



Camden Council

Attachments

Ordinary Council Meeting
8 August 2017

Camden Council
Administration Centre
70 Central Avenue
Oran Park



ORDINARY COUNCIL

ATTACHMENTS - ORDINARY COUNCIL

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Mayoral Minute

Attachment 1



Recommended Conditions

1.0 - General Conditions of Consent

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

- (1) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, 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
DRN: TP Sheet 1/1	Site Plan	Master Drafting	Jan 17
-	Floor Plan	-	-

Document Title	Prepared by	Date
Statement Of Environmental Effects – Job Reference 170075	Urban City Planning	February 2017
Waste Management Plan	Urban City Planning	14/03/2017

- (2) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, 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.
- (4) **Home Building Act** - Pursuant to Section 80A(11) of the *EP&A Act 1979*, residential building work within the meaning of the *Home Building Act 1989* shall not be carried out unless the PCA for the development to which the work relates:
- a) in the case of work for which a principal contractor has been appointed:
- i) has been informed in writing of the name and licence number of the principal contractor; and
 - ii) where required has provided an insurance certificate with the name of the insurer by which the work is insured under Part 6 of that Act.
- b) in the case of work to be carried out by an owner-builder;
- i) has been informed in writing of the name of the owner-builder; and
 - ii) if the owner-builder is required to hold an owner-builder permit under that Act; has provided a copy of the owner builder permit.
- (5) **Home Building Act – Insurance** - Building work that involves residential building work within the meaning of the *Home Building Act 1989*, shall not commence until such time as a contract of insurance is in force in accordance with Part 6 of that Act.

This clause does not apply:

- a) to the extent to which an exemption is in force under Clause 187 or 188 of the EP&A Regulation 2000, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4) of the EP&A Regulation 2000; or
- to the erection of a temporary building, other than a temporary structure to which subclause (1A) of Clause 98 of the EP&A Regulation 2000 applies.
- (6) **Shoring and Adequacy of Adjoining Property Works** - If the approved development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, the person having the benefit of the consent shall, at the person's own expense:
- a) protect and support the adjoining building, structure or work from possible damage from the excavation; and
- b) where necessary, underpin the building, structure or work to prevent any such damage.

This condition does not apply if the person having the benefit of the consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying

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

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) **Long Service Levy** - In accordance with Section 34 of 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 for any building work that cost \$25,000 or more.
- (2) **Smoke Alarms** - In accordance with Clause 186A of the EP&A Regulation 2000, where not existing, smoke detectors complying with AS 3786 shall be installed. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (3) **Detailed Landscape Plan** – A detailed landscape plan must be prepared in and include the following screen planting specifications;
- a) Small trees/tall shrub species capable of reaching a mature height of 4 metres shall be planted along the rear boundary to compliment existing plantings excluding the clothes line area.
- b) Matrix planting area preparation shall consist of sub grade rips 0.5m apart to a minimum depth of 0.4m followed by cultivation of the top soil at a depth of 100mm.
- c) Individual planting holes shall be excavated to twice the depth and the width of the new tree root-ball and backfilled with quality garden mix.

- d) A 75mm layer of leaf mulch shall be applied evenly over the entire planting area after planting.
- e) The planting stock shall consist of minimum 25 litre container stock and must consist of at least one of the species with known performance in the Camden district. Suggested species; Callistemon, Grevillea, Hakea, Leptospermum, Melaleuca, Pittosporum, Viburnum or Syzygium.
- f) The small trees/tall shrub screen must be cared for and maintained until a continuous screen is established. Should any of the trees/tall shrubs die then they shall be replaced with another small tree/tall shrub.
- g) Small tree/shrub stock to be sourced in accordance with tests and measures contained within AS2303-2015 – Tree Stock for Landscape Use.

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) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. 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 PCA, and of the person by whom the PCA was appointed;
 - e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
 - f) a telephone number on which the PCA may be contacted for business purposes.

- (2) **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 Clause 104 of the EP&A Regulation 2000. 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 PCA/developer (only where no PCA 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.
- (3) **Construction Certificate Required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction 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 Certifying Authority;
 - b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
 - c) if Council is not the PCA, Council is notified of the appointed PCA 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 PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (4) **Sign of PCA 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 (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
 - c) the name, address and telephone number of the PCA.
- The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.
- (5) **Sydney Water Approval** – A building plan approval must be obtained from Sydney Water Tap in to ensure that the approved development will not impact Sydney Water infrastructure. A copy of the building plan approval receipt from Sydney Water Tap in must be submitted to the PCA.
- Please refer to the website www.sydneywater.com.au – Plumbing, building & developing – Sydney Water in or telephone 13 20 92.
- (6) **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.

- (7) **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.

- (8) **Site is to be Secured** – The site shall be secured and fenced.

4.0 - During Works

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

- (1) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.
- (2) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA/NCC.
- (3) **Excavations and Backfilling** - All excavations and backfilling associated with this development consent shall be executed safely, and be properly guarded 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 on an adjoining allotment, the person causing the excavation shall:

- a) preserve and protect the building from damage;
- b) if necessary, underpin and support the building in an approved manner; and
- c) give at least seven (7) days notice to the adjoining owner before excavating, of the intention to excavate.

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.

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 has given consent in writing to that condition not applying.

- (6) **Works by Owner** - Where a portion of the building works do not form part of a building contract with the principal contractor (builder) and are required to be completed by the owner, such works shall be scheduled by the owner so that all works coincide with the completion of the main building being erected by the principal contractor.

- (7) **Easements** - No changes to site levels, or any form of construction shall occur within any easements that may be located on the allotment.
- (9) **Vehicles Leaving the Site** - The construction supervisor must ensure that:
- a) all vehicles transporting material from the site cover such material so as to minimise sediment transfer;
 - b) the wheels of vehicles leaving the site:
 - i) do not track soil and other waste material onto any public road adjoining the site; and
 - ii) fully traverse the site's stabilised access point.
- (10) **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.
- (11) **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 control container shall be located on the site;
 - e) all building materials, plant, equipment and waste control containers shall be placed on the building site. Building materials, plant and equipment (including water closets), shall not to be placed on public property (footpaths, roadways, public reserves, etc);
 - f) toilet facilities shall be provided at, or in the vicinity of, the work site at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet shall:
 - i) be a standard flushing toilet connected to a public sewer; or
 - ii) have an on-site effluent disposal system approved under the Local Government Act 1993; or
 - iii) be a temporary chemical closet approved under the Local Government Act 1993.

5.0 - Prior to Issue of an Occupation Certificate

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

- (1) **Occupation Certificate Required**- An Occupation Certificate shall be obtained prior to any use or occupation of the development.
- (2) **Waste Management Plan** - The PCA shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.
- (3) **Screen Planting** - The applicant shall make arrangements for a Council officer to inspect the planting/s referred to in condition 2.0 (3) of this consent to ensure that the screen planting is achieved.

6.0 – Ongoing Use

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

- (1) **Residential Air Conditioning Units** - The operation of air conditioning units shall operate as follows:
 - a) be inaudible in a habitable room during the hours of 10pm – 7am on weekdays and 10pm to 8am on weekends and public holidays; and
 - b) emit a sound pressure level when measured at the boundary of any neighbouring residential property, at a time other than those specified in (a) above, which exceeds the background (LA90, 15 minutes) by more than 5dB(A). The source noise level shall be measured as a LAeq 15 minute.
- (2) **Maintenance of Landscaping** - Landscaping shall be maintained in accordance with the approved landscape plan.
- (3) **Landscaping Maintenance Establishment Period** - Commencing from the date of the Occupation Certificate, 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 and lawn.

At the completion of the 12 month landscaping maintenance and establishment period, all hard and soft landscaping 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.

- (4) **Group Home – Permanent** –The development shall be operated to be consistent with the definition of Group Home – Permanent as outlined in State Environmental planning Policy (Affordable Rental Housing) 2009. Any amendments to the use shall be subject to a future development application.

ORD01

Attachment 1

- (5) **Carparking** – A minimum of 3 carparking spaces are to remain available on site, one within the single garage and the other within the driveway access to facilitate off street parking associated with this use.

From: Kate Drinan
To: [Nikole Maguire](#); [Nicole Askew](#)
Subject: FW: DA 333/2017 - 58 Valley View Drive, Narellan [CMD-TL.URI1929332]
Date: Wednesday, 2 August 2017 9:37:10 AM

From: Greg Hall [mailto:Greg@urbancityconsulting.com.au]
Sent: Wednesday, 2 August 2017 9:26 AM
To: Kate Drinan
Cc: Casey Halles; Rhiannon O'Brien
Subject: RE: DA 333/2017 - 58 Valley View Drive, Narellan [CMD-TL.URI1929332]

Hi Kate

Thanks for the meeting last night which was positive and I feel we have now addressed the residents main concerns with the comments below.

As a result of the meeting with the residents concerning the proposed group home at 58 Valley View Drive and the main concerns of the residents AFFORD as a sign of good faith proposes the following

1. Any consent issues having the following condition imposed

The Group Homes will only provide accommodation for persons with a disability and not persons who are socially disadvantaged as defined under State Environmental Planning Policy (Affordable Rental Housing) 2009

- (a) *a reference to **people with a disability** is a reference to people of any age who, as a result of having an intellectual, psychiatric, sensory, physical or similar impairment, or a combination of such impairments, either permanently or for an extended period, have substantially limited opportunities to enjoy full and active lives, and*
- (b) *a reference to **people who are socially disadvantaged** is a reference to:*
 - (i) *people who are disadvantaged because of their alcohol or drug dependence, extreme poverty, psychological disorder or other similar disadvantage, or*
 - (ii) *people who require protection because of domestic violence or upheaval.*

2. Also that in the future in the event that AFFORD sells the property it will surrender the consent issued by Camden Council for the Group Home approved under DA No.2017/333/1
3. The dwelling will only be used as a Group Home and for no other purpose and if there in the future is a change in the use a separate application will be submitted to Council.

I hope this DA can be placed on the Agenda for the 8th of August.

Can you let me know when it has made the agenda

Regards

Greg

Kind re

From: Kate Drinan [<mailto:Kate.Drinan@camden.nsw.gov.au>]
Sent: Wednesday, 19 July 2017 4:22 PM
To: 'Casey.Hailes@afford.com.au' <Casey.Hailes@afford.com.au>; Greg Hall
<Greg@urbancityconsulting.com.au>
Subject: DA 333/2017 - 58 Valley View Drive, Narellan [CMD-TL.URI1929332]

Dear Casey and Greg,

Following deferral of the above DA at the 11 July Council meeting, Council welcomes you to attend a meeting with Councillors, Council staff and the residents to discuss the above DA.

The meeting will be held at 6:00pm on Tuesday 1 August 2017 at Council, located at 70 Central Avenue, Oran Park in the Councillor's meeting room.

It is requested that you RSVP to this email address (kate.drinan@camden.nsw.gov.au) to advise of your attendance by 4pm on 27 July 2017.

Regards,

Kate Drinan
Manager – Statutory Planning

Camden Council | PO Box 183, Camden NSW 2570

P: 02 4654 7826 | Email: kate.drinan@camden.nsw.gov.au | www.camden.nsw.gov.au

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Details of Conditions:**1.0 - General Conditions of Consent**

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

- (1) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, 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
16214-5 Sheet 2/18 Issue E	Perspective Views	Accurate Design and Drafting	17 July 2017
16214-5 Sheet 3/18 Issue E	Existing Site Plan	Accurate Design and Drafting	17 July 2017
16214-5 Sheet 4/18 Issue E	Subdivision Plan	Accurate Design and Drafting	17 July 2017
16214-5 Sheet 5/18 Issue E	Proposed Site Plan	Accurate Design and Drafting	17 July 2017
16214-5 Sheet 6/18 Issue E	Landscape Plan	Accurate Design and Drafting	17 July 2017
16214-5 Sheet 7/18 Issue E	Shadow Diagrams 21 st June	Accurate Design and Drafting	17 July 2017
16214-5 Sheet 8/18 Issue E	Shadow Diagrams 21 st June	Accurate Design and Drafting	17 July 2017
16214-5 Sheet 9/18 Issue E	House 1 Ground Floor Plan	Accurate Design and Drafting	17 July 2017
16214-5 Sheet 10/18 Issue E	House 1 First Floor Plan	Accurate Design and Drafting	17 July 2017
16214-5 Sheet 11/18 Issue E	House 1 Front & Rear Elevations	Accurate Design and Drafting	17 July 2017
16214-5 Sheet 12/18 Issue E	House 1 Side Elevations & Section	Accurate Design and Drafting	17 July 2017
16214-5 Sheet 13/18 Issue E	House 1 BASIX	Accurate Design and Drafting	17 July 2017
16214-5 Sheet 14/18 Issue E	House 2 Ground Floor	Accurate Design and Drafting	17 July 2017
16214-5 Sheet 15/18 Issue E	House 2 First Floor Plan	Accurate Design and	17 July 2017

		Drafting	
16214-5 Sheet 16/18 Issue E	House 2 Elevations	Accurate Design and Drafting	17 July 2017
16214-5 Sheet 17/18 Issue E	House 2 Elevations & Section	Accurate Design and Drafting	17 July 2017
16214-5 Sheet 18/18 Issue E	House 2 BASIX	Accurate Design and Drafting	17 July 2017

Document Title	Prepared by	Date
BASIX Certificate Lot 5032 Certificate no. 815390S	Abeaut Design Pty Ltd	17 May 2017
BASIX Certificate Lot 5032 Certificate no. 815359S	Abeaut Design Pty Ltd	17 May 2017
Waste Management Plan	Submitted with DA Documentation	Submitted with DA Documentation
Bushfire Assessment Report	Accurate Design and Drafting	Submitted with DA Documentation

(2) **Modified Documents and Plans** - The development shall be modified as follows:

a) To ensure reasonable privacy for the adjoining property, [insert description of the windows being referred to] windows shall have a minimum sill height of 1.5m above finished floor level. Alternatively, the window(s) may be permanently fixed to this height (i.e. windows are not to swing or lift open) with obscure glazing provided that the ventilation requirements of the BCA are met. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

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

- (2) **BASIX Certificate** - The applicant shall undertake the development strictly in accordance with the commitments listed in the approved BASIX certificate(s) for the development to which this consent applies.
- (3) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, 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.
- (4) **Home Building Act** - Pursuant to Section 80A(11) of the *EP&A Act 1979*, residential building work within the meaning of the *Home Building Act 1989* shall not be carried out unless the PCA for the development to which the work relates:
- a) in the case of work for which a principal contractor has been appointed:
- i) has been informed in writing of the name and licence number of the principal contractor; and
 - ii) where required has provided an insurance certificate with the name of the insurer by which the work is insured under Part 6 of that Act.

- b) in the case of work to be carried out by an owner-builder;
 - i) has been informed in writing of the name of the owner-builder; and
 - ii) if the owner-builder is required to hold an owner-builder permit under that Act; has provided a copy of the owner builder permit.
- (5) **Home Building Act – Insurance** - Building work that involves residential building work within the meaning of the *Home Building Act 1989*, shall not commence until such time as a contract of insurance is in force in accordance with Part 6 of that Act.

This clause does not apply:

- a) to the extent to which an exemption is in force under Clause 187 or 188 of the EP&A Regulation 2000, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4) of the EP&A Regulation 2000; or
- to the erection of a temporary building, other than a temporary structure to which subclause (1A) of Clause 98 of the EP&A Regulation 2000 applies.
- (6) **Shoring and Adequacy of Adjoining Property Works** - If the approved development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, the person having the benefit of the consent shall, at the person's own expense:
- a) protect and support the adjoining building, structure or work from possible damage from the excavation; and
 - b) where necessary, underpin the building, structure or work to prevent any such damage.

