrubs, and groundcovers. This has been reviewed by Council's Internal Urban Tree Officer who concurs with the type of species selected, which is considered to achieve the intended outcome of serving as a natural privacy screen. Council staff have recommended conditions of consent requiring these to be inspected prior to issue of an Occupation Certificate and maintained to a healthy standard for the duration of the development's life.

In respect to acoustic attenuation and vegetation screening, the proposed development attenuates to appropriate levels through acoustic attenuation measures, irrespective of vegetation.

38. *Logger placed in car park cannot be used as baseline for background noise inside a residential unit on the first floor. ACC guideline identifies affected points on a balcony or 1.5m above the floor level – in this circumstance balconies are the affected points and background reading should be taken from units' balconies along the western boundary. Made clear that more than two hours per day, the noise must not exceed more than 5db. Report replies on 4 hours per day by using 2-hour periods twice and, in any event the times established do not accord with the Plan of Management allowing up to 6.5 hours per day.*

Officer comment:

The logger data taken from the car park is the most suitable location within the site to get a representative background noise level. The noise level is not designed to get a baseline noise level within the existing residence, it is to identify the existing ambient background level to base the project specific noise criteria on.

The AAC guideline has no statutory weight, rather it is an industry guideline. Notwithstanding, Camden Councils Development Control Plan 2019, provides / allows for noise from children at play to be background plus 10dB(A) regardless of the length of time they are at play. The proposed development has demonstrated that it complies with the relevant objectives and controls.

39. *Acoustic report has not taken into account ages of children outside which is typically this should be addressed within the PoM to establish play times for smaller groups at different times.*

Officer comment:

The amended acoustic report has considered the ages of children outside, with those considerations and recommendations having been further incorporated into the amended Plan of Management.

40. *Acoustic Colorbond fence along common boundary (western and northern) is never accepted by childcare centres in NSW as an acoustic attenuation measure. Irrespective, the 1.8m high fence is unable to provide any attenuation to any of the affected first floor units. Further, the acoustic report recommends 1.8m high acoustic screen along perimeter of elevated play area and common boundary which will not be able to attenuate any of the affected first floor units.*

Officer comment:

Attenuation of first floor units (east facing) along the common western boundary line of the site are attenuated to an acceptable and compliant level. The amended acoustic report identifies the former 1.8m high fence being increased to 2.1m which, assumes a 50-50 split of children aged 2-5 throughout the entire outdoor play area and, that children aged 0-2 will only be occupying the outdoor deck play area. Of note, the proposed arrangement will result in an additional 3dBA attenuation.

The amended Acoustic Report and Plan of Management has been reviewed by Council's Specialist Support Environmental Health Officer who concurs with the findings and results, subject to recommended conditions.

41. *Report has not dealt with mechanical plant and bases conclusions of rough assumptions, acknowledges there is no understanding of intended plant to be used or its final location.*

Officer comment:

Amended plans now indicate an A/C unit being located on the southern side of the development, east of the car park entrance. In addition, Section 5.2.3 of the amended acoustic report indicates that the plant for the development must not exceed sound power level of 80dBA without needing to be acoustically screened.

42. *Report has failed to address noise impacts adequately and cannot be supported on basis of amenity impacts on unit(s).*

Officer comment:

The amended Acoustic Report has demonstrated the proposed development will address noise impacts to a compliant standard.

43. *Concerned with parents hanging around talking to their fellow compatriots. The thought of 60 children in this one closed-up property plus another 60 something children just three doors away, makes me shudder.*

Officer comment:

Drop-off times occur between 7am and 10am with pick-up times occurring between 2:30pm and 6:30pm. The concern raised assumes that on any given operating day, a total of 60 children will be dropped off and picked up at the same time. The scenario as described is considered highly unlikely.

44. *It is evident that the elevated decking area is a supplementary area to provide compliance with the national regulation (7m2 unencumbered space per child). It will give rise to additional noise impacts to the units, being elevated in nature. The elevated deck in addition to the at grade outdoor play area is symptomatic of a centre beyond the capacity on the site.*

Officer comment:

The Acoustic Report and Plan of Management has considered acoustic attenuation measures to the area in question. The proposed arrangement complies with the relevant objectives and controls.

45. *Operating hours 7am to 7:30pm 51 weeks of the year inappropriate.*

Officer comment

The amended Plan of Management identifies that the centre will operate between 7am and 6:30pm Monday to Friday which is consistent with Section 3.7 (C29) of the Child Care Planning Guideline operating hours 7am-7pm weekdays (where surrounding landuse is residential).

The proposed development is not limited in how many weeks of the year it can operate. The period of operation is reflective of increasingly flexible working hours experienced by both shift and officer workers.

46. *Proposal does not meet following considerations of CCPG:*

C20 - Open balconies in mixed use developments should not overlook facilities nor overhang outdoor play spaces.

C21 - Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through:

- *appropriate site and building layout*
- *suitably locating pathways, windows and door*
- *permanent screening and landscape design*

Officer comment:

The proposal meets all relevant considerations contained within the Child Care Planning Guideline, as attached to this report. Notwithstanding, in response to the concern raised:

- There are no mixed-use developments with open balconies that overlook or overhang outdoor play spaces.
- Direct overlooking of indoor rooms and outdoor play spaces from public areas is significantly obscured through:
 - Building layout obstructing view from Broughton Street and Barsden Street.
 - Permanent screening and landscape design.

47. *The landscape plan has not adequately dealt with the proposed removal of the Privet in any event. The "proposed tree plantings" are not stipulated. There is no*

indication of species or height maturity. The landscape plan only provides for an uncertain outcome insofar as new planting adjacent my unit is concerned.

Officer comment:

The amended landscape plan provides an appropriate response to reinstating western boundary landscape buffer to a higher standard than currently exists.

48. *Condition of consent be imposed to make clear that an appropriate advanced, fast growing trees with dense foliage be provided as suitable replacements, also being able to screen up to the window and balcony height of the upper-level units facing the centre.*

Officer comment:

The landscape plan proposes appropriately sized replacement trees, shrubs and groundcovers along the western boundary. Conditions of consent are attached to this report requiring compliance with the approved landscape plan.

49. *The landscape plan nominates 270sqm “unencumbered space” (supplementing 150sqm on the deck, albeit un-dimensioned plans) which despite having no dimensions whatsoever is largely occupied by boundary planting. This does not satisfy the requirement. The plans do not delineate an unencumbered area. The outdoor areas are insufficient to provide a compliant play area for 60 children. The consent authority is unable to be certain as to the area of unencumbered area it is being asked to approved.*

Officer comment:

The applicant has demonstrated on the amended landscape plan the areas included and excluded from outdoor unencumbered space requirements. Council staff are satisfied that the proposal provides sufficient outdoor unencumbered space.

50. *POM nominates outdoor periods from 8am till 11am and 3pm till 5:30pm, covering 6.5 hours including a variety of times for various age groups, makes no reference to recess or lunch breaks. Further states outdoor play starts 8am.*

Officer comment:

The amended Plan of Management captures recess and lunch breaks.

51. *There is no qualified rationale in acoustic report or any other material to support claim made by the author of the POM. It does not form part of the amended acoustic report and is also unclear what 3BA represents in acoustic terms.*

Officer comment:

Section 5.2.1 of the acoustic report provides updated assumptions which have been included in the modelling. This now includes an assumption that the lower and upper outdoor play areas will have a 50-50 split of children aged between 2-5 and those children aged between 0-2 will be occupying only the outdoor deck play area (this equates to 26 children on the lower level and 34 children on the outdoor deck). Council’s Specialist Environmental Health Officer confirmed the cumulative noise level based on section 7.5, 2-3-year-old and section 18.5, 3–5-year-old would be right on the criterial level of 50dBA. Accordingly, it was recommended that the lower-level outdoor

play area fence be extended to 2.1m in height, which would enable approximately 3dBA of additional attenuation.

52. *Council has been implementing tree planting in the local areas, offering tree trees for those wanting to assist. The multiple established trees at the Broughton Street property in which hold precious wildlife and provide much-loved 'country air' that is highly valued. Removing trees to add concrete carpark almost negates Council's efforts of planting additional trees in the area.*

Officer comment:

The proposed development does not remove any significant planting contained along Broughton or Barsden Street frontage (with exception to exempt noxious weeds – Broad Leafed Privet and African Olive Tree).

The existing concrete car park will be removed and replaced with additional trees, shrubs and ground covers. The car park will be contained entirely underneath the proposed development and will not be highly visible from any street frontage.

53. *Not suitable as only couple of families with Children in the street.*

Officer comment:

Clause 3.26 of SEPP (Transport and Infrastructure) 2021 prevents the consent authority from requiring more onerous standards where matters relating to a centre-based child care facility outlined by clause 3.26 are complied with. Specifically, clause 3.26 states:

- 1) The object of this section is to identify development standards for particular matters relating to a centre-based child care facility that, if complied with, prevent the consent authority from requiring more onerous standards for those matters.
- 2) The following are non-discretionary development standards for the purposes of section 4.15(2) and (3) of the Act in relation to the carrying out of development for the purposes of a centre-based child care facility—
 - a) location—the development may be located at any distance from an existing or proposed early education and care facility and,
 - b) site area and site dimensions—the development may be located on a site of any size and have any length of street frontage or any allotment depth.

54. *Presence of asbestos adds complexity to soil disturbance and would need to ensure child safety in a child care setting could see all topsoil and plantings removed.*

Officer comment:

Concentrations of lead, chrysotile asbestos, and asbestos containing material were identified on site, which present a potential risk to human and environmental health to the occupants of the building. As such, a Remediation Action Plan (RAP) was developed to ensure the site can be made suitable for the proposed development. The

RAP recommends remediation by excavating and disposing materials containing lead and asbestos off-site.

55. *Council employees should not be instructed to ‘work with’ developers, and, therefore, compromise the solid, and well-considered guideline, or ignore them altogether. References to 1.8m high acoustical transparent balustrade as per DA cond RFI#3 is a unique approach given there are no DA conditions in existence to make reference to whatsoever – this is reflective of the quality of the submission overall.*

Officer comment:

The proposed development complies with acoustic requirements as demonstrated by this report. In addition, conditions of consent are attached to this report ensuring compliance with recommendations contained within the Acoustic Report, Plan of Management and arrangements depicted on architectural plans.

56. *Amended architectural plans do not indicate changes. Professional practice is to identify changes on all plans. An outline of changes for residents would be an appropriate response at the least.*

Officer comment:

Following initial community consultation, amendments were made to the proposal, some of which were informed by the submissions. The following amendments have occurred:

- Preparation of salvage methodology report.
- Increased site landscaping, particularly along the rear western boundary.
- Retention of existing timber picket fence fronting Broughton Street and, modifications to fencing presenting Barsden Street.
- Modification to outdoor deck play area acoustic fencing.
- Minor changes to colours and materials.

57. *Quantity survey to provide an estimate of restoration costs.*

Officer comment:

The proposal does not seek to restore the existing dwelling. As such, restoration costs are not included within the submitted cost estimate.

58. *This DA originally called for submissions closing on the 6th December 2022. A letter, dated 16th November 2022 advised a closing date change to 19th December 2022, signed by Mr Lachlan Hutton. I rang Mr Hutton who confirmed that the new date was correct. I pointed that the date was 6th December on the DA Tracker was unchanged. He explained that this was an error and would be updated. I suggested to him that this was misleading, as some in the community might assume the Tracker was correct and that they had missed the closing date. He agreed. The date remains unchanged on the Tracker as of today, 19th December.*

Officer comment:

The application was re-notified for a period of 14 days on 16th November 2022. On 30 November 2022, Council staff were made aware that amended plans and documents

had not been made publicly available on the Camden Council website. As such, Council staff extended the notification period for an additional 14 days. Further, Council staff issued updated notification letters advising of this extension and installed a new notification sign with the extended notification date. The date on the DA tracker was updated prior to 19th December 2022.

(e) the public interest

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

EXTERNAL REFERRALS

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

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

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

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

RECOMMENDED

That the Panel approve DA/2022/253/1 for the construction of a 60 place centre-based child care facility at 37 & 37A Broughton Street, Camden subject to the conditions attached to this report for the following reasons:

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

5. For the above reasons, the development is a suitable use of the site and its approval is in the public interest.

ATTACHMENTS

1. Recommended Conditions
2. Camden LEP Assessment Table
3. Camden DCP Assessment Table
4. SEPP Child Care Facility Assessment Table
5. Child Care Planning Guideline - Matters for Consideration Assessment Table
6. Child Care Planning Guideline - National Regulation Assessment Table
7. SEPP Advertising and Signage Assessment Table
8. Combined Submissions (First Notification) - *Supporting Document*
9. Combined Submissions (Second Notification) - *Supporting Document*
10. Public Exhibition Submission Map - *Supporting Document*
11. Independent Heritage Consultant Advice
12. Plan of Management
13. Architectural 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 shall be complied with prior to, during, and at the completion of the development.

The general terms of approval/requirements are:

1. Endeavour Energy Letter dated 13/04/2022.

- (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
Project No. 202122, Drawing No. DA01, Issue A.	Site Plan.	Archian Architects.	05/10/2022.
Project No. 202122, Drawing No. DA11, Issue A.	Basement Plan.	Archian Architects.	05/10/2022.
Project No. 202122, Drawing No. DA12, Issue A.	Ground Floor Plan.	Archian Architects.	05/10/2022.
Project No. 202122, Drawing No. DA21, Issue A.	Elevations.	Archian Architects.	05/10/2022.
Project No. 202122, Drawing No. DA31, Issue A.	Sections.	Archian Architects.	05/10/2022.
Project No. 202122, Drawing No. DA41, Issue A.	Accessible Toilet Detail.	Archian Architects.	05/10/2022.
Project No. 202122, Drawing No. DA42, Issue A.	Kitchen Detail Plan.	Archian Architects.	05/10/2022.
Project No. 202122, Drawing No. DA43, Issue A.	Fence Details.	Archian Architects.	05/10/2022.
Project No. 202122, Drawing No. DA44, Issue A.	Bin Storage Room.	Archian Architects.	05/10/2022.
Project No. 202122, Drawing No. DA45, Issue A.	Signage Details.	Archian Architects.	05/10/2022.
Project No. 202122, Drawing No. DA61, Issue A.	Demolition Plan.	Archian Architects.	05/10/2022.

Drawing No. 2486.GD.01, Issue D.	Landscape Plan.	Greenland Design Landscape Architects.	06/12/2022.
Drawing No. 2486.GD.02, Issue D.	Landscape Details and Specification.	Greenland Design Landscape Architects.	06/12/2022.
Drawing No. 2486.GD.03, Issue D.	Landscape Details and Specification.	Greenland Design Landscape Architects.	06/12/2022.
Drawing No. 2486.GD.04, Issue D.	Landscape Cross Sections.	Greenland Design Landscape Architects.	06/12/2022.
Drawing No. 2486.GD.05, Issue D.	Outdoor Play Area Calculation.	Greenland Design Landscape Architects.	06/12/2022.
Drawing No. 21MB8873/D01, Sheet 1, Issue E.	Site and Roof Drainage Plan.	United Consulting Engineers Pty Ltd.	08/11/2022.
Drawing No. 21MB8873/D02, Sheet 2, Issue E.	Basement Drainage Plan.	United Consulting Engineers Pty Ltd.	08/11/2022.
Drawing No. 21MB8873/D04, Sheet 4, Issue E.	Drainage Details Page.	United Consulting Engineers Pty Ltd.	08/11/2022.
Drawing No. 21MB8873/D04, Sheet 4, Issue E.	MUSIC Results.	United Consulting Engineers Pty Ltd.	08/11/2022.

Document Title	Prepared by	Date
Remedial Action Plan, Report Number, 11793.01.RMAP.	Chris Chen, Getex Pty Limited.	19/04/2022.
Noise Impact Assessment, Project ID, 20211571.1, Rev 1.	Acoustic Logic.	31/05/2022.
Operational Plan of Management, Issue #1.	-	08/11/2022.
Arboricultural Impact Assessment Report, Ref No. 0622.	Rain Tree Consulting.	23 February 2022.
Stormwater Impact Arboricultural Addendum Report, Ref No. 15222.	Rain Tree Consulting.	09 November 2022.
Tree T6 Crepe Myrtle and T8 Cotoneaster Arboricultural Addendum Report, Ref No. 16922.	Rain Tree Consulting.	10 December 2022.
Salvage Methodology	Weir Phillips Heritage and Planning	June 2022

- (3) **Modified Documents and Plans** - The development must be modified as follows:
- a) Architectural plans must be amended to reflect the new location of the concrete footpath fronting Broughton Street as depicted on approved landscaping plans.

- b) Plan titled 'Signage Details' Drawing No, DA 45, Issue A, must be amended to remove reference to 3-dimensional signage.

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

- (4) **National Construction Code – Building Code of Australia (BCA)** - All building work shall be carried out in accordance with the BCA. In this condition, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (5) **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.

- (6) **Engineering Specifications** - The development must be designed and constructed in accordance with Council's Engineering Specifications.
- (7) **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.

- (8) **Outdoor Lighting** – The approved development must include lighting in all areas that complies with AS 1158 and AS 4282.
- (9) **Reflectivity** - The reflectivity of glass index for all glass used externally shall not exceed 20%.
- (10) **Roof Mounted Equipment** - All roof mounted equipment such as air conditioning units, etc., required to be installed shall be integrated into the overall design of the building and not appear visually prominent or dominant from any public view.
- (11) **Noxious Weeds Management** - Weed dispersion must be minimised and weed infestations must be managed during all stages of the development. Any noxious or environmentally invasive weed infestations that occur during or after works must be fully and continuously suppressed and destroyed by appropriate means. New infestations must be reported to Council.

Pursuant to the *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*, the applicant must at all times ensure that any machinery, vehicles or other equipment entering or leaving the site are clean and free from any noxious weed material to prevent the spread of all weeds to or from the property.

Earth moved containing noxious weed material must be disposed of at an approved waste management facility and be transported in compliance with the *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*.

- (12) **Infrastructure in Road and Footpath Areas** – Infrastructure must not be removed and/or reconstructed without prior written approval from Council. Any costs incurred due to the relocation, restoration or reconstruction of pram ramps, footpath, light poles, kerb inlet pits, service provider pits, street trees or other infrastructure in the street footpath area for the proposed development shall be borne by the applicant, and not Council.

Note. The issue of this development consent does not imply concurrence or approval of any required public infrastructure work associated with the development.

- (13) **Tree Removal** - Approval for the removal of T1, T8, T9, T11, T12, T19, T21.1, T22, T24, T25, T26 and T27 as detailed throughout the Arboricultural Impact Assessment, prepared by Rain Tree Consulting, dated 23 February 2022 and 9 November 2022.

Replacement trees shall be planted in accordance with the approved landscape plan from this development consent which has been prepared in accordance with Council's Engineering Specifications.

This work must 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.

Where possible all green waste generated from the approved tree work is to be recycled into mulch or composted at a designated facility. All reasonable measures must be taken to protect the remaining vegetation on the site from damage during the approved tree works.

The issuing of this Consent is conditioned upon the planting and maintenance of suitable replacement trees as a means to achieve a "No Nett Loss" approach to vegetation management. The plantings are to be installed on the subject property within six (6) months of the removal/s authorised by this consent.

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) **Modified Documents and Plans** – Prior the issue of a construction certificate:
 - a) Engineering plans must be submitted demonstrating the footpath providing access from Broughton Street consists of either suspended design or, constructed on top of ground level without excavation or occupancy within the SRZ, as recommended in approved document titled 'Tree T6 Crepe Myrtle & T8 Cotoneaster Arboricultural Addendum Report', ref 16922, dated 10 December 2022. Such plan must be reviewed and endorsed by the appointed project arborist.
- (2) **Long Service Levy** - In accordance with the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council. Until 1 January 2023 this applies to building and construction works with a cost of \$25,000 or more. From 1 January 2023 this applies to building and construction works with a cost of \$250,000 or more.
- (3) **External Walls and Cladding Flammability** – The external walls of the building, including attachments, must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of a Construction Certificate the accredited certifier must:
 - a) be satisfied that suitable evidence is provided to demonstrate that the products and systems proposed for use in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the relevant requirements of the NCC; and
 - b) ensure that the documentation relied upon in the approval processes includes an appropriate level of detail to demonstrate compliance with the NCC as proposed.
- (4) **Garbage Room** - Plans showing the location and details of garbage room(s) and room(s) used for the washing and storage of garbage receptacles shall be provided to the accredited certifier for approval. Garbage room(s) are to be constructed of solid material and finished as a smooth even surface. Floors are to be impervious, coved,

graded and drained to an appropriate floor waste connection. Walls are to be smooth impervious surfaces to ensure no moisture, oils or similar material can soak in. Ventilation, pest proofing and a hose tap must be provided.

- (5) **Sydney Water Trade Waste** - The applicant shall contact the Commercial Trade Waste section of Sydney Water regarding the trade waste requirements. A written response from Sydney Water demonstrating compliance shall be provided to the accredited certifier and Council.
- (6) **Food Premises** - The design, construction, fit-out, use and ongoing operation of the food premises and/or food storage area shall comply with all applicable Acts, Regulation, codes and standards including:
- a) the *Food Act 2003*;
 - b) the *Food Regulation 2015*;
 - c) *Food Standards Australia and New Zealand – Food Standards Code 2003*;
 - d) *AS 1668.1-2015 and 1668.2-2012*;
 - e) the *BCA*; and
 - f) *AS 4674-2004 Design, construction and fit-out of food premises*.

Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.

- (7) **Mechanical Ventilation** - Any room or area not provided with natural ventilation in accordance with the relevant requirements of the Building Code of Australia must be provided with a system of mechanical ventilation that complies with the requirements of Australian Standard 1668, Parts 1 & 2. Details demonstrating compliance shall be provided to the accredited certifier with the Construction Certificate application.
- (8) **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 lodgment and refund of the bond.

- (9) **Structural Engineer's Details** - The piers/slabs/footings/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 accredited certifier.
- (10) **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 Construction 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.

- (11) **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.

Where a Construction Certificate is required by this development consent, a detailed on-site detention and water quality report reflecting the Construction Certificate plans shall be provided to the certifier with the Construction Certificate application.

- (12) **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 Construction Certificate application.

- (13) **Works in Road Reserves** - Where any works are proposed in a public road reservation, a Road Opening Permit shall be obtained from Council in accordance with Section 138 of the *Roads Act 1993*.

- (14) **Car Park Noise Control** – All off-street (including basement) car parks must have a coved finish with Slabseal 2000 SR sealant (or similar equivalent product) applied to the concrete floor. The coved finish and sealant must be suitably maintained on the floor of all car parks at all times to a standard that eliminates tyre squeal noise from being audible.

Details demonstrating compliance shall be provided to the accredited certifier with the Construction Certificate application.

- (15) **Detailed Landscape Plan** - A detailed landscape plan must be prepared in accordance with Appendix B of Camden Development Control Plan 2019. Details demonstrating compliance must be provided to the certifier.

The detailed landscape plan must also include:

- Landscaping shall incorporate the relevant ESD and WSUD principals.
- All trees to be minimum 75 litre container size.
- Trees to be sourced in accordance with tests and measurements contained within AS2303-2018 - Tree Stock for Landscape Use. All tree stock shall be compliant with AS2303-2018, with certification to be provided to the Principal by the grower.
- Detailed landscape plans must be prepared in accordance with Appendix B of Council's Engineering Design Specifications prior to CC.

- (16) **Fibre-Ready Facilities/Telecommunications Infrastructure** – Documentary evidence must be provided to the certifier demonstrating that satisfactory arrangements have been made for:

- a) the installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. The carrier must confirm in writing that they are satisfied that the fibre-ready facilities are fit for purpose; and
- b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.

This condition does not apply where an applicable exemption exists under Commonwealth law. Documentary evidence of any exemption relied upon must be provided to the certifier.

- (17) **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 lodgment of the bond.

- (18) **Driveway Gradients and Design** – The design of all driveways shall comply with AS 2890.1-2004 'Off street car parking' and:
- a) the driveway shall comply with Council's Access Driveway Specifications; <https://www.camden.nsw.gov.au/assets/pdfs/Development/Preparing-a-DA/Development-Guidelines-and-policies/Access-Driveways-Specifications-and-Drawings.pdf>
 - b) the driveway shall be at least 1m from any street tree, stormwater pit or service infrastructure;
 - c) the level for the driveway across the footpath area shall achieve a gradient of 4%; and
 - d) a Driveway Crossing Approval (PRA) must be obtained prior to the issue of a Construction Certificate.

Details demonstrating compliance shall be provided to the accredited certifier prior to issue of a Construction Certificate.

- (19) **Stormwater Water Quality** - A water quality system shall be provided for the site and designed in accordance with Council's Engineering Specifications.

Where a Construction Certificate is required by this development consent, a detailed water quality report reflecting the Construction Certificate plans shall be provided to the certifier with the Construction Certificate application.

- (20) **Window Treatment (North Elevation)** – All windows contained to the northern elevation must adopt fixed obscure glazing to minimum level of 1.5m above the floor level.

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) **Engage Project Arborist** - Prior to the commencement of works a project arborist must be engaged with a minimum qualification of AQF 5 in Arboriculture
- (2) **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.

- (3) **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.
- (4) **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.
- (5) **Construction 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 Construction 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/builders intending to carry out the approved works.
- (6) **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.

- (7) **Site is to be Secured** - The site shall be secured and fenced.
- (8) **Demolition Work** - Consent is granted for the demolition of the existing dwelling house currently existing on the property, subject to compliance with the following conditions:
- a) The developer shall notify adjoining residents of demolition works seven (7) working days prior to demolition. Such notification is to be clearly written on A4 size paper giving the date demolition will commence and be placed in the letterbox of every premises (including every residential flat or unit, if any) either side, immediately at the rear of, and directly opposite, the demolition site;
 - b) Prior to demolition, the applicant shall erect a sign at the front of the property with the demolisher's name, licence number, contact phone number and site address;
 - c) Prior to demolition, the applicant shall erect a 1.8m high temporary fence and hoarding between the work site and any public property (footpaths, roads, reserves etc). Access to the site shall be restricted to authorised persons only and the site shall be secured against unauthorised entry when work is not in progress or when the site is otherwise unoccupied;
 - d) Prior to demolition, all services (such as sewer, telephone, gas, water and electricity) must be disconnected. The developer must consult with the relevant service authorities regarding their requirements for the disconnection of services;
 - e) Suitable erosion and sediment control measures in accordance with an approved erosion and sediment control plan shall be installed prior to the commencement of demolition works and shall be maintained at all times;

- f) A Work Plan prepared by a suitably qualified person in accordance with AS 2601 'Demolition of Structures' shall be provided to the principal certifier for approval prior to demolition works commencing. The Work Plan shall identify hazardous materials including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials;
- g) If the property was built prior to 1987, an asbestos survey shall be carried out by a suitably qualified person prior to demolition. If asbestos is found, a WorkCover Authority licensed contractor shall remove all asbestos in accordance with the requirements of the WorkCover Authority, including notification of adjoining neighbours of asbestos removal. All asbestos material must be disposed of at a facility licenced to accept asbestos. Tipping receipts for the disposal of the asbestos must be retained.
- h) The burning of any demolished material on site is not permitted and offenders will be prosecuted; and
- i) Care shall be taken during demolition to ensure that existing services on the site (i.e. sewer, electricity, gas, phone, etc) are not damaged. Any damage caused to existing services is to be repaired by the relevant authority at the expense of the applicant.
- j) The demolition is to be carried out in accordance with the approved Salvage Methodology Report, prepared by Weir Phillips Heritage and Planning, dated June 2022.
- (9) **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.
- (10) **Construction Waste Management Plan** - A construction waste management plan must be prepared for all construction work on the site. The plan must incorporate the concept of recycling and reuse where practicable, include the requirement to dispose of material not suitable for reuse or recycling at a licenced waste facility. The plan must be kept on site for compliance until the completion of all construction works.
- (11) **Sydney Water Approval** – The approved construction certificate plans must also be approved by Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of the development. Go to www.sydneywater.com/tapin to apply.
- A copy of the approval receipt from Sydney Water must be submitted to the principal certifier.

- (12) **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.
- (13) **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.
- (14) **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.
- (15) **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.
- (16) **Construction Noise Management Plan** – A construction noise management plan shall be provided to the principal certifier and include the following:
- a) noise mitigation measures;
 - b) noise and/or vibration monitoring;
 - c) use of respite periods;
 - d) complaints handling; and
 - e) community liaison and consultation.
- (17) **Protection of Existing Street Trees** - No existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation shall be disturbed, relocated, removed or damaged during earthworks, demolition, excavation (including any driveway installation), construction, maintenance and/or establishment works applicable to this consent, without Council agreement and/or consent.
- The protection methods for existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation during all works approved by this development consent shall be installed in accordance with AS 4970-2009 Protection of Trees on Development Sites.
- (18) **Protection of Trees to be Retained** - Protection of trees to be retained shall be in accordance with Council's Engineering Specifications. The area beneath the canopies of the tree(s) to be retained shall be fenced. Tree protection signage is

required to be attached to each tree protection zone, and displayed in a prominent position.

4.0 - During Works

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

- (1) **Project Arborist** – All works must be in accordance with Arboricultural Impact Assessment, prepared by Rain Tree Consulting, dated 23 February 2022 and 9 November 2022.
- (2) **Heritage Fabric** – The heritage fabric of the dwelling house to be demolished is to be salvaged in accordance with the Salvage Methodology Report, prepared by Weir Phillips Heritage and Planning, dated June 2022.
- (3) **Relics Discovery During Works** – If any relic surviving from the past is uncovered during the work that could have historical significance (but is not an aboriginal object):
 - all work must stop immediately in that area;
 - Heritage NSW must be advised of the discovery in writing in accordance with Section 146 of the *Heritage Act 1977*, and
 - any requirements of Heritage NSW must be implemented.
- (4) **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.
- (5) **Work Hours** - All work (including delivery of materials) shall be:
 - restricted to between the hours of 7am to 5pm Monday to Saturday (inclusive), and
 - not carried out on Sundays or public holidays,
 unless approved in writing by Council.
- (6) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.
- (7) **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.

- (8) **Stormwater – Collection and Discharge Requirements** - The roof of the subject building(s) shall be provided with guttering and down pipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, conveyed to the street gutter and, drainage easement as identified on approved plans.

Connection to the drainage easement or kerb shall only occur at the designated connection point for the allotment. New connections that require the rectification of an easement pipe or kerb shall only occur with the prior approval of Camden Council.

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

- (9) **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 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*.
- (10) **Finished Floor Level** - A survey report prepared by a registered land surveyor confirming that the finished floor level complies with the approved plans or floor levels specified by the development consent, shall be provided to principal certifier prior to the development proceeding beyond floor level stage.
- (11) **Building Height** - A survey report prepared by a registered land surveyor confirming that the building height complies with the approved plans or as specified by the development consent, shall be provided to the principal certifier prior to the development proceeding beyond frame stage.
- (12) **Survey Report** - The building shall be set out by a registered land surveyor. A peg out survey detailing the siting of the building in accordance with the approved plans shall be provided to the principal certifier prior to the pouring of concrete.
- (13) **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.
- (14) **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.
- (15) **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.
- (16) **Fill Compaction** - Any fill must be compacted in accordance with Camden Council's current Engineering Design Specifications.
- (17) **Removal of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill/rubbish/asbestos, the waste material shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines 2014 (refer to: www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm)
- Once assessed, the materials shall be disposed of to a licensed waste facility suitable for that particular classification of waste. Copies of tipping dockets shall be retained and supplied to Council upon request.
- (18) **Soil, Erosion, Sediment and Water Management – Implementation** - All requirements of the erosion and sediment control plan and/or soil and water management plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.
- (19) **Noise During Work** - Noise levels emitted during works must comply with:
- Construction period of 4 weeks and under:
The LAeq level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A).
 - Construction period greater than 4 weeks and not exceeding 26 weeks:
The LAeq level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).
 - Construction period greater than 26 weeks:
The LAeq level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 5 dB(A).
- Alternatively, noise levels emitted during works shall be restricted to comply with the NSW Environment Protection Authority Interim Construction Noise Guidelines.
- (20) **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.
- (21) **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.

- (22) **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.
- (23) **Fill Material (VENM)** - Prior to the importation and/or placement of any fill material on the subject 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;

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."
- 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 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

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.

(24) **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.

(25) **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).

(26) **Protection for Existing Trees** – The protection of existing trees (on-site and street trees) must be carried out as specified by AS 4970 *Protection of Trees on Development Sites*.

(27) **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.

(28) **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 in accordance with the salinity / control measures contained in Council's Engineering Specifications.

(29) **Seal Up Existing Redundant Laybacks** – All existing redundant laybacks must be sealed up to match the existing concrete gutter on the road.

(30) **Remediation Action Plan** – All approved remediation works that include excavation, stockpiling, on-site and off-site disposal, cut, backfilling, compaction, monitoring, validation, site management and security and work health and safety must be carried out in accordance with the approved remediation action titled Remedial Action Plan,

report number 11793.01.RMAP, prepared by Getex Pty Ltd, dated 19 April 2022 except where amended by others conditions of this development consent.

Any variation to the approved remediation action plans will require this development consent to be modified or a separate development consent to be obtained.

- (31) **Unexpected Finds Contingency (Remediation)** – Should any additional contamination or hazardous materials be encountered during any stage of the remediation process, all remediation works in the vicinity of the findings shall cease and compliance with the contingency recommendations in the approved remediation action plan shall be adopted.

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) **Project Arborist Certification** - Certification is to be provided to PCA from the project arborist certifying all works have been carried out in accordance with AS 4970 Protection of Tree on Development Site and Arboricultural Impact Assessment prepared by Rain Tree Consulting dated 23 February 2022 and 9 November 2022.
- (2) **Landscape Certification** - Certification is to be provided to the Principal Certifying Authority (PCA) from the designer of the landscape plan that all tree planting/landscape works have been carried out in accordance with the Council endorsed landscape plan. If Council is the PCA, the certification is to be submitted to Council prior to or at the final landscape inspection. If Council is not the PCA, a copy of the certification is to be provided to Council with the lodgement of the Occupation Certificate.
- (3) **Fire Safety Certificates** - A Fire Safety Certificate shall be provided to the principal certifier in accordance with the requirements of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
- (4) **Waste Collection Contract** - The building owner shall ensure that there is a contract with a licensed contractor for the removal of all waste. A copy of the contract is to be held on the premises at all times.
- (5) **Mechanical Exhaust System** - A Certificate of Compliance prepared by a suitably qualified engineer confirming that the mechanical exhaust systems have been designed, constructed and installed in accordance with the relevant requirements of Clause F4.12 of the BCA and AS1668 Parts 1 and 2, shall be provided to the principal certifier. Certification shall be provided that the air handling system as installed has been tested and complies with the approved plans and specifications, including ventilation requirements and fire precautions.
- (6) **Food Premises Notification** - Council shall be notified that the premises is being used for the preparation, manufacture or storage of food for sale, or food intended for sale. A 'Notification of Food Premises' form can be found on Council's website.
- (7) **Survey Certificate** - A registered surveyor shall prepare a Survey Certificate to certify that the location of the building in relation to the allotment boundaries complies with the approved plans or as specified by this consent. The Survey Certificate shall be provided to the satisfaction of the principal certifier.

- (8) **Driveway Crossing Construction** – A footpath crossing (where required) and a driveway crossing shall be constructed in accordance with this development consent and the driveway crossing approval prior to use or occupation of the development.
- (9) **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.

- (10) **External Walls and Cladding Flammability** – The external walls of the building, including attachments, must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of an Occupation Certificate principal certifier must:
- a) be satisfied that suitable evidence is provided to demonstrate that the products and systems used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the relevant requirements of the NCC; and
 - b) ensure that the documentation relied upon in the approval processes includes an appropriate level of detail to demonstrate compliance with the NCC as built.
- (11) **Reinstate Verge** - The applicant shall construct and/or reconstruct the unpaved verge area with grass, species and installations approved by Council.
- (12) **Waste Management Plan** - The principal certifier shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.
- (13) **Completion of Landscape Works** - All landscape works, including the removal of noxious weed species, are to be undertaken in accordance with the approved landscape plan and conditions of this development consent.
- (14) **Inspection of Existing Street Trees** – All existing street trees must be inspected by Council to ensure that they are undamaged and in a healthy condition.
- (15) **Lot Consolidation** - Lots 5 and 6 from DP37598 are to be consolidated. A copy of the registered plan of consolidation shall be provided to the principal certifier.

- (16) **Compliance with Acoustic Requirements** - Documentary evidence shall be provided to the principal certifier confirming the building/s has been constructed in accordance with the approved acoustic report; Noise Impact Assessment Ref 20211571.1, prepared by Acoustic Logic Pty Ltd, dated 31 May 2022.
- (17) **Acoustic Compliance Report** – A report shall be prepared by an independent acoustic consultant and be submitted to the principal certifier certifying that noise levels from mechanical plant will comply with the following criteria when measured at the boundary:
- 45 dB(A) 7am – 6pm;
 - 45 dB(A) 6pm – 10pm; and
 - 38 dB(A) 10pm – 7am.

All noise attenuation materials and structures used for the mitigation and control of noise must be compliant with the conditions of this development consent.

For any non-compliance, the report must make recommendations for compliance or further attenuation of noise sources and these recommendations will be enforced by Council at the cost of the owner/occupier.

The owner/occupier must then provide a supplementary acoustic report to the principal certifier certifying that all compliance works have been completed and that noise levels comply with the above criteria.

- (18) **Positive Covenant – Water Quality Facility** - A positive covenant shall be created under Section 88E of the *Conveyancing Act 1919* burdening the owner(s) with a requirement to maintain the water quality facility on the property, prior to the issue of an Occupation Certificate. The terms of the Section 88E instrument with positive covenant shall include the following:
- a) the proprietor of the property shall be responsible for maintaining and keeping clear all pits, pipelines, trench barriers and other structures.
 - b) the proprietor shall have the facilities inspected annually by a competent person.
 - c) the Council shall have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order the facilities.
 - d) The registered proprietor shall indemnify the Council and any adjoining land owners against damage to their land arising from the failure of any component of the water quality facility, or failure to clean, maintain and repair the water quality facility.
 - e) The Council may recover as liquidated debt, the cost of all remedial work carried out from the proprietor forthwith up on demand.

The proprietor or successor shall bear all costs associated in the preparation of the subject Section 88E instrument. Proof of registration with NSW Land Registry Services shall be provided to and approved by the PCA prior to the issue of an Occupation Certificate.

- (19) **Acoustic Barrier** - A solid acoustic barrier 1.8 metre high shall be constructed around the perimeter of outdoor deck play area in accordance with Section 6.1 of the

approved Acoustic Report titled Noise Impact Assessment Ref 20211571.1, prepared by Acoustic Logic Pty Ltd, dated 31 May 2022.

In addition, a 2.1m high acoustic barrier is to be installed along the northern and western perimeter boundaries of the site. The barriers are to be of solid construction with no gaps.

- (20) **Water Quality Facility** - A water quality facility must be constructed for the site in accordance with the approved plans and Council's Engineering Specifications.
- (21) **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.

6.0 - Ongoing Use

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

- (1) **Food Premises** - All equipment (including pie warmers, hot food display units, etc) used for the display or storage of hot food shall maintain the food at a temperature of not less than 60°C.

All equipment used for the display or storage of cold food shall maintain the food at a temperature of not more than 5°C.

A food business must, at food premises where potentially hazardous food is handled, have a temperature measuring device (eg probe thermometer) that:

- a) Is readily accessible; and
- b) Can accurately measure the temperature of potentially hazardous food to +/- 1oC

A suitable waste contractor(s) must be engaged for the removal of wastes generated at the premises. All bins and waste storage facilities at the premises are to be sealed and emptied on a regular basis to prevent odour, vermin and fire hazards from occurring.

- (2) **Manoeuvring of Vehicles** - All vehicles shall enter and exit the site in a forward direction. The largest vehicle permitted to enter and exit the site shall be limited to B99.
- (3) **Removal of Graffiti** - The owner/manager of the site is responsible for the removal of all graffiti from the building and fences within 48 hours of its application.
- (4) **Hours of Operation** - The property is only to be open for business and used for the purpose approved within the following hours:

Day	Hours of Operation
Monday	7am – 6:30pm
Tuesday	7am – 6:30pm
Wednesday	7am – 6:30pm

Thursday	7am – 6:30pm
Friday	7am – 6:30pm

- (5) **Loading to Occur on Site** - All loading and unloading operations are to be carried out wholly within the building/site.
- (6) **Driveways to be Maintained** - All access crossings and driveways shall be maintained in good order for the life of the development.
- (7) **Parking Areas to be Kept Clear** - At all times, the loading docks, car parking spaces, driveways and footpaths shall be kept clear of goods and shall not be used for storage purposes.
- (8) **Amenity** - The approved development shall be conducted and occupants controlled at all times so that no interference occurs to the amenity of the area, the footpath, adjoining occupations or residential/business premises.
- (9) **Offensive Noise and Noise Compliance** - The use and occupation of the premises including all plant and equipment shall not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997*. Noise must also comply with the NSW Noise Policy for Industry 2017.
- (10) **No Waste to Be Stored Outside of the Site** – No waste is to be placed on any public land (eg. footpaths, roadways, plazas, reserves, etc.) or any other properties at any time.
- (11) **Maintenance of Landscaping** - Landscaping shall be maintained in accordance with the approved landscape plan.
- (12) **Landscaping Maintenance Establishment Period** - Commencing from the date of practical completion, the applicant will have the responsibility to establish and maintain all hard and soft landscaping elements associated with this consent.

The 12 month maintenance and establishment period includes the applicant's responsibility for the establishment, care and repair of all landscaping elements including all street tree installations, plantings, lawn and hardscape elements including paths, walls, bins, seats, BBQs, shelters, playground equipment and soft fall treatments.

The date of practical completion is taken to mean completion of all civil works, soil preparation and treatment and initial weed control, and completion of all planting, turf installation, street tree installation and mulching.

At the completion of the 12 month landscaping maintenance and establishment period, all hard and soft landscaping elements (including any nature strip and road verge areas, street trees, street tree protective guards and bollards, etc) shall be in an undamaged, safe and functional condition and all plantings have signs of healthy and vigorous growth.

At the completion of the maintenance and establishment period, the landscaping works shall comply with the approved landscape plans and all improvements be in full working order.

- (13) **Number of Children** – The centre is approved to accommodate a maximum of (60) children. However, this maximum number shall be reduced to any lower number of children that is separately approved for the centre by the Department of Education.
- (14) **Number of Children at Outdoor Play** – The outdoor deck play area is to be restricted to a maximum of 26 children (2-5 years old) and 8 children (0-2years old) at any one time.
- The lower outdoor play area is to be restricted to a maximum 26 children (2-5 years old) at any one time.
- (15) **Windows to be Closed** - All doors and windows located along the northern perimeter of the centre are to remain closed during operation. Only internal play area entry doors and windows separating the rooms from the external play area can be left open during operation.
- (16) **Alternative Ventilation** - Where rooms require windows to be closed (but not necessarily sealed) to meet internal noise criteria the provision of alternative ventilation (possibly mechanical provided there is a fresh air intake) that meets the requirements of the Building Code of Australia (BCA) will need to be provided to ensure fresh airflow inside the building. Consultation with a mechanical engineer to ensure that BCA and AS1668 are achieved may be required.
- (17) **Waste and Delivery Vehicles Operating Hours** - In accordance with the Acoustic Report titled Noise Impact Assessment Ref 20211571.1, prepared by Acoustic Logic Pty Ltd, Dated 31 May 2022. Waste collection and Delivery vehicles to the site shall only occur during the between off-peak AM and PM periods, between the hours of 7.00am – 6.00pm.
- (18) **Plan of Management** – The child care centre is to operate strictly in accordance with the approved Plan of Management except where amended by a condition of this consent.

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

Clause	Assessment	Compliance?
<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>	Demolition of the existing dwelling house on the subject site is sought.	Yes.
<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 7.0m.</p>	The maximum height of building proposed is 6.96m.	Yes.
<p>4.4 Floor space ratio</p> <p>Maximum floor space ratios must not exceed the floor space ratio shown on the Floor Space Ratio Map.</p>	The site is not subject to a floor space ratio development standard.	NA.
<p>5.10 Heritage conservation</p> <p>Before granting development consent in respect of a heritage items or a heritage conservation area, the consent authority must consider the effect of the proposed development on the heritage significance of the item or area concerned.</p> <p>The consent authority may require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the item or heritage conservation area concerned. The submission of a heritage conservation management plan may also be required.</p> <p>Development consent may be granted for any purpose of a building that is a heritage item or the land on which such a building is erected, or for any purpose on an Aboriginal Place of Significance if the consent authority is satisfied as to a number of matters listed by this clause; including if the conservation of the item or place is facilitated by the granting of consent.</p>	<p>The site is located within the Camden Heritage Conservation Area.</p> <p>The applicant has submitted a Heritage Impact Statement (HIS) that has assessed the proposal against Clause 5.10.</p> <p>The application and HIS has been considered by Council's Heritage Advisor who supports the application subject to recommended conditions.</p> <p>The application has been further considered against objectives and controls in Section 2.16 of the Camden DCP 2019 relating to general heritage and heritage conservation area.</p> <p>The site is not anticipated to contain any archaeological remanent/artefact/object nor is it considered to be a known Aboriginal site.</p> <p>A standard unexpected finds condition has been included in the recommended conditions.</p>	Yes.
<p>7.2 Airspace operations</p> <p>Before granting development consent to development on land that will penetrate an identified obstacle limitation surface or PANS-OPS surface, the consent authority must consult the relevant Commonwealth body about the application and give the body not less than 28 days within which to consider the application.</p> <p>The consent authority may only grant development consent for development referred to above if:</p> <p>(a) the relevant Commonwealth body is satisfied the development will not penetrate the obstacle limitation surface, or does not object to the consent authority granting development consent and any conditions provided will be imposed as far as practicable,</p> <p>(b) the relevant Commonwealth body is satisfied the development will penetrate the PANS-OPS surface and does not object to development consent being granted.</p>	<p>The development is located within Camden OLS (115AHD) but, does not exceed AHD of 115.</p> <p>Pursuant to Clause 7.2 Council is satisfied that the development will not penetrate the Camden OLS.</p> <p>Note: The development is not located within an ANEF contour of 20 or more.</p>	Yes.

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

CLPP01

Attachment 3

Section / Control	Assessment	Compliance?
3.1 Notification of Development Applications.		
Notification is where Council writes to those people identified as requiring notification (e.g. adjoining and surrounding landowners, community groups etc), advising of the lodgment of an application. Notification is for a minimum period of 14 days	<p>The application was notified for a period of 28 days in accordance with Camden Councils adopted Community Participation Plan.</p> <p>The application is located within the Camden HCA. As such, the application included notification to community groups (CRAG, Chamber of Commerce and Camden Historical Society).</p> <p>The application received twenty-three (23) written submissions objecting to the proposal over the notification period from 29 March to 26 April 2022.</p> <p>Following amendments to the proposal, the application was re-exhibited for a period of 14 days from 22 November to 6 December 2022. However, On 30 November 2022, it became apparent to Council staff that the amended plans and documents had not been made publicly available on the Camden Council website. Accordingly, Council staff extended the notification period for an additional 14 days and issued new notification letters advising of this extension and installed a new notification sign reflecting the extended notification date. During this period, a further 19 objections were received.</p>	Yes.
2.1 Earthworks.		
(1) Building work should be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill.	The site has 6m of fall from the primary frontage of Broughton Street to the rear western boundary. The development will retain existing natural ground level for the extent of the building footprint, with exception of the basement level. The development will require fill toward the rear of the proposal, associated with establishing the outdoor play area. Accordingly, the building work is considered to be responsive to existing natural topography.	Yes.
(1) All retaining walls are to be of masonry construction (or the like).	Retaining walls proposed associated with outdoor play area are rendered masonry.	Yes.
(2) All retaining walls proposed are to be identified in the development application.	Retaining walls are indicated on the civil stormwater plans together with spot RL levels.	Yes.
(3) All retaining walls to be max height 1m.	All retaining walls are less than 1m in height. The highest retaining wall proposed associated with the outdoor play area is contained to north-western corner of the site at a height of 0.83m (RL 77 – 76.17).	Yes.
(5) Retaining walls may be built on the boundary provided that a section 88B instrument is created on the affected lots to support the walls. Retaining walls are to be designed and constructed to allow for installation of boundary fencing without impact on the structural soundness of the retaining wall and its footings.	No retaining walls are proposed along property boundaries.	Yes.
(1) All land forming operations should involve the use of clean fill (also known as Virgin Excavated Natural Material or 'VENM'). The VENM must also meet the same salinity characteristics of the receiving land. Council may consider alternatives to VENM on merit.	Conditions of consent are recommended requiring the use and certification of VENM.	Yes.
2.2 Salinity Management.		
(3) All development must incorporate Salinity Management measures.	All works are to be in accordance with salinity and control measures contained in Council's Engineering Specifications.	Yes.

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Section / Control	Assessment	Compliance?
(4) All sediment and erosion controls are to be installed prior to the commencement of any works.	Standard condition of consent has been recommended requiring sediment and erosion control measures to be installed.	Yes.
2.3		
Water Management.		
(1) Development must demonstrate compliance with Council's Engineering Specifications including requirements for detention, drainage and water sensitive urban design.	The proposed development has been reviewed against Council's Engineering Specifications by Council Engineers and is satisfactory, subject to conditions.	Yes.
2.4		
Trees and Vegetation.		
(1) A person must not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy a tree or vegetation without approval from Council authorising such works.	The proposed development seeks consent for tree removal.	Yes.
(2) If the Council receives an application to remove a tree, it must notify adjoining land owners in accordance with Part 1 of this DCP if, in Council's opinion, it may significantly impact on local amenity.	The development application has been notified to adjoining landowners in accordance with the Camden Community Participation Plan 2021.	Yes.
(4) Council must not grant an approval unless it has taken into consideration subpoints from this section.	Considerations outlined by subpoints (A) – (I) have been considered as demonstrated in greater detail throughout this assessment table, technical documents and discussions contained within body of the report.	Yes.
(5) If an approval is granted for the removal of a tree or vegetation, up to four (4) replacement trees are required to be planted for every tree removed.	The development proposes the removal of twelve (12) trees. Of the twelve (12) trees, seven (7) are exempt species which do not require consent to be removed.	Yes.
(6) 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; <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>	Removal is sought for tree / vegetation removal that is contained within the Camden Heritage Conservation Area. The proposed development was considered by Council's Heritage Officer who advised retention of majority of the existing mature trees and provision of additional landscaping in association with required outdoor playground areas and ground surface treatment being supported. The removal of those trees identified within the provided arboricultural removal is acceptable on the grounds that no removal is occurring to trees located to the streetscape boundaries. As such, the tree removal sought will not impact on the established landscaped streetscape character of the site.	Yes.
2.9		
Contamination and Potentially Contaminated Land Management.		
(1) SEPP 55 Assessment must be considered.	The applicant has considered former SEPP 55 (now Chapter 4 – SEPP Resilience and Hazards).	Yes.
(2) If contamination is present on the land, Council must consider whether the proposed land use is suitable or, if not suitable, can the land be made suitable following remediation pursuant to SEPP No. 55. Where land is proposed to be remediated, appropriate documentation is to be presented to Council supporting the works to be undertaken to achieve suitability	The applicant has prepared a Stage 2 site contamination and investigation report. The Stage 2 assessment identified the presence of lead and asbestos on-site, which presents a potential risk to human and environmental health for the occupants of the proposed development. As such, a Remediation Action Plan (RAP) was developed to ensure the site can be made suitable for the proposed development. The RAP proposes to remediate the site by excavating and disposing off-site of lead and asbestos. Council's Environmental Health Officer has reviewed the RAP and concurs with the findings and recommendations. As such, the consent authority can be satisfied that the land can be made suitable for the proposed development.	Yes.

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Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Section / Control	Assessment	Compliance?
(4) All contamination investigations (Stage 1 or 2), remediation (Stage 3) and validation work (Stage 4) must be undertaken by a suitably qualified consultant and in accordance with the protocols of Council's Policy – Management of Contaminated Lands and the NSW EPA Contaminated Sites Guideline Booklets or NEPM (2013 Amended), where relevant.	Stage 2 investigation was carried out by suitably qualified consultant in accordance with Councils Policy and relevant standards. Conditions of consent are recommended.	Yes.
2.10 Development Near Camden Airport.		
(3) Buildings within OLS must use materials that have low reflectivity.	The development is located within Camden OLS. All colours and materials are mid-dark in colour with high solar absorptance and low reflectivity.	Yes.
2.12 Acoustic Amenity.		
(1) Acoustic reports (where required), must be prepared by a suitably qualified consultant.	An acoustic report prepared by a suitably qualified consultant has been submitted with the DA.	Yes.
(3) Noise attenuation measures must not adversely impact upon passive surveillance, active street frontages and energy efficiency.	Acoustic attenuation measures visible from the public domain include open picket fencing with perpex backing, which ensures viewlines and sightlines will be achieved. Other acoustic fencing will be screened via landscaping.	Yes.
Noise from child care centres and educational establishments (1) Development applications for child care centres and educational establishments must be accompanied by an acoustic report.	The application is accompanied by an Acoustic Report as a child care centre is proposed.	Yes.
(2) Child care centres and educational establishments are to be designed to not exceed the following noise levels: - LAeq (15 minutes) noise level from children in the outdoor areas of the site must not exceed the background LA90 sound level by more than 10dBA when measured at the boundary of the nearest or most affected residential premises (or if the boundary is more than 30 metres from a residential dwelling, at the most affected point within 30 metres of a residence). - LAeq(15 minutes) noise levels from all other operations (i.e. car park, plant) must not exceed the background LA90 sound level by more than 5dB(A) when measured at the boundary of the nearest or most affected residential premises.	The acoustic report has been reviewed by Council's Specialist Environmental Health Officer who concurs with the assessment and recommendations subject to conditions.	Yes.
2.14 Waste Management.		
(1) Waste Management Plan to be provided.	A Waste management Plan has been submitted with this development application.	Yes.
2.16.2 Heritage Concepts.		
The Burra Charter provides guidance for the conservation and management of places of heritage significance <i>"A Heritage Conservation Area is more than a collection of individual Heritage Items. It is an area in which the historical origins and relationships between various elements creates a sense of place that is special and therefore worth keeping"</i> HIS is required.	The proposal is located within the Camden HCA and has been accompanied by a Heritage Impact Statement.	Yes.
2.16.3 General Heritage Provisions.		

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Section / Control	Assessment	Compliance?
Design.	(1) The new building is simple, contemporary and does not seek to replicate the "heritage style" of the heritage period. Council's Heritage Advisor is supportive of the proposed building design. (2) The new building is sympathetic to the Camden HCA through design, colours and materials proposed. (5) The proposal will present to the streetscape similar to the existing dwelling currently occupying the site. The design, bulk and scale are not taken to detract from the elements of the surrounding HCA.	Yes.
Sitting.	(4) The proposed development will retain the building alignment and front setbacks established along Broughton Street.	Yes.
Roof and Roofscape.	(1) A mix of hipped and feature gable roof forms incorporated with materials and details that are sympathetic to the Camden HCA.	Yes.
Verandas and Balconies.	(1) The existing dwelling is proposed to be demolished, with former verandas enclosed.	Yes.
Materials and Finishes.	(2) The materials and finishes of dark black and red brickwork, with a mid-dark coloured roof is sympathetic to the heritage HCA.	Yes.
Colours.	(2) Selected colours and materials are complementary and sympathetic to the surrounding development.	Yes.
Fences and gates	(1) Fencing fronting Broughton Street has been retained and repainted. (2) Fencing to Barsden Street has been replaced with similar style (1.2m high timber picket fence).	Yes.
Landscaping.	(2) Submitted landscaping plan demonstrates that the development will reinstate site landscaping to a higher standard than currently exists. Selected species were reviewed by Councils Internal Landscape Officer who supports the new landscaping.	Yes.
Garages, Carports and Outbuildings.	(2) The basement car park is accessed via the secondary frontage of Barsden Street. No car parking is proposed within the front setback area.	Yes.
Vehicle Access.	(1) Vehicle access will not detract from the overall site as it will be contained to the basement. (2) The driveway will be of plain concrete. (3) Hard stand areas have been kept to a minimum, noting the proposed development increases the existing overall soft landscaped area.	Yes.
Signage.	(1) Signage has been assessed against all relevant sections of the SEPP and DCP.	Yes.
Associated Structures.	(3) Associated structures of the proposed development e.g. air conditioning units etc. will not be visible from the street.	Yes.
Demolition.	(1) The development site is not considered to be a heritage 'place'.	Yes.
2.16.4		
Camden Conservation Area.		
(1) Views associated with the St John's Church spire must not be compromised.	The development does not compromise views associated with St John's Church spire.	Yes.
(2) The tree lined "gateway" entrances to the township must be retained and embellished.	The site is not located on the significant "gateway" entrances to the township.	Yes.
(6) Additional development on the fringe of the town should complement and not detract from the viability of the "main street".	The proposed development is located on the fringe of the township. The proposed use of a centre-based child care centre will complement usages of the town by providing opportunities for childcare nearby places of work.	Yes.
(8) Existing cottage dominated streetscapes must be retained, new development such as extensions/additions should be compatible with the existing streetscape.	Broughton street is not considered to be 'cottage dominated'. Notwithstanding, the proposal adopts form and design that is characteristic of a cottage.	Yes.

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Section / Control	Assessment	Compliance?
(9) A two-storey height limit must prevail except for significant architectural features incorporated into the design of buildings in significant locations.	Two storeys in height.	Yes.
(12) In commercial areas where historical evidence exists, awnings and/or veranda's must be provided on the front elevation and must complement existing awnings and verandahs on adjacent buildings.	Existing front veranda has been enclosed with reflective aluminum framed windows and doors in addition to a new projecting gable roof above. The proposed development seeks to establish an open gable / veranda entry to the centre. This form is considered sympathetic to the former (currently existing) dwelling and its immediate surrounds.	
2.17 Signage.		
(1) The location, quantity, type, colour, design and size of all signage must not detract from the amenity and character of the land or building to which it relates.	Two detached pole signs are proposed, one to Broughton Street frontage and one to Barsden Street frontage. The proposed signage will be integrated to the development within significant ground cover / landscaping to both frontages. The signage will contain black text with a white background, with minimal colouring. Accordingly, the proposed signage will not detract from the amenity and character of the area.	Yes.
(2) All signage must be consistent with the scale of the building or the property on which it is located.	The frame containing the signage is 2m in height, and 1.5m in width. The area pertaining to the advertising is 1m in length by 1.5m in height. As such, the proposed signage is considered to be consistent with the scale of the proposed development.	Yes.
(3) All signage must align with an approved or exempt land use being conducted on the land to which the sign is displayed. Signs or banners approved by Council under Policy 2.8 Signs and Banners are exempted.	Signage will be established together with the proposed child care centre.	Yes.
(4) All signage must remain within the property boundary except in the case of a sign attached to an awning over the footpath.	Both signs will remain wholly within the property boundary.	Yes.
Signs and road safety (1) The location of signs must not obscure views of traffic signs or traffic signals or have the potential to cause confusion with traffic signs or traffic signals.	Due to the signs being located wholly within the site they do not obscure views of nearby traffic signs.	Yes.
(2) The location of signs must not interfere with the view of oncoming vehicles, pedestrians or a road hazard or obstruction which should be visible to drivers or other road users.	As signage consists of pole signs, they will not be readily viewed when travelling along Broughton Street / Barsden Street until such point they are viewed front on.	Yes.
(3) Signs must not be located at a major intersection, pedestrian crossing or at merging or diverging lanes.	The Broughton Street and Barsden Street intersection is not a major intersection, pedestrian crossing nor does it contain merging or diverging lanes. Notwithstanding, the signs are located away from the intersection of Broughton Street and Barsden Street.	Yes.
2.17.2 Commercial and Mixed-Use Zones.		
(1) The total combined signage area on a building elevation must not exceed 20% of that building elevation that is visible from a public place.	Signage is proposed to the eastern and southern elevations. Signage will not exceed (approx.) 5% of the eastern and southern elevations.	Yes.
(2) With the exception of under awning signs, all signs must be located wholly within the property boundaries	All signage is contained wholly within property boundaries.	Yes.
(3) All illumination signage must comply with AS 1158 - Lighting for Roads and Public Spaces and AS 4282 - Control of the Obtrusive Effects of Outdoor Lighting.	No illuminated signage is proposed.	Yes.
(5) A maximum of one pole or pylon sign per street frontage, not exceeding 6m above existing ground level is permitted.	One pole sign is proposed to each road frontage. The pole sign will stand at a height of 2 metres.	Yes.
2.17.4 Signage on Heritage Items or in Heritage Conservation Areas.		

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Section / Control	Assessment	Compliance?
(1) Council may require a Heritage Impact Statement to accompany a development application for signage on a heritage item or in a heritage conservation area prior to the granting of development consent	The type and size of proposed signage is considered minor regarding its impact on the site and surrounding locality. As such, a Heritage Impact Statement was not taken to be required regarding the signage element. Notwithstanding, the proposed signage has been considered by Council's Heritage Advisor, with no objections raised.	Yes.
(2) The development application will be required to demonstrate that the proposed signage will complement the historic character of the building or conservation area in terms of colour, material, proportion, positioning and font.	The proposed signage will be integrated with significant ground cover / landscaping to both frontages. The signage will contain black text with a white background, with minimal colouring. Accordingly, proposed signage is not considered to detract from the amenity and character of the area.	Yes.
(3) The number of signs permitted must not exceed two per elevation that is visible from a public place.	One pole sign is proposed to each road frontage.	Yes.
(4) New signage should have minimal impact on the character of the heritage item or heritage conservation area.	With consideration to the height, size and location, the proposed signage is considered to have a minimal impact on the character of the HCA.	Yes.
(5) Signage should be appropriately designed and located, to allow the character of the building or conservation area to remain prominent.	Proposed signage is limited with two pole signs standing to a height of 2 metres. As such, the built form of the child care centre will be the most prominent form of development upon the site.	Yes.
Design Controls		
(1) The design of new signs should be in harmony with the character of the heritage item and heritage conservation area.	Consideration to height, size and location of signage has been given to ensure minimal impact upon the character of the HCA. Further, signage only relates to the eastern and southern elevations with signage not exceeding more than 5% of the total area of each elevation.	Yes.
(2) The design should incorporate traditional materials, colours, fonts and size, with a high standard of materials, construction and graphics.	The proposed signage will be integrated within significant ground cover / landscaping to both frontages. Signage will contain black text with a white background, with minimal colouring.	Yes.
(3) Materials for new signage should be sympathetic to the character of the heritage item and heritage conservation area, and preferably be of a painted surface finish.	The proposed pole will be constructed of an Aluminium panel, with the business identification and text fixed to the sign by adhesive vinyl. The proposed signage will not detract from the amenity and character of the area.	Yes.
Other controls		
(5) Pole signs are preferred over pylon signs. Pole and pylon signs, if appropriate, must not exceed the predominant roof height of the conservation area or heritage item or 6m above ground level, whichever is the lesser.	One pole sign is proposed to each road frontage, with the maximum height of 2m.	Yes.
2.17.10		
Child Care Centres.		
(1) Types of business identification signs must generally be limited to: a. Flush wall sign b. Pole / pylon	The development proposes a total of two pole signs.	Yes.
3. The signs must be limited to the display of the business name, address and any associated logos/graphics, address, phone number, any other information required to be displayed by the Department of Education	Two pole signs are limited to the display of the business name, email, phone number and small coloured graphic.	Yes.
4. All signs must be located wholly within the property boundaries and must not impact on the operation and safety of the child care centre.	All signs are located wholly within the property boundaries and will not impact on the operation and safety of the child care centre.	Yes.
5. A pole or pylon sign must not exceed 2m above existing ground level.	Both pole signs are a maximum of 2m above existing ground level.	Yes.
6. Illuminated signs are not permitted.	No illuminated signs are proposed.	Yes.
2.18.2		
Off Street Car Parking Rates / Requirements.		

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Section / Control	Assessment	Compliance?
Child Care Centre: <ul style="list-style-type: none"> 1 car parking space per 4 children. 1 of the car parking spaces must be designed for people with a disability. 	Total children = 60. 60/4 = 15 spaces required, one of which must be designed for people with a disability. Total provided: 15 spaces, one of which is designed for a person with a disability.	Yes.
Disabled Parking Requirements Design of off-street parking for people with a disability must comply with AS 2890.6 and the Commonwealth Disability Discrimination Act (1992). The car parking rates for accessible car parking spaces are to comply with the Building Code of Australia except where the requirements are specifically referred to in Table 2-5. A continuous accessible path of travel must be provided between designated car parking spaces for people with a disability and lift lobby or access points servicing the development. The designated car parking spaces for people with a disability must be appropriately signposted and line marked.	The Development Application is supported by an Access Report which has considered the developments ability to provide access for people with disabilities. The location, size (width and depth) of the disabled car parking space has demonstrated it is in accordance with AS2890.6, Commonwealth Disability Discrimination Act (1992) and the BCA, in that a continuous accessible path of travel has been provided between the designated car parking space and the lift lobby. The disabled car space is appropriately sign posted and line marked. The provided disabled space is considered practical and compliant with the relevant Australian Standards, Acts and the BCA.	Yes.
2.18.3 Car Parking Design Criteria.		
(Garbage Vehicles) (1) Garbage storage and collection areas should be conveniently located and designed so as not to cause unacceptable on-street conflicts.	The bin storage area is enclosed and contained within the basement. Waste bins will be moved for collection to the kerb on collection day.	Yes.
(Planting Principles) (1) The planting of trees and shrubs can improve the appearance of car parks considerably and enhance user amenity through sun control.	The entrance to the basement car park will be via the southern secondary street (Barsden Street) adopting significant vegetation screening along the western and eastern sides of crossover/driveway.	Yes.
(3) Car parks that are highly visible from the public domain must comply with the following requirements: <ul style="list-style-type: none"> provide a 2.5m wide landscape bay between every 6-8 car parking spaces, provide a minimum 1m landscaping strip at the end of parking aisles, and be landscaped generally in accordance with the Figure 2-12.	The car park is not highly visible from the public domain as it is contained within a basement.	Yes.
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.	A landscape plan has been submitted.	Yes.
4.2.8 Solar Access.		
(3) Direct sunlight must reach at least 50% of the PPOS of both the subject dwelling and of any adjoining dwelling, for not less than 3 hours between 9:00am and 3:00pm on 21 June.	Shadow diagrams have been provided for the proposed development. No overshadowing will occur to adjoining properties to the west to an extent that will result in their inability to achieve at least 3 hours of sunlight between 9am and 3pm on June 21.	Yes.
(4) At least one window to a living area of dwellings on neighbouring properties must receive a minimum 3 hours of sunlight between 9:00am and 3:00pm on 21 June	Shadow diagrams have been provided for the proposed development. No overshadowing to adjoining properties west to an extent that will result in their inability to achieve at least 3 hours of sunlight between 9am and 3pm on June 21.	Yes.

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4.2.9		
Visual and Acoustic Privacy.		
(2) Direct overlooking of the main living areas and private open spaces of adjacent dwellings should be minimised through building layout, window and balcony location and design, and the use of screening devices, including landscaping. A privacy screen or fixed obscure glass must be provided for any part of a window (on the first floor) to a habitable room (excluding bedroom) that is less than 1.5m above the finished floor level of that room, if the room overlooks an adjacent dwelling window or the private open space of an adjacent dwelling.	The child care centre will be setback 9m from the rear western boundary. Consideration has been given to reducing potential overlooking from the outdoor play area into rear PPOS of multi-dwelling housing located to the west. The proposed development will retain portions of the existing western boundary landscaped buffer that exist. The proposed development will further introduce a broad range of trees, shrubs, and groundcovers to the western boundary to reinstate and maintain the existing landscaped buffer.	Yes.
5.2		
General Controls Applying to all Business Zone Areas.		
Functions and Uses. (1) Development within business zones must incorporate a range of local retail, commercial, entertainment, childcare, residential and community uses to serve the needs of the local community.	The development seeks to construct and operate a child care centre which will service the local community needs.	Yes.
Layout / Design. (1) The layout and location of business zone uses must consider potential future noise and amenity conflicts for both the subject development and adjoining/nearby development. (2) Where development fronts the street or any other public place (including car parking areas and pedestrian thoroughfares) the development must be designed so that it addresses the street or public place. (3) New development must not detract from significant existing views and vistas	(1) The proposal is within proximity of nearby residential receivers. The layout and location of the child care centre has considered future noise and amenity conflicts through incorporating acoustic attenuation measures and reinstating and maintaining the existing landscaped buffer to those residential receivers. (2) The proposal addresses Broughton Street and Barsden Street through sympathetic design elements and significant landscaping within setback areas. (3) The development will not detract from any significant views and vistas.	Yes.