This condition does not apply if the person having the benefit of the consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying

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

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) **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 Certifying Authority.
- (2) **Special Infrastructure Contribution** - The applicant shall make a special infrastructure contribution (SIC) in accordance with the determination made by the Minister administering the *EP&A Act 1979* under Section 94EE of that Act and as in force on the date of this consent. This contribution shall be paid to the Department of Planning and Environment (DPE).

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

Alternatively, the applicant must obtain written confirmation from DPE that the SIC is not required to be paid for the approved development.

- (3) **Section 94 Contributions – Monetary** - A contribution pursuant to the provisions of Section 94 of the *EP&A Act 1979* for the services and amounts detailed below.

Plan Name	Contribution Type	Indexed Rate	Amount Payable
Camden Contributions Plan 2011	Open Space Land Acquisition	\$8,409.00 per dwelling	\$8,409.00
Camden Contributions Plan 2011	Community Land Acquisition	\$52.00 per dwelling	\$52.00
Camden Contributions Plan 2011	Recreation and Community Facilities, Volunteer Emergency Services Facilities and Plan Preparation and Administration Services	\$10,508.00 per dwelling	\$10,508.00
	Total		\$18,969.00

A copy of the Section 94 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.

- (4) **Building Platform** - This consent restricts excavation or fill for the purposes of creating a building platform. The building platform shall not exceed 2m from the external walls of the building. Where the external walls are within 2m of any property boundary, no parallel fill is permitted and a deepened edge beam to natural ground level shall be used. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (5) **Driveway Gradients and Design** – The design of all driveways shall comply with AS 2890.1-2004 'Off street car parking' and:
- the driveway shall comply with Council's Access Driveway Specifications; <http://www.camden.nsw.gov.au/assets/pdf/Development/Residential-Vehicle-Crossing-Specification.pdf>
 - the driveway shall be at least 1m from any street tree, stormwater pit or service infrastructure;
 - 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 Certifying Authority prior to issue of a Construction Certificate.

- (6) **Salinity** – The dwelling, landscaping and associated works for the development shall comply with the requirements of the salinity management plan titled "Salinity Investigation & Management Plan 51 St Andrews Road, Leppington, prepared by Douglas Partners, Project no. 76571.02 dated 2 July 2014".

Alternatively, a site specific analysis including recommendations, prepared by a suitably qualified consultant and referencing Australian Standard AS2870-2011 and Council's Building in a Saline Prone Environment Policy shall be submitted to the Certifying Authority.

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

- (7) **Long Service Levy** - In accordance with Section 34 of 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 for any building work that cost \$25,000 or more.

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) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. 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 PCA, and of the person by whom the PCA was appointed;
 - e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
 - f) a telephone number on which the PCA may be contacted for business purposes.
- (2) **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 Clause 104 of the EP&A Regulation 2000. 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 PCA/developer (only where no PCA 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.
- (3) **Construction Certificate Required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction 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 Certifying Authority;
 - b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
 - c) if Council is not the PCA, Council is notified of the appointed PCA 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 PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (4) **Sign of PCA 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 (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
 - c) the name, address and telephone number of the PCA.
- The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.
- (5) **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 PCA.

- (6) **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.
- (7) **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.

4.0 - During Works

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

- (1) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.
- (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 this development consent shall be executed safely, and be properly guarded 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 on an adjoining allotment, the person causing the excavation shall:

- a) preserve and protect the building from damage;
- b) if necessary, underpin and support the building in an approved manner; and
- c) give at least seven (7) days notice to the adjoining owner before excavating, of the intention to excavate.

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.

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 has given consent in writing to that condition not applying.

- (4) **Retaining Walls** - The following restrictions apply to any retaining wall erected within the allotment boundaries:

- a) retaining walls shall be constructed a minimum of 300mm from any property boundary to ensure all associated drainage and backfill remain wholly within the subject property;
 - b) adequate provisions shall be made for surface and subsurface drainage of retaining walls and all water collected shall be diverted to, and connected to, a stormwater disposal system within the property boundaries;
 - c) retaining walls shall not be erected within drainage easements; and
 - d) retaining walls shall not be erected in any other easement present on the land without the approval of the relevant authority benefited.
- (5) **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 (select option a, b, c or d):
- a) street gutter;
 - b) drainage easement;
 - c) existing drainage system;
 - d) stormwater drainage is to be installed as per the approved hydraulic drainage plan. Stormwater must be clear of and not impact upon the effluent management area as shown on the approved sustainable effluent management plan.

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 PCA shall not permit construction works beyond the frame inspection stage until this work has been carried out.

- (6) **Works by Owner** - Where a portion of the building works do not form part of a building contract with the principal contractor (builder) and are required to be completed by the owner, such works shall be scheduled by the owner so that all works coincide with the completion of the main building being erected by the principal contractor.
- (7) **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 PCA prior to the pouring of concrete.
- (8) **Easements** - No changes to site levels, or any form of construction shall occur within any easements that may be located on the allotment.
- (9) **Vehicles Leaving the Site** - The construction supervisor must ensure that:
- a) all vehicles transporting material from the site cover such material so as to minimise sediment transfer;

- b) the wheels of vehicles leaving the site:
 - i) do not track soil and other waste material onto any public road adjoining the site; and
 - ii) fully traverse the site's stabilised access point.

(10) **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.

5.0 - Prior to Issue of an Occupation Certificate

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

- (1) **Occupation Certificate Required**- An Occupation Certificate shall be obtained prior to any use or occupation of the development.
- (2) **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 PCA.
- (3) **Registration of Land** - Documentary evidence shall be provided to the PCA confirming registration of the subject allotment with NSW Land & Property Information.
- (4) **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.
- (5) **Waste Management Plan** - The PCA shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.

6.0 – Ongoing Use

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

- (1) **Residential Air Conditioning Units** - The operation of air conditioning units shall operate as follows:
 - a) be inaudible in a habitable room during the hours of 10pm – 7am on weekdays and 10pm to 8am on weekends and public holidays; and
 - b) emit a sound pressure level when measured at the boundary of any neighbouring residential property, at a time other than those specified in (a) above, which exceeds the background (LA90, 15 minutes) by more than 5dB(A). The source noise level shall be measured as a LAeq 15 minute.

7.0 - Prior to Issue of a Subdivision Certificate

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

- (1) **Section 88B Instrument** - The applicant shall prepare a Section 88B Instrument for approval by the PCA which incorporates the following easements, positive covenants and restrictions to user where necessary:
 - a) restriction as to user directing that the burdened lot shall not be developed other than in accordance with the approved plan;
 - b) restriction as to user on all lots requiring that all construction works that include earthworks, imported fill, landscaping, roads, buildings and associated infrastructure must be carried out in accordance with the management strategies as contained within the report titled "Salinity Investigation & Management Plan 51 St Andrews Road, Leppington, prepared by Douglas Partners, Project no. 76571.02 dated 2 July 2014".
- (2) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the PCA:
 - a) Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development;
 - b) Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development; and
 - c) 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.
- (3) **Surveyor's Report** - Prior to the issue of the Subdivision Certificate a certificate from a registered surveyor must be provided to the PCA, certifying that all drainage lines have been laid within their proposed easements. Certification is also to be provided stating that no services or accessways encroach over the proposed boundary other than as provided for by easements as created by the final plan of subdivision.
- (4) **Subdivision Certificate** - The issue of a Subdivision Certificate is not to occur until all conditions of this development consent have been satisfactorily addressed and all engineering works are complete (where the subdivision involves engineering works), unless otherwise approved in writing by the PCA.
- (5) **Burdened Lots To Be Identified** - Any lots subsequently identified during the subdivision as requiring restrictions shall also be suitably burdened.
- (6) **Show Easements/ Restrictions On The Plan Of Subdivision** - The developer shall acknowledge all existing easements and/or restrictions on the use of the land on the final plan of subdivision.

- (7) **Requirement for a Subdivision Certificate** - The application for subdivision certificate(s) shall be made in accordance with the requirements of Clause 157 of the Environmental Planning & Assessment Regulation 2000.

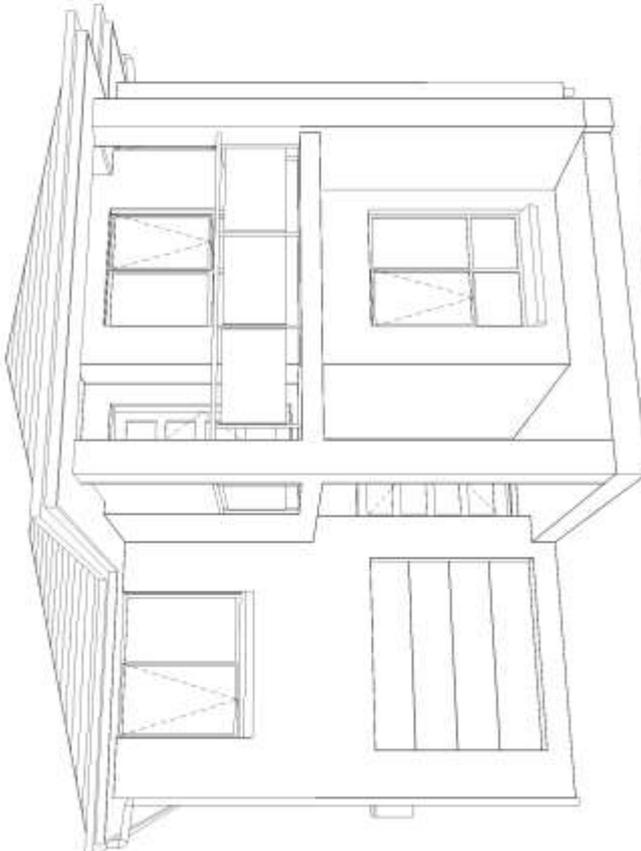
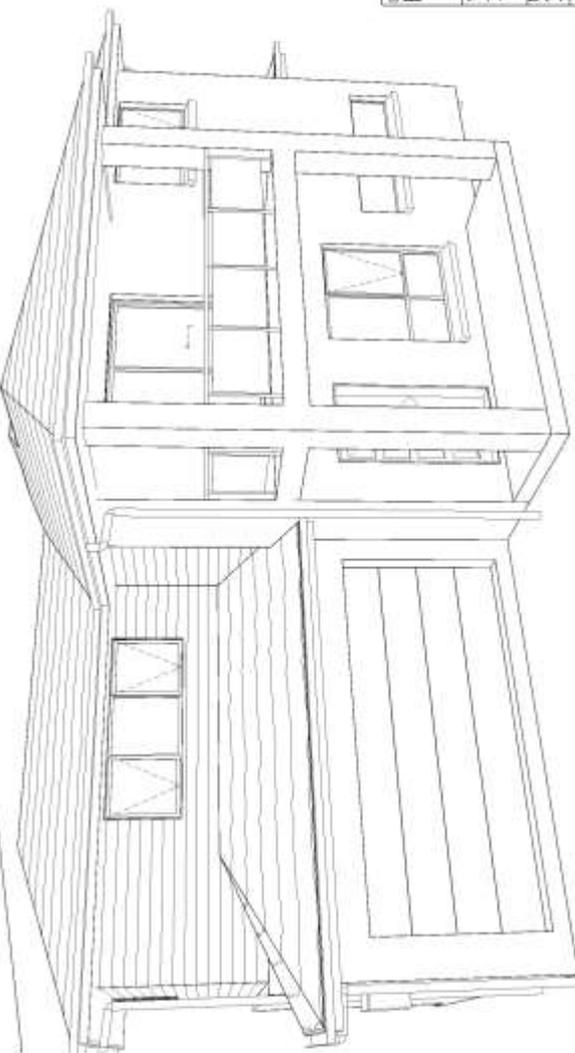
Reasons for Conditions:

- (1) To ensure that the development complies with statutory requirements including the *Environmental Planning and Assessment Act 1979*, the Environmental Planning and Assessment Regulation 2000, the Building Code of Australia and applicable Australian Standards.
- (2) To ensure that the development meets the aims, objectives and requirements of the environmental planning instruments, development controls plans, Council policies and Section 94 contribution plans that apply to the site and development.
- (3) To ensure that the development complies with the submitted plans and supporting documentation.
- (4) To ensure that the development will be constructed/operated in a manner that will minimise impacts upon the environment.

Joe Zacharia
 #174 Aqueduct Street, Leppington
 Lot Number: 5032
 DP Number: 1211914

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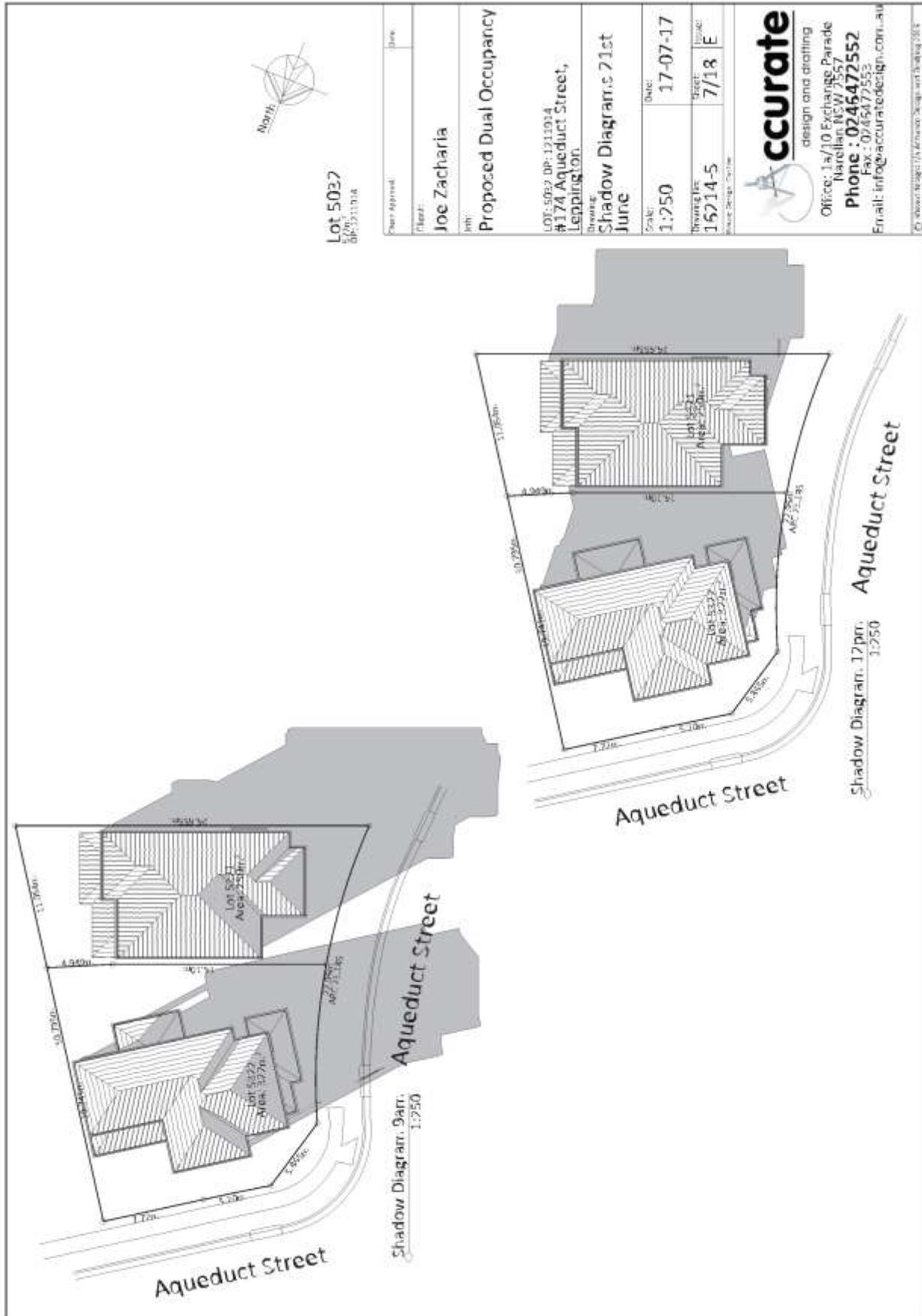
Office: 1a/10 Exchange Parade
 Narellan NSW 2557
Phone : 0245472552
 Fax : 0245472553
 Email: info@ccurateidn.com.au

Drawing: Perspective Views	
Scale:	Date: 17-07-17
1:100	
Drawing No:	Sheet:
15214-5	2/18 E
P:\show\174 Aqueduct\design\perspective.dwg 2017	







ORD02

Attachment 2

Notes:

1. Levels shown are approximate and should be verified by the client.
2. All finished floor levels are to be taken in preference to any other levels shown.
3. All floor levels are to be taken in preference to any other levels shown.
4. Window sizes are indicated only. Final window sizes by builder are to be indicated on site by builder before construction of work.
5. All external windows with a sill height less than 1700mm to have a minimum opening width of 1350mm in total with a screen with square fitting. To comply with BCA.
7. Final fit to engineer's specifications.