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Camden Development Control Plan 2019 (Camden DCP) Assessment Table

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<p>Built Form and Appearance.</p> <p>(1) Buildings should have a similar mass and scale to create a sense of consistency. Within business zones, generally there will be gradation of massing from a dense inner core to a less dense outer edge to provide an appropriate interface with land uses in the adjoining zones and symmetry to the building.</p> <p>(2) Business development must feature high quality architectural design and a built form that promotes a 'sense of place' and contemporary character for all business zones.</p> <p>(3) Development in business zones must be compatible with surrounding business development in terms of appearance, type, bulk and scale, design, and character.</p> <p>(4) Building wall planes must contain variations and architectural design features in their front facades in order to provide visual interest.</p> <p>(7) Roof forms should be appropriately designed to respond to the built form of other nearby business development. The design of roofs may adopt traditional forms found in the immediate locality, or alternatively they may adopt a more contemporary appearance to a juxtaposition to traditional roof forms. However, it must be clearly demonstrated that the proposed roof form relates appropriately to the existing adjoining development.</p> <p>(8) New development must not cause significant overshadowing or overlooking of public places, relative to the patterns of usage of those places.</p>	<p>(1) The development is located on the periphery of the B4 zone. The development adopts a similar massing to the existing bungalow on site and to those within the immediate locality.</p> <p>(2) The development proposes an architectural design and built form that contributes to a sense of place, creating a sympathetic centre-based child care centre that is contemporary in nature within the HCA.</p> <p>(3) Immediately north of the site exists a home business (Hairdresser), with multi-dwelling housing to the immediate west. The footprint of the proposed development is consistent with that of the current dwelling on-site, particularly regarding the appearance, bulk and scale, design, and character. The development is considered compatible with surrounding development and has incorporated measures to assist in minimising any impact regarding visual and acoustic privacy associated with the centre-based child care centre.</p> <p>(4) All elevations contain elements that provide interest, casual surveillance opportunities and articulation that remains sympathetic to the HCA.</p> <p>(7) The proposed roof form is traditional (hip and gable) and will be constructed of Colorbond metal roof in Deep Ocean colour. The material of the roof and colour are compatible with the immediate neighbourhood.</p> <p>(8) The DA was accompanied by shadow diagrams that indicate that shadowing is wholly contained within the lot, with minimal overshadowing to Barsden Street and Broughton Street.</p>	<p>Yes.</p>
<p>Pedestrian Amenity.</p> <p>(3) Buildings should be designed to minimise overshadowing of pedestrian thoroughfares and footpaths wherever possible.</p>	<p>The DA was accompanied by shadow diagrams that indicate shadowing is wholly contained within the lot, with minimal overshadowing to Barsden Street and Broughton Street.</p>	<p>Yes.</p>
<p>Parking and Access.</p> <p>(1) The visibility of parking areas at street frontages must be minimised through parking layout and design, building location and design and landscaping treatments. Bitumen and cars are not to be the dominant features of the landscape.</p>	<p>Parking is provided via a basement level and is not highly visible from the street.</p>	<p>Yes.</p>
<p>Waste Management.</p> <p>(1) A detailed Waste Management Plan (WMP) must be submitted for the ongoing use of the site. A WMP must outline the waste that will be generated from the site and proposed arrangements for managing waste onsite and for collection.</p> <p>(9) In exceptional circumstances where onsite collection cannot be achieved, waste/recycling containers should be collected from a kerbside, rear laneway or service passage. Waste collection should not be provided along shop frontages.</p>	<p>(1) A Waste Management Plan has been submitted.</p> <p>(9) The site will utilise existing waste arrangements which is via Camden Council's kerbside waste collection.</p>	<p>Yes.</p>

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

5.3.3 Camden – Mixed Use.		
<u>Layout and Design.</u> (5) Development in the B4 Mixed Use zone should be complementary to the existing land uses in the B2 Local Centre zone which forms the core business and retail precinct of the Camden township.	The surrounding locality is characterised by a mixture of detached single and two storey dwelling houses and multi-dwelling townhouses. Nearby, a 72-place centre-based child care facility is under construction at 31 Broughton Street, Camden. The proposal will provide additional opportunities that will support the nearby B2 local centre zone.	Yes.
<u>Built Form and Appearance.</u> (1) Buildings must contribute to the local distinctiveness of the Camden township by using a varied palette of colours, materials and finishes.	The proposal adopts colours, materials and finishes that are complementary to the Camden HCA.	Yes.
<u>Heritage and Character.</u> (1) The Camden township is located within the Camden Heritage Conservation Area. Reference must be made to Part 2 of this DCP. (2) Development within the B4 Mixed Use zone at Camden must be consistent with the Camden Town Centre Urban Design Framework.	(1) Reference has been made to Part 2 of the Camden DCP in above assessment table. (2) The development is consistent with the Camden Centre Urban Design Framework.	Yes.
6.5.1 Child Care Facility (Child Care Centre).		
<ul style="list-style-type: none"> • <i>Front setback – Consistent with the existing character.</i> • <i>Side Setback – 1.2m.</i> • <i>Side setback to access doors from childrens internal space – 4.0m.</i> • <i>Rear setback (minimum) – 4.0m ground floor and 8.0m second floor.</i> 	<p>Front (primary) eastern setback is consistent with immediate lots to the north maintaining a setback of 5m along the primary eastern boundary of Broughton Street.</p> <p>Front (secondary) southern setback is consistent with immediate lots to the west maintaining a setback of 4m.</p> <p>Northern side boundary setback = 3m.</p> <p>Rear western boundary setback:</p> <ul style="list-style-type: none"> • Ground = 9.35m. • First floor = 9.35m. 	Yes.
<u>(Access and Car Parking).</u> (1) The car parking requirements are to comply with the controls set out in this DCP.	Car parking complies with the requirements of Section 2.18 of the Camden DCP.	Yes.
(2) All required car parking must be provided off-street.	All spaces are provided on site (i.e. off-street).	Yes.
<u>(Hours of Operation).</u> (1) Council may consider longer hours of operation including Saturday mornings if it can be demonstrated that no adverse impact on neighbouring properties will result from an earlier starting and/or a later closing time.	Hours of operation proposed are: <ul style="list-style-type: none"> • Monday – Friday – 7am to 6:30pm. 	Yes.
<u>(Kitchen fit-out).</u> (1) If the child care centre requires a commercial kitchen, it must be demonstrated, that the kitchen has been designed to comply with the Food Act and Regulations incorporating the Food Standards Code and Council's Food Premises Code.	Council's Public Health Officer has reviewed the proposal and is satisfied with the level of detail in respect to the Foods Act and the Regulations, Food Standards Code and Council's Food Premises Code, subject to recommended conditions.	Yes.
<u>(Waste Management).</u> (1) A waste management plan is to be submitted for the proposed demolition, construction and ongoing use of the child care centre.	A Waste Management Plan has been submitted with this development application.	Yes.
(2) Adequate provision must be made for the storage and collection of all waste receptacles.	Provision for waste storage is contained within the basement via an enclosed bin enclosure. The applicant will engage a private waste contractor to collect waste.	Yes.
(3) The waste and recycling storage area must be designed to be visually and physically integrated into the design of the development, and not stored within the front setback to avoid visual clutter. Waste facilities are not to be sited within the areas required for car parking, vehicular and pedestrian access, landscaping and outdoor play areas.	The waste and recycling storage area is contained within the basement bin storage room. The location of this space is considered physically integrated into the design and is not visible from the public domain. The bin storeroom can be safely accessed via the pedestrian path in basement. The proposal has been reviewed by Council's Waste and Traffic Teams who raise no concern in regard to the proposed arrangement.	Yes.

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(4) In cases where the waste storage area is likely to be visible from the street, design elements such as fencing, landscaping and roof treatments may be used to screen the waste and recycling storage area so as not to detract from the aesthetics of the streetscape.	Provision for waste storage is contained within the basement via an enclosed bin enclosure. The applicant will engage a private waste contractor to collect waste.	Yes.
(5) Consideration is to be given to frequency and times of collection to minimise impacts of waste vehicle noise on neighbouring properties.	The acoustic report has recommended that waste collection can only occur between 7am and 6pm. This requirement will be imposed as a condition of consent.	Yes.
<u>(Water Supply).</u> (1) A child care centre must have access to a potable water supply.	The child care centre has access to potable water supply.	Yes.
<u>(Signage).</u> (1) Any signage must comply with Part 2.17 of this DCP.	As assessed and considered above.	Yes.

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

Clause	Standard	Assessment	Compliance?
3.23 Centre-based child care facility— matters for consideration by consent authorities	(1) Before determining a development application for development for the purpose of a centre-based child care facility, the consent authority must take into consideration any applicable provisions of the Child Care Planning Guideline, in relation to the proposed development.	The provisions of the Child Care Planning Guideline have been considered, with the application considered satisfactory in this regard.	Yes.
3.26 Centre-based child care facility – non-discretionary development standards	(2) The following are non-discretionary development standards for the purposes of section 4.15(2) and (3) of the Act in relation to the carrying out of development for the purposes of a centre-based child care facility.		
	<u>(2a) Location</u> – Development may be located at any distance from an existing or proposed early education and care facility.	The development will be located nearby to two early education and care facilities existing within 250m of the proposed development.	Yes
	<u>(2b) Indoor or outdoor space</u> – (i) For development to which regulation 107 or 108 applies – the unencumbered area of indoor space and the unencumbered area of outdoor space for the development complies with the requirements of those regulations or, (ii) for development to which clause 28 (unencumbered indoor space and useable outdoor play space) of the Children (Education and Care Services) Supplementary Provisions Regulation 2012 applies—the development complies with the indoor space requirements or the useable outdoor play space requirements in that clause.	As discussed throughout this report, the development is compliant with regulation 107 and 108 of the <i>Education and Care Services National Regulations</i> .	Yes
	<u>(c) Site area and site dimensions</u> - the development may be located on a site of any size and have any length of street frontage or any allotment depth.	The site is assessed to be of sufficient size to cater for the proposed development.	Yes
	<u>(d) Colour of building materials or shade structures</u> - the development may be of any colour or colour scheme unless it is a State or local heritage item or in a heritage conservation area.	The site is a locally within the Camden HCA. As noted in the main body of the assessment report the colours and materials proposed are considered to be sympathetic / complementary to the Camden HCA.	Yes

CLPP01

Attachment 4

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

Childcare Planning Guideline (CCPG) Assessment Table. Matters for Consideration.			
Consideration	Objective	Assessment	Compliance?
C1 Site Selection and Location.	Ensure that appropriate zone considerations are assessed when selecting a site.	The proposal is located on a site that is zoned to permit the proposed landuse. It's location near both residential and commercial establishments makes it convenient for all users to utilise its services.	Yes.
C2 Site Selection and Location	Ensure that the site selected for a proposed child care facility is suitable for the use.	<p>The site is free from environmental constraints and is not located near incompatible uses such as restricted premises, brothels and hotels and clubs.</p> <p>Whilst remediation works are required to make the site suitable for the proposed development, these works will be completed and will eliminate contaminants from the site that pose a potential risk to human and environmental health.</p> <p>The proposal has been designed to ensure that it is suitable with regard to surrounding landuse's, built form and scale, and car parking and access.</p>	Yes.
C3 Site Selection and Location	Ensure that sites for child care facilities are appropriately located.	<p>Two centre-based child care facilities exist within the B4 zone, with one under construction. The development provides an additional centre-based child care facility which further contributes to providing a mixture of landuse's within the B4 zone and adding child care services to the locality.</p> <p>The site is in close proximity to the B2 local centre (approx. 225m) where a variety of commercial uses exist in walkable distance, which would be benefitted by a service / landuse of this kind.</p>	Yes.
C4 Site Selection and Location	Ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards.	The child care centre is not located adjacent or nearby to premises that pose a risk to children.	Yes.
C5 Local Character, Streetscape and the Public Domain Interface	Ensure that the child care facility is compatible with the local character and surrounding streetscape.	<p>The adjoining area contains a mix of small scale commercial and residential uses located nearby to a local centre (B2 Zone). The proposal maintains sufficient setbacks to adjoining properties and incorporates extensive landscaping.</p> <p>The proposal is considered to be a sympathetic addition within the Heritage Conservation Area, presenting a single storey form to Broughton Street and part two storey form to Barsden Street.</p>	Yes.
C6, C7 and C8 Local Character, Streetscape and the Public Domain Interface	Ensure clear delineation between the child care facility and public spaces.	Proposed fencing clearly delineates public and private spaces of the development.	Yes.
C9 and C10 Local	Ensure that front fences and	Fencing and retaining walls are	Yes.

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

Character, Streetscape and the Public Domain Interface	retaining walls respond to and complement the context and character of the area and do not dominate the public domain.	<p>setback from the street and will not impact on the public domain.</p> <p>The development will retain the existing 1.2m high picket fence to Broughton Street.</p> <p>New fencing is proposed to Barsden Street frontage which will incorporate a 1.2m high picket fence with a landscape buffer behind. Beyond the landscape buffer will exist a 1.8m high fence containing the outdoor play area.</p> <p>All fencing and retaining walls are further softened through landscaping.</p>	
C11 Building Orientation, Envelope and Design	Respond to the streetscape and site, while optimising solar access and opportunities for shade.	<p>The development will provide ample amounts of shade through utilising existing and proposed canopy trees, a shade sail and the built form.</p> <p>The building envelope and orientation do not result in any unacceptable impacts in respect to privacy, overshadowing or cut/fill.</p> <p>The development will respond to the streetscape through retaining the original site orientation of the existing dwelling.</p>	Yes.
C12 Building Orientation, Envelope and Design	Ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised.	<p>The development is considered to provide an acceptable built form and scale, commensurate with adjoining development. The development achieves compliant setbacks and height which, are consistent with the immediate surrounding development.</p> <p>The impact to adjoining sites has been minimised through acoustic attenuation measures and the incorporation of significant landscaping along the western and northern property boundaries.</p>	Yes.
C13 and C14 Building Orientation, Envelope and Design	Ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.	Primary and secondary setbacks are consistent with adjoining development in accordance with the DCP.	Yes.
C15 Building Orientation, Envelope and Design	Ensure that the built form, articulation and scale of development relates to its context and buildings are well designed to contribute to an area's character.	<p>The development is located within Camden Heritage Conservation Area.</p> <p>The development proposes an architectural design and built form that contributes to a sense of place, creating a sympathetic centre-based child care centre that is contemporary in nature but complementary to existing buildings in the HCA.</p> <p>The built form, articulation and the</p>	Yes.

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

		scale of the development is sympathetic to heritage period adopting complementary forms, colours and materials.	
C16 Building Orientation, Envelope and Design	Ensure that buildings are designed to create safe environments for all users.	The building appropriately separates pedestrian and vehicle access to the site creating a safe environment for all users. Pedestrian access is achieved from an internal footpath that connects to the public footpath on Broughton Street. Vehicular access to basement via Barsden Street.	Yes.
C17 Building Orientation, Envelope and Design	To ensure that child care facilities are designed to be accessible by all potential users.	The site is located on a corner which will provide ease of access to all users, addressing both street frontages with delineated access paths.	Yes.
C18 and C19 Landscaping	Provide landscape design that contributes to the streetscape and amenity.	A landscape plan has been submitted with the application. The landscaping design ensures that appropriate species of vegetation have been selected that will contribute positively to the streetscape and the amenity upon the development and neighbouring development.	Yes.
C20 and 21 Visual and Acoustic Privacy	Protect the privacy and security of children attending the facility.	No mixed-use developments overlook the facility or overlook the outdoor play area. Notwithstanding, neighbouring multi-dwellings west of the outdoor play area contain four (4) first floor balconies and PPOS areas which are currently obscured / screened by existing landscaping. A portion of existing vegetation along western boundary will be removed due to it being African Olive Tree and Broad Leaf Privet (exempt species). The proposal seeks to incorporate significant plantings of shrubs and large canopy trees along the western boundary which will provide permanent screening and landscape design. Additionally, the existing western boundary fence will be raised to 2.1m in height to facilitate acoustic attention measures and assist in further obscuring sightlines from and / or into the outdoor play area.	Yes.
C22 Visual and Acoustic Privacy	Minimise impacts on privacy of adjoining properties	A combination of new acoustic fencing up to a height of 2.1 metres along both the northern and western boundary and associated landscaping will be used to minimize the impacts of visual and acoustic privacy of adjoining properties.	Yes.
C23 and C24 Visual and Acoustic	Minimise the impact of child care facilities on the acoustic privacy of neighbouring residential	An Acoustic Report was submitted in support of the application. The report recommends acoustic fencing for the	Yes.

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

Privacy	developments.	site, which will act as a noise and visual barrier.	
C25 and C26 Noise and Air Pollution	Minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.	The acoustic report recommends measures to mitigate acoustic impacts on adjoining neighbouring residential development, which are considered acceptable.	Yes.
C27 and 28 Noise and Air Pollution	Ensure air quality is acceptable where child care facilities are proposed close to external sources of air pollution such as major roads and industrial development.	The site is not located in close proximity to significant external sources of air pollution that would be generated by a collector road.	Yes.
C29 and C30 Hours of Operation	Minimise the impact of the child care facility on the amenity of neighboring residential developments.	The centre proposes to operate between 7am and 6:30pm Monday to Friday in accordance with the guideline.	Yes.
C31, C32 and C33 Traffic, Parking and Pedestrian Circulation	Provide parking that satisfies the needs of users and demand generated by the centre.	The proposal is compliant with the minimum number of car parking spaces required by Council's Development Control Plan for the site. All car parking has been provided wholly within the property boundaries via a basement car park.	Yes.
C34 and C35 Traffic, Parking and Pedestrian Circulation	Provide vehicle access from the street in a safe environment that does not disrupt traffic flows.	Vehicle access is via Barsden Street. The application was accompanied with a traffic report and swept paths which demonstrate vehicular access arrangements are provided safely without interrupting traffic flows.	Yes.
C36, C37 and C38 Traffic, Parking and Pedestrian Circulation	Provide a safe and connected environment for pedestrians both on and around the site.	The proposal provides separate pedestrian access from the street to the building, and adequate maneuvering space to allow vehicles to enter and exit in a forward direction.	Yes.

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Attachment 5

Child Care Planning Guideline - National Regulation Assessment.

CLPP01

Attachment 6

Part 4 – National Regulations			
Regulation.	Standard	Assessment	Compliance?
103 Premises, furniture and equipment to be safe, clean and in good repair	The approved provider of an education and care service must ensure that the education and care service premises and all equipment and furniture used in providing the education and care service are safe, clean and in good repair.	Provided details confirm the development is capable of compliance.	Yes.
104 Fencing.	The approved provider of an education and care service must ensure that any outdoor space used by children at the education and care service premises is enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it.	Architectural plans indicate fencing details which confirms all outdoor space used by children will be enclosed by a fence and / or barrier. The height and design of the fencing detail has been provided to a standard that demonstrates it will be capable of compliance.	Yes.
105 Furniture, materials and equipment.	The approved provider of an education and care service must ensure that each child being educated and cared for by the education and care service has access to sufficient furniture, materials and developmentally appropriate equipment suitable for the education and care of that child.	Provided details confirm the development is capable of compliance.	Yes.
106 Laundry and hygiene facilities.	(1) The approved provider of an education and care service must ensure that the service has— a) laundry facilities or access to laundry facilities; or b) other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage prior to their disposal or laundering— that are adequate and appropriate for the needs of the service.	Provided details confirm the development is capable of compliance.	Yes.
	(2) The approved provider of the service must ensure that laundry and hygienic facilities are located and maintained in a way that does not pose a risk to children.	Provided details confirm the development will be capable of compliance.	Yes.
Reg 107 4.1 Indoor Space Requirements.	<ul style="list-style-type: none"> Every child being educated and cared for within a facility must have a minimum of 3.25m² of unencumbered indoor space. a minimum of 0.3m³ per child of external storage space a minimum of 0.2m³ per child of internal storage space. 	<p>Total children = 60</p> <p><i>Indoor unencumbered space:</i> 60 x 3.25m² = 195m² indoor space required = 211.8m³ provided.</p> <p><i>Minimum external storage:</i> 60 x 0.3m³ = 18m³ required, 18m³ provided.</p> <p><i>Minimum internal storage:</i> 60 x 0.2m³ = 12m³ required - 18m³ provided outdoor.</p>	Yes

Child Care Planning Guideline - National Regulation Assessment.

Reg 108 4.2 Laundry and Hygiene Facilities.	There must be laundry facilities or access to laundry facilities; or other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage prior to their disposal or laundering. The laundry and hygienic facilities must be located and maintained in a way that does not pose a risk to children.	An internal laundry facility provides arrangements for dealing with soiled clothing, nappies, and linen.	Yes
Reg 109 4.3 Toilet and Hygiene Facilities	A service must ensure that adequate, developmentally and age appropriate toilet, washing and drying facilities are provided for use by children being educated and cared for by the service; and the location and design of the toilet, washing and drying facilities enable safe use and convenient access by the children.	The development proposes separate children toilets and a nappy change room with toilets, which are located centrally to indoor and outdoor play areas. A separate disabled toilet is also provided with good access, located adjacent to the southern indoor playroom and staff room.	Yes
Reg 110 4.4 Ventilation and Natural Light	<ul style="list-style-type: none"> Services must be well ventilated, have adequate natural light, and be maintained at a temperature that ensures the safety and wellbeing of children. Child care facilities must comply with the light and ventilation and minimum ceiling height requirements of the National Construction Code. Ceiling height requirements may be affected by the capacity of the facility. 	<p>The internal layout adopts large open play areas all opening onto the outdoor deck play area.</p> <p>The internal and external layout will allow opportunities for east to west cross ventilation ideal for prevailing north-east summer winds.</p> <p>The use of windows facilitates opportunities for natural light retention, minimising the need for artificial light.</p> <p>A review of the submitted BCA report demonstrates the child care facility will comply with light and ventilation requirement of the BCA.</p>	Yes
Reg 111 4.5 Administrative Space	A service must provide adequate area or areas for the purposes of conducting the administrative functions of the service, consulting with parents of children and conducting private conversations.	<p>Development provides:</p> <ul style="list-style-type: none"> Reception with desk. Directors' office; and Staff room. <p>The abovementioned areas provide sufficient space for conducting administrative conversations, consulting, and conducting private conversations.</p>	Yes
Reg 112 4.9 Outdoor Space Requirements	An education and care service premises must provide for every child being educated and cared for within the facility to have a minimum of 7.0m ² of unencumbered outdoor space.	<p>Total unencumbered outdoor space required = 7 x 60 = 420m².</p> <p>Provided = 420m².</p>	Yes
Reg 113 4.10 Natural Environment (Reg 113).	The approved provider of a centre-based service must ensure that the outdoor spaces allow children to explore and experience the natural environment	<p>The development seeks to reinstate the site with significant amounts of flora, particularly surrounding perimeter of outdoor play area. The development will integrate features such as but not limited to timber balancing walk, wooden caterpillar and, dry creek with stepping stones.</p> <p>These features within the outdoor unencumbered space allow children to explore and experience the natural environment.</p>	Yes

Child Care Planning Guideline - National Regulation Assessment.

Reg 114 4.11 Shade.	Providing the correct balance of sunlight and shade to play areas is important for the health and well-being of children and staff. Combining built and natural shade will often be the best option	The development will provide ample amounts of shade through utilising existing and proposed canopy trees, a shade sail and the built form.	Yes
Reg 104 4.12 Fencing.	Any outdoor space used by children must be enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it. This regulation does not apply to a centre-based service that primarily provides education and care to children over preschool age, including a family day care venue where all children are over preschool age.	All outdoor play areas are enclosed by fences or barriers of an appropriate height and design which is required by the Child Care Planning Guidelines.	Yes
Reg 25 4.13 Soil Assessment.	<p>Subclause (d) of regulation 25 requires an assessment of soil at a proposed site, and in some cases, sites already in use for such purposes as part of an application for service approval. With every service application one of the following is required:</p> <ul style="list-style-type: none"> - a soil assessment for the site of the proposed education and care service premises - if a soil assessment for the site of the proposed child care facility has previously been undertaken, a statement to that effect specifying when the soil assessment was undertaken - a statement made by the applicant that states, to the best of the applicant's knowledge, the site history does not indicate that the site is likely to be contaminated in a way that poses an unacceptable risk to the health of children 	<p>The applicant has prepared a Phase 2 site contamination and investigation report. The Phase 2 assessment identified the presence of lead and asbestos on-site, which presents a potential risk to human and environmental health for the occupants of the proposed development.</p> <p>As such, a Remediation Action Plan (RAP) was developed to ensure the site can be made suitable for the proposed development. The RAP proposes to remediate the site by excavating and disposing off-site of lead and asbestos. Council's Environmental Health Officer has reviewed the RAP and concurs with its findings and recommendations. As such, the consent authority can be satisfied that the land can be made suitable for the proposed development.</p>	Yes

CLPP01

Attachment 6

SEPP Industry and Employment 2021 – Assessment Criteria Schedule 2.		Complies?
1 Character of the area		
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	<p>Two detached pole signs are proposed, one to Broughton Street frontage and one to Barsden Street frontage.</p> <p>The proposed signage will be integrated within significant ground cover / landscaping to both frontages. The signage will contain black text with a white background, with minimal colouring. Accordingly, proposed signage is not considered to detract from the amenity and character of the area.</p>	Yes.
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The signage envisioned for the area is set out by specific DCP objectives and controls relating to development within commercial areas and within a Heritage Conservation Area. Proposed signage demonstrates that is consistent with the relevant development controls of the DCP.	Yes.
2 Special areas		
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposed signage is limited to two individual pole signs per street frontage. The signage complies with the relevant development controls and will not detract from the visual quality of the Heritage Conservation Area.	Yes.
3 Views and vistas		
Does the proposal obscure or compromise important views?	The proposed signage does not compromise important views.	Yes.
Does the proposal dominate the skyline and reduce the quality of vistas?	The proposed signage is low in height and scale and does not protrude above the roof line of the development. Accordingly, the signage will not impact the existing skyline or reduce the quality of existing local vistas.	Yes.
Does the proposal respect the viewing rights of other advertisers?	The proposed signage is limited to two individual pole signs per each street frontage, which are low in scale and height. The proposed signage does not compromise the views or obscure signage contained within the locality.	Yes.
4 Streetscape, setting or landscape		
Is the scale, proportion and form of the proposal appropriate for the	The proposed development has been assessed against all relevant DCP controls and demonstrates compliance. The scale, proportion	Yes.

CLPP01

Attachment 7

CLPP01

Attachment 7

streetscape, setting or landscape?	and form of proposed signage is appropriate for the streetscape, setting and existing landscape.	
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed signage is simplistic and low in height and scale. The proposed signage is considered to contribute to the visual interest of the built form.	Yes.
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	Proposed signage consists of two separate pole signs, which are considered to consolidate and simply advertising from the site.	Yes.
Does the proposal screen unsightliness?	Proposed signage is not used to screen unsightliness.	Yes.
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	Proposed signage is low in height and scale and does not protrude above the roof line of the development.	Yes.
Does the proposal require ongoing vegetation management?	Signage is located to areas which are proposed to be landscaped to beautify the site. Some maintenance will be required such as mowing and trimming of trees and shrubs, however this is not considered onerous maintenance.	Yes.
5 Site and building		
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	Proposed development has been assessed against all relevant DCP controls to which compliance is achieved.	Yes.
Does the proposal respect important features of the site or building, or both?	Proposed signage will emphasise the key façades of Broughton / Barsden Street, but will remain subservient to the built form of the proposed childcare.	Yes.
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	Proposed signage is simplistic and low in height and scale. Signage proposed adequately advertises the use of the childcare centre.	Yes.
6 Associated devices and logos with advertisements and advertising structures		
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	No safety devices, platforms or lighting devices form part of the pole signage.	Yes.
7 Illumination		
Would illumination result in unacceptable glare?	Signage containing illumination is not proposed.	NA.
8 Safety		

Would the proposal reduce the safety for any public road?	Proposed signage will not reduce safety for any public road.	Yes.
Would the proposal reduce the safety for pedestrians or bicyclists?	Proposed signage will not reduce safety for pedestrians or bicyclists.	Yes.
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	Proposed signage will not reduce safety for children.	Yes.

CLPP01

Attachment 7



City Plan Heritage P/L
ABN 46 103 185 413

22 April 2022

Samira Abbasalipour
Heritage and Urban Design Advisor
Camden Council
PO Box 183
CAMDEN NSW 2570
Samira.Abbasalipour@camden.nsw.gov.au

Dear Samira,

**RE: EXTERNAL HERITAGE ADVISOR REFERRAL
DEVELOPMENT APPLICATION DA/2022/253/1: 37 & 37A BROUGHTON STREET, CAMDEN**

Further to your request, City Plan Heritage have perused following documents for the proposed development at 37 & 37A Broughton Street, Camden and set out our comments below on heritage aspects of the proposed development associated with the Development Application DA/2022/253/1 for your consideration.

- External Heritage Advisor Referral Request Form by Camden Council, dated 6.04.2022
- A set of Architectural Plans by Archian Architects, dated 25 January 2022
- Heritage Impact Statement by Weir Phillips Heritage and Planning, dated March 2022
- Pre-DA Advice letter by Camden Council, dated 1 October 2021
- Landscape Plan by Greenland Design landscape Architects, dated 23.02.22
- Arboricultural Impact assessment Report by rainTree Consulting, dated 23 February 2022
- Noise Impact Assessment by Acoustic Logic, dated 21/12/2021
- Statement of Environmental Effects by Compass Planning, dated February 2022
- Survey Plan by Donovan Associates, dated 17.06.2021

1. SITE DESCRIPTION & HERITAGE STATUS

The subject site is located at the northwest corner of the Broughton and Barsden Streets intersection in the residential area of the Camden Town Centre. This area was part of the southward extension of the Camden Park Estate when it was subdivided along Broughton Street and Menangle Road in 1901. The immediate area of the subject site is characterised by single to two-storey free-standing houses dating from the Federation and inter-War periods with a number of recent developments scattered between them. To the west of the subject site there is a recent two-storey townhouses development comprising four large, grouped town houses. Similarity but with smaller footprint another townhouse development is also located to the east of the property opposite at 18 Park Street.

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Heritage Assessment DA/2022/253/1
37 & 37A Broughton Street, Camden
Project no. H-21119

CLPP01

The subject site is not identified as a heritage item under Part 1 of Schedule 5 of the Camden Local Environmental Plan (LEP) 2010; however, it is encompassed within the boundaries of the Camden Town Centre Heritage Conservation Area (HCA 'A') as defined in the heritage map 010.¹

The subject site has been ranked as being of 'Neutral' value to the Camden Town Centre HCA in the heritage review undertaken by City Plan Heritage in 2019-2020. The site is occupied by a highly modified Inter-War facebrick bungalow featuring a pitched and raked tiled roof with a street fronting gable defining the main entrance from Broughton Street and a garage accessed from Barsden Street. A timber picket fence defines its Broughton Street site boundary while the Barsden Street site boundary is treated as being side boundary and secured by a corrugated metal fence of approximately 1800mm high. The site has established landscaping along the boundaries, which obscure largely the house from the public domain. Apart from the front timber picket fence and the landscaped character of the site none of the structures within the site are considered to be worth of retention due to the loss of integrity and original fabric of the bungalow.

Based on the information provided in the Heritage Impact Statement by Weir Phillips, it is clear that the Inter-War bungalow detailing and character of the dwelling have been significantly altered both internally and externally with only parts of the original detailing remaining externally including projecting bay with leadlight glazed window and infilled and remodelled front veranda seen in the image included in an article by John Wrigley published on page 16 of *The District Reporter* (Friday, March 26, 2021). While the front elevation appears to be relatively similar to that of 1935 photograph of the dwelling the overall contributory values of the dwelling have been degraded making it a 'neutral item' within the conservation area as identified and established during the 2019-2020 Camden Heritage study review by City Plan Heritage. Comparative images have been provided below for reference.



Figure 1: The modified Inter-War bungalow occupies large portion of the site at 37A Broughton Street, Camden (Source: City Plan Heritage, January 2020).

¹ https://eplanningprod.blob.core.windows.net/pdfmaps/1450_COM_HER_010_005_20100705.pdf

Attachment 11



Heritage Assessment DA/2022/253/1
37 & 37A Broughton Street, Camden
Project no. H-21119



Figure 2: Comparative images of the subject dwelling dating from 1935 and 2022 (Source: 1935 photo by Roy Dowle published in *The District Reporter*, Friday, March 26, 2021; 2022 photo by Weir Phillips Heritage & Planning provided in the Heritage Impact Statement accompanying the subject DA/2022/253/1)

2. PROPOSED DEVELOPMENT

The proposed development as detailed in the set of Architectural Plans by Archian Architects provided by Camden Council proposes the 'demolition of the existing structures and construction of a single storey, childcare facility containing a maximum of 60 children'. The development in summary includes the following:

- Demolition of the existing dwelling and outbuildings on site.
- Retention of established trees on site.
- Construction of a single storey childcare centre with basement carpark with the primary pedestrian entrance is being from Broughton Street and the carpark entrance from Barsden Street.
- The new building will have an asymmetrical massing with a pitched roof reflecting the traditional roof forms of the locality.
- The palette of materials and finishes are face brick façade, timber cladding, aluminium framed windows, and dark toned Colourbond metal roof.

3. ASSESSMENT OF THE PROPOSED DEVELOPMENT

The proposed development and design of the new childcare facility have been assessed with consideration of the assessed 'Neutral' contributory values of the subject Inter-War period dwelling, the heritage values of the Camden Town Centre Heritage Conservation Area and the heritage provisions and controls of the Camden LEP 2010 and the Camden Development Control Plan (DCP) 2019. The comments below are provided in relation to heritage advice provided at the pre-DA concept design stage in order to maintain a consistent approach and comparison against the pre-DA assessment findings in terms of the proposed demolition, form, design, materials and finishes of the new building separately. The additional historical and physical evidence and documentation provided as part of the DA documentation have been considered and further informed the below assessment.



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37 & 37A Broughton Street, Camden
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Attachment 11

Proposed demolition:

As noted above and evident from the further historical development and physical description and documentation provided in the Weir Phillips HIS, the existing Inter-War bungalow has been modified significantly with only fragments of its original detailing can be appreciated behind the landscaped garden of the site along its front facade. Its ranking 'Neutral' contribution to the Camden Town HCA relates only for its single storey roof form, timber picket fence and street boundary trees and landscaping. It is considered that reinstatement of missing elements and reversing of the later additions would result in the majority of the fabric being a new fabric with most likely in a prohibitive cost. Therefore, demolition of the existing structures within the site is considered acceptable provided that any replacement development maintains site's 'Neutral' contributory values to the HCA, and allows for the remaining original fabric, in particular the timber framed leadlights glazed window of the front projecting bay and the face brick along the front veranda, to be salvaged and reused either as part of the new development or recycled at a secondary conservation warehouse for reuse elsewhere.

The findings of the detailed assessment of the heritage significance in accordance with the NSW *Assessing Heritage Significance* criteria and assessment against the NSW Land & Environment Court Planning Principle *Helou v Strathfield Municipal Council (2006)* that sets out the requirements for demolition of the contributory buildings within an HCA included in the Weir Phillips HIS are concurred and their Statement of Significance as quoted below is supported in relation to the subject dwelling being a 'Neutral' item within the Camden Town centre HCA:

Although built during a significant period of development within the Conservation Area, it has undergone significant alteration to the front elevation such that it is no longer a good example of an Inter-war period and style dwelling. It demonstrates considerably less integrity than the properties identified as being contributory within the southern part of the Conservation Area by the Camden DCP 2019 and has lost many of the elements considered characteristic in the Conservation Area as set out in the DCP, notably the original openings, proportions, and timber windows to all elevations and all the original verandah detailing. The level of integrity of the dwellings is more consistent with the examples identified as being neutral within the Conservation Area or detracting.

Design of the proposed new childcare facility:

The proposed development comprises an elevated single storey building placed in an L-shape plan forming a square outdoor play area with some articulation and a basement car parking accessed from Barsden Street. The design employs a contemporary approach but a traditional roof form that makes the new building to sit comfortably within the existing character of the immediate neighbouring properties of similar nature. The amended design reflects the comments and recommendations that were provided by the undersigned at the pre-Da concept design stage and is an improvement in terms of compatibility and retention of the 'Neutral' ranking of the subject site within the HCA.

Materials of the proposed new childcare facility:

The amended design and palette of materials provided as part of the DA/2022/253/1 are consistent with the recommendations made at the pre-DA concept design stage. The overall design focus of using natural palette of materials and finishes including traditional red facebrick finish with combination weathertext cladding in brown/red tone and timber battan screen in western red cedar is supported. The articulation of the facades in a more traditional and simpler manner makes the new building as a sympathetic and compatible infill within the HCA in terms of its bulk, scale and materials and colours.



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Roof form and material:

The proposed traditional roof form of the new building is supported together with the proposed Colorbond metal roof in Deep Ocean colour as it will be compatible and harmonise with the immediate neighbourhood roofing of similar corrugated metal reflecting the varying roofing materials seen in the locality including terracotta tiles, modern tiles and corrugated metal roofing.

Landscape and boundary fence:

The DA is accompanied by a Landscape Plan and an Arboricultural Impact Assessment as detailed above. While the Arboricultural Impact Assessment notes the removal of five (5) trees the Architectural Plans indicate removal of only three (3) trees and retention of the remaining existing trees across the site. Retention of the majority of the existing mature trees and provision of additional landscaping in association with the required outdoor playground areas and ground surface treatment is supported. Removal of the proposed three (3) trees is considered acceptable as the subject trees are located outside the streetscape boundaries and will not impact on the established landscaped streetscape character of the subject site. Both, the landscape Plan and the Architectural plans, are silent on the existing timber picket boundary fence with no mention whether it is retained or removed under the current DA. Notwithstanding, given consideration to the retained trees and landscaping along both boundaries of the site on Broughton and Barsden Streets and the drawing mark-ups reflecting the survey drawings it is anticipated the existing boundary fencing is retained. As noted in the pre-DA heritage advice the existing timber picket fence should be retained and repainted either to match existing colour scheme or complement the new finishes of the new building in a sympathetic manner to the other fences in area. It is also recommended that the Barsden Street boundary fence, which is currently high corrugated metal be replaced with a matching timber picket fence if possible from a noise and privacy perspective. It is noted that the outdoor play area fronting Barsden Street may necessitate a similar high metal fencing to reduce noise and ensure privacy and security of the children. This will be acceptable. A recommendation has been made to provide a detailed fencing drawings prior to the issue of a Construction Certificate incorporating above comments in relation to the boundary fencing along Broughton and Barsden Streets.

4. CONCLUSION AND RECOMMENDATIONS

Having inspected the building and surrounding area as part of the 2019-2020 Camden Heritage Study Review, and reviewed the heritage aspects of development application documentation submitted as DA/2022/253/1, we support the demolition of the existing building and structures within the site, and construction of a single storey, childcare facility as detailed above.

The materiality, scale and design of the new building are consistent with the comments that were provided at the pre-DA concept design stage and reflect the established traditional character of the immediate area and the extended Camden Town centre HCA.

The following have been recommended to be included as part of the any Conditions of Consent associated with the subject DA/2022/253/1.

- **Salvage methodology:** A tabular salvage methodology in the form of a letter should be submitted for approval by the Council's Heritage and Urban Design Advisor prior to the issue of a Construction Certificate. The salvage methodology should identify significant external elements including the leadlight glazed timber framed windows and facebrick for salvage and, if necessary storage, for reuse as part of the new development or recycling at appropriate second-hand conservation



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warehouses/shops. It is preferable that such methodology be guided and prepared by a built heritage specialist.

- **Boundary fence drawings:** Detailed drawings of the boundary fencing is to be provided for approval by the Council's Heritage and Urban Design Advisor prior to the issue of a Construction Certificate. The drawings should indicate which parts of the existing timber picket fence is retained and if the Barsden Street boundary fence is retained or replaced as recommended by an appropriate timber picket fencing to enhance the streetscape presentation of this corner site.

I trust the above assessment and recommendations will assist the Council in its assessment of the subject development application DA/2022/253/1 associated with the proposed childcare facility at 37 & 37A Broughton Street. Please do not hesitate to contact me on 02 8270 3500, or at kerimed@cityplan.com.au, should you require clarification or further information in relation to this matter.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Kerime Danis'.

Kerime Danis
Director - Heritage

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Attachment 11

Operational Plan of Management

Camden Early Education Centre

37 & 37A Broughton Street, CAMDEN NSW

Issue #1

08th November 2022

1 EXECUTIVE SUMMARY

This Plan of Management (POM) forms an essential part of the ongoing management requirements for the Child Care Centre prepared by Camden Early Education Centre. This Plan of Management is to be read in conjunction with the DA Noise Assessment Report prepared by Acoustic Logic and the architectural drawings, prepared by Archian Pty Ltd.

This Plan is required by Council and reflects a reasonable agreement between the Centre Operators and the Council to minimise any adverse impact upon neighbours and to ensure a high standard of child care provision for Camden Council.

Specialist Environmental Health Matters.

17. Acoustic Amended acoustic report requires a 50% capacity split for those aged 2-3 and 3-5 between the outdoor play deck and the lower outdoor play area.

- Indoor and outdoor play areas are assumed to be occupied at the same time, with a 50% capacity split.

The outdoor play areas are to be split 50-50 for 2-3 and 3-5 age groups between the outdoor play deck and the lower outdoor play area.

All 0-2 year age groups are assumed to be occupying the outdoor play area deck.

"The outdoor deck play area is to be restricted to a maximum of 26 children (2-5 years old) and 8 children (0-2years old) at any one time.

The lower outdoor play area is to be restricted to a maximum 26 children (2-5 years old) at any one time.

Limit maximum age group to be 5-year-old, as per the amended acoustic report and outdoor routines to demonstrate how a 50/50 split between 2-5 year-old age group will be managed.

It is noted that the predicted cumulative noise level based on 7.5 2-3 year old and 18.5 3-5 year old will be on the criteria level.

It is recommended that the northern and eastern boundary fence around the lower level outdoor play area be extended to 2.1m high to provide an approximately 3 BA additional attenuation, this is required in order to enable point (17) above.

It is required by and reflects the information provided in the development application and the Statement of Environmental Effects and conditions of development consent for the centre that the Council may impose.

ACOUSTIC REPORT RECOMMENDATIONS TO BE IMPLEMENTED

- A. No more than 60 children inside the childcare centre at any one time
- B. All doors and windows located along the northern perimeter of the centre are to remain closed during operation to minimise noise impact. Only internal play entry doors and windows separating the rooms from the external play area can be left open during operation.
- C. Waste collection is only to occur between 7am to 6pm
- D. Signs will be implemented to remind Staff and Visitors to minimise noise at all times, at ingress/egress points from the childcare centre
- E. All staff are to be given appropriate training in relation to acoustic impacts and requirements in terms of the operation of the centre
- F. Management is to ensure that children are supervised at all times to minimise noise generated by the children wherever practical and possible
- G. Contact Phone number at the front of the centre displayed so that any complaints regarding the centre operation can be made

2 CAPACITY OF CENTRE

The Centre's capacity is for a total of 60 Children as follows:

0-2 – 8

2-3 – 15

3-4 – 18

4-5 - 19

This capacity is based upon the design provided by the architect and is subject to licensing approval.

3 HOURS OF OPERATION

The centre opens daily Monday to Friday from 7:00am to 6.30pm, fifty-one (51) weeks a year and closes for Public Holidays and for 1 week over the Christmas-New Year period.

4 STAFFING

The centre (with 60 Children) will be operated by a minimum of Nine (9) (including the primary contact staff and Nominated Supervisor) at any one time.

There will be a structured routine where the children will be divided between their age groups of 0-2 years (Babies), 2-3 years (Toddlers) and 3-6 years (Pre-schoolers). A daily programme will be based on their needs and individual development/progress.

Each group will be required to maintain staff to children ratios in accordance with the Childcare Regulations.

Our analysis of Arrival and Departure times across our existing centres supports the staffing requirements and is in accordance with the requirements of the *Children's Services Regulations*.

Education and Care Services National Regulations –Chapter 7, Part 7.1, Division 2.

5 STAFF ARRIVAL

Not all staff arrive at the same time but generally staggered between the hours of 7.00am to 9.30am.

Full-time staff work 8 hours a day. Part-time or casual staff work shifts as required.

6 PARENTS/CHILDREN ARRIVAL AND DEPARTURE

In the morning, parents usually arrive between the hours of 7:00am-10:00am.

Pick-up by parents generally commences from 2.30pm to 6.30pm.

The trends of arrival and departure times are based upon analysis across a number of existing centres.

Education and Care Services National Regulations – Regulation 99.

INDOOR ACTIVITIES

Indoor activities are programmed depending on children's needs and developmental stages.

All indoor as well as outdoor activities are supervised by the regulated number of trained staff.

Our routines are flexible based on children's needs and interests and the weather conditions.

Typically, the daily routine for all age groups is as below:

0-2 Room Daily Routine

7.00am	Centre opens Childcare Centre work cycle commences
8:30am	Childcare Centre work cycle concludes Morning tea
9:00am	Outdoor physical play session commences
10:00am	Outdoor physical play session concludes
10:00am	Transition time – varied activities
10:30am	Group time, with activities such as: <ul style="list-style-type: none"> - Language - Art/craft - Music and Movement

11:00am	Lunch time
12:00pm	Sleep/Rest time
2:00pm	Sleep/Rest time concludes
2:00pm	Afternoon tea is served
3:00pm	Outdoor physical play session commences
4:00pm	Outdoor physical play session concludes
4.30pm	Indoor activities Late afternoon tea
6.30pm	Centre closes

Spontaneous group times might be presented throughout the day.

2-3 Room Daily Routine

7.00am	Centre opens Childcare Centre work cycle commences
8:30am	Childcare Centre work cycle ongoing Progressive morning tea commences
9:00am	Childcare Centre work cycle concludes Progressive morning tea concludes Outdoor physical play session commences
11:00am	Transition time – varied activities Group time commences: - Walking on the line

- Grace and Courtesy
- Language
- Art/craft
- Music and Movement
- Storytelling

12:00pm	Lunch time
12:40pm	Sleep/Rest time
2:30pm	Sleep/Rest time concludes Afternoon tea is served
3:00pm	Outdoor physical play session commences
4:00pm	Outdoor physical play session concludes
4:00pm	Late afternoon tea is served Indoor activities
6.30pm	Centre closes

3-6 Room Daily Routine

7.00am	Centre opens Childcare Centre work cycle commences
8:30am	Childcare Centre work cycle ongoing Progressive morning tea commences
9:30am	Childcare Centre work cycle concludes Progressive morning tea concludes Outdoor physical play session commences

10:00am	Outdoor physical play session concludes Childcare Centre work cycle commences
11:30am	Childcare Centre work cycle concludes Transition time Group time commences: <ul style="list-style-type: none"> - Walking on the line exercises - Grace and Courtesy - Language - Art/craft - Music and Movement - Storytelling
12:30pm	Lunch time
1:00pm	Sleep/Rest time/Quiet activities
2:30pm	Sleep/Rest time concludes
3:00pm	Communal afternoon tea
4:00pm	Outdoor physical play session commences
5:00pm	Outdoor physical play session concludes Late afternoon tea is served Indoor activities
6.30pm	Centre closes

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7 OUTDOOR ACTIVITIES AND SUPERVISION

In line with the SunSmart Recommendations published by Cancer Council NSW (Refer to Annexure E - the Sun Protection Policy), the following outdoor play schedule is implemented at Camden Early Education Centre. Outdoor activity times and sun protection practices to include:

October – March: At the childcare centre we minimise outdoor activity between 11 am and 3pm (daylight saving time). Sun protection practices are required at all times when outside.

April- September: At the childcare centre, outdoor activity can be planned at any time of the day. Sun protection practices are required between 10am-2pm except in June and July when the UV Index is mostly below 3 (in NSW).

All sun protection practices are considered when planning excursions and all events held at the service.

The general outdoor play schedule is set out below:

Mornings: 8:00am till 11:00am

Afternoons: 3:00pm till 5:30pm

Education and Care Services National Regulations – Regulation 168.

Outdoor Activities

Outdoor activities vary from day to day and are dependent upon the weather and the programme, including:

- Ball games
- Team play
- Balancing, Climbing, Stepping
- Using variety of gross motor skills development equipment
- Environmental and nature based activities
- Supervised play
- Sand play
- Water based play (not swimming pool)
- Free play

***Outdoor Play Areas (*as per Acoustic Logic Report Noise Impact Assessment)**

The AAAC technical guideline states the following regarding noise control for external play areas:

"Base Criteria – With the development of child care centres in residential areas, the background noise level within these areas can at certain times, be low. Thus, a base criterion of a contributed Leq, 15 min 45 dB(A) from the assessment of outdoor play is recommended in locations where the background noise level is less than 40 dB(A).

Up to 4 hours (total) per day- If outdoor play is limited to no more than 2 hours in the morning and 2 hours in the afternoon, the contributed Leq, 15 min noise level emitted from the outdoor play shall not exceed the background noise level by more than 10 dB at the assessment location.

More than 4 hours (total) per day – If outdoor play is not limited to more than 2 hours in the morning and 2 hours in the afternoon, the contributed Leq, 15 min noise level emitted from the outdoor play shall not exceed the background noise level by more than 5 dB at the assessment location."

“Indoor and Outdoor play areas are assumed to be occupied at the same time, with 50% capacity split. The outdoor play areas will be split 50-50 for 2-3 and 3-5 age groups between the outdoor play deck and the lower outdoor play area. All 0-2 age groups are assumed to be occupying the outdoor play area deck.”

“The outdoor deck play area will be restricted to a maximum of 26 children (2-5 years old) and 8 children (0-2 years old) at any one time.

The lower outdoor play area will be restricted to a maximum 26 children (2-5 year old)at any one time”

Monitoring

The monitoring process for outdoor play is the same as for indoor play as follows:

Age Group	Monitoring Ratio
0-2 Years	1 Staff: 4 Children
2-3 Years	1 Staff: 5 Children
3-6 Years	1 Staff: 10 Children

The outdoor play area will be used only during the centre hours of operation.

All outdoor activities are fully supervised and monitored.

Teachers and children are encouraged to participate in quiet play activities.

The specified outdoor play policy and times shall be adhered to.

Exceptional circumstances may apply.

The centre manager shall ensure that outdoor play activities are conducted in an orderly fashion and that excessive noise from children playing, etc., is avoided wherever possible and practical.

8 AFTER HOURS EVENTS

The Centre may conduct the following events after 6.00pm and until 8.00pm:

- (a) Parent/Teacher's Information Evening
- (b) Teacher Training;

Items (a), (b) are held inside of the centre with doors and windows closed.

9 ENROLMENT AND TERMS AND CONDITIONS

The childcare centre will establish an enrolment procedure and terms and conditions which parents sign.

The centre will operate approved childcare software.

Education and Care Services National Regulations – Regulation 160, Regulation 168.

10 FAMILY INVOLVEMENT AND GRIEVANCE

The childcare centre will encourage family involvement and communication relating to the centre, children, curriculum and activities.

In addition, they will establish policies to properly manage any grievances:

Parents should receive an outline, which provides an overview the company, philosophy, curriculum and policies.

Education and Care Services National Regulations – Regulation 160, 168, 172, 174, 175.

11 INSURANCES

In order to be licenced, the operator will take out the following insurances:

- 1 Childcare Insurance which covers all aspects of a childcare centre and includes Public Liability Insurance of \$20 Million
- 2 Workers Compensation Insurance

Education and Care Services National Regulations – Regulation 29.

12 CENTRE POLICIES and PROCEDURES

The centres operations will be documented in their Policies and Procedures.

A listing of these policies and procedures is attached to this Plan of Management as Annexure "A".

A carparking procedure/policy is also included – Attached as Annexure "C".

These Policies and Procedures make up many volumes. All staff must read the Policies and Procedures and confirm in writing that they have done so. The Policies and Procedures should be discussed at Staff Meetings and continually updated and redistributed as they are amended to retain relevance and compliance.

Education and Care Services National Regulations – Regulation 168, 170, 171, 172.

13 CENTRE CLEANLINESS, WASTE MANAGEMENT and MAINTENANCE

Centres are kept clean by both staff and external professional cleaners and gardeners. The centre has a designated WH & S officer who maintains a schedule of required maintenance, which is routinely undertaken by handymen, builders and other tradesmen as required.

As the Centre educates children on environmental issues, it is a core objective to recycle our waste.

Waste Management Policy 7.30 is attached as Annexure "B".

Education and Care Services National Regulations – Regulation 103 – Regulation 115.

14 FIRE SAFETY and EMERGENCY

The centre must carry certified fire equipment commensurate with the standards.

All equipment is recertified as required by the law.

The centre will have documented Emergency Evacuation Plans as well as Evacuation diagrams on display throughout the centre.

The staff and children will have regular training sessions on how to proceed in cases of emergency.

Education and Care Services National Regulations – Regulation 97.

Refer to "Annexure D"

15 COMMUNITY and NEIGHBOURS

The childcare centre regards itself as a good neighbour.

Our car parking policy, encourages parents, visitors and staff to minimise inconveniences caused by parking outside designated parking spaces. Please see Annexure "C" for our Car Park Policy.

The childcare centre seeks to assist neighbours (especially if aged) with their gardens and home help.

The childcare centre supports requests from local schools and other associations to present opportunities to families and involvement in their activities.

Complaints from neighbours are very rare, however, when received they are taken seriously and resolved in a positive manner. The company's internal risk and governance management processes ensure that these issues are brought to the attention of the Management Team.

Noise Management

The childcare centre will follow recommendations by the Association of Australian Acoustical Consultants as prescribed within the AAAC Guideline For Child Care Centre Acoustic Assessment 2010.

The childcare centre will –

- Implement a separate daily program for both the warmer and cooler months should be established to regulate the total time spent outdoors and indoors (as detailed above).
- Display the outdoor play program and ensure that this is made publicly available to parents and neighbours.

- Ensure that a contact phone number for the Centre's Management is made available to neighbours to facilitate communication and to resolve any neighbourhood issues which may arise due to operation of the Centre.
- Ensure that staff are made aware of the need to minimise noise to the neighbouring residences
- Ensure that children who are or become unsettled and are crying whilst outdoors will be comforted immediately and if still crying will be encouraged to go inside with an educator to be comforted
- Ensure the supervision of children playing in the outdoor areas and make every attempt to encourage children not to make unreasonable noise
- Follow the supervision plans established by Centre Management to ensure that the children are effectively and efficiently supervised and monitored at all time.
- Ensure that parents and guardians are informed of the importance of noise minimisation when entering the site, dropping off or picking up children.
- Will make every effort to ensure that amplified music is avoided to meet the noise criteria.
- Ensure that where safe, possible, and appropriate, the doors of indoor playrooms may remain open when in use.
- Ensure that where safe, possible, and appropriate, the windows of indoor playrooms remain closed during use.

16 ADMINISTRATION

In addition to the onsite staff, the centre has accessed to and off site (head) office which provides administration, technical, accounting, human resource and general management resources to the Centre as required.

This ensures that centres can operate with less onsite staff, in addition to the centres having access to highly skilled specialists to ensure that the centre operates at maximum professionalism and efficiency.

17 SECURITY and SAFETY

The centre will have the following security measures in place:

- Surrounding child-proof fences and gates
- Security cameras and CCTV – external and internal
- Back to base alarms.
- Swipe card access to all staff and parents to the centre.

Education and Care Services National Regulations – Part 4.1, Division 1, Regulations 77 – 96.

Annexure "A" – Section 2, lists the policies relating to the safety and security of childcare centres, including Supervision of Children. Annexure "D" shows the policies for Emergency Evacuation and Lockdown.

18 SALES and MARKETING

The Centre's sales and marketing plan may include the following avenues for publicising the centre:

- Banners
- Site advertising
- Bulk advertising – e.g. flyers
- Internet/web page
- Centre opening
- Newsletters

ANNEXURE "A"

Quality Area 1 – Educational Program and Practice Contents

- 1.1 - Philosophy
- 1.2 – Education and Curriculum Policy
- 1.3 – Transitions Policy
- 1.3A – Transitioning between rooms form
- 1.4 – NQF Overview
- 1-5- Excursion policy
- Daily Routine: 0-2 room
- Daily Routine: 2-3 room
- Daily Routine: 3-6 room

Quality Area 2 – Children's Health and Safety

- 2.1 – Child Protection Policy
- 2.2 - Medication Policy
- 2.2A – Medication Register
- 2.2B – Monthly Medication Checklist
- 2.3 – Medical Conditions Policy
- 2.3A – Risk Minimisation and Communication Plan
- 2.3B – Epilepsy Management Plan
- 2.3C – Anaphylaxis Epipen Personal Action Plan
- 2.3D – Allergic Reactions Action Plan
- 2.3E – Anaphylaxis Epipen General Action Plan Poster

- 2.4 – Dealing with Infectious Diseases Policy
- 2.4A – Disease Notification advised by NSW Health
- 2.5 – Food Safety Policy
- 2.5A – Receiving food safely guide
- 2.5B – KGF Receivables checklist template
- 2.6 - Gloves Policy
- 2.7 – Nutrition Policy
- 2.8 – Clothing and footwear Policy
- 2.9 – Dental Health Policy
- 2.10 – Safe Sleep and Rest Time Policy
- 2.11 – Nappy Change Policy and Procedure
- 2.11A- Nappy Change Compliance
- 2.11B – Nappy Change Poster
- 2.12 – Hygiene and Infection Control Policy
- 2.13 – Safe Storage of Dangerous Goods Policy
- 2.13A – First Aid Action Plan on Dangerous Products
- 2.14 – Incident, Injury, Trauma and Illness Policy
- 2.14A – Incident, Injury, Trauma and Illness Record
- 2.14B – Internal Report Template
- 2.14C – Witness Statement Template
- 2.15 – Toileting Procedure
- 2.16 – Supervision of Children Policy
- 2.17 – Emergency Evacuation Policy
- 2.17A – Emergency Evacuation Procedure

2.17B – Emergency Evacuation Record Form

2.17C – Lockdown Policy

2.17D – Lockdown Practice Form

2.17E – Lockdown Procedure

2.18 – Child Arrival, Departure and Access Policy

2.19 – Sun Protection Policy

2.20 – Late and Non-Collection of Children Policy

2.21 – Tobacco, Drug and Alcohol Policy

2.22 – Water Safety Policy

2.23 – Providing a Child Safe Environment Policy

2.24 – Death of a Child Policy

2.25 – Head Lice Policy

2.26 – Bottle Safety and Preparation Policy

2.26A – Bottle Preparation Procedure

2.27 – Dummy Policy

2.28 – Excursion Risk Management Plan Template

KGF Food Safety Certificate

KGF HACCP

Cot Room Check

Quality Area 3 – Physical Environment Policy Contents

3.1 - Sustainability Statement

3.2 - Environmental Sustainability Policy

3.3- Cleaning and Maintaining the Environment Policy

3.4 – The Indoor and Outdoor Environment

3.4A – Poisonous Plants to Avoid fact sheet

3.5 – Guidelines for ordering equipment

3.5A – Purchase Request Spreadsheet

3.6 – Animals in the Environment Policy

3.7 – Sandpit Policy

3.8 – Maintenance Policy

3.9 – Waste Management Plan

Quality Area 4 – Staffing Arrangements Contents

4.1 – Staff Handbook

4.2 – Student Volunteer Policy

4.2A – Student Volunteer Handbook

4.3 – ECA Code of Ethics (2016)

4.4 – Code of Conduct Policy

4.5 – Staffing Requirements Checklist

4.6 – Ratio and Qualification Requirements

4.7 – Staff Dress Code Policy

4.8 – Staff Sick Leave and Carers Policy

4.9 – Harassment and Bullying Policy

4.10 – Privacy Policy

4.11 – Staff WH&S Policy

4.11 (a) – Procedure for reporting staff injuries or incidents

4.12 – Opening and Closing the Centre Policy

4.13 – Job Descriptions

Quality Area 5 – Relationships with Children Contents

- 5.1 – Interactions with Children Policy
- 5.2 – Behaviour Guidance Policy
- 5.3 – Extreme Behaviour Policy
- 5.4 – Inclusion and Equity Policy
- 5.5 – Convention on the rights of the child

Quality Area 6 – Collaborative Partnerships with Families and Communities

- 6.1 - Enrolment and Orientation Policy
- 6.2 - Family Participation and Communication Policy
- 6.3 - Dealing with Complaints Policy
- 6.4 - Parent Code of Conduct
- 6.5 - Acceptance and Refusal of Authorisation
- 6.6 - Insurance Policy
- 6.7 - Parent Handbook
- 6.8 – Car Park Policy
- Breastfeeding Support Plan

Quality Area 7 – Leadership and service management

- 7.9 – Written Communication Policy
- 7.10 – Dealing with Complaints Policy
- 7.10A – Grievance Complaints Register
- 7.12 – Attachment - Management Structure Template
- 7.13- Childcare centrework based Child Care Policy

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7.14 – Privacy Policy

7.15 – Harassment and Bullying Policy 2016 update

7.16 – Acceptable use of computers, internet and email policy

7.32 - CCTV Policy and procedure

7.38 - New Staff Checklist

Convention on the rights of the child

Student volunteer handbook

Attachment 12

ANNEXURE "B"

3.9 – Waste Management Plan

Aim: To ensure that centre waste is properly and safely disposed of in accordance with local government regulations, workplace health and safety policies and environmental guidelines.

Reason: Proper rubbish removal and waste management is an important aspect of the day to day operations of a child care centre. Waste must be held and disposed of in a manner which is safe to children, staff and families, does not impact negatively on the community and has regard to the environment. Waste management practises must also comply with relevant local government regulations, other centre policies and work place health and safety guidelines.

Internal Rubbish Bins

- Use separate garbage containers in the nappy change (must be covered bin), bathrooms, kitchen and play areas.
- Ensure indoor garbage containers are waterproof and have a tightly fitting lid.
- Line indoor garbage containers with appropriate bin liners.
- Empty daily at a minimum unless required more frequently and insert new liners.
- Clean indoor garbage containers weekly.

Nappy Disposal

- Disposable nappies must be disposed of immediately.
- They are to be placed in the covered bin, besides the nappy change table. The bin then needs to be removed and placed in the external waste bin, making it inaccessible to children.
- The nappy change bin needs to be emptied after a series of nappy changes or after an individual nappy change that is a bowel movement.
- All Nappies are to be placed in plastic bags that are tied or otherwise sealed appropriately.

External Waste Management

Local Governments can have varying requirements for waste removal. Some allow for Council bins to be utilised, others require commercial waste management services to be used or a mixture of both. It will be necessary to determine the best waste removal option that works in a particular local government area.

In those locations that require commercial waste collection, the childcare centre the seek assistance from their nominated service provider in the calculation of suitable bin sizes based upon centre size. Our normal collection frequency is weekly.

Practice, Cleanliness and Hygiene

- All boxes should be broken down prior to placing in bins.
- All decomposable rubbish should be tied or sealed bags.
- Keep outdoor garbage area clean.
- Do not place rubbish outside unless it will fit into the bin.
- Clean outdoor garbage container if there has been a spill.
- Monitor external waste bin and area for signs of pests and rodents and odours.
- Report any sign of pest build up or infestation to cleaner to provide a complete clean of the rubbish area.
- Report odorous bins that cannot be effectively cleaned or damaged bins to collection service and request replacement.
- If the collection service's bins are full prior to regular weekly collection date, contact the facilities team to arrange for interim collection.
- Ensure the collection service is aware of any special needs of local community and neighbours when collecting rubbish.
- Hands should be cleaned after any handling of garbage.

Environmental Sustainability

- Our educators will model sustainable practices by embedding sustainability into all aspects of the daily running of our service operations including:
 - recycling materials for curriculum and learning activities
 - minimising waste and effectively using service resources
 - turning off equipment and lights when not in use
 - Using the least hazardous cleaning substance appropriate for the situation, for example, ordinary detergent for cleaning dirt from tables and other surfaces.
 - Where possible, composting
 - where possible, maintaining a worm farm
 - maintaining a no dig vegetable/herb garden
 - Incorporating water wise strategies such as drip irrigation and ensuring taps are turned off and leaks fixed.
 - where possible, using food that we have grown in meals on our weekly menu
 - implementing environmentally friendly pest management

Specific Centre Requirements

- Any specific requirements that may occur from centre to centre should be added to this policy for that centre.

ANNEXURE "C"

6.8 - Car Park Policy

Aim: To ensure the safety and well being of children, their families, staff and visitors, when using the childcare centre's car parking facilities, including street parking.

Reason: The car parking facilities are used by families, children, staff and visitors to the centre. When vehicles are continuously entering, parking their vehicle and exiting the car park, particularly in peak periods, it can pose a safety issue for the users of the car park. Therefore, it is necessary that procedures are followed for safety reasons and out of courtesy for all users of the car parking facilities.

Procedures for families when car park facilities are located within centre premises:

- Ensure that the vehicle is parked strictly in allocated parking bays. This includes parking within parking bay lines, ensuring the vehicle does not cross over the parking bay lines or double parking.
- Obey any signage and markings within the car park.
- Ensure that adults and child/ren are entering or exiting the vehicle only when the vehicle is at a complete stop and parked in an allocated parking bay.
- Ensure that when driving in the car park that the speed limit of 10 kph is adhered to.
- Where centre car park has separate entries and exits, vehicles must enter and exit the driveway in a forward direction.
- Ensure that vehicles are entering and exiting the car park using the correct entry and exit points.
- Be aware of pedestrians (especially children) using the car park when entering or exiting the car park and parking the vehicle,
- **Ensure that no children are left in the vehicle when it is unattended. This is illegal and children can be exposed to heat stress, dehydration, car thieves, playing with car controls etc.**
- At all times, ensure that child/ren are supervised (preferably by holding the child's hand) when in the car park.

- Ensure that drop off and collection times are carried out efficiently to ensure parking spots are available to other families. Should a parent or visitor plan to remain at the centre for over 15 minutes during peak periods i.e. 7.30am-9.30am and 3.00-5.30pm, they may be required to park their vehicle outside the car park to ensure there are adequate parking spots for other users.
- Whenever children are in a car, they should be safely buckled-up in [child car seats](#) that are correct for each child's age and size. [Authorised Restraint Fitting Stations](#) offer expert help on fitting and adjusting child car seats.
- Any parent found to be driving dangerously can be excluded from using the car park and if deemed serious enough can be requested to leave the centre.

Procedures for families when car park facilities are located outside or adjacent to centre premises:

- Ensure that the vehicle is strictly parked in allocated parking bay following the legal parking requirement/s outlined on street/parking signage.
- The childcare centre accepts no liability for families and/or visitors that receive parking and/or traffic infringements.
- Ensure that adults and child/ren are entering or exiting the vehicle only when the vehicle is at a complete stop and parked in an allocated parking bay.
- Be aware, when entering or exiting the car park and parking the vehicle, of pedestrians (especially children) using the car park, entering and exiting their vehicles and/or the centre.
- Ensure that local speed limits are observed.
- **Ensure that no children are left in the vehicle when it is unattended. This is illegal and children can be exposed to heat stress, dehydration, car thieves, playing with car controls, etc.**
- At all times, ensure that child/ren are supervised when in the parking area.
- At all times, ensure that child/ren are supervised (preferably by holding the child's hand) when in the parking area.
- Ensure that drop off and collection times are carried out efficiently to ensure parking spots are available to other families, residents and other road users.
- Whenever children are in a car, they should be safely buckled-up in [child car seats](#) that are correct for each child's age and size. [Authorised Restraint Fitting Stations](#) offer expert help on fitting and adjusting child car seats.

- Be mindful of residents when arriving or leaving the centre. Please consider the following:
 - Not blocking driveways or parking too close to driveways.
 - Not always taking the same parking spots. Try and use a variety of spots.
 - Keep noise to a minimum.
 - Be as fast as possible in picking up and dropping off.
- Any parent found to be driving dangerously can be excluded from using the car park and if deemed serious enough can be requested to leave the centre.

Procedures for Staff:

- Services with onsite parking will have designated car parking spaces for staff members. These spaces will be clearly marked to define them as "Staff" spaces.
- Staff members are expected to park within these allocated spaces.
- Staff members must not park in spaces designated for families or visitors.
- Please be mindful of residents when parking your vehicle for the duration of your shift. Remember the following:
 - Not blocking driveways or parking too close to driveways.
 - Not always taking the same parking spots. Try and use a variety of spots.
 - Keep noise to a minimum.

Source:

- Passenger Safety – Children - Staying Safe – NSW Centre for Road Safety
<http://roadsafety.transport.nsw.gov.au/stayingsafe/children/index.html>

ANNEXURE "D"

2.17 - EMERGENCY EVACUATION POLICY

PURPOSE

This policy will provide a framework for:

- the development of specific emergency and evacuation procedures, practices and guidelines at the childcare centre
- raising the awareness of everyone attending the childcare centre about potential emergency situations and appropriate responses.

POLICY STATEMENT

Values

The childcare centre is committed to:

- providing a safe environment for all children, staff and persons participating in programs at the childcare centre.
- having a plan to manage emergency situations in a way that reduces risk to those present on the premises
- ensuring effective procedures are in place to manage emergency incidents at the service
- ensuring an appropriate response during and following emergency incidents to meet the needs of the children, their families, staff and others at the service.

Scope

This policy applies to the Approved Provider, Nominated Supervisor, Certified Supervisor, educators, staff, students on placement, volunteers, parents/guardians, children and others attending the programs and activities of the childcare centre, including during offsite excursions and activities.

Background and legislation

Background

The Education and Care Services National Regulations 2011 define an emergency in relation to an education and care service as any situation or event that poses an imminent or severe risk to the persons at the service premises e.g. flood, fire or a situation that requires the service premises to be locked down.

Comprehensive emergency management includes prevention, preparedness, response and recovery. Services are required to have policies and procedures in place detailing what needs to be done in an emergency, including an emergency and evacuation floor plan. These policies and procedures must be based on a risk assessment that identifies potential emergencies relevant to the service (Regulation 97).

Legislation and standard

Relevant legislation and standards include but are not limited to:

- Education and Care Services National Law Act 2010
- Education and Care Services National Regulations 2011: Regulations 97, 98, 168(2)(e)
- National Quality Standard, Quality Area 2: Children's Health and Safety, Standard 2.3: Each child is protected; Element 2.3.3 – Plans to effectively manage incidents and emergencies are developed in consultation with relevant authorities, practised and implemented
- Occupational Health and Safety Act 2004

Definitions

The terms defined in this section relate specifically to this policy.

Attendance record: Kept by the service to record details of each child attending the service including name, time of arrival and departure, signature of person delivering and collecting the child or of the Nominated Supervisor or educator (Regulation 158(1)).

NSW Rural Fire Service (NSW RFS): The NSW Rural Fire Service (NSW RFS) is the world's largest volunteer fire service. Their members provide fire and emergency services to approximately 95 percent of NSW. NSW RFS members attend a range of incidents and activities:

- Bush and grass fires
- House and structure fires
- Storm damage
- Search and rescue
- Motor vehicle accidents
- Community education
- Bush fire mitigation.

The responsibilities of the NSW RFS are set out under the [Rural Fires Act 1997](#).

Duty of care: A common law concept that refers to the responsibilities of organisations to provide people with an adequate level of protection against harm and all reasonable foreseeable risk of injury.

Emergency: Includes any situation or event that poses an imminent or severe risk to the persons at the education and care service premises e.g. flood, fire or a situation that requires the service premises to be locked down (National Regulations, page 5).

Hazard: A source or situation with a potential for harm in terms of human injury or ill health, damage to property, damage to the environment or a combination of these.

Incident, Injury, Trauma and Illness Record: Contains details of any incident, injury, trauma or illness that occurs while the child is being educated and cared for by the service. Any incident, injury, trauma or illness must be recorded as soon as is practicable but not later than 24 hours after the occurrence.

Notifiable incident: An incident involving workplace health and safety that is required by law to be reported to WorkCover NSW. Notification is required for incidents that result in death or serious injury/illness, or dangerous occurrences. For a complete list of incidents that must be reported to WorkCover NSW, refer to the Incident, Injury, Trauma and Illness Policy.

Risk management: A structured approach to managing uncertainty related to a threat; a sequence of activities including the identification, assessment and prioritisation of risks followed by co-ordinated and economical application of resources to minimise, monitor and control the probability and/or impact of those risks.

Serious incident: An incident resulting in the death of a child, or an injury, trauma or illness for which the attention of a registered medical practitioner, emergency services or hospital is sought or should have been sought. This also includes an incident in which a child appears to be missing, cannot be accounted for, is removed from the service in contravention of the regulations or is mistakenly locked in/out of the service premises (Regulation 12).

A serious incident should be documented in an Incident, Injury, Trauma and Illness Record (sample form available on the ACECQA website) as soon as possible and within 24 hours of the incident.

The Regulatory Authority (ECECD) must be notified within 24 hours of a serious incident occurring at the service (Regulation 176(2)(a)).

Records are required to be retained for the periods specified in Regulation 183.

State of emergency: A situation in which the government is granted special powers, by constitutional or legal provision, to deal with a perceived threat to law and order, or public safety.