Client Approval: _____ Date: _____

Client: **Joe Zacharia**

Project: **Proposed Dual Occupancy**

LOT: 5037 DP: 1311934
**#174 Aqueduct Street,
 Leppington**

Drawing: **Shadow Diagram, 71st
 June**

Scale: 1:750 Date: 17-07-17

Drawing No: 15214-5 Date: 8/18 E

Project Design: 2017/06

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 Fax : 02456472555
 Email: info@accuratedesign.com.au

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Lot 5037
 DP 1311934

Shadow Diagram, 3prc:
 1:750

Aqueduct Street

Aqueduct Street

Notes:

1. Elevation drawings are provided for reference only.
2. All dimensions are to be taken as indicated in drawings.
3. All elevations are to be taken as indicated in drawings.
4. All elevations are to be taken as indicated in drawings.
5. All elevations are to be taken as indicated in drawings.
6. All elevations are to be taken as indicated in drawings.
7. Final A/C to engineer's specifications.

Client Approval: _____ Date: _____
 Name: **Joe Zacharia**
 Job: **Proposed Dual Occupancy**

LOT 509, DP: 1311914
**#174 Aqueduct Street,
 Leppington**

Drawing: **House 1 Front & Rear Elevations**

Scale: 1:100 Date: 17-07-17
 Drawing No: 16214-5 Sheet: 11/18 E
 Project Design: 2017/01

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 Narrabri NSW 2557
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 Fax : 0245472553
 Email: info@accuratedesign.com.au

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Front Elevation 1:100

Rear Elevation 1:100

LEGEND:
 1. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
 2. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
 3. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
 4. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
 5. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
 6. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
 7. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE

ORD02

Attachment 2

Legend:

- Painting (to be confirmed)
- Asph/Flt Shingles
- Falling Soffit
- PVC Siding
- Pine Deck
- 100% Rigid Insulation
- 100% Rigid Insulation
- Ply. Decking Deck

Client Approval: [] **Date:** []

Prepared by: Joe Zacharia

Proposed Dual Occupancy

Lot: 509 DP: 1310934
#174 Aqueduct Street,
Leppington

Drawing: House 1 Side Elevations & Section

Scale: 1:100 **Date:** 17-07-17

Drawing No: 15214-5 **Sheet:** 17/18 E

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Client:	Joe Zacharia
Project:	Proposed Dual Occupancy
Address:	LOT 509, DP: 1311914 #174 Aqueduct Street, Leppington
Drawing:	House 2 Elevations
Scale:	1:100
Date:	17-07-17
Sheet:	15/14-5
Issue:	15/18 E

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Front Elevation 1:100

Rear Elevation 1:100

Side Elevation 1:100

Attachment 2

ORD02

Notes:

1. Levels shown are approximate and should be verified by the client.
2. All heights shown are to be taken in preference to the finished floor level.
3. All dimensions are in millimeters unless otherwise stated.
4. Window sizes are external only. Final window sizes by builder are to be verified on site by builder before construction of work.
5. All external windows with a sill height less than 1700mm to have a minimum opening width of 1250mm in accordance with a person with a wheelchair in compliance with BCA.
6. Finalise to engineer's specifications.

Client Approval: _____ Date: _____

Client: **Joe Zacharia**

Project: **Proposed Dual Occupancy**

Lot: 5093 DP: 1310934
 #174 Aqueduct Street,
 Leppington

Drawing: **House 7 Elevation & Section**

Scale: _____ Date: **17-07-17**

Drawing No: **15214-5** Sheet: **17/18** E

Project No: _____

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Side Elevation
1:100

Section B-B
1:100

Eave Detail
1:25

Legend:

- 1. 100mm x 100mm x 100mm
- 2. 100mm x 100mm x 100mm
- 3. 100mm x 100mm x 100mm
- 4. 100mm x 100mm x 100mm
- 5. 100mm x 100mm x 100mm
- 6. 100mm x 100mm x 100mm
- 7. 100mm x 100mm x 100mm
- 8. 100mm x 100mm x 100mm
- 9. 100mm x 100mm x 100mm
- 10. 100mm x 100mm x 100mm



ATTACHMENT 1 - RECOMMENDED CONDITIONS

1.0 - General Conditions of Consent

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

- (1) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, 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
Site Plan Ref. DC Issue 1	Site plan	D&C Surveying Pty Ltd	10 March 2017
Plan No. 220266 A-1 Issue 1	Site plan	Bill Jelenkovic	February 2017
Project No. 220266 A-2 Issue 1	Floor plan Lot 544/1	Bill Jelenkovic	3 April 2017
Project No. 220266 A-3 Issue 2	Elevation lot 544/1 (East, West and Section A-A)	Bill Jelenkovic	3 April 2017
Project No. 220266 A-4 Issue 2	Elevation lot 544/1 (South and North)	Bill Jelenkovic	3 April 2017
Project No. 220266 A-5 Issue 1	Floor plan lot 544/2	Bill Jelenkovic	March 2017
Project No. 220266 A-6 Issue 2	Elevations lot 544/2 (South and North)	Bill Jelenkovic	3 April 2017
Project No. 220266 A-7 Issue 2	Elevations lot 544/2 (East, West and Section A-A)	Bill Jelenkovic	3 April 2017
Project No. 220266 A-9	Landscape Plan	Bill Jelenkovic	3 April 2017
Project No. 220266 A-10 Issue 1	Stormwater Management Plan	Bill Jelenkovic	3 April 2017
Project No. 220266 A-12 Issue 1	Levels Plan	Bill Jelenkovic	February 2017

Document Title	Prepared by	Date
BASIX Certificate No. 803945S	Jalenco Homes	19 March 2017
BASIX Certificate No. 803940S	Jalenco Homes	19 March 2017
Waste Management Plan	Bill Jelenkovic	17 March 2017

This is the report submitted to the held on 8 August 2017

Page 1



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- (2) **BASIX Certificate** - The applicant shall undertake the development strictly in accordance with the commitments listed in the approved BASIX certificate(s) for the development to which this consent applies.
- (3) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, 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.
- (4) **Home Building Act** - Pursuant to Section 80A(11) of the *EP&A Act 1979*, residential building work within the meaning of the *Home Building Act 1989* shall not be carried out unless the PCA for the development to which the work relates:
- a) in the case of work for which a principal contractor has been appointed:
 - i) has been informed in writing of the name and licence number of the principal contractor; and
 - ii) where required has provided an insurance certificate with the name of the insurer by which the work is insured under Part 6 of that Act.
 - b) in the case of work to be carried out by an owner-builder,
 - i) has been informed in writing of the name of the owner-builder; and
 - ii) if the owner-builder is required to hold an owner-builder permit under that Act; has provided a copy of the owner builder permit.
- (5) **Home Building Act – Insurance** - Building work that involves residential building work within the meaning of the *Home Building Act 1989*, shall not commence until such time as a contract of insurance is in force in accordance with Part 6 of that Act.
- This clause does not apply:
- a) to the extent to which an exemption is in force under Clause 187 or 188 of the EP&A Regulation 2000, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4) of the EP&A Regulation 2000; or
- to the erection of a temporary building, other than a temporary structure to which subclause (1A) of Clause 98 of the EP&A Regulation 2000 applies.
- (6) **Shoring and Adequacy of Adjoining Property Works** - If the approved development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, the person having the benefit of the consent shall, at the person's own expense:
- a) protect and support the adjoining building, structure or work from possible damage from the excavation; and
 - b) where necessary, underpin the building, structure or work to prevent any such damage.



This condition does not apply if the person having the benefit of the consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying

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

- (7) **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. Rural Fire Service, Reference D17/1132, dated 30 June 2017.

- (8) **Boundary Fencing** – All boundary fencing shall be in accordance with the Oran Park DCP 2011.

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) **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 Certifying Authority.
- (2) **Section 94 Contributions – Monetary (Turner Road and Oran Park)** - A contribution pursuant to the provisions of Section 94 of the *EP&A Act 1979* for the services and amounts detailed below.

Plan Name	Contribution Type	Indexed	Amount Payable
		Rate	
Oran Park and Turner Road Precincts Section 94 (OP & TR) Contributions Plan	Open Space & Recreation Land Acquisition	\$15,349 per dwelling	\$ 15,349
OP & TR Contributions Plan	Open Space & Recreation Capital Work	\$9,009 per dwelling	\$9,009
OP & TR Contributions Plan	Open Space & Recreation Project Management	\$199 per dwelling	\$199
OP & TR Contributions	Community Facilities Land Acquisition	\$174	\$174

This is the report submitted to the held on 8 August 2017

Page 3



Plan		per dwelling	
OP & TR Contributions Plan	Community Facilities Capital Work	\$1,751 Per dwelling	\$ 1,751
	Total		\$26,521

A copy of the Oran Park and Turner Road Precincts Section 94 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.

- (3) **Special Infrastructure Contribution** - The applicant shall make a special infrastructure contribution (SIC) in accordance with the determination made by the Minister administering the *EP&A Act 1979* under Section 94EE of that Act and as in force on the date of this consent. This contribution shall be paid to the Department of Planning and Environment (DPE).

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

Alternatively, the applicant must obtain written confirmation from DPE that the SIC is not required to be paid for the approved development.

- (4) **Building Platform** - This consent restricts excavation or fill for the purposes of creating a building platform. The building platform shall not exceed 2m from the external walls of the building. Where the external walls are within 2m of any property boundary, no parallel fill is permitted and a deepened edge beam to natural ground level shall be used. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (5) **Driveway Gradients and Design** – The design of all driveways shall comply with AS 2890.1-2004 'Off street car parking' and:
- the driveway shall comply with Council's Access Driveway Specifications; <http://www.camden.nsw.gov.au/assets/pdf/Development/Residential-Vehicle-Crossing-Specification.pdf>
 - the driveway shall be at least 1m from any street tree, stormwater pit or service infrastructure;
 - 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 Certifying Authority prior to issue of a Construction Certificate.

- (6) **Salinity (Dwellings & Outbuildings)** – A salinity assessment must be undertaken for the proposal in accordance with the EPA Booklet "Site Investigation For Urban Salinity". Where soils or ground water are aggressive to building materials a separate salinity management plan (SMP) that incorporates the construction requirements of the relevant Australian Standards shall be provided to the Certifying Authority with the Construction Certificate application.

Alternatively, the "mandatory building requirements" contained within Council's Policy "Building in a Saline Prone Environment" may be adopted in lieu of a separate SMP.

The dwelling, landscaping and associated works for the development shall comply with the requirements of the Salinity Management Plan under 'Section 9' in the report titled "Report on Salinity Investigation and Management Plan: Lot 2006 The Northern Road Cobbitty" prepared by Douglas Partners, project 34281.00, dated May 2011.

Alternatively, a site specific analysis including recommendations, prepared by a suitably qualified consultant and referencing Australian Standard AS2870-2011 and Council's Building in a Saline Prone Environment Policy shall be submitted to the Certifying Authority.

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

- (7) **Long Service Levy** - In accordance with Section 34 of 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 for any building work that cost \$25,000 or more.
- (8) **Registration of Lots** – No Construction Certificate for the construction of the dwellings is to be issued until documentary evidence of the registration of the allotments can be provided to the Certifier.

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) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:
- a description of the work to be carried out;
 - the address of the land on which the work is to be carried out;
 - the registered number and date of issue of the relevant development consent;



-
- d) the name and address of the PCA, and of the person by whom the PCA was appointed;
 - e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
 - f) a telephone number on which the PCA may be contacted for business purposes.
- (2) **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 Clause 104 of the EP&A Regulation 2000. 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 PCA/developer (only where no PCA 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.
- (3) **Construction Certificate Required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction 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 Certifying Authority;
 - b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
 - c) if Council is not the PCA, Council is notified of the appointed PCA 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 PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (4) **Sign of PCA 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 (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
- c) the name, address and telephone number of the PCA.

The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.

- (5) **Sydney Water Approval** – A building plan approval must be obtained from Sydney Water Tap in to ensure that the approved development will not impact Sydney Water infrastructure. A copy of the building plan approval receipt from Sydney Water Tap in must be submitted to the PCA.

Please refer to the website www.sydneywater.com.au – Plumbing, building & developing – Sydney Water in or telephone 13 20 92.

- (6) **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.
- (7) **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.

4.0 - During Works

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

- (1) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.
- (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 this development consent shall be executed safely, and be properly guarded 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 on an adjoining allotment, the person causing the excavation shall:

- a) preserve and protect the building from damage;
- b) if necessary, underpin and support the building in an approved manner; and
- c) give at least seven (7) days notice to the adjoining owner before excavating, of the intention to excavate.

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.

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 has given consent in writing to that condition not applying.

- (4) **Retaining Walls** - The following restrictions apply to any retaining wall erected within the allotment boundaries:
 - a) retaining walls shall be constructed a minimum of 300mm from any property boundary to ensure all associated drainage and backfill remain wholly within the subject property;
 - b) adequate provisions shall be made for surface and subsurface drainage of retaining walls and all water collected shall be diverted to, and connected to, a stormwater disposal system within the property boundaries;
 - c) retaining walls shall not be erected within drainage easements; and
 - d) retaining walls shall not be erected in any other easement present on the land without the approval of the relevant authority benefited.
- (5) **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.

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 PCA shall not permit construction works beyond the frame inspection stage until this work has been carried out.

- (6) **Works by Owner** - Where a portion of the building works do not form part of a building contract with the principal contractor (builder) and are required to be completed by the owner, such works shall be scheduled by the owner so that all



works coincide with the completion of the main building being erected by the principal contractor.

- (7) **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 PCA prior to the pouring of concrete.
- (8) **Easements** - No changes to site levels, or any form of construction shall occur within any easements that may be located on the allotment.
- (9) **Vehicles Leaving the Site** - The construction supervisor must ensure that:
 - a) all vehicles transporting material from the site cover such material so as to minimise sediment transfer;
 - b) the wheels of vehicles leaving the site:
 - i) do not track soil and other waste material onto any public road adjoining the site; and
 - ii) fully traverse the site's stabilised access point.
- (10) **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.

5.0 - Prior to Issue of an Occupation Certificate

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

- (1) **Occupation Certificate Required**- An Occupation Certificate shall be obtained prior to any use or occupation of the development.
- (2) **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 PCA.
- (3) **Registration of Land** - Documentary evidence shall be provided to the PCA confirming registration of the subject allotment with NSW Land & Property Information.
- (4) **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.
- (5) **Waste Management Plan** - The PCA shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.

6.0 – Ongoing Use

This is the report submitted to the held on 8 August 2017

Page 9



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

- (1) **Residential Air Conditioning Units** - The operation of air conditioning units shall operate as follows:
 - a) be inaudible in a habitable room during the hours of 10pm – 7am on weekdays and 10pm to 8am on weekends and public holidays; and
 - b) emit a sound pressure level when measured at the boundary of any neighbouring residential property, at a time other than those specified in (a) above, which exceeds the background (LA90, 15 minutes) by more than 5dB(A). The source noise level shall be measured as a LAeq 15 minute.

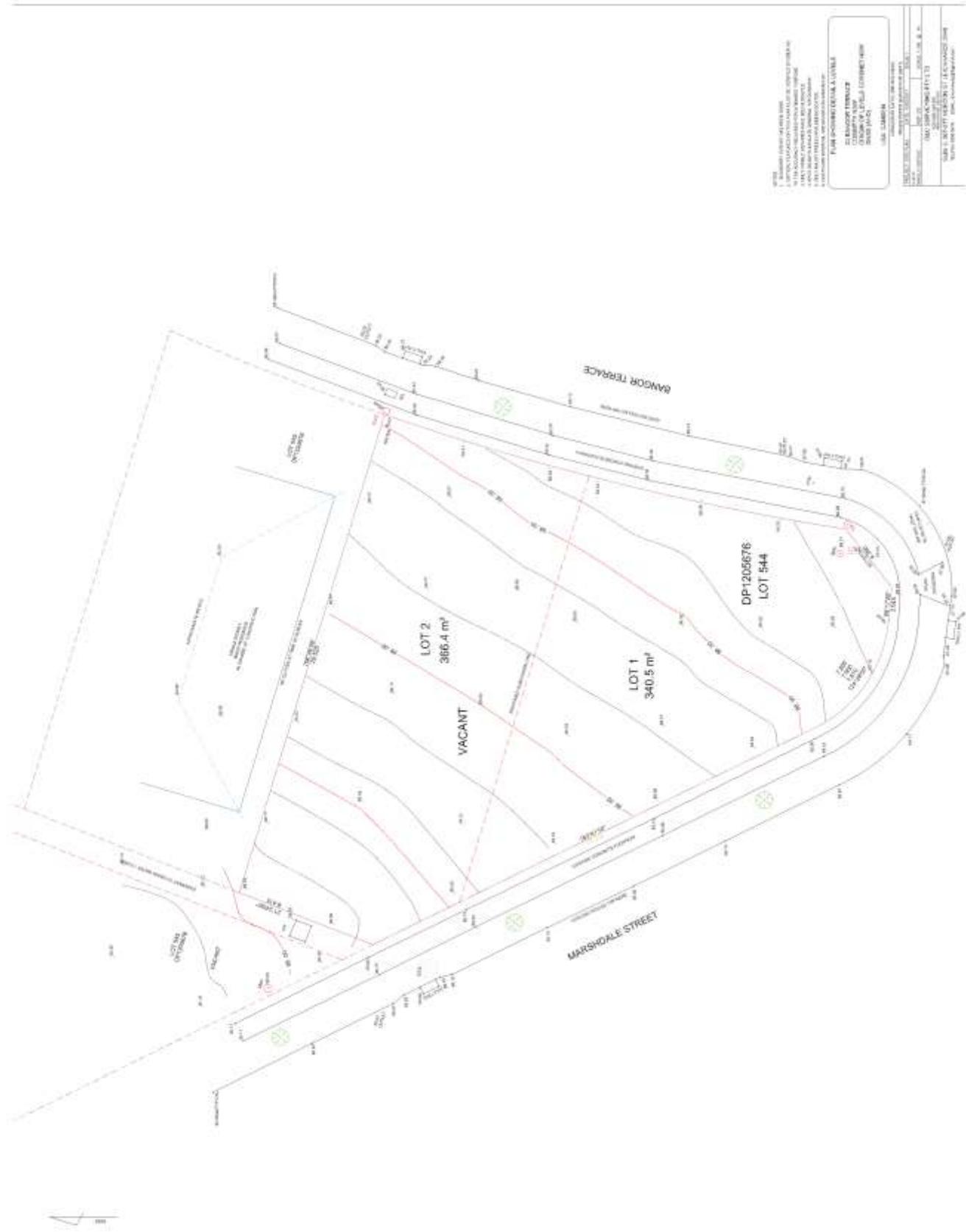
7.0 - Prior to Issue of a Subdivision Certificate

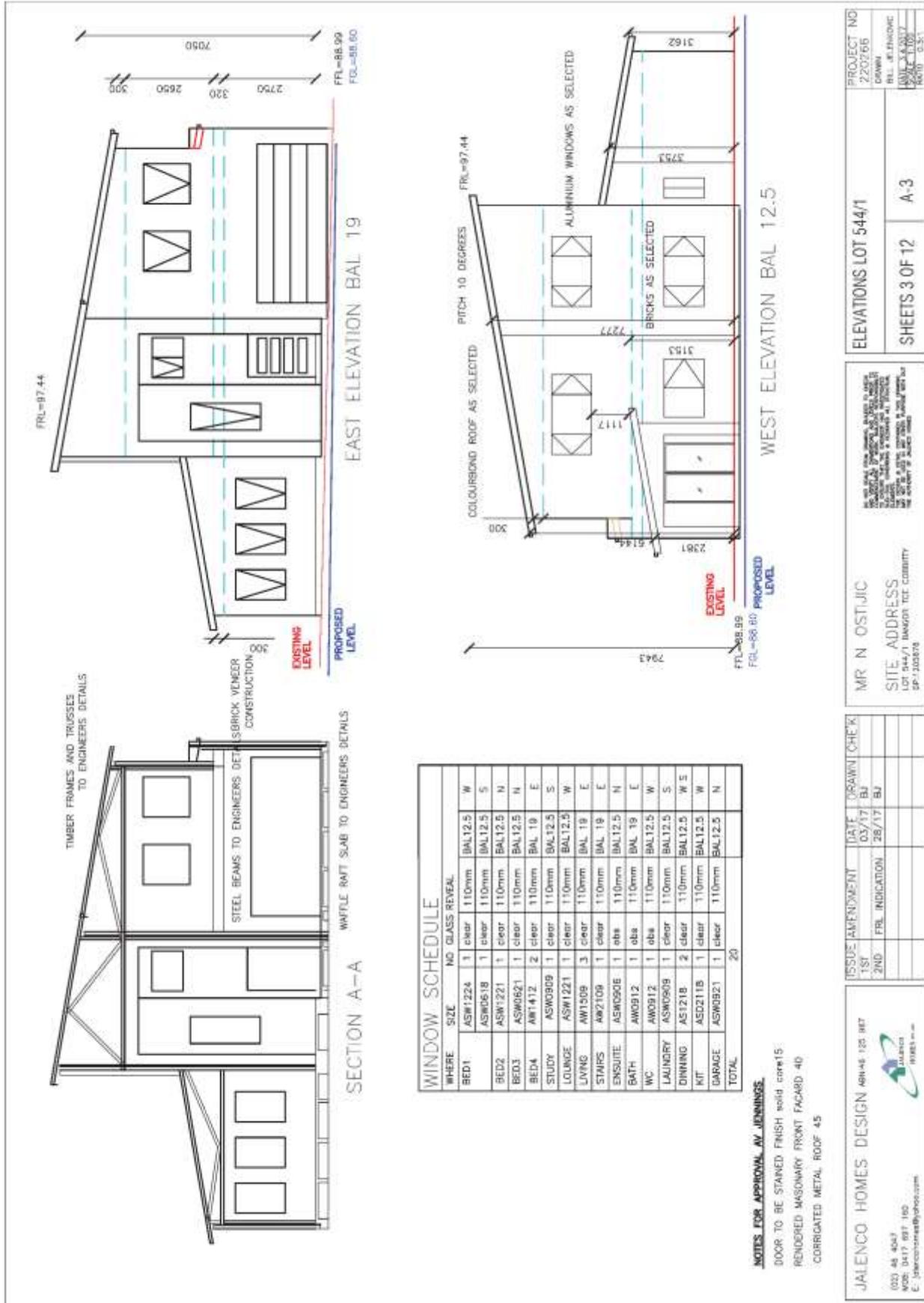
The following conditions of consent shall be complied with prior to the issue of a Subdivision Certificate.

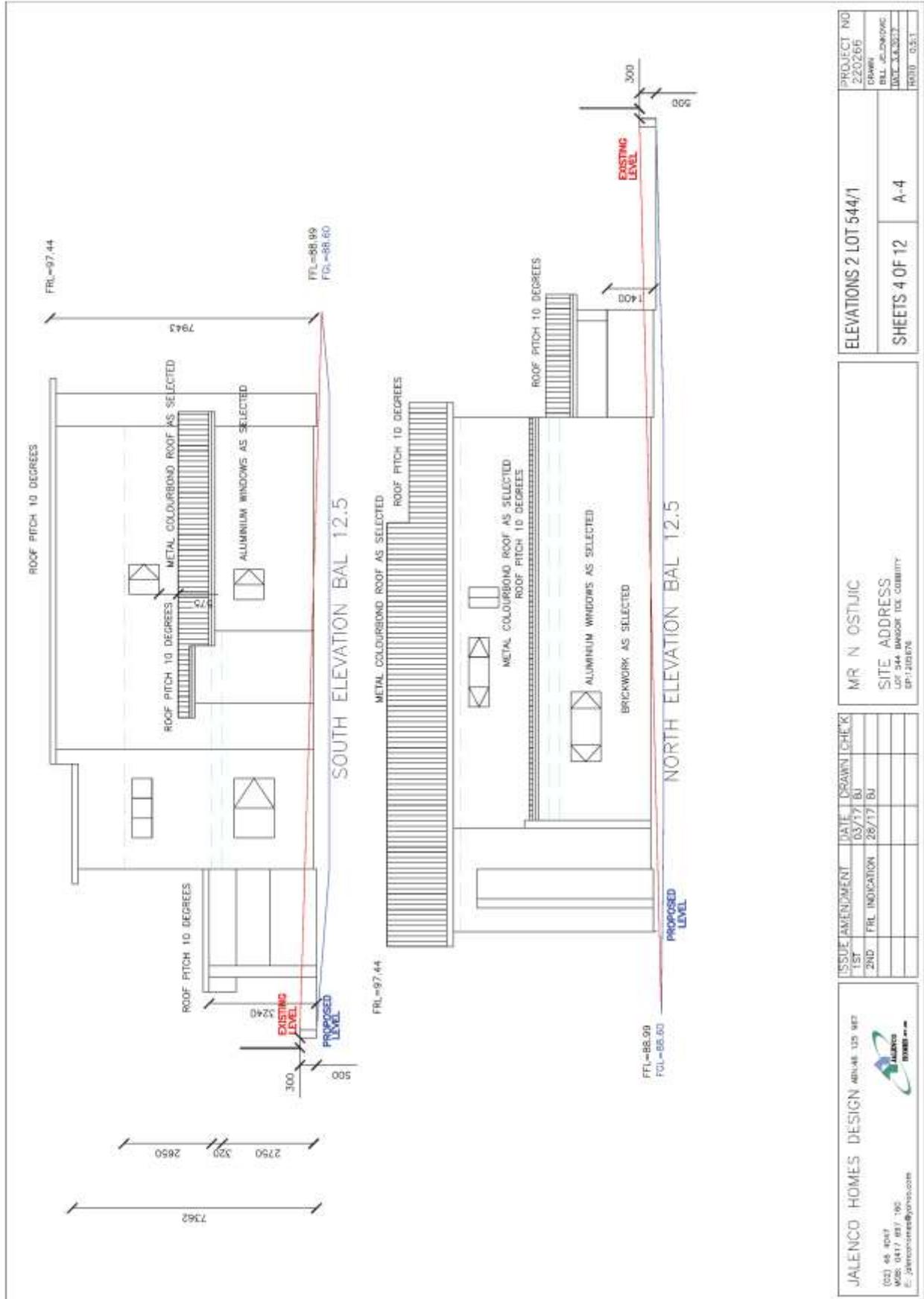
- (1) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the PCA:
 - a) Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development;
 - b) Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development; and
 - c) Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.
- (2) **Surveyor's Report** - Prior to the issue of the Subdivision Certificate a certificate from a registered surveyor must be provided to the PCA, certifying that all drainage lines have been laid within their proposed easements. Certification is also to be provided stating that no services or accessways encroach over the proposed boundary other than as provided for by easements as created by the final plan of subdivision.
- (3) **Subdivision Certificate** - The issue of a Subdivision Certificate is not to occur until all conditions of this development consent have been satisfactorily addressed and all engineering works are complete (where the subdivision involves engineering works), unless otherwise approved in writing by the PCA.
- (4) **Burdened Lots To Be Identified** - Any lots subsequently identified during the subdivision as requiring restrictions shall also be suitably burdened.
- (5) **Show Easements/ Restrictions On The Plan Of Subdivision** - The developer shall acknowledge all existing easements and/or restrictions on the use of the land on the final plan of subdivision.



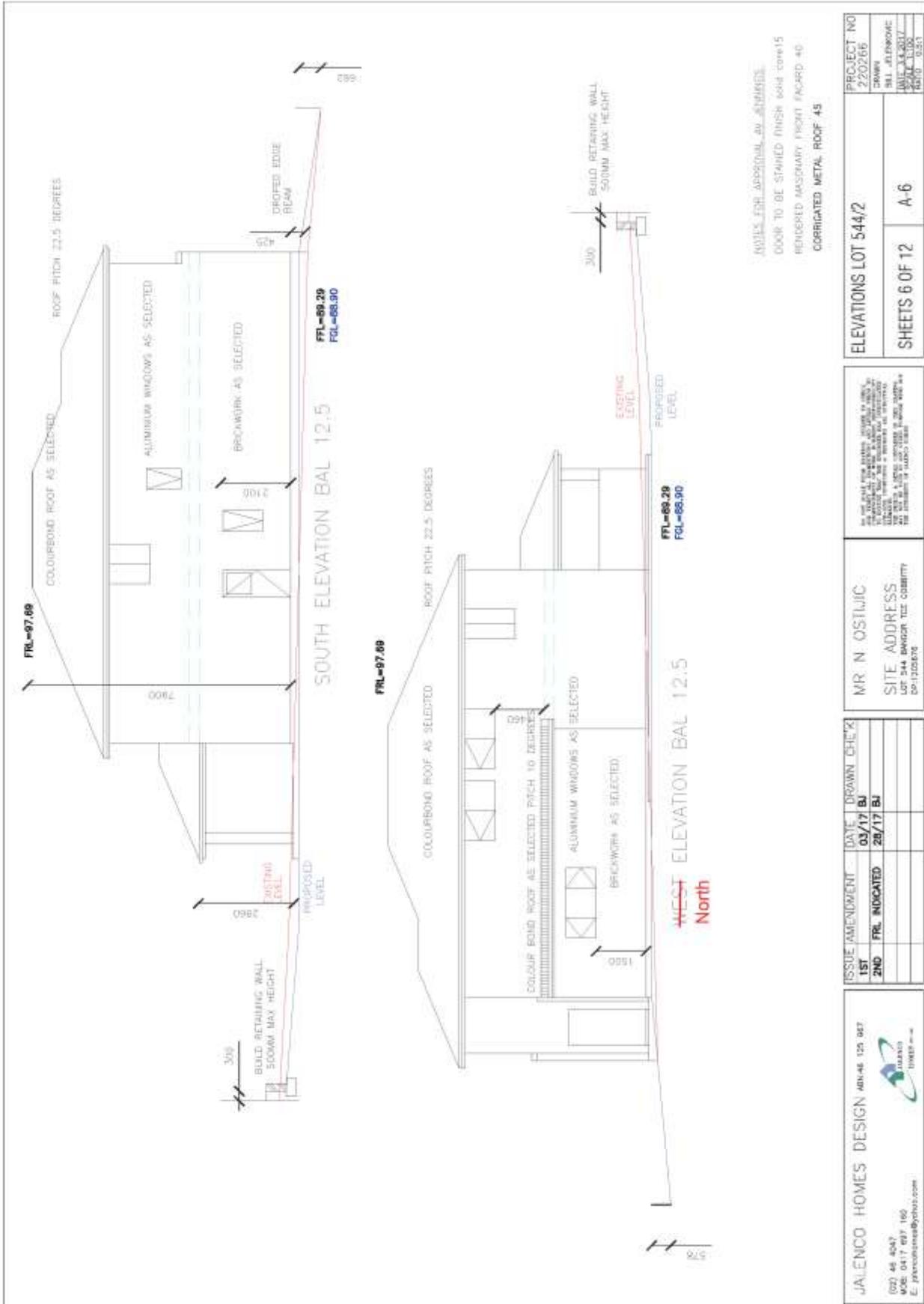
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- (6) **Requirement for a Subdivision Certificate** - The application for subdivision certificate(s) shall be made in accordance with the requirements of Clause 157 of the Environmental Planning & Assessment Regulation 2000.