Workcover NSW: WorkCover's role is to assist in securing the health, safety and welfare of workers in NSW (<https://www.workcover.nsw.gov.au/>)

PROCEDURES

The Approved Provider is responsible for:

- Ensuring that plans to effectively manage incidents and emergencies are developed in consultation with the relevant authorities, practised, implemented and regularly reviewed.
- conducting a risk assessment to identify potential emergencies that the service may encounter (Regulation 97(2))
- developing instructions for what must be done in the event of an emergency (Regulation 97(1)(a))
- developing an emergency and evacuation floor plan (Regulation 97(1)(b))
- ensuring that the emergency and evacuation procedures are rehearsed at least once every 3 months by all at the service (Regulation 97(3)(a))
- ensuring that the rehearsals of the emergency and evacuation procedures are documented (Regulation 97(3)(b))
- ensuring that a copy of the emergency and evacuation floor plan and instructions are displayed in a prominent position near each exit at the service premises (Regulation 97(4))
- ensuring that those working at, or attending the service, have access to a phone or similar for immediate communication with parents/guardians and emergency services (Regulation 98), and that phone numbers of emergency services are displayed in each room of the service, near the phone
- identifying potential onsite hazards and taking action to manage and minimise risk
- ensuring all infrastructure and service equipment are regularly checked for condition and maintenance, including emergency exit lighting
- ensuring the location of first aid kits, fire extinguishers and other emergency equipment are clearly signposted
- ensuring all emergency equipment is maintained on a regular basis in accordance with requirements specified by regulations, such as the Australian Standards Building Code e.g. fire extinguishers, smoke detectors, evacuation kits, sprinkler systems and alarm or duress systems
- providing a fully-equipped portable first aid kit
- developing a regular training schedule for staff to ensure that they are able to deal with emergency situations e.g. first aid, emergency management and WHS training

- regularly reviewing, evaluating and updating emergency management plans, manuals and procedures (at least annually or following an emergency incident)
- developing procedures to debrief staff following emergency incidents
- conducting spot checks of documentation and practices to ensure all requirements of this policy are being complied with
- notifying ECECD in writing within 24 hours of a serious incident (refer to Definitions)
- completing the Incident, Injury, Trauma and Illness Record (refer to Definitions) where required
- notifying ECECD within 7 days of an incident that required the service to be closed, or a circumstance that posed a significant risk to the health, safety or wellbeing of a child attending the service (National Law: Section 174(2)(c); Regulations: 175(2)(b)&(c), 176)
- reporting notifiable incidents (refer to Definitions) in the workplace to Workcover NSW
- engaging with Fire and Rescue NSW and/or NSW RFS regarding fire safety awareness and training for the service, including demonstrations of fire equipment, basic fire safety, smoke alarm, fire blankets and escape plans
- identifying staff and children requiring additional assistance in the event of an emergency
- ensuring that emergency contact details are provided on each child's enrolment form and that these are kept up to date
- ensuring that an attendance record (refer to Definitions) is maintained to account for all children and staff attending the service
- keeping a written record of all visitors to the service, including time of arrival and departure
- ensuring all staff, parents/guardians, children, volunteers and students on placement understand the procedures to follow in the event of an emergency
- ensuring there are induction procedures in place to inform new staff, including casual or relief staff, of the emergency and evacuation policy and procedures
- ensuring all staff, parents/guardians, children, volunteers, students on placement and others attending the service are accounted for in the event of an evacuation
- developing procedures to deal with loss of critical functions, such as power/water shut off.

The Nominated Supervisor is responsible for:

- ensuring that the emergency and evacuation floor plan is displayed in prominent positions and that all parents/guardians, volunteers, contract staff and relief staff are briefed and aware of the procedures
- ensuring that children are adequately supervised at all times and protected from hazards and harm (refer to Supervision of Children Policy)
- ensuring that the Emergency Evacuation Plan is followed in the event of an emergency
- testing alarms and communication systems regularly
- informing the Area Manager and Approved Provider of any serious or notifiable incidents (refer to Definitions) that must be reported to ECECD or Workcover NSW.

Service Supervisors and other educators are responsible for:

- implementing the procedures and responsibilities in this policy and the service's Emergency Evacuation Plan
- supervising the children in their care and protecting them from hazards and harm (refer to Supervision of Children Policy)
- providing support to children before, during and after emergencies
- checking that the attendance record (refer to Definitions) is completed at the beginning and end of each day
- checking that the emergency evacuation procedure is displayed in prominent positions and that all attending the service are made aware of these
- rehearsing emergency evacuation procedures with the children at least once every 3 months (or more often, as required) and ensuring that these are documented
- providing feedback regarding the effectiveness of emergency and evacuation procedures to inform policy, procedures and manuals etc.
- completing the Incident, Injury, Trauma and Illness Record, as required
- informing the Nominated Supervisor and/or Area Manager about any serious incidents or notifiable incidents (refer to Definitions) at the service
- attending first aid, emergency management and WHS training, as required
- communicating with parents about emergency procedures
- raising children's awareness about potential emergency situations and appropriate responses.

Parents/guardians are responsible for:

- familiarising themselves with the service's emergency and evacuation policy and procedures and the service's Emergency Evacuation Plan
- ensuring they complete the attendance record (refer to Definitions) on delivery and collection of their children (refer to Child Arrival, Departure and Access Policy)
- providing emergency contact details on their child's enrolment form and ensuring that this is kept up to date
- reinforcing the service's emergency and evacuation procedures with their child
- following the directions of staff in the event of an emergency or when rehearsing emergency procedures.

Volunteers, students and visitors, while at the service, are responsible for following this policy and its procedures.

EVALUATION

In order to assess whether the values and purposes of the policy have been achieved, the Approved Provider/Management Team will:

- review the policy to determine whether it adequately addresses a range of potential emergency situations
- regularly seek feedback from everyone affected by the policy regarding its effectiveness particularly following an emergency
- assess the ability of the Nominated Supervisor, Service Supervisors, educators, staff, children and others to follow the policy and procedures in the event of an emergency
- review procedures, including evacuation procedures, to determine their effectiveness, including timing and processes
- use information gained from spot checks and the Incident, Injury, Trauma and Illness Record to inform proposed changes to this policy
- revise the policy and procedures as part of the service's policy review cycle, or as required by legislation, research, policy and best practice
- consult with emergency services such as Fire and Rescue NSW, to ensure the policy and procedures meet current best practices
- notify parents/guardians at least 14 days before making any change to this policy or its procedures.

Sources

- Education and Care Services National Regulations 2011
- Guide to the National Quality Standard
- Fire and Rescue NSW www.fire.nsw.gov.au/
- NSW Rural Fire Services www.rfs.nsw.gov.au/
- Workcover NSW <https://www.workcover.nsw.gov.au>

CLPP01**Attachment 12**

2.17A Emergency Evacuation Procedure

Role of Educators

- Immediately when the alarm sounds (**3 whistle blows or via PA**) educators will return to the group with which they are working if it is safe to do so. Educators will then assist with the evacuation.
- Educators are to ensure that sign in/out rolls and emergency contact lists remain in the vicinity of that particular group of children at all times and if evacuation is required that a primary carer collect that roll and list in the process of evacuating children.
- After the alarm has been raised, group children and evacuate through the nearest exit to the designated safe area with the children's sign in/out roll and emergency contact lists.
- Primary carer to call roll and settle children.
- Supervise and reassure children.

Nominated Supervisor's Role:

- Collect educator sign in book, a phone, and emergency contact list and evacuation bag.
- Use red phone to alert Staff on other levels
- Check toilets, kitchen, classrooms, cot room, and laundry and staff room
- Ring **000** as soon as possible.
- Follow children and other educators to designated area (see map)
- Oversee and check attendances of children, educators, volunteers, families and visitors.
- Supervise and reassure children.
- Complete the written record detailing the evacuation

2.17C - Lockdown Policy

Quality Area 2: Children's health and

safety Standard 2.3: Each child is protected

Element 2.3.1: Children are adequately supervised at all times.

Element 2.3.2: Every reasonable precaution is taken to protect children from harm and any hazard likely to cause injury.

Element 2.3.3: Plans to effectively manage incidents and emergencies are developed in consultation with relevant authorities, practiced and implemented.

Element 2.3.4: Educators, coordinators and staff members are aware of their roles and responsibilities to respond to every child at risk of abuse or neglect.

Planning for a service lockdown

Not all emergency situations will require education and care services to evacuate from the premises. Some situations, such as the threat of a violent person or a police operation in the vicinity, may require the service to go into lockdown.

Examples of potential lockdown situations:

When there is a foreseeable threat of harm to staff, children or visitors caused by but not limited to the following -

- Severe weather
- Toxic/chemical spills
- Dangerous and/or threatening persons
- Unwanted/uninvited visitors
- Violent, intoxicated and/or drug affected persons
- Dangerous animals
- Unidentified external disturbance

Lockdown means that the education and care service locks all doors and windows and where possible, removes children, educators and other adults from view. These situations may take time to be resolved and locations should be selected to allow for easy access to kitchen, bathroom and nappy change facilities. These areas will need to allow for children to engage in small or large group experiences during the lockdown period.

STEP ONE

Whoever finds or is made aware of the emergency sounds the alarm and notifies the Nominated Supervisor.

STEP TWO

All educators and staff lock external doors and windows and close blinds or curtains where possible. All available adults are to assist with moving babies and younger children to the designated assembly point.

STEP THREE

Where Police did not notify the education and care service of the emergency, the Nominated Supervisor on premises calls either:

- Landline – 000
- Mobile – 112

Stating name, address of the service and the nearest cross street. STEP FOUR

Delegated first aid person collects the emergency pack, mobile phone, emergency contact lists, staffs sign in sheets and children's attendance records (there may need to be a delegated first aid person for each room of the education and care service).

STEP FIVE

Check attendance rolls. If a person is missing, advise the Nominated Supervisor as soon as possible.

STEP SIX

All educators and staff support and supervise children's wellbeing until the situation is resolved.

STEP SEVEN

Delegated first aid person administers first aid if necessary. STEP EIGHT

From the assembly point, the Nominated Supervisor continues to liaise with emergency services and other relevant agencies.

STEP NINE

Delegated communications person contacts families or emergency contacts to notify them of the emergency. If advised, arrange for children's collection.

STEP TEN

Remain in lockdown until advised of the all clear by emergency services.

When and how to ring an emergency service:

To contact emergency services dial 000 from landlines or 112 from mobile phones. Be prepared for the information they may ask you by having the following information ready:

- A contact phone number
- Your name and the education and care service name;
- Your location - know your street address and the nearest cross road;
- Note any specific landmarks;
- The exact location of the emergency within your service – e.g. in the backyard;
- Best entrance to use;
- A brief description of the emergency; and
- The name of the person who will meet the emergency services

Power Cuts

In the event of power failure the Nominated Supervisor should immediately try to determine if the failure is based at the centre or whether it covers a larger area.

The following procedures will be taken:

- Contact Facilities/Maintenance and the Centre Area Manager, to inform them of the power failure.
- Head office to contact Power Company to determine the extent of loss and when power will be restored
- Children will remain inside if fallen power lines are near the centre

If the power cut is expected to continue for some time then contact parent/ guardians to collect children. Children should be comforted and reassured. An SI01 form must be submitted to the Regulatory Authority within 24 hours of the power outage occurring resulting in the centre having to close www.acecqa.gov.au/national-quality-agenda-it-system

- If the problem is within the centre, Head office will call an Electrician and arrange for the problem to be fixed.

Water Cuts

In the event of water cuts the Nominated Supervisor should immediately contact the Sydney Water board and try to determine if the cuts are based at the centre or whether it covers a larger area.

The following procedures will be taken:

- Contact Head office and the Centre Area Manager.
- If the water cut is expected to be long term please notify Head office and your Area Manager.
- If the water cut is expected to continue for some time, contact parent/ guardians to collect children.
- Notify the Regulatory Authority and submit an NL01 form via NQA ITS www.acecqa.gov.au/national-quality-agenda-it-system within 24 hours of the event occurring.

Emergency packs

Emergency packs should be checked to ensure there are adequate and replenished supplies available should an emergency occur. Schedule monthly checks of emergency packs as part of the audit process for your first aid kit.

Emergency pack contents guide:

- A fully stocked portable first aid kit
- A site plan identifying exits from the building, safe spaces to shelter and assembly points
- Asthma inhalers, auto adrenalin injection devices and / or other emergency medications required by children and staff
- Bottled water and plastic cups
- Packet of biscuits or an easily transported snack

- Spare nappies, gloves, wipes, plastic bags and tissues
- Sunscreen
- Portable emergency contact sheet (laminated)
- A fully charged, working mobile phone
- A copy of the evacuation plan and procedure
- Some books or resources to entertain children (only if possible)

Sources:

- **Community Child Care Cooperative**
- **Education and Care Services National Regulations 2011**
- **ACECQA** www.acecqa.gov.au

2.17D Lockdown Procedure

Nominated Supervisor/ Responsible Person in Charge's Role:

- Sound the Air Horn **3 times** and makes the following announcement (PA system can also be used)

"This is a lockdown"

"This is not a fire drill"

"Everyone is to stay in the classrooms, remain seated, keep calm and quiet"

- Call 000 for emergency services
- If safe, accompany/direct emergency services to the location of the emergency
- After official declaration from police officer that the lockdown is over and service is no longer at risk, sound the air horn for 5 seconds or use PA to make following announcement:
"The Lock Down has now ended. Everyone follow me and the educators in an orderly manner".
- Complete the written record of the lockdown that occurred using Lockdown Practice Form.

Role of Educators:

- Close and lock all exterior doors and entrances.
- Children who are outdoors will be directed to immediately return to the classroom.
- Immediately lock all doors and windows, keeping all children inside one room on each level, and in a calm and controlled situation (e.g. reading stories)

- Educators do not need to take children across each level unless directed, or if the emergency is on that level.
- Staff need to record the names of children in the classroom and compare these names to classroom roll calls (if possible to access). Any missing and/or extra children are noted. Details are provided to police or emergency services department at the earliest opportunity.
- Only authorised persons should be allowed access to the service premises during lockdown i.e. Police, Fire brigade and/or Ambulance.
- Staff to remain in classroom on their designated level with children until they receive official notification from authorised person.

CLPP01**Attachment 12**

ANNEXURE "E"

2.19 - Sun Protection Policy

This Sun Protection Policy provides guidelines to:

- Ensure all children, educators and staff have some UV exposure for vitamin D.
- Ensure all children, educators and staff are well protected from too much UV exposure by using a combination of sun protection measures during the daily local sun protection times (issued whenever UV levels are 3 and above).
- Ensure the outdoor environment is sun safe and provides shade for children, educators and staff.
- Ensure children are encouraged and supported to develop independent sun protection skills.
- Support duty of care and regulatory requirements.
- Support appropriate WHS strategies to minimise UV risk and associated harms for educators, staff and visitors.

Rationale

Exposure to ultraviolet (UV) radiation in childhood is a major risk factor for developing skin cancer later in life. By implementing a best-practice Sun Protection Policy and practices, the childcare centre can help protect staff, educators and children from UV radiation and teach children good sun protection habits from an early age.

Legislation and Standards

Education and Care Services National Law Act 2010:

Section 167 – Protection from harm and hazards

Education and Care Services National Regulations 2011:

Regulation 100 - Risk assessment for excursions

Regulation 113 – Outdoor space-natural environment

Regulation 114 – Outdoor space-shade

Regulation 168 – Policies and procedures

(2)(a)(ii) – Sun protection

Procedures

To assist with the implementation of this policy, educators and children are encouraged to access the daily local sun protection times via the free SunSmart app or at www.sunsmartnsw.com.au

The sun protection measures listed below are used for all outdoor activities during the daily local sun protection times (issued whenever UV levels are 3 and above), typically from September to the end of April in New South Wales.

Where possible, active, outdoor sun safe play is encouraged throughout the day.

SunSmart practices consider the special needs of infants. All babies under 12 months are kept out of direct sun during the sun protection times (when UV levels are three and above).

Practices

[Scheduling outdoor activities \(Quality Area 2: Children's health and safety\)](#)

The childcare centre will ensure that outdoor activity times and sun protection practices are inclusive of the below:

October - March:

Minimise outdoor activity between 11am and 3pm (daylight saving time). Sun protection practices are required at all times when outside.

April - September:

Outdoor activity can be planned at any time of the day. Sun protection practices are required between 10am and 2pm except in June and July when the UV Index is mostly below 3.

All sun protection measures will be considered when planning excursions and all events held at the service.

Seek shade (Quality Area 2: Children's health and safety)

Management makes sure there is a sufficient number of shelters and trees providing shade in the outdoor area particularly in high-use areas.

All outdoor activities will be planned to occur in shaded areas. Play activities will be set up in the shade and moved throughout the day to take advantage of shade patterns.

The childcare centre will provide and maintain adequate shade for outdoor play. Shade options can include a combination of portable, natural and built shade. Regular shade assessments should be conducted to monitor existing shade structures and assist in planning for additional shade

Children are encouraged to choose and use available areas of shade when outside.

Children who do not have appropriate hats or outdoor clothing are asked to choose a shady play space or a suitable area protected from the sun.

Slap on a hat (Quality Area 2: Children's health and safety)

Staff, educators and children are required to wear sun-safe hats that protect their face, neck and ears.

Sun-safe hats include:

- bucket hats with a deep crown and brim size of at least 5cm (adults 6cm)
- broad-brimmed hats with a brim size of at least 6cm (adults 7.5cm)
- legionnaire style hats.

Please note: Baseball caps or visors are not sun-safe hats.

Children without a sun-safe hat are required to play in an area protected from the sun (e.g. under shade, balcony or indoors) or will be provided with a spare hat.

Clothing (Quality Area 2: Children's health and safety)

Staff, educators and children are required to wear sun-safe clothing that covers as much of the skin (especially the shoulders, back and stomach) as possible. This includes wearing:

- loose fitting shirts and dresses with sleeves and collars or covered neckline
- longer style skirts, shorts and trousers.

Please note: Midriff, crop or singlet tops are not sun-safe clothing and are not permitted to be worn at any time at Camden Early Education Centre.

Children without sun-safe clothing are required to play in an area protected from the sun (e.g. under shade, veranda or indoors) or will be provided with spare clothing.

Sunscreen (Quality Area 2: Children's health and safety)

Staff, educators and children are required to apply at least SPF30+ broad-spectrum water-resistant sun screen 20 minutes before going outdoors and reapply every 2 hours. Sunscreen is stored in a cool, dry place and the expiry date is monitored.

To help develop independent skills ready for school, children from 2 years of age are given opportunities and encouraged to apply their own sunscreen under supervision of staff.

Babies (Quality Area 2: Children's health and safety)

Babies under 12 months should not be exposed to direct sunlight and are to remain in full shade when outside. They are required to wear sun-safe hats and clothing, and small amounts of SPF30+ broad-spectrum, water-resistant sunscreen suitable for babies may be applied to their exposed skin.

Role Modelling (Quality Area 5: Relationships with children)

Staff and educators are required to act as role models and demonstrate sun-safe behaviour by:

- wearing a sun-safe hat, clothing and sunscreen, and using shade
- wearing sunglasses (optional) that comply with the Australian Standard 1067 (Sunglasses: Category 2, 3 or 4)
- encouraging families and visitors to role model positive sun-safe behaviour when at the service.

Education and Information (Quality Area 1: Educational program and practice. Quality Area

5: Relationships with children. Quality Area 6: Collaborative partnerships with families and

Communities)

Services are required to incorporate sun protection information regularly into learning programs and communicate information to staff, educators, families and visitors.

Further information is available from the Cancer Council NSW website www.cancercouncil.com.au/sunsmart.

Policy Availability (Quality Area 6: Collaborative partnerships with families and communities.

Quality Area 7: Leadership and service management).

The Sun Protection Policy, updates and requirements will be made available to staff, educators, families and visitors.

Educators, staff and families are provided with information on sun protection and vitamin D through family newsletters, staff and parent handbooks, noticeboards and pamphlets.

When enrolling their child, families are:

- informed of the service's Sun Protection policy
- asked to provide a suitable sun protective hat and sun safe clothing
- required to give permission for educators to apply sunscreen to their child
- encouraged to use SunSmart measures themselves when at the service.

Review (Quality Area 7: Leadership and service management)

Management, staff and educators will regularly monitor and review the effectiveness of the Sun Protection Policy.

The childcare centre's Sun Protection Policy will be updated and submitted to Cancer Council NSW every two years to maintain SunSmart status.

Sources:

www.sunsmart.com.au

www.cancercouncil.com.au

Education and Care Services National Regulations 2011.

DEVELOPMENT APPLICATION

37 & 37A BROUGHTON STREET // CHILDCARE CENTRE



SITE LOCATION

LOT 5 / 6
DP 37598

SHEET LIST

NUMBER	REVISION	NAME
DA 00	A	Cover Page
DA 01	A	Site Plan
DA 02	A	Site Analysis
DA 03	A	21st June Shadow Diagrams
DA 11	A	Basement Plan
DA 12	A	Ground Floor Plan
DA 21	A	Elevations
DA 31	A	Sections
DA 41	A	Accessible Toilet Detail
DA 42	A	Kitchen Detail Plan
DA 43	A	Fence Details
DA 44	A	Bin Storage Room
DA 45	A	Signage Details
DA 51	A	GFA Calculation
DA 52	A	Landscape Area Calculation
DA 61	A	Demolition Plan
DA 91	A	Interior Perspective
DA 92	A	Exterior Perspective



DA Amendment RFI #3

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Issue	Description	By	Date
A	DA 37598		22/10/23

Proposed Childcare
37 & 37A Broughton Street, CAMDEN

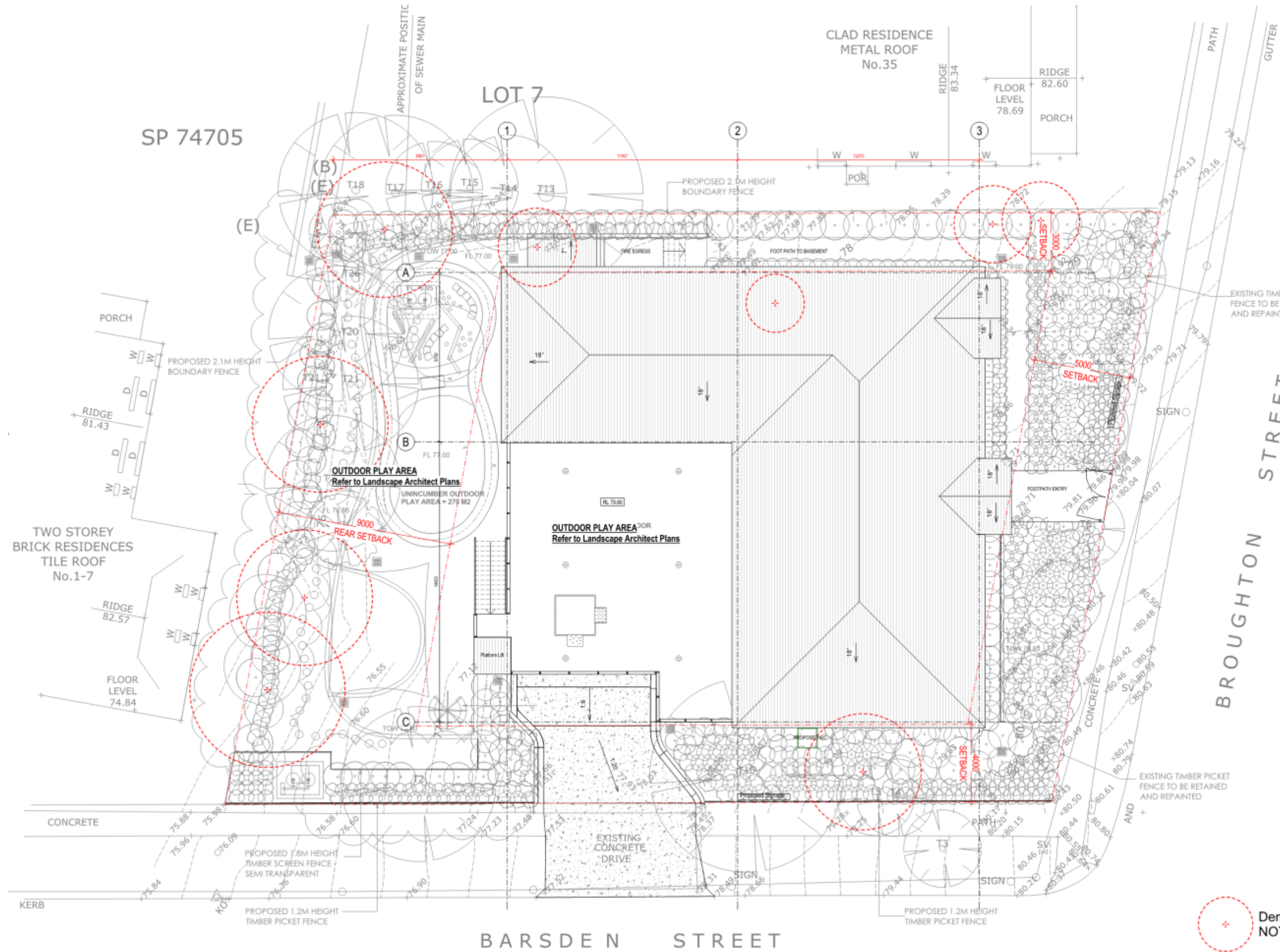
Client Chris Norton

Proj No
202122



Drawn by: HH
Check by: CJ
Drawing Title: **Cover Page**
Drawing No: DA 00
Issue: A
Scale: N.T.S.

PLOT DATE & TIME: 23/11/2022 2:52:57 PM PLOTTED & CHECKED BY: HH



COMPLIANCE TABLE

THE NUMBER OF KIDS PROPOSED	60
OUTDOOR PLAY AREA	420 m ²
OUTDOOR PLAY REQ.	420 m ²
PLAYROOM 1 (19 KIDS)	
INDOOR PLAY REQ.	61.75 m ²
INDOOR PLAY PRO.	62.6 m ²
PLAYROOM 2 (18 KIDS)	
INDOOR PLAY REQ.	58.5 m ²
INDOOR PLAY PRO.	60.2 m ²
PLAYROOM 3 (15 TODDLERS)	
INDOOR PLAY REQ.	48.75 m ²
INDOOR PLAY PRO.	49.0 m ²
PLAYROOM 4 (8 BABIES)	
INDOOR PLAY REQ.	26 m ²
INDOOR PLAY PRO.	28.7 m ²
TOTAL INDOOR UNENCUMBERED SPACE	195 m ²
NUMBER OF STAFF	
PLAYROOM 1	2
PLAYROOM 2	2
PLAYROOM 3	3
PLAYROOM 4	2
TOTAL	9
PARKING	
PARKING REQ. (1 PER STAFF)	9
PARKING REQ. (1 PER 10 KIDS)	6
PARKING PRO.	15

DEVELOPMENT SUMMARY

ZONING	B4 MIXED USE
SITE AREA	1,297.32m ²

AREA CALCULATIONS:	PROPOSED	REQUIREMENT
GROSS FLOOR AREA (GFA)	364.8m ²	N/A
FLOOR SPACE RATIO (FSR)	0.28:1	N/A

SETBACKS:	PROPOSED	REQUIREMENT
FRONT	5M	>5M
SECONDARY STREET	4M	>4M
REAR	9.35M	>4M
SIDE	3M	>1.2M
LANDSCAPE AREA	53%	50%

LANDSCAPE CALCULATIONS	PROPOSED	REQUIRED
Landscape Area	671.3m ²	648.66m ² (50% of 1297.32 m ²)
Landscape Ratio	0.53:1	>0.5:1

Demolished Trees
NOTE: Refer to Arborist and Landscape plans



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Issue	Description	By	Date
A	DA Amended RFI #3		22/10/23

Proposed Childcare
37 & 37A Broughton Street, CAMDEN

Client Chris Norton

Proj No.
202122

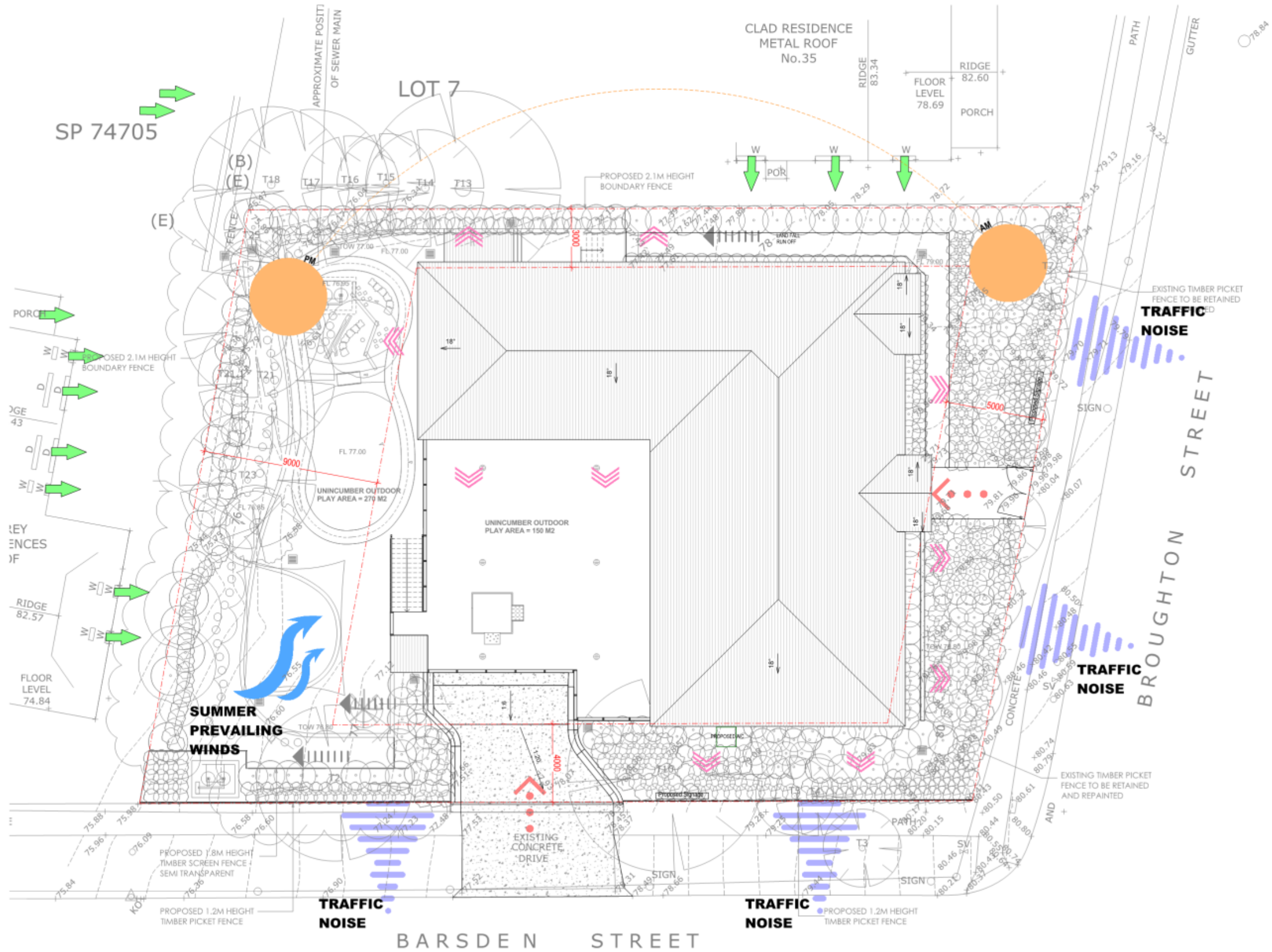
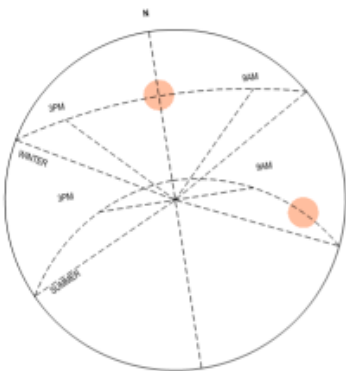
DA Amendment RFI #3



Drawn by: HH
Check by: CJ
Drawing Title: Site Plan
Drawing No: DA 01
Issue: A
Scale: 1:100

LEGEND

- SITE BOUNDARY
- ACCESS
- PREVAILING WESTERLY WIND
- SUN PATH
- NOISE
- VIEWS
- PRIVACY OVERLOOKING
- PRIVATE OPEN SPACE
- LAND FILL RUN OFF



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PLOT DATE & TIME: 23/11/2022 2:53:06 PM PLOTTED & CHECKED BY: HS

Issue	Description	By	Date
1	DA RFI #3	HS	22/10/22

Proposed Childcare
37 & 37A Broughton Street, CAMDEN

Client Chris Norton

Proj No.
202122

DA Amendment RFI #3

ARCHIAN
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 cam@archian.com.au
 Suite 206/80 William Street Wollakoon NSW 2011

Drawn by: HS Scale: 1:100
 Check by: CJ
 Drawing Title: Site Analysis
 Drawing No: DA 02 Issue: A



1 21st JUNE - 9am 1:400



2 21st JUNE - 10am 1:400



3 21st JUNE - 11am 1:400



4 21st JUNE - 12pm 1:400



5 21st JUNE - 1pm 1:400



6 21st JUNE - 2pm 1:400



7 21st JUNE - 3pm 1:400



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PLOT DATE & TIME: 23/11/2022 2:53:16 PM

PLOTTED & CHECKED BY: HS

Issue	Description	By	Date
A	CLPP01 #1	HS	22/10/22

Proposed Childcare
37 & 37A Broughton Street, CAMDEN

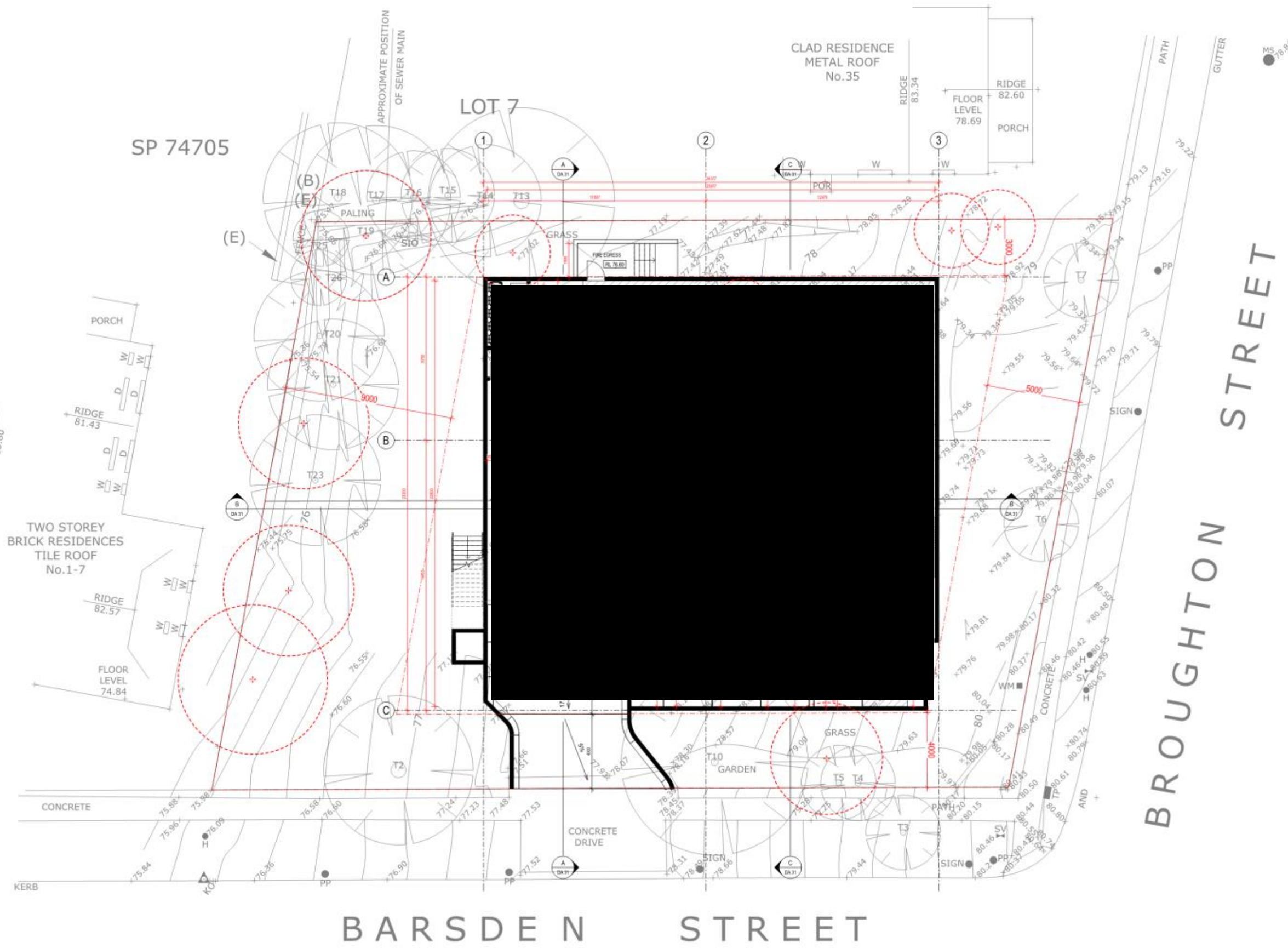
Client Chris Norton

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DA Amendment RFI #3



Drawn by: HS Scale: 1:400
 Check by: CJ
 Drawing Title: 21st June Shadow Diagrams
 Drawing No: DA 03 Issue: A



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PLOT DATE & TIME: 23/11/2022 2:53:17 PM PLOTTED & CHECKED BY: HS

Issue	Description	By	Date
1	DA 11 RFI #3	HS	22/11/2022

Proposed Childcare
37 & 37A Broughton Street, CAMDEN
 Client Chris Norton

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DA Amendment RFI #3

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Drawn by: HS Scale: 1:100
 Check by: CJ
 Drawing Title: **Basement Plan**
 Drawing No: DA 11 Issue: A

DEVELOPMENT SUMMARY

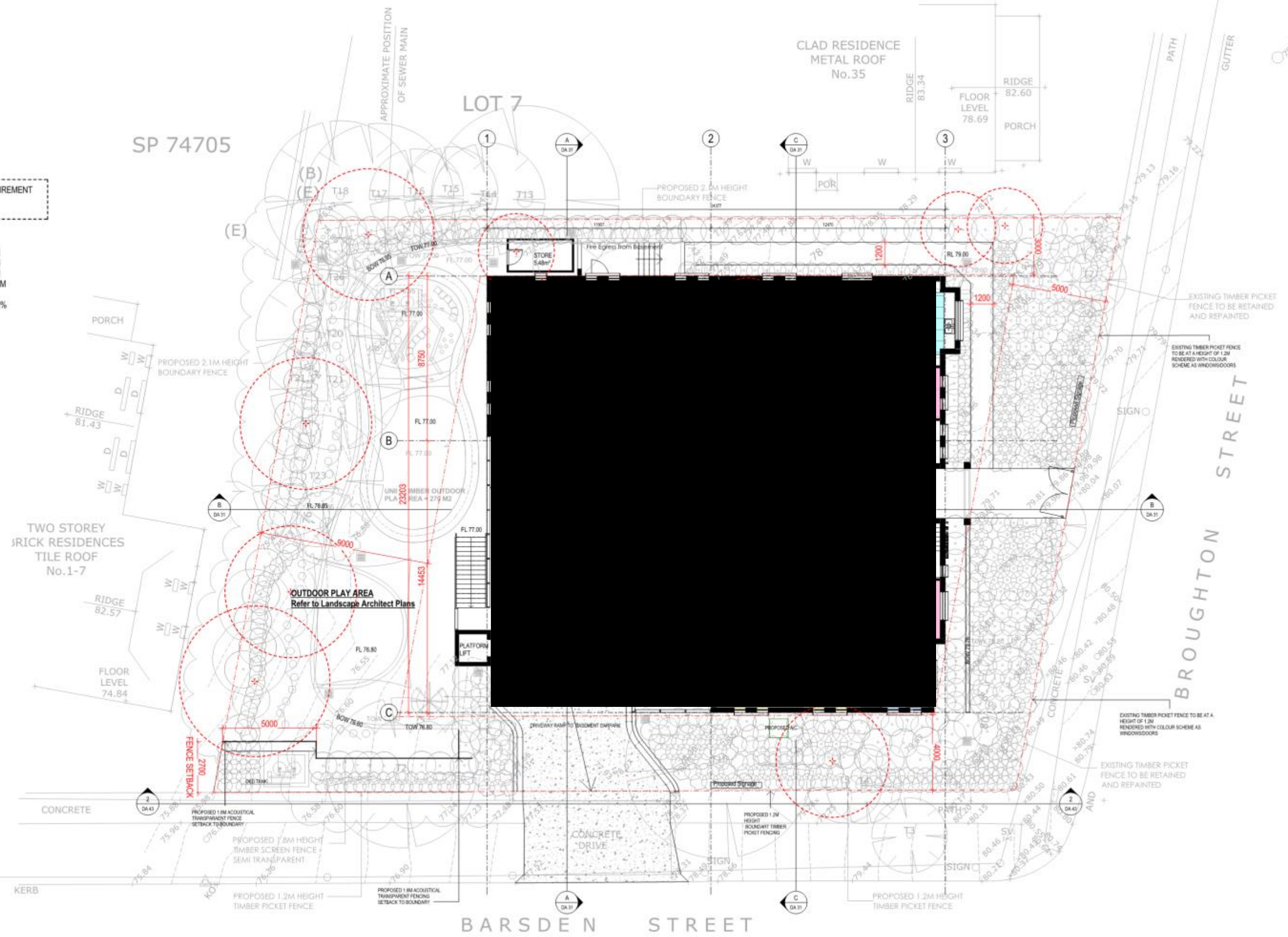
ZONING B4 MIXED USE
 SITE AREA 1,297.32m²

AREA CALCULATIONS:	PROPOSED	REQUIREMENT
GROSS FLOOR AREA (GFA)	364.8m ²	N/A
FLOOR SPACE RATIO (FSR)	0.28:1	N/A

SETBACKS:		
FRONT	5M	>5M
SECONDARY STREET	4M	>4M
REAR	9.35M	>4M
SIDE	3M	>1.2M
LANDSCAPE AREA	53%	50%

COMPLIANCE TABLE

THE NUMBER OF KIDS PROPOSED	60
OUTDOOR PLAY AREA	420 m ²
OUTDOOR PLAY REQ.	420. m ²
PLAYROOM 1 (19 KIDS)	
INDOOR PLAY REQ.	61.75 m ²
INDOOR PLAY PRO.	62.6 m ²
PLAYROOM 2 (18 KIDS)	
INDOOR PLAY REQ.	58.5 m ²
INDOOR PLAY PRO.	60.2 m ²
PLAYROOM 3 (15 TODDLERS)	
INDOOR PLAY REQ.	48.75 m ²
INDOOR PLAY PRO.	49.0 m ²
PLAYROOM 4 (8 BABIES)	
INDOOR PLAY REQ.	26 m ²
INDOOR PLAY PRO.	28.7 m ²
TOTAL INDOOR UNENCUMBERED SPACE	195 m ²
NUMBER OF STAFF	
PLAYROOM 1	2
PLAYROOM 2	2
PLAYROOM 3	3
PLAYROOM 4	2
TOTAL	9
PARKING	
PARKING REQ. (1 PER STAFF)	9
PARKING REQ. (1 PER 10 KIDS)	6
PARKING PRO.	15



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Issue	Description	By	Date
1			
2			

Proposed Childcare
37 & 37A Broughton Street, CAMDEN

Client Chris Norton

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 401 44 919 716 543
 401 44 919 716 543
 401 44 919 716 543

Drawn by: RG Scale 1:100
 Check by: CJ
 Drawing Title: **Ground Floor Plan**
 Drawing No: DA 12 Issue A



SCHEDULE OF FINISHES

<p>ROOFING</p> <p>(CR) METAL ROOF</p> <p>COLORBOND ROOF DEEP OCEAN</p>	<p>FENCE</p> <p>(LV) TIMBER PICKET</p> <p>SCREENWOOD WESTERN RED CEDAR: NATURAL (or EQV.)</p>	<p>CLADDING</p> <p>(TC) TIMBER SCREEN BALUSTRADE CLADDING</p> <p>COMPOSITE & ENGINEERED CEDAR</p>	<p>WINDOW & DOOR FRAME</p> <p>(AL) ALUMINIUM WITH POWDER COATINGS</p> <p>DULUX DURALLOY SURFMIST MATT 95984758</p>
<p>GUTTER, FASCIA & DOWNPIPE</p> <p>COLORBOND SURFMIST</p>	<p>WALL</p> <p>(FB) FACE BRICK</p> <p>TRADITIONAL RED</p>	<p>CLADDING</p> <p>(SC) TIMBER SCREEN CLADDING</p> <p>COMPOSITE & ENGINEERED BEECHWOOD HONEY</p>	<p>SIGNAGE</p> <p>SIGNAGE DETAIL</p> <p>REFER TO MANUFACTURER</p>



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Issue	Description	By	Date
1	DA 202122	HH	22/10/22

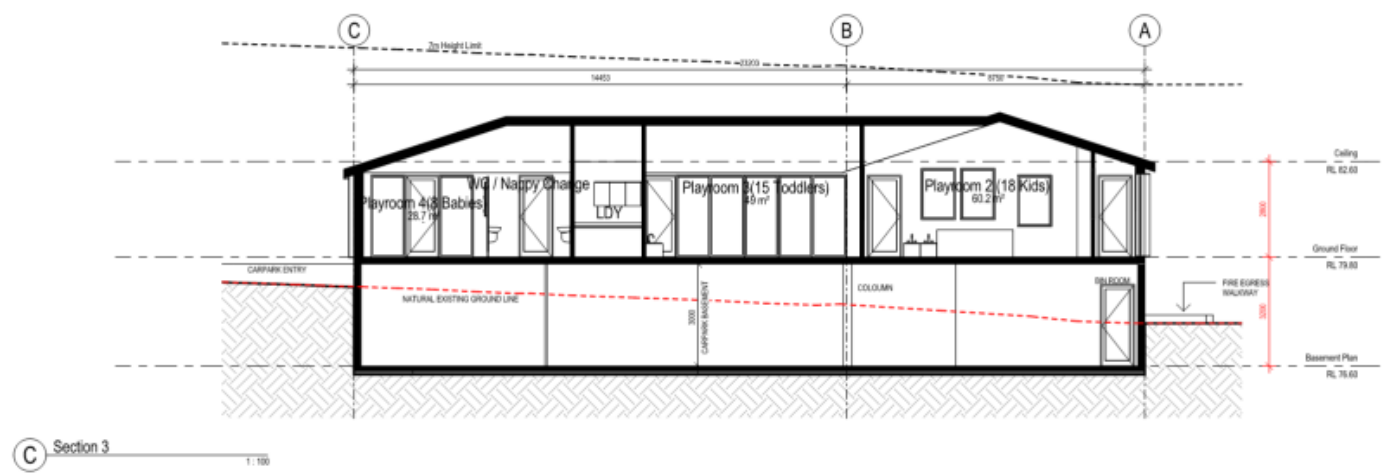
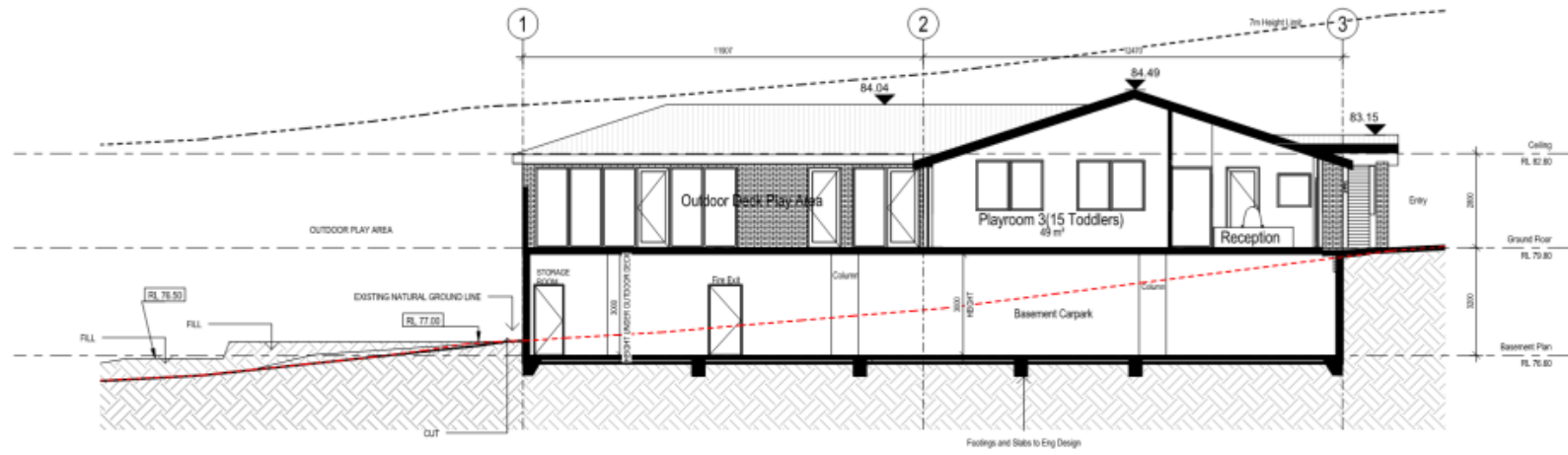
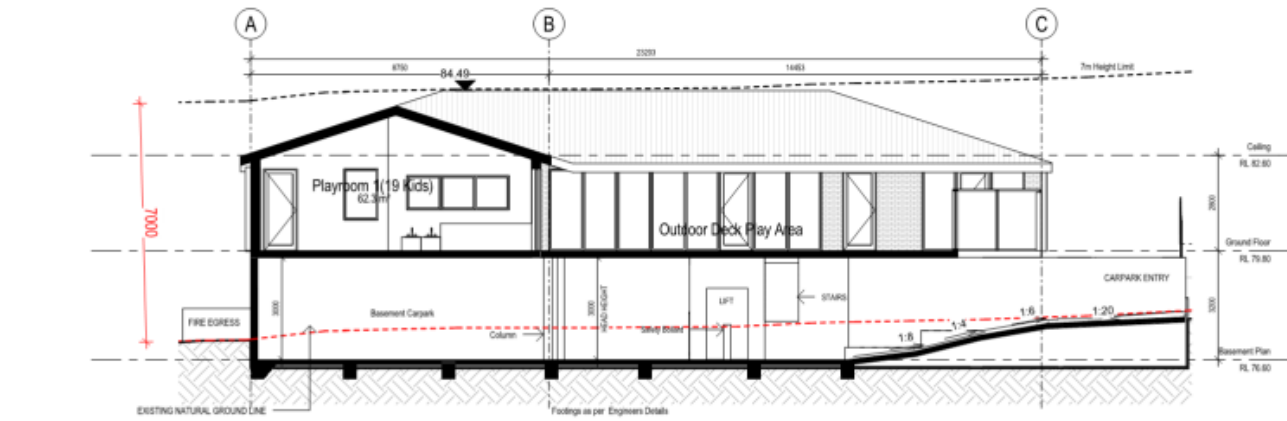
Proposed Childcare
37 & 37A Broughton Street, CAMDEN
 Client: Chris Norton

Proj No:
202122

DA Amendment RFI #3



Drawn by: HH
 Check by: CJ
 Drawing Title: Elevations
 Drawing No: DA 21
 Issue: A
 Scale: 1:100



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Issue	Description	By	Date
A	DA Ampt #3		22/10/22

Proposed Childcare
37 & 37A Broughton Street, CAMDEN

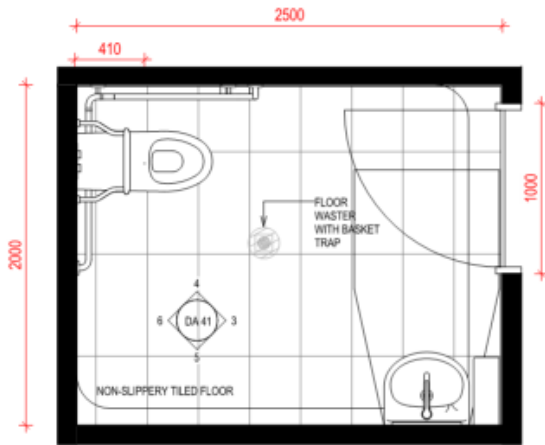
Client Chris Norton

Proj No.
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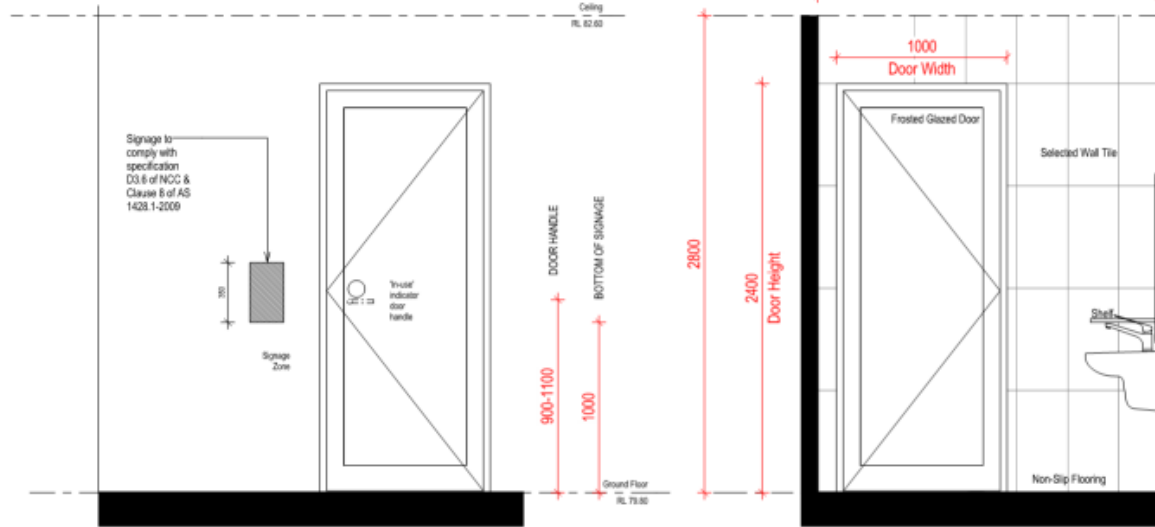
DA Amendment RFI #3

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c: 0431 877 765
colin@archian.com.au
Suite 206/80 Willson Street Wollombidge NSW 2011

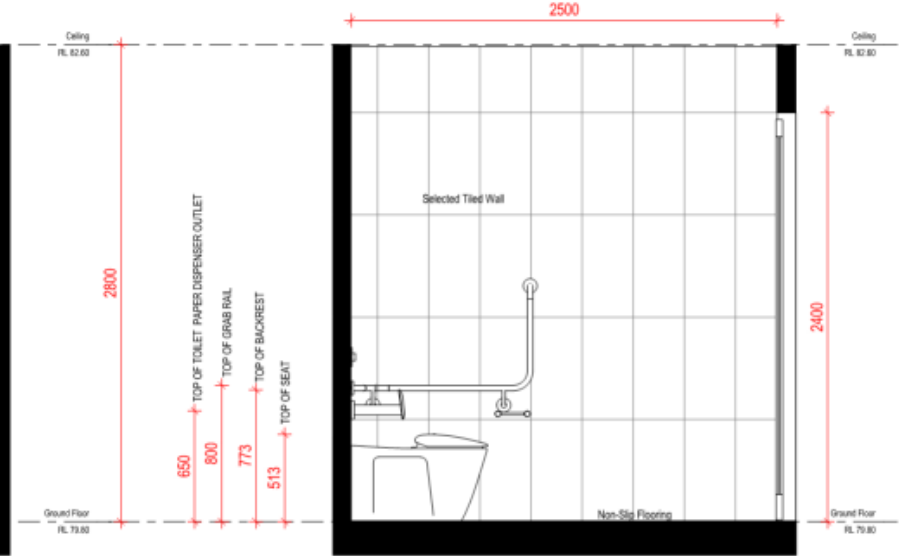
Drawn by: HH
Check by: CJ
Drawing Title: Sections
Drawing No: DA 31
Issue: A
Scale: 1:100



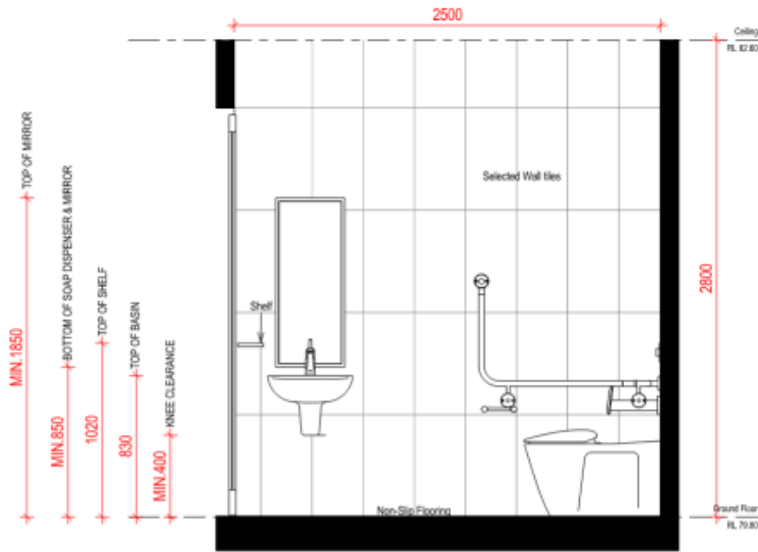
1 Accessible Toilet Plan 1:20



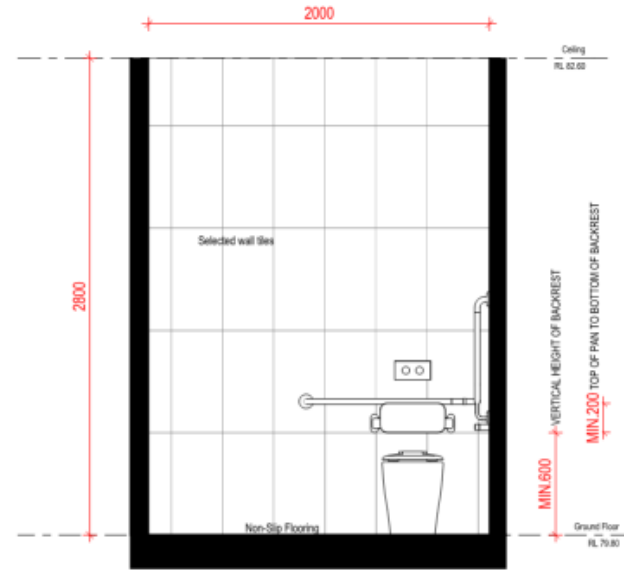
2 Accessible Toilet Elevation 1 1:20



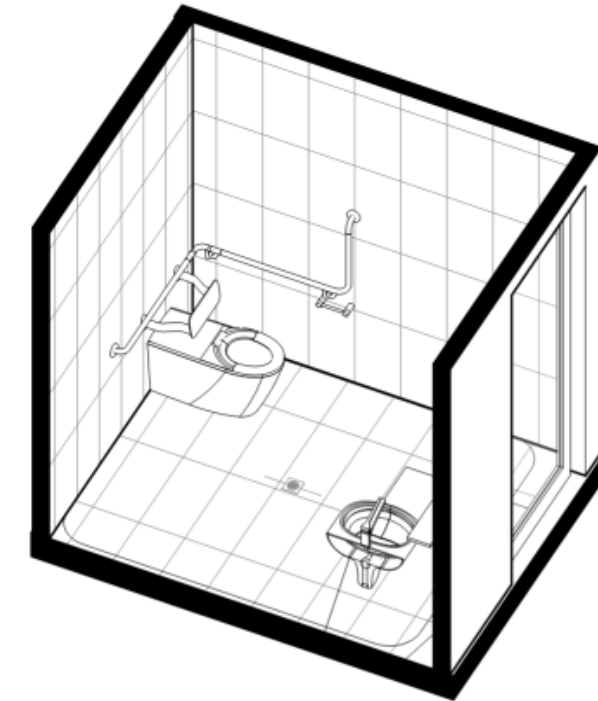
3 Accessible Toilet Elevation 2 1:20



4 Accessible Toilet Elevation 4 1:20



5 Accessible Toilet Elevation 5 1:20



6 Accessible 3D View 1:20



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PLOT DATE & TIME: 23/11/2022 2:58:04 PM

PLOTTED & CHECKED BY: [Signature]

Issue	Description	By	Date
A	DA 41 RFI #3	[Signature]	22/10/23

Proposed Childcare
37 & 37A Broughton Street, CAMDEN

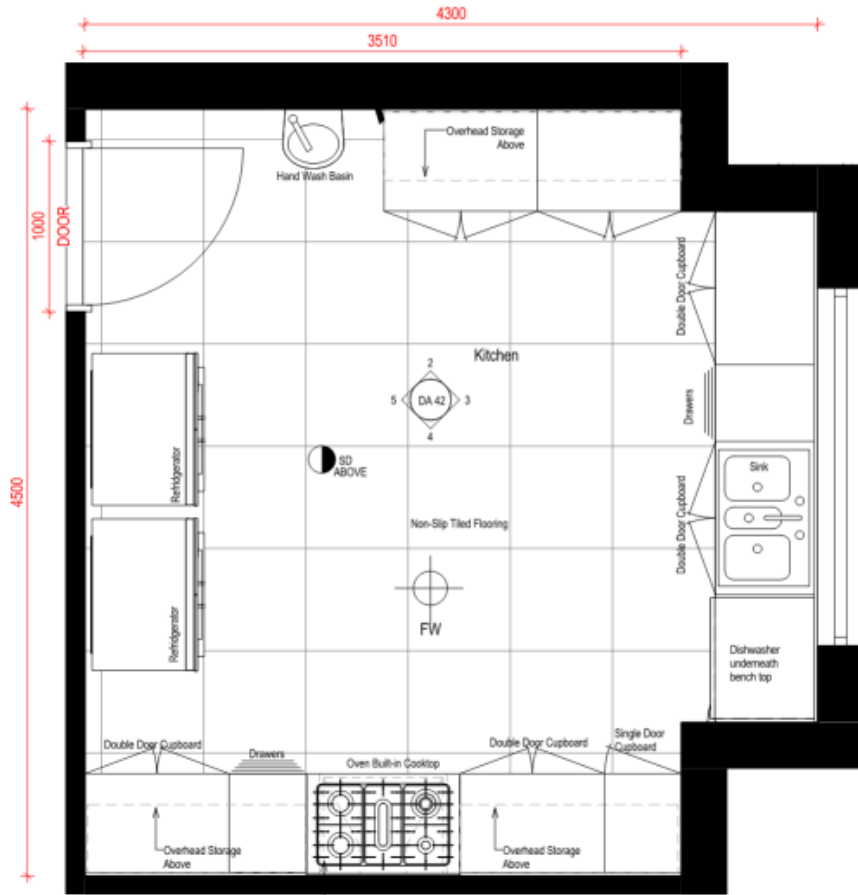
Client Chris Norton

Proj No. 202122

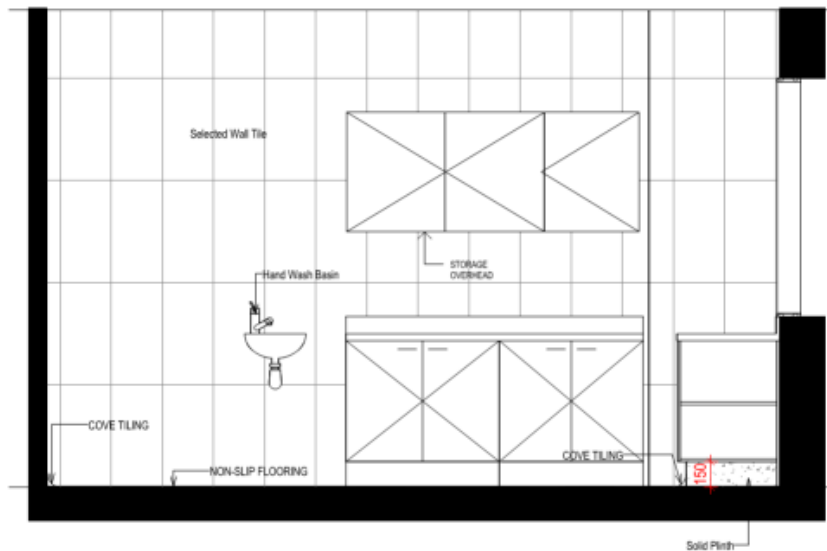
DA Amendment RFI #3

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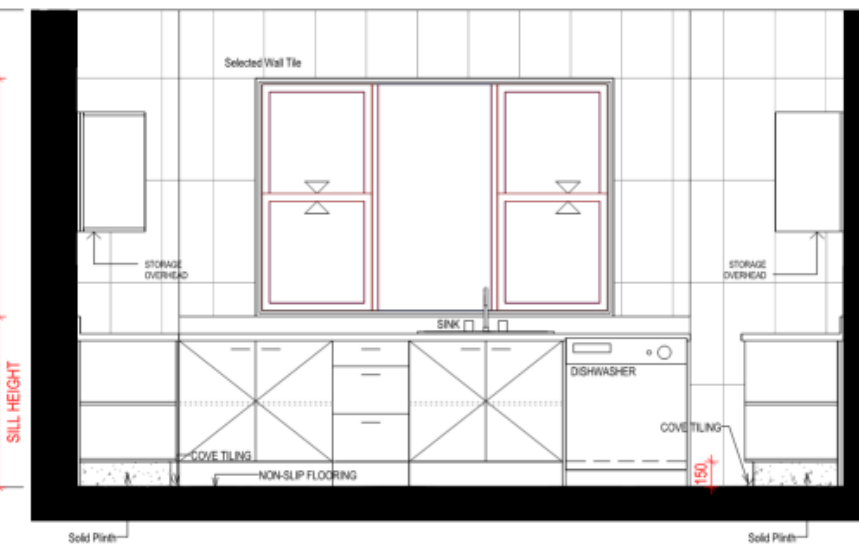
Drawn by: 作者
 Check by: CJ
 Drawing Title: Accessible Toilet Detail
 Drawing No: DA 41
 Issue: A
 Scale: 1:20



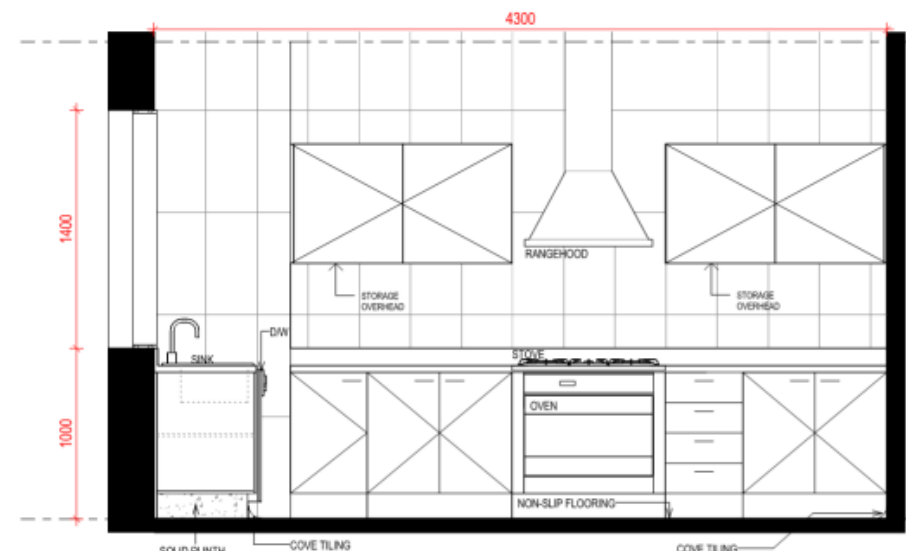
1 Kitchen Plan 1:20



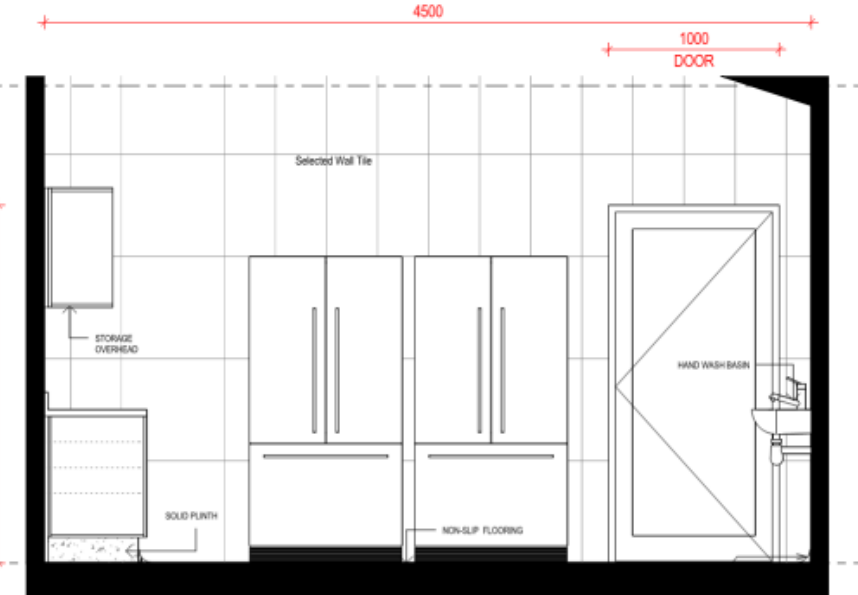
2 Kitchen Elevation 1 1:20



3 Kitchen Elevation 2 1:20



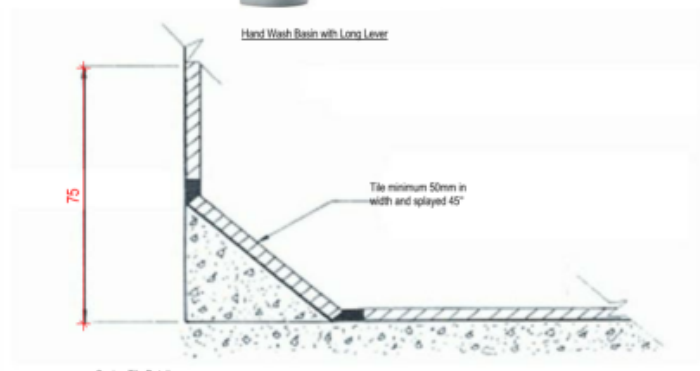
4 Kitchen Elevation 3 1:20



5 Kitchen Elevation 4 1:20



Hand Wash Basin with Long Lever



Coving Tile Detail



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Issue	Description	By	Date
1	DA 202122	RG	22/10/20

Proposed Childcare
37 & 37A Broughton Street, CAMDEN

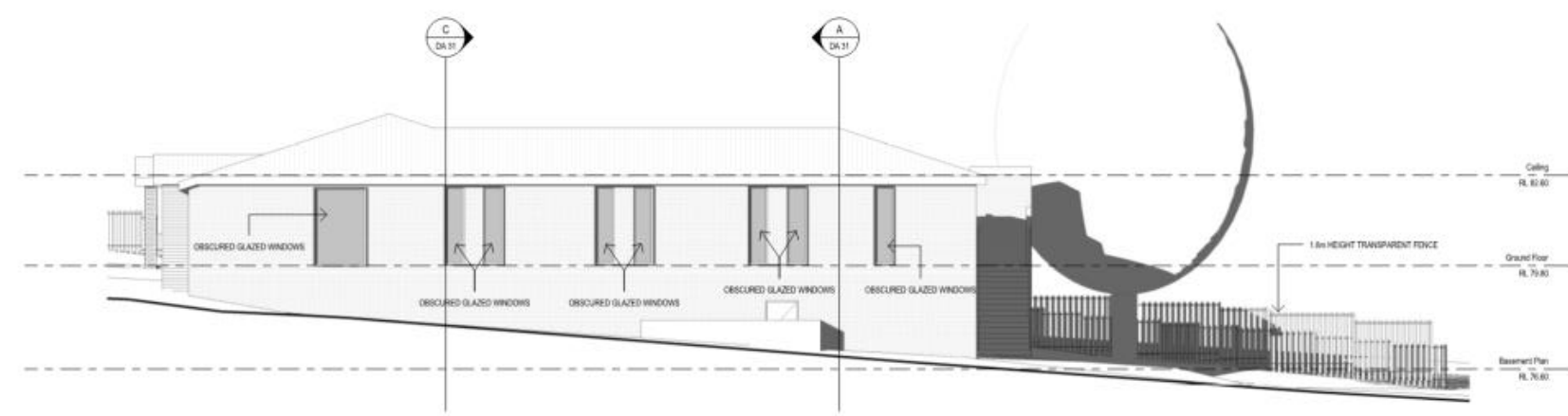
Client Chris Norton

Proj No. 202122

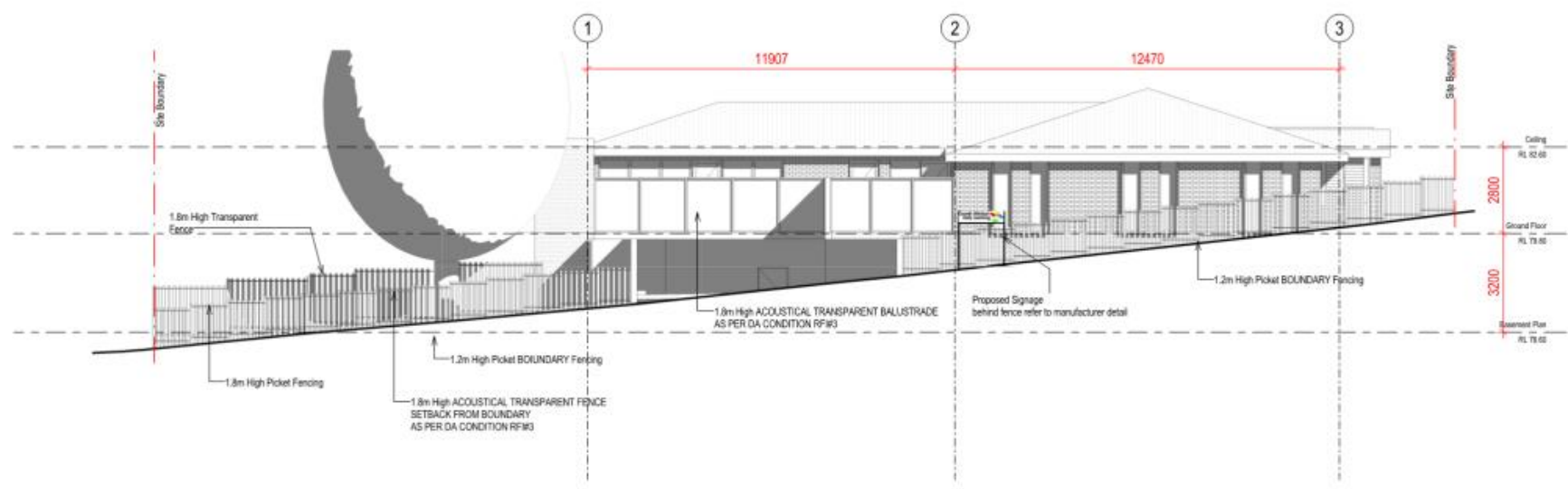
DA Amendment RFI #3

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 40/44-46/47-49/54/55
 40/44-46/47-49/54/55
 Suite 208/80 Willson Street Woolloomooloo NSW 2011