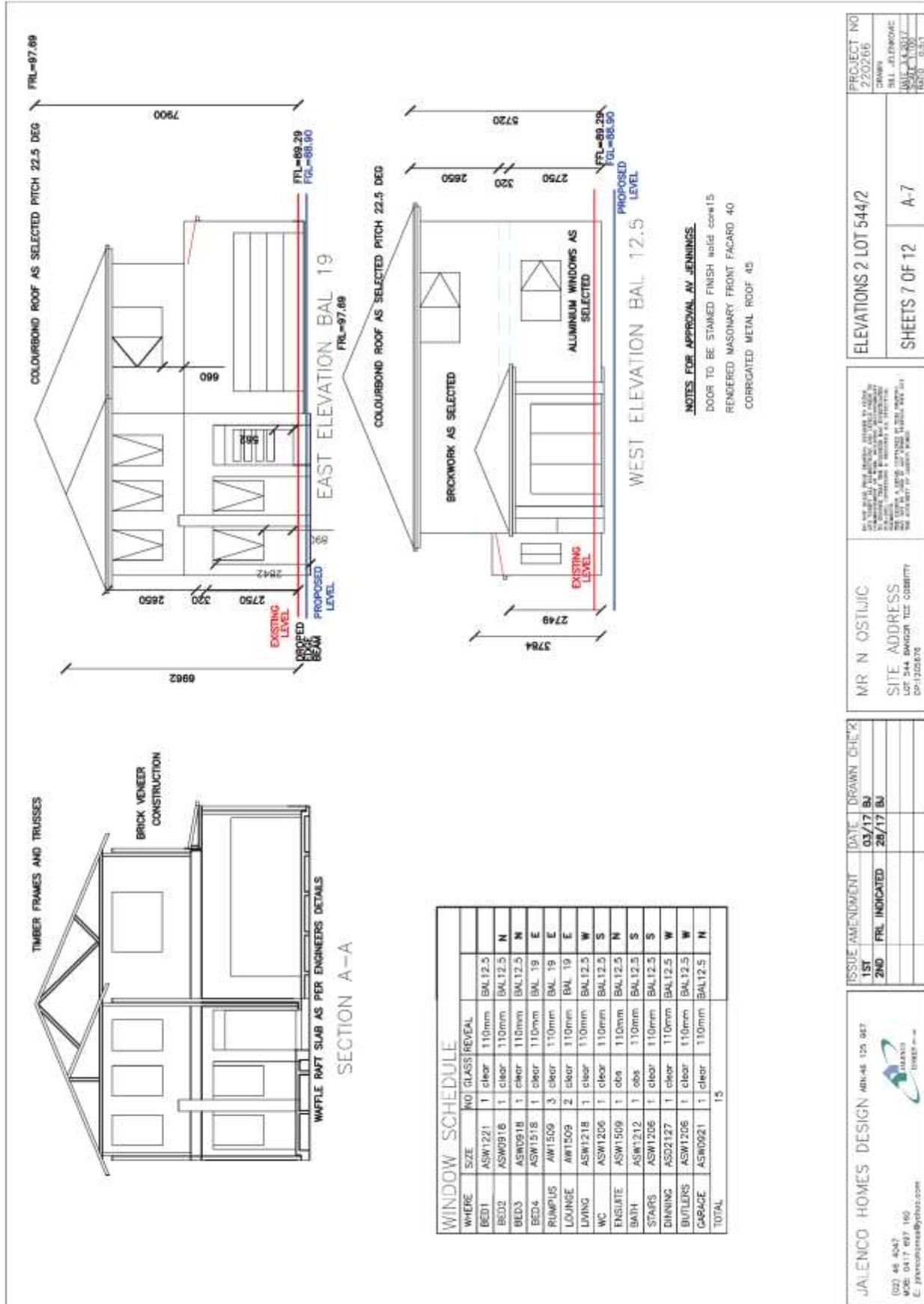


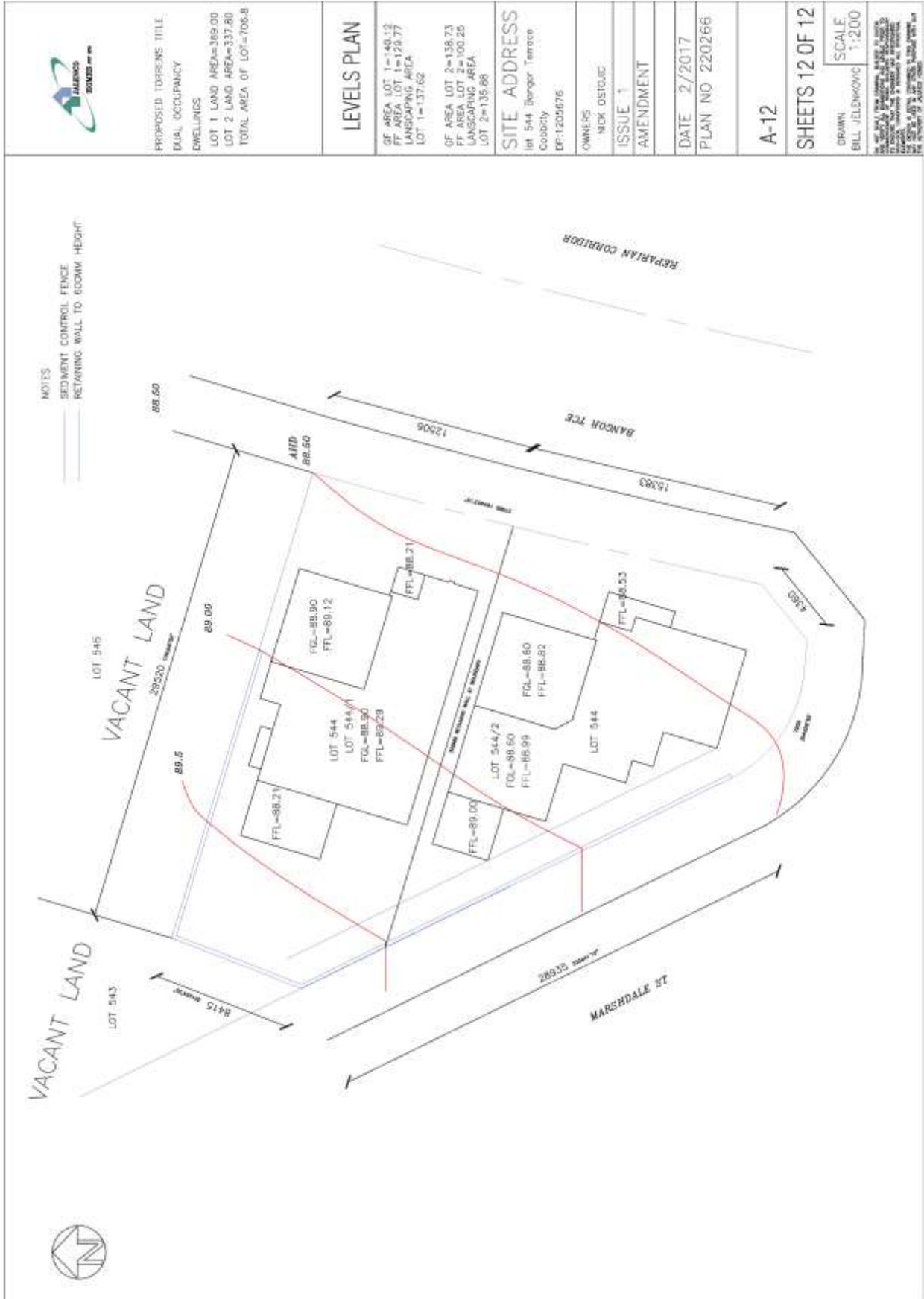


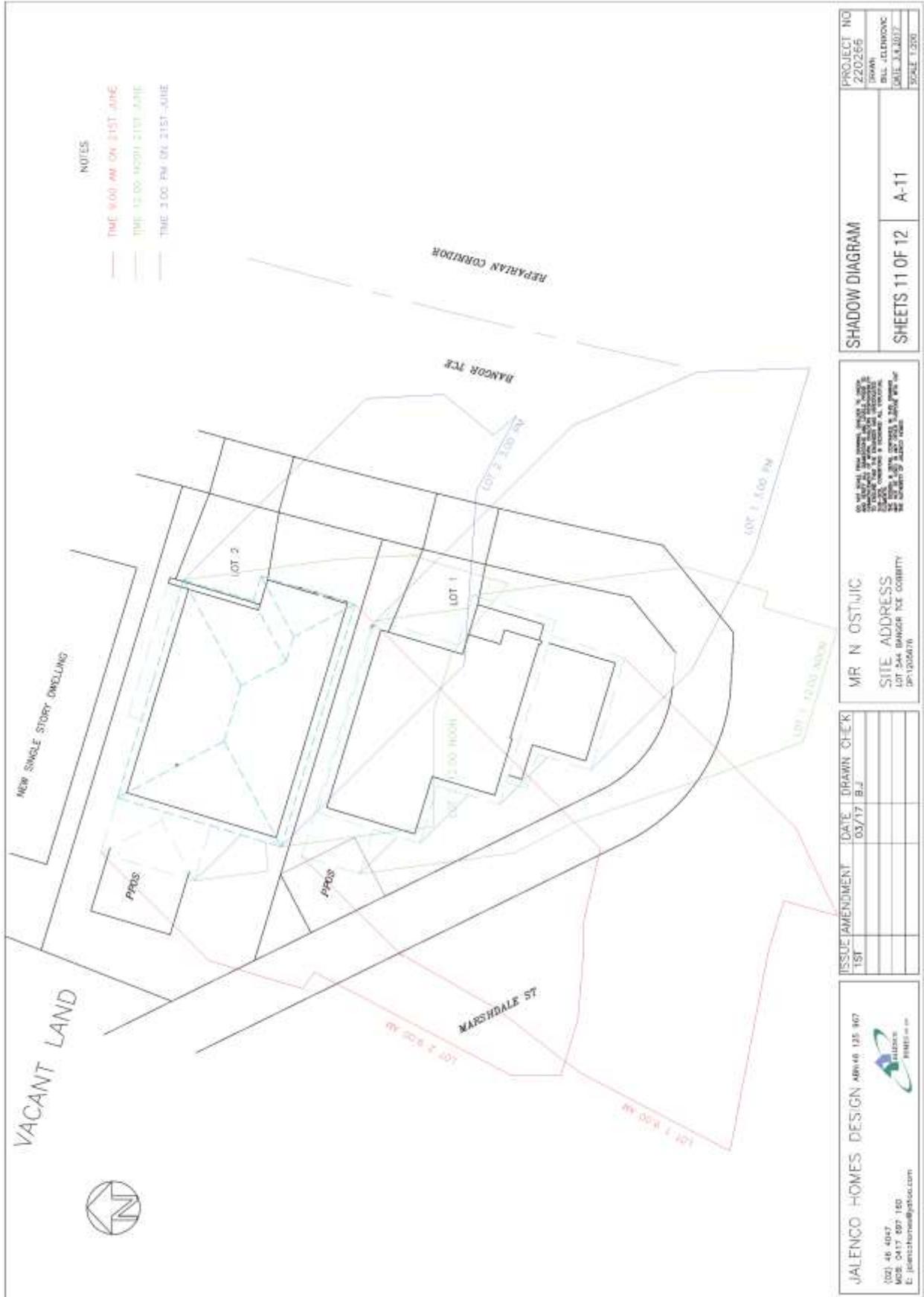
JALENCO HOMES DESIGN ARCHITECTS (03) 48 4047 MOB: 0417 837 190 E: jalencodesign@jalencodesign.com	MR N OSTIJC SITE ADDRESS LOT 544 MARJORIE TERRACE SP-120876	ELEVATIONS 2 LOT 544/1		PROJECT NO 220265
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			ELEVATIONS LOT 544/2		
			SHEETS 6 OF 12 A-6		









ORD04

Attachment 1

**2 IRONBARK AVENUE, CAMDEN SOUTH
PLANNING PROPOSAL
CAMDEN LOCAL ENVIRONMENTAL PLAN 2010**

July 2017

Revision B



CAMDEN LEP 2010 - AMENDMENT PACKAGE
2 IRONBARK AVENUE, CAMDEN SOUTH
DECEMBER 2016

Prepared for: **Stoross Pty Ltd**

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Document Status

VERSION	COMMENT	PREPARED BY	REVIEWED BY	REVIEW DATE	APPROVED BY	ISSUE DATE
1.0	Draft	NM	MR	20 Dec 2016	D+P	21 Dec 2016
2.0	Final	JG	MR	22 Dec 2016	D+P	22 Dec 2016
2.1	Final (Revised)	PN	NM	6 May 2017	D+P	6 May 2017
2.2	Final (Revision B)	PN	NM	27 July 2017	D+P	20 July 2017

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ORD04

APPENDICES

Appendix 1 Traffic Report

Attachment 1



EXECUTIVE SUMMARY

This Planning Proposal has been prepared on behalf of Stoross Pty Ltd and seeks to amend Camden Local Environmental Plan 2010 to incorporate a medical centre as an additional at 2 Ironbark Avenue, Camden South. The site is formerly identified as Lot 3 DP 243156.

Ironbark Avenue is an existing older light industrial area, which is evolving from traditional light industrial activities to a range of employment land use activities that are complementary to the surrounding residential area. The proposal to permit a medical centre use on the site at the corner of Ironbark Avenue and Old Hume Highway provides the opportunity to increase and diversify the local employment and job offer in this location and will provide a positive community benefit. The ability for a medical centre to be established at this site will support other similar uses in the locality such as the Camden Hospital and the aged care retirement village, as well as the surrounding residential area of Camden South.

The amendment to Camden Local Environmental Plan 2010 incorporates an additional permitted use specifically to 2 Ironbark Avenue, Camden South and will not compromise the provision of employment or light industrial activities within the balance of the IN2 Light Industrial area to the south.

The provision of a medical centre on the subject site will significantly reduce the number of heavy vehicle movements that would have been generated by industrial development at the site. This will have a positive impact for the adjacent child care centre, residential area and retirement village.

A medical centre will also increase employment opportunities for local residents, providing much needed white collar jobs.

The Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (EP & A Act 1979) and guidelines published by the Department of Planning and Environment, namely 'A Guide to Preparing Planning Proposals' to ensure all matters requiring consideration are appropriately addressed.

1. INTRODUCTION

1.1. Background to Planning Proposal

The subject land is located on the corner of Ironbark Avenue and the Old Hume Highway and has frontage to both roadways (refer Figures 1 and 2). The site directly adjoins existing residential homes to the east, north and north-west. The subject land forms the northern tip of a small isolated light industrial area.

The existing building located on the site is a single storey commercial style building previously used as a caravan showroom.

The subject site is zoned IN2 Light Industrial under Camden Local Environmental Plan 2010 and is subject to the provisions of the Camden Development Control Plan 2011.

A medical centre is listed as a prohibited use under the IN2 zone. This proposal demonstrates that a medical centre is a logical and appropriate use of the site, compatible with the surrounding residential land use.

Use of the existing building for the purposes of a medical centre will provide benefit to the surrounding residential area and is considered to be compatible with the small cluster of predominantly non-industrial uses that adjoin the site to the south. The use for the site as proposed contribute to the creation of higher density employment opportunities than typical light industrial enterprises.

Camden DCP 2011 states the following objectives for controls within the DCP relating to industrial zoned land within the Local Government Area.

1. *Facilitate the economic and orderly development of industrial areas for a wide range of uses including industrial, recreational and community uses, and limited business and retail uses that serve the day-to-day needs of those working in the immediate locality.*
2. *Create high-quality industrial areas which embrace innovative and imaginative building design that is both functional and aesthetically pleasing, along with appropriate landscaping and open space areas within each site.*
3. *Ensure that ecological sustainable development principles are integrated into all industrial developments.*
4. *Provide an effective traffic network within industrial areas and facilitate appropriate connections to the arterial road system.*
5. *Minimise the visual and environmental impact of development on the adjoining residential, rural residential and other sensitive land uses.*
6. *Ensure adequate facilities are provided within an industrial development for loading and unloading of goods, collecting garbage and trade waste and for the off-street parking of vehicles associated with that development.*
7. *Encourage innovation in grouping, configuration, screening or separation of parking areas.*

This planning proposal will increase employment opportunities for the Ironbark Avenue Industrial Area and facilitate a complementary land use activity to the residential land uses in the surrounding area.

Under Camden Local Environmental Plan 2010 a medical centre is defined as:

***medical centre** means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services.*

This proposal seeks to apply an additional use to permit a medical centre on the site. A Development Application will be lodged for the internal fit out and operational details of a medical centre at a later time, should the planning proposal be supported.

1.2. The Planning Proposal

This Planning Proposal seeks to amend Camden Local Environmental Plan 2010 to allow for the inclusion of a Medical Centre as an additional permitted use at 2 Ironbark Avenue (Lot 3 DP 243156), Camden South. This would be achieved by making an addition to Schedule 1 Additional Permitted Uses within Appendix 1.

1.3. The Site and Local Context

The subject site is located at the corner of Ironbark Avenue and the Old Hume Highway within the Camden South locality and is approximately 2km south of the Camden Town Centre. Camden Hospital is located approximately 1.5km to the north and the Camden Kennedy Health Care Nursing Home is located directly to the north-east. Camden Bypass is located 100m to the south-east.

The site forms the northern tip of a small isolated light industrial area which is characterised by a variety of consumer orientated businesses including a veterinary clinic, vehicle and machinery sales yards and fitness gymnasium.

The site is approximately 3,400m² and is identified as Lot 3 DP 243156 and is shown in **Figures 1** and **2** below.

1.4. Site Analysis

Site Location

The subject site is well located to accommodate a Medical Centre, as the subject is in close proximity to health related activities such as Camden Hospital, the Camden Kennedy Health Care Nursing Home and a residential catchment within Camden South, Bridgewater and developing areas within Elderslie and Spring Farm.

The corner location would benefit from an activated street frontage along both Ironbark Avenue and The Old Hume Highway.

The proposed additional use of medical centre for the existing building at the site is considered to be compatible with the small cluster of predominantly non-industrial uses that adjoin the site to the south. The proposed use is also considered to be highly compatible with the surrounding low density residential environment and is coincidentally a permissible use within the R2 Low Density Residential zone.

The existing roadways and services are capable of accommodating typical visitation associated with a medical centre of the size which the existing building at the site can accommodate.

Surrounding Industrial Land Use Arrangement

The site is located within an existing IN2 Light Industrial zone area, known as the Ironbark Avenue Industrial Precinct. The precinct is isolated and surrounded by land use activities such as residential dwellings, aged care facility and child care centre. This limits the potential for the Precinct to expand in the future.

The precinct already has several non-industrial uses established, dominated by consumer orientated businesses such as a veterinary clinic, vehicle and machinery sales yards and fitness gymnasium. These activities are considered to be essential to supporting the daily needs of the local community. There are a mix of land use activities occurring adjacent to the site within the R2 Low Density Residential area, with other complementary land uses such as a child care centre and a retirement village.

The proposed additional use of medical centre for the existing building will appropriately complement these land use activities and is unlikely to adversely impact the remaining light industrial activities in the precinct.

Employment Generation

The proposal will facilitate an increase in employment opportunity within the Camden and Camden South areas. Typically, the floor space associated with business employment activities such as a medical centre deliver much higher employment densities than commercial activities associated with the light industrial zone.

Introducing a medical centre as permissible development over the subject site will maximise the employment capacity of the site, providing a higher intensity employment opportunity without compromising permitted land uses within the industrial zoned land area.

The proposal is consistent with government priorities aiming to maximise jobs for Western Sydney. The recent expansion of the Western Sydney Employment Area and other larger more contiguous industrial zoned areas within Camden are forecast to accommodate substantial amounts of industrial and light industrial land use activities, creating capacity in smaller more isolated employment areas for business development.

Traffic Generation

A traffic study was commissioned by the proponent to determine any impacts of a proposed medical centre on the subject land to the surrounding traffic conditions on the local road network. Positive Traffic undertook a study of the existing and future traffic conditions once a medical centre is established (Refer **Appendix 1**). The Positive Traffic report findings are summarised below as follows:

- The intersection of Ironbark Avenue / Old Hume Highway currently operates at a satisfactory level of service in both peak periods.
- A medical centre utilising the ground floor of the existing building would generate some 133 additional peak hour trips two-way through the intersection of Ironbark Avenue / Old Hume Highway.
- The intersection of Ironbark Avenue / Old Hume Highway would continue to operate at a satisfactory level of service in the future.
- The site is located within 110-150m of existing bus stops / services which operate along Old Hume Highway.

Positive Traffic has undertaken analysis of the possible parking configuration for the site. This analysis shows that approximately 44 parking spaces can be accommodated on the site. Based on Council's DCP requirements of 4 spaces per 100sqm this would mean an area of approximately 1100sqm is available for the additional use proposed. Use of the whole of the showroom floor space would require a total of 51 spaces, leaving a potential shortfall of seven spaces.

No determination has been made on how the existing showroom will be configured and how this space will be used. Nevertheless, should the whole showroom space be used for the 'medical centre' use, alternative parking arrangements will be explored as part of the design process to ensure that sufficient parking is available. This may include the use of stackers or tandem bays for staff parking. This detail will form part of a future development application.

The overall traffic impacts of the proposal are considered acceptable.

FIGURE 1: LOCALITY PLAN

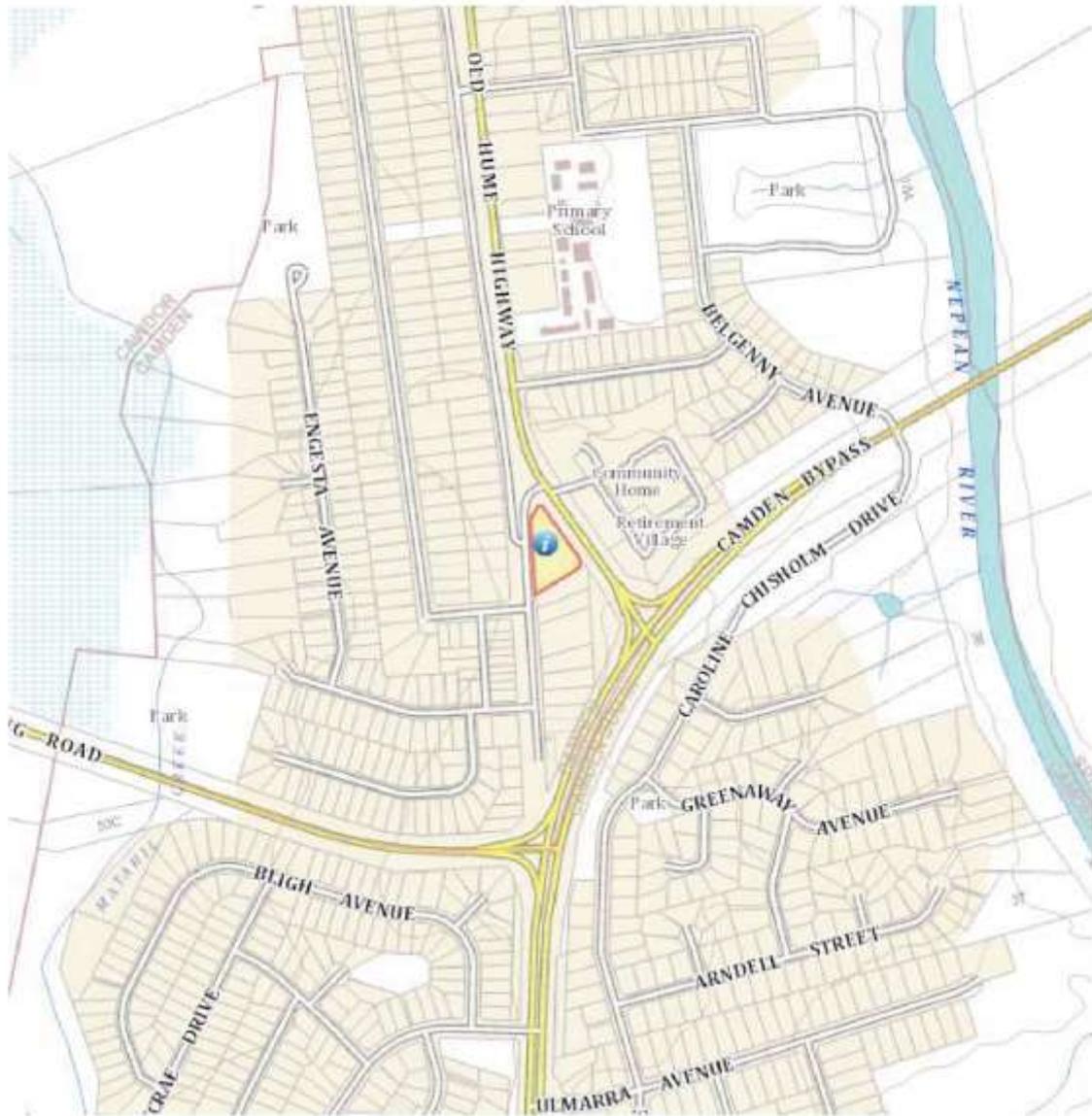


FIGURE 2: SITE PLAN



2. OBJECTIVES AND INTENDED OUTCOMES

The Planning Proposal seeks support from the Department of Planning and Environment to amend the Camden Local Environmental Plan 2010 to allow for the inclusion of a medical centre as a permissible use at 2 Ironbark Avenue, South Camden. This land is currently zoned IN2 Light Industrial under which a medical centre is prohibited. This Planning Proposal recommends this be achieved by making an addition to Appendix 1 Additional Permitted Uses within Camden LEP 2010.

A medical centre is defined below as taken from Camden LEP 2010.

***medical centre** means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services.*

Figure 3 details the area to which this planning proposal applies, being Lot 3 DP 243156.

A detailed assessment of the proposed amendment is provided in the following chapters of this report. The intended outcomes of the proposed amendment are detailed below under Site Analysis.

IN2 Light Industrial Zone

The objectives of the IN2 Light Industrial zone are:

- *To provide a wide range of light industrial, warehouse and related land uses.*
- *To encourage employment opportunities and to support the viability of centres.*
- *To minimise any adverse effect of industry on other land uses.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.*
- *To support and protect industrial land for industrial uses.*
- *To enable non-industrial land uses that are compatible with and do not detract from the surrounding industrial and warehouse land uses.*

A response to each of the objectives above is provided below in relation to the proposed change of use:

To provide a wide range of light industrial, warehouse and related land uses – The proposal will facilitate a use that is related to the existing consumer based services in the adjoining IN2 zone such as the veterinary clinic and fitness gymnasium. As such, the proposal is not inconsistent with the objective for the IN2 zone.

To encourage employment opportunities and to support the viability of centres – The proposal will encourage the creation of job opportunities in the local area and support viability of this centre.

To minimise any adverse effect of industry on other land uses – A medical centre typically has a less intrusive effect than the permissible uses within the IN2 Light Industrial Zone. Any future medical centre at the site will be capable of mitigating effects on the adjoining residential land. As such, the proposal is not inconsistent with the objective for the IN2 zone.

To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area – Use of the existing building at the site for the purposes of a medical centre will also cater towards workers within the adjoining light industrial area, providing a convenient health service accessible during work hours. As such, the proposal is not inconsistent with the objective for the IN2 zone.

To support and protect industrial land for industrial uses – This proposal is for an additional permitted use only at the subject site. The proposal will not impact on the ability to deliver industrial development in the future.

To enable non-industrial land uses that are compatible with and do not detract from the surrounding industrial and warehouse land uses – The proposed use is compatible with and will not detract from land zoned IN2 Light Industrial to the south. Existing consumer-based businesses within the IN2 zoned precinct to the south include a veterinary clinic and fitness gymnasium. Use of the existing building at the site for the purposes of a medical centre is consistent with the character of the light industrial precinct and will provide additional consumer-based services for the surrounding residential area. As such, the proposal is not inconsistent with the objective for the IN2 zone.



3. EXPLANATION OF PROVISIONS

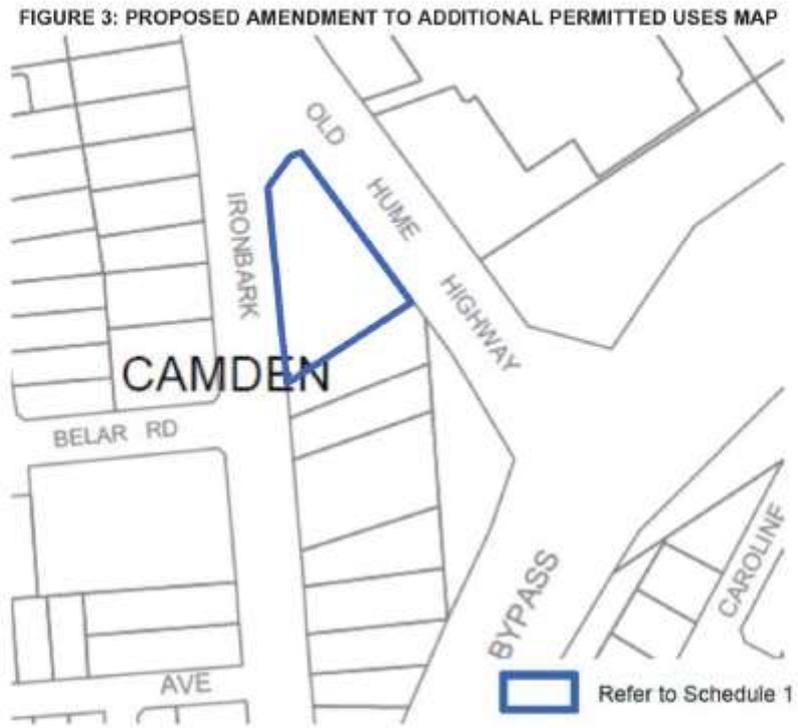
The objectives of this Planning Proposal are to be achieved by adding a clause to Appendix 1 Additional Permitted Uses within Camden LEP 2010.

The specific amendment to the Camden Council LEP 2010 Additional Permitted Uses Map is included as **Figure 3** below and involves an amendment to Additional Permitted Uses - Sheet APU_011 to include red hatching corresponding to the draft clause provided below.

2 Certain land zoned IN2 Light Industrial

- (1) This clause applies to part of Lot 3 DP 243156 that is zoned IN2 Light Industrial on the corner of Ironbark Avenue and Old Hume Highway and shown edged heavy blue on sheet APU011 of the Additional Permitted Uses Map.
- (2) Development for the purpose of medical centre is permitted with consent on land to which this clause applies.

Currently, the site is zoned IN2 Light Industrial under the Camden LEP 2010.