Drawn by: RG Scale 1:20
 Check by: CJ
 Drawing Title: Kitchen Detail Plan
 Drawing No: DA 42 Issue A



1 Outdoor North Elevation 1:150



2 Fence Detail 1:150

FENCE

ALUMINIUM WITH POWDER COATINGS

DULUX DURALLOY SURFMIST MATT 95984758

SCHEDULE OF FINISHES

<p>ROOFING</p> <p>CR METAL ROOF</p> <p>COLORBOND ROOF DEEP OCEAN</p>	<p>FENCE</p> <p>LV TIMBER PICKET</p> <p>SCREENWOOD WESTERN RED CEDAR: NATURAL (or EQV.)</p>	<p>CLADDING</p> <p>TC TIMBER SCREEN BALUSTRADE CLADDING</p> <p>COMPOSITE & ENGINEERED CEDAR</p>	<p>WINDOW & DOOR FRAME</p> <p>AL ALUMINIUM WITH POWDER COATINGS</p> <p>DULUX DURALLOY SURFMIST MATT 95984758</p>
<p>GUTTER, FASCIA & DOWNPIPE</p> <p>COLORBOND SURFMIST</p>	<p>WALL</p> <p>FB FACE BRICK</p> <p>TRADITIONAL RED</p>	<p>CLADDING</p> <p>SC TIMBER SCREEN CLADDING</p> <p>COMPOSITE & ENGINEERED BEECHWOOD HONEY</p>	<p>SIGNAGE</p> <p>SIGNAGE DETAIL</p> <p>REFER TO MANUFACTURER</p> <p>Growth Mindset Early Learning</p> <p>Ph: 02 8750 6037 www.growthmindsetelc.com.au</p>

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Issue	Description	By	Date
A	DA AMENDMENT	RG	22/10/23

Proposed Childcare
37 & 37A Broughton Street, CAMDEN
 Client Chris Norton

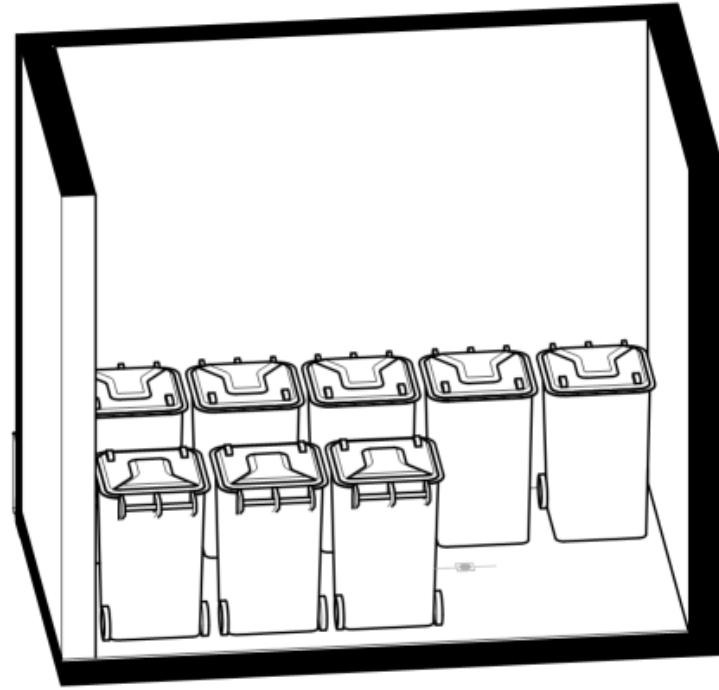
Proj No
202122

DA Amendment RFI #3

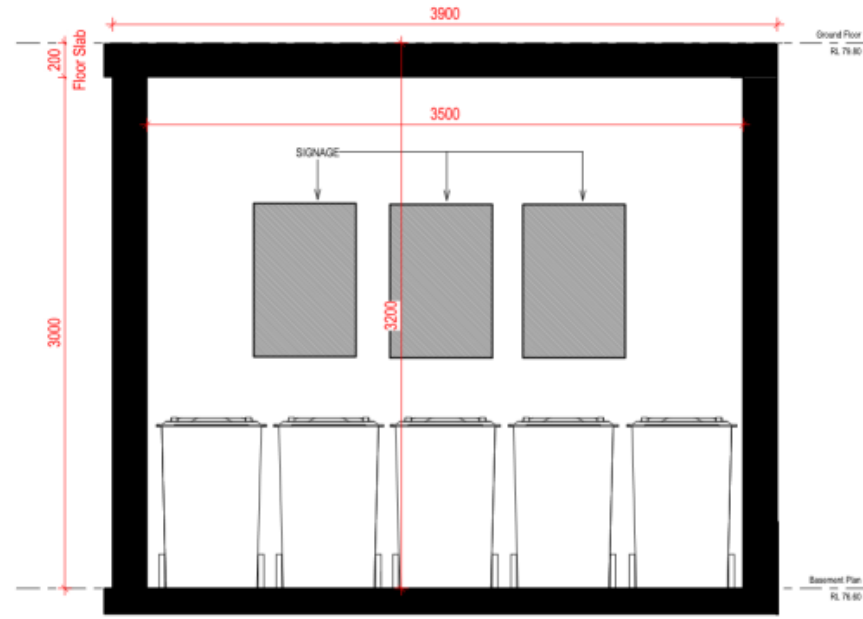
architectural design project management
 44 636 796 543
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 cain@archian.com.au
 Suite 206/60 William Street Woolloomooloo NSW 2011

Drawn by: RG
 Check by: Checker
 Drawing Title: Fence Details
 Drawing No: DA 43
 Issue: A

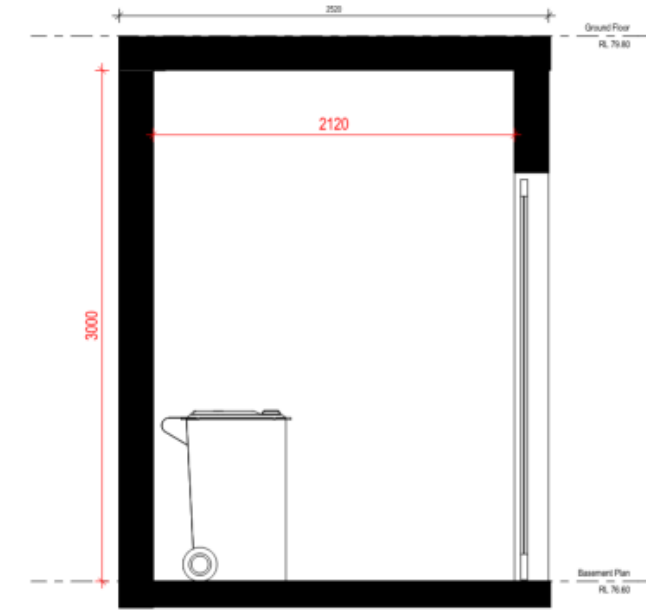
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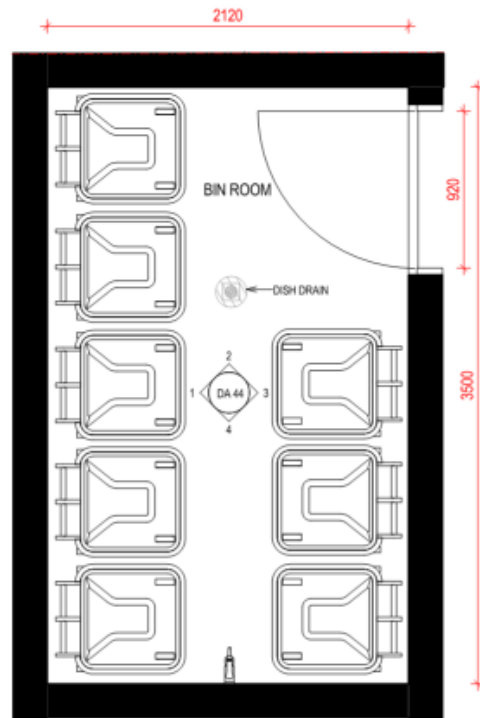
5 Bin Store Room 3D



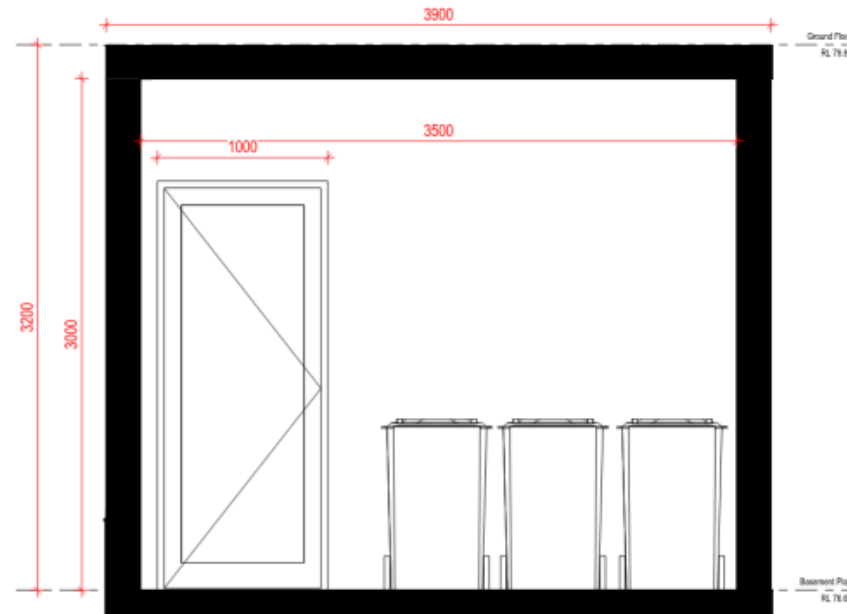
1 West-Elevation A 1:25



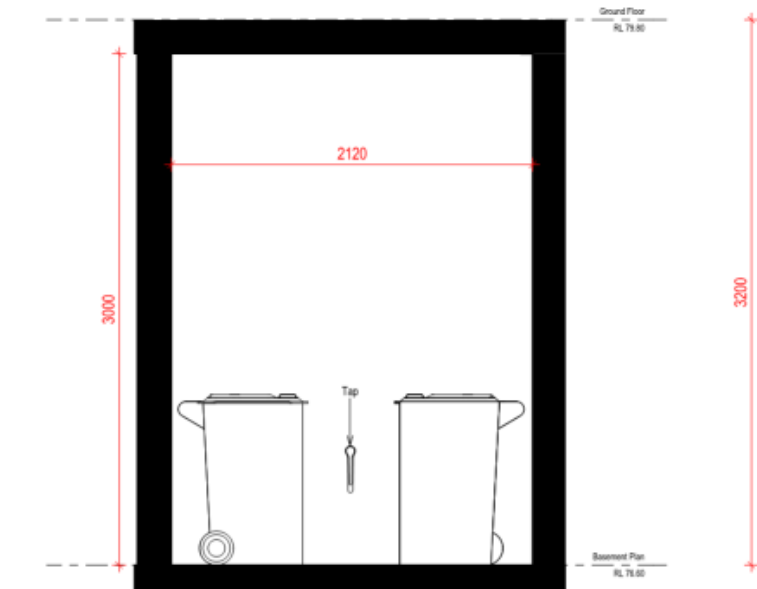
2 North-Elevation B 1:25



6 Bin Room Plan 1:25



3 East-Elevation C 1:25



4 South-Elevation D 1:25

DA Amendment RFI #3

Proposed Childcare
37 & 37A Broughton Street, CAMDEN

Client Chris Norton

Proj No.
202122

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40/44 9/9 7/16 5/43
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c: 0631 877 765
coln@archian.com.au
Suite 206/80 Willson Street Woolloomooloo NSW 2011

Drawn by: RG Scale: As Shown
Checked by: Checker
Drawing Title: Bin Storage Room
Drawing No: DA 44 Issue: A


Notes:

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PLOT DATE & TIME: 23/11/2022 2:58:12 PM


PLOTTED & CHECKED BY: RG

Issue	Description	By	Date
1	DA 44	RG	22/10/20



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Unit 2/465 Victoria St, Wetherill Park NSW 2164



JOB NUMBER: ES-S-56159
CLIENT: Growth Mindset Early Learning
ATTENTION: Michael Obeid

JOB NAME: V Sign
DATE: 24/10/2022
QUANTITY: x1


SIZE: 1500mm W x 1000mm H
DESIGNER: Aleksa
PROOF VERSION: 1 of 4

INSTALL ADDRESS: 37 Broughton St,
Camden, NSW 2570

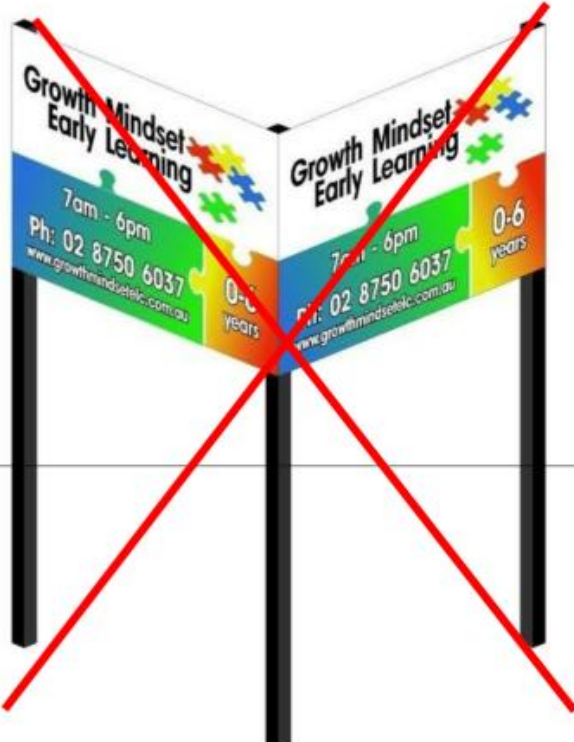
SUPPLY ONLY


INSTALL ONLY

SUPPLY & INSTALL



1500 mm
1000 mm
2000 mm
1700 mm





AMENDED SIGNAGE ABOVE
DIMENSIONS ARE AS OF PREVIOUS DETAIL

PRODUCT &/OR INSTALLATION DETAILS:

Supply & installation of:
Substrate: 3mm Aluminium Composite Panel
Logo and Text: cut from Black, Red, Blue, Yellow and Green self adhesive vinyl.

Installation:

- To be fixed to a black frame which is fixed over star pickets which are fixed into ground using rapid set cement
- Total height of sign is 2000mm above ground level
- Frame included to create a V shape of sign.

3mm ACP

Poly Print

IMPORTANT: By accepting this art proof you are confirming all details are correct. Signarama will not be responsible for costs incurred in the reproduction of signs that were incorrectly approved.

PLEASE CHECK ALL DETAILS CAREFULLY, as we may have retyped supplied text, so please check all text for any errors.

PLEASE NOTE: You are entitled to 3 art proof revisions. Additional revisions are charged at \$125+gst per hour.

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NOTE : REFER TO SIGNAGE DETAILS AT CC STAGE INDICATIVE ONLY

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Issue	Description	By	Date
1			

PLOT DATE & TIME: 23/11/2022 2:58:13 PM PLOTTED & CHECKED BY: RG

Proposed Childcare
37 & 37A Broughton Street, CAMDEN
Client: Chris Norton
Proj No: 202122

DA Amendment RFI #3



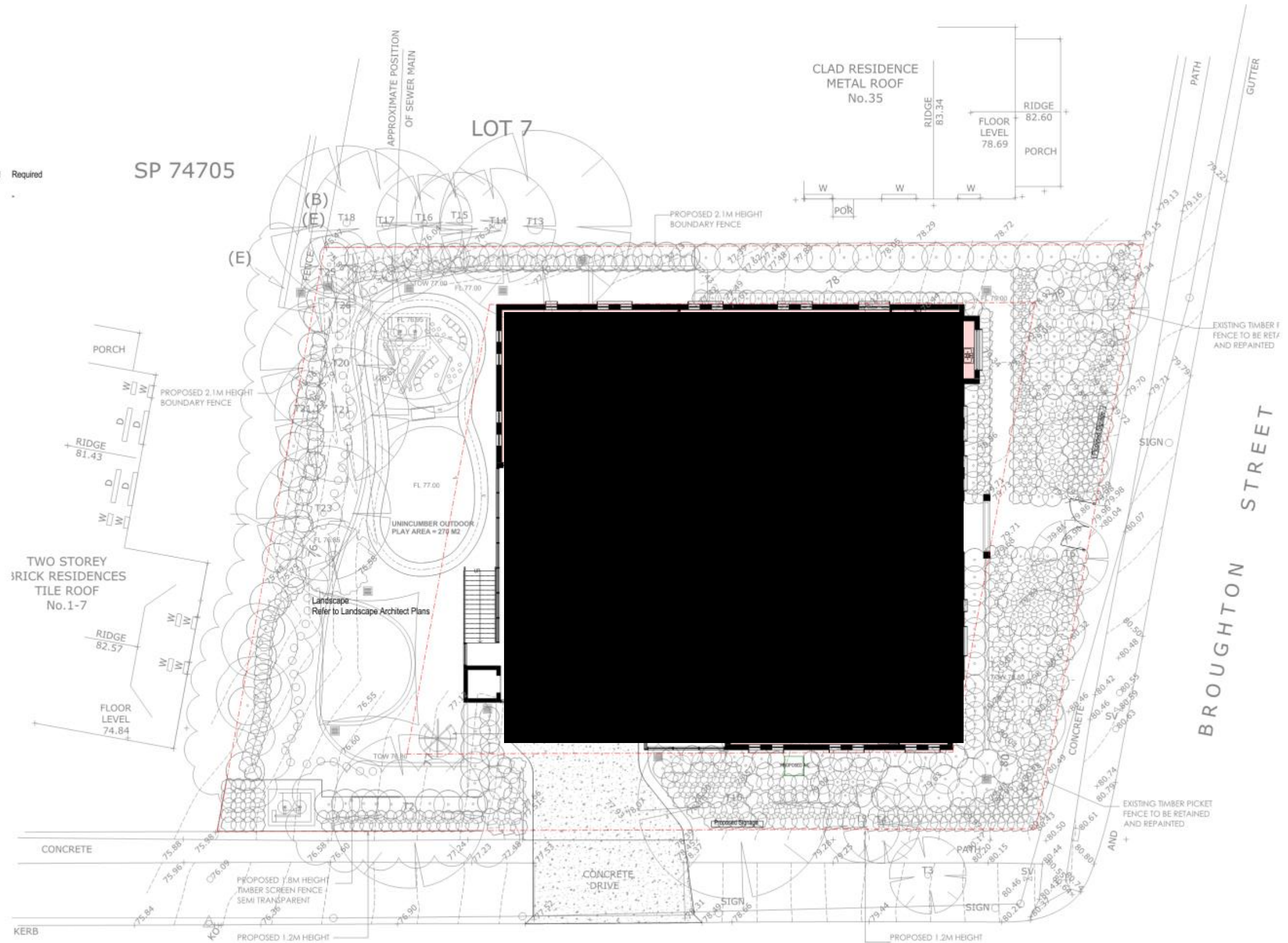
architecture/interior/urban design/project management
abn 44 609 796 543
m: 0431 877 785
cain@archian.com.au
Suite 206/60 William Street Woolloomooloo NSW 2011

Drawn by: RG
Check by: Checker
Drawing Title: Signage Details
Drawing No: DA 45
Issue: A

Scale: N.T.S

FLOOR AREA CALCULATIONS

	Proposed	Required
Total GFA (m ²)	364.8m ²	-



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Issue	Description	By	Date
1	DA Amended RFI #3	HS	22/02/2023

Proposed Childcare
37 & 37A Broughton Street, CAMDEN

Client Chris Norton

Proj No.
202122

DA Amendment RFI #3



Drawn by: HS
 Check by: CJ
 Drawing Title: GFA Calculation
 Drawing No: DA 51
 Issue: A
 Scale: 1:100

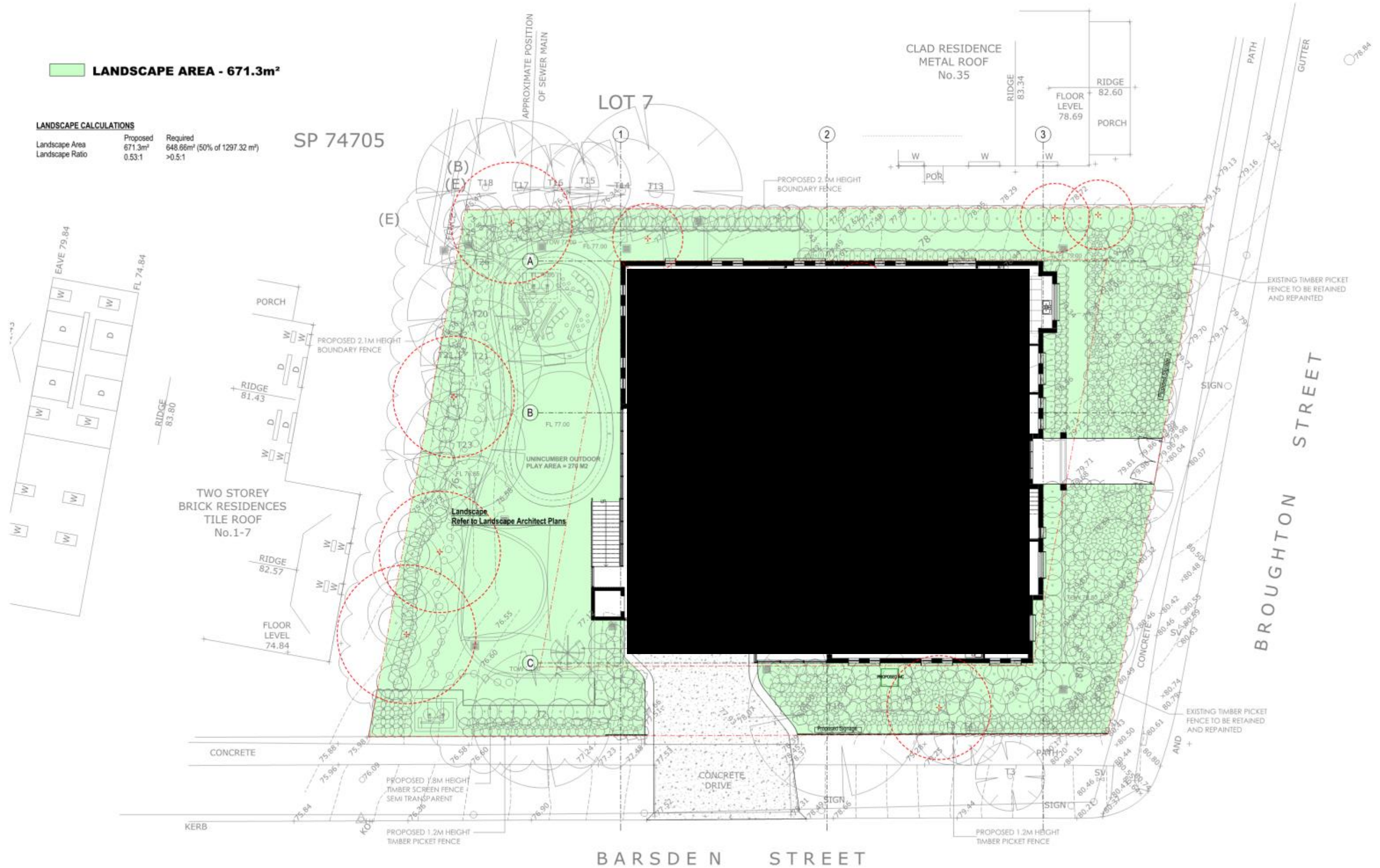
LANDSCAPE AREA - 671.3m²

LANDSCAPE CALCULATIONS

Landscape Area	Proposed 671.3m ²	Required 648.66m ² (50% of 1297.32 m ²)
Landscape Ratio	0.53:1	>0.5:1

SP 74705

LOT 7



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PLOT DATE & TIME: 23/11/2022 2:56:19 PM PLOTTED & CHECKED BY: HS

Issue	Description	By	Date
1	DA 202122	HS	22/10/22

Proposed Childcare
37 & 37A Broughton Street, CAMDEN

Client Chris Norton

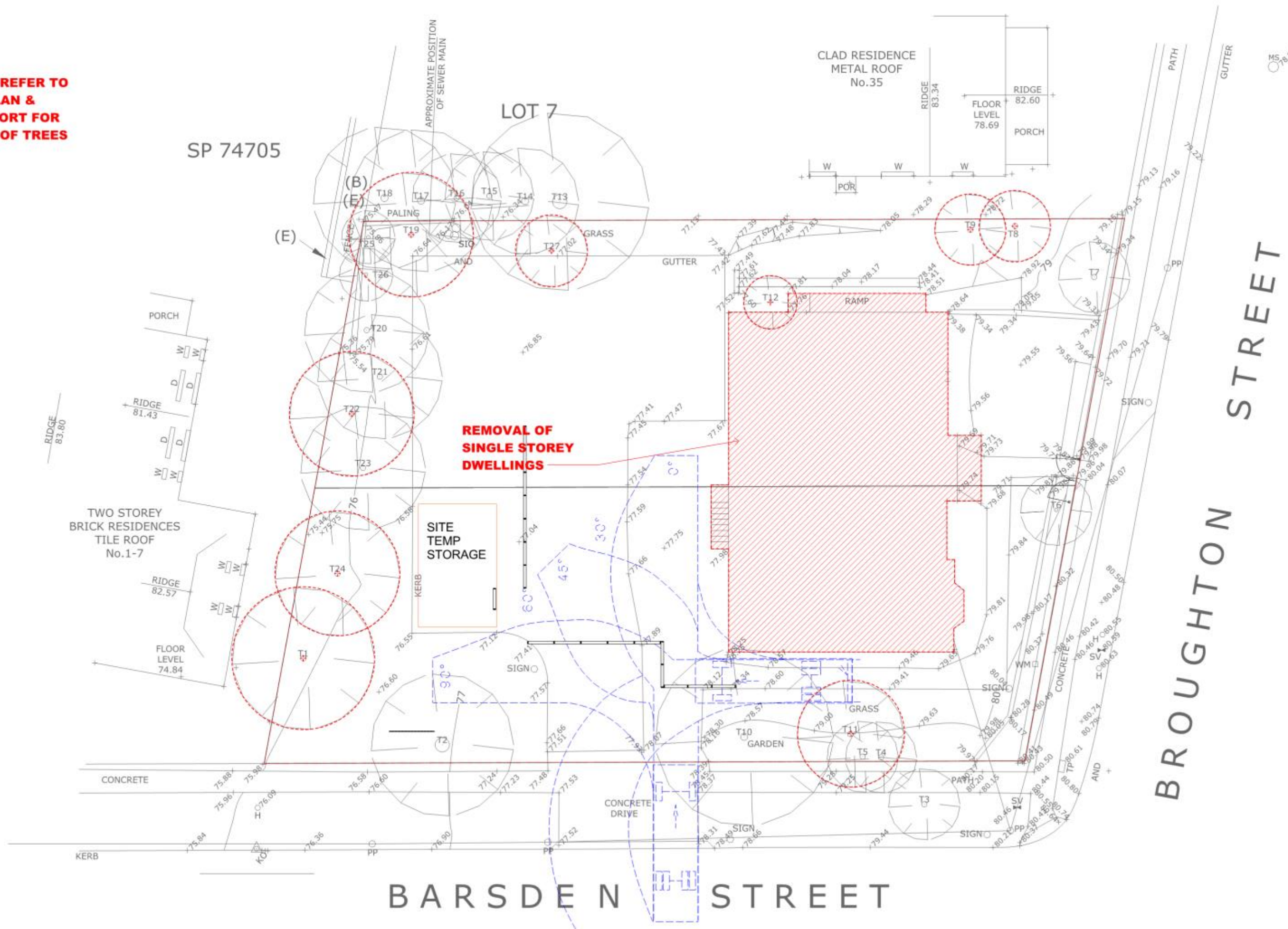
Proj No.
202122

DA Amendment RFI #3



Drawn by: HS Scale: 1:100
 Check by: CJ
 Drawing Title: Landscape Area Calculation
 Drawing No: DA 52 Issue: A

NOTE: PLEASE REFER TO LANDSCAPE PLAN & ARBORIST REPORT FOR THE REMOVAL OF TREES



Attachments for the Camden Local Planning Panel Meeting held on 21 February 2023 - Page 168

Attachment 13

Architectural Plans



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Issue	Description	By	Date
1	DA Amended RFI #3	HS	22/02/2023

Proposed Childcare
37 & 37A Broughton Street, CAMDEN

Client Chris Norton

Proj No.
202122

DA Amendment RFI #3

ARCHIAN
 architecture | interior | urban design | project management
 40/44 6/9 7/16 5/43
 m: 0431 877 785
 c: 0431 877 785
 Suite 206/90 Willam Street Wollakooloo NSW 2011

Drawn by: HS
 Check by: CJ
 Drawing Title: Demolition Plan
 Drawing No: DA 61
 Issue: A
 Scale: 1:100



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PLOT DATE & TIME: 23/11/2022 2:56:25 PM PLOTTED & CHECKED BY: Author

Issue	Description	By	Date
A	DA 91 RFI #3		22/11/2022

Proposed Childcare
37 & 37A Broughton Street, CAMDEN
 Client Chris Norton

Proj No:
202122

DA Amendment RFI #3


 architecture | interior | urban design | project management
 abn 44 609 796 543
 m: 0431 877 785
 cain@archian.com.au
 Suite 206/60 William Street Wollombies NSW 2011

Drawn by: Author Scale: N.T.S.
 Check by: Checker
 Drawing Title: Interior Perspective
 Drawing No: DA 91 Issue: A



1 Entry



2 Outdoor Playground

DA Amendment RFI #3

Proposed Childcare
37 & 37A Broughton Street, CAMDEN

Client Chris Norton

Proj No.
202122

ARCHIAN
 architecture/interior/urban design/project management
 40/44-50/71st St
 PO Box 877 7425
 camden@archian.com.au
 Suite 200/90 William Street Woolloomooloo NSW 2011

Drawn by: HH Scale: N.T.S.
 Check by: CJ
 Drawing Title: Exterior Perspective
 Drawing No: DA 92 Issue: A

Notes:

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 Architect

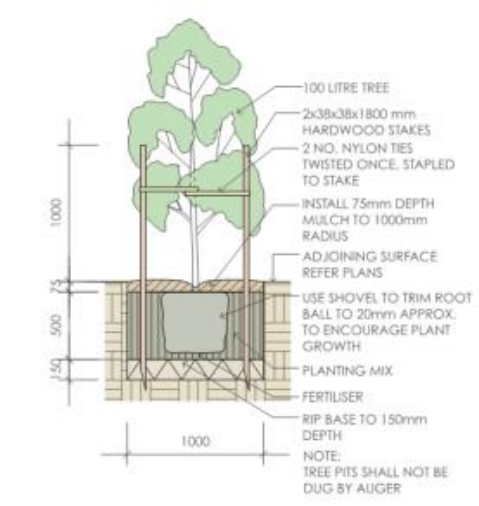
PLOT DATE & TIME: 23/11/2022 2:58:37 PM

PLOTTED & CHECKED BY: HH

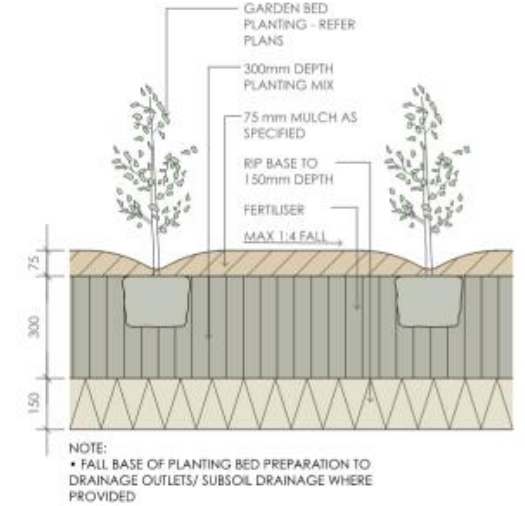
Issue	Description	By	Date



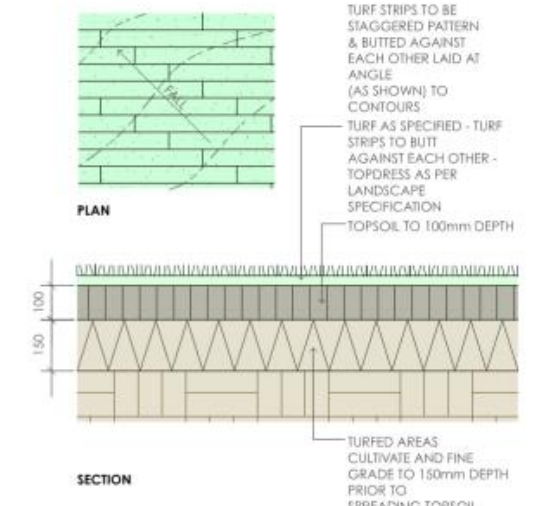
GENERAL NOTES: 1. Do not scale off drawings. Follow written dimensions. If in doubt obtain written advice from the Superintendent. 2. Verify all dimensions on site. 3. Refer to legend for all symbol and code keys. 4. Read in conjunction with the specifications. 5. Read in conjunction with all associated drawings.		DESIGNED: GD PREPARED FOR: CHRIS NORTON PREPARED BY: GREENLAND DESIGN PROJECT: PROPOSED CHILDCARE CENTRE DRAWING TITLE: Landscape Plan PROJECT ADDRESS: NO. 37 & 37A BROUGHTON STREET CAMDEN	DATE: DECEMBER 2022 SCALE: 1:100 FULL SIZE: A1 DRAWING NO: 2486.GD.01
D REVISION C REVISION B ADDITIONAL INFO A FOR DA ISSUE AMENDMENT	CL 06.12.22 CL 27.10.22 CL 02.06.22 CL 23.02.22	DRAWN: CL	DATE:



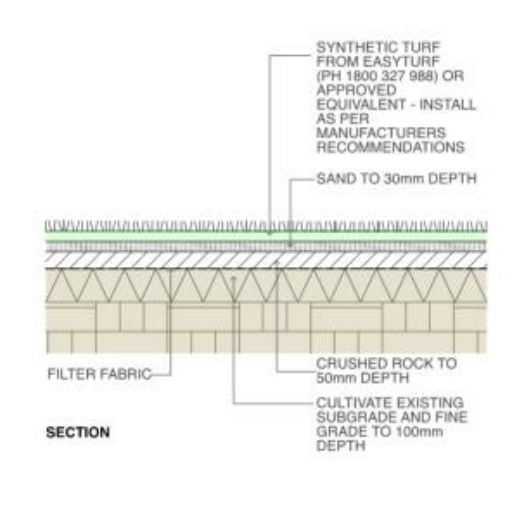
1 100 Litre Tree Planting scale 1:25



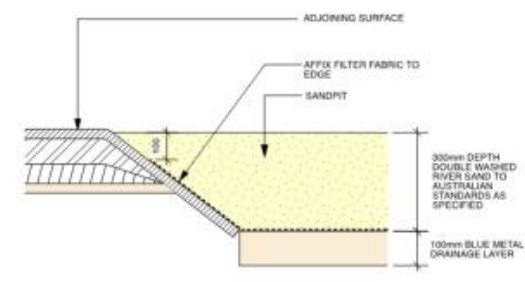
2 Planting Bed Detail scale 1:10



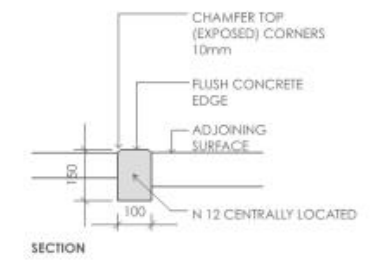
3 Turfing scale as shown



4 Synthetic Turf scale 1:10



5 Sand Pit scale 1:10



6 Concrete Edge scale 1:10

GENERAL NOTES: 1. Do not scale of drawings. Follow written dimensions. If in doubt obtain written advice from the Superintendent. 2. Verify all dimensions on site. 3. Refer to legend for all symbol and code keys. 4. Read in conjunction with the specifications. 5. Read in conjunction with all associated drawings.	D	REVISION	CL	06.12.22	DESIGNED:	PREPARED FOR: CHRIS NORTON	PREPARED BY:  Greenland Design Pty Ltd ABN: 73 139 152 855 Registered Landsc. Architect: Bao Ly PO Box 3228 Wulwell Park NSW 2164 T: 9403 164 198 E: gds@greenlanddesign.com.au	PROJECT: PROPOSED CHILDCARE CENTRE PROJECT ADDRESS: NO. 37 & 37A BROUGHTON STREET CAMDEN	DRAWING TITLE: Landscape Details & Specification	DATE:	DECEMBER 2022		
	C	REVISION	CL	27.10.22	DRAWN: CL					SCALE:	varies	ISSUE:	D
	B	ADDITIONAL INFO	CL	02.06.22						DRAWING NO.:	2486.GD.02		
	A	FOR DA	CL	23.02.22									
		ISSUE	AMENDMENT	DRAWN						DATE			

Plant Schedule		ID	Qty	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Native (N)
Trees									
HymFla	4	Native Frangipani	Hymenocallis florum	100litre	8 - 12m	5 - 6m	N		
LogNat	1	Crepe Myrtle	Lagerstroemia indica 'Natchez'	100litre	6 - 8m	3.5 - 6m			
WatFlo	5	Weeping Lily Pilly	Waterhousoia floribunda	100litre	10 - 15m	6 - 10m	N		
Shrubs									
AcmeRed	34	Red Head Lily Pilly	Acmena smithii 'Red Head'	300mm	4m	3.0 - 4.0m	N		
AcmeSub	7	Sublime Lily Pilly	Acmena smithii 'Sublime'	300mm	2 - 4m	1 - 1.5m	N		
AlpCae	14	Native Ginger	Alpinia caerulea	200mm	0.9 - 1.5m	0.9 - 1.2m	N		
BuxJap	25	Japanese Box	Buxus microphylla var japonica	200mm	1 - 2m	0.8 - 1.0m			
CalLit	43	Little John	Callistemon 'Little John'	200mm	0.9 - 1.5m	0.9 - 1.2m	N		
CalEve	11	Evening Glow Mirror Plant	Callistemon 'Evening Glow'	200mm	1.2 - 1.5m	0.9 - 1.2m	N		
DorExc	18	Gynea Lily	Doryanthes excelsa	200mm	1.5 - 2m	1.2 - 2.0m	N		
DurShe	14	Duranta Gold	Duranta 'Sheenas Gold'	200mm	1.0 - 2.0m	1.0 - 2.0m			
MurPan	5	Orange Jessamine	Murraya paniculata	200mm	2.0 - 3.0m	2.0 - 3.0m			
PhiKan	9	Philodendron	Philodendron xanadu	200mm	0.8 - 1.0m	0.8 - 1.0m			
PitMis	11	Miss Muffet	Pittosporum tobira 'Miss Muffet'	200mm	1 - 1.5m	0.8 - 1m			
SCRA	5	Red Alert Bottle Brush	Callistemon 'Red Alert'	200mm	1.0 - 1.5m	2.0 - 3.0m	N		
SyzCas	18	Cascade Lily Pilly	Syzygium 'Cascade'	300mm	2 - 3m	1.5 - 2.0m	N		
SyzRes	12	Resilience Lily Pilly	Syzygium 'Resilience'	300mm	2 - 3m	1.2 - 2.0m	N		
WestJm	48	Jervis Gem	Westringia fruticosa 'Jervis Gem'	200mm	0.8 - 1.2m	0.8 - 1.2m	N		
Ground Covers									
HypGol	63	Gold Nugget	Hymenocallis florum 'Gold Nugget'	150mm	0.10 - 0.15m	0.8 - 1.0m	N		
CasCou	56	Cousin It	Casuarina 'Cousin It'	150mm	0.10 - 0.15m	0.8 - 1.0m	N		
MyoYar	47	Carpet Spreading Myoporum	Myoporum parvifolium 'Yareena'	150mm	0.05 - 0.1m	0.8 - 1.0m	N		
AltRub	21	Little Ruby	Alternanthera 'Little Ruby'	150mm	0.3 - 0.4m	0.6 - 0.9m			
SenTri	32	Trident Blue	Senecio trident Blue	150mm	0.2 - 0.3m	0.5 - 1.0m	N		
DiaTan	40	Flax Lily	Dianella tasmanica 'Toared'	150mm	0.4 - 0.5m	0.4 - 0.5m	N		
PenRub	33	Purple Fountain Grass	Pennisetum 'Rubrum'	150mm	1 - 1.5m	0.5 - 0.9m	N		
HarMee	22	Meema	Hardenbergia violacea 'Meema'	150mm	0.4 - 0.6m	1.5 - 2.0m	N		
DicEme	30	Emerald Falls Dichondra	Dichondra 'Emerald Falls'	150mm	0.0 - 0.3m	0.9 - 1.2m	N		
JunLsi	20	Tussock Rush	Juncus usitatus	150mm	0.5 - 0.7m	0.8 - 1.0m	N		
GrePor	62	Royal Mantle Grevillea	Grevillea 'Pooninda Royal Mantle'	150mm	0 - 0.1m	2.0 - 3.0m	N		
BanBir	45	Birthday Candle	Banksia spinulosa 'Birthday Candle'	150mm	0.45 - 0.6m	0.9 - 1.2m	N		
BraMul	15	Break O Day	Brachycome multifida	150mm	0.2 - 0.3m	0.4 - 0.5m	N		

SPECIFICATION NOTES

PLANTING MATERIALS

Planting Mix:

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

Mulch:

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

Spread mulch so that after settling, it is:

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

Plant Material:

All plant material must be true to the species. No substitutes will be allowed. All plants shall be free of fungus and insect damage. All plants shall be healthy, well shaped, not soft or force grown and not root bound.

Trees must be sourced in accordance with tests and measurements contained within AS2303-2018 - Tree Stock for Landscape Use.

Plants are available from **Andreassens Green** wholesale nursery, contact Darren (02) 8777 4713, email darren@andreassensgreen.com.au or approved equivalent.

PREPARATION AND HARDWORKS

Excavating for Spot Planting

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

Staking

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

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

Concrete Edge

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

MAINTENANCE NOTES - SAND PIT

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

Sand Pit Cleaning

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

Have Regular Sandpit Maintenance

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

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

MAINTENANCE / PLANT ESTABLISHMENT

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

Maintenance shall consist of the following works:

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

NOTE:

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

IRRIGATION SYSTEM AND REQUIREMENTS

DESCRIPTION OF WORKS

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

- i. Garden bed areas to be irrigated by "Techline" dripline at 750mm intervals, capable of delivering 20mm / week.
- ii. Turfed areas to be irrigated by "Unirom" dripline at 500mm intervals, capable of delivering 30mm / week.

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

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

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

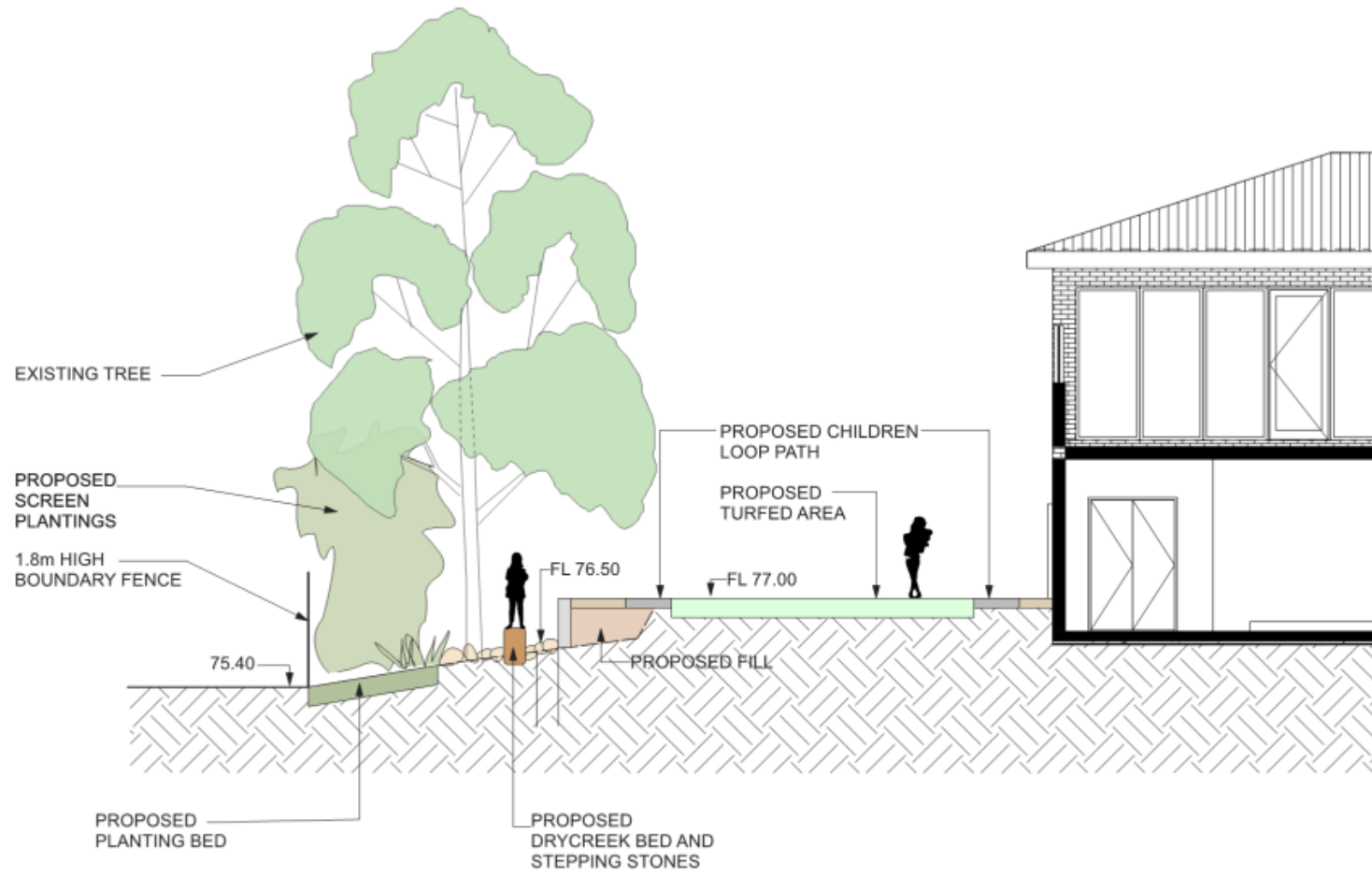
FEES PERMITS AND APPROVALS

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

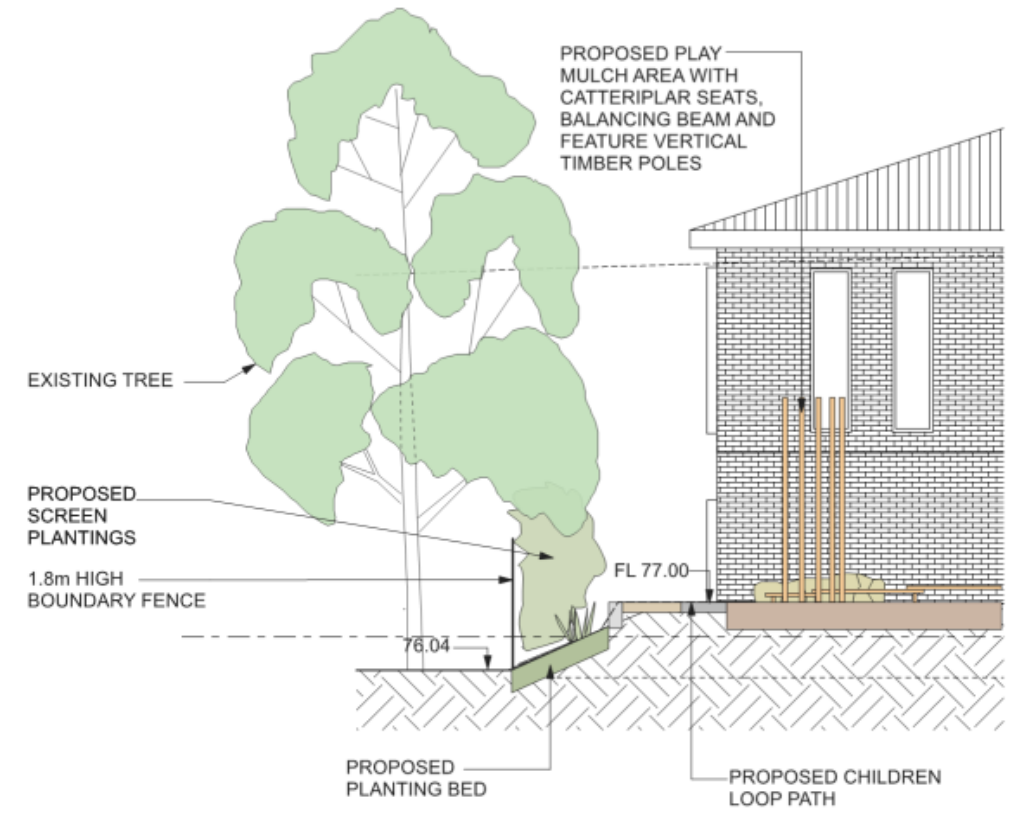
- Connection Fees & Inspection Fees - Water Authority
 - Document Inspection Fees - Water Authority
 - Service Connection Charges - Water Authority
- The Contractor shall pay all fees, permits, royalties, deposits, and charges and shall produce documentary evidence to the Superintendent upon request.

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

GENERAL NOTES: 1. Do not scale of drawings. Follow written dimensions, if in doubt obtain written advice from the Superintendent. 2. Verify all dimensions on site. 3. Refer to legend for all symbol and code keys. 4. Read in conjunction with the specifications. 5. Read in conjunction with all associated drawings.	D REVISION C REVISION B ADDITIONAL INFO A FOR DA	CL 06.12.22 CL 27.10.22 CL 02.04.22 CL 23.02.22	DESIGNED: GD DRAWN: CL	PREPARED FOR: CHRIS NORTON	PREPARED BY:  Greenland Design Pty Ltd ABN 73 139 152 855 Registered Landsc. Architect. Rego 13 PO Box 3223 Wetherill Park NSW 2164 T: 0433 164 198 E: gdd@greenlanddesign.com.au	PROJECT: PROPOSED CHILDCARE CENTRE	DRAWING TITLE: Landscape Details & Specification	DATE: DECEMBER 2022
	ISSUE: AMENDMENT	DRAWN: DATE	PROJECT ADDRESS: NO. 37 & 37A BROUGHTON STREET CAMDEN	SCALE: varies FULL SIZE: A1 DRAWING NO: 2486.GD.03	ISSUE: D			

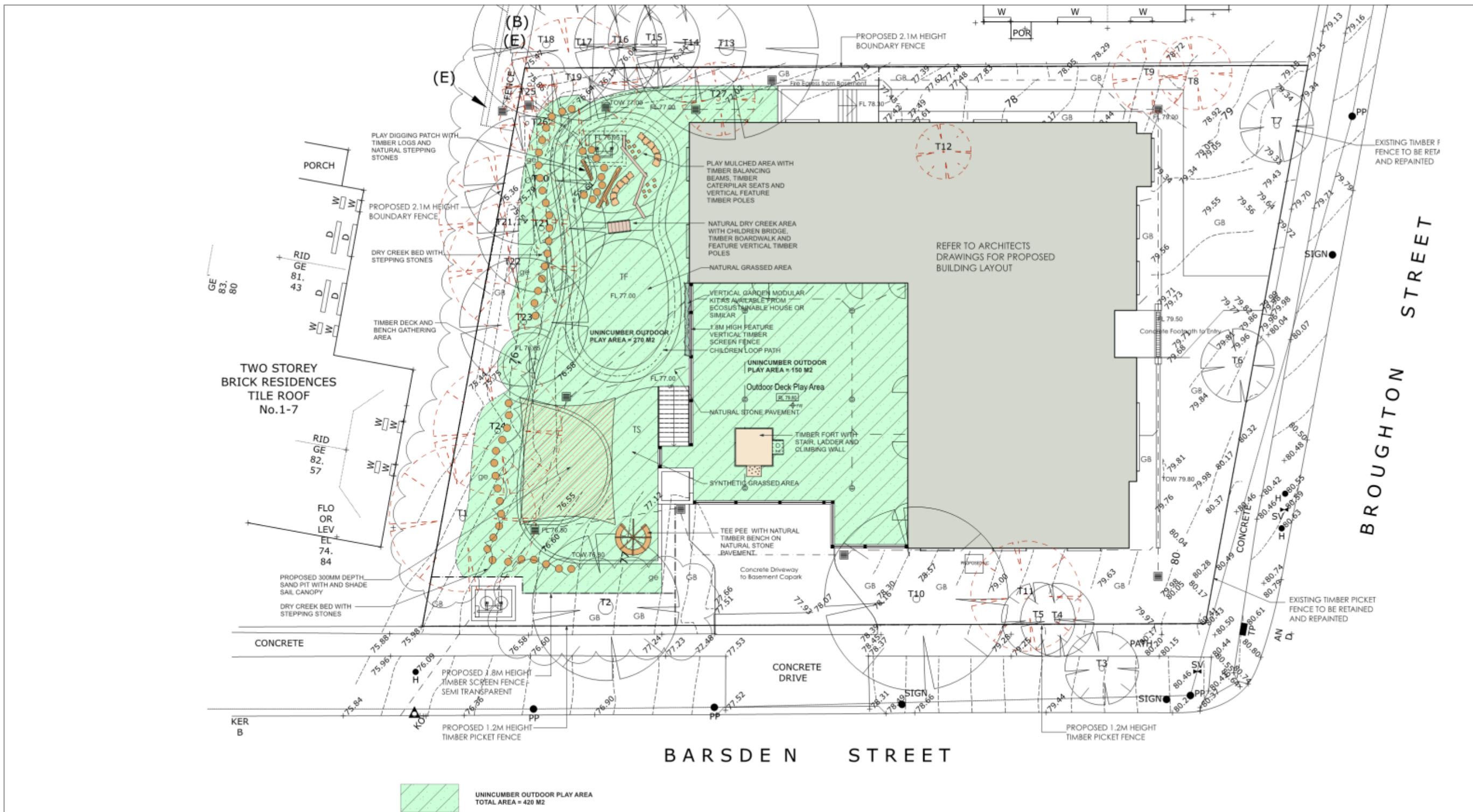


Landscape Cross Section A-A
scale 1:50

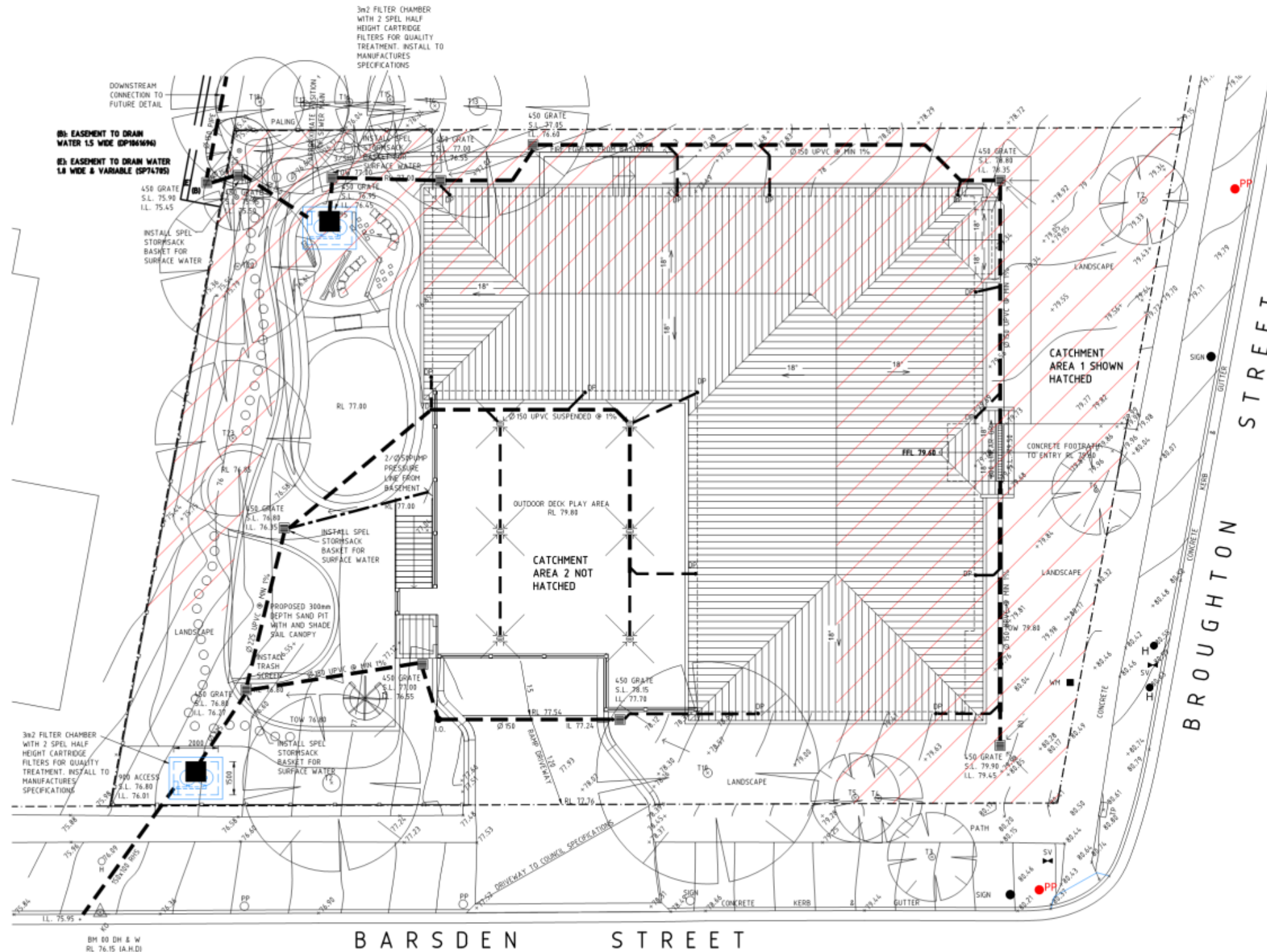


Landscape Cross Section B-B
scale 1:50

GENERAL NOTES: 1. Do not scale of drawings. Follow written dimensions. If in doubt obtain written advice from the Superintendent. 2. Verify all dimensions on site. 3. Refer to legend for all symbol and code keys. 4. Read in conjunction with the specifications 5. Read in conjunction with all associated drawings	D	REVISION	CL	06.12.22	DESIGNED:	PREPARED FOR: CHRIS NORTON	PREPARED BY:  Greenland Design Pty Ltd ABN: 73 139 152 855 Registered Landsc. Architect: Bao Ly PO Box 3228 Wetherill Park NSW 2164 T: 0403 164 198 E: gd@greenlanddesign.com.au	PROJECT: PROPOSED CHILDCARE CENTRE	DRAWING TITLE: Landscape Cross Sections	DATE:	DECEMBER 2022	
	C	REVISION	CL	27.10.22	DRAWN:					SCALE: varies	ISSUE:	D
	B	ADDITIONAL INFO	CL	02.06.22	CL					PROJECT ADDRESS:	DRAWING NO:	
	A	FOR DA	CL	23.02.22	CL					NO. 37 & 37A BROUGHTON STREET CAMDEN	2486.GD.04	
	ISSUE	AMENDMENT	DRAWN	DATE	CL							



GENERAL NOTES: 1. Do not scale of drawings. Follow written dimensions. If in doubt obtain written advice from the Superintendent. 2. Verify all dimensions on site. 3. Refer to legend for all symbol and code keys. 4. Read in conjunction with the specifications. 5. Read in conjunction with all associated drawings.		DESIGNED: GD DRAWN: CL	PREPARED FOR: CHRIS NORTON	PREPARED BY: Greenland Design Pty Ltd ABN 73 139 152 855 Registered Landscape Architect - No 134 PO Box 3228 Wetherill Park NSW 2164 T: 0403 164 198 E: gdl@greenlanddesign.com.au	PROJECT: PROPOSED CHILDCARE CENTRE PROJECT ADDRESS: NO. 37 & 37A BROUGHTON STREET CAMDEN	DRAWING TITLE: Outdoor Play Area Calculation	DATE: DECEMBER 2022 SCALE: varies FULL SIZE: A1 DRAWING NO: 2486.GD.05
D REVISION C REVISION B ADDITIONAL INFO FOR DA A FOR DA ISSUE AMENDMENT	CL 06.12.22 CL 27.10.22 CL 02.06.22 CL 23.02.22	DRAWN: CL	PREPARED FOR: CHRIS NORTON	PREPARED BY: Greenland Design Pty Ltd ABN 73 139 152 855 Registered Landscape Architect - No 134 PO Box 3228 Wetherill Park NSW 2164 T: 0403 164 198 E: gdl@greenlanddesign.com.au	PROJECT: PROPOSED CHILDCARE CENTRE PROJECT ADDRESS: NO. 37 & 37A BROUGHTON STREET CAMDEN	DRAWING TITLE: Outdoor Play Area Calculation	DATE: DECEMBER 2022 SCALE: varies FULL SIZE: A1 DRAWING NO: 2486.GD.05



Revisions	
E	8/11/23 FOR D.A.
D	6/19/23 FOR D.A.
C	29/08/23 FOR D.A.
B	29/06/23 FOR D.A.
A	13/12/21 FOR D.A.

- EROSION CONTROL NOTES**
1. ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS, AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION.
 2. ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE ON THE ARCHITECT'S OR LANDSCAPE ARCHITECT'S DRAWINGS. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDINGS, PAVEMENTS ETC.
 3. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER, TO COUNCIL'S STANDARDS
 4. NOT WITHSTANDING DETAILS SHOWN IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT.
 5. ALL TOPSOIL TO BE CONSERVED FOR RE-USE ON SITE

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 16. ALL WORK SHALL BE IN ACCORDANCE WITH B.C.A. AND A.S.3500.3 2018.
 17. EXISTING STORMWATER PIPE LOCATIONS HAVE BEEN ASSUMED. PLUMBER TO INSPECT PRIOR TO WORKS AND UPGRADE PIPES AS NECESSARY.
 18. ALL NEW ROOF AREAS WILL BE PROVIDED WITH GUTTERS AND DOWNPIPES COMPLYING WITH THE REQUIREMENTS OF THE BCA, HOUSING PROVISIONS AND AS 3500.3 2018.

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 - VD VERTICAL DROP
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 - COP CLEAN OUT POINT
 - Ø150 SUMP
 - CONCRETE COVER JUNCTION PIT
 - GRATED INLET PIT 450x450
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 - STORMWATER PIPE
 - SUSPENDED STORMWATER PIPE
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 - PUMP LINE
 - Ø100 SUBSOIL PIPE
 - SILT FENCE
 - OVERLAND FLOW

ARCHITECT
 ARCHIAN ARCHITECTURE

PROJECT
 PROPOSED CHILDCARE CENTRE,
 37 & 37A BROUGHTON ST,
 CAMDEN NSW 2570.

TITLE
 SITE & ROOF
 DRAINAGE PLAN

SCN 001 001 003

UNITED CONSULTING ENGINEERS PTY LTD
 Civil/Structural Engineers

Office: 1st/101 Liverpool Road
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 Telephone: 07 570 2101
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 Email: united_eng@outlook.com

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Author: Archian
 Designer: MAB
 Checker: MAB
 Date: 1/10/23
 Drawing No: 21MB8873/D01
 Sheet: 1 of 4

SUMMARY CALCULATIONS

TOTAL CATCHMENT AREA 1 EQUIVALENT TO NO. 5 658m²
 TOTAL CATCHMENT AREA 2 EQUIVALENT TO NO. 6 638m²

ARI	NO. 5		NO. 6	
	QPRE	QPOST	QPRE	QPOST
5	14	13	14	13
100	32	31	31	30

POST DEVELOPMENT FLOWS DO NOT EXCEED PRE DEVELOPMENT FLOWS FOR THE ALL AEP INCLUDING 1% AEP. EQUIVALENT CATCHMENT AREAS TO THE LOT SIZES HAS BEEN COLLECTED AND DRAINED SEPARATELY.

POST DEVELOPMENT FLOWS DO NOT EXCEED PRE DEVELOPMENT FLOWS, THEREFORE NO OSD IS REQUIRED. REFER TO DRAINS FILES FOR ALL STORM EVENTS

SITE AND ROOF DRAINAGE PLAN

SCALE 1:100

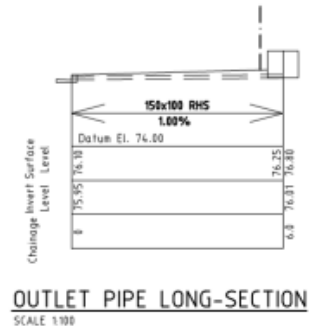
NOTE:

1. MINIMUM ROOF FALL 1% TO OUTLETS
2. PROVIDE SAFETY OVERFLOW TO ALL ROOFS
3. ALL BALCONIES TO HAVE FLOOR WASTE AND 1% FALL WITH SAFETY OVERFLOW
4. ALL DOWNPIPES TO BE CONSTRUCTED OF ONE MATERIAL FOR AESTHETICS REASONS AND PAINTED TO PROTECT THEM AGAINST ULTRA-VIOLET LIGHT DAMAGE.

WATER QUALITY HAS BEEN PROVIDED TO MEET COUNCIL'S REQUIREMENTS.

REFER TO DRAWING NUMBER 21MB8873/D03 FOR DRAINAGE DETAILS

BASIX NOT REQUIRED FOR THIS DEVELOPMENT TYPE



FOR D.A.
 CAMDEN COUNCIL

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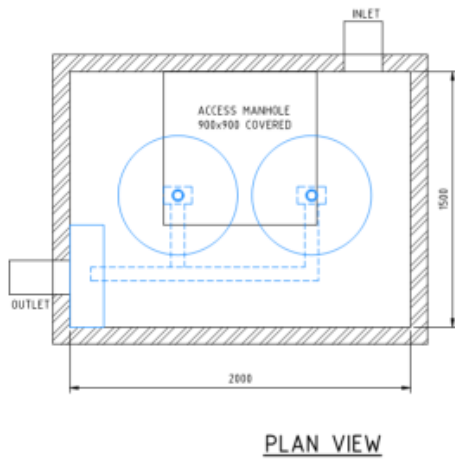
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SCB 981 01 93

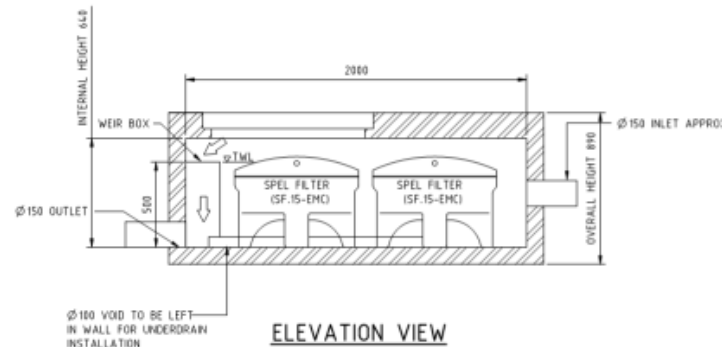
UNITED CONSULTING ENGINEERS
PTY LTD
Civil/Structural Engineers

Office: 1st/103 Liverpool Road
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Telephone: (02) 9710 2101
Facsimile: (02) 9710 6202
Mobile: 0411 453 010
Email: united_eng@bigpond.com

Project: MAB
Drawn: MAB
Checked: F.B.
Scale: 1:100 U.O.
Date: 27/08/23/24

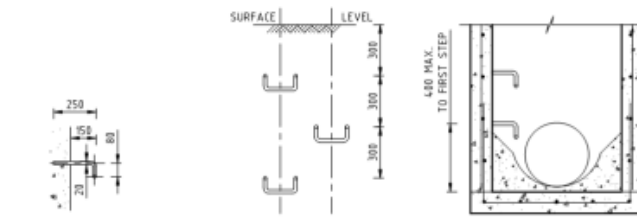


PLAN VIEW



ELEVATION VIEW

SPFL FILTER CHAMBER
SCALE 1:20



SIDE ELEVATION

STEP IRON PLACEMENT DIAGRAM



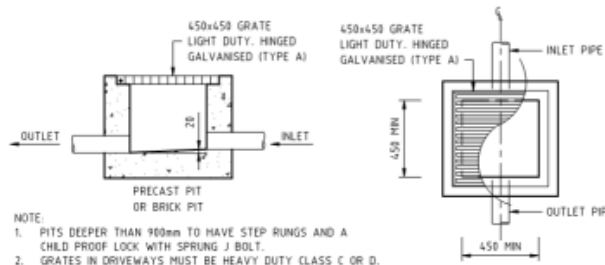
FRONT ELEVATION



PLAN

STEP IRONS FOR PITS
SCALE 1:20

- NOTES:**
1. PREFABRICATED GALVANISED STEP IRONS TO BE USED WHERE DEPTH OF PIT EXCEEDS 1.0m.
 2. STEP IRONS TO BE HOT DIPPED GALVANISED.



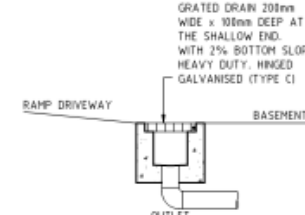
- NOTE:**
1. PITS DEEPER THAN 900mm TO HAVE STEP RUNGS AND A CHILD PROOF LOCK WITH SPRUNG J BOLT.
 2. GRATES IN DRIVEWAYS MUST BE HEAVY DUTY CLASS C OR D.
 3. GRATES IN PATHWAYS TO BE HEEL GUARD.

TYPICAL PIT SECTION

SCALE 1:20

STANDARD PIT

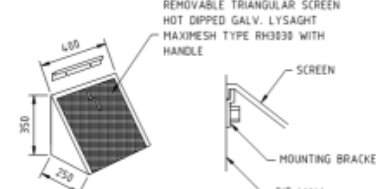
SCALE 1:20



TYPICAL GRATE SECTION

SCALE 1:20

NOTE: APPLICABLE TO ALL DRAIN SIZES 100-300 WIDE



MULTI PURPOSE FILTER SCREEN

SCALE 1:20

PRODUCT CODE: MMPS (MASCOT ENGINEERING)



CONFINED SPACE WARNING SIGN

A CONFINED SPACE DANGER SIGN SHALL BE PROVIDED AT EACH ACCESS GRATE OF THE BELOW GROUND DETENTION TANK.

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

A. A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANK/S CONFINED SPACE.

B. MINIMUM DIMENSIONS OF THE SIGN - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS) - 250mm x 180mm (SMALL ENTRIES SUCH AS GATES & MANHOLES)

C. THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINUM OR POLYPROPYLENE.

D. SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN AND/OR SUITABLE EPOXY GLUE/CEMENT.

PUMP WELL DETAILS

SUMP SIZE AND PUMP SIZE BASE ON 100 YEAR 4.5 HOURS STORM INTENSITY IS 34.7 mm/hr. AREA DRAINING TOWARDS SUMP IS 50m²
 $Q = OA/3600 = 1.0 \times 34.7 \times 50 / 3600 = 0.48 \text{ L/s}$
 VOLUME REQUIRED IS $0.48 \times (4 \times 3600 \times 4.5) = 7776 \text{ Litres}$
 STORAGE PROVIDED $3000 \times 3000 \times 1200 = 9,000 \text{ Litres}$
 THEREFORE ADEQUATE STORAGE PROVIDED

MINIMUM PUMP CAPACITY AS PER AS3500.3 TO BE 10L/s
 USE DUAL OMEGA ZSS-151 PUMPS
 TO BE INSTALLED IN SUMP AND CONNECTED TO CONTROL PANEL WHICH WILL ALLOW FOR THE PUMPS TO ACT ALTERNATIVELY AT 2.0m HEAD

PUMPS USED MUST BE CLASS ONE, ZONE 2.

COMPONENTS

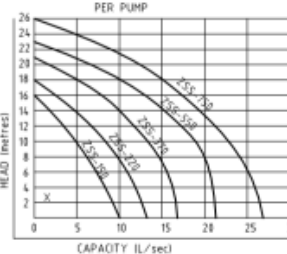
1. TWO(2) SUBMERSIBLE PUMPS
2. ONE(1) PUMPS START CONTROL PANEL CONTROL DESIGN TO ALTERNATE PUMPS ON START OR CONSECUTIVE START OPERATION
3. TWO(2) GATE VALVES (BRONZE)
4. TWO(2) CHECK VALVES (SWING TYPE) (BRONZE)
5. TWO(2) SETS OF DISCHARGE HOSES WITH KAMLOK QUICK RELEASE COUPLINGS
6. ALL IN TANK PIT/PIPE AND PIPE FITTINGS, BRACKETS/SUPPORTS, HD GAL. CHAINS
7. FOUR(4) KWIK START KENRAMM MERCURY LEVEL FLOAT REGULATORS
8. INSTALLATION IN PROVIDED TANK/PIT

OPTIONS

1. TANK PACKAGE/COVERS/MANHOLE, ALARM BELL, LOW LEVEL ALARM REGULATOR

MODEL	ALINE	OUTLET SIZE	MAX FLOW	MAX HEAD	MOTOR SIZE	WEIGHT	POWER
OMEGA ZSS-150	80mm	10 L/sec	10m	1.5 kW	31 kg	L15r	
OMEGA ZSS-220	80mm	15 L/sec	10m	2.2 kW	42 kg	L15r	
OMEGA ZSS-270	100mm	18 L/sec	21m	3.7 kW	44 kg	L15r	
OMEGA ZSS-350	100mm	21 L/sec	21m	5.4 kW	40 kg	L15r	
OMEGA ZSS-550	150mm	24 L/sec	25m	7.5 kW	70 kg	L15r	

PUMP SPECIFICATIONS



PUMP PERFORMANCE CURVES
SCALE 1:20

STANDARD PUMP OUT DESIGN NOTES

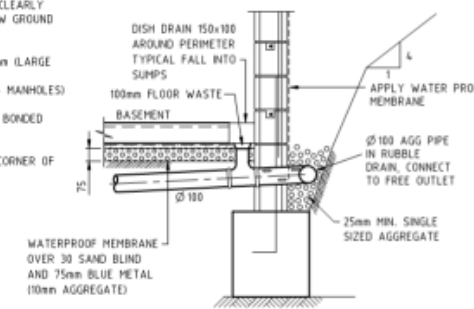
THE PUMP SHALL BE PROGRAMMED TO WORK ALTERNATIVELY SO AS TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE.

A LOW LEVEL FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS.

A SECOND FLOAT SHALL BE PROVIDED AT A HIGHER LEVEL, APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL, WHEREBY ONE OF THE PUMPS WILL OPERATE AND DRAIN THE TANK TO THE LEVEL OF THE LOW LEVEL FLOAT.

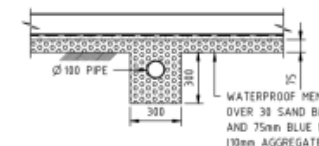
A THIRD FLOAT SHALL BE PROVIDED AT A HIGH LEVEL WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHOULD START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.

AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT AN A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.



SECTION 2

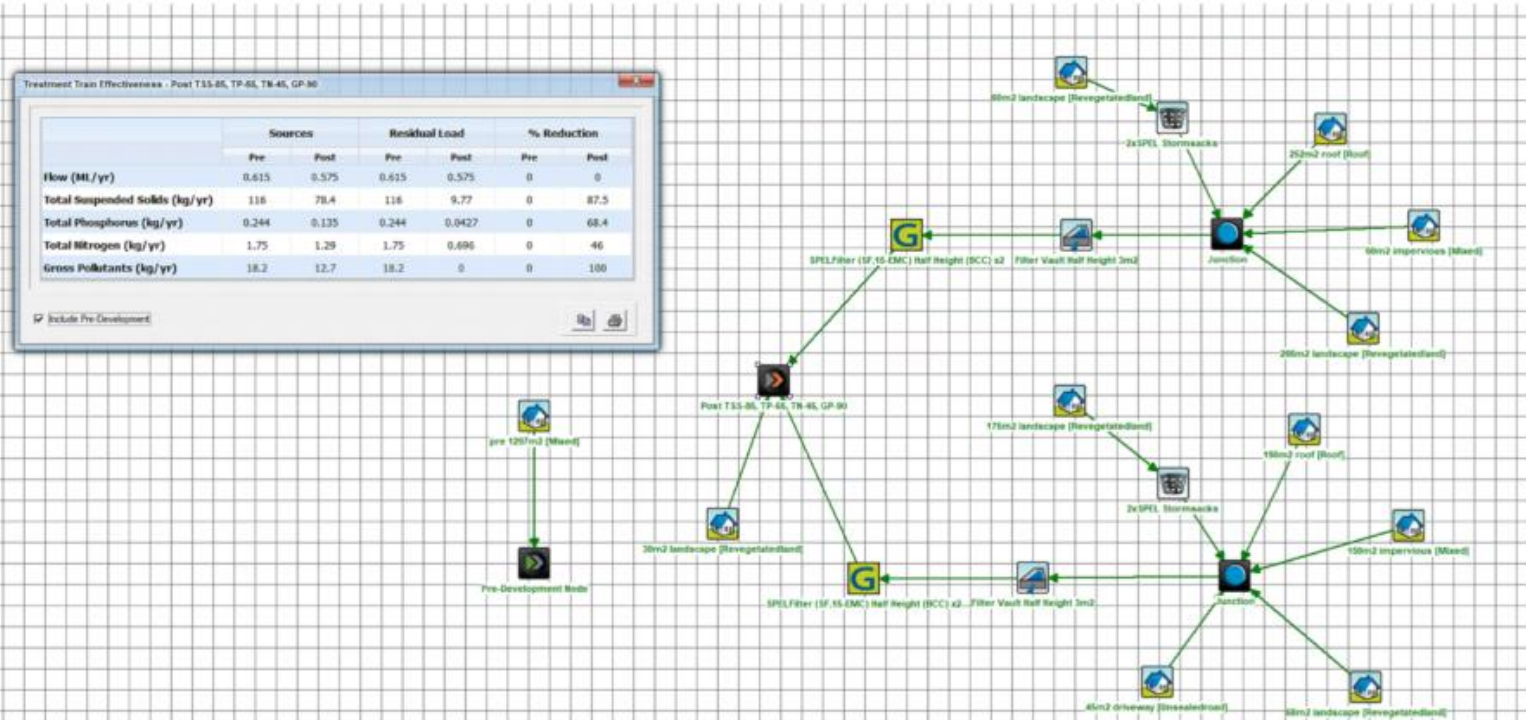
SCALE 1:20



SECTION 1
SCALE 1:20

FOR D.A. CAMDEN COUNCIL

DIAL 1100 BEFORE YOU DIG
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MUSIC MODELLING LAYOUT AND RESULTS

STORMWATER TREATMENT SUMMARY

TOTAL SITE AREA = 1297m²
 "MUSIC" HAS BEEN USED FOR WATER QUALITY TREATMENT ANALYSIS.
 AS PER COUNCIL'S REQUEST PLEASE SEE TREATMENT DESIGN FOR THE DEVELOPMENT SITE. THE CATCHMENT IN MUSIC IS MODELLED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES AND PARAMETERS.

- MUSIC VERSION 6.3
- "DRAFT NEW MUSIC MODELING GUIDELINES" SYDNEY CATCHMENT MANAGEMENT AUTHORITY (AUGUST 2010)
- SF CHAMBER NODE MODELLED WITH 'K' VALUES SET TO 1
- RAINFALL STATION 67035 LIVEERPOOL (WHITLAM), 6 MINUTE TIME STEP 1985 TO 1994
- SYDNEY CATCHMENT MANAGEMENT AUTHORITY (CMA) SOURCE NODE(S) UTILIZING MODIFIED % IMPERVIOUS AREA, RAINFALL THRESHOLD, SOIL PROPERTIES & POLLUTANT CONCENTRATIONS
- NO DRAINAGE ROUTING BETWEEN NODES.

THE SYSTEM HAS BEEN MODELLED TO MEET THE CURRENT CAMDEN COUNCIL DCP TARGET OF:

- TSS 85% REDUCTION
- TP 65% REDUCTION
- TN 44% REDUCTION
- GP 90% REDUCTION

- TREATMENT DEVICES;
 1. 4 x SPEL STORMSACK BASKETS
 2. 4 x SPEL HALF HEIGHT FILTER CARTRIDGE

WSUD SUMMARY

THE PROPOSED STORMWATER QUALITY TREATMENT TRAIN COMPRISES OF 4xSPEL STORMSACK BASKETS AND 4xSPEL HALF HEIGHT FILTER CARTRIDGES TO REMOVE DIFFERENT SOURCE POLLUTANTS. IT IS OUR OPINION THAT IF THESE MEASURES ARE IMPLEMENTED, THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE INTENT OF THE CAMDEN COUNCIL REQUIREMENT. IN ADDITION, THE PROPOSED STORMWATER QUALITY TREATMENT TRAIN SHALL BE MAINTAINED AND SERVICED BY THE OWNERS CORPORATION OF THE PROPOSED DEVELOPMENT AT NO COST TO COUNCIL.

No.	Date	Description
1	18/11/23	FOR D.A.
2	06/10/23	FOR D.A.
3	09/08/23	FOR D.A.
4	08/06/23	FOR D.A.
5	03/12/21	FOR D.A.

EROSION CONTROL NOTES

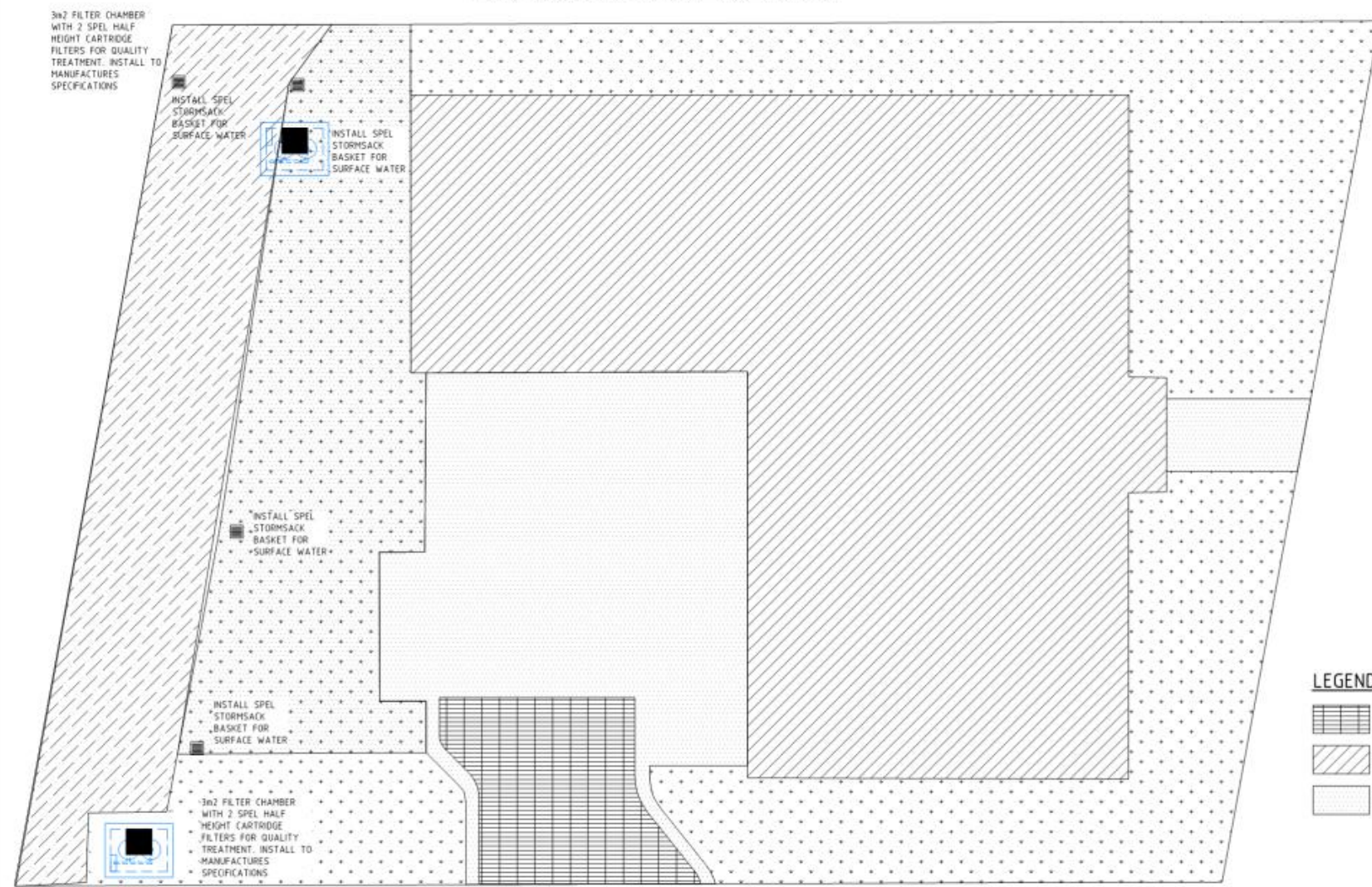
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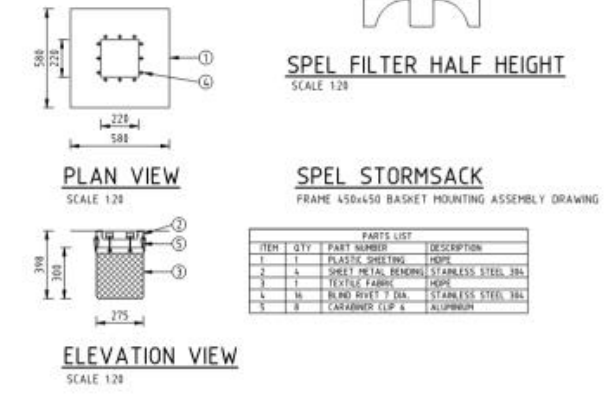
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12. ALL DP'S TO HAVE LEAF GUARDS.
13. ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
14. ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
15. COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
16. ALL WORK SHALL BE IN ACCORDANCE WITH B.C.A. AND A.S.3508.3 2018.
17. EXISTING STORMWATER PIPE LOCATIONS HAVE BEEN ASSUMED. PLUMBER TO INSPECT PRIOR TO WORKS AND UPGRADE PIPES AS NECESSARY.
18. ALL NEW ROOF AREAS WILL BE PROVIDED WITH GUTTERS AND DOWNPIPES COMPLYING WITH THE REQUIREMENTS OF THE BCA, HOUSING PROVISIONS AND AS 3508.3 2018.

SYMBOLS

- F.F.L. FINISHED FLOOR LEVEL
- F.G.L. FINISHED GARAGE LEVEL
- T.K. TOP OF KERB
- + 15.0 FINISHED LEVEL
- + 15.0 EXISTING LEVEL
- S.L. SURFACE LEVEL
- I.L. INVERT LEVEL
- 20 R ROOF CATCHMENT AREA (m²)
- 20 I IMPERVIOUS CATCHMENT AREA (m²)
- 20 L LANDSCAPED CATCHMENT AREA (m²)
- DP Ø100 DOWN PIPE OR EQUIVALENT
- SP SPREADER
- VD VERTICAL DROP
- VR VERTICAL RISER
- RW RAIN WATER HEAD & DOWN PIPE
- C.O.P. CLEAN OUT POINT
- SUMP Ø150 SUMP
- C.C.J.P. CONCRETE COVER JUNCTION PIT
- G.I.P. GRATED INLET PIT 450x450
- 200x1000 GRATED DRAIN WITH 2% BTH SLOPE
- S.W.P. STORMWATER PIPE
- S.S.W.P. SUSPENDED STORMWATER PIPE
- C.S.W.P. CHARGED STORMWATER PIPE
- P.L. PUMP LINE
- Ø100 SUBSOIL PIPE
- S.F. SILT FENCE
- O.F. OVERLAND FLOW



CATCHMENT AREA SITE PLAN SCALE 1:200



- LEGEND**
- DRIVEWAY TO FILTER
 - LANDSCAPE TO FILTER
 - ROOF TO FILTER
 - LANDSCAPE TO SPEL STORMSACK AND FILTER
 - HARD PAVED TO FILTER
 - AREA BYPASSING TREATMENT

FOR D.A. CAMDEN COUNCIL

ARCHITECT
 ARCHIAN ARCHITECTURE

PROJECT
 PROPOSED CHILDCARE CENTRE,
 37 & 37A BROUGHTON ST.,
 CAMDEN NSW 2570.

TITLE
 MUSIC RESULTS

UNITED CONSULTING ENGINEERS PTY LTD
 Civil/Structural Engineers

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Scale: 1:100 U.N.D.
 Date: 18/11/23
 Sheet: 4 of 4

DIAL 1100 BEFORE YOU DIG
 NO SUBSURFACE INVESTIGATION HAS BEEN MADE IT IS YOUR RESPONSIBILITY TO OBTAIN SERVICE DIAGRAMS FROM RELEVANT AUTHORITIES

CLPP02

CLPP02

SUBJECT: DA/2021/1956/1 - CONSTRUCTION OF A 90 ROOM HOTEL / MOTEL AND FUNCTION ROOM DEVELOPMENT WITH CAR PARKING, LANDSCAPING, CIVIL WORKS AND ASSOCIATED WORKS - 12 DIGITARIA DRIVE, GLEDWOOD HILLS

FROM: Manager Statutory Planning

EDMS #: 23/70632

DA Number:	2021/1956/1
Development:	Construction of a 90 room hotel / motel and function room development with car parking, landscaping, civil works and associated works
Estimated Cost of Development:	\$29,723,555
Site Address(es):	12 Digitaria Drive, Gledswood Hills
Applicant:	The Trustee for SAG Developments Trust
Owner(s):	SAG Developments Pty Ltd
Number of Submissions:	Nil
Development Standard Contravention(s):	Clause 4.3 – Height of buildings – Appendix 1 State Environmental Planning Policy (Sydney Region Growth Centres) 2006
Classification:	Nominated Integrated Development
Recommendation:	Approve with conditions.
Panel Referral Criteria:	Sensitive Development and Departure from development standards greater than 10%.
Report Prepared By:	Adam Sampson – Team Leader Development Assessment

PURPOSE OF REPORT

The purpose of this report is to seek the Camden Local Planning Panel’s (the Panel’s) determination of a development application (DA) for the construction of a 90 room hotel/motel and function room development with car parking, landscaping, civil works and associated works at 12 Digitaria Drive, Gledswood Hills.

The Panel is to exercise Council’s consent authority functions for this DA as, pursuant to the Minister for Planning’s Section 9.1 Direction, it is a sensitive development requiring a hotel (general bar) licence under the *Liquor Act, 2007* and it proposes a contravention to the height of buildings development standard that is greater than 10%.

SUMMARY OF RECOMMENDATION

That the Panel determine DA/2021/1956/1 for the construction of a 90 room hotel/motel and function room development with car parking, landscaping, civil works and associated 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 construction of a 90 room hotel/motel and function room development with car parking, landscaping, civil works and associated works at 12 Digitaria Drive, Gledswood Hills.

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

The DA was publicly exhibited for a period of 28 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 28 January to 24 February 2022 and no submissions were received.

The development seeks to contravene the height of buildings development standard prescribed under Clause 4.3 of Appendix 1, State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and the applicant has submitted a Clause 4.6 written request seeking to justify the contravention. The contravention is assessed in detail in this report and is supported by Council staff.

The application seeks a variation to the rear setback requirements stipulated in the Turner Road Precinct Development Control Plan, proposing two vertical brick columns with a nil setback to the eastern property boundary. In addition, the development also proposes a portion of the south-east corner of the building varying from 378mm to 618mm from the eastern rear property boundary adjacent to an internal loading dock. The variation is assessed in detail in this report and is supported by Council staff.

The application is Nominated Integrated Development and Integrated Development, with the Development Application issued a Bush Fire Safety Authority by the New South Wales Rural Fire Service as the proposed use as hotel is considered a ‘*special fire protection purpose*’ under Section 100B(6) of the *Rural Fires Act, 1997*. In addition, due to the significant excavation proposed for the basement works and the discovery of ground water at these depths, a water access licence for dewatering will be required for the development. General terms of approval have been granted, requiring the water access licence to be obtained before the commencement of any work or activity.

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

KEY PLANNING CONTROL VARIATIONS

Control	Proposed	Variation
Height of Building – 15m (maximum)	17.8m	2.8m / 18.6%
Rear setback – 2m minimum	0m (at the closet point)	2m / 100%

AERIAL PHOTO



THE SITE

The site is commonly known as 12 Digitaria Drive, Gledswood Hills and is legally described as Lot 4 in DP 1262720. The site has an overall area of 3,530m² and a frontage to an adjoining riparian corridor to the east but with no direct road frontage. Access to the site is obtained via a private road that links Gregory Hills Drive to Digitaria Drive and directly adjoins the site to the west. A right of carriageway over this road enables access over and through adjoining Lot 2 DP1262720.

The site is irregular in shape, with a curved western property boundary. No structures or vegetation exist on the site.

To the north of the site is South Creek and the residential suburb of Gledswood Hills. To the east is the residential suburb of Gregory Hills. To the south is developing business development and the Smeaton Grange industrial estate. To the west is business development, Camden Valley Way and the Harrington Grove and Catherine Park residential estates.

The surrounding area is characterised by developed and developing business development land containing a mix of land uses including bulky goods premises, retail premises and child care centres to the south and west. Developed and developing residential land characterised by single detached dwellings lies to the east.

The development site is located within the Turner Road Precinct of the South West Growth Centre.

CLPP02

The site is subject to a Concept Approval (DA/2017/45/1) for a mixed-use development, which was granted by the Sydney Western City Planning Panel on 19 December 2017, (which has since been modified on several occasions). The original consent granted approval for a concept development application for a mixed use development containing 18 bulky goods premises, nine business premises, five food and drink premises, six recreation facilities (indoor), two hotels, a cinema, subdivision and associated site works.

As part of the concept approval, final/detailed consent was granted for the construction and use of 18 bulky goods premises, seven business premises, four food and drink premises, six recreation facilities (indoor) and a six-screen cinema. Furthermore, under the consent concept approval was granted for business premises numbered 3 and 4, a food and drink premises adjoining business premises numbered 4 and two hotels. The current application for a hotel is a detailed development application for one of the hotels originally granted consent within the concept approval.

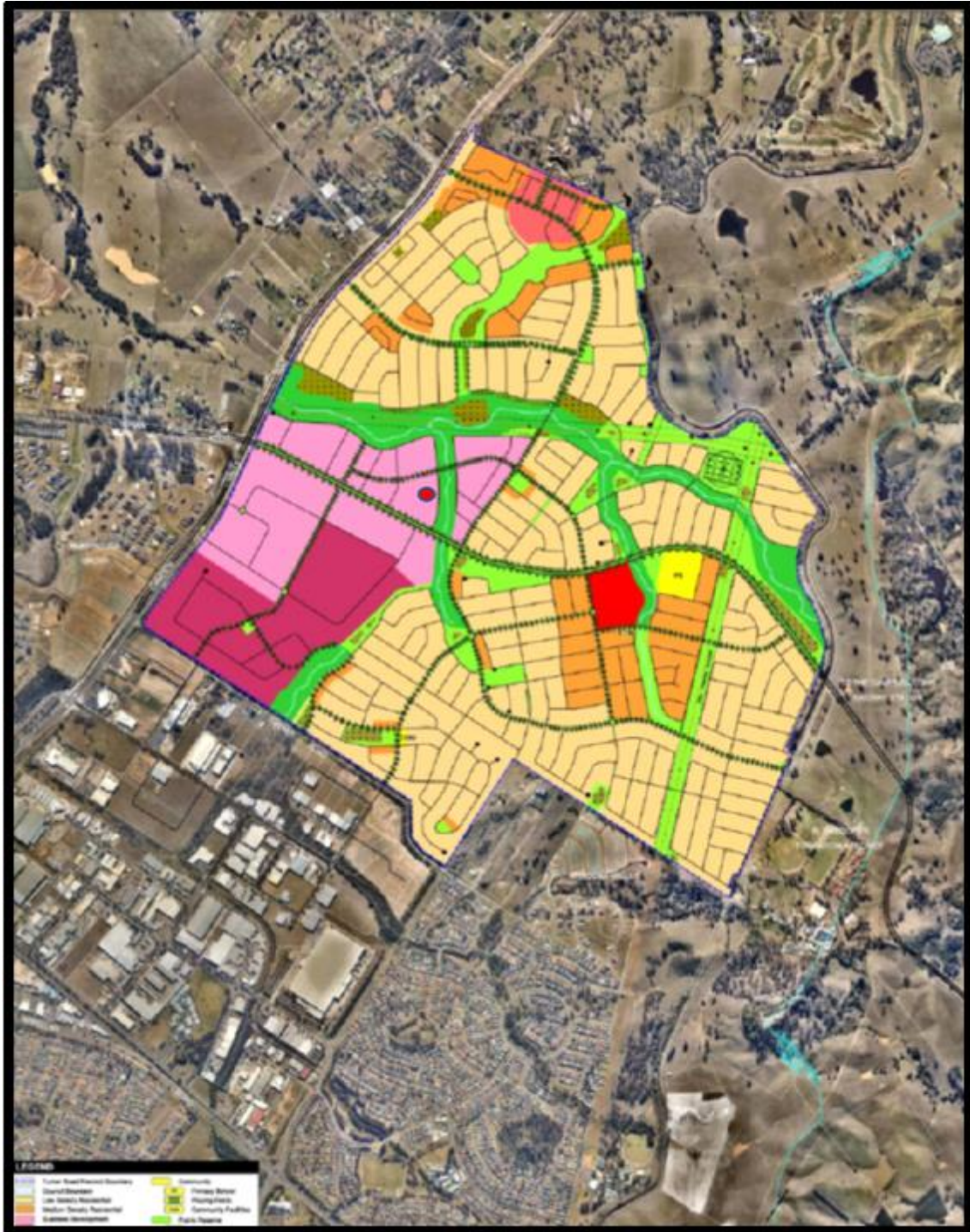
Council staff have recently approved a Section 4.55(1a) Modification Application that sought to modify the concept approval to ensure the building footprint and building envelope of the hotel was consistent with the development plans lodged for the hotel as part of the subject DA. Pursuant to Section 4.24 of the *Environmental Planning and Assessment Act, 1979*, the proposed hotel development is not inconsistent with the consent for the concept proposals for development of the site under DA/2017/45/1.



Image 1 – Concept Approval layout (Lot 4 being subject development site)

CLPP02

AREA MASTER PLAN



Note – Subject site indicated with red dot

HISTORY

Date	Development
19 December 2017	Development consent granted for a Concept development application for a mixed-use development containing 18 bulky goods premises, nine business premises, five food and drink premises, six recreation facilities (indoor), two hotels, a cinema, subdivision and associated site works.
1 August 2018	Section 4.55(1A) Modified development consent issued – Modification to allow the issue of a subdivision certificate prior to the completion of the overall development.
25 September 2018	Section 4.55(1A) Modified development consent issued - Modification to allow the early construction and interim operation of two approved driveways.
23 November 2018	Section 4.55(1A) Modified development consent issued - Modification to the approved subdivision layout, reduction in the size of the south west basement carpark and modification of the basement extent, internal layout modifications, including a designated loading bay at the frontage of unit 10, additional at grade parking of 5 spaces adjacent to building 4 and the layout of the main basement carpark amended and extended to provide for an additional 56 spaces, floor area of unit 5A, 5B, 31 and 32 modified (ground floor), inclusion of a fire tunnel through unit 5A (ground floor), unit 35 floor area modified (1 st floor plan), unit 37 floor area modified (2 nd floor plan) and unit 38 deleted (3 rd floor plan).
21 February 2020	Section 4.55(1A) Modified development consent issued - Section 4.55 modification to an approved mixed-use development to amend the built form and layout, car parking arrangements, stormwater drainage details and related adjustments to easements and restrictions to enable each lot to be developed independently.
14 January 2021	Section 4.55(1A) Modified development consent issued - Section 4.55 modification to approved concept plan for a mixed-use development to modify the subdivision layout of lot 1 into two separate lots, modify the building envelope of the business premise at the north of lot 1 to a single storey child care centre with at grade car parking and amendment to the approved road layout.
23 June 2021	Section 4.55(1A) Modified development consent issued - Section 4.55 modification to an approved concept plan approval for a mixed-use development to modify the building envelope of the leisure centre on Lot 3 for use as a centre based child care centre for 112 children and at-grade car parking, and business premises and food and drink premises with basement care parking and associated subdivision
4 January 2022	Section 4.55(1A) Modified development consent issued - Section 4.55 modification to an approved concept plan for a mixed-use

	development to amend the built form on Lot 5 from a four storey business premises to two single storey food and drink premises with at grade car parking
17 February 2022	Section 4.55(1A) Modified development consent issued - Section 4.55 modification to an approved concept plan for a mixed-use development to reference Lot 8442 as a residue lot and permit the servicing of the lot as part of the later built form proposal
9 June 2022	Section 4.55(1A) Modified development consent issued - Section 4.55(1A) modification to an approved Concept Plan for a mixed-use development to amend the layout and design of the centre based child care Centre on Lot 3 amending the number of maximum children from 112 to 119 and deletion of the retail food and drink premises.
22 July 2022	Section 4.55(1A) Modified development consent issued – Section 4.55 Modification to an approved concept approval for a mixed-use development to amend the approved stormwater drainage design as it relates to Lot 8441.

THE PROPOSAL

D/2021/1956/1 seeks approval to construct a 90 room hotel/motel and function room development with car parking, landscaping, civil works and associated works.

Specifically, the development involves:

- Construction of four levels of basement parking creating 306 car spaces, including two lower-level function rooms and pre-function lobby space and a commercial kitchen;
- Construction of an infinity edge swimming pool and pool bar;
- Construction of a lobby area, restaurant, function room, gym, bar/lounge area and back of house and loading area upon the ground level,
- Construction of a hotel building four storeys in height, providing 90 hotel rooms in an array of room sizes.
- Associated works, including plant and machinery located on the rooftop, consolidated and centralized and screened by metal screens.
- The restaurant / bar and lounge room and function room 1 on the ground floor are proposed to operate Monday to Sunday 7am to 12.00 midnight, with the pool bar proposed to operate Monday to Sunday 1pm to 9pm.

The estimated cost of the development is \$29,723,555.

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 (Sydney Region Growth Centres) 2006;
- State Environmental Planning Policy No. 55 – Remediation of land; and
- State Environmental Planning Policy (Biodiversity and Conservation) 2021.

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

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

Site Zoning

The site is zoned B5 – Business Development pursuant to Appendix 1, Clause 2.2 of the Growth SEPP.

Land Use/Development Definitions

The development is characterised as a 'hotel' by the Growth SEPP.

Permissibility

The development is permitted with consent in the B5 Business Development zone pursuant to the land use table in Appendix 1 of the Growth SEPP.

Planning Controls

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

Proposed Contravention

The applicant proposes a contravention to the height of buildings development standard that applies to the site.

The development standard limits buildings to a maximum height of 15m above natural ground level where sites have direct frontage to land zoned RE1 Public Recreation or RE2 Private Recreation. The development has direct frontage to the east to land zoned RE2 – Private Recreation and proposes a building height of 17.8 metres at the highest point (measured from the rooftop plant zone and lift overruns). Generally, the development is 15 metres in height with the additional height limited to the plant and

machinery and associated screening on the rooftop level to shield the plant from public view.

Contravention Assessment

Pursuant to Appendix 1, Clause 4.6(3) of the SEPP, the applicant has submitted a written request that seeks to justify the contravention of the development standard.

In summary, the applicant's written request provides for the following justification for the contravention:

- *The proposal is for a 4 storey hotel with basement car parking. The site is located within a business park and is a minimum of 170 metres from the nearest residential land use. It also adjoins the riparian corridor located in the RE2 zone. The proposed development's bulk and scale would not affect solar access to the living areas or private open space of any dwellings in the precinct. The shadow diagrams demonstrate that there will not be significant overshadowing impacts upon adjoining development, noting that lands to the south are currently identified for carparking under Concept Approval (DA2017/45) and a subsequent DA has been lodged, and under assessment, for car parking and under assessment for two fast food premises (DA/2021/1255/1), and the riparian corridor is directly to the east. There will be some overshadowing of the riparian corridor however this will be limited to late afternoons on the Winter solstice.*
- *The curved and articulated design of the hotel responds well to its context and the precinct planning controls. The bulk and scale of the development is compatible with the planned surrounding business development land uses and the private recreation zone. Given the setback from the façade and screening for the lift and plant rooms this means that the minor height variations will have little or no impact on the amenity of adjoining development.*
- *The exceedance to the height standard is generally limited to the lift and plant overrun and associated screening implemented at the roof level. As demonstrated at the shadow diagrams, the expected overshadowing of the proposed hotel is relatively minor in relation to the overall scale of the riparian corridor and will be for 3 hours or less on the winter solstice.*

The minor height variation above the 15 metre height control for the screened lift and plant rooms, however would only contribute a minor degree to the overshadowing impact on the riparian corridor. Figure 7 indicates a scenario projecting the overshadowing if the lift and plant overrun and screening were removed from the architectural plans. When compared to Figure 6 above, it is clear that the impacts are negligible given the position of these features, and therefore strict compliance with the height of buildings standard would not reduce overshadowing.

The scale of the hotel as a form of commercial development is therefore suitable given the context of the site and appropriate mitigation measures.

- *As demonstrated in the Access Report undertaken by BCA Access, the need to provide equitable access to all Sole Occupancy Units (SOUs) in a class 3 building (hotel) is a lawful requirement as per part D3.1 – Access for people with a Disability under the Building Code of Australia 2019. The exceedance is partly*

a result of the lift overrun and is an unavoidable result of this feature. Strict compliance with the maximum height standard in relation to the proposed structure would not be able to comply with this requirement, and a lack of a lift would be a highly undesirable outcome. Furthermore, the proposed plant equipment is vital to the function and intended use of the building as a hotel and its patrons, where energy efficiency and thermal comfort are of key importance. It is also undesirable for the plant rooms to be located on the hotels lower levels given the potential impacts on the patron's amenity in terms of noise and vibration.

- *As demonstrated in the architectural plans, the location and context of the site means that there will be minimal impacts to surrounding properties. There are no significant views affecting the site. The shadow diagrams indicate that overshadowing impacts will be limited to the riparian corridor and to future development to the south of the site, which is currently under assessment by Council as two fast food outlets (food and drink premises) and associated hardstand car parking. There will not be any impacts to any private open space or living areas of any dwellings given that the nearest land uses are located at least 170 metres from the site. Screening has been employed as directed by the Turner Road Precinct DCP to shield the lift overrun and plant equipment, ensuring that there will be no negative visual impacts when viewed from the public domain.*

While technically non-compliant with the development standard, the proposal will result in a similar height to other developments in the area, given that a range of uses have been approved for 3 to 4 storey heights in the business park. The hotel is designed to be consistent with the planned character of the area while also presenting as a unique and inviting structure with good amenity including raised ceilings that are suitable for uses including function and hotel rooms. As discussed above, the amenity, natural light and viability of the hotel would be compromised if strict adherence to the height standard was required.

- *The proposed hotel and function rooms will further increase the diversity of employment, recreation and employment opportunities in the GHCP. This will complement other uses including the medical precinct, light industrial and entertainment uses. The proposal provides a range of room sizes and will positively contribute to the need for hotel accommodation in the Camden LGA and South West Growth Area. The proposal is of an appropriate scale and is well suited to the B5 Zoning of the area.*

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

Council Staff Assessment

Pursuant to Appendix 1, Section 4.6(4) of the Sydney Region Growth Centres SEPP, Council staff are satisfied that:

- the applicant's written request has adequately addressed the matters required to be demonstrated by Appendix 2, Section 4.6(3) of the Sydney Region Growth Centres SEPP; and
- the development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zones in which the development is proposed to be carried out.

The development standard contravention is supported for the following reasons:

- the development is consistent with the objectives of the development standard:
 - (a) *To preserve the amenity of adjoining development in terms of solar access to dwellings, private open space and bulk and scale.*

The amenity of adjoining development, including solar access to dwellings, private open space and bulk and scale will be preserved, noting that the development is a considerable distance from residential land to the east. The development is not located in the immediate vicinity of any dwellings, will not impact upon any private open spaces and is considered to present a bulk and scale that compares favourably to surrounding approved developments.

- (b) *To provide for a range of residential building heights in appropriate locations that provide a high quality urban form.*

This objective is not relevant as no residential buildings are proposed.

- (c) *To facilitate higher density neighbourhood and town centres while minimising impacts on adjacent residential areas.*

The development will facilitate a higher density neighbourhood and town centre environment that is spatially well separated from all residential areas.

- (d) *To provide appropriate height controls for commercial and industrial development.*

The proposal comprises a commercial development of an appropriate height having regard to the aforementioned lack of impact in respect to overshadowing & visual privacy and provides an acceptable bulk and scale. The scale of the hotel building is considered suitable and comparative in height (or lower) than other buildings approved within the immediate locality.

To the north-east of the site on the opposing (eastern) side of the riparian corridor at the corner of Digitaria Drive and The Hermitage Way, development consent has been granted to a State Significant Development (Camden Medical Campus SSD 7387), with an approved maximum building height of 26.6 metres (6 storeys). Adjacent to this SSD approval a 16.05 metre high mixed use development, comprising a private hospital, has been approved at the corner of The Hermitage Way and Gledswood Hills Drive. More recently on 1 December 2022, the Sydney Western City Planning Panel approved a mixed use commercial development at 14 Holborn Circuit (approximately 470 metres to the west) with building heights ranging from two to six storeys (with a maximum building height of 24.5 metres).

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

B5 Business Development

1. *To enable a mix of business and warehouse uses and specialised retail uses that require a large floor area, in locations that are close to, and that support the viability of, centres.*

The development will provide additional hotel and function rooms which are currently lacking in the Local Government Area and will increase the diversity of employment options, recreation, leisure and business opportunities, whilst complementing existing uses within the precinct.

The site is in close proximity to identified centres in the Turner Road Precinct, being the Gregory Hills neighbourhood centre to the east and the Entertainment Precinct to the north. The proposed development introduces a use that does not impact upon the viability of those centres, but rather strengthens it by creating hotel accommodation to allow guests to stay in the Local Government Area and in the immediate Turner Road Precinct and function room space to allow for the holding of corporate and private events.

2. *To provide for a wide range of employment generating development.*

The development will facilitate employment within the hospitality field, with the development requiring bar and restaurant staff, cleaners, catering staff, corporate event and function facilitators.

3. *To provide for a mix of ancillary uses to support the primary function of providing employment generating development.*

The development provides for hotel accommodation that is currently lacking in the Camden Local Government Area and provides ancillary recreation and function room space to enable corporate and private events to be held on site. These activities support nearby businesses through the need to train staff, acquiring food, materials and other supplies, technological support and equipment and servicing, maintenance and trade assistance associated with the upkeep of the hotel.

4. *To maintain the economic strength of centres by limiting the retailing of food, clothing and convenience shopping.*

The development does not include the retailing of any food, clothing or convenience shopping and does not propose any 'retail premises' land uses.

5. *To provide for a range of uses, including recreational uses and function centres, that complement other permissible employment generating land uses within the zone.*

The proposed development facilitates a range of uses on site, including hotel accommodation, an infinity swimming pool and pool bar area for the recreation of hotel guests and several function rooms to allow corporate and private events to be held. The use is considered to complement other uses within the precinct as it will allow guests to stay in the Local Government Area and in the immediate Turner Road Precinct and thus enabling further interaction with other businesses within the precinct.

It is noted that the Panel may assume the concurrence of the Secretary pursuant to Planning Circular PS 20-002.

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

State Environmental Planning Policy No. 55 – Remediation of land

The SEPP requires the consent authority to be satisfied that the site is suitable for its intended use (in terms of contamination) prior to granting consent.

Contamination assessment (Phase 2 Contamination Assessment) was undertaken at the parent subdivision stage, with no Areas of Environmental Concern or stockpile locations evident on the subject site. Accordingly, the site is considered suitable for the proposed use as a hotel.

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

The Biodiversity and Conservation SEPP aims to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

The development is consistent with the aim of the Biodiversity and Conservation SEPP and all of its planning controls. There will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the development. Appropriate erosion, sediment and water pollution control measures have been proposed as part of the development.

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

Draft Environment State Environmental Planning Policy (Draft Environment SEPP)

The development is consistent with the Draft Environment SEPP in that there will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of it.

Draft Remediation of Land State Environmental Planning Policy (Draft Remediation of Land SEPP)

The development is consistent with the Draft Remediation of Land SEPP in that it is consistent with State Environmental Planning Policy No. 55 – Remediation of land.

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

Turner Road Development Control Plan 2007 (Turner Road DCP)

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

Proposed Variation - Rear Setback

Part B B3 – Controls for the Turner Road Employment Area specify that development of land adjoining riparian corridors or open space land shall have a minimum setback to the boundary of the riparian corridor or open space land of 2m.

The vast majority of the development is setback at least 2 metres from the eastern adjoining riparian corridor with the midpoint of the bow of the curved eastern elevation setback approximately 12 metres. The development proposes two point encroachments with a nil setback from brick columns that extend from the ground floor to the first floor which contain stair access. In addition, a portion of the south-east corner of the development along the ground floor is setback 378mm to 618mm for a span of 25 metres. This span of wall adjoins the internal loading dock.

The applicant has provided the following reasons in support of the proposed variation:

“The structure has been generally setback 2 metres from boundary fronting the riparian corridor, although has been built to the boundary to accommodate access stairs to the east and services at the south east of the site. Adequate space towards the riparian corridor is maintained by an access path and the clear delineation between public and private space.

This general arrangement has been conceptually approved by Council modified under Modification No. 2017/45/5 and adequate space has been provided for public access through an easement for public access that is 8.5 metres wide.

The upper levels have been articulated and set back within a curved form so as to prevent the appearance of any long unbroken walls and will present as visually interesting and distinctive while also maintaining dark tones through brick at the base level and lighter tones from metal panelling and glass at the upper levels.”

The proposed variations to the rear setback are considered appropriate in this instance, with the brick columns considered minor point encroachments and which assist in supporting and framing either side of the first floor infinity pool. In respect to the span of wall at the south-east corner of the building, consideration of this variation was made within the assessment of the Section 4.55(1A) for the concept approval subject to DA/2017/45/5, which granted consent to an amended building envelope for the hotel and approved a span of wall along the adjoining eastern property boundary.

The interface of the south-east corner of the development adjoining internal service areas (loading dock) is considered appropriate, proposing a blank wall finished in dark brown bricks in a patterned ‘hit and miss’ configuration with adjoining landscape planters to create a green wall.



Image 2 – Approved ground floor / envelope of the hotel subject to DA/2017/45/5.

Consequently, it is recommended that the Panel support this proposed variation to the Turner Road DCP.

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

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

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

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

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

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

Social Impacts

A Social Impact Assessment has been made of the development, analysing several potential social impacts of the development and factors contributing including access and connectivity, community cohesion, local amenity, community health and wellbeing, decision making, safety, local population and culture, economy and employment.

The Social Impact Assessment has identified several mitigation measures to minimise negative impacts and maximise positive impacts to improve the operation of the new hotel, which includes operating hours, last drinks protocol etc. These mitigation measures form part of the recommended conditions of consent. In addition, the Social Impact Assessment identifies that the site is a substantial distance from sensitive residential receivers and is not generally expected to serve patrons other than hotel guests or function attendees.

Consideration of the proposal has been made by Council's Community Planning and Development Branch, as well as the Camden Local Area Command of the NSW Police, who raised no objections to the proposed development.

Whilst development consent is recommended for the construction of the hotel, the proprietor of the hotel will need to obtain separate liquor licences / hotel (general bar) from the Liquor and Gaming NSW.

(c) the suitability of the site for the development

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

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

The DA was publicly exhibited for a period of 28 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 28th January to 24th February 2022 and no submissions were received.

(e) the public interest

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

EXTERNAL REFERRALS

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

External Referral	Response
Water NSW	General Terms of Approval granted subject to conditions.
NSW Rural Fire Service	General Terms of Approval granted, with a bushfire safety authority issued subject to conditions.
Camden Police	A Safer by Design Evaluation was conducted by Camden Police who suggested recommendations for the development to adopt to improve surveillance, access control, territorial re-enforcement and space/activity management.

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

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

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

RECOMMENDED

That the Panel:

- i. **Support the applicant’s written request lodged pursuant to Appendix 1, Section 4.6(3) of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to the contravention of the height of buildings development standard in Section 4.3 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006, and**
- ii. **approve DA/2021/1956/1 for the construction of a 90 room hotel/motel and function room development with car parking, landscaping, civil works and associated works at 12 Digitaria Drive, Gledswood Hills, subject to the conditions attached to this report for the following reasons:**
 - 1. The Panel has considered the written request to contravene State Environmental Planning Policy (Sydney Region Growth Centres) 2006 in relation to the height of buildings development standard. The Panel considers that the written request from the applicant adequately demonstrates that compliance with the development standard in Section 4.3 of (Sydney Region Growth Centres) 2006 is unreasonable and unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard. The Panel is also satisfied that the development will be in the public interest because it is consistent with the objectives of the development standard in Section 4.3 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and the objectives for development within the B5 Business Development zone.
 - 2. The development is consistent with the objectives and controls of the applicable environmental planning instruments, being State Environmental Planning Policy

(Sydney Region Growth Centres) 2006; State Environmental Planning Policy No. 55 – Remediation of land; and State Environmental Planning Policy (Biodiversity and Conservation) 2021.

3. The development is consistent with the objectives of the Turner Road Precinct Development Control Plan.
4. The development is of an appropriate scale and form for the site and the character of the locality.
5. Subject to the recommended conditions, the development is unlikely to have any unreasonable adverse impacts on the natural or built environment.
6. For the above reasons, the development is a suitable use of the site and its approval is in the public interest.

ATTACHMENTS

1. Recommended Conditions
2. Growth SEPP Assessment Table
3. Turner Road Precinct DCP Assessment Table
4. Clause 4.6 Written Request
5. Architectural Plans
6. Landscape 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 shall be complied with prior to, during, and at the completion of the development.

The general terms of approval/requirements are:

Water NSW, IDAS1143720, dated 17 August 2022

GT0115-00001 Groundwater must only be pumped or extracted for the purpose of temporary construction dewatering at the site identified in the development application. For clarity, the purpose for which this approval is granted is only for dewatering that is required for the construction phase of the development and not for any dewatering that is required once construction is completed.

GT0116-00001 Before any construction certificate is issued for any excavation under the development consent, the applicant must: 1. apply to WaterNSW for, and obtain, an approval under the Water Management Act 2000 or Water Act 1912, for any water supply works required by the development; and 2. notify WaterNSW of the programme for the dewatering activity to include the commencement and proposed completion date of the dewatering activity Advisory Note: 3. An approval under the Water Management Act 2000 is required to construct and/or install the water supply works. For the avoidance of doubt, these General Terms of Approval do not represent any authorisation for the take of groundwater, nor do they constitute the grant or the indication of an intention to grant, any required Water Access Licence (WAL). A WAL is required to lawfully take more than 3ML of water per water year as part of the dewatering activity. 4. A water use approval may also be required, unless the use of the water is for a purpose for which a development consent is in force.

GT0117-00001 A water access licence, for the relevant water source, must be obtained prior to extracting more than 3ML per water year of water as part of the construction dewatering activity. Advisory Notes: 1. This approval is not a water access licence. 2. A water year commences on 1 July each year. 3. This approval may contain an extraction limit which may also restrict the ability to take more than 3ML per water year without further information being provided to WaterNSW. 4. Note that certain water sources may be exempted from this requirement - see paragraph 17A, Schedule 4 of the Water Management (General) Regulation 2018.

GT0118-00001 If no water access licence is obtained for the first 3ML / year (or less) of water extracted, then, in accordance with clause 21(6), Water Management (General) Regulation 2018, the applicant must: (a) record water taken for which the exemption is claimed, and (b) record the take of water not later than 24 hours after water is taken, and (c) make the record on WAL exemption form located on WaterNSW website "Record of groundwater take under exemption", and (d) keep the record for a period of 5 years, and (e) give the record to WaterNSW either via email to Customer.Helpdesk@waternsw.com.au or post completed forms to - PO Box 398 Parramatta NSW 2124 (i) not later than 28 days after the end of the water year (being 30 June) in which the water was taken, or (ii) if WaterNSW directs the person in writing to give the record to WaterNSW on an earlier date, by that date.

GT0119-00001 All extracted groundwater must be discharged from the site in accordance with Council requirements for stormwater drainage or in accordance with any applicable trade waste agreement.

GT0120-00001 The design and construction of the building must prevent: (a) any take of groundwater, following the grant of an occupation certificate (and completion of construction of development), by making any below-ground levels that may be impacted by any water table fully watertight for the anticipated life of the building. Waterproofing of below-ground levels must be sufficiently extensive to incorporate adequate provision for unforeseen high water table elevations to prevent potential future inundation; (b) obstruction to groundwater flow, by using sufficient permanent drainage beneath and around the outside of the watertight structure to ensure that any groundwater mounding shall not be greater than 10% above the pre-development level; and (c) any elevated water table from rising to within 1.0 m below the natural ground surface.

GT0121-00001 Construction phase monitoring bore requirements GTA: a) A minimum of three monitoring bore locations are required at or around the subject property, unless otherwise agreed by WaterNSW. b) The location and number of proposed monitoring bores must be submitted for approval, to WaterNSW with the water supply work application. c) The monitoring bores must be installed and maintained as required by the water supply work approval. d) The monitoring bores must be protected from construction damage.

GT0122-00001 Construction Phase Monitoring programme and content: a) A monitoring programme must be submitted, for approval, to WaterNSW with the water supply work application. The monitoring programme must, unless agreed otherwise in writing by WaterNSW, include matters set out in any Guide published by the NSW Department of Planning Industry and Environment in relation to groundwater investigations and monitoring. Where no Guide is current or published, the monitoring programme must include the following (unless otherwise agreed in writing by WaterNSW): i. Pre-application measurement requirements: The results of groundwater measurements on or around the site, with a minimum of 3 bore locations, over a minimum period of 3 months in the six months prior to the submission of the approval to WaterNSW. ii. Field measurements: Include provision for testing electrical conductivity; temperature; pH; redox potential and standing water level of the groundwater; iii. Water quality: Include a programme for water quality testing which includes testing for those analytes as required by WaterNSW; iv. QA: Include details of quality assurance and control v. Lab assurance: Include a requirement for the testing by National Association of Testing Authorities accredited laboratories. b) The applicant must comply with the monitoring programme as approved by WaterNSW for the duration of the water supply work approval (Approved Monitoring Programme)

GT0123-00001 (a) Prior to the issuing of the occupation certificate, and following the completion of the dewatering activity, and any monitoring required under the Approved Monitoring Programme, the applicant must submit a completion report to WaterNSW. (b) The completion report must, unless agreed otherwise in writing by WaterNSW, include matters set out in any guideline published by the NSW Department of Planning Industry and Environment in relation to groundwater investigations and monitoring. Where no guideline is current or published, the completion report must include the following (unless otherwise agreed in writing by WaterNSW): 1) All results from the Approved Monitoring Programme; and 2) Any other information required on the WaterNSW completion report form as updated from time to time on the WaterNSW website. c) The completion report must be submitted using "Completion Report for

Dewatering work form" located on WaterNSW website
www.waternsw.com.au/customer-service/water-licensing/dewatering

GT0150-00001 The extraction limit shall be set at a total of 3ML per water year (being from 1 July to 30 June). The applicant may apply to WaterNSW to increase the extraction limit under this condition. Any application to increase the extraction limit must be in writing and provide all information required for a hydrogeological assessment. Advisory note: Any application to increase the extraction limit should include the following: - Groundwater investigation report describing the groundwater conditions beneath and around the site and subsurface conceptualisation - Survey plan showing ground surface elevation across the site - Architectural drawings showing basement dimensions - Environmental site assessment report for any sites containing contaminated soil or groundwater (apart from acid sulphate soils (ASS)) - Laboratory test results for soil sampling testing for ASS - If ASS, details of proposed management and treatment of soil and groundwater. Testing and management should align with the NSW Acid Sulphate Soil Manual

GT0151-00001 Any dewatering activity approved under this approval shall cease after a period of two (2) years from the date of this approval, unless otherwise agreed in writing by WaterNSW (Term of the dewatering approval). Advisory note: an extension of this approval may be applied for within 6 months of the expiry of Term.

GT0152-00001 This approval must be surrendered after compliance with all conditions of this approval, and prior to the expiry of the Term of the dewatering approval, in condition GT0151-00001. Advisory note: an extension of this approval may be applied for within 6 months of the expiry of Term.

GT0155-00001 The following construction phase monitoring requirements apply (Works Approval): a. The monitoring bores must be installed in accordance with the number and location shown, as modified by this approval, unless otherwise agreed in writing with WaterNSW. b. The applicant must comply with the monitoring programme as amended by this approval (Approved Monitoring Programme). c. The applicant must submit all results from the Approved Monitoring Programme, to WaterNSW, as part of the Completion Report.

NSW Rural Fire Service, DA20220119000554-Original-1, dated 11 March 2022

Asset Protection Zones

1. From the start of building works, and in perpetuity to ensure ongoing protection from the impact of bush fires, the entire property must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*. When establishing and maintaining an IPA the following requirements apply:
 - tree canopy cover should be less than 15% at maturity;
 - trees at maturity should not touch or overhang the building;
 - lower limbs should be removed up to a height of 2 metres above the ground;
 - tree canopies should be separated by 2 to 5 metres;
 - preference should be given to smooth barked and evergreen trees;
 - large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
 - shrubs should not be located under trees;
 - shrubs should not form more than 10% ground cover;

- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
- grass should be kept mown (as a guide grass should be kept to no more than 100 mm in height); and
- leaves and vegetation debris should be removed.

Water and Utility Services

2. The provision of water, electricity and gas must comply with the following in accordance with Table 6.8c of *Planning for Bush Fire Protection 2019*:
 - reticulated water is to be provided to the development where available;
 - fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005;
 - hydrants are not located within any road carriageway;
 - reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
 - fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005;
 - all above-ground water service pipes are metal, including and up to any taps;
 - where practicable, electrical transmission lines are underground;
 - where overhead, electrical transmission lines are proposed as follows:
 - (a) lines are installed with short pole spacing (30 metres), unless crossing gullies, gorges or riparian areas; and
 - (b) no part of a tree is closer to a power line than the distance set out in accordance with the specifications in *ISSC3 Guideline for Managing Vegetation Near Power Lines*.
 - reticulated or bottled gas is installed and maintained in accordance with *AS/NZS 1596:2014 - The storage and handling of LP Gas*, the requirements of relevant authorities, and metal piping is used.

Landscaping Assessment

3. Landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*. In this regard, the following principles are to be incorporated:
 - A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
 - Planting is limited in the immediate vicinity of the building;
 - Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
 - Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do not touch or overhang buildings;
 - Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
 - Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
 - Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
 - Avoid climbing species to walls and pergolas;

- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
- Low flammability vegetation species are used.

Emergency and Evacuation Planning Assessment

4. A Bush Fire Emergency Management and Evacuation Plan must be prepared and be consistent with the NSW RFS document: *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*. The Bush Fire Emergency Management and Evacuation Plan should include planning for the early relocation of occupants.

Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.

- (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
DA003 Rev C	Site Plan	DKO	26/09/22
DA100 Rev B	Basement 5 Floor Plan	DKO	23/05/22
DA101 Rev B	Basement 4 Floor Plan	DKO	23/05/22
DA102 Rev B	Basement 3 Floor Plan	DKO	23/05/22
DA103 Rev B	Basement 2 Floor Plan	DKO	23/05/22
DA104 Rev B	Basement 1 Floor Plan	DKO	23/05/22
DA105 Rev C	Ground Floor Plan	DKO	26/09/22
DA106 Rev C	Level 1 Floor Plan	DKO	26/09/22
DA107 Rev C	Level 2 Floor Plan	DKO	26/09/22
DA108 Rev C	Level 3 Floor Plan	DKO	26/09/22
DA109 Rev C	Level 4 Roof Plan	DKO	26/09/22
DA200 Rev C	Elevations – North & South	DKO	26/09/22
DA201 Rev C	Elevations – East & West	DKO	26/09/22
DA202 Rev C	Section AA	DKO	26/09/22
DA203 Rev C	Section BB	DKO	26/09/22
DA205 Rev C	Materials & Finishes	DKO	26/09/22
020 Rev C	Stormwater drainage plan	Indesco	25/11/2022

	ground floor Sheet 1 of 2		
021 Rev B	Stormwater drainage plan ground floor Sheet 2 of 2	Indesco	7/6/2022
050 Rev C	Stormwater drainage catchment plan (post development)	Indesco	25/11/2022
051 Rev B	Stormwater drainage catchment plan (stormwater quality and music result)	Indesco	7/06/2022
070 Rev C	Stormwater drainage on-site detention and WSUD details	Indesco	25/11/2022
071 Rev A	Stormwater drainage ocean guard stormfilter details	Indesco	7/06/2022
080 Rev D	Sediment and erosion control plan	Indesco	25/11/2022
081 Rev B	Sediment and erosion control details	Indesco	7/06/2022
LD-DA-000 Rev 3	Cover sheet & design statement	Land Form Studios	
LD-DA-001 Rev 2	Planting schedules & legends	Land Form Studios	6/5/2022
LD-DA-100 Rev 3	Ground floor & public domain landscape plan	Land Form Studios	14/10/2022
LD-DA-110 Rev 2	Level 1 landscape plan	Land Form Studios	6/05/2022
LD-DA-200 Rev 2	Ground floor & public domain outline planting plan	Land Form Studios	6/05/2022
LD-DA-210 Rev 2	Level 1 outline planting plan	Land Form Studios	6/05/2022
LD-DA-400 Rev 2	Typical site section 1	Land Form Studios	6/05/2022
LD-DA-401 Rev 2	Site section 2	Land Form Studios	6/05/2022
LD-DA-900 Rev 2	Outline specification	Land Form Studios	6/05/2022

CLPP02

Attachment 1

Document Title	Prepared by	Date
Bush fire assessment report Reference Number: 220352 Version 1	Building Code & Bushfire Hazard Solutions Pty Limited	11 November 2021
Lot 4 Gregory Hills Dr, Gledswood Hills, NSW Acoustic Report Ref: 301350488 Rev 001	Stantec	1 November 2021
Operational Plan of Management	SAG Developments Pty Ltd	
Geotechnical Report GF1200-A	Geofirst	5 October 2021

- (3) **Modified Documents and Plans** - The development must be modified as follows:
- a) The proposed padmount substation must be setback a minimum of 2 metres from the front property boundary.
- Amended plans or documentation demonstrating compliance shall be provided to the certifier and Council prior to the issue of a Construction Certificate.
- (4) **Separate Approval for Fit out** - A separate development application for the fit out of the restaurant and kitchen area must be submitted to and approved by Council prior to that use commencing (unless the fit out and use is exempt or complying development pursuant to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008).
- (5) **Separate Approval for Signs** - A separate development application for any proposed signs must be submitted to and approved by Council prior to the erection or display of those signs (unless the erection or display of those signs is exempt or complying development pursuant to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008).
- (6) **National Construction Code – Building Code of Australia (BCA)** - All building work shall be carried out in accordance with the BCA. In this condition, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (7) **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.

- (8) **Swimming Pools** - The swimming pool shall comply with:
- a) the *Swimming Pools Act 1992*;
 - b) the *Swimming Pools Regulation 2008*;
 - c) AS 1926.1-2012 'Swimming Pool Safety' Part 1: Safety barriers for swimming pools;
 - d) AS 3500.2-2003 'Plumbing and drainage – Sanitary plumbing and drainage';
 - e) AS1926.3 'Water recirculation systems'; and
 - f) the BCA.
- (9) **Engineering Specifications** - The development must be designed and constructed in accordance with Council's Engineering Specifications.
- (10) **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 4970-2009 Protection of Trees on Development sites.
- 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.
- (11) **Outdoor Lighting** – The approved development must include lighting in all areas that complies with AS 1158 and AS 4282.
- (12) **Reflectivity** - The reflectivity of glass index for all glass used externally shall not exceed 20%.
- (13) **Safer By Design** - Safer-by-design features shall be incorporated into the approved development as per the Safer by Design Evaluation undertaken by NSW Police Force, dated 20th January 2022.
- (14) **Noxious Weeds Management** - Weed dispersion must be minimised and weed infestations must be managed during all stages of the development. Any noxious or environmentally invasive weed infestations that occur during or after works must be fully and continuously suppressed and destroyed by appropriate means. New infestations must be reported to Council.

Pursuant to the *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*, the applicant must at all times ensure that any machinery, vehicles or other equipment entering or leaving the site are clean and free from any noxious weed material to prevent the spread of all weeds to or from the property.

Earth moved containing noxious weed material must be disposed of at an approved waste management facility and be transported in compliance with the *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*.

- (15) **Infrastructure in Road and Footpath Areas** – Infrastructure must not be removed and/or reconstructed without prior written approval from Council. Any costs incurred due to the relocation, restoration or reconstruction of pram ramps, footpath, light poles, kerb inlet pits, service provider pits, street trees or other infrastructure in the street footpath area for the proposed development shall be borne by the applicant, and not Council.

Note. The issue of this development consent does not imply concurrence or approval of any required public infrastructure work associated with the development.

- (16) **Graffiti Resistant Materials and Finishes** – Graffiti resistant materials and finishes must be used where possible.

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) **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.

- (2) **Structural Engineer's Details** - The piers/slabs/footings/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 accredited certifier.

- (3) **Surface Water Collection from Swimming Pool** - Swimming pool surrounds and/or paving shall be constructed so as to ensure water from the pool overflow or surge does not discharge onto neighbouring properties. Details demonstrating compliance shall be provided to the certifier.

- (4) **Driveway Gradients and Design** – The design of all driveways shall comply with AS 2890.1-2004 'Off street car parking' and:

- a) the driveway shall comply with Council's Access Driveway Specifications; <https://www.camden.nsw.gov.au/assets/pdfs/Development/Preparing-a-DA/Development-Guidelines-and-policies/Access-Driveways-Specifications-and-Drawings.pdf>
- b) the driveway shall be at least 1m from any street tree, stormwater pit or service infrastructure;
- c) the level for the driveway across the footpath area shall achieve a gradient of 4%; and

Details demonstrating compliance shall be provided to the accredited certifier prior to issue of a Construction Certificate.

- (5) **External Walls and Cladding Flammability** – The external walls of the building, including attachments, must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of a Construction Certificate the accredited certifier must:

- a) be satisfied that suitable evidence is provided to demonstrate that the products and systems proposed for use in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the relevant requirements of the NCC; and
 - b) ensure that the documentation relied upon in the approval processes includes an appropriate level of detail to demonstrate compliance with the NCC as proposed.
- (6) **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 Construction 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.

- (7) **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.

Where a Construction Certificate is required by this development consent, a detailed on-site detention and water quality report reflecting the Construction Certificate plans shall be provided to the certifier with the Construction Certificate application.

- (8) **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 Construction Certificate application.
- (9) **Garbage Room** - Plans showing the location and details of garbage room(s) and room(s) used for the washing and storage of garbage receptacles shall be provided to the accredited certifier for approval. Garbage room(s) are to be constructed of solid material and finished as a smooth even surface. Floors are to be impervious, coved, graded and drained to an appropriate floor waste connection. Walls are to be smooth impervious surfaces to ensure no moisture, oils or similar material can soak in. Ventilation, pest proofing and a hose tap must be provided.
- (10) **Mechanical Exhaust System** - Mechanical exhaust system(s) shall comply with the BCA and AS 1668 Parts 1 and 2 (including exhaust air quantities and discharge location points). Details demonstrating compliance shall be provided to the accredited certifier.
- (11) **Roof Top Plant Selection and Attenuation** - Prior to the issue of the Construction Certificate, an acoustic report for all mechanical plant shall be submitted to the accredited certifier for compliance with the Project Trigger noise levels within the table 4.1.5 Project Noise trigger levels in acoustic report titled Lot 4 Gregory Hills Drive, Gledswood Hills report prepared by Stantec Australia Pty Ltd dated 1 November 2021.

- (12) **Detailed Lighting Plan** – A detailed lighting plan shall be submitted to the accredited certifier with the Construction Certificate application. The plan must demonstrate that the orientation and intensity of lighting will comply with AS 4282 and AS 1158.
- (13) **Car Park Noise Control** – All off-street (including basement) car parks must have a coved finish with Slabseal 2000 SR sealant (or similar equivalent product) applied to the concrete floor. The coved finish and sealant must be suitably maintained on the floor of all car parks at all times to a standard that eliminates tyre squeal noise from being audible.

Details demonstrating compliance shall be provided to the accredited certifier with the Construction Certificate application.

- (14) **Detailed Landscape Plan** - A detailed landscape plan must be prepared in accordance with Appendix B of Camden Development Control Plan 2019.

The detailed landscape plan must also include:

- For trees planted within or adjacent to hardstand areas StrataCell or equivalent root management system shall be provided beneath all adjoining hardstand areas with integrated sub-surface irrigation and conditioned soil to be provided to a minimum cell area of 20m², and within the projected mature canopy spread/dripline of proposed trees, or no less than 5m from trunks. Where tree spacing is less than 5m, the StrataCell system shall be provided to the entire hardstand area.
- All other proposed trees must be provided with a minimum 2m x 2m planting area, with a nine square metre area free of intrusions, or alternatively a sub-surface StrataCell system with integrated sub-surface irrigation and conditioned soil be provided to a minimum cell area of 20m².
- Proposed plantings within planter boxes on structures shall provide a minimum planter bed soil depth of 600mm and provide for and detail adequate drainage.
- Where trees are proposed within planter boxes and/or on structures, adequate soil volumes shall be provided and detailed in accordance with Section P4 of the ADG.
- The proposed Angophora cosatata at the north east corner of the site shall be an advanced specimen > 400lt po size at the time of planting.

Details demonstrating compliance must be provided to the certifier.

- (15) **Irrigation Plan** - A fully documented irrigation plan shall be submitted to the accredited certifier for approval. A copy of the irrigation plan shall be submitted to Council. The irrigation system must be of a fully automated commercial grade drip irrigation system and is to be designed and installed to all common landscape areas and planter boxes, by a suitably qualified and licensed contractor in accordance with the current relevant Australian Standards, the Sydney Water Code, and current best work practices. The system is to utilise in-line drippers where possible to limit water wastage. The control panel is to be located in a secure position within a common area.
- (16) **Sydney Water Trade Waste** - The applicant shall contact the Commercial Trade Waste section of Sydney Water regarding the trade waste requirements. A written

response from Sydney Water demonstrating compliance shall be provided to the accredited certifier and Council.

- (17) **Regulated System** – Any cooling water systems (CWS) shall be designed and installed in accordance with the relevant provisions of:
- a) *Public Health Act 2010*;
 - b) *the Public Health Regulation 2022*;
 - c) AS/NZS 3666;
 - d) AS 1470 and AS 1657;
 - e) AS/NZS 1892.1 and 2865; and
 - f) relevant provisions for safe access in accordance with Workcover – Code of Practice for Safe Work on Roofs Part 1: Commercial and Industrial Buildings.

Plans and Specifications for the design, installation, operation and maintenance of the regulated system(s), including details on the locations of all plant and equipment, shall be provided to the accredited certifier with the Construction Certificate application.

- (18) **Mechanical Ventilation** - Any room or area not provided with natural ventilation in accordance with the relevant requirements of the Building Code of Australia must be provided with a system of mechanical ventilation that complies with the requirements of Australian Standard 1668, Parts 1 & 2. Details demonstrating compliance shall be provided to the accredited certifier with the Construction Certificate application.
- (19) **Australian Health Facilities Guidelines** – Facilities required to be licensed under the Private Health Facilities Act 2007 and Private Health Facilities Regulation 2010 shall be constructed and fitted out in accordance with the Australian Health Facilities Guidelines. Details demonstrating compliance shall be provided to the accredited certifier with the Construction Certificate application.
- (20) **Bush Fire Safety** - The site is located within a bush fire prone area. Certification from a suitably qualified bush fire consultant shall be provided to certify that the development complies with:
- a) the RFS' Bush Fire Safety Authority for the DA (DA20220119000554-Original-1, dated 11 March 2022); and
 - b) the bush fire report provided with the DA (Bush Fire Assessment Report, Proposed Hotel, prepared by Building Code & Bushfire Hazard Solutions Pty Limited, Version 1, dated 11/11/2021); and
 - c) the NSW Rural Fire Service publication "Planning for Bush Fire Protection 2006."
- (21) **Fibre-Ready Facilities/Telecommunications Infrastructure** – Documentary evidence must be provided to the certifier demonstrating that satisfactory arrangements have been made for:
- a) the installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. The carrier must confirm in writing that they are satisfied that the fibre-ready facilities are fit for purpose; and

- b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.

This condition does not apply where an applicable exemption exists under Commonwealth law. Documentary evidence of any exemption relied upon must be provided to the certifier.

- (22) **Plumbing and Ductwork** – All plumbing and ductwork (Including stormwater downpipes) must be concealed within the outer walls of the building so that it is not visible. Plans and elevations detailing the method of concealment must be submitted to the certifier with the Construction Certificate application.
- (23) **Section 7.11 Contributions – Monetary (Turner Road and Oran Park)** - A contribution pursuant to the provisions of Section 7.11 of the *EP&A Act 1979* for the services and amounts detailed below.

Plan Name	Contribution Type	Amount Payable	Land Area	Additional Land Area
Oran Park and Turner Road Precincts Section 94 (OP & TR) Contributions Plan	Transport Management Land Acquisition -	\$0.00	0.00m ²	
Oran Park and Turner Road Precincts Section 94 (OP & TR) Contributions Plan	Transport Management Works -	\$5,386.00		
Oran Park and Turner Road Precincts Section 94 (OP & TR) Contributions Plan	Transport Management Project Management -	\$123		
Transport Management Sub Total		\$5,509.00	0.00m²	0.0m²
Total Cash Contributions		\$5,509.00	0.00m²	0.0m²

A copy of the Oran Park and Turner Road Precincts Section 7.11 Contributions Plan may be inspected at Council's Camden office at 70 Central Avenue Oran Park or can be accessed on Council's website at www.camden.nsw.gov.au.

The amount of contribution payable under this condition has been calculated at the date of consent. In accordance with the provisions of the Contributions Plan, this amount shall be indexed at the time of actual payment in accordance with the applicable Index.

- (24) **Special Infrastructure Contribution** - A special infrastructure contribution (SIC) is to be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution - Western Sydney Growth Areas) Determination 2011 (as in force when this consent becomes operative).

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

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

More information

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

- (25) **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.

- (26) **Long Service Levy** - In accordance with the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council. Until 1 January 2023 this applies to building and construction works with a cost of \$25,000 or more. From 1 January 2023 this applies to building and construction works with a cost of \$250,000 or more.
- (27) **Potable Water Consumption** – Details must be provided to the accredited certifier which demonstrates the ability of the building to achieve a 40% reduction of baseline potable water consumption.

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) **Water Management Act 2000 Approval** – The GTA issued by WaterNSW do not constitute an approval under the Water Management Act 2000. The development consent holder must apply to WaterNSW for the relevant approval after development consent has been issued by Council and before the commencement of any work or activity.
- (2) **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.
- (3) **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.
- (4) **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.
- (5) **Construction 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 Construction 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/builder intending to carry out the approved works.
- (6) **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.

- (7) **Site is to be Secured** - The site shall be secured and fenced.
- (8) **Sydney Water Approval** – The approved construction certificate plans must also be approved by Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of the development. Go to www.sydneywater.com/tapin to apply.

A copy of the approval receipt from Sydney Water must be submitted to the principal certifier.

- (9) **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.
- (10) **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.

- (11) **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.
- (12) **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.
- (13) **Construction Waste Management Plan** - A construction waste management plan must be prepared for all construction work on the site. The plan must incorporate the concept of recycling and reuse where practicable, include the requirement to dispose of material not suitable for reuse or recycling at a licenced waste facility. The plan must be kept on site for compliance until the completion of all construction works.

- (14) **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.
- (15) **Construction Noise Management Plan** – A construction noise management plan shall be provided to the principal certifier and include the following:
- i) noise mitigation measures;
 - ii) noise and/or vibration monitoring;
 - iii) use of respite periods;
 - iv) complaints handling; and
 - v) community liaison and consultation.
- (16) **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) **Work Hours** - All work (including delivery of materials) shall be:
- restricted to between the hours of 7am to 5pm Monday to Saturday (inclusive), and
 - not carried out on Sundays or public holidays,
- unless approved in writing by Council.

- (2) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.
- (3) **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.

- (4) **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 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*.
- (5) **Swimming Pool Fence Design** -The swimming pool or spa must be fenced so that the pool is effectively isolated from the building and adjoining lands. The swimming pool fence must comply with the following requirements:
 - a) The swimming pool safety fencing must strictly adhere to the design and location approved with the development consent, and any conditions of the development consent.
 - b) Fences and gates must strictly comply with AS1926-2012 – Swimming pool safety – Part 1: Safety barriers for swimming pools.
 - c) Fencing shall have a minimum effective height of 1.2m.
 - d) All swimming pool gates shall be self-closing and self-latching. All gates must open outwards from the swimming pool enclosure.
 - e) The filtration equipment including any cover, housing or pipe work, must not be located within a distance of 900mm from the outside face of the swimming pool safety fencing enclosure, nor within 300mm from the inside of the swimming pool safety fencing enclosure (where footholds are possible).
 - f) Boundary fencing forming part of the swimming pool safety fencing shall maintain a minimum effective height of 1.8m and a 0.9m non climbable zone (measured from the top of the inside of the barrier). The swimming pool safety fencing must be installed prior to the swimming pool being filled with water. The principal certifier, or an certifier must inspect the swimming pool safety fencing.
- (6) **Wastewater From Swimming Pool** – All wastewater from the swimming pool and filtration system shall be disposed via the approved sewer system.
- (7) **Finished Floor Level** - A survey report prepared by a registered land surveyor confirming that the finished floor level complies with the approved plans or floor levels specified by the development consent, shall be provided to principal certifier prior to the development proceeding beyond floor level stage.
- (8) **Survey Report** - The building shall be set out by a registered land surveyor. A peg out survey detailing the siting of the building in accordance with the approved plans shall be provided to the principal certifier prior to the pouring of concrete.
- (9) **Window Glazing** - Glazing surrounding the north, north eastern and north western indoor sections of the restaurant/bar/ lounge and function room is to be 10.38mm laminated glass. This shall be demonstrated to the accredited certifier.
- (10) **Easements** - No changes to site levels, or any form of construction shall occur within any easements that may be located on the allotment.
- (11) **Swimming Pool Construction Sign** – A sign must be erected and maintained that:
 - bears a notice containing the words 'This swimming pool is not to be occupied or used',
 - is located in a prominent position in the immediate vicinity of the swimming pool, and

- continues to be erected and maintained until a relevant occupation certificate or a certificate of compliance has been issued for the swimming pool.
- (12) **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.
- (13) **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.
- (14) **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.
- (15) **Removal of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill/rubbish/asbestos, the waste material shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines 2014 (refer to: www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm)
- Once assessed, the materials shall be disposed of to a licensed waste facility suitable for that particular classification of waste. Copies of tipping dockets shall be retained and supplied to Council upon request.
- (16) **Soil, Erosion, Sediment and Water Management – Implementation** - All requirements of the erosion and sediment control plan and/or soil and water management plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.
- (17) **Noise During Work** - Noise levels emitted during works must comply with:
- (a) Construction period of 4 weeks and under:
- The LAeq level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A).

(b) Construction period greater than 4 weeks and not exceeding 26 weeks:

The LAeq level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).

(c) Construction period greater than 26 weeks:

The LAeq level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 5 dB(A).

Alternatively, noise levels emitted during works shall be restricted to comply with the NSW Environment Protection Authority Interim Construction Noise Guidelines.

- (18) **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.
- (19) **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.
- (20) **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.
- (21) **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).

- (22) **Construction Noise Management Plan** - All operations must be carried out in accordance with the recommendations contained in the Construction Noise Management Plan, including:
- a) noise mitigation measures;
 - b) noise and/or vibration monitoring;
 - c) use of respite periods;
 - d) complaints handling; and
 - e) community liaison and consultation
- (23) **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.

- (24) **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; 'Report on Salinity Investigation and Management Plan, proposed subdivision Lot 701 in DP1154772 Gregory Hills, Gledswood Hills, prepared by Douglas Partners, project 76510.00 May 2012, specifically for a moderately aggressive to concrete and severely aggressive to steel.
- (25) **Relics Discovery During Works** – If any relic surviving from the past is uncovered during the work that could have historical significance (but is not an aboriginal object):
- all work must stop immediately in that area;
 - Heritage NSW must be advised of the discovery in writing in accordance with Section 146 of the *Heritage Act 1977*, and
 - any requirements of Heritage NSW must be implemented.
- (26) **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.

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) **Compliance Certificate** - Once the installation of the mechanical ventilation system is completed, a Certificate of Compliance prepared by a suitably qualified mechanical engineer with details of tests carried out shall be provided to the principal certifier. Verification shall be provided that the air handling system as installed has been tested and complies with the approved plans and specifications, including ventilation requirements and fire precautions.
- (2) **Water Quality Facility** - A water quality facility must be constructed for the site in accordance with the approved plans and Council's Engineering Specifications.

- (3) **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.
- (4) **Fire Safety Certificates** - A Fire Safety Certificate shall be provided to the principal certifier in accordance with the requirements of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
- (5) **Survey Certificate** - A registered surveyor shall prepare a Survey Certificate to certify that the location of the building in relation to the allotment boundaries complies with the approved plans or as specified by this consent. The Survey Certificate shall be provided to the satisfaction of the principal certifier.
- (6) **Building Height** - A registered surveyor shall certify that the maximum height of the building is consistent with the height in the approved plans and this consent. The certification/verification shall be provided to the satisfaction of the principal certifier.
- (7) **Filter & Recirculation Systems** - Prior to issue of an Occupation Certificate, a certificate of compliance, or other documentary evidence confirming that the proposed recirculation systems and filtration system complies with AS1926.3, must be provided to the principal certifier.
- (8) **Rainwater Tank** - For rainwater harvesting only, rain water captured from the roof catchment areas shall be reused for the flushing of toilets/ urinals and cooling tower supply (if required). Proposed usage of rainwater on the site shall comply with *Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) Stormwater Harvesting and Re-use, July 2009*, in particular "Section 2 – Roofwater Reuse".

Prior to the issue of an Occupation Certificate, a detailed operation and procedure manual shall be developed and submitted to the principle certifying authority detailing the rainwater harvesting system that must also identify site specific risk and treatments. Specific reference is to be made to address the requirements of "Table 2.1 – Inspection and Maintenance of Roofwater Reuse Systems" of "Section 2 – Application of standard approach" within the "*Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) Stormwater Harvesting and Re-use, July 2009*," that includes who shall carry out inspections and when, details of emergency shutdown procedures, and periodic testing to ensure water quality.

- (9) **Compliance with Acoustic Requirements** - Documentary evidence shall be provided to the principal certifier confirming the building/s has been constructed in accordance with the approved acoustic report; *Lot 4 Gregory Hills Dr, Gledswood Hills, NSW Acoustic Report, prepared by Stantec Australia Pty Ltd, Revision 001, dated 1 November 2021*.
- (10) **Noise Management Plan** - Prior to an Occupation Certificate being issued for the development, a noise management plan prepared by an appropriately qualified person is to be submitted to the principal certifier. The plan shall demonstrate the management principles that will be implemented at the site to ensure that the noise emissions from the premises will comply with the relevant noise criteria.

The plan shall include but is not limited to the following information:

- a. Details of management practices to be implemented to ensure the noise emitted from the outdoor terrace area adjoining the function room and the pool and associated external area on level 1 is kept to a minimum.
- b. A complaint handling systems including details regarding how noise complaints from the use of the outdoor terrace area adjoining the function room and the pool and associated external area on level 1 will be received, rectified, recorded and monitored.

All requirements of the Acoustic Management Plan are to be implemented within one month of the use of the premises commencing and shall be complied with at all times during the operation of the premises.

- (11) **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.

- (12) **Swimming Pool Register** - In accordance with Part 3A of the *Swimming Pools Act 1992* all swimming pools (including spas) are required to be registered on the NSW Swimming Pools Register. You can register your Swimming Pool online at www.swimmingpoolregister.nsw.gov.au

Prior to the issue of any occupation certificate you are required to provide evidence in the form of the Certificate of Registration to the principal certifier.

- (13) **Warning Notice** - A warning notice complying with the provisions of Clause 10 of the *Swimming Pools Regulation 2008*, must be displayed and maintained in a prominent position in the immediate vicinity of the swimming pool, in accordance with Section 17 of the *Swimming Pools Act 1992*.

The principal certifier shall ensure that this warning notice is provided and displayed prior to the issue of the Occupation Certificate.

Council also recommends that all owners and/or users of swimming pools obtain a copy of the 'Cardiopulmonary Resuscitation Guideline' known as "Guideline 7: Cardiopulmonary Resuscitation" published in February 2010 by the Australian Resuscitation Council (available through www.resus.org.au).

- (14) **Swimming Pool Landscaping** - Landscaping of the swimming pool enclosure and surrounds including the provision of outdoor furniture, construction of barbecues and pergolas must not reduce the effectiveness of the swimming pool safety fencing. All

landscaping, furniture, and other similar structures shall be located at least 900mm from the outside of the pool safety fencing.

- (15) **Swimming Pool Barrier Certification** – Certification from the supplier of the swimming pool barrier is to be submitted to the principal certifier. The certification must state that the swimming pool barrier materials comply with the applicable Australian Standards.
- (16) **External Walls and Cladding Flammability** – The external walls of the building, including attachments, must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of an Occupation Certificate principal certifier must:
- a) be satisfied that suitable evidence is provided to demonstrate that the products and systems used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the relevant requirements of the NCC; and
 - b) ensure that the documentation relied upon in the approval processes includes an appropriate level of detail to demonstrate compliance with the NCC as built.
- (17) **Stormwater – Plan of Management (POM)** - The registered proprietor of the land shall prepare a Plan of Management (POM) for the on-site detention facilities. The POM shall set out all design and operational parameters for the detention facilities including design levels, hydrology and hydraulics, inspection and maintenance requirements, and time intervals for such inspection and maintenance. The POM shall be provided to the principal certifier for approval.
- (18) **On-Site Detention and or Water Quality Facility – Works As Executed** - Works-As-Executed plans certified by a Registered Surveyor shall be submitted to the Principal Certifying Authority to verify that the drainage works have been completed in accordance with the stamped approved plans. The following details shall be shown on the Work-as-Executed plans and shall be marked in red on a copy of the original stamped approved plan at the Construction Certificate stage:
- a) Sufficient levels and dimensions to verify the OSD and Water Quality Facility storage volume, including the volume achieved.
 - b) Levels and other relevant dimensions of:
 - i) Internal drainage pipe
 - ii) orifice plates
 - iii) Outlet control devices/pits
 - iv) Weirs, including widths
 - c) Verification that the orifice plates have been fitted and the diameter of the fitted plates.
 - d) Verification of the trash screen is stalled.

The details provided on the WAE plans shall also be in accordance with Council's Engineering Specifications.

- (19) **On-Site Detention and or Water Quality Facility – Positive Covenant** - The registered proprietor(s) of the burdened lots covenant with the Council that they will maintain and repair the structure and works in the land in accordance with the following terms and conditions:

- a) The registered proprietor(s) will:
 - i) Keep the structure and works clean and free from silt, rubbish and debris;
 - ii) Maintain and repair at the sole expense of the registered proprietor(s) the whole of the structure and works so that it functions in a safe and efficient manner. This maintenance is to be in accordance with the relevant maintenance schedule manual submitted to Council for the development.
- b) For the purpose of ensuring observance of the covenant the Council may by its servants or agents at any reasonable time of the day upon giving to the person against whom the covenant is enforceable not less than two days notice (but at any time without notice in the case of an emergency) enter the land and view the condition of the land and the state of construction maintenance or repair of the structure and works on the land.
- c) By written notice the Council may require the registered proprietor(s) to attend to any matter and to carry out such work within such time as the council may require to ensure the proper and efficient performance of the structure and works and to that extent section 88F(2)(a) of the Act is hereby agreed to be amended accordingly.
- d) Pursuant to section 88F(3) of the Act the authority shall have the following additional powers pursuant to this covenant:
 - i) In the event that the registered proprietor(s) fails to comply with the terms of any written notice issued by the Council as set out above the Council or its authorised agents may enter the land with all necessary equipment and carry out and work which the council in its discretion considers reasonable to comply with the said notice referred to in (c) hereof:
 - ii) The Council may recover from the registered proprietor(s) in a Court of competent jurisdiction:
 - a) Any expense reasonably incurred by it in exercising its powers under subparagraph [d, i)] hereof. Such expense shall include reasonable wages for the Council's own employees engaged in effecting the said work, supervising the said work and administering the said work together with costs, reasonably estimated by the Council, for the use of machinery, tools and equipment in conjunction with the said work;
 - b) Legal costs on an indemnity basis for issue of the said notice and recovery of the said costs and expenses together with the costs and expenses of registration of a covenant charge pursuant to section 88F of the Act, or providing any certificate required pursuant to section 88G of the Act, or obtaining any injunction pursuant to section 88H of the Act.
- e) The registered proprietor shall indemnify the Council and any adjoining land owners against the damage to their land arising from the failure of any component of the OSD or failure to clean, maintain and /or repair the OSD.
- f) This covenant shall bind all persons who claim under the registered proprietor(s) as stipulated in section 88E(5) of the Act.

For the purpose of this covenant:

Structure and works shall mean the stormwater drainage system constructed on the land including all roof gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins, and surface designed to control stormwater on the land.

- (20) **Geotechnical Compliance Certificate** - A Certificate of Compliance prepared by a suitably qualified and experienced Geotechnical Engineer shall be provided to the

principal certifier stating that the works detailed in the Geotechnical Report have been undertaken under the Engineer's supervision and to the Engineer's satisfaction, and that the assumptions relating to site conditions made in preparation of the report were validated during construction. This certificate shall accompany the Works as Executed plans.

- (21) **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.

- (22) **Waste Management Plan** - The principal certifier shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.
- (23) **Waste Collection Contract** - The building owner shall ensure that there is a contract with a licensed contractor for the removal of all waste. A copy of the contract is to be held on the premises at all times.
- (24) **Mechanical Exhaust System** - A Certificate of Compliance prepared by a suitably qualified engineer confirming that the mechanical exhaust systems have been designed, constructed and installed in accordance with the relevant requirements of Clause F4.12 of the BCA and AS1668 Parts 1 and 2, shall be provided to the principal certifier. Certification shall be provided that the air handling system as installed has been tested and complies with the approved plans and specifications, including ventilation requirements and fire precautions.
- (25) **Acoustic Compliance Report** – A report shall be prepared by an independent acoustic consultant and be submitted to the principal certifier certifying that noise levels from the use and operation of the premises will comply with the following criteria when measured at the nearest residential boundary.
- 45dB(A) 7am – 6pm;
 - 43dB(A) 6pm – 10pm; and
 - 37dB(A) 10pm – 7am.
 - And commercial premises 65dB(A)

All noise attenuation materials and structures used for the mitigation and control of noise must be compliant with the conditions of this development consent.

For any non-compliance, the report must make recommendations for compliance or further attenuation of noise sources and these recommendations will be enforced by Council at the cost of the owner/occupier.

The owner/occupier must then provide a supplementary acoustic report to the principal certifier certifying that all compliance works have been completed and that noise levels comply with the above criteria.

- (26) **Completion of Landscape Works** - All landscape works, including the removal of noxious weed species, are to be undertaken in accordance with the approved landscape plan and conditions of this development consent.

- (27) **Irrigation** - Certification is to be provided to the PCA from a suitably qualified and licensed contractor that the required fully automated commercial grade drip irrigation system has been designed and installed to all common landscaped areas in accordance with the requirements of the current relevant Australian Standards, any relevant authority regulations, and current best work practices. If Council is not the principal certifier a copy of this certification is to be provided to Council with the Occupation Certificate.
- (28) **Landscape Certification** - Certification is to be provided to the Principal Certifying Authority (PCA) from the designer of the landscape plan that all tree planting/landscape works have been carried out in accordance with the Construction Certificate endorsed landscape plan. If Council is the PCA, the certification is to be submitted to Council prior to or at the final landscape inspection. If Council is not the principal certifier, a copy of the certification is to be provided to Council with the lodgement of the Occupation Certificate.
- (29) **Food Premises Notification** - Council shall be notified that the premises is being used for the preparation, manufacture or storage of food for sale, or food intended for sale. A 'Notification of Food Premises' form can be found on Council's website.
- (30) **Regulated System** - Evidence of commissioning of the regulated system is to be provided by a suitably qualified person in accordance with the *Public Health Act 2010*, the *Public Health Regulation 2022* and AS/NZS 3666. A detailed report from the person who commissioned the regulated system is to be provided to the principal certifier.

The owner or occupier of the premises shall apply to Council to notify the regulated system. Council is to conduct an inspection of the completed fit out.

6.0 - Ongoing Use

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

- (1) **Manoeuvring of Vehicles** - All vehicles shall enter and exit the site in a forward direction.
- (2) **Removal of Graffiti** - The owner/manager of the site is responsible for the removal of all graffiti from the building and fences within 48 hours of its application.
- (3) **Largest Service Vehicle to Serve the Site** – The largest vehicle to access the site for servicing and / or operations shall be a Medium Rigid Vehicle.
- (4) **Hours of Operation** - The property is only to be open for business and used for the purpose approved within the following hours:

Restaurant / Bar / Lounge Area

Day	Hours of Operation
Monday to Sunday	7.00am to 12.00 Midnight

Pool Bar

Day	Hours of Operation
Monday to Sunday	1.00pm to 9.00pm

Function Room 1 – Ground Floor

Day	Hours of Operation
Monday to Sunday	7.00am to 12.00 Midnight

- (5) **Waste and Delivery Vehicles Operating Hours** - Delivery and waste vehicles to the site shall only occur during the hours of 7.00am and 6.00pm Monday to Saturday and 8.00am and 6.00pm Sunday and Public Holidays.
- (6) **Storage or Hazardous Goods** - Dangerous and hazardous goods shall be stored in accordance with NSW WorkCover Authority requirements, dependant on the quantities stored. Any flammable or combustible liquids shall be stored in accordance with AS 1940 'The Storage and Handling of Flammable and Combustible Liquids'.
- Hazardous and/or industrial waste arising from the use shall be removed and/or transported in accordance with the requirements of the EPA and the NSW WorkCover Authority.
- (7) **Loading to Occur on Site** - All loading and unloading operations are to be carried out wholly within the building/site. The loading dock shall be used for loading and unloading operations in connection with the approved use.
- (8) **Parking – Signage (Loading docks)** - Proposed parking areas, service bays, truck docks, driveways and turning areas shall be maintained clear of obstructions and be used exclusively for purposes of car parking, loading/ unloading, and vehicle access respectively for the life of the development. Under no circumstances are such areas to be used for the storage of goods or waste materials.
- (9) **Signage** - No consent is given or implied for any form of illumination or floodlighting to any sign.
- (10) **Driveways to be Maintained** - All access crossings and driveways shall be maintained in good order for the life of the development.
- (11) **Parking Areas to be Kept Clear** - At all times, the loading docks, car parking spaces, driveways and footpaths shall be kept clear of goods and shall not be used for storage purposes.
- (12) **Prohibitions Within Swimming Pool Enclosure** - The area contained within the swimming pool safety fencing enclosure must not be used for other non related activities or equipment, such as the installation of children's play equipment or clothes drying lines.
- (13) **Private Swimming Pool Water Quality** – Swimming pool water shall be maintained in a clean and healthy condition at all times so as to protect user health and safety and to prevent conditions that support the activity of water borne organisms (including bacteria, viruses and algae), insects and aquatic pests.
- (14) **Liquid Spills** - Sufficient supplies of appropriate absorbent materials and other spill prevention and clean-up materials shall be kept on site to recover any liquid spillage. Liquid spills shall be cleaned up using dry methods, by placing absorbent material on the spill and sweeping or shovelling the material into a secure bin. Materials used to clean up shall be disposed of to an appropriately licensed waste facility.

- (15) **Storage of goods** - The storage of goods and materials shall be confined within the building. At no time shall goods, materials or advertising signs be displayed or placed within the designated car parking spaces, landscaped areas or road reserve.
- (16) **Amenity** - The approved development must be conducted and patrons controlled at all times so that no interference occurs to the amenity of the area, the footpath, adjoining occupations or residential/business premises.
- (17) **Pollution Control** - The use and operation of the premises shall not give rise to the discharge (by air, water or land) of any pollutant which may degrade the environment or be prejudicial to its inhabitants, in accordance with the requirements of the *Protection of the Environment Operations Act 1997*.

The use shall operate in accordance with the following:

- a) all pollution control devices (Including drainage systems, sumps and traps) shall be regularly maintained;
 - b) all liquid wastes shall be collected and disposed of in a manner which does not pollute the stormwater system;
 - c) the repair, servicing and maintenance of all vehicles shall take place in a bunded work bay drained holding tank or like device so that any liquid wastes produced from such repair, servicing and maintenance can either be:
 - i) retained for recycling; or
 - ii) disposed of in accordance with the requirements of Sydney Water.
 - d) all paints chemicals and other liquids shall be stored in approved receptacles which are to be housed in a suitably constructed bunded area;
 - e) no spray painting of vehicles shall take place outside the spray booth;
 - f) appropriate equipment and absorbent material shall be provided and maintained in a prominent position in order to combat any spill; and
 - g) the emission of gases, vapours, dusts or other impurities which are in breach of the *Protection of the Environment Operation Act 1997* if forbidden; where the development is part of a multi-occupancy premises air emissions from the development shall not enter the atmosphere of any other occupancy within the premises.
- (18) **Emission Requirements** - All gases, odours, dust, fumes, steam, moisture and particulate matter generated by the use of the premises shall be collected into approved stacks for discharge to the atmosphere. The quality of the discharges from the stack system shall comply with the requirements of the *Protection of the Environment Act 1997* and Regulations made thereunder.
- (19) **Offensive Noise and Noise Compliance** - The use and occupation of the premises including all plant and equipment shall not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997*. Noise must also comply with the NSW Noise Policy for Industry 2017.
- (20) **Disposal of Waste Oil and By-Products** - All waste oil, grease and associated

products shall be transferred to a waste disposal depot or recycling facility, approved for the reception of such materials by an appropriate liquid waste contractor.

All waste disposal shall be in accordance with the EPA's waste tracking requirements. Under the waste tracking requirements all documentation relating to waste disposal shall be kept for 4 years. This documentation shall be made available at the request of Council.

- (21) **No Waste to Be Stored Outside of the Site** – No waste is to be placed on any public land (eg. footpaths, roadways, plazas, reserves, etc.) or any other properties at any time.
- (22) **Licensed Premises Noise** – The LA10, 15min* noise level emitted from the licensed premises must not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) by more than 5dB between 7am and 12 midnight at the boundary of any affected residence.

The LA10, 1 5min* noise level emitted from the licensed premises must not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) between 12 midnight and 7am at the boundary of any affected residence.

The LA10, 15min* noise level emitted from the licensed premises when measured inside a habitable room of a residential premises between 12pm and 7am must not give rise to a measurable increase above the ambient level in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) in the absence of music.

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

- (23) **Maintenance of Landscaping** - Landscaping shall be maintained in accordance with the approved landscape plan.
- (24) **Restaurant / Bar and Function Rooms** - In accordance with the acoustic report prepared by *Stantec Australia Pty Ltd, dated 1 November 2021*, the restaurant / bar and function areas shall comply with 'Section 6.4.1 of the Acoustic Report', which prescribe the following measures:
- 50 Patrons (maximum) outdoors on the terrace, as well as background music limited to 70_{LA10}-dB.
 - 100 Patrons (maximum) indoors in restaurant/bar & function room.
 - Music playback from sound system for indoor events limited to 88_{LA10} – dB.
 - The glazing surrounding the north, north eastern & north western indoor section of the restaurant/bar/lounge & function room is 10.38mm laminated glass.
 - The restaurant can only operate between 7:00am and 12:00am.
- (25) **Outdoor Terrace** - A maximum of 50 patrons are allowed on the outdoor terrace with a background music limited La10 - 70dB(A).
- (26) **Restaurant / Bar and Function Rooms** - A maximum of 100 patrons are allowed within the ground floor restaurant / bar and function room with music limited La10 - 88dB(A).
- (27) **Public Address Systems** - Public address systems and amplified music are not to be installed or used external to the commercial tenancy.

- (28) **In House Sound System and Calibration** - Live entertainment in the function rooms must use an 'in-house' sound system owned by the hotel. The system must have RMS limiters to control the low frequency components of the music. The system must be calibrated by a qualified acoustic consultant to meet sound pressure levels when used in each area.
- (29) **Live Entertainment** – All live entertainment shall cease at 12.00 midnight.

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Clause	Assessment	Compliance?
<p>Appendix 1, 4.1E Shops – Turner Road Precinct</p> <p>(1) The total area used by shops on all land within B5 Business Development in the Turner Road Precinct must not exceed 2,500m².</p> <p>(2) The total area used for shops in a particular development for that purpose on land within Zone B5 Business Development in the Turner Road Precinct must not exceed 500m².</p>	No shops are proposed.	NA
<p>Appendix 1, 4.3 Height of buildings</p> <p>(5) The consent authority may grant development consent for development on land within B5 Business Development or Zone IN1 General Industrial, that does not exceed 15 metres in height above ground level (existing) if the land has frontage to:</p> <p>(b) land within Zone RE1 Public Recreation or Zone RE2 Private Recreation.</p>	The development has direct frontage to the east to land zoned RE2 – Private Recreation and proposes a building height of 17.8 metres (at the highest point) measured from the rooftop plant zone and lift overruns. Generally, the development is 15 metres in height.	No (Clause 4.6 written request submitted)
<p>Appendix 1, 4.6 Exceptions to development standards</p> <p>(3) Consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating-</p> <p>(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and</p> <p>(b) that there are sufficient environmental planning grounds to justify contravening the development standard.</p> <p>(4) Consent must not be granted for development that contravenes a development standard unless-</p> <p>(a) the consent authority is satisfied that:</p> <p>(i) the applicant's written request has adequately addressed the matters</p>	A Clause 4.6 written request has been submitted with the application. Consideration of the written request is made in the assessment report.	Yes

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<p>required to be demonstrated by subclause (3), and</p> <p>(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the developments proposed to be carried out, and</p>		
<p>Appendix 1, 5.9 Preservation of trees or vegetation</p> <p>(4) A person must not ringbark, cut down, top, lop, remove, injure or willfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by-</p> <p>(a) A development consent, or</p> <p>(b) A permit granted by the Council.</p>	<p>No existing vegetation remains on the lot.</p>	<p>Yes</p>
<p>Appendix 1, 5.10 Heritage conservation</p> <p>5.10 Heritage conservation</p> <p>(2) Requirement for consent Development consent is required for any of the following-</p> <p>(a) demolishing or moving a heritage item or a building work, relic or tree within a heritage conservation area,</p> <p>(b) altering a heritage item or a building, work, relic, tree or place within a heritage conservation area, including (in the case of a building) making changes to the detail, fabric, finish or appearance of its exterior,</p> <p>(c) altering a heritage item that is a building by making structural changes to its interior,</p> <p>(d) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or it likely to result in a relic being discovered, exposed, moved, damaged or destroyed.</p> <p>(e) disturbing or excavating a heritage conservation area that is a place of Aboriginal heritage significance.</p> <p>(f) erecting a building on which a heritage item is located or that is within a heritage conservation area,</p> <p>(g) subdividing land on which a heritage item is located or that is within a heritage conservation area.</p>	<p>No items of European heritage exist on the site or are located within immediate proximity to the development site.</p> <p>In respect to Aboriginal heritage, the site is not identified as an Aboriginal Archaeological Conservation Area as per the Turner Road Precinct Development Control Plan. Accordingly, the site is not an Aboriginal place of heritage significance and does not contain Aboriginal objects.</p>	<p>Yes</p>

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<p>(3AA) Effect on heritage significance The consent authority must, before granting consent under this clause, consider the effect of the proposed development on the heritage significance of the heritage item or heritage conservation area concerned. This subclause applies regardless of whether a heritage impact statement is prepared under subclause (4) or a heritage conservation management plan is submitted under subclause (5).</p> <p>(4) Heritage impact assessment The consent authority may, before granting consent to any development on land-</p> <p>(a) On which a heritage item is situated, or (b) Within a heritage conservation area, or (c) Within the vicinity of land referred to in paragraph (a) or (b), require a heritage impact statement to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p> <p>(7) Places of Aboriginal heritage significance The consent authority, must before granting consent under this clause to the carrying out of development in a place of Aboriginal heritage significance-</p> <p>(a) Consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place, and (b) Notify the local Aboriginal communities (in such way as it thinks appropriate) about the application and take into consideration any response received within 21 days after the notice is sent, and (c) Be satisfied that any necessary consent or permission under the National Parks and Wildlife Act, 1974 has been granted.</p>		
<p>Appendix 1, 6.1 Public utility infrastructure</p> <p>(1) The consent authority must not grant development consent on land to which this Precinct Plan applies unless it is satisfied that any public utility infrastructure that is essential for the proposed development is available or</p>	<p>The Development Application has been supported with a Feasibility Letter from Sydney Water, which advises that the site is in proximity to existing services that can service the development. In respect to water works, the developer will be required</p>	<p>Yes</p>

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<p>that adequate arrangements have been made to make that infrastructure available when it is required.</p>	<p>to construct a water main extension to serve the development, with the preferred servicing (drinking water main extension) from the existing 150mm DICL in Digitaria Drive along the proposed service road. The indicative pipe size would be 150mm and should link with the existing 375mm pipe in Gregory Hills Drive.</p> <p>In respect to sewer works, an existing 225mm PVC wastewater assets within the site exists and is considered suitable to service the proposed hotel.</p> <p>In addition, the Development Application has been supported with a connection offer from Endeavour Energy for the proposed development.</p> <p>Accordingly, the development satisfies the provision of this clause.</p>	
<p>Appendix 1, 6.6 Development in special areas (2) The consent authority must not grant development consent for development on land in a special area unless a development control plan that provides for detailed development controls has been prepared for the land.</p>	<p>Turner Road Precinct Development Control Plan exists and provides detailed development controls for the land within the precinct.</p>	<p>Yes</p>

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Attachment 2

Turner Road Precinct Development Control Plan 2019

Control	Assessment	Compliance?
<p>2.1 Indicative Layout Plan</p> <p>Development to be undertaken generally in accordance with the ILP.</p>	<p>The proposed development seeks to construct a hotel, with function rooms. The proposed uses and operation of the site is consistent with the ILP that seeks business development to occur in this location.</p>	Yes
<p>2.4 Infrastructure Delivery and Development Staging</p> <p>Core infrastructure, services and facilities are to be established at the early stages of development consistent with the Special Infrastructure Contribution Practice Note and the Oran Park and Turner Road Section 94 Contributions Plan.</p>	<p>Development surrounding the precinct has progressively been developed to enable the current project the ability to connect into existing infrastructure to drain stormwater and connect to energy and other infrastructure elements.</p>	Yes
<p>2.5 Hierarchy of Centres and Employment Areas</p> <p>Development is to be consistent with Table 1 and Figure 4</p> <p>A maximum aggregate of 2,500m² GLAR of retail premises.</p>	<p>The proposed development seeks to create a hotel, which is consistent with the characteristics of the Turner Road Business Development Area.</p>	Yes
<p>3.2 Pedestrian and Cycle Network</p> <p>Key pedestrian and cycleway routes are to be provided generally in accordance with Figure 17.</p>	<p>A 2.5m wide pedestrian/cycleway exists to the east of the site within the adjoining riparian corridor.</p>	Yes
<p>3.3 Public Transport Network</p> <p>Bus routes are to be provided in accordance with Figure 18: Public Transport network.</p>	<p>Figure 18 identifies the Turner Road to Campbelltown (from Catherine Fields) public transport link along Gregory Hills Drive to the south of the development. A bus stop is located on the southern side of Gregory Hills Drive nearby to the intersection of Donovan Boulevard. (Approximately 177m walking distance).</p>	Yes
<p>6.1 Riparian Corridors</p> <p>Development in and adjoining riparian corridors shall be consistent with Part B2 of this DCP. In the event of any inconsistency between this DCP and the Waterfront Land Strategy, the Waterfront Land Strategy prevails.</p>	<p>The development is consistent with the development controls of Part B2 of the DCP.</p>	Yes
<p>6.2 Flooding and Water Cycle Management</p>	<p>Satisfactory, subject to recommended conditions of consent.</p>	Yes

Management of stormwater flows in accordance with Council's specifications, incorporating WSUD.		
<p>6.3 Salinity & Soil Management</p> <p>The DCP controls aim to minimise damage caused to property and vegetation by existing saline soils, or processes that may create saline soils.</p>	<p>A Salinity Management Plan has been submitted with the DA and has been reviewed by Council's Environmental Health Officers. The Salinity Management Plan identifies that the site contains soil that is moderately aggressive to concrete and severely aggressive to steel. Future construction works will need to be undertaken in accordance with the recommendations / management strategy of the submitted Salinity Management Plan.</p> <p>In addition, the application has been supported with a sediment and control plan, which proposes the erection of a silt fence, settling pond and a stabilised site access to control and mitigate the loss of sediment from the site.</p>	Yes
<p>6.4 Aboriginal and European Heritage</p> <p>Aboriginal Archaeological Conservation Areas are identified at Figure 22. Development shall not proceed within these areas without appropriate investigation and consultation with the relevant local Aboriginal groups and until a Plan of Management has been prepared that addresses the ongoing management of any archaeological deposits within the Conservation Areas.</p> <p>Items of European heritage significance are shown at Figure 23. Prior to any development that affects these items, an assessment of heritage significance is to be undertaken which addresses the significance assessment criteria contained in the NSW Heritage Manual.</p>	<p>In respect to Aboriginal heritage, the site is not identified as an Aboriginal Archaeological Conservation Area as per the Turner Road Precinct Development Control Plan. Accordingly, the site is not an Aboriginal place of heritage significance and does not contain Aboriginal objects.</p> <p>No items of European heritage exist on the site or are located within immediate proximity to the development site.</p>	Yes
<p>6.6 Bushfire Hazard Management</p> <p>Subject to detailed design at DA Stage, the indicative location and widths of APZ's are to be provided generally in accordance with Figure 24.</p> <p>Buildings adjacent to APZ's are to be constructed in accordance with the requirements of Appendix 3 of <i>Planning for Bushfire Protection 2006</i> and <i>Australian Standard 3958-1999 – Construction of Building in Bushfire Prone Areas</i>.</p>	<p>The site adjoins a recently revegetated riparian corridor which is designated as Bushfire Prone Land (BFPL) Category 2, and the site itself is designated BFPL Buffer 30 metres.</p> <p>An APZ is not required to the revegetated riparian corridor as the revegetated riparian corridor is managed land and treated as an Inner Protection Area APZ as approved as a State Significant Development (Private Hospital / Medical</p>	Yes

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Attachment 3

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Attachment 3

	<p>Centre, etc) as per DA/2016/172/1 and DA/2016/172/2.</p> <p>As the proposed development is considered a 'special fire protection purpose' as per Section 100B(6) of the <i>Rural Fires Act, 1997</i>, the development was referred to the New South Wales Rural Fire Brigade (NSW RFS) as integrated development. NSW RFS have provided a bushfire safety authority, subject to conditions, requiring that the site is to be managed as an inner protection area, but not subject to construction requirements as per <i>Australian Standard 3958-1999 – Construction of Building in Bushfire Prone Areas</i>.</p>	
<p>6.8 Contamination Management</p> <p>Where redevelopment is proposed on a site where the Council suspects that contamination may be present or for applications proposing a change of use to a more sensitive land use (eg. Residential, education, public recreation facility etc), Council will require a Stage 1 Preliminary Environmental Site Contamination Investigation.</p>	<p>Please refer to comments made to State Environmental Planning Policy No. 55 – Remediation of Land made earlier within this report.</p>	Yes
<p>6.10 Acoustics</p> <p>Development shall be designed to comply with Council's Environmental Noise Policy.</p>	<p>An acoustic assessment has been provided, as the proposed hotel is located approximately 170 metres to the east of residential receivers. Potential noise impacts from the development include noise emissions from mechanical plant, vehicle noise and noise emissions from the operation of the bar, restaurant and function events.</p> <p>The acoustic report has recommended several requirements for the ground floor restaurant, bar and function room to mitigate noise impacts such as limitations to the maximum number of patrons on the terrace and within the restaurant / bar and function room; maximum sound levels for music; glazing requirements for portions of the ground floor; and restricted trading hours.</p> <p>These acoustic mitigation measures have been reviewed by Council's Environmental Health Officer, who concurs with the assessment of the acoustic report and the mitigation measures proposed.</p> <p>Relevant conditions of consent have been recommended to address the Environmental Noise Policy.</p>	Yes

<p>8.1 Sustainable Building Design</p> <p>Buildings and developments not affected by BASIX are to achieve a 40% reduction of baseline potable water consumption. Where the building or development is water intensive (i.e. high water user), specific water conservation objectives must be resolved with Council.</p> <p>Building design is to respond to local climate and site conditions with passive solar and ventilation measures to be incorporated into building design. High use work areas (such as offices) are to be positioned to maximise solar gain and natural ventilation.</p>	<p>A condition of consent is recommended to be imposed to address this matter.</p> <p>The building is orientated to address the adjoining riparian corridor to the east, with a curved design, allowing all eastern hotel rooms the ability to receive solar access. The eastern hotel rooms adjoin balcony areas providing weather protection and shading opportunities for hotel occupants.</p>	<p>Yes</p> <p>Yes</p>
<p>8.2 Stormwater and Construction Management</p> <p>A stormwater concept plan is to be submitted with each building DA indicating how stormwater will be managed and disposed of.</p> <p>Where properties fall away from the street and/or are unable to drain to a trunk drainage system, an easement for draining through downstream properties must be created in the subdivision plan.</p>	<p>A satisfactory drainage plan has been provided demonstrating how the development site will be drained.</p> <p>The development proposes to drain into an existing drainage easement to the east of the site contained along the eastern edge of the riparian corridor.</p>	<p>Yes</p> <p>Yes</p>
<p>8.3 Waste Management</p> <p>A waste management plan is to be submitted with all DAs with the exception of single dwelling housing or superlot subdivision applications.</p>	<p>A satisfactory waste management plan has been submitted for the development.</p>	<p>Yes</p>
<p>8.4 Site Facilities and Servicing</p> <p>Garbage, mailbox structures, service meters and the like are to be integrated with the overall design of buildings and / or landscaping.</p>	<p>The garbage room is located within the loading area on the ground floor but is internally housed and has no direct view to the public domain. Enclosed service areas (water and gas etc.) with openable doors are proposed along the southern elevation with an internal mail and luggage storeroom located adjacent to the lobby area.</p>	<p>Yes</p>
<p>8.6 Safety and Surveillance</p> <p>Buildings should be designed to overlook streets, lanes and other public or communal areas to provide casual surveillance.</p> <p>The design of all development, in particular, the public domain and community facilities is to enhance public surveillance of public streets and open space / conservation areas.</p>	<p>The building has been designed to address the internal private road and to the east overlooking the adjoining riparian corridor.</p> <p>The western glazed ground floor of the hotel lobby allows views to the east through the hotel towards the riparian corridor, with the first floor pool deck and upper floor hotel rooms with adjoining</p>	<p>Yes</p> <p>Yes</p>

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<p>Appropriate design of publicly accessible areas (eg parks, footpaths, etc) encourages a sense of community ownership of open and public spaces.</p> <p>Developments are to avoid creating areas for concealments and blank walls facing the street.</p> <p>Pedestrian and communal areas are to provide casual surveillance of the street as a means of passive security.</p> <p>All developments are to incorporate the principles of <i>Crime Prevention Through Environmental Design (CPTED)</i>. Development Applications for subdivision, public open space and community facilities may require a formal crime risk (CPTED) assessment as part of the EP&A Act 1979, development assessment and <i>Camden Council's Designing Safer Communities – Safer by Design Guidelines</i>.</p>	<p>balconies providing significant surveillance of adjoining public domain areas.</p> <p>Adjoining public areas, including the eastern riparian corridor and associated pedestrian / cycleway, have been constructed.</p> <p>The development does not create areas of concealment, with blank walls limited to adjoining service areas. The south-eastern blank walls do not face the street but adjoin areas of landscaping to create a green wall (ground floor) to provide a more appealing interface to the adjoining riparian corridor to the east.</p> <p>The glazed hotel lobby and bar lounge room and upper western facing hotel rooms provides casual surveillance over the internal private road to the west.</p> <p>The proposed development is consistent with CPTED principles. The application was referred to NSW Police Force, with referral advice received. The development was categorised as a low crime risk development subject to recommendations.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
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Part B B2 – Controls for Land containing a Riparian Protection Area

Control	Assessment	Compliance
<p>3.0 Controls for preferred development</p> <p>(3) For those areas where residential, commercial or industrial land immediately abuts a riparian protection area, development shall be located and designed to achieve a satisfactory interface with the riparian protection area, built form and design, landscaping, activation of interfaces, where appropriate, and protection from bushfire threat.</p>	<p>The building is orientated to address the adjoining riparian corridor to the east with a curved façade design, creating a visually interesting design and built form.</p> <p>The glazed eastern façade adjoining the ground floor function room and restaurant, upper floor balconies, in combination with the active first floor pool deck provide significant casual surveillance opportunities and a suitable interface with the adjoining riparian corridor.</p> <p>A portion of the ground floor at the south-east corner of the development adjoining internal service areas (loading dock) proposes blank walls, which will be finished in dark brown bricks in a patterned 'hit and miss' configuration with adjoining landscape planters to create a green wall.</p>	<p>Yes</p>

	The proposed materials and finishes, including landscaping along the riparian corridor is considered suitable. Landscape species selected along the edge of the development allow the built form to be softened, but which also allow clear sightlines from the development to the riparian corridor.	
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Part B B3 Controls for the Turner Road Employment Area

Control	Assessment	Compliance
<p>3.1 Land uses</p> <p>(1) Development is to be undertaken generally in accordance with the preferred land use plan subject to consistency with the objectives and development controls set out in this DCP.</p>	<p>(1) The preferred land use plan specifies that light industrial, recreation / function, education / trade, and services / business premises should be located in this area of Gregory Hills. The proposed hotel development will provide temporary accommodation establishing 90 rooms, including function rooms, a bar and restaurant and a pool deck for its guests. The proposed development is considered to provide a combination of recreation / function and services / business premises which is consistent with the land use plan.</p>	Yes
<p>3.4 Public Domain and Interface Areas</p> <p>(3) The principles of Crime Prevention through Environmental Design (CPTED) and the Safer by Design (NSW Police) must be incorporated into the design of all development within the employment area.</p> <p>(4) The following provisions apply to development fronting the locations set out in Table 1 below.</p> <p>Riparian corridors and open space links</p> <p>(1) Development of land adjoining riparian corridors or open space land shall have a minimum setback to the boundary of the riparian corridor or open space land of 2.0m.</p> <p>(2) Building facades directly facing the riparian corridor or open space land shall be both structurally and visually articulated to avoid the appearance of unduly long</p>	<p>The proposed development is consistent with CPTED principles. The application was referred to NSW Police Force, with referral advice received. The development was categorised as a low crime risk development subject to recommendations.</p> <p>(1) Ground floor 0m – 2.504m First floor 0m – 2.6m Level 2 – 2.6m – 4.44m Level 3 – 2.6m – 4.44m.</p> <p>A discussion regarding the merits of the variation is contained within the assessment report.</p> <p>(2) The eastern façade adjoining the riparian corridor contains a curved façade design, creating a visually interesting design and built form, with increased setbacks in the middle of</p>	<p>Yes</p> <p>No</p> <p>Yes</p>

Attachment 3

<p>unbroken walls. Structural articulation may consist of additional setbacks in the wall, side boundary setbacks or architectural building elements such as awnings or fin walls, or the like. Visual articulation may be achieved through the appropriate use of colours or building materials. A range of neutral colours are preferred with darker tones at the base of buildings and lighter tones above. Simple patterns that provide visual interest are preferred.</p>	<p>the bow. The ground floor façade comprises of wall to ceiling glazing adjoining the restaurant, function room, kitchen and gym, with the south eastern corner consisting of dark brown bricks in a patterned 'hit and miss' configuration with adjoining landscape planters to create a green wall.</p> <p>Darker materials and colours are used at the base of the building, including to the two vertical columns and at the midpoint of the façade curve, with lighter colours utilised for the upper levels. Projecting floor slabs on each level create articulation and a horizontal architectural feature, which enables shadow lines, weather protection and shading.</p>	
<p>(3) Landscaping of the setback area is required for further articulation of the façade. Landscape plans shall be submitted with development applications for the erection of buildings on individual lots demonstrating how the proposed landscaping complements and softens the building bulk. Landscaping should be native and low maintenance. Access to the setback area is to be provided for maintenance purposes. No external storage is allowed in the setback area.</p>	<p>(3) Landscaping of the rear setback area is proposed, with a combination of deep soil planting and planters to soften the built form of the eastern rear setback adjoining the riparian corridor. The proposed landscape palette has been considered by Council's Urban Tree and Landscape Officer and is considered satisfactory.</p>	<p>Yes</p>
<p>(4) A 2m maintenance easement will be required to be provided in the adjoining riparian corridor or open space land to ensure maintenance access is provided.</p>	<p>(4) Given the shallow depth of the setback area and the species of landscaping contained within the setback area requiring minimal maintenance, it is considered unnecessary to require the development to seek a 2m maintenance easement over the adjoining riparian corridor to the east.</p>	<p>Yes</p>
<p>(5) The rear boundary must be fenced with dark-coloured, open-style fencing to a maximum height of 2.1 metres from ground level. Consistent fencing along the riparian corridor or open space land is required.</p>	<p>(5) Rear boundary fencing is not proposed.</p>	<p>Yes</p>
<p>(6) Where side setbacks are proposed, an acoustic wall shall be provided within the setback area.</p>	<p>(6) Side setbacks are proposed, however the northern and southern side setbacks do not present to the riparian corridor. Acoustic walls do not form part of the recommended noise</p>	<p>Yes</p>

<p>(7) Where possible, openings shall be provided in facades fronting riparian corridors or open space areas to provide passive surveillance of the open space land.</p> <p>(8) Where appropriate, pedestrian and cyclist connections between the open space land and the industrial land shall be facilitated. Such connections shall be designed having regard to principles of accessibility and safety and minimizing environmental and amenity impacts.</p>	<p>mitigation measures for the development.</p> <p>(7) Numerous glazed openings exist within the eastern façade upon the ground floor, including upper balconies and the first floor pool deck area, providing significant passive surveillance.</p> <p>(8) The development proposes pathways leading to the adjoining pedestrian / cycleway within the adjoining eastern riparian corridor.</p>	<p>Yes</p> <p>Yes</p>
<p>3.5 Site Planning</p> <p>(1) Development is to be consistent with the front setbacks shown at Figure 5. Min 3.</p> <p>(2) Front setback areas are to be landscaped and not dominated by parking areas or loading facilities.</p> <p>(4) Each development site in the employment area is to be designed to provide on-site stormwater detention designed to minimize the impacts of stormwater run-off on adjoining riparian corridors and to demonstrate compliance with Table 10 of Part A of this DCP.</p>	<p>(1) Ground 8.409m First Floor 3.5m – 6.69m Level 2 – 3.5m – 6.69m Level 3 – 3.5m – 6.69m</p> <p>(2) The front setback area is landscaped with all car parking provided within basement levels. A porte cochere is provided adjacent to the building as a covered drop off area.</p> <p>(4) On-site stormwater detention forms part of the drainage concept design.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
<p>3.6 Building Design</p> <p>(1) The scale and massing of buildings should reinforce the desired urban design character of the precinct. Building scale and massing should be generally consistent within a streetscape. Larger scale buildings and or building elements should be used to signify prominent corners, activity nodes and the like.</p> <p>(4) Facades are to include high proportions of glazing and be articulated using architectural elements such as the use of projecting upper storeys over building entries, upper storey display windows and the like.</p>	<p>(1) The proposed development proposes an appropriate bulk, scale and massing that is similar to the original envelope approved by the concept approval.</p> <p>(4) A high proportion of glazing is proposed to the eastern and western facades that present to the public domain, with projecting floor slabs on each level creating articulation and a horizontal architectural feature. The eastern façade adjoining the riparian</p>	<p>Yes</p> <p>Yes</p>

<p>(6) Glazing shall not exceed 20% reflectivity.</p> <p>(7) The use of metal cladding is discouraged on front elevations, unless it can be satisfactorily demonstrated that it forms part of an architectural design solution in association with masonry, glass and other high quality materials.</p> <p>(9) Within the Business Development Lands, building design is to include: (a) Effective sun-shading for west facing windows, (b) Articulated roof forms, (c) Emphasis of customer entries, and (d) The use of high quality materials and finishes.</p> <p>(11) Rooftop structures (including plant rooms, air conditioning and ventilation systems), where visible from the public domain, are to be incorporated into the design of the building to create an integrated appearance.</p>	<p>corridor contains a curved façade design, creating a visually interesting design and built form, with increased setbacks in the middle of the bow.</p> <p>(6) A suitable condition of consent is recommended to be imposed to address this matter.</p> <p>(7) The front (western) façade proposes the use of metal panels, including ribbed aluminium metal panels to provide contrast in colours and building materials in association with glazing and horizontal projecting finished concrete slabs.</p> <p>(9) Cantilevered balconies with projecting floor slabs are proposed upon the eastern and western facades, which will provide shading to lower levels of the development. The roof form is larger flat, with projecting elements e.g. plant and machinery and lift runs are consolidated and centralized upon the roof behind metal screens creating a sense of articulation to the roof.</p> <p>A clear and delineated entry point is provided on the western elevation with extensive wall to floor glazing adjacent to a covered drop off area for guests of the hotel.</p> <p>A combination of quality and hard wearing materials are proposed including bricks, glass, aluminum metal panels (flat and ribbed) and finished concrete.</p> <p>(11) Plant and machinery and lift runs are consolidated and centralized upon the roof behind metal screens creating an integrated design appearance and a sense of articulation to the roof.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
<p>3.7 Employment Operations</p> <p>(1) Access, parking & loading is to be in accordance with Camden DCP 2019.</p> <p>1 Hotel parking space for each unit – 90 rooms (90) 1 car parking space per 2 employees – 21 staff (11) 15 car parking spaces per 100m² GFA of restaurant / public entertainment / function / reception room / bar – 940m² – 141</p>	<p>(1) 306 car spaces, which includes 11 disabled car spaces 6 Motorcycle spaces 12 Bicycle spaces</p>	<p>Yes</p>

<p>1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces (12)</p> <p>1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces (5)</p> <p>Total required 242 spaces</p>		
<p>3.9 On site landscaping</p> <p>(1) Front setback areas are to be landscaped. Where parking is forward of the building line, a minimum 2m wide landscape strip shall be provided along the frontage.</p> <p>(2) Native plant species are to be utilised in all landscaped areas where possible. Low water usage plants are preferred.</p> <p>(3) A concept landscape plan is to be submitted with a Development Application, where required.</p>	<p>(1) The front setback area is landscaped. All parking is provided within basement levels.</p> <p>(2) The proposed landscape palette has been considered by Council's Urban Tree and Landscape Officer and is considered satisfactory.</p> <p>(3) A concept landscape plan has been submitted.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

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Attachment 3

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Attachment 4



CLAUSE 4.6 VARIATION TO HEIGHT OF BUILDINGS DEVELOPMENT STANDARD

The Onslow Hotel Gledswood Hills
GLN 11425
29 June 2021



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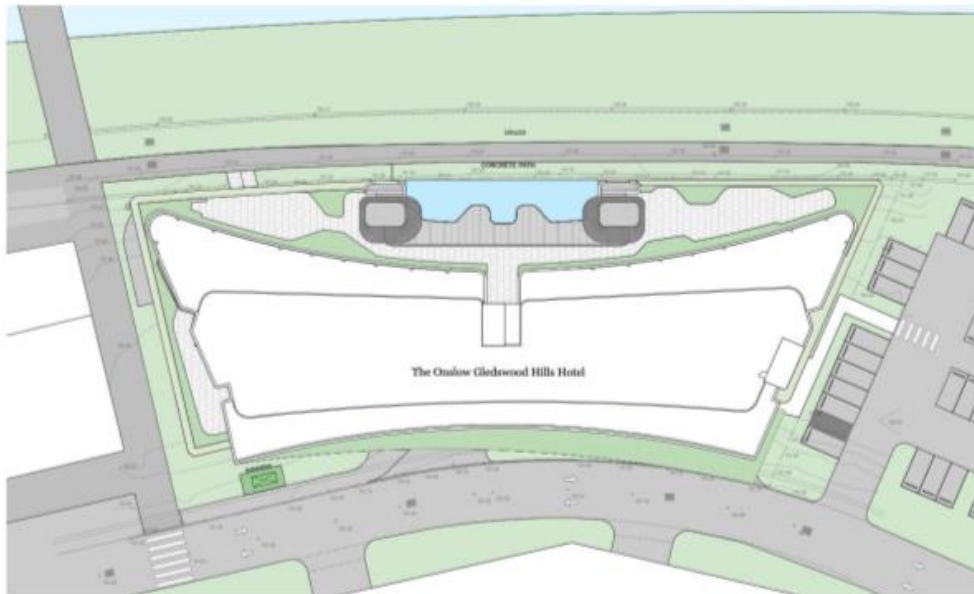
Clause 4.6 variation to height of buildings development standard

The Onslow Hotel Gledswood Hills

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Attachment 4

Summary Description	
Property:	Lot 4 DP1262720; 9 Gregory Hills Drive, Gledswood Hills NSW 2557
Development:	Proposed 90 room hotel with associated function rooms, bar and restaurant and basement car parking
Development Standard:	Clause 4.3 Height of Buildings of <i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</i> , Appendix 1 <i>Oran Park and Turner Road Precinct Plan</i>
Development Plans:	Architectural Plans prepared by DKO Architecture, dated 23 May 2022



Source: DKO Architecture, Drawing No. DA003, Rev B

Figure 1. Site Plan

Clause 4.6 variation to height of buildings development standard

The Onslow Hotel Gledswood Hills

1 Background and Summary

1.1 Introduction

The proposed development involves the construction and operation of a hotel and associated function rooms, bar and restaurant, and basement car parking. The hotel will comprise 90 rooms and will be located across four storeys and will be known as The Onslow Gledswood Hills. The development is situated within the Gregory Hills Corporate Park (**GHCP**) that has been master planned to facilitate a range of uses including a private hospital, health services facilities, a cinema and light industrial uses.

1.2 Location

The Site is located within Gledswood Hills, within the Turner Road Precinct in the South West Growth Area (**SWGGA**). In a regional context, the precinct is located approximately 42 kilometres south west of the Sydney CBD, 3 kilometres north east from the Narellan town centre and 6 kilometres north west of Campbelltown. The site is located within 700 metres of Camden Valley Way, to the west of which are the Catherine Fields and Oran Park Precincts. Refer to **Figure 2** below.



Source: Nearmap (amended by GLN 25 October 2021)

Figure 2. Surrounding Locality

Clause 4.6 variation to height of buildings development standard

The Onslow Hotel Gledswood Hills

1.3 The Site

The Site is legally registered as Lot 4 DP 1262720; 9 Gregory Hills Drive, Gledswood Hills NSW 2557. The site is situated between Digitaria Drive and Gregory Hills Drive, and will be accessed by a local access road established under the concept approval for the site.

1.4 Zoning

The site is zoned B5 Business Development under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP)* as shown below in **Figure 3**. Hotel accommodation is permitted with consent in this zone.



Source: NSW Planning Portal (amended by GLN 25 October 2021)

Figure 3. Land zoning map

1.5 Summary of Clause 4.6 Request

This DA proposes the construction and operation of a 90 room hotel and associated function rooms, bar and restaurant, and basement car parking. The proposed development in part exceeds the 15 metre height limit established under Clause 4.3(5) of Appendix 1 of the Growth Centres SEPP as the site fronts land within the RE2 Private Recreation zone. It is noted that the structure is generally 4 storeys above the ground level, with the additional height increase limited to the lift and plant overrun and screening to shield these items from the public view.

Clause 4.6 variation to height of buildings development standard

The Onslow Hotel Gledswood Hills

2 Authority to vary a development standard

The objectives of clause 4.6 of the Appendix 1 of the Growth Centres SEPP (**Precinct Plan**) seek to recognise that in particular circumstances strict application of development standards may be unreasonable or unnecessary within the Oran Park and Turner Road Precincts. The clause provides objectives and a means by which a variation to the development standard can be achieved as outlined below:

- (1) *The objectives of this clause are—*
 - (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development, and*
 - (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*
- (2) *Consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.*
- (3) *Consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating—*
 - (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*
- (4) *Consent must not be granted for development that contravenes a development standard unless—*
 - (a) *the consent authority is satisfied that—*
 - (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*
 - (b) *the concurrence of the Director-General has been obtained.*
- (5) *In deciding whether to grant concurrence, the Director-General must consider—*
 - (a) *whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
 - (b) *the public benefit of maintaining the development standard, and*
 - (c) *any other matters required to be taken into consideration by the Director-General before granting concurrence.*
- (6) *Consent must not be granted under this clause for a subdivision of land within Zone E4 Environmental Living if—*
 - (a) *the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or*
 - (b) *the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.*

Clause 4.6 variation to height of buildings development standard

The Onslow Hotel Gledswood Hills

- (7) *After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).*
- (8) *This clause does not allow consent to be granted for development that would contravene any of the following—*
- (a) *a development standard for complying development,*
 - (b) *a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated listed in the table to this clause,*
 - (c) *a development standard listed in the table to this clause.*

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Attachment 4

Clause 4.6 variation to height of buildings development standard

The Onslow Hotel Gledswood Hills

3 Development standard to be varied

A variation is sought to clause 4.3(5) of the Precinct Plan which requires:

- (5) *The consent authority may grant development consent for development on land within Zone B5 Business Development or Zone IN1 General Industrial, that does not exceed 15 metres in height above ground level (existing), if the land has frontage to—*
- (a) *the following land as shown in the Oran Park Precinct Development Control Plan or the Turner Road Precinct Development Control Plan—*
- (i) *Gregory Hills Drive,*
 - (ii) *Camden Valley Way,*
 - (iii) *The Northern Road,*
 - (iv) *Dick Johnson Drive, or*
- (b) *land within Zone RE1 Public Recreation or Zone RE2 Private Recreation.*

It is noted that while site is not identified on the Height of Buildings Map, it has frontage to a riparian corridor zoned RE2 Private Recreation.

The Growth Centres SEPP dictionary provides the following definition of building height:

building height (or height of building) means the vertical distance between ground level (existing) at any point to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like

Clause 4.6 variation to height of buildings development standard
The Onslow Hotel Gledswood Hills

4 Extent of variation

A maximum building height of 17.8 metres is proposed, representing a variation of 2.8 metres (18.6%) above the 15 metre height standard. Section plans of the building are provided below at **Figure 4** demonstrating the extent of the variation.



Source: DKO Architecture, Drawing Number DA202 - 203

Figure 4. Section plans

The proposed height variations result from the required lift overrun and various plant equipment as demonstrated **Figure 5**. These are setback from the façade and are centrally located on the roof level. Screening will also be employed to shield the lift overrun and plant rooms from the public view in keeping with the design of the building.

Clause 4.6 variation to height of buildings development standard

The Onslow Hotel Gledswood Hills



Source: DKO Architecture, Drawing No. DA300

Figure 5. Height plane diagram

The relevant photomontages supplied with the architectural plans indicate that there will only be minimal visibility of the rooftop screening from the surrounding streets and public domain areas.

Clause 4.6 variation to height of buildings development standard

The Onslow Hotel Gledswood Hills

5 Objectives of Clause 4.3 Height of buildings

The objectives of Clause 4.3 of the Precinct Plan are outlined below:

- (1) *The objectives of this clause are as follows—*
- (a) *to preserve the amenity of adjoining development in terms of solar access to dwellings, private open space and bulk and scale,*
 - (b) *to provide for a range of residential building heights in appropriate locations that provide a high quality urban form,*
 - (c) *to facilitate higher density neighbourhood and town centres while minimising impacts on adjacent residential areas,*
 - (d) *to provide appropriate height controls for commercial and industrial development.*

Objectives (a) and (d) are of specific relevance to the site and the proposed development.

CLPP02**Attachment 4**

Clause 4.6 variation to height of buildings development standard

The Onslow Hotel Gledswood Hills

6 Assessment**6.1 Is compliance with the development standard unreasonable or unnecessary in the circumstances of the case? (Clause 4.6 (3)(a))**

Clause 4.6(3)(a) requires the applicant to provide justification that strict compliance with the maximum building height requirement is unreasonable or unnecessary in the circumstances of the case.

In *Wehbe v Pittwater Council* (2007) NSWLEC 827, Preston CJ established five potential ways for determining whether a development standard could be considered to be unreasonable or unnecessary. These include:

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

We note that whilst *Wehbe* was a decision of the Court dealing with SEPP 1, it has been also found to be applicable in the consideration and assessment of Clause 4.6. Regard is also had to the Court's decision in *Four2Five Pty Limited v Ashfield Council* [2015] NSWLEC 90 and *Randwick City Council v Micaul Holdings Pty Ltd* [2016] NSWLEC 7, which elaborated on how these five ways ought to be applied, requiring justification beyond compliance with the objectives of the development standard and the zone.

In addition to the above, Preston CJ further clarified the appropriate tests for a consideration of a request to vary a development standard in accordance with clause 4.6 in *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118. This decision clarifies a number of matters including that:

- the five ways to be satisfied about whether to invoke clause 4.6 as outlined in *Wehbe* are not exhaustive (merely the most commonly invoked ways);
- it may be sufficient to establish only one way;
- the written request must be "sufficient" to justify contravening the development standard; and
- it is not necessary for a non-compliant development to have a neutral or beneficial effect relative to a compliant development.

Clause 4.6 variation to height of buildings development standard

The Onslow Hotel Gledswood Hills

It is our opinion that the proposal satisfies at least one of the five ways established in Wehbe that demonstrate that the development standard is unreasonable and unnecessary in this instance, for the reasons set out below.

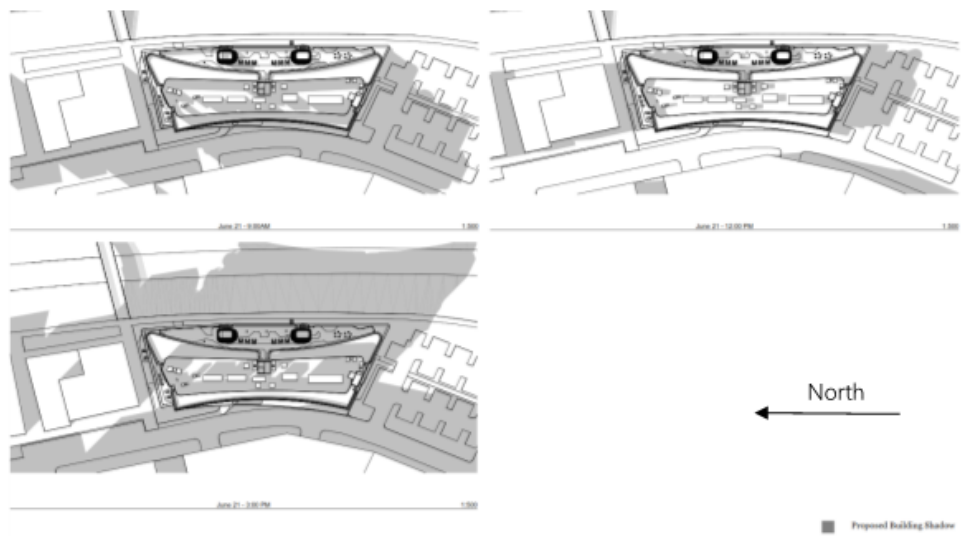
1st Way – The objectives of the standard are achieved notwithstanding non-compliance with the standard

The proposal satisfies the objectives of the height standard to the extent relevant to the current proposal, and compliance with the maximum building height standard in the circumstances is considered both unreasonable and unnecessary for the following reasons

Objective (a) - to preserve the amenity of adjoining development in terms of solar access to dwellings, private open space and bulk and scale.

The proposal is for a 4 storey hotel with basement car parking. The Site is located within a business park and is a minimum of 170 metres from the nearest residential land use. It also adjoins the riparian corridor located in the RE2 zone.

The proposed development’s bulk and scale would not affect solar access to the living areas or private open space of any dwellings in the precinct. The shadow diagrams provided below at **Figure 6** demonstrate that there will not be significant overshadowing impacts upon adjoining development, noting that lands to the south are currently identified for carparking under the underlying Concept Approval (DA 2017/45) and a subsequent DA has been lodged, and under assessment, for car parking and under assessment for two fast food premises (DA/2021/1255/1), and the riparian corridor is directly to the east. There will be some overshadowing of the riparian corridor however this will be limited to late afternoons on the Winter solstice.



Source: DKO Architecture, 2021

Figure 6. Shadow diagrams (proposed built form)

Clause 4.6 variation to height of buildings development standard

The Onslow Hotel Gledswood Hills

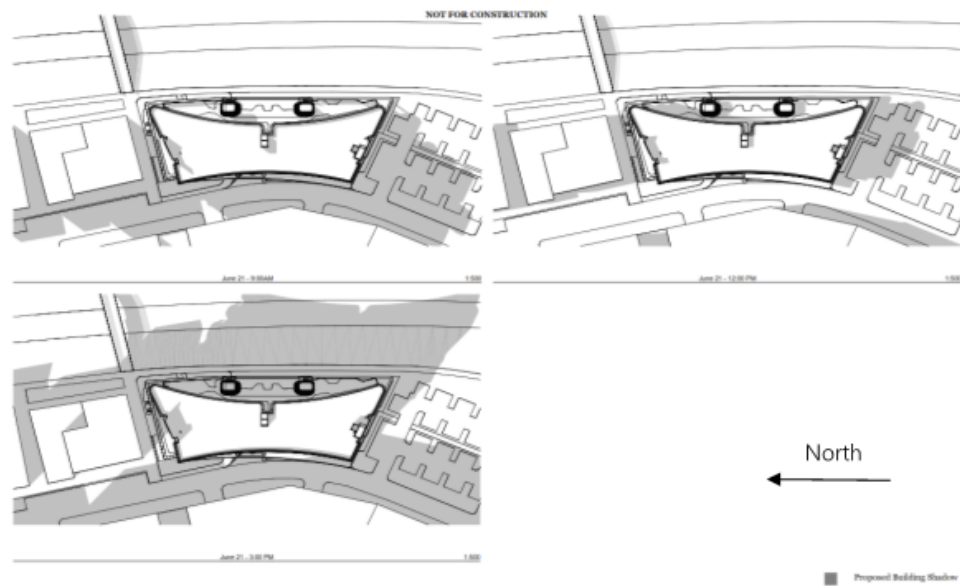
Similarly, the curved and articulated design of the hotel responds well to its context and the precinct planning controls. The bulk and scale of the development is compatible with the planned surrounding business development land uses and the private recreation zone. Given the setback from the façade and screening for the lift and plant rooms this means that the minor height variations will have little or no impact on the amenity of adjoining development.

Objective (d) - to provide appropriate height controls for commercial and industrial development.

The height control of 15 metres under Clause 4.3(5) of the Precinct Plan is applicable because the Site is located within the B5 Business Development zone and has frontage to the riparian corridor which is zoned RE2 Private Recreation. It is understood that the intent of this standard is to ensure that recreational uses are not adversely affected by residential, commercial or industrial development.

The exceedance to the height standard is generally limited to the lift and plant overrun and associated screening implemented at the roof level. As demonstrated at the shadow diagrams above, the expected overshadowing of the proposed hotel is relatively minor in relation to the overall scale of the riparian corridor and will be for 3 hours or less on the winter solstice.

The minor height variation above the 15 metre height control for the screened lift and plant rooms, however would only contribute a minor degree to the overshadowing impact on the riparian corridor. **Figure 7** indicates a scenario projecting the overshadowing impacts if the lift and plant overrun and screening were removed from the architectural plans. When compared to **Figure 6** above, it is clear that the impacts are negligible given the position of these features, and therefore strict compliance with the height of buildings standard would not reduce overshadowing.



Source: DKO Architecture, 2021

Figure 7. Shadow diagrams (without lift and plant overrun and screening)

Clause 4.6 variation to height of buildings development standard

The Onslow Hotel Gledswood Hills

The scale of the hotel as a form of commercial development is therefore suitable given the context of the site and appropriate mitigation measures.

Accordingly, the variation to the maximum height of building standard will not compromise achievement of the objectives of the standard.

2nd Way - The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary.

This consideration is not relevant in this case.

3rd Way – The underlying objective or purpose of the standard would be defeated or thwarted if compliance was required

This consideration is not relevant in this case.

4th Way – The development standard has been virtually abandoned or destroyed by the Council’s own decisions

This consideration is not relevant in this case.

5th Way – The zoning of the site is unreasonable or inappropriate and consequently so is the development standard

This consideration is not relevant in this case. It may be argued that riparian corridor located adjacent the Site would be more suitably zoned SP2 Local Drainage or RE1 Public Recreation given its ultimate intended purpose to form a drainage and riparian corridor function with negligible development potential. That said the RE2 zoning is not grossly unreasonable or inappropriate in this instance.

6.2 Are there sufficient environmental planning grounds to justify contravening the development standard? (Clause 4.6(3)(b))

There are three primary environmental planning grounds which support the contravention to the height of building standard. These relate to the fact that appropriate servicing including equitable and lawful access and plant equipment can be provided on the site, that there will be no impacts to surrounding properties in terms of view loss, overshadowing or privacy impacts, and that the development provides a comparable built outcome to approved properties in the surrounding area.

As demonstrated in the Access Report undertaken by BCA Access, the need to provide equitable access to all Sole Occupancy Units (SOUs) in a class 3 building (hotel) is a lawful requirement as per part D3.1 – Access for People with a Disability under the *Building Code of Australia 2019*. The exceedance is partly a result of the lift overrun and is an unavoidable result of this feature. Strict compliance with the maximum height standard in relation to the proposed structure would not be able to comply with this requirement, and a lack of a lift would be a highly undesirable outcome. Furthermore, the proposed plant equipment is vital to the function and intended use of the building as a hotel and its patrons, where energy efficiency and thermal comfort are of key importance. It is also undesirable for the plant rooms to be located on the hotels lower levels given the potential impacts on the patron’s amenity in terms of noise and vibration.

Clause 4.6 variation to height of buildings development standard

The Onslow Hotel Gledswood Hills

As demonstrated in the architectural plans, the location and context of the site means that there will be minimal impacts to surrounding properties. There are no significant views affecting the site. The shadow diagrams seen above at **Figure 6** indicate that overshadowing impacts will be limited to the riparian corridor and to future development to the south of the site, which is currently under assessment by Council as two fast food outlets (food and drink premises) and associated hardstand car parking. There will not be any impacts to any private open space or living areas of any dwellings given that the nearest residential land uses are located at least 170 metres from the site. Screening has been employed as directed by the Turner Road Precinct DCP to shield the lift overrun and plant equipment, ensuring that there will be no negative visual impacts when viewed from the public domain.

While technically non-compliant with the development standard, the proposal will result in a similar height to other developments in the area, given that a range of uses have been approved for 3 to 4 storey heights in the business park. The hotel is designed to be consistent with the planned character of the area while also presenting as a unique and inviting structure with good amenity including raised ceilings that are suitable for uses including function and hotel rooms. As discussed above, the amenity, natural light and viability of the hotel would be compromised if strict adherence to the height standard was required.

6.3 Is the proposed development in the public interest? (Clause 4.6(4)(a)(ii))

The proposed development is in the public interest because it:

- Facilitates a development that is not inconsistent with the objectives of the standard and the intent of the B5 Business Development zoning of the site. Consistency with the objectives of the standard has been previously addressed under Wehbe methods.
- The hotel will contribute to the economic vitality of the Turner Road Employment Area by providing a range of employment opportunities
- The hotel will meet current and future demand for conference space, noting that there is a shortage of hotel accommodation in the Camden Local Government Area
- A high quality architectural form has been proposed that will add to the character of the local area

In regard to the first point, the relevant objectives of the B5 Business Development Zone are:

- *To enable a mix of business and warehouse uses and specialised retail uses that require a large floor area, in locations that are close to, and that support the viability of, centres.*
- *To provide for a wide range of employment generating development.*
- *To provide for a mix of ancillary uses to support the primary function of providing employment generating development.*
- *To provide for a range of uses, including recreational uses and function centres, that complement other permissible employment generating land uses within the zone*

The proposed hotel and function rooms will further increase the diversity of employment, recreation and business opportunities in the GHCP. This will complement other uses including the medical precinct, light industrial and entertainment uses. The proposal provides a range of room sizes and will positively contribute to the need for hotel accommodation in the Camden LGA and South West Growth Area. The proposal is of an appropriate scale and is well suited to the B5 Zoning of the area.

Clause 4.6 variation to height of buildings development standard

The Onslow Hotel Gledswood Hills

6.4 Consideration of concurrence by Director-General (Clause 4.6(4)(b) & (5))

Concurrence to the proposed variation is not required by the Secretary pursuant to clause 4.6(4)(b), on the basis that the DA is required to be determined by the Sydney Western City Planning Panel (**Panel**), and that the Panel has necessary delegation as set out in the Assumed Concurrence Notice issued by the Secretary of the Department of Planning and Environment dated 21 February 2018 (attached to DPIE Planning Circular PS18-003).

Despite this, the proposed variation to the maximum height of building standard is not considered to be detrimental to any matter of significance for state or regional environmental planning.

In the circumstances of the application, there is no public benefit in maintaining the development standard. To the contrary and consistent with the objectives of clause 4.6, allowing the variation will facilitate a development that achieves better and appropriate outcomes and represents an appropriate degree of flexibility in applying a development standard. In relation to clause 4.6(5)(c), we note that no other matters have been nominated by the Secretary for consideration.

CLPP02**Attachment 4**

Clause 4.6 variation to height of buildings development standard

The Onslow Hotel Gledswood Hills

7 Conclusion

A variation to the strict application of the maximum building height standard is considered appropriate for the proposed hotel, The Onslow Gledswood Hills.

The proposed height results in an optimum outcome for the site given the intended use of the site, with a roof form and screening that has been skilfully designed to be responsive to the site context and will provide high levels of amenity for future guests. There are negligible impacts resulting compared to those caused by a compliant height, noting that to satisfy access arrangements and deliver suitable function spaces requires a slight exceedance.

The proposal meets the intent of the height of building standard and in accordance with Clause 4.6 of the Oran Park and Turner Road Precinct Plan, demonstrates that the development standard is unreasonable and unnecessary in this case and that the variation is justified.

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Revised Development Application

Lot 4 | 9 Gregory Hills Drive
Gledswood Hills, NSW 2557

The Onslow Gledswood Hills
Hotel Development

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	DA002	Campus Plan	C
	DA003	Site Plan	C
DA1 Series : Plans			
	DA105	Ground Floor Plan	C
	DA106	Level 1 Floor Plan	C
	DA107	Level 2 Floor Plan	C
	DA108	Level 3 Floor Plan	C
	DA109	Level 4 Roof Plan	C
DA2 Series : Elevations & Sections			
	DA200	Elevations - North & South	C
	DA201	Elevations - East & West	C
	DA202	Section AA	C
	DA203	Section BB	C
	DA205	Materials & Finishes	C
DA3 Series : Diagrams			
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	DA302	Shadow Diagrams	C
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	DA403	Artist's Impression	C
	DA404	Artist's Impression	C

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C	20/04/24	KL	SI	Response to RFI

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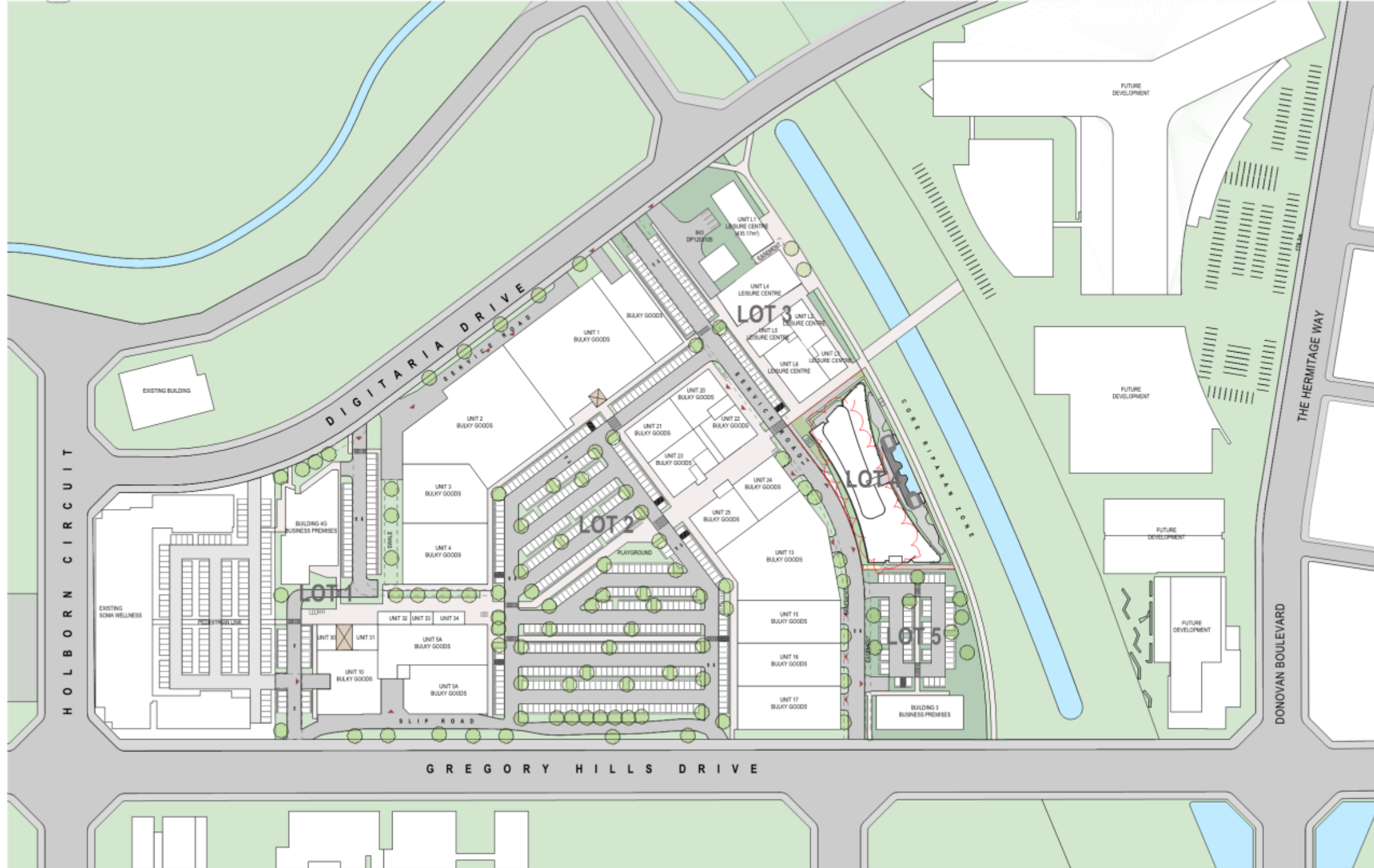
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DKO

Project Name: The Onslow Gledswood Hills
Project Address: 9 Gregory Hills Drive,
Gledswood Hills, NSW
2557
Client: SAG Developments

Project Number: 00012697
Drawing Name: Cover Page
Scale: A1
Date: Sep 2022
Drawing Number: DA000
Revision: C

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2	20/09/22	EL	80	Response to RFI

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 David Runderman 8542



Project Name
 The Oakvale Gladeswood Hills
 9 Gregory Hills Drive,
 Gladeswood Hills, NSW
 2057

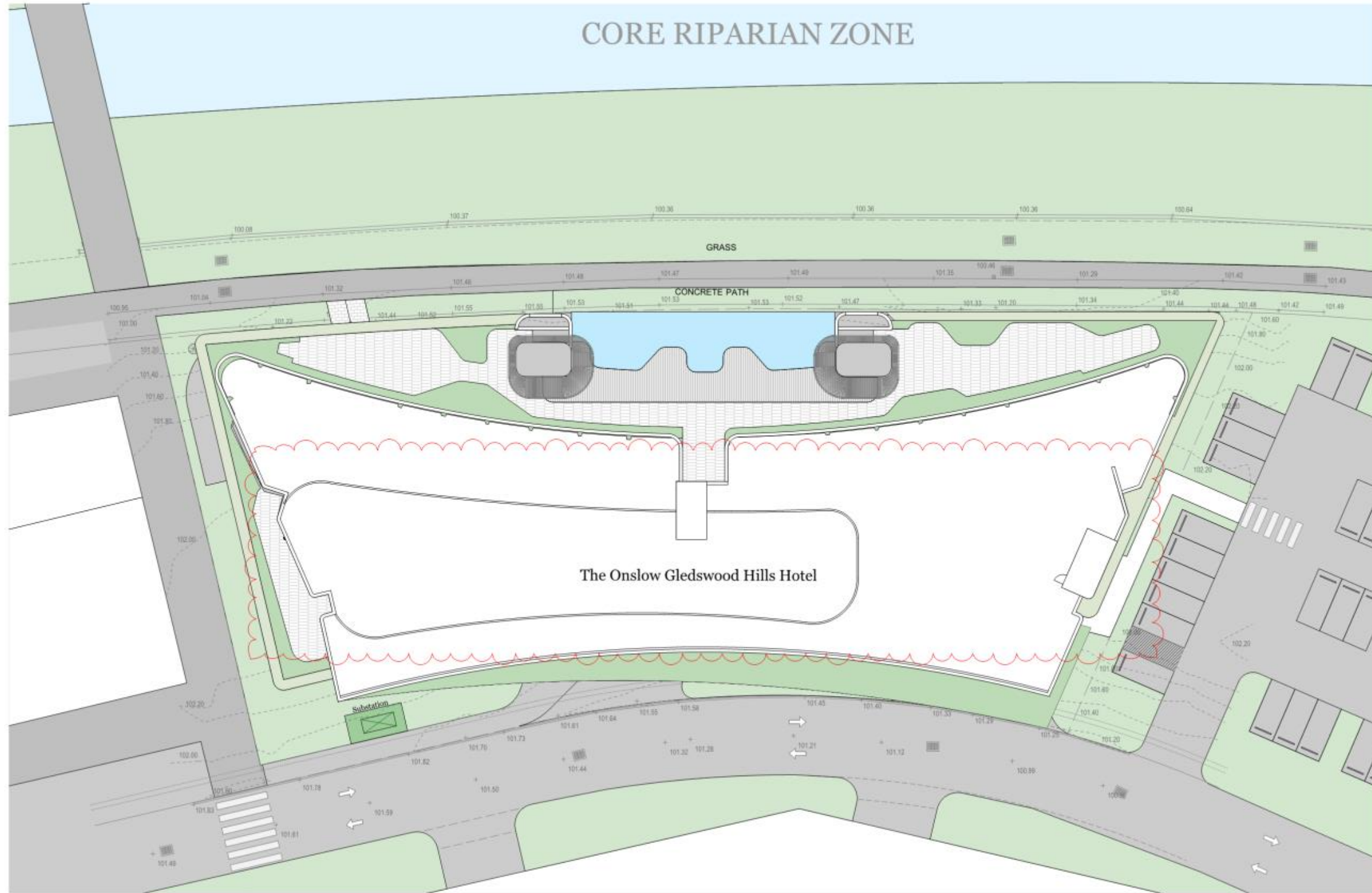
Client
 SAG Developments

Project Number
 Drawing Name
 Scale
 Date

Drawing Number
Revision

DA002
C

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C	26/06/20	KL	KL	Response to RFI

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Project Name	The Onslow Gledswood Hills	Project Number	Project No. 00012607
Project Address	0 Gregory Hills Drive, Gledswood Hills, NSW 2057	Drawing Name	Site Plan
Client	S&G Developments	Scale	1:300 @ A1
		Date	Sep 2022
		Drawing Number	DA003
		Revision	C

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Parking Schedule

Level B2
Standard: 74
DDA: 2
Motorcycles: 3
Level B3
Standard: 73
DDA: 3
Motorcycles: 3
Level B4
Standard: 73
DDA: 3
Level B5
Standard: 75
DDA: 3
Bicycles: 12
Total: 306
Standard: 295
DDA: 11
Motorcycles: 6
Bicycles: 12



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1	28/01/23	NYC	NYC	Issue for Development Application
2	02/02/23	NYC	NYC	Response to RPI

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 NSW 2060

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 Chateau NSW 2067
 NSW 2060

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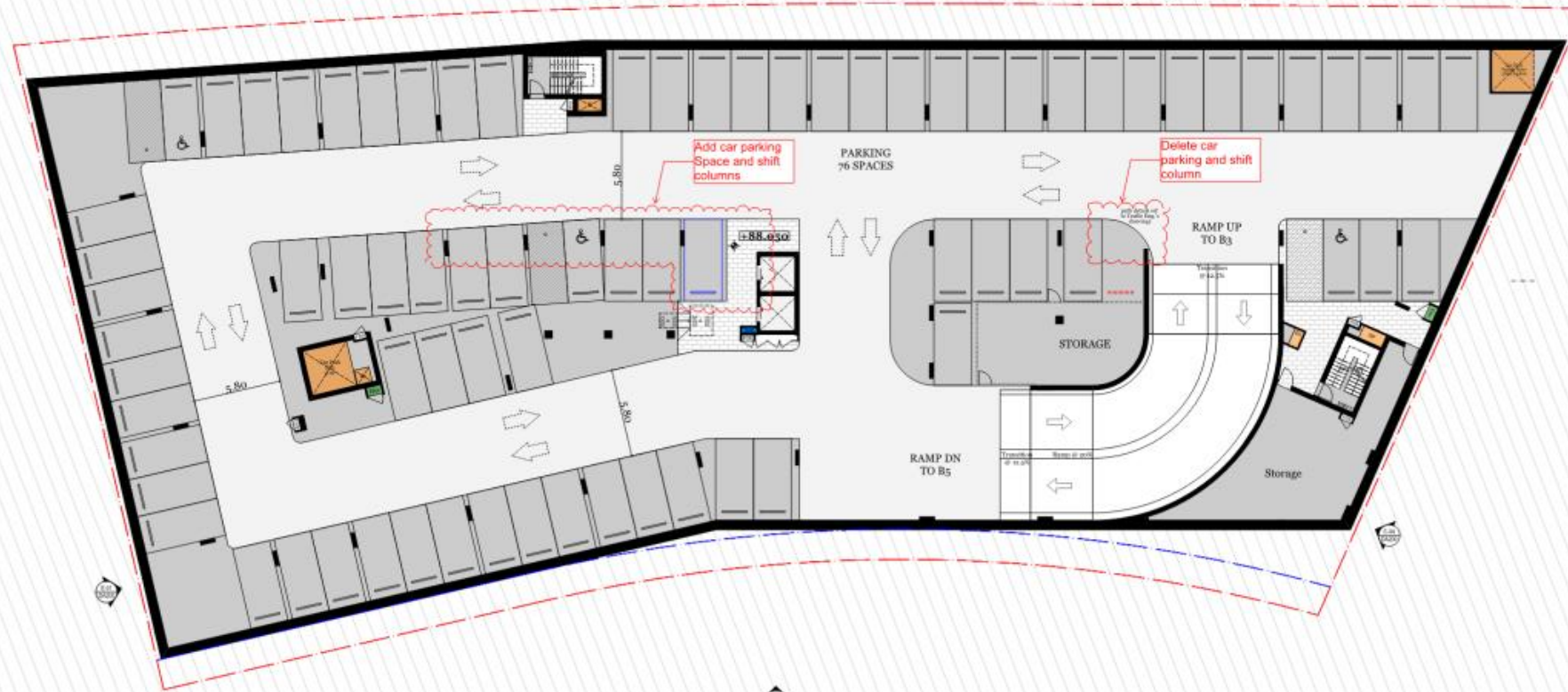
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Project Address	9 Gregory Hills Drive, Gladstone Hills, NSW 2057	Drawing Name	Basement 5 Floor Plan
Client	SAG Developments	Scale	1:200 @ A1
		Date	October 2022
		Drawing Number	DA100
		Revision	B



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Parking Schedule

Level B2
Standard: 74
DDA: 2
Motorcycles: 3
Level B3
Standard: 73
DDA: 3
Motorcycles: 3
Level B4
Standard: 73
DDA: 3
Level B5
Standard: 75
DDA: 3
Bicycles: 12
Total: 306
Standard: 295
DDA: 11
Motorcycles: 6
Bicycles: 12



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Project Name The Oakley Gladwood Hills
Project Address 9 Gregory Hills Drive,
 Gladwood Hills, NSW
 2027

Project Number
Drawing Name
Scale
Date

Client SAG Developments

Drawing Number DA101
Revision B

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Parking Schedule

Level B2
Standard: 74
DDA: 2
Motorcycles: 3
Level B3
Standard: 73
DDA: 3
Motorcycles: 3
Level B4
Standard: 73
DDA: 3
Level B5
Standard: 75
DDA: 3
Bicycles: 12
Total: 306
Standard: 295
DDA: 11
Motorcycles: 6
Bicycles: 12



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Project Name	The Oakvale Gladstone Hills	Project Number	Project No. 00012697
Project Address	9 Gregory Hills Drive, Gladstone Hills, NSW 2057	Drawing Name	Basement 3 Floor Plan
Client	SAG Developments	Scale	1:200 @ A1
		Date	October 2022
		Drawing Number	DA102
		Revision	B

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Parking Schedule

Level B2
Standard: 74
DDA: 2
Motorcycles: 3
Level B3
Standard: 73
DDA: 3
Motorcycles: 3
Level B4
Standard: 73
DDA: 3
Level B5
Standard: 75
DDA: 3
Bicycles: 12
Total: 306
Standard: 295
DDA: 11
Motorcycles: 6
Bicycles: 12



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MLA
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Project Name
 The Oakley Gladwood Hills

Project Address
 9 Gregory Hills Drive,
 Gladwood Hills, NSW
 2027

Project Number
 Drawing Name
 Scale
 Date

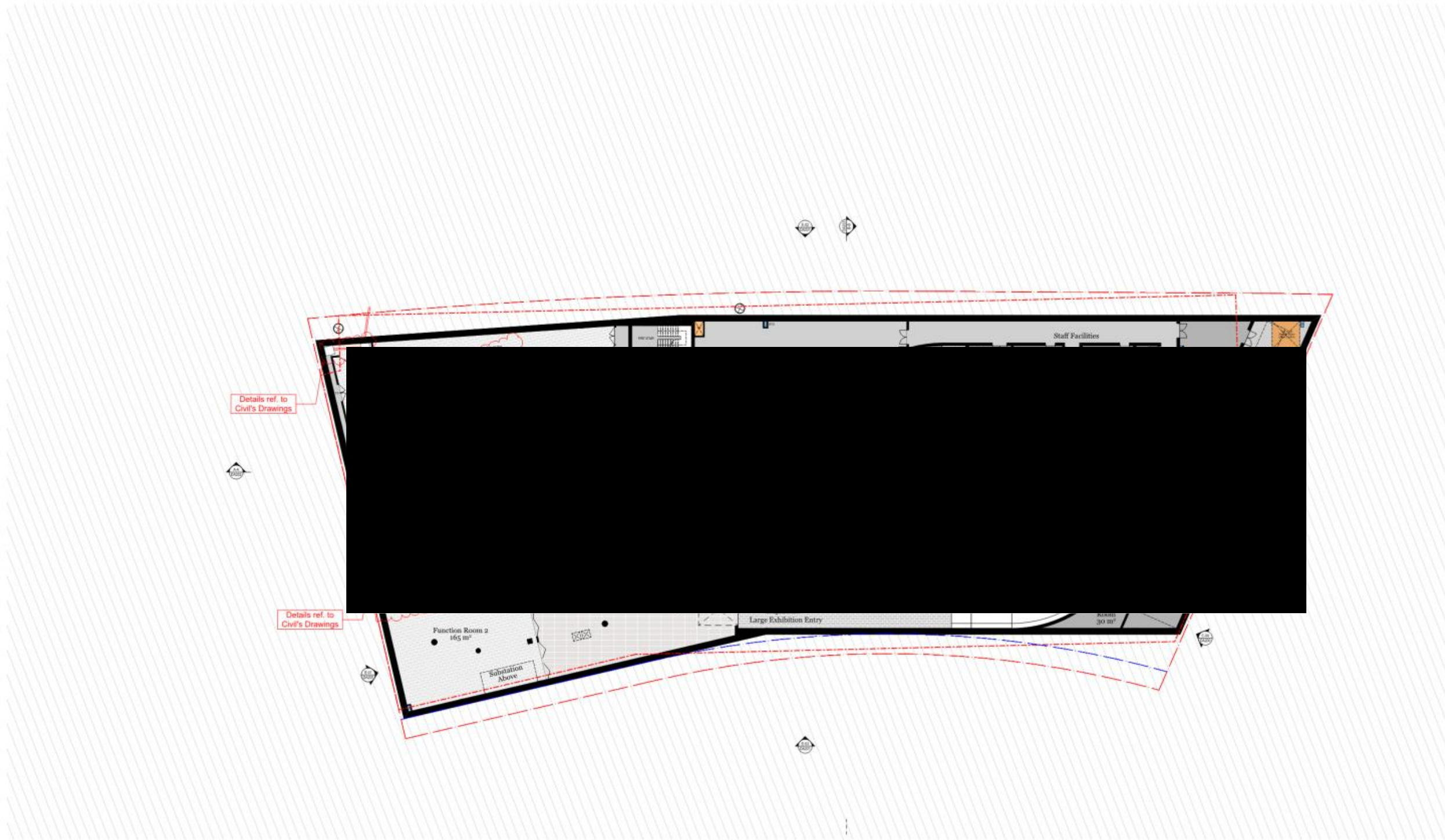
Project No. 00012697
 Basement 2 Floor Plan
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 October 2023

Cliet
 SAG Developments

Drawing Number
 Revision

DA103
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Project Name The Oakvale Gladstone Hills
Project Address 9 Gregory Hills Drive, Gladstone Hills, NSW 2057

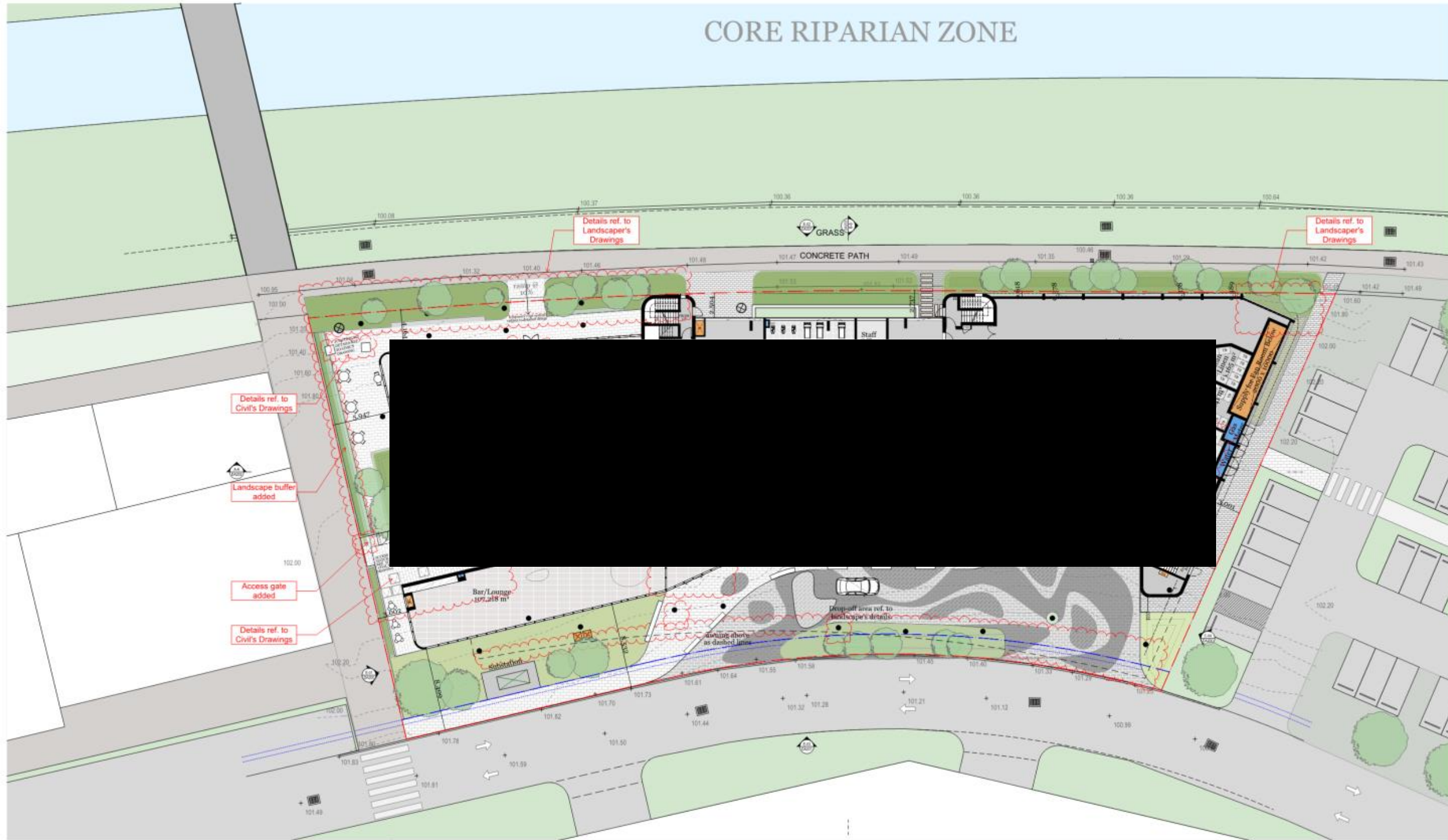
Client SAG Developments

Project Number 10012697
Drawing Name Basement 1 Floor Plan
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Date October 2022

Drawing Number DA104
Revision B

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CORE RIPARIAN ZONE



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STANTEC
 (Mechanical, Electrical,
 Hydraulic, Fire & Acoustic
 Engineering)
 Level 6, Building B, 207 Pacific
 Highway St, Luskville NSW 2065

**PROPERTY & BUILDING
 ASSESSMENTS**
 (Quantity Surveyors)
 Level 4/20 Kiera Rd, Miranda
 NSW 2228



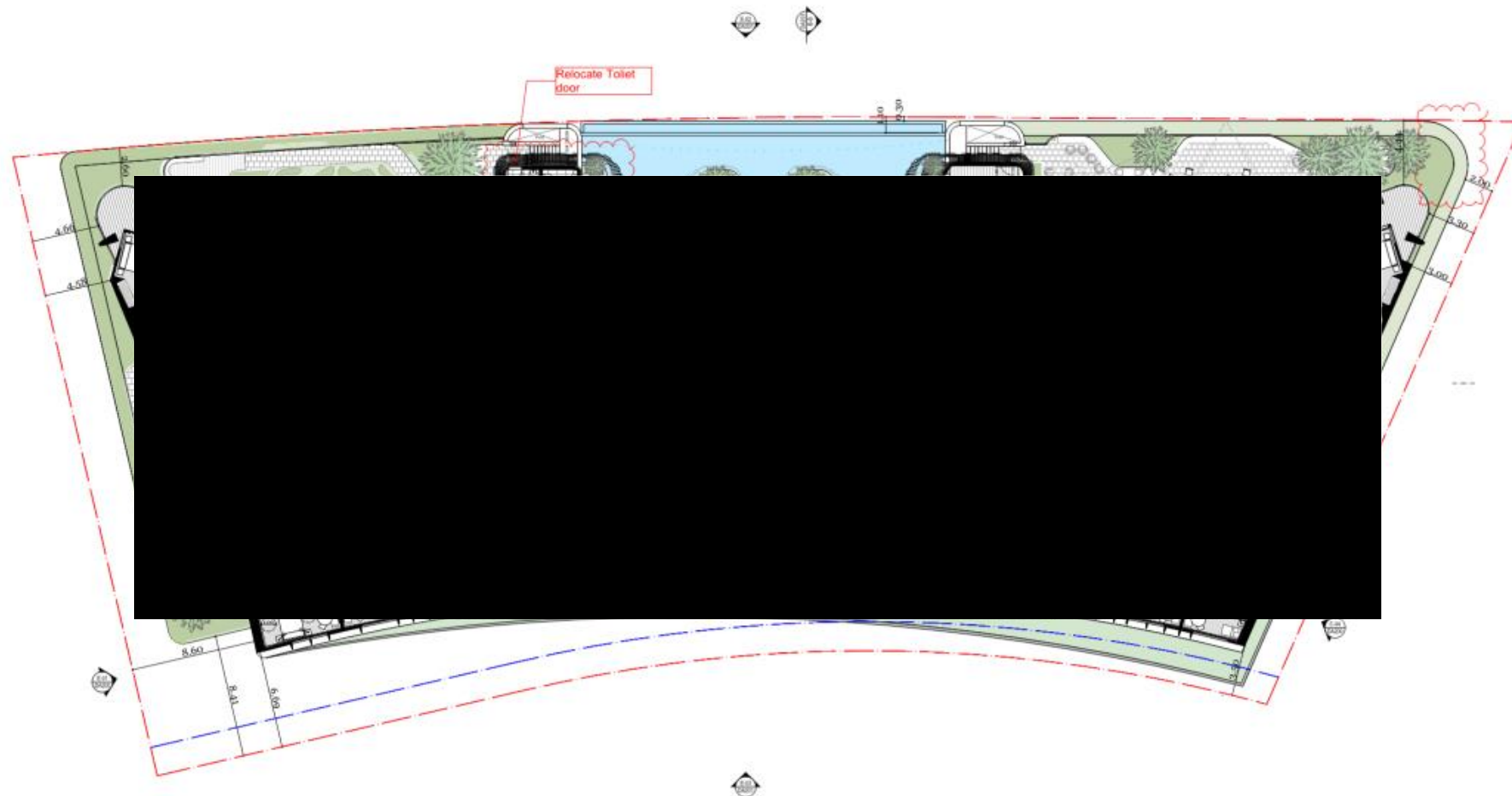
DKO Architecture (NSW) Pty Ltd
 42 Davis Street
 Surry Hills, NSW 2010
 T +61 2 9349 4500
 info@dko.com.au
 www.dko.com.au
 ABN: 81665706093
 NSW: Registered Architects
 Kevin de Krijger 2767
 David Stefanescu 8542



Project Name
 The Oakley Gladwood Hills
Project Address
 6 Gregory Hills Drive,
 Gladwood Hills, NSW
 6527
Client
 SAG Developments

Project Number
 Drawing Name
 Scale
 Date
Drawing Number
 Revision
DA105
C

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A	20/09/22	KL	KL	Issue for Development Application
B	02/10/22	KL	KL	Response to RFI
C	20/09/22	KL	KL	Response to RFI

Consultants
GLN
 (Urban Planning)
 Level 10/70 Pitt St, Sydney NSW 2000

INDESCO
 (Civil, Structure, Geotech & Safety)
 2224/2226 Walker St, North Sydney Chateau NSW 2060

MLA
 (Landscape)
 Level 11, 446 Victoria Ave
 2242/2244 Walker St, North Sydney Chateau NSW 2060

STANTEC
 (Mechanical, Electrical, Hydraulic, Fire, & Acoustic Engineering)
 Level 8, Building B, 307 Pacific Highway St Leonards NSW 2065

PROPERTY & BUILDING ASSESSMENT
 (Quantity Surveying)
 Level 4/29 Kiara Rd, Miranda NSW 2228

LANDFORM STUDIOS
 (Landscape)
 200 Wilson Ave, Ingleside NSW 2101

ELEPHANT'S FOOT
 (Waste Management)
 44-48 Gibson Ave, Padstow NSW 2211

BCA LOGIC
 (D.A. & Access)
 Suite 302, Level 3, 131 Castlereagh Street, Sydney NSW 2000



DKO Architecture (NSW) Pty Ltd
 42 Davis Street
 Surry Hills, NSW 2010
 T +61 2 9349 4399
 info@dko.com.au
 www.dko.com.au
 ABN: 9199070699
 NSW: Notarised Architects
 Knox de Klerk 2797
 David Rauderman 8542



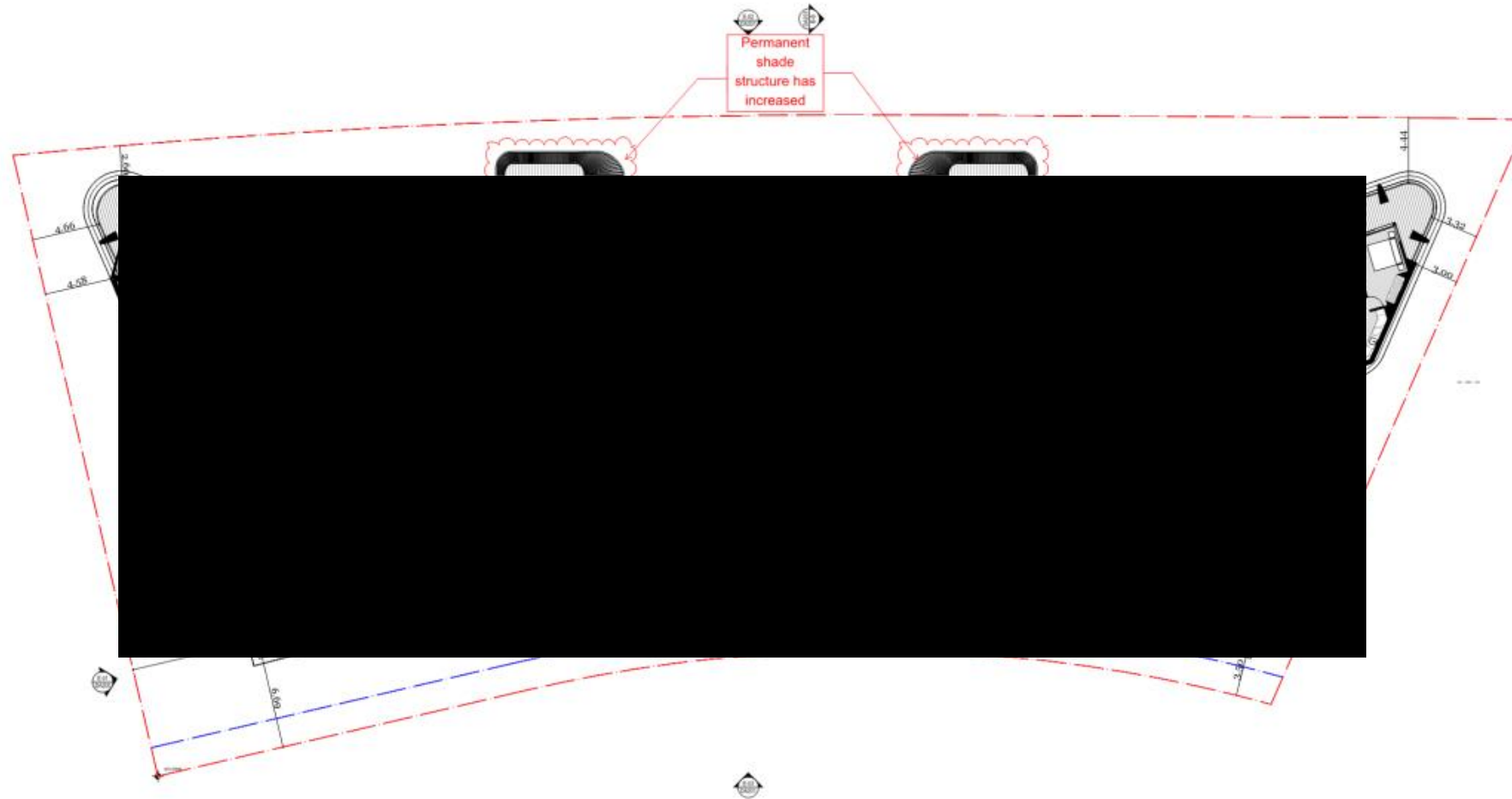
Project Name The Oakvale Gladstone Hills
Project Address 9 Gregory Hills Drive, Gladstone Hills, NSW 2557

Project Number 10012667
Drawing Name Level 1 Floor Plan
Scale 1:200 @ A1
Date Sep 2022

Client SAG Developments

Drawing Number DA106
Revision C

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B	02/06/24	KL	KL	Response to RFI
C	20/06/24	KL	KL	Response to RFI

Consultants
GIN
 (Town Planner)
 Level 20/78 Pitt St, Sydney NSW
 2000

INDENCO
 (Civil, Structure, Geotech &
 Survey)
 1100/1100 Walker St, North Sydney
 NSW 2060

MLA
 (Traffic)
 Level 11, 415 Victoria Ave
 Chateau NSW 2007

STANTEC
 (Mechanical, Electrical,
 Hydraulic, Fire & Acoustic
 Engineering)
 Level 6, Building B, 207 Pacific
 Highway St Lanevale NSW 2015

**PROPERTY & BUILDING
 ASSESSMENTS**
 (Quantity Surveyors)
 Level 4/20 Kiera Rd, Miranda
 NSW 2228

LANDFORM STUDIOS
 (Landscape)
 20 Wilson Ave, Ingleside NSW
 2101

ELEPHANT'S FOOT
 (Waste Management)
 44-48 Gibson Ave, Padstow NSW
 2211

BCALOGIC
 (P, A & Access)
 Suite 302, Level 3, 151 Castlereagh
 Street Sydney NSW 2000



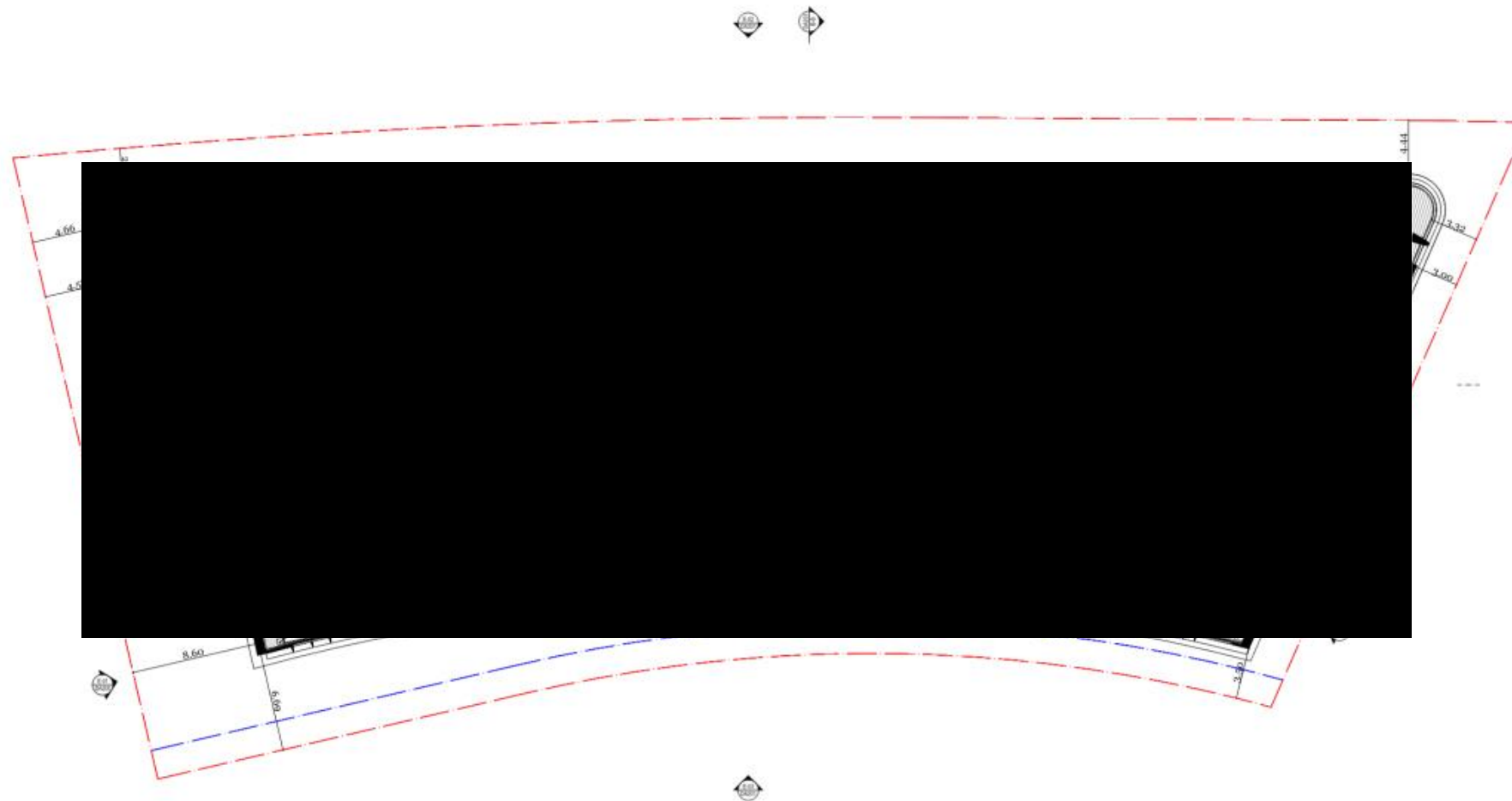
DKO Architecture (NSW) Pty Ltd
 42 Davis Street
 Surry Hills, NSW 2159
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 info@dko.com.au
 www.dko.com.au
 ABN: 8166706099
 NSW: Notarized Architects
 Karen de Ruijter 2297
 David Ruffenous 8542



Project Name The Oakley Gladwood Hills
Project Address 6 Gregory Hills Drive,
 Gladwood Hills, NSW
 9527
Client SAG Developments

Project Number
Drawing Name
Scale
Date
Drawing Number
Revision
DA107
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B	02/09/22	KL	KL	Response to RFI
C	20/09/22	KL	KL	Response to RFI

Consultants
GLN
 (Urban Planning)
 Level 10/70 Pitt St, Sydney NSW
 2000

LANDFORM STUDIOS
 (Landscape)
 20 Wilton Ave, Ingleside NSW
 2101

INDESCO
 (Civil, Structure, Geotech & Safety)
 2252/2254 Walker St, North Sydney
 Chateau NSW 2060

ELEPHANT'S FOOT
 (Waste Management)
 44-48 Gibson Ave, Padstow NSW
 2211

MLA
 (Traffic)
 Level 11, 446 Victoria Ave
 Chateau NSW 2067

BCA LOGIC
 (U.A. & Access)
 Suite 302, Level 3, 131 Castlereagh
 Street, Sydney NSW 2000

STANTEC
 (Mechanical, Electrical, Hydraulic, Fire, & Acoustic Engineering)
 Level 8, Building B, 307 Pacific
 Highway St, Lonsdale NSW 2256

PROPERTY & BUILDING ASSESSMENTS
 (Quantity Surveying)
 Level 4/29 Kiara Rd, Miranda
 NSW 2228



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 H +61 2 9349 4300
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 ABN: 91592706292
 NSW: Registered Architects
 Knox de Klerjey 2797
 David Rauderman 8542



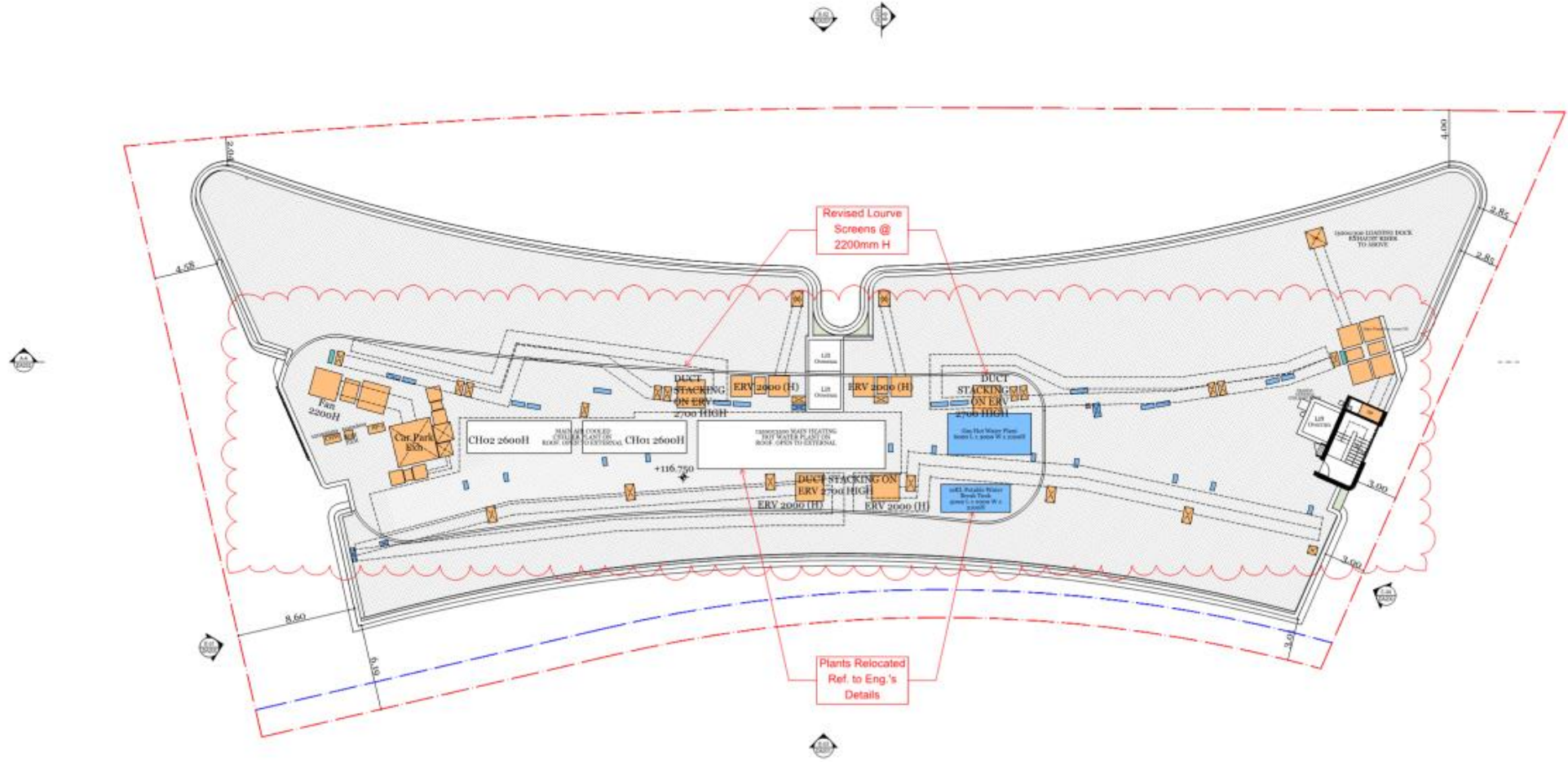
Project Name The Oakvale Gladstone Hills
Project Address 9 Gregory Hills Drive,
 Gladstone Hills, NSW
 2557

Client SAG Developments

Project Number 10012667
Drawing Name Level 3 Floor Plan
Scale 1:200 @ A1
Date Sep 2022

Drawing Number DA108
Revision C

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A	08/01/23	KL	KL	Issue for Development Application
B	02/04/23	KL	KL	Response to RFI
C	20/04/23	KL	KL	Response to RFI

Consultants	
GLN (Town Planner) Level 20/79 Pitt St, Sydney NSW 2000	INDENCO (Civil, Structure, Geotech & Survey) 1100/1100 Walker St, North Sydney Chateau NSW 2060
LANDFORMSTUDIOS (Landscape) 20 Wilson Ave, Ingleside NSW 2201	ELPHANT'S FOOT (Water Management) 44-45 Gibson Ave, Padstow NSW 2221
MLA (Traffic) Level 11, 46 Victoria Ave Chateau NSW 2067	BCALOGIC (Landscape) 19/19 A Avenue Suite 302, Level 3, 151 Castlereagh Street, Sydney NSW 2000
STANTEC (Mechanical, Electrical, Hydraulic, Fire & Acoustic Engineering) Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065	PROPERTY & BUILDING ASSESSMENTS (Quantity Surveyors) Level 4/20 Kiera Rd, Miranda NSW 2228



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 info@dko.com.au
 www.dko.com.au
 A/N: 8166706090
 NSW: Notarized Architects
 Kasia de Krijger 2797
 David Ruffenau 8542



Project Name	The Oakley Gladwood Hills	Project Number	Project No. 00012607
Project Address	0 Gregory Hills Drive, Gladwood Hills, NSW 2027	Drawing Name	Level 4 Roof Plan
Client	SAG Developments	Scale	1:100 @ A1
		Date	Sep 2022
		Drawing Number	DA109
		Revision	C

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North Elevation
1:200



South Elevation
1:200

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A	20/09/22	NY/KE	RI	Issue for Development Application
B	02/10/22	KE	RI	Response to RPI
C	26/09/23	KE	RI	Response to RPI

Consultants
GLN
 (Urban Planning)
 Level 10/70 Pitt St, Sydney NSW 2000

INDRSKO
 (Civil, Structure, Geotech & Safety)
 2224/2226 Walker St, North Sydney Chateau NSW 2060

MLA
 (Landscape)
 Level 11, 446 Victoria Ave Chateau NSW 2067

STANTEC
 (Mechanical, Electrical, Hydraulics, Fire, & Acoustic Engineering)
 Level 6, Building B, 307 Pacific Highway St Leonards NSW 2065

PROPERTY & BUILDING ASSESSMENTS
 (Quantity Surveying)
 Level 4/295 Kiara Rd, Miranda NSW 2228

LANDFORM STUDIOS
 (Landscape)
 200 Wilson Ave, Ingleside NSW 2101

ELEPHANT'S FOOT
 (Waste Management)
 44-48 Gibson Ave, Padstow NSW 2211

BCA LOGIC
 (U.A. & Access)
 Suite 302, Level 3, 131 Castlereagh Street, Sydney NSW 2000

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 H 61 2 9349 4300
 www.dko.com.au
 ABN: 9199707699
 NSW: 554444444
 Kees de Krijger 2797
 David Sanderson 8542



Project Name: The Oakvale Gladbrook Hills
 Project Address: 9 Gregory Hills Drive, Gladbrook Hills, NSW 2557

Project Number: 10012667
 Drawing Name: Elevations - North & South
 Scale: 1:200 @ A1
 Date: Sep 2022

Drawing Number: **DA200**
 Revision: **C**

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East Elevation
1:200



West Elevation
1:200

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Rev.	Date	By	Chd	Description
A	08/01/23	KL	KL	Issue for Development Application
B	02/04/23	KL	KL	Response to RFI
C	20/04/23	KL	KL	Response to RFI

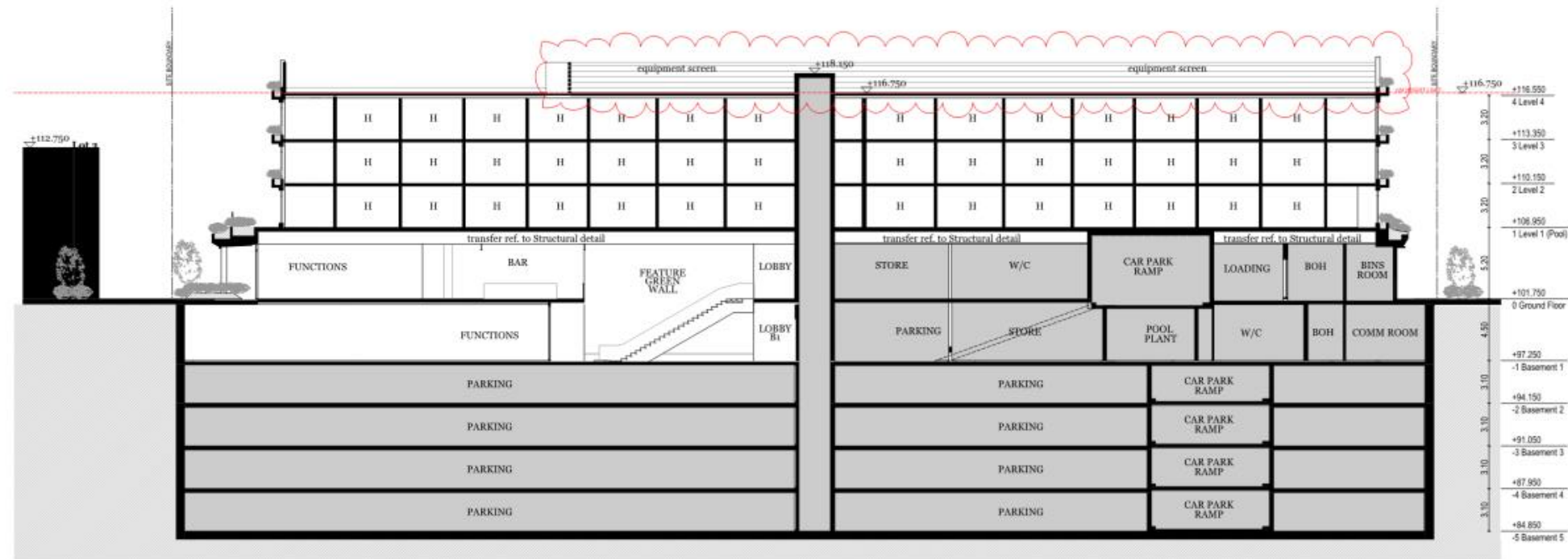
Consultants	
GLN (Town Planner) Level 20/79 Pitt St, Sydney NSW 2000	INDENCO (Civil, Structure, Geotech & Survey) 1104/1106 Walker St, North Sydney Chateau NSW 2057 NSW 2060
LANDFORM STUDIOS (Landscape) 20 Wilson Ave, Ingleside NSW 2211	ELPHANT'S FOOT (Water Management) 44-48 Gibson Ave, Padstow NSW 2211
MLA (Traffic) Level 11, 46 Victoria Ave Chateau NSW 2057	BCALOGIC (E.C. & Access) Suite 302, Level 3, 151 Castlereagh Street, Sydney NSW 2000
STANTEC (Mechanical, Electrical, Hydraulic, Fire & Acoustic Engineering) Level 6, Building B, 207 Pacific Highway St, Lismore NSW 2485	PROPERTY & BUILDING ASSESSMENTS (Quantity Surveyors) Level 4/20 Kiera Rd, Miranda NSW 2228

DKO Architecture (NSW) Pty Ltd
 42 Davies Street
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 info@dko.com.au
 www.dko.com.au
 ABN: 81066706090
 NSW: Notarized Architects
 Kasey de Kojner 2767
 David Stefanescu 8542



Project Name	The Oaklea Gladwood Hills	Project Number	Project No. 00012697
Project Address	0 Gregory Hills Drive, Gladwood Hills, NSW 6027	Drawing Name	Elevations - East & West
Client	SAG Developments	Scale	1:200 @ A1
		Date	Sep 2022
		Drawing Number	DA201
		Revision	C

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B	02/02/23	KE	RI	Response to RPI
C	20/02/23	KE	RI	Response to RPI

Consultants
GLN
 (Urban Planner)
 Level 10/70 Pitt St, Sydney NSW
 2000

INDESCO
 Civil, Structure, Geotech &
 Safety)
 2252/2256 Walker St, North Sydney
 NSW 2060

MLA
 (Struct)
 Level 11, 446 Victoria Ave
 2252/2256 Walker St, North Sydney
 NSW 2060

STANTEC
 Mechanical, Electrical,
 Hydraulics, Fire, & Acoustic
 Engineering)
 Level 6, Building B, 307 Pacific
 Highway St Lanevale NSW 2065

PROPERTY & BUILDING
ASSESSMENTS
 (Quantity Surveying)
 Level 4/29 Elton Rd, Miranda
 NSW 2228

LANDFORM STUDIOS
 (Landscape)
 200 Wilshire Ave, Ingleside NSW
 2101

ELEPHANT'S FOOT
 (Waste Management)
 44-48 Gibson Ave, Padstow NSW
 2211

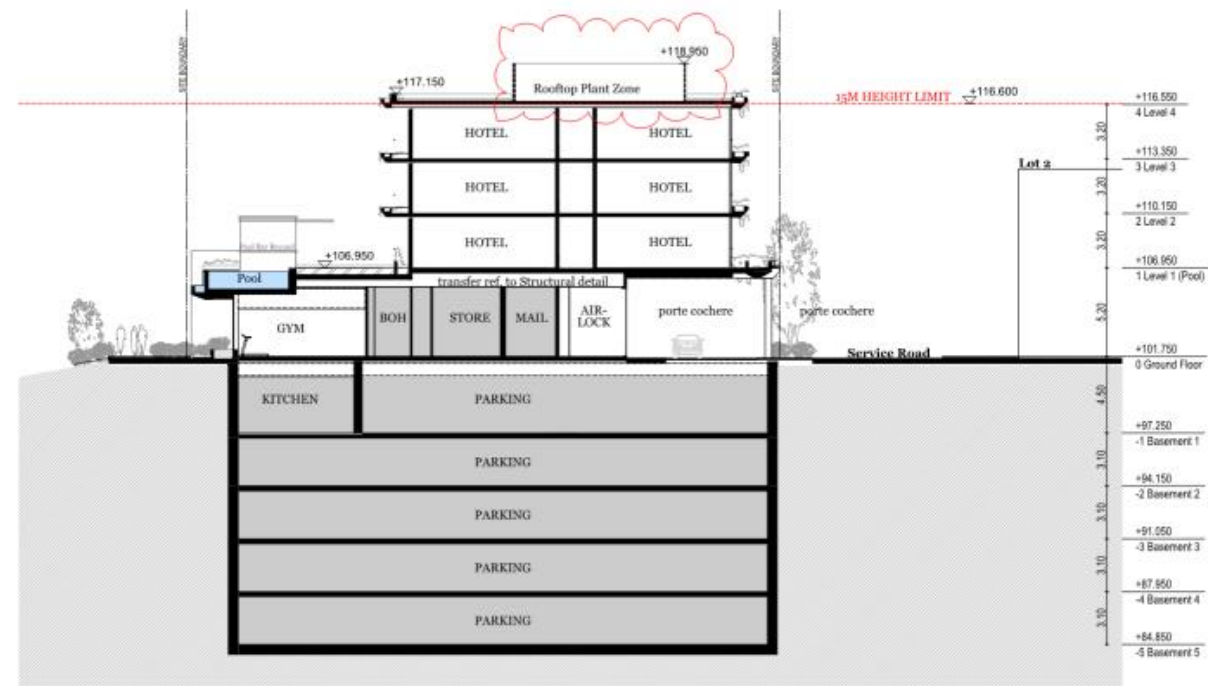
BCA LOGIC
 (UR, A & Access)
 Suite 302, Level 3, 131 Castlereagh
 Street, Sydney NSW 2000

DKO Architecture (NSW) Pty Ltd
 42 Davis Street
 Surry Hills, NSW 2010
 T +61 2 9549 4500
 info@dko.com.au
 www.dko.com.au
 ABN: 91992796292
 NSW: Notarised Architects
 Kees de Krijger 2797
 David Sanderson 8542



Project Name	The Oakvale Gladstone Hills	Project Number	Project No. 00012667
Project Address	9 Gregory Hills Drive, Gladstone Hills, NSW 2057	Drawing Name	Section AA
Client	SAG Developments	Scale	1:200 @ A1
		Date	Sep 2022
		Drawing Number	DA202
		Revision	C

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B	02/04/24	KL	KL	Response to RFI
C	20/04/24	KL	KL	Response to RFI

Consultants	
GLN (Town Planner) Level 20/70 Pitt St, Sydney NSW 2000	INDESCO (Civil, Structure, Geotech & Survey) 1104/1106 Walker St, North Sydney NSW 2060
MLA (Traffic) Level 11, 46 Victoria Ave Chateau NSW 2067	STANTEC (Mechanical, Electrical, Hydraulic, Fire & Acoustic Engineering) Level 6, Building B, 207 Pacific Highway St Leonards NSW 2065
LANDFORMSTUDIOS (Landscape) 20 Wilson Ave, Ingleside NSW 2101	PROPERTY & BUILDING ASSESSMENTS (Quantity Surveyors) Level 4/20 Kiera Rd, Miranda NSW 2228
ELEPHANT'S FOOT (Waste Management) 44-45 Gibson Ave, Padstow NSW 2221	BCALOGIC (E.C.A & Access) Suite 302, Level 3, 151 Castlereagh Street, Sydney NSW 2000

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 info@dko.com.au
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 ABN: 81066706090
 NSW: Notarised Architects
 Kevin de Krijger 2707
 David Rutherford 8542



Project Name	The Oakley Gladstone Hills	Project Number	Project No. 00012697
Project Address	0 Gregory Hills Drive, Gladstone Hills, NSW 2057	Drawing Name	Section BB
		Scale	1:200 @ A1
		Date	Sep 2022
Client	SAG Developments	Drawing Number	DA203
		Revision	C

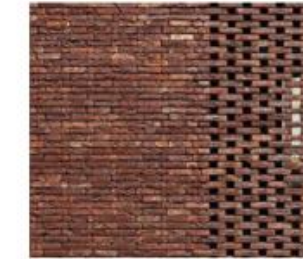
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PERSPECTIVE VIEW - NORTH EAST



- EF-04
- EF-02
- EF-04
- EF-02
- EF-03
- EF-02
- EF-03
- EF-04
- GL-1

EXTERIOR MATERIALS, FINISHES + COLOURS



EF-01 BRICK
 TYPE: BRICK
 COLOUR: DARK BROWN
 LOCATION: GROUND LEVEL PODIUM AND EXTERNAL WALLS AT EGRESS STAIRS AND LIFT CORE



BRICK DETAILS
 COMBINATION OF SOLID WALL, BREEZEWAY AND EXTRUDED PROFILES. REFER TO ELEVATIONS.



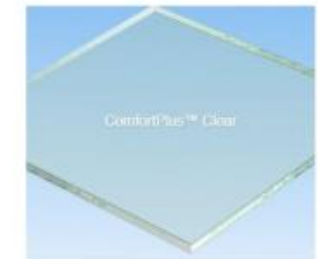
EF-02 METAL PANEL
 TYPE: ALUMINUM PANEL
 COLOUR: MEDIUM BRONZE, MATTE FINISH
 LOCATION: WINDOW FRAMES, BALUSTRADES, ROOF SCREEN



EF-03 RIBBED METAL PANEL
 TYPE: ALUMINUM PANEL
 COLOUR: DARK BRONZE, MATTE FINISH; MATCH EF-02
 LOCATION: EXTERNAL WALLS EAST & WEST FACADE



EF-04 CONCRETE FINISH (GREY)
 TYPE: CAST-IN-PLACE CONCRETE
 COLOUR: NATURAL GREY
 LOCATION: EXTERNAL WALLS, SLABS, COLUMNS



GL-1 CLEAR GLASS
 TYPE: GLAZED PANEL
 COLOUR: CLEAR
 LOCATION: TYPICAL

PERSPECTIVE VIEW - SOUTH EAST



- EF-02
- EF-03
- EF-04
- EF-02
- GL-1
- EF-02
- EF-02
- EF-01
- EF-04
- EF-03
- GL-1

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A	20/01/23	NY/CL	KL	Issue for Development Application
B	02/02/23	KL	KL	Response to RPI
C	20/02/23	KL	KL	Response to RPI

Consultants
GLN
 (1) Green Planning
 Level 10/70 Pitt St, Sydney NSW 2000

INDUSCO
 (Civil, Structure, Geotech & Safety)
 2224/2226 Walker St, North Sydney Chateaufort NSW 2067 NSW 2060

MLA
 (Landscape)
 Level 11, 446 Victoria Ave Chateaufort NSW 2067 NSW 2060

STANTEC
 (Mechanical, Electrical, Hydraulics, Fire, & Acoustic Engineering)
 Level 8, Building B, 307 Pacific Highway St Leonards NSW 2065

PROPERTY & BUILDING ASSESSMENTS
 (Quantity Surveying)
 Level 4/29 Kiers Rd, Miranda NSW 2228

LANDFORM STUDIOS
 (Landscape)
 200 White Ave, Ingleside NSW 2101

ELEPHANT'S FOOT
 (Waste Management)
 44-48 Gibson Ave, Padstow NSW 2211

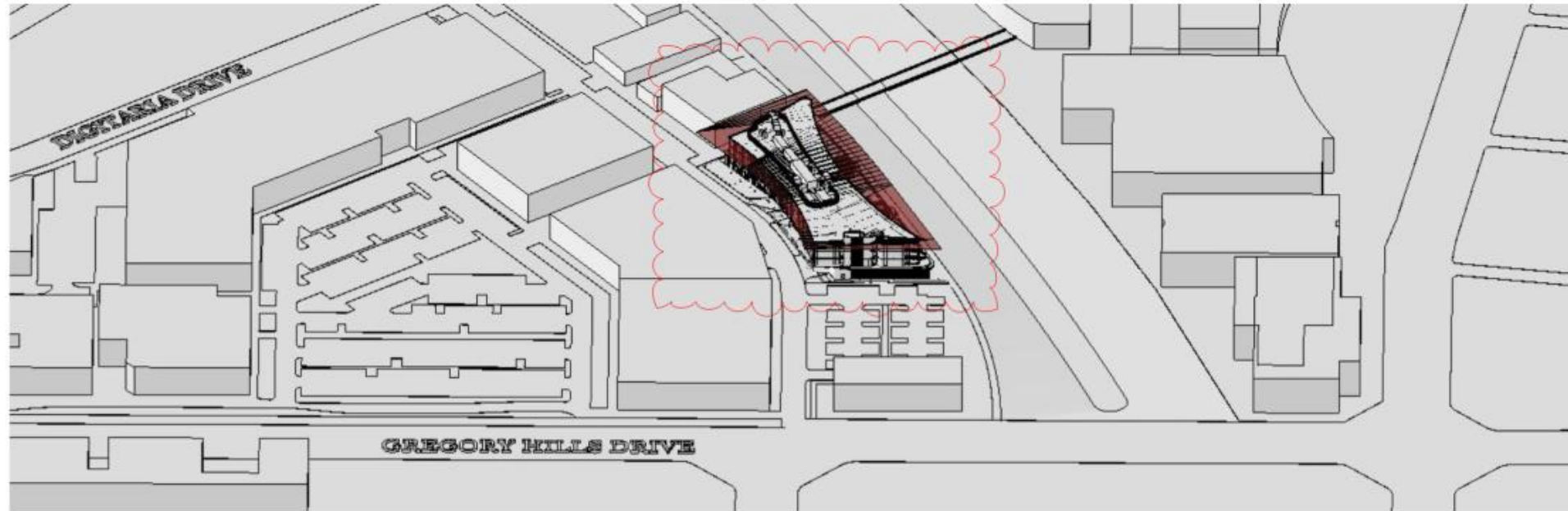
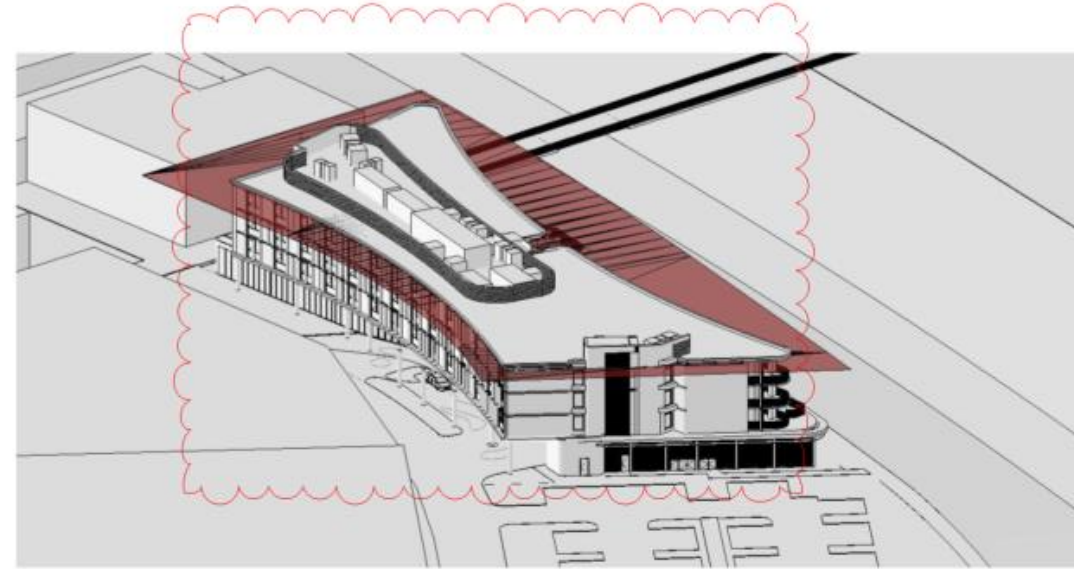
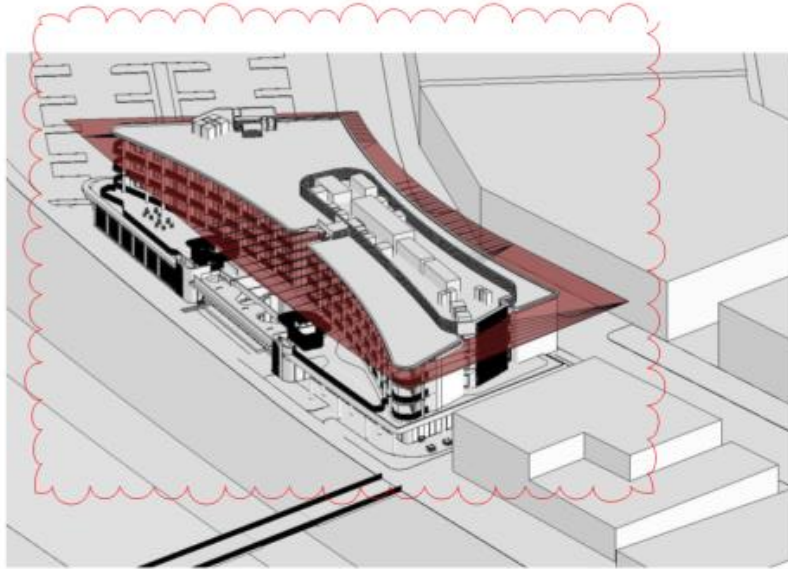
BCA LOGIC
 (U.A. & Access)
 Suite 302, Level 3, 131 Castlereagh Street, Sydney NSW 2000

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 42 Davis Street
 Surry Hills, NSW 2010
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 info@dko.com.au
 www.dko.com.au
 ABN: 9169706992
 NSW: 5544444444
 Kees de Krijger 2797
 David Sanderson 9542



Project Name	The Oakvale Gladstone Hills	Project Number	Project No. 00012667
Project Address	9 Gregory Hills Drive, Gladstone Hills, NSW 2057	Drawing Name	Materials & Finishes
Client	SAG Developments	Scale	Date
		Drawing Number	DA205
		Revision	C

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■ 15m Height Plane Limit
**Height plane breached by parapet and roof equipment screen. Refer to elevations.*

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B	02/04/23	KL	KL	Response to RFI
C	20/04/23	KL	KL	Response to RFI

Consultants
GLN
 (Town Planner)
 Level 20/70 Pitt St, Sydney NSW
 2000

LANDFORM STUDIOS
 (Landscape)
 20 Wilson Ave, Ingleside NSW
 2101

ELPHANT'S FOOT
 (Water Management)
 44-45 Gibson Ave, Padstow NSW
 2221

BCALOGIC
 (P.A. & Access)
 Suite 3102, Level 3, 151 Castlereagh
 Street, Sydney NSW 2000

MLA
 (Traffic)
 Level 11, 465 Victoria Ave
 Chateau NSW 2007

STANTEC
 (Mechanical, Electrical,
 Hydraulic, Fire & Acoustic
 Engineering)
 Level 6, Building B, 207 Pacific
 Highway St, Luskville NSW 2055

**PROPERTY & BUILDING
 ASSESSMENTS**
 (Quantity Surveyors)
 Level 4/20 Kiera Rd, Miranda
 NSW 2228

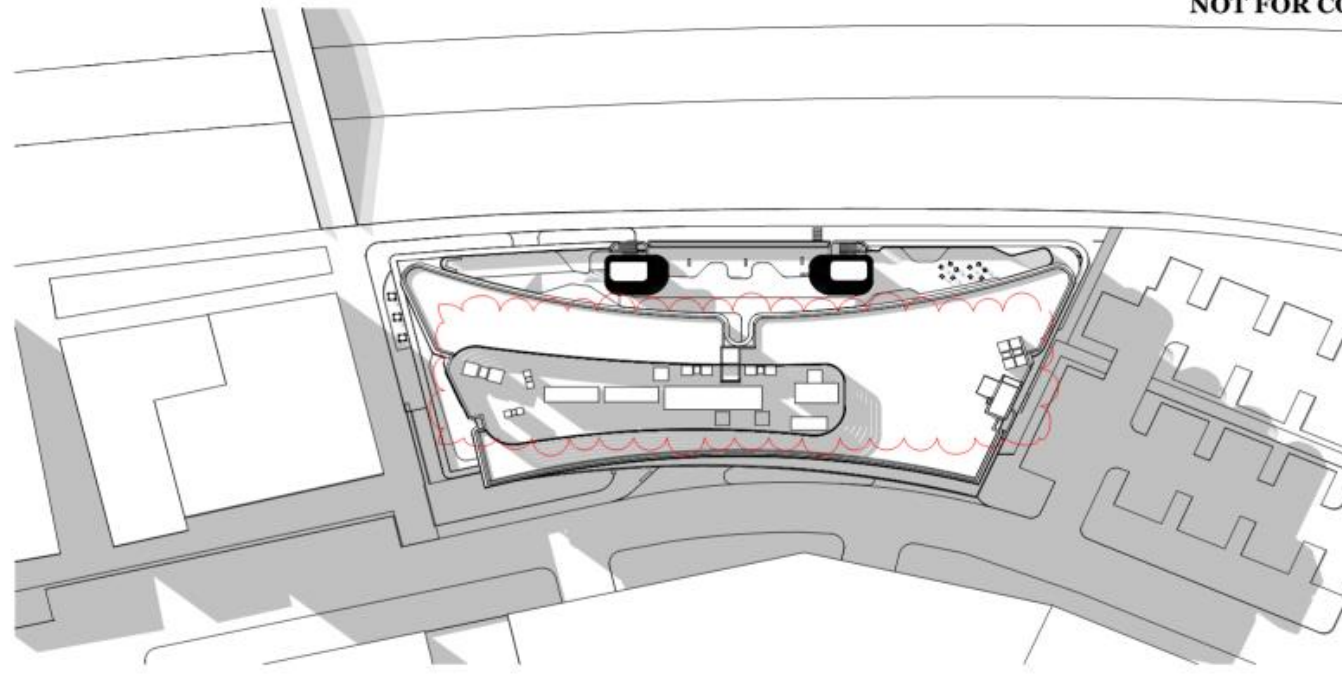
DKO Architecture (NSW) Pty Ltd
 42 Davis Street
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 info@dko.com.au
 www.dko.com.au
 ABN: 81065706090
 NSW: Notarized Architects
 Kasia de Kojner 2797
 David Sauerbrenn 8542



Project Name The Oakley Gladwood Hills
Project Address 9 Gregory Hills Drive,
 Gladwood Hills, NSW
 2027
Project Number
Drawing Name
Scale
Date

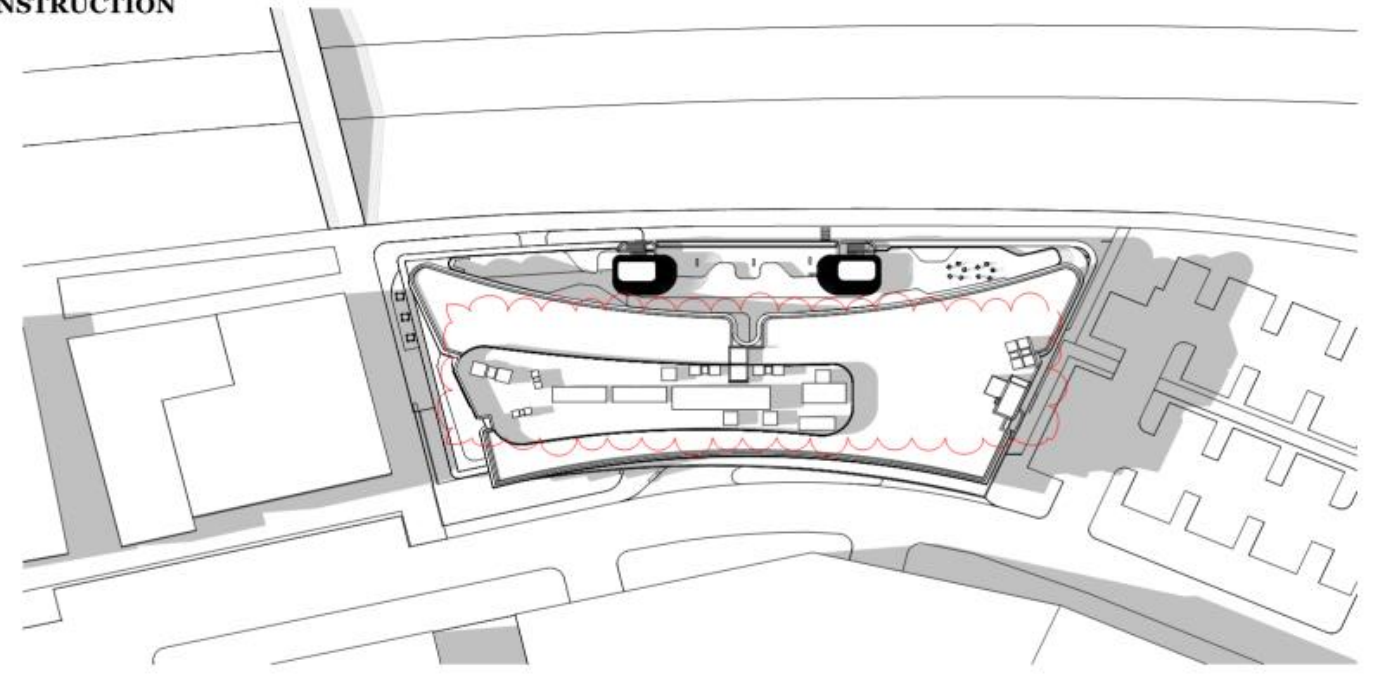
Client SAG Developments
Drawing Number DA300
Revision C
Project No. 00012697
Height Plane Diagram
 Sep 2022

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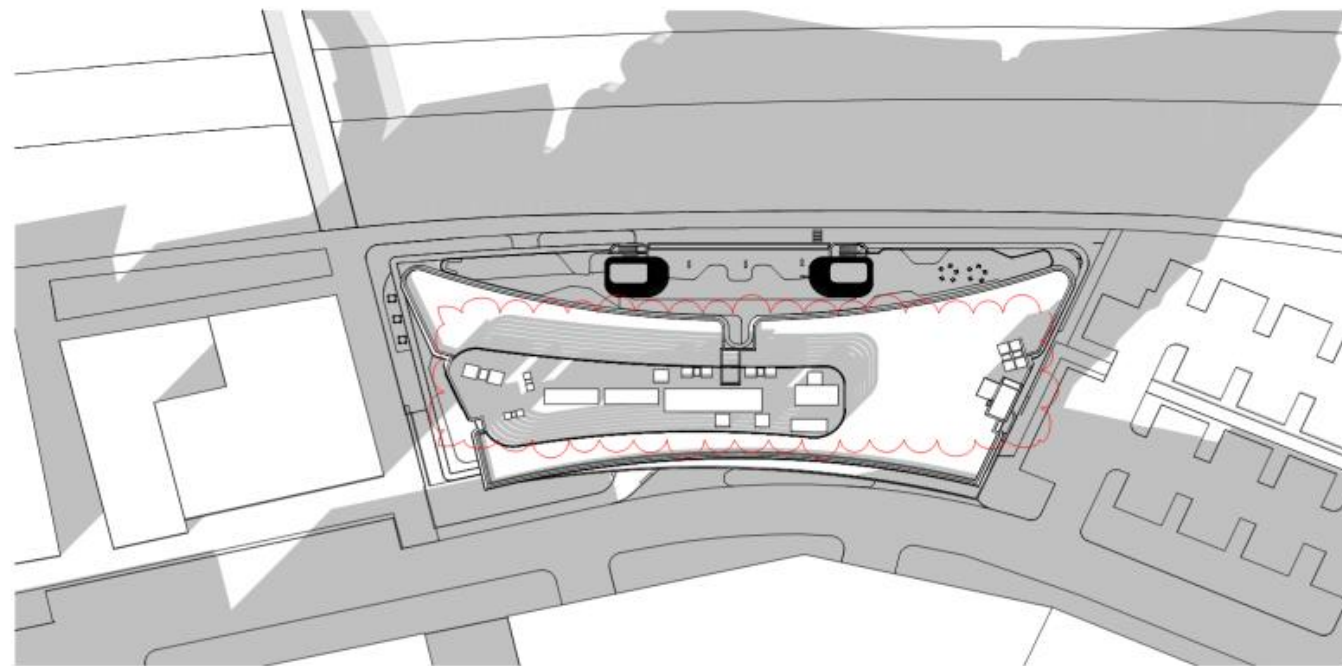
June 21 - 9:00AM

1:500



June 21 - 12:00 PM

1:500



June 21 - 3:00 PM

1:500

■ Proposed Building Shadow

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B	02/10/22	KL	KL	Response to RFI
C	20/09/22	KL	KL	Response to RFI

Consultants
GLN
 (1/10/2019)
 Level 10/70 Pitt St, Sydney NSW
 2000

INDUSCO
 (Civil, Structure, Geotech &
 Safety)
 222/226 Walker St, North Sydney
 Chateau NSW 2057

MLA
 (Landscape)
 Level 11, 416 Victoria Ave
 Chateau NSW 2057

STANTEC
 (Mechanical, Electrical,
 Hydraulics, Fire & Acoustic
 Engineering)
 Level 6, Building B, 307 Pacific
 Highway St Leonards NSW 2055

**PROPERTY & BUILDING
 ASSESSMENT**
 (Quantity Surveying)
 Level 4/295 Elmer Rd, Miranda
 NSW 2228

LANDFORM STUDIOS
 (Landscape)
 200 Wilton Ave, Ingleside NSW
 2101

ELEPHANT'S FOOT
 (Waste Management)
 44-48 Gibson Ave, Padstow NSW
 2211

BCA LOGIC
 (U.A & Access)
 Suite 302, Level 3, 131 Castlereagh
 Street, Sydney NSW 2000

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 www.dko.com.au
 ABN: 9199707699
 NSW: 554444444
 Kees de Krijger 2797
 David Sanderson 8542

DKO

Project Name: The Oakvale Gladstone Hills
 Project Address: 9 Gregory Hills Drive,
 Gladstone Hills, NSW
 2557
 Client: SAG Developments

Project Number: 00012667
 Drawing Name: Shadow Diagrams
 Scale: 1:200 @ A1
 Date: Sep 2022
 Drawing Number: DA302
 Revision: C



PERSPECTIVE VIEW - VIEW FROM MEDICAL CAMPUS

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Rev.	Date	By	Chd	Description
A	08/05/23	KL	KL	Issue for Development Application
B	02/06/23	KL	KL	Response to RFI
C	20/06/23	KL	KL	Response to RFI

Consultants
GLN
 (Town Planner)
 Level 20/79 Pitt St, Sydney NSW
 2000

INDESCO
 (Civil, Structure, Geotech & Survey)
 1204/1206 Walker St, North Sydney
 NSW 2060

MLA
 (Traffic)
 Level 11, 416 Victoria Ave
 Chateau NSW 2007

STANTEC
 (Mechanical, Electrical, Hydraulic, Fire & Acoustic Engineering)
 Level 6, Building B, 207 Pacific
 Highway St Lismore NSW 2485

PROPERTY & BUILDING ASSESSMENTS
 (Quantity Surveyors)
 Level 4/79 Kiera Rd, Miranda
 NSW 2228

LANDFORMSTUDIOS
 (Landscape)
 20 Wilson Ave, Ingleside NSW
 2101

ELEPHANT'S FOOT
 (Waste Management)
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 2211

BCALOGIC
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 NSW: Notarized Architects
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 David Sanderson 8542

DKO

Project Name The Oakley Gladstone Hills
Project Address 6 Gregory Hills Drive,
 Gladstone Hills, NSW
 2157
Client S&G Developments

Project Number Project No. 00012607
Drawing Name Artist's Impression
Scale As Shown
Date Sep 2022
Drawing Number DA403
Revision C



PERSPECTIVE VIEW - SHARED PATH

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Rev.	Date	By	Chd	Description
A	28/09/22	NY/CL	KL	Issue for Development Application
B	02/10/22	KL	KL	Response to RPI
C	26/09/23	KL	KL	Response to RPI

Consultants
GLN
 (Urban Planning)
 Level 10/70 Pitt St, Sydney NSW
 2000

LANDFORM STUDIOS
 (Landscape)
 200 White Ave, Ingleside NSW
 2101

INDESCO
 (Civil, Structure, Geotech & Safety)
 222/228 Walker St, North Sydney
 NSW 2060

ELEPHANT'S FOOT
 (Waste Management)
 44-48 Gibson Ave, Padstow NSW
 2211

BCA LOGIC
 (U.A & Access)
 Suite 302, Level 3, 131 Castlereagh
 Street, Sydney NSW 2000

MLA
 (Traffic)
 Level 11, 416 Victoria Ave
 2282/2288 Walker St, North Sydney
 NSW 2060

STANTEC
 (Mechanical, Electrical,
 Hydraulic, Fire, & Acoustic
 Engineering)
 Level 8, Building B, 307 Pacific
 Highway St, Luskville NSW 2065

**PROPERTY & BUILDING
 ASSESSMENT**
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Project Name	The Oakvale Gladeswood Hills @ Gregory Hills Drive, Gladeswood Hills, NSW 2557	Project Number	Project No. 00012667
Project Address		Drawing Name	Artists Impression
		Scale	@ A1
		Date	Sep 2022
Client	SAG Developments	Drawing Number	DA404
		Revision	C

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Revised Development Application

Lot 4 | 9 Gregory Hills Drive
Gledswood Hills, NSW 2557

The Onslow Gledswood Hills Hotel Development

Sheet Index	Layout ID	Layout Name	Revision
DA0 Series : Context			
	DA000	Cover Page	B
	DA001	Site Analysis	B
	DA002	Campus Plan	B
	DA003	Site Plan	B
	DA004	Demolition Plan	B
DA1 Series : Plans			
	DA100	Basement 5 Floor Plan	B
	DA101	Basement 4 Floor Plan	B
	DA102	Basement 3 Floor Plan	B
	DA103	Basement 2 Floor Plan	B
	DA104	Basement 1 Floor Plan	B
	DA105	Ground Floor Plan	B
	DA106	Level 1 Floor Plan	B
	DA107	Level 2 Floor Plan	B
	DA108	Level 3 Floor Plan	B
	DA109	Level 4 Roof Plan	B
DA2 Series : Elevations & Sections			
	DA200	Elevations - North & South	B
	DA201	Elevations - East & West	B
	DA202	Section AA	B
	DA203	Section BB	B
	DA204	Materials & Finishes	B
	DA205	Materials & Finishes	B
DA3 Series : Diagrams			
	DA300	Height Plane Diagram	B
	DA301	GFA Diagrams	B
	DA302	Shadow Diagrams	B
	DA303	Accessible Unit Location	B
DA4 Series : Supporting Drawings			
	DA400	Street Interface	B
	DA401	Street Interface	B
	DA402	Street Interface	B
	DA403	Artist's Impression	B
	DA404	Artist's Impression	B
	DA405	Artist's Impression	B
	DA406	Artist's Impression	B

Rev.	Date	By	Chd	Description	Consultants
1	08/01/23	NT/BC	01	Issue for Development Application	GLN (Town Planner) Level 20/78 Pitt St, Sydney NSW 2000
2	02/02/24	SL	01	Response to RFI	LANDFORMSTUDIOS (Landscape) 20 Wilson Ave, Ingleside NSW 2101

INDENCO (Civil, Structure, Geotech & Survey) 1104/1106 Walker St, North Sydney NSW 2060	MLA (Traffic) Level 11, 416 Victoria Ave Chateau NSW 2037	STANTEC (Mechanical, Electrical, Hydraulic, Fire & Acoustic Engineering) Level 6, Building B, 207 Pacific Highway St Leonards NSW 2055	PROPERTY & BUILDING ASSESSMENTS (Quantity Surveyors) Level 4/29 Kiera Rd, Miranda NSW 2228
ELEPHANT'S FOOT (Waste Management) 44-48 Gibson Ave, Padstow NSW 2211	BCALOGIC (E.P.A. & Access) Suite 302, Level 3, 151 Castlereagh Street, Sydney NSW 2000		

DKO Architecture (NSW) Pty Ltd 42 Davies Street Sydney NSW 2000 T +61 2 9349 4500 info@dko.com.au www.dko.com.au ABN: 81066706093 NSW: Notarized Architects Karin de Ruijter 2797 David Stefanovic 8542	DKO	Project Name Project Address The Onslow Gledswood Hills 9 Gregory Hills Drive, Gledswood Hills, NSW 2557	Project Number Drawing Name Scale Date Project No. 00012697 Cover Page A1 October 2023	Client SAG Developments	Drawing Number Revision DA000 B
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PERSPECTIVE VIEW - POOL DECK

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Rev.	Date	By	Chd	Description
1	28/05/23	SP/DC	03	Issue for Development Application
2	02/06/23	KL	03	Response to RFI

Consultants
GLN
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LANDFORM STUDIOS
 (Landscape)
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INDESCO
 (Civil, Structure, Geotech & Safety)
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 Chateau NSW 2057
 NSW 2060

ELEPHANT'S FOOT
 (Waste Management)
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 2211

MLA
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 ABN: 9169299699
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Project Name	The Oakvale Gladstone Hills	Project Number	Project No. 00012697
Project Address	9 Gregory Hills Drive, Gladstone Hills, NSW 2057	Drawing Name	Artist's Impression
		Scale	@ A1
		Date	09 October 2023
Client	SAG Developments	Drawing Number	DA406
		Revision	B

LOT 4 GREGORY HILLS DEVELOPMENT APPLICATION

2021025: LANDSCAPE ARCHITECTURAL DRAWING LIST

Sheet Number	Sheet Name	Revision
LD-DA-000	COVER SHEET & DESIGN STATEMENT	2
LD-DA-001	PLANTING SCHEDULE & LEGENDS	2
LD-DA-002	LANDSCAPE DESIGN PRINCIPLES & VISION	2
LD-DA-003	LANDSCAPE PLANTING CHARACTER	2
LD-DA-100	GROUND FLOOR & PUBLIC DOMAIN LANDSCAPE PLAN	3
LD-DA-101	GROUND FLOOR DESIGN INTENT & CHARACTER	2
LD-DA-110	LEVEL 1 LANDSCAPE PLAN	2
LD-DA-111	LEVEL 1 DESIGN INTENT & CHARACTER	2
LD-DA-200	GROUND FLOOR & PUBLIC DOMAIN OUTLINE PLANTING PLAN	2
LD-DA-210	GROUND FLOOR & PUBLIC DOMAIN OUTLINE PLANTING PLAN	2
LD-DA-400	TYPICAL SITE SECTIONS 1	2
LD-DA-401	TYPICAL SITE SECTIONS 2	2
LD-DA-900	TYPICAL DETAILS & OUTLINE SPECIFICATION & MAINTENANCE	2



LANDSCAPE DA DESIGN STATEMENT

Objectives:

- to increase the number of indigenous species planted in the Camden region
- to eliminate the use of noxious weeds of potentially invasive species in developments
- to use plants in such a way to foster energy efficient development that relies on passive energy principles for heating and cooling
- to reduce maintenance and water consumption through appropriate species selection
- to create buffer zones and add to existing areas of remnant vegetation with locally indigenous species.

Principles

- Enhance the appearance and amenity of the proposed residential development by sensitively integrating architecture and landscape through effective site planning and landscape design.
- Consolidate the open space into a coherent landscape treatment that provides visual amenity from above and below.
- Take forward the landscape principles and urban design principles established by the Site specific DCP by Camden City Council to Establish a visually and environmentally sensitive landscape, complimentary to the architectural vision and greater urban setting, while providing high quality private spaces for residents and visitors.
- Provide new tree planting that ameliorates the building scale and offers environmental benefit through micro climate.
- Create a garden terrace on level 1 with both integrated seating areas & engaging social gathering spaces

Public Domain & Streetscapes

An upgrade and make-good of the public footpath at the development entry and shared path adjacent to the riparian corridor is included as part of the development offer to ensure seamless transitions throughout the ground plane and allow connectivity to the through the precinct. The ground plane is publicly accessible and offers a high quality pedestrian environment

Access, Egress & Connectivity

The through site link acts as the central connectivity spine with finer grain permeability promoted throughout the ground plane maximising access and circulation. All fire exits are located near or adjacent to key pathways, pedestrian links and streetscapes promoting safe egress and evacuation if and when required.

CPTED, Safety & Visibility

All raised edges & planter walls are at seating height or lower allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape at all times. Regular congregation spaces and retail activation enables passive surveillance to all areas, discouraging undesired behaviour and possible blind spots.

Universal Access & DDA Compliance

The ground plane offers full universal accessibility to all reception, lobby and retail areas at maximum 1:20 grades have been implemented to ensure access for all is achieved.

Soil Depths on Podiums & Permanent Planting

All planters have a minimum soil depth of 450mm with a minimum 400mm slab setdown across the Ground Plane & Level 1 terrace is achieved throughout all landscaped areas in the development. This allows planter walls to be at seating height with additional 1:3 mounding to achieve soil depth for small trees where shown on plan. All noted planted areas in the design is permanent planting

For deep soil calculations - refer to architectural design report

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<p>3 RE-VISED DA</p>		RI	CR	CR	CR	
<p>2 RE-VISED DA</p>		RI	CR	CR	06.05.22	
<p>1 DEVELOPMENT APPLICATION</p>		RI	CR	CR	28.10.21	
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date

<p>CLIENT</p> <p>SAG DEVELOPMENTS</p>	<p>ARCHITECT</p> <p>DKO</p>	<p>LAND AND FORM</p>	<p>DO NOT SCALE</p> <p>Conditions of Use: This document may only be used by the client (and any other person who the client has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.</p>	<p>Drawn RI</p> <p>Drafting Check CR</p> <p>Approved (Project Director) Date</p> <p>Scale 1:100</p>	<p>Designer CR/ RI</p> <p>Design Check CR</p> <p>This Drawing must not be used for Construction unless signed as Approved</p>	<p>Client SAG DEVELOPMENTS</p> <p>Project LOT 4 GREGORY HILLS</p> <p>Title COVER SHEET & DESIGN STATEMENT</p> <p>Original Size A1</p> <p>Drawing No: LD-DA-000</p>	<p>Rev: 3</p>
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Plot Date: 14 October 2022 - 4:17 PM Plotted by: Ro Iyer Cad File No: C:\Users\roilandform\Studio\Company Files - Documents\2021025\1025 Lot 4 Gregory Hills - Home\Drawings\CAD\2021025-LD-DA100[1].dwg

PLANT SCHEDULE DEVELOPMENT APPLICATION							
CODE	SPECIES	COMMON NAME	ORIGIN	POT SIZE	EST. MATURE HT	INSTALL SIZE	SPACING / QTY
TREES							
HYM fla	Hymenosporium flavum	Native Frangipani	Native	200L	6-8m	2.2x1.0m	4
LAG ind	Lagerstroemia indica	Crape myrtle	Exotic	200L	4-6m	1.5x1.0m	4
CUP ana	Cupaniopsis anacardioides	Tuckeroo	Native	200L	6-8m	2.2x1.0m	6
LIV aus	Livistonia australis	Cabbage-tree palm	Native	200L	15-20m	2.2x1.0m	6
MAG gra	Magnolia grandiflora 'little gem'	Dwarf Magnolia	Exotic	200L	4-6m	1.5x1.0m	11
ELA ret	Elaeagnus reticulata	Baelberry ash	Native	200L	6-10m	1.5x1.0m	3
TRI las	Tristania laurina 'fuscous'	Water Gum	Native	200L	6-10m	1.5x1.0m	6
ANG cos	Angophora costata	Smooth Barked Apple	Native	400L	15-20m	2.2x1.0m	6
WAT flo	Waterhousea floribunda	Weeping Lily Pilly	Native	200L	6-10m	1.5x1.0m	15
CYA coo	Cyathea cooperi	Australian Tree Fern	Native	100L	6-10m	1.5x1.0m	3
MX TYPE 1 - FULL SUN / PART SHADE							
SHRUBS							
SYZ smi	Acmena smithii	Hinterland Gold	Native	45L	3-4m	500mm	As Shown
CAL vim	Callistemon viminalis 'Better John' LJT	Bottlebrush	Native	200mm	0.6-1.2m	300mm	As Shown
HEL pet	Helichrysum petiolare 'Limeight'	Licorice Plant	Exotic	300mm	0.5m	300mm	As Shown
BAN spi	Banksia spinulosa	Hairpin Banksia	Native	300mm	2m	300mm	As Shown
BAN rob	Banksia robur	Swamp Banksia	Native	300mm	3-4m	300mm	As Shown
CAL lin	Callistemon linearis	Narrow Leaf Bottlebrush	Native	300mm	1-2m	300mm	As Shown
DOR exc	Doryanthes excelsa	gynea lily	Native	300mm	3-4m	300mm	As Shown
WES fru	Westringia fruticosa 'Grey Box' WES04	Coastal Rosemary	Native	300mm	1	300mm	As Shown
GRASSES							
POA lab	Poa labillardieri 'Eskdale'	Poa	Native	150mm	60cm x 50cm	100mm	3 per m2
PEN naf	Pennisetum alopecuroides 'Nafrey'	Footail Grass	Native	150mm	60cm x 60cm	100mm	3 per m2
LOM lon	Lomandra longifolia LM400	Matt Rush	Native	150mm	80cm x 60cm	200mm	3 per m2
DIA cae	Dianella caerulea	Blue Flax Lily	Native	150mm	0.5m	200mm	3 per m2
LOM tan	Lomandra tanika	Spiny Mat Rush	Native	150mm	1.2m	200mm	3 per m2
CLIMBERS + GROUNDCOVERS							
CAR gla	Carpobrotus glaucescens 'CAR10'	Aussie Rambler	Native	150mm	200mm	100mm	4 per m2
CAS gla	Casuarina glauca 'Cousin It'	Cousin It	Native	150mm	150mm	100mm	4 per m2
HIB sca	Hibbertia scandens	Guinea Flower	Native	150mm	0.5m	100mm	4 per m2
GAZ tom	Double Gold™ Gazania hybrid 'GT20'	Gazania	Native	150mm	200mm	100mm	4 per m2
MYO par	Myoporum parvifolium 'Yareena'	Creeping boobialla	Native	150mm	200mm	100mm	4 per m2
TRA jas	Trachelospermum jasminoides	Creeping Jasmine	Exotic	150mm	200mm	100mm	4 per m2
MX TYPE 2 - PART SHADE / SHADE TOLERANT							
SHRUBS							
SYZ smi	Acmena smithii	Hinterland Gold	Native	45L	3-4m	500mm	As Shown
ALP cae	Alpinia caerulea	Native Ginger	Native	300mm	1-3m	500mm	As Shown
STR jun	Streitizia juncea	Narrow Leaved Birds of Paradise	Native	300mm	1-3m	500mm	As Shown
COR ter	Cordyline terminalis rubra	Cordyline rubra	Native	200mm	1m x 1.5m	300mm	As Shown
GAR jas	Gardenia jasminoides	Cape Jasmine	Native	200mm	1m x 1m	300mm	As Shown
PHI xan	Philodendron xanadu	Xanadu Philodendron	Native	200mm	1m x 1m	300mm	As Shown
RHA exc	Rhapis excelsa	Broadleaf lady palm	Native	200mm	4m x 2m	300mm	As Shown
STR nic	Streitizia nicotai	Giant White Bird of Paradise	Native	200mm	6m x 4m	300mm	As Shown
CYC rev	Cycas revoluta	Sago Palm	Native	300mm	1m	300mm	As Shown
GRASSES							
CLI min	Clivia miniata	Bush Lily	Native	150mm	60cm x 50cm	100mm	3 per m2
PEN naf	Pennisetum alopecuroides 'Nafrey'	Footail Grass	Native	150mm	60cm x 60cm	100mm	3 per m2
LOM lon	Lomandra longifolia LM400	Matt Rush	Native	150mm	60cm x 60cm	200mm	3 per m2
CLIMBERS + GROUNDCOVERS							
ALT den	Alternanthera denata	Little ruby	Exotic	150mm	0.3m x 0.6m	100mm	4 per m2
RHO spa	Rhoeo spathacea hawaiiian	Rhoeo spathacea	Exotic	150mm	0.2m x 0.6m	100mm	4 per m2
LIR mus	Liriope muscari 'Evergreen Giant'	Giant Liriope	Exotic	150mm	0.4m x 0.6m	100mm	4 per m2
PAN jas	Pandorea jasminoides	Bower Plant	Native	150mm	0.2m x 0.6m	100mm	4 per m2
TRA jas	Trachelospermum jasminoides	Chinese star jasmine	Exotic	150mm	0.2m x 0.5m	100mm	4 per m2
VIO hed	Vicia hederacea	Native Violet	Native	150mm	0.2m x 0.5m	100mm	4 per m2
ZOY ten	Zoysia tenuifolia	No - Mow Grass	Native	150mm	0.2m x 0.6m	100mm	4 per m2
MX TYPE 3 - GREEN ROOF (LOW WATER) MX							
POA pol	Poa polytrichoides	Blue Tussock Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
THE aus	Themeda triandra	Kangaroo Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
DIC dis	Dicellaetha distachyoides	Australian Salt-Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
SPI ser	Spiranthes serotina	Hairy Spirex	Native	150mm	0.2m x 0.6m	100mm	3 per m2

LEGEND:

- Site Boundary
- Basement Extents
- Extent of Works

+EX 67.85 Existing levels: refer to site survey

+RL 67.85 Proposed nominal design levels: refer to engineers drawings

-SSL 400 Structural Slab setdown (mm)

+TW 450 Proposed top of wall levels (mm)

+TM 800 Proposed top of mound levels (mm)

+SD 1000 Proposed Total Soil Depth (mm)

Proposed trees - refer to planting schedule

PA Proposed planting in ground - refer to planting schedule

RPA Raised planter area (on slab) with 1:3 mounding to achieve soil depth - Planter Depths to ADG standards

P1 Paving type 1: Granite Pavers

P2 Paving Type 2: Shared Path Paving to Council Standards

P3 Paving Type 3 : Mixed Colour Porphyry Setts

P4 Paving Type 4: Granite Pavers on Pedestals

DG Decomposed Granite

TD Hardwood Timber Deck

W1 Wall Type 1: Insitu Concrete planter wall

SW Seating Wall with Timber Battens

BT Tall Bar Bench

SE Raised Steel Edge

SB Sandstone Boulders

B0 Bollard

General Notes:

For Site levels and architectural information refer to Civil and Architects drawings respectively.

For courtyard and overflow drainage refer to Hydraulic engineers drawings

All trees to be retained and are subject to tree protection & management in accordance with relevant Australian standards.

External Lighting and electrical : refer to engineers details.

Contractor to protect all landscape works during construction including but not exclusive to existing verge.

Levels general : contractor to ensure positive drainage to all pavements, turf and planter areas, install subsoil drainage to planter areas as required.

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NOTE: PLANTING NUMBERS AND SCHEDULES FOR DA PURPOSES - SUBJECT TO DESIGN DEVELOPMENT

Rev	Description	By	Check	Date
2	RE-VISED DA	RI	CR	06.05.22
1	DEVELOPMENT APPLICATION	RI	CR	28.10.21

No. Revision. Note: * indicates signature on original issue of drawing or last revision of drawing. Drawn: Job Manager, Project Director, Date

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SAG DEVELOPMENTS

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Drawn: RI, Designer: CR/RI

Drafting: CR, Design Check: CR

Approved (Project Director): Date

Scale: 1:100

Client: SAG DEVELOPMENTS
Project: LOT 4 GREGORY HILLS
Title: PLANTING SCHEDULE & LEGENDS

Original Size: A1
Drawing No: LD-DA-001

Rev: 2

Plot Date: 6 May 2022 - 2:52 PM

Plotted by: Raulf Iyer

Cad File No: C:\Users\raulfi\OneDrive - Landform Studios\LANDFORM Studios\Projects\Projects\2021\025 Lot 4 Gregory Hills - Hotel\Drawings\CAD\02\1025-LD-DA-001(1).dwg

DESIGN PRINCIPLES

- **Create a landscape retreat** for the local residents, workers and visitors of South-West Sydney to get away from the everyday hustle & bustle and be connected deeply to nature
- **Connect & Activate** the surrounding SOMA precincts, by facilitating site wide physical & visual permeability and creating an inside / outside landscape offer
- **Create a Sustainable Green Hub** by promoting vertical gardens and green roof areas to mitigate urban heat by cool building temperatures and reducing energy consumption



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		CLIENT		ARCHITECT		DO NOT SCALE		Client SAG DEVELOPMENTS	
		SAG DEVELOPMENTS		DKO		Drawn: RI Designer: CR/RI		Project LOT 4 GREGORY HILLS	
				LAND FORM Studios		Drafting Check: CR Design Check: CR		Title LANDSCAPE DESIGN PRINCIPLES & VISION	
2 RE-VISED DA		RI	CR	CR	06.05.22	Approved (Project Director) Date		Original Size A1	
1 DEVELOPMENT APPLICATION		RI	CR	CR	28.10.21	Scale 1:100		Drawing No: LD-DA-002	
No	Revision	Drawn	Job Manager	Project Director	Date	This Drawing must not be used for Construction unless signed as Approved		Rev: 2	

Plot Date: 6 May 2022 - 2:53 PM Plotted by: Ruidi Iyer Cad File No: C:\Users\ruidi\OneDrive - Landform Studios\LANDFORM Studios Projects\Projects\2021\025 Lot 4 Gregory Hills - H26\Drawings\CAD\2021\025-LD-DA100[1].dwg

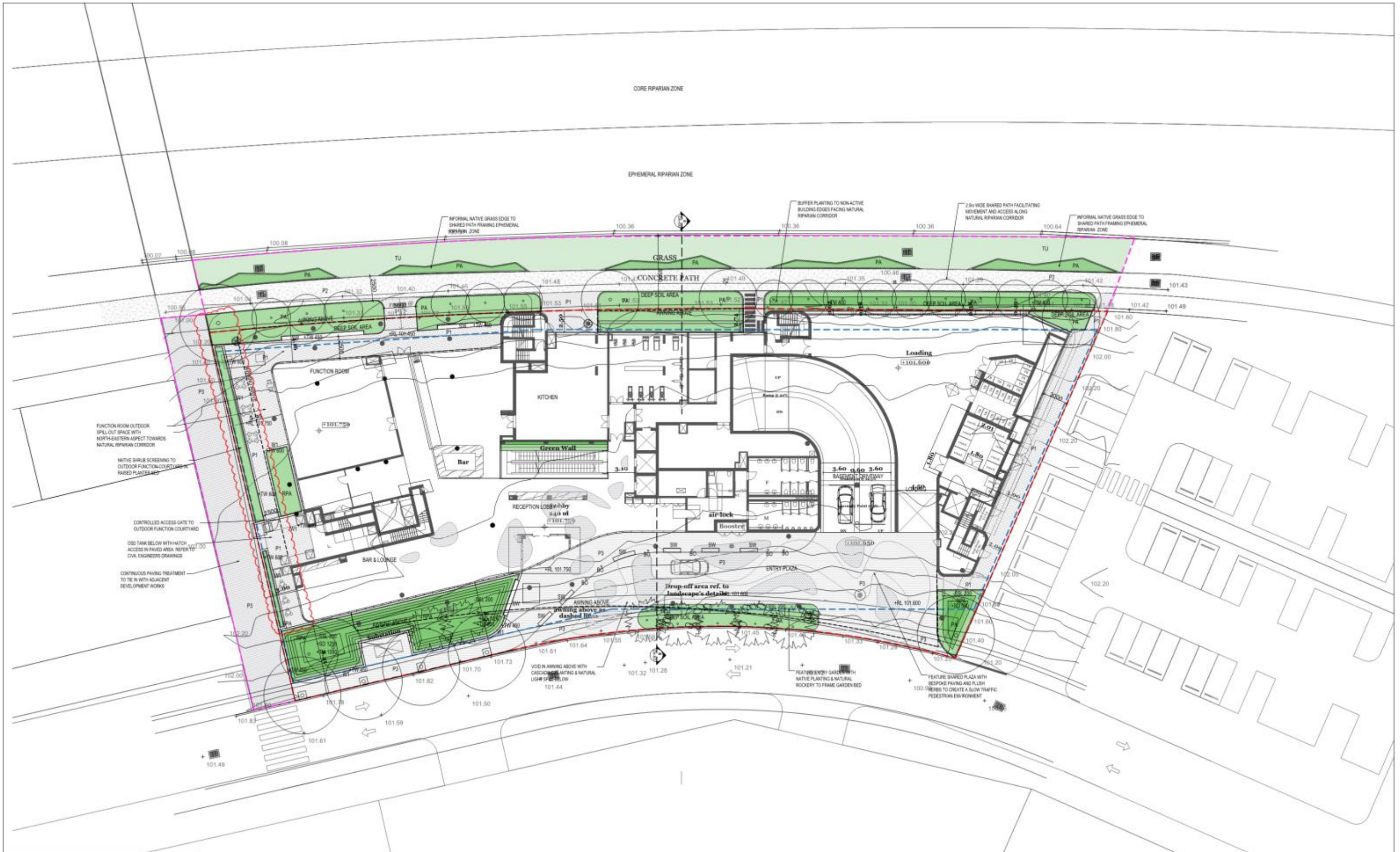
NATIVE LANDSCAPE PLANTING CHARACTER



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		SAG DEVELOPMENTS		DKO		<small>Conditions of Use:</small> This document may only be used by the client (and any other person who the client has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.		Drafting: CR	Design: CR	Project: LOT 4 GREGORY HILLS
				LAND FORM Studios				Approved (Project Director):		Title: LANDSCAPE PLANTING CHARACTER
								Date:		Original Size: A1
2 RE-VISED DA		RI	CR	CR	06.05.22			Scale: 1:100	This Drawing must not be used for Construction unless signed as Approved	Drawing No: LD-DA-003
1 DEVELOPMENT APPLICATION		RI	CR	CR	28.10.21					Rev: 2
<small>No. Revision Note: * indicates signatures on original issue of drawing or last revision of drawing</small>		<small>Drawn</small>	<small>Job Manager</small>	<small>Project Director</small>	<small>Date</small>					

Plot Date: 6 May 2022 - 2:34 PM Plotted by: Rauld Iyer Cad File No: C:\Users\raif\OneDrive - Landform Studios\LANDFORM Studios Projects\Projects\2021025 Lot 4 Gregory Hills - Hotel\Drawings\CAD\2021025-LD-DA100(1).dwp



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<table border="1"> <tr> <td>3</td> <td>RE-VISED DA</td> <td>RI</td> <td>CR</td> <td>RI</td> <td>14.10.22</td> </tr> <tr> <td>2</td> <td>RE-VISED DA</td> <td>RI</td> <td>CR</td> <td>CR</td> <td>06.05.22</td> </tr> <tr> <td>1</td> <td>DEVELOPMENT APPLICATION</td> <td>RI</td> <td>CR</td> <td>CR</td> <td>28.10.21</td> </tr> </table>		3	RE-VISED DA	RI	CR	RI	14.10.22	2	RE-VISED DA	RI	CR	CR	06.05.22	1	DEVELOPMENT APPLICATION	RI	CR	CR	28.10.21		<p>CLIENT SAG DEVELOPMENTS</p>	<p>ARCHITECT DKO</p>	<p>LAND AND FORM</p>	<p>DO NOT SCALE</p> <p>Conditions of Use: This document may only be used by the client (and any other person who the client has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.</p>	<table border="1"> <tr> <td>Drawn</td> <td>RI</td> <td>Designer</td> <td>CR/RI</td> </tr> <tr> <td>Drafting</td> <td>CR</td> <td>Design</td> <td>CR</td> </tr> <tr> <td>Check</td> <td></td> <td>Check</td> <td></td> </tr> </table> <p>Approved (Project Director) Date</p>	Drawn	RI	Designer	CR/RI	Drafting	CR	Design	CR	Check		Check		<p>Client Project Title</p> <p>SAG DEVELOPMENTS LOT 4 GREGORY HILLS GROUND FLOOR & PUBLIC DOMAIN LANDSCAPE PLAN</p>	<p>Original Size Drawing No: LD-DA-100</p>	<p>Rev: 3</p>
3	RE-VISED DA	RI	CR	RI	14.10.22																																			
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Plot Date: 14 October 2022 - 4:17 PM Plotted by: R. Iyer Cadd File No: C:\Users\mhl\landform\Studio\Company Files - Documents\2021\2021\025 Lot 4 Gregory Hills - HMF\Drawings\CAD\2021\025-LD-DA100(1).dwg

1 ARRIVAL PLAZA EXPERIENCE



2 INSIDE / OUTSIDE LANDSCAPE SPACES

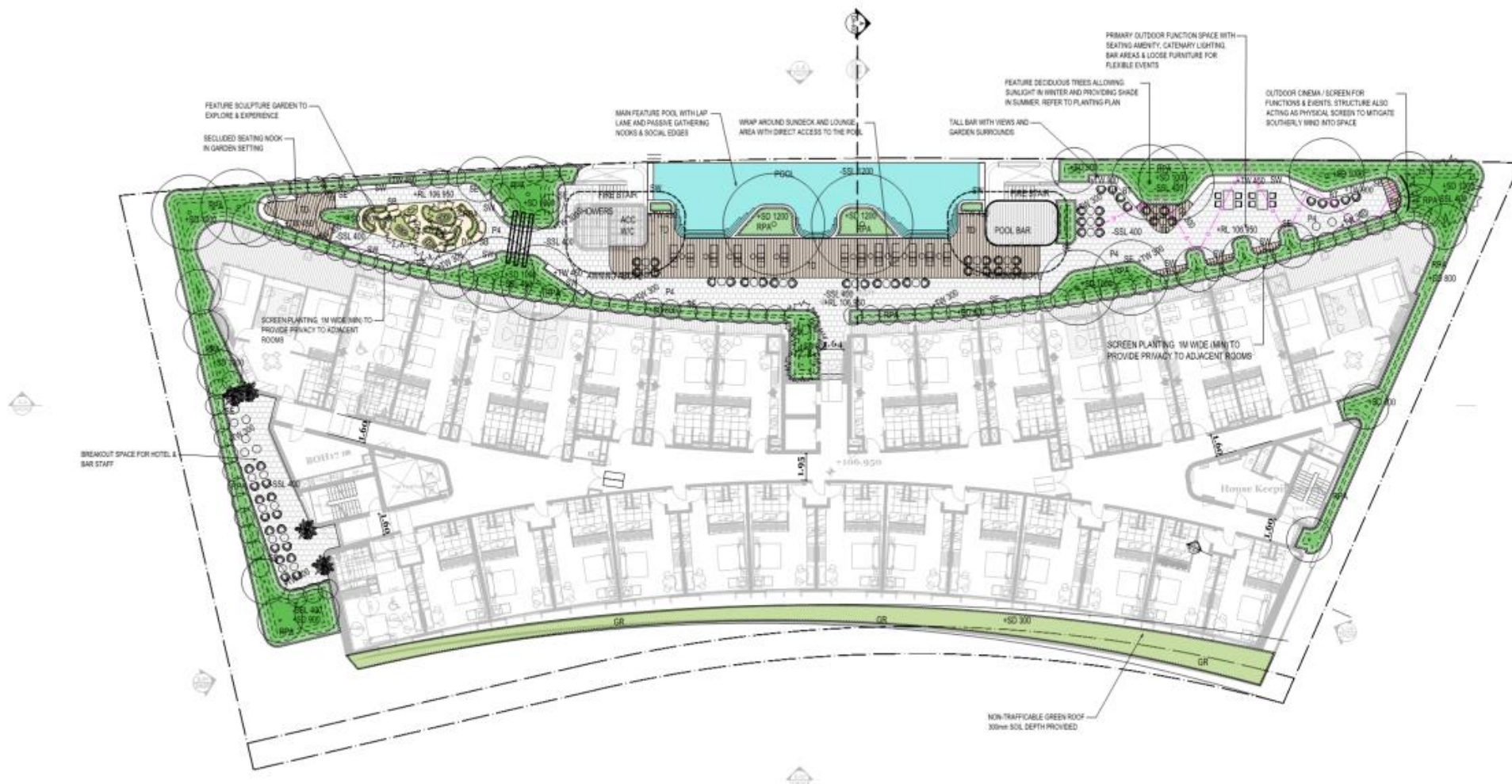


3 OUTDOOR DINING & GARDEN COURTYARDS



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		CLIENT		ARCHITECT		DO NOT SCALE		Drawn: RI Designer: CR/RI Drafting: CR Design Check: CR Approved (Project Director): Date:		Client: SAG DEVELOPMENTS Project: LOT 4 GREGORY HILLS Title: GROUND FLOOR DESIGN INTENT & CHARACTER	
		SAG DEVELOPMENTS		 		Conditions of Use: This document may only be used by the client (and any other person who the client has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.		Scale: 1:100 This Drawing must not be used for Construction unless signed as Approved		Original Size: A1 Drawing No: LD-DA-101 Rev: 2	
2	RE-VISED DA	RI	CR	CR	06.05.22						
1	DEVELOPMENT APPLICATION	RI	CR	CR	28.10.21						
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date					



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<p>2 RE-VISED DA 1 DEVELOPMENT APPLICATION</p>		<p>RI CR CR 06.05.22 RI CR CR 28.10.21</p>		<p>Scale: 1:200</p>		<p>This Drawing must not be used for Construction unless signed as Approved</p>		<p>Original Size: A1 Drawing No: LD-DA-110</p>		<p>Rev: 2</p>	

Plot Date: 6 May 2022 - 2:51 PM Plotted by: Ruid Iyer Cad File No: C:\Users\ruid\OneDrive - Landform Studios\LANDFORM Studios\Projects\Projects\2021025 Lot 4 Gregory Hills - Hotel\Drawings\CAD\2022\025-LD-DA110[1].dwg

1 SOCIAL QUARTER



2 MAIN POOL AREA

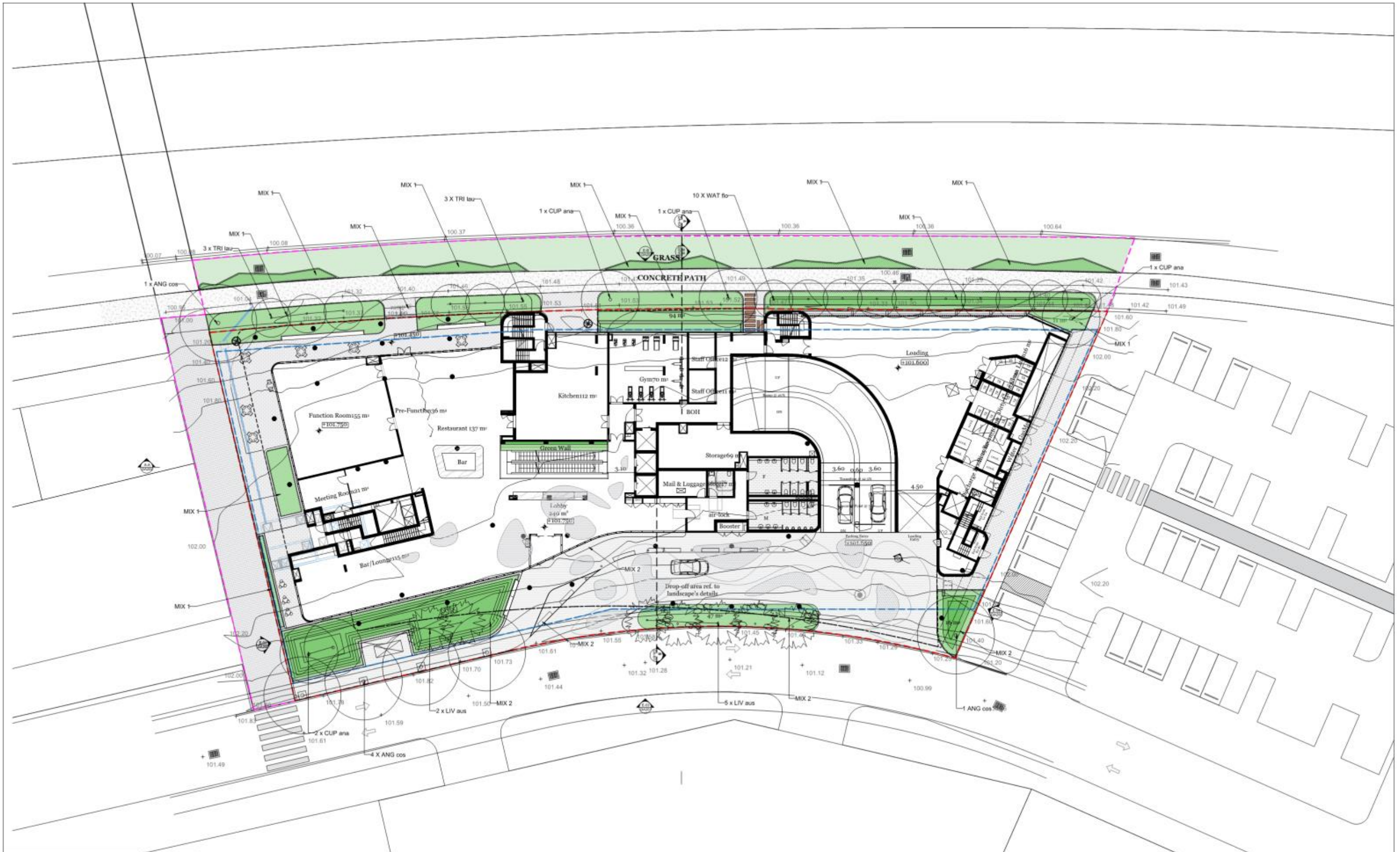


3 GARDEN QUARTER



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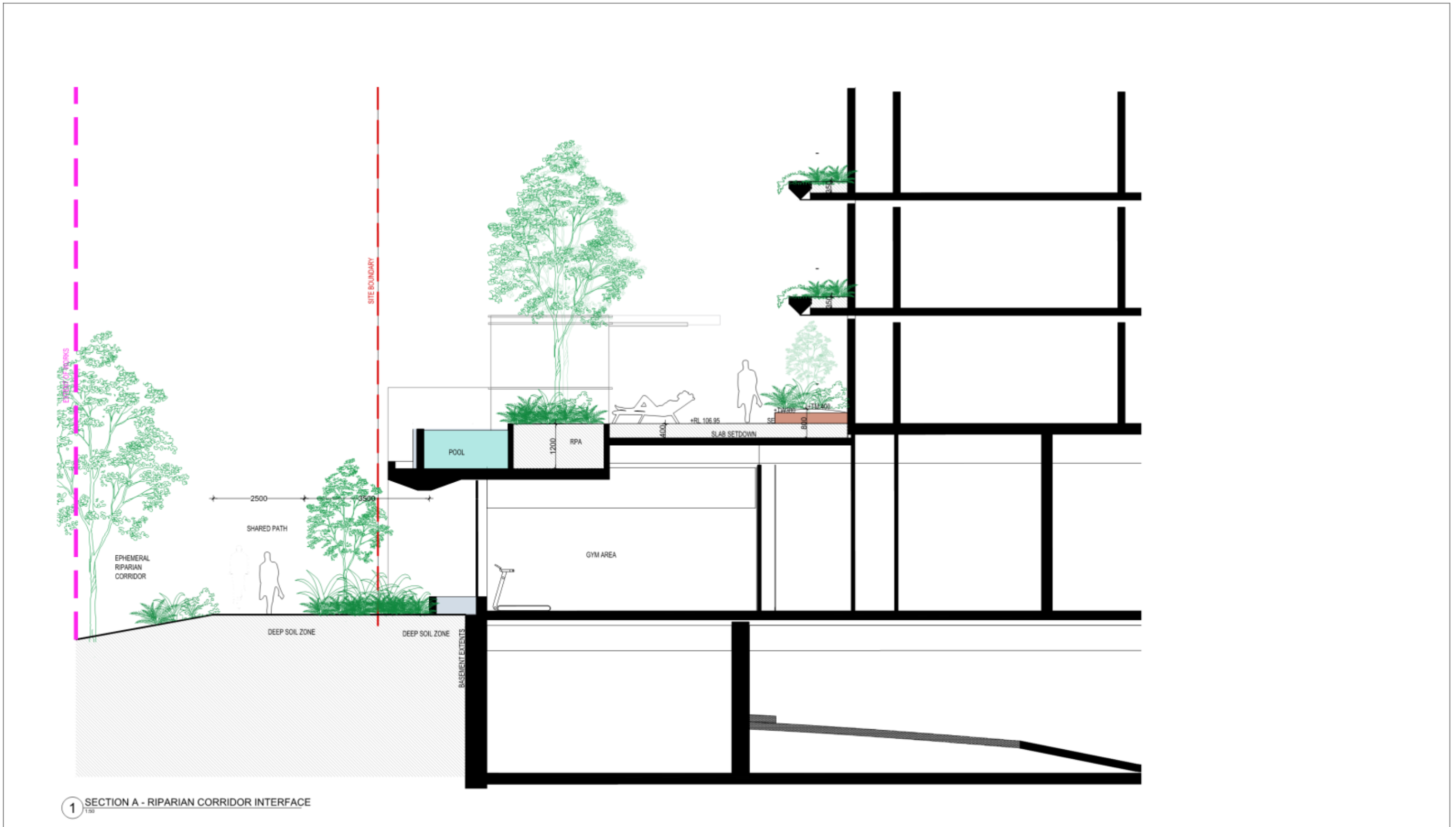
		CLIENT		ARCHITECT		DO NOT SCALE		Drawn: RI	Designer: CR/RI	Client: SAG DEVELOPMENTS
		SAG DEVELOPMENTS		DKO		LANDFORM Studios		Drafting: CR	Design Check: CR	Project: LOT 4 GREGORY HILLS
								Approved (Project Director):		Title: LEVEL 1 DESIGN INTENT & CHARACTER
								Date:		Original Size: A1
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										Rev: 2



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2	RE-VISED DA	RI	CR	CR	06.05.22																													
1	DEVELOPMENT APPLICATION	RI	CR	CR	28.10.21																													
Drawn	RI	Designer	CR/RI																															
Drafting Check	CR	Design Check	CR																															
Approved (Project Director)		Date																																
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Plot Date: 6 May 2022 - 2:43 PM Ploited by: Ruid Iyer Cad File No: C:\Users\ruid\OneDrive - Landform Studios\LANDFORM Studios\Projects\Projects\2021025 Lot 4 Gregory Hills - H2021\Drawings\CAD\2021025-LD-DA100[1].dwg



1 SECTION A - RIPARIAN CORRIDOR INTERFACE
1/30

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		SAG DEVELOPMENTS		DKO		LAND FORM Studios		Drafting Check: CR		Design Check: CR		Project	
								Approved (Project Director):				Title	
								Date				SAG DEVELOPMENTS LOT 4 GREGORY HILLS	
2 RE-VISED DA		RI CR CR		06.05.22								Typical Site Section 1	
1 DEVELOPMENT APPLICATION		RI CR CR		28.10.21								Drawing No: LD-DA-400	
No Revision		Note: * indicates signatures on original issue of drawing or last revision of drawing		Drawn: Job Manager		Project Director		Date		Scale: 1:50		Rev: 2	
Plot Date: 6 May 2022 - 2:49 PM		Plotted by: Rohit Iyer		Cad File No: C:\Users\rohit\OneDrive - Landform Studios\LANDFORM Studios\Projects\Projects\2021\05 Lot 4 Gregory Hills - Hotel\Drawings\CAD\2022\025-LD-DA100[1].dwg									



1 SECTION B - ENTRY PLAZA

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No	Revision	Note	Drawn	Job Manager	Project Director	Date
2	RE-VISED DA		RI	CR	CR	06.05.22
1	DEVELOPMENT APPLICATION		RI	CR	CR	28.10.21

Plot Date: 6 May 2022 - 2:53 PM Plotted by: Rauld Iyer

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CLIENT
SAG DEVELOPMENTS

ARCHITECT
DKO
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Drafting	CR	Design	CR
Checked		Check	
Approved (Project Director)			
Date			
Scale	1:100		

Client	SAG DEVELOPMENTS
Project	LOT 4 GREGORY HILLS
Title	SITE SECTION 2
Original Size	A1
Drawing No:	LD-DA-401
Rev:	2

LANDSCAPE OUTLINE SPECIFICATION NOTES

GENERAL:

Note the following is an outline specification for DA purposes only.

All works are to be performed by suitably qualified and experienced trades persons in landscape works. All works shall be supervised by a qualified superintendent.

SERVICES IDENTIFICATION

The contractor shall verify the position of all services prior to the commencement of works and take all necessary precautions to protect services during implementation works.

SITE ESTABLISHMENT

The contractor shall establish site access and compound in position agreed with the Superintendent and or subject to Council approval. The Contractor shall be totally responsible for protecting the site works during construction and establishment including vegetation, pedestrian and vehicular management. Implement erosion control and site management practices to secure the site and to comply with all statutory requirements.

EARTHWORKS & DRAINAGE

Bulk earthworks are by the civil contractor. The landscape contractor shall allow for minor earth trimming and profiling to prepare landscape areas to accept the nominated treatment. Protect exposed earthworks with temporary erosion measures and coordinate the on-site disposal of excess spoil with the Superintendent.

SUBSOIL AGRICULTURAL DRAINS:

All tree positions shall be free draining with positive drainage to SW outlets or natural drainage systems. Install 100mm diameter agg. drains including 200mm wide column of 10-20mm crushed drainage gravel and geo-textile fabric - Bidum A24. Seek direction from the site superintendent.

PIT LIDS:

The Contractor is to protect all pit lids during earthworks preparation. Retain Telstra concrete oval covers & pit checker plate steel pit covers, and concrete service pits. New pit lids are to be suitable for paver infill.

HARD LANDSCAPE WORKS

PAVEMENTS:

Modular Pavement Systems - Pedestrian: Stone paving product
Pavements systems shall conform to the approved Public Domain Framework and or Council's streetscape guidelines to the extent defined on the landscape plans. Supply and install pavements to the pattern nominated over concrete base including: base preparation, mortar bedding, placement, mechanical cutting, expansion | control joints, grout jointing and finishing to achieve levels and positive drainage.

ROADWORKS: Refer to Engineers drawings for grading, materials and set-out.

FURNITURE & FIXINGS

Supply and install furniture and fixing in the positions nominated on the plans or as agreed on site with the superintendent. All items are to be installed on concrete base slab or in-ground footings strictly in accordance with the manufacturer's specification. Where necessary, allow for cutting of pavements and or core drilling installation method.
The pavements shall comply with Council and Australian Standards

LIGHTING

Refer to the electrical engineer's plans for lighting circuits and installation. The general layout are nominated on the landscape plans.

SOFT LANDSCAPE WORKS

SOIL MIX:

Imported Soil Mix:
All planter areas shall have a minimum soil depth of 300mm and 100mm to turf | grass areas with landscape quality soil that conforms to AS 4419 Soils for Landscaping and Gardens.

Ameliorated site topsoil mix:

The Contractor is to use stockpiled site topsoil adding soil additives and chemicals; lime gypsum and fertiliser nutrients to achieve AS4419.

SAMPLE & TESTING:

Provide 1kg soil mix test sample and data to of imported or modify site soil , clearly

identified and referenced to the test data, prepared by an independent soil laboratory. Submit to the Superintendent for approval prior to supply and placement.

FERTILISER: Apply slow release Organic fertiliser at the time of planting with pellets to advanced tree positions strictly in accordance with the manufacturers specification and with regard to season, soil mix, watering regimes and sub grade conditions.

PLANT MATERIALS:

Refer to the plant schedule. The contractor shall ensure that all plant materials are secured immediately upon award of contract. Failure to do so will not give rise to substitutions or extensions of time. All stock shall be grown in open areas which are exposed to the sun and wind to promote vigorous plant growth and to harden plants off. All plant material shall be pest and disease free. All plant material shall not be root bound or damaged. Plant densities shall reflect accepted industry standards and Councils guidelines for Landscape Works and be sourced from an accredited nursery. The Contractor will be responsible for purchasing and coordination of delivery to satisfy the construction program. It is the Contractor's responsibility to check trees at the supply source and to accept delivery of the trees at site, ensuring that the trees are supplied in accordance with the specification and are in good health. The Contractor shall allow for unloading and placement of all advanced tree materials.

All bag stock shall conform to the specification and must be secured from an Accredited Nursery. The current Natspec Guide "Purchasing Landscape Trees" is a guide only for quality tree production. All trees must be able to be planted without the use of tree stakes. Any trees requiring staking to be held vertical shall be rejected.

ADVANCED TREES:

Plant stock shall have a well developed straight stem with tri-branching structure and healthy canopy typical to the species and to the minimum sizes scheduled.

Excavate a hole a minimum 2X wider than the root ball and deep enough to accept a minimum 200mm of topsoil below. Break up the base of the hole to a further depth of 200mm, and loosen compacted sides of the hole as necessary to prevent confinement of root growth to the hole. Loosen sides of root ball to promote growth. Backfill with nominated soil mix, lightly tamp and water to eliminate air pockets. Ensure positive drainage to all tree positions.

Supply and install root barrier as nominated and staking as detailed on plans.

IRRIGATION SYSTEM: Supply and install an automatically controlled system to landscape areas identified on the plans to achieve 25mm/week precipitation rate. This system shall have a rain switch and have backflow prevention devices fitted in accordance with Councils regulations.

MAINTENANCE PERIOD:

General
Planting maintenance period: the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase
Planting maintenance program: 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.
Planting maintenance log book: keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initiated by person nominated by superintendent. Log book to contain a copy of the approved planting establishment program.
Product warranty: submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.
Insurance: the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

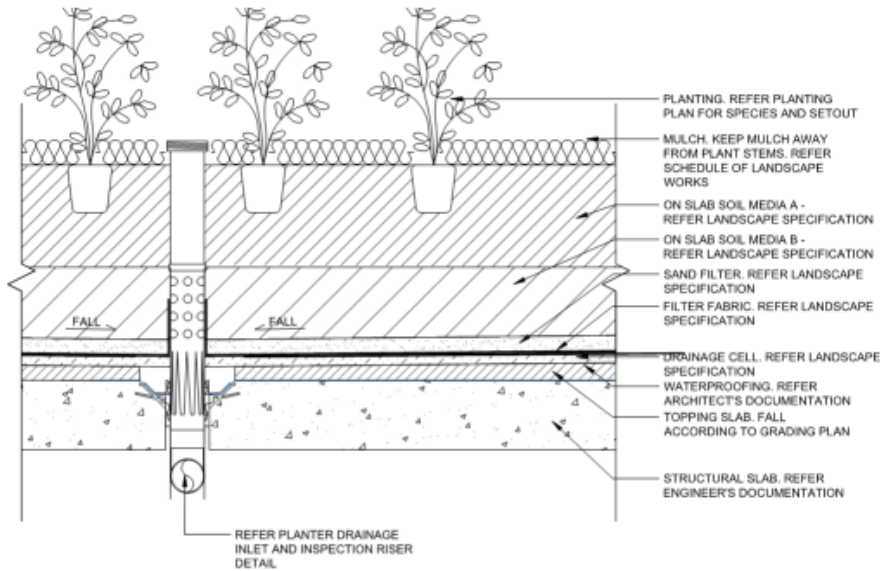
All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications.

****** ALL WORKS WITHIN THE PUBLIC DOMAIN IN ACCORDANCE WITH CAMDEN CITY COUNCIL SPECIFICATION AND DETAILS****

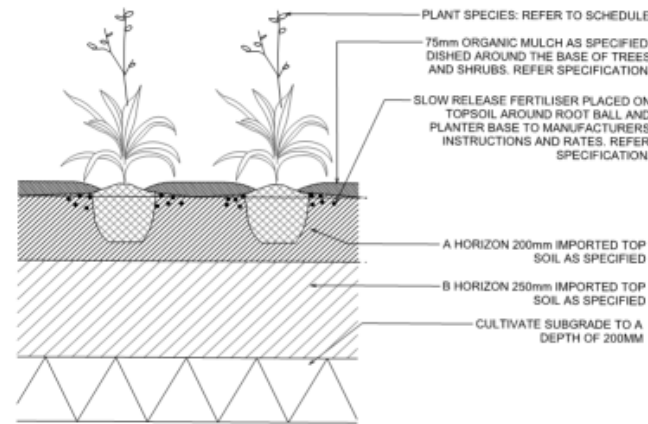
All Levels Indicated Taken To Australian Height Datum (AHD)

Refer to Detail Drawings For Typical Details.

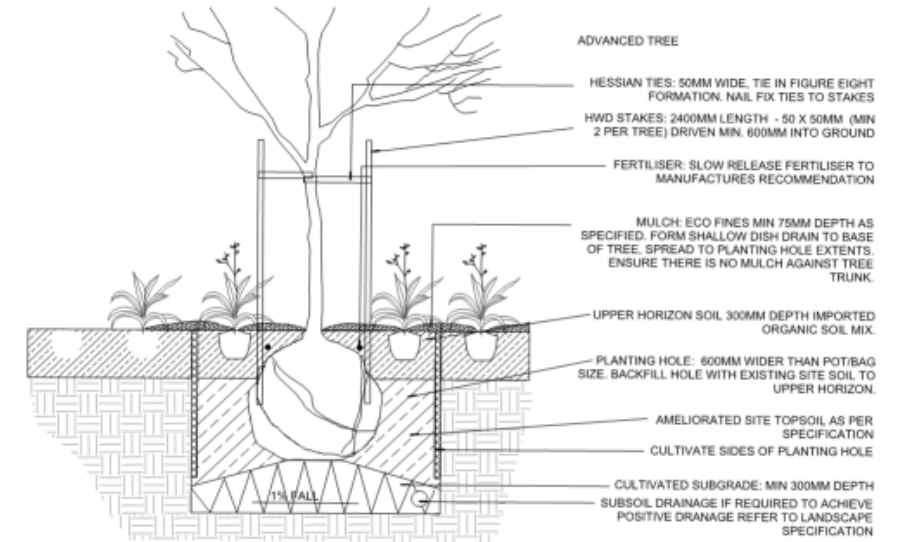
Generally All Materials & Construction to Comply To AS 3700



1 TYPICAL DETAIL: PLANTER ON SLAB
1:10



2 TYPICAL DETAIL: PLANTER ON GRADE
1:10



3 TYPICAL DETAIL: TREE PLANTING ON GRADE
1:20

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2 RE-VISED DA		RI	CR	CR	06.05.22			Scale: 1:100	This Drawing must not be used for Construction unless signed as Approved	Original Size: A1
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No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date				Rev: 2

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