4. JUSTIFICATION FOR THE PLANNING PROPOSAL

4.1. Section A - Need for the planning proposal.

Is the planning proposal a result of any strategic study or report?

The Planning Proposal is not directly related to a strategic study or report. However, the proposed additional use is consistent with Council's draft Employment Lands Strategy 2015, which identifies the Ironbark Employment precinct as an area that, given its proximity to residential land uses and the current dominance of consumer based urban services, can transition to a more complementary zoning regime such as B1 or B2 centres zoning.

The proposal is consistent with various strategic policies and documents for Sydney and the Sydney South-West, especially in relation to job creation for western Sydney.

Job creation is a leading State Government priority for NSW and the Planning Proposal will result in an increase in local jobs, without compromising significant and/or strategically important industrial land.

The draft South West District Plan (the District Plan) recognised the evolving nature of employment areas and, the jobs and economic activity they generate. It also acknowledges the way different employment areas support urban areas and industries. To better define the role certain employment areas play, the District Plan introduces the concept of 'urban services' land, which are land uses that support the daily needs of local urban residential communities – both in terms of services and employment opportunities. This includes land use activities from panel beaters to health facilities to local shops. With this Planning Proposal, the introduction of a 'medical centre' as an additional permitted use will encourage an activity that provides the local community with a much needed service and a local employment opportunity.

A Plan for Growing Sydney prioritises job creation as a means of maintaining high living standards. The Plan outlines these jobs should be created in local communities, close to home. The Planning Proposal will boost local jobs for future and existing residents within the Camden and Camden South.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The modification to Camden LEP 2010 sought in this Planning Proposal is the best means of achieving the objectives and intended outcomes. Given the proposed amendments relate to statutory land use mapping and listed permissible use outcomes contained in the Camden LEP 2010, other available processes are not considered an appropriate means of achieving the objectives and intended outcomes promoted by this Planning Proposal.

Is there a net community benefit?

As suggested in the Department's Local Plan-Making Guidelines, the Evaluation Criteria to undertake a Net Community Benefit analysis has been adapted from the Draft Centres Policy (April 2009). In some cases the Evaluation Criteria have been modified or removed to ensure the criteria are meaningful to this Planning Proposal.

The discussion below demonstrates that there is significant net community benefit resulting from the Planning Proposal.

Net Community Benefit Evaluation Criteria	Response
Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800 metres of a transit node)?	The proposal is consistent with the State and regional strategic direction for development relating to employment growth in the area. The subject land forms part of an identified urban growth area for employment lands. The proposal will facilitate a medical centre that will boost employment opportunities for the area.

Net Community Benefit Evaluation Criteria	Response
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/ subregional strategy?	<p><i>A Plan For Growing Sydney</i> was released on December 2014 as a strategic plan guiding planning decisions for Sydney's future population growth for the next 20 years. The subject site for this Planning Proposal is within an existing employment area within Camden. Accordingly, the proposed amendments are consistent with the strategic plans for the area.</p>
Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?	<p>The Planning Proposal will facilitate a minor variation to the future configuration of industrial land use and can be assessed on the merits of the proposal. The proposal is a site specific consideration and will not create a precedent or change land owner expectations of development.</p>
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	<p>The proposal will facilitate an increase in employment opportunities within the Ironbark Avenue employment area.</p>
Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?	<p>The proposal will not result in any increase, or decrease in the existing quantum of zoned residential land.</p>
Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future public transport?	<p>The subject site is within a well-established area of Camden South where local public infrastructure is already in place.</p> <p>The subject site is well serviced by the existing road network, particularly being close to the intersection of Old Hume Highway and the Camden Bypass, which provides good regional road connectivity to the subject site.</p> <p>Accordingly, there is adequate public infrastructure to accommodate the proposed amendments.</p>
Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	<p>The proposal will not result in any modifications to the planned road network and will therefore have nil impact on travel distances, times and road safety matters.</p> <p>The inclusion of a permitted use for a medical centre will reduce the travel distance for the local area seeking medical services and is therefore a positive addition to the local amenity and service provision, especially considering the location of a retirement village and Camden Hospital within close proximity to the subject site.</p>
Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?	<p>There are significant investments in infrastructure in the locality, however there will be no expected impacts resulting from this proposal.</p>
Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?	<p>No, there are no environmental constraints at the site.</p>

Net Community Benefit Evaluation Criteria	Response
Will the LEP be compatible/complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?	<p>The proposal is compatible and will complement adjoining land uses. The site is adjacent to Industrial zoned land uses to the south and across Ironbark Avenue to the west. The predominant surrounding land use of the site is Low Density Residential. There is a Child Care Centre across the road and retirement village adjacent to the subject site.</p> <p>A medical centre at the subject site will deliver a complementary land use on a strategically significant corner that provides services to the local community and the opportunity to also provide improvement to the public domain at a gateway site when entering and leaving Camden on Old Hume Highway.</p>
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	The proposal will directly facilitate an increase in choice for the area by providing the opportunity for a medical centre to be located that improves high order job provision within the local area and the overall Camden community.
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?	<p>There are two main public interest reasons for progressing the Planning Proposal, including:</p> <ol style="list-style-type: none"> 1. It will facilitate an increase in employment opportunities in south-western Sydney. The proposal will deliver additional land zoned for local job creation in the Camden area. 2. The Planning Proposal will improve the public amenity of the Ironbark Avenue area at the corner of two key roadways. A medical centre at the proposed location will activate the streetscape through a human scale commercial orientation and still ensure industrial land use exists in the immediate area. Furthermore, the fabric of the existing building will be maintained and enable conversion to light industrial uses.

4.2. Section B - Relationship to strategic planning framework.

Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Draft South West District Plan

To progress high-level planning outcomes in South West Sydney, the Greater Sydney Commission has prepared and released the Draft South West District Plan. Whilst the South West District Plan is in draft, it needs to be considered in all Planning Proposals within any of the relevant councils.

The Draft South West District Plan sets out the vision, priorities (productivity, sustainability and liveability) and actions for the development of the South West District. The key purpose of the South West District Plan is to inform the preparation of planning proposals. The District Priorities form the criteria of assessing how any proposal meets the requirements of the District Plan, with all proposals required to demonstrate how the respective Planning Proposal satisfies the priorities.

The table below outlines each District Priority and how this proposal meets the respective requirements.

SOUTH WEST DISTRICT PLAN PRIORITY	COMPLIANCE STATEMENT
Productivity Priority 1: Create high quality urban amenity across the Western City	The proposed rezoning will enable the delivery of a medical centre that will provide amenity and convenience benefits to local residents within Camden and Camden South.
Productivity Priority 4: Protect and support employment and urban services land	The proposal seeks to increase the opportunity to diversify the employment and job generation from the subject site in a precinct that is characterised by urban service land use activities. The employment generation would significantly add to the opportunity for localised employment and job retention within Camden.
Liveability Priority 7: Conserve heritage and unique local characteristics	While the building is not heritage listed, the retention of the existing building and the proposed re-use as a medical centre utilises an existing building on the site and retains the amenity and character of the area.
Liveability Priority 12: Support planning for health infrastructure	The inclusion of an additional use for the subject site for a medical centre achieves this priority, especially given the proximity of a retirement village across the road and Camden Hospital in close proximity to the north of the subject site. The proposal to permit a medical centre on the subject site fulfils this priority.

A Plan for Growing Sydney

The NSW Government released *A Plan for Growing Sydney* on December 2014. This plan sets the framework for Sydney's population growth for the next 20 years.

This Planning Proposal will provide increased employment opportunities within Camden by facilitating an additional use to permit a medical centre that provides employment and local jobs in the area. Within the context of land available for industrial uses in surrounding areas, the proposed medical centre will not compromise the viability of industrial land use in the area. Further, the proposed medical centre use is ancillary to the majority of the site used for light industrial employment.

The Planning Proposal is consistent with the objectives and direction of *A Plan For Growing Sydney*.

The proposed amendments to Camden LEP 2010 are relatively minor in nature, and will not adversely impact on the objectives and actions of any strategy.

Is the planning proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?

Camden Council's endorsed local strategic plan is Camden 2040 - Working Together to Achieve the Community's Vision for the Future'.

Camden 2040 has a vision to effectively manage its growth whilst promoting a prosperous local economy, with thriving local businesses and local employment. Part of successfully managing growth is to overcome a key challenge of "Achieving a balance between large population increases and keeping the valued characteristics of Camden as it is now will be an ongoing tension and challenge over the coming decades."

Opportunities for the Camden community generated by growth in the local economy is identified as a key benefit of growth occurring in the Camden area. The strategic plan outlines the large portion of residents who travel outside of the region to work.

The strategic plan includes the following opportunity/challenge under Key Direction 3 – A Prosperous Economy:

- Addressing the increasing gap between the number of residents and the availability of jobs within the region, particularly in relation to the gap between the population targets and the jobs targets in the Sydney Metropolitan Strategy for the South West.
- Building a good skills match between jobs and residents in Camden and the Macarthur region through developing an increasing diversity of local skills, attracting people with diverse skills to live in this area, and through a focus on young people as the future labour force.

The Community Plan includes the following relevant Strategies:

- 1.2.3 - Building a strong local and regional economy that is characterised by the provision of local jobs for local people.*
- 3.1.4 - Fostering commitment within the local community to contributing to the development of the local economy through support of local businesses, spending locally where possible, and active involvement in local activities and events that create vibrant community and places.*
- 3.3.2 - Increasing the diversity of skills within the local community to improve the match between local skills and jobs through building the skills of existing residents and attracting new residents with a diverse range of skills to live in the local area and region.*
- 3.4.1 - Securing within the Camden area the many services and facilities that are needed by the community, including professional, health and medical, educational and government services.*

Is the planning proposal consistent with applicable state environmental planning policies?

The State Environmental Planning Policies (SEPPs) that are relevant to this Planning Proposal are identified below.

SEPP	Comment	Consistency
State Environmental Planning Policy No 1—Development Standards		Not applicable.
State Environmental Planning Policy No 14—Coastal Wetlands		Not applicable.
State Environmental Planning Policy No 19—Bushland in Urban Areas		Not applicable.
State Environmental Planning Policy No 21—Caravan Parks		Not applicable.
State Environmental Planning Policy No 26—Littoral Rainforests		Not applicable.
State Environmental Planning Policy No 30—Intensive Agriculture		Not applicable.
State Environmental Planning Policy No 33—Hazardous and Offensive Development		Not applicable.
State Environmental Planning Policy No 36—Manufactured Home Estates		Not applicable.
State Environmental Planning Policy No 44—Koala Habitat Protection	The subject land does not contain any vegetation that could support a koala habitat. The site is turfed and does not contain any trees.	Consistent
State Environmental Planning Policy No 47—Moore Park Showground		Not applicable.
State Environmental Planning Policy No 50—Canal Estate Development		Not applicable.
State Environmental Planning Policy No 52—Farm Dams and Other Works in Land and Water Management Plan Areas		Not applicable.
State Environmental Planning Policy No 55—Remediation of Land		Not applicable.
State Environmental Planning Policy No 62—Sustainable Aquaculture		Not applicable.
State Environmental Planning Policy No 64—Advertising and Signage	The proposal allows future development to meet the requirements of this SEPP.	Consistent
State Environmental Planning Policy No 65—Design Quality of Residential Flat Development		Not applicable.

SEPP	Comment	Consistency
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)		Not applicable.
State Environmental Planning Policy No 71—Coastal Protection		Not applicable.
State Environmental Planning Policy (Affordable Rental Housing) 2009		Not applicable.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	The proposal allows future development to meet the requirements of this SEPP.	Consistent
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	The proposal allows future development to meet the requirements of this SEPP.	Consistent
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004		Not applicable.
State Environmental Planning Policy (Infrastructure) 2007	The site adjoins the Old Hume Highway, which is a classified road. The proposal allows future development to meet the requirements of this SEPP. Furthermore, a traffic report has been prepared to support this proposal which outlines that traffic impacts are acceptable.	Consistent
State Environmental Planning Policy (Integration and Repeals) 2016		Not applicable.
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007		Not applicable.
State Environmental Planning Policy (Kurnell Peninsula) 1989		Not applicable.
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007		Not applicable.
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007		Not applicable.
State Environmental Planning Policy (Penrith Lakes Scheme) 1989		Not applicable.
State Environmental Planning Policy (Port Botany and Port Kembla) 2013		Not applicable.
State Environmental Planning Policy (Rural Lands) 2008		Not applicable.

SEPP	Comment	Consistency
State Environmental Planning Policy (State and Regional Development) 2011		Not applicable.
State Environmental Planning Policy (State Significant Precincts) 2005		Not applicable.
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	The site is not within a Sydney drinking water catchment area.	Not applicable.
State Environmental Planning Policy (Sydney Region Growth Centres) 2006		Not applicable.
State Environmental Planning Policy (Three Ports) 2013		Not applicable.
State Environmental Planning Policy (Urban Renewal) 2010		Not applicable.
State Environmental Planning Policy (Western Sydney Employment Area) 2009		Not applicable.
State Environmental Planning Policy (Western Sydney Parklands) 2009		Not applicable.
Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas)		Not applicable.
Sydney Regional Environmental Plan No 9—Extractive Industry (No 2—1995)		Not applicable.
Sydney Regional Environmental Plan No 16—Walsh Bay		Not applicable.
Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997)	The site is currently zoned for light industrial purposes and has a commercial facility on the site. The proposal allows future development to meet the requirements of this SEPP.	Consistent
Sydney Regional Environmental Plan No 24—Homebush Bay Area		Not applicable.
Sydney Regional Environmental Plan No 26—City West		Not applicable.
Sydney Regional Environmental Plan No 30—St Marys		Not applicable.
Sydney Regional Environmental Plan No 33—Cooks Cove		Not applicable.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005		Not applicable.

Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Each s117 Ministerial Direction is listed below with an annotation stating whether it is relevant to the Planning Proposal and confirming its consistency.

s.117 Direction Title	Does this Direction Apply?	Consistency of Planning Proposal
1.1 Business and Industrial Zones	Yes	<p>The proposal will not adversely impact on viability of business or industrial zones in the region.</p> <p>The proposed amendment involves introduction of a site specific additional permitted use on land zoned for industrial uses, to facilitate development of a medical centre. Council has prepared the <i>draft Camden Employment Lands Strategy 2015</i> (the Strategy) to assist in future strategic planning for employment lands and decision making.</p> <p>The site is located within an area the Strategy identifies as the Ironbark Avenue precinct. The Strategy notes the precincts excellent access and exposure, however identifies that its small size, isolation and surrounding residential land uses limits its ability to expand in the future. The proximity to the surrounding residential and related land uses (including child care and seniors living uses) also heighten the potential for land use conflicts with the industrial precinct.</p> <p>Given the constraints of the precinct, the Strategy identifies that the Ironbark Avenue precinct can transition into a B1 or B2 centre with the provision of local retail and shop-top or medium density housing.</p> <p>The proposed additional permitted use will complement the surrounding residential land uses and reduce the potential for land use conflicts to occur. It will also allow for a higher intensity employment use to be established on the site, providing increased employment opportunities to the Camden Community.</p> <p>As such, the proposal encourages employment growth in a suitable location and does not significantly impact on the provision of industrial land supply in the area.</p> <p>As such, the Planning Proposal is consistent with this Ministerial Direction.</p>
1.2 Rural Zones	Not Applicable	This direction is does not apply as the Planning Proposal does not affect land within an existing or proposed rural zone.

s.117 Direction Title	Does this Direction Apply?	Consistency of Planning Proposal
1.3 Mining, Petroleum Production and Extractive Industries	Not Applicable	This direction does not apply as the Planning Proposal does not propose any modification to the permissibility or operational restrictions relating to extractive industries.
1.4 Oyster Aquaculture	Not Applicable	This direction does not apply as the Planning Proposal does not incorporate any land within a Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area as identified in the NSW Oyster Industry Sustainable Aquaculture Strategy (2006) ("the Strategy").
1.5 Rural Lands	Not Applicable	This direction does not apply to land within the Camden Local Government Area.
2.1 Environment Protection Zones	Not Applicable	This direction does not apply as the Planning Proposal does not propose any modification to the permissibility or operational restrictions relating to Environmental Protection Zones.
2.2 Coastal Protection	Not Applicable	This direction does not apply as the Planning Proposal does not affect land within a coastal zone.
2.3 Heritage Conservation	Not Applicable	The direction does not apply as no heritage items or areas exist within the subject site.
2.4 Recreation Vehicle Areas	Not Applicable	This direction does not apply as the Planning Proposal does not affect land associated with Recreational vehicle areas.
3.1 Residential Zones	Yes	The Planning Proposal is consistent with this Ministerial Direction as there is no proposed amendment to the land use controls within the residential zonings. All provisions relating to facilitating the provision of housing are retained.
3.2 Caravan Parks and Manufactured Home Estates	Yes	The Planning Proposal is consistent with this direction as it does not modify provisions relating to the permissibility of caravan parks and the like.
3.3 Home Occupations	Yes	The planning proposal is consistent with this direction as it does not modify provisions relating to the permissibility of home occupations within dwellings.
3.4 Integrating Land Use and transport	Yes	The Planning Proposal is consistent with this Ministerial Direction. The Proposal will not result in any modifications to the adopted road and transport network infrastructure within Camden.
3.5 Development Near Licensed Aerodromes	Not Applicable	This direction is not applicable as the planning proposal will not create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome.

s.117 Direction Title	Does this Direction Apply?	Consistency of Planning Proposal
3.5 Shooting Ranges	Not Applicable	This direction is not applicable as the Planning Proposal will not affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.
4.1 Acid Sulphate Soils	Not Applicable	This direction is not applicable as the Planning Proposal only relates to adding an additional permitted use on the site.
4.2 Mine Subsidence and Unstable Land	Not Applicable	This direction is not applicable as the land is not identified as being within a Mine Subsidence area.
4.3 Flood Prone Land	Not Applicable	This direction is not applicable as the Planning Proposal does not remove or alter provisions relating to flood prone land.
4.4 Planning for Bushfire Protection	Not Applicable	This direction is not applicable as the site is not within an identified bushfire prone area.
5.1 Implementation of Regional Strategies	Yes	The Planning Proposal is consistent with this direction as the land is identified to accommodate an employment area.
5.2 Sydney Drinking Water Catchments	Not Applicable	This direction is not applicable to the subject land.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not Applicable	This direction is not applicable to the subject land.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not Applicable	This direction is not applicable to the subject land.
5.8 Second Sydney Airport: Badgerys Creek	Not Applicable	This direction is not applicable to the subject land.
6.1 Approval and Referral Requirements	Yes	The Planning Proposal is consistent with this direction as it does not alter any approval or referral requirements.
6.2 Reserving Land for Public Purposes	Not Applicable	This direction is not applicable as it does not affect land identified under the SEPP to be reserved for public purposes.
6.3 Site Specific Provisions	Not Applicable	This direction is not applicable as it does not propose any site specific provisions.
7.1 Implementation of the Metropolitan Strategy	Yes	The Planning Proposal is consistent with this direction as it meets objectives of the <i>A Plan For Growing Sydney</i> through delivering local jobs and providing the opportunity for a diversity of employment outcomes.

4.3. Section C - Environmental, social and economic impact.

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The Planning Proposal will not adversely impact on any critical habitat or threatened species, populations or ecological communities, or their habitats, environmental values or matters of environmental significance.

The subject site is located within an area which has already been identified as suitable for employment land use.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

This Planning Proposal seeks to implement amendments to the land use mapping under 'Appendix 1 Additional permitted uses within Camden LEP 2010 to permit a medical centre at the subject site which is currently zoned for industrial purposes. The amendment pertains to land already zoned.

How has the planning proposal adequately addressed any social and economic effects?

Assessment of the economic and social impacts for the Ironbark Avenue area exist due to the land being zoned for employment activities.

The proposed modification relates to land identified for employment with the proposal seeking to permit a medical centre over a parcel of land that is zoned for light industrial purposes. The minor amendment will increase employment opportunities in the area having a positive impact on economic growth for south-western Sydney and Camden.

4.4. Section D - State and Commonwealth interests.

Is there adequate public infrastructure for the planning proposal?

The subject site is within an existing developed area of Camden within South West Sydney. The Planning Proposal will not create any additional needs for public infrastructure for the locality.

What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Given the minor nature of this Planning Proposal there is no necessity for State or Commonwealth public authorities to be consulted.

4.5. Part 4 – Community Consultation

The Planning Proposal is considered to be 'low impact' as it is consistent with surrounding land uses and the strategic planning framework, and presents no infrastructure issues. Accordingly, an exhibition period of the amended LEP documentation should extend for a maximum of 14 days.

Community consultation will be commenced by giving notice of the public exhibition of the Planning Proposal:

1. in a newspaper that circulates in the area affected by the Planning Proposal;
2. on the Camden Council website; and
3. in writing to adjoining landowners.

5. SUMMARY

This Planning Proposal seeks to amend Camden Local Environmental Plan 2010 to include a medical centre as a permitted additional use within Schedule 1 Additional permitted uses.

The proposed use of the existing building for the purposes of a medical centre is complementary with the objectives of the IN2 Light Industrial and will provide the surrounding residential area with an important health care service. The intended future use for the site as proposed under this application will also contribute to the creation of employment opportunities within the health care industry for local residents in Camden and Camden South.

There are no adverse environmental, social or economic impacts relating to the proposed development. Use of the existing building for the purposes of a medical centre will be a positive outcome for the community.

The Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (EP & A Act 1979) and guidelines published by the Department of Planning and Environment, namely 'A Guide to Preparing Planning Proposals' to ensure all matters requiring consideration are appropriately addressed.

We believe that this proposal provides an overall net benefit to the community, and we respectfully request that Council consider supporting this Planning Proposal, and allow progression to the Gateway Panel for determination.

ORD04

Attachment 1

APPENDIX 1

Traffic Report





Proposed Rezoning to permit medical uses
2 Ironbark Avenue, Camden

Traffic and Parking Assessment Report

Prepared for: Stoross Pty Ltd

July 2017

Report No: PT16072r01_Final_2

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1. Introduction

This report has been prepared on behalf of Stoross Pty Ltd to present findings of a traffic and parking assessment of the proposed rezoning to permit medical uses at the site known as 2 Ironbark Avenue, Camden.

The study has assessed existing traffic conditions, parking demands, access arrangements, future traffic conditions, service vehicle provision and design compliance.

The remainder of the report is set out as follows:

- Section 2 describes the existing traffic and parking conditions;
- Section 3 summarises the proposed development;
- Section 4 reviews the potential traffic impacts of the proposal; and
- Section 5 presents the conclusions.

2. Existing Development / Conditions

The following presents a summary of existing site and traffic conditions.

2.1 Site Location

The location of the development site is shown in [Figure 1](#).

Figure 1 Site Location



Sources: Google maps

The existing site includes a caravan repair / retail premises which includes a small car park area (eight car spaces undercover) at the rear of the site with entry / exit via Ironbark Avenue. The existing access arrangements are shown below:

Figure 2 – Existing Driveways via Ironbark Avenue



The existing showroom includes a gross floor area of approximately 1,275m². The ground floor includes a showroom with the upper floor providing office facilities for the ground floor showroom. At the rear of the site a large workshop is provided with dual garage door access.

2.2 Classification Criteria

It is usual to classify roads according to a road hierarchy in order to determine their functional role within the road network. Changes to traffic flows on the roads can then be assessed within the context of the road hierarchy. Roads are classified according to the role they fulfil and the volume of traffic they should appropriately carry. The RTA has set down the following guidelines for the functional classification of roads.

- Arterial Road – typically a main road carrying over 15,000 vehicles per day and fulfilling a role as a major inter regional link (over 1,500 vehicles per hour)
- Sub arterial Road – defined as secondary inter regional links, typically carrying volumes between 5,000 and 20,000 vehicles per day (500 to 2,000 vehicles per hour)
- Collector Road – provides a link between local roads and regional roads, typically carrying between 2,000 and 10,000 vehicles per day (250 to 1,000 vehicles per hour). At volumes greater than 5,000 vehicles per day, residential amenity begins to decline noticeably.
- Local Road – provides access to individual allotments, carrying low volumes, typically less than 2,000 vehicles per day (250 vehicles per hour).

2.3 Existing Road Network

Ironbark Avenue – is the local street servicing both adjacent residential properties and the small precinct of light industrial developments on the eastern side of the street. The street includes a wide carriageway (approximately 12.0m) and a single travel lane in each direction. The street forms a cul de sac at its southern end and includes a posted speed limit of 50km/hr.

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Old Hume Highway – is a major north – south collector road through the area. The intersection of Old Hume Highway / Ironbark Avenue is a priority controlled intersection. The street has a posted speed limit of 50km/hr and across the frontage of the site includes two (2) southbound travel lanes and one (1) northbound travel lane. The road provides direct access to the Camden Bypass (main arterial road in the area) at a signalised intersection. An existing pedestrian refuge across Old Hume Highway is located immediately south of the intersection of Old Hume Highway / Ironbark Avenue.

2.4 Existing Site Traffic Generation

As stated above the site includes a caravan workshop / retail premises of which is not included in the RTA Guide to Traffic Generating Developments. A similar type of development would include the 'motor showroom' in the guide.

For a motor showroom the guide suggests an evening peak hour vehicle trips = 0.7 per 100m² site area. With an approximate site area of 2,500m², this would equate to **18** peak hour trips two way.

2.5 Existing Traffic Flows

A count of AM and PM period traffic flows at the intersection of Ironbark Avenue / Old Hume Highway was undertaken as part of the preparation of this report. A copy of these counts is provided in **Appendix A** of this report.

The peak flows by direction in each street at each intersection are summarised below for a weekday and Saturday conditions.

Table 1 Existing Weekday Peak Period Volumes in vicinity of site (veh/hr)

Road	Location	AM		PM	
		NB/IB	SB/WB	NB/IB	SB/WB
Ironbark Avenue	West of Old Hume Highway	89	117	104	143
Old Hume Highway	North of Ironbark Avenue	691	433	680	759
Old Hume Highway	South of Ironbark Avenue	742	456	730	770

From **Table 1** it can be seen that existing flows on surrounding roads are in generally in line with their classification.

2.6 Existing Intersection Operating Conditions Analysis

All intersections surveyed have been analysed using the Sidra Intersection analysis program. Sidra Intersection determines the average delay that vehicles encounter, the degree of saturation of the intersection, and the level of service. The degree of saturation is the ratio of the arrival rate of vehicles to the capacity of the approach. Sidra Intersection provides analysis of the operating conditions which can be compared to the performance criteria set out in **Table 2**.

Table 2 – Level of Service Criteria

Level of Service	Average Delay per Vehicle (secs/veh)	Signals & Roundabouts	Give Way & Stop Signs
A	less than 14	Good operation	Good operation
B	15 to 28	Good with acceptable delays & spare capacity	Acceptable delays & Spare capacity
C	29 to 42	Satisfactory	Satisfactory, but accident study required
D	43 to 56	Operating near capacity	Near capacity & accident study required
E	57 to 70	At capacity; at signals, incidents will cause excessive delays Roundabouts require other control mode	At capacity, requires other control mode
F	> 70	Extra capacity required	Extreme delay, traffic signals or other major treatment required

Adapted from RTA Guide to Traffic Generating Developments, 2002.

For roundabouts and priority intersections, the reported average delay is for the individual movement with the highest average delay per vehicle. At signalised intersections, the reported average delay is over all movements.

The existing weekday and weekend day intersection operating conditions are presented in [Table 3](#). Average delay is expressed in seconds per vehicle.

Table 3 – Existing Weekday Intersection Operating Conditions

Intersection	Control	Morning Peak		Evening Peak	
		Av Delay	IOS	Av Delay	IOS
Ironbark Avenue / Old Hume Highway	Priority	14.2	B	16.0	B

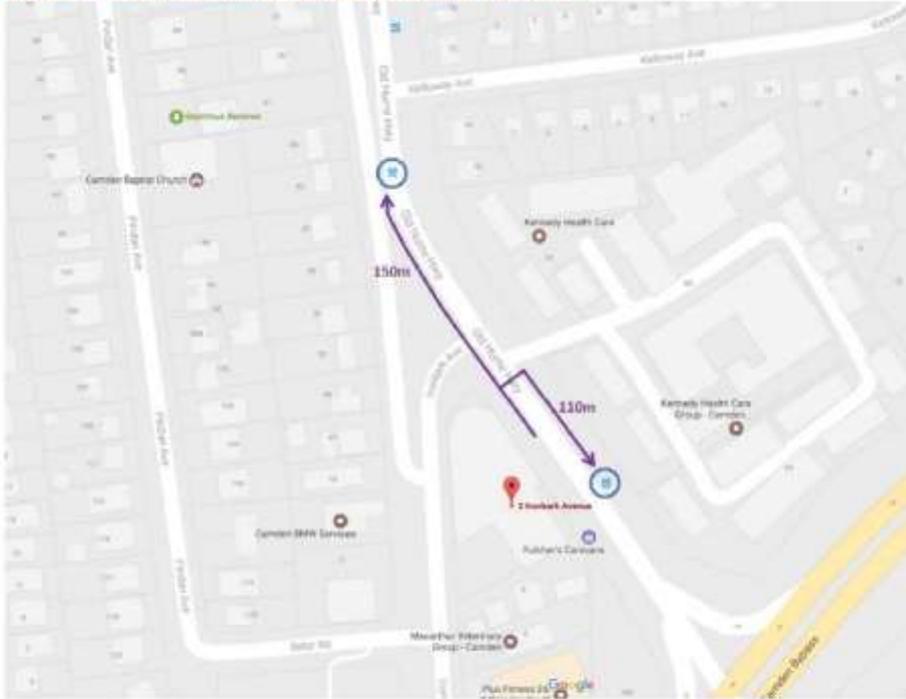
Avg Delay (sec/veh) is over all movements at signal, and for worst movement at priority and roundabouts

From [Table 3](#), it can be seen that all intersections in the vicinity of the development site currently operate at a satisfactory level of service with adequate spare capacity for increased demands.

2.7 Public Transport

The site is located within 150m walking distance to an existing northbound bus stop in Old Hume Highway and directly adjacent to a southbound bus stop. The walking distance to each stop is shown below.

Figure 3 – Development Site Proximity to Existing Bus Stops



A description of the available and frequency public transport operations is presented below:

Table 4 Existing Bus Services in Old Hume Highway

Route Number	Operator	Origin	Via	Destination
49	Busabout	Camden	Razorback	Menangle
894	Busabout	Camptown	Razorback	Menangle
894X*	Busabout	Camptown	Camden South	Narellan

*Express service

Thus, the development site located within 110-150m walking distance to existing bus stops which provide access to a number of local and regional bus services.

3. The Proposed Development

Whilst the existing site permits retail / warehouse developments with residential developments located along the western side of Ironbark Avenue, the existing zoning does not allow a 'medical centre'.

The proposal includes a request to Council to consider permitting a medical centre at the site applying Clause 5.3 to DA 2015/592/1.

It is anticipated that the medical use would only utilise the existing ground floor of the building. The upper floor office area would not be utilised. The existing ground floor of the building includes some 1275m² of floorspace.

Based on preliminary measurements of the available parking areas, there is a potential to provide 44 on site parking spaces within the building and outside parking area. The assumed configuration of the potential parking provision is provided in Appendix B of this report. The layout assumes:

- Stacked car parking for staff for a total of 10 parking spaces (Council may not support stacked staff car parking and we may lose another 6 spaces)
- 2.5m wide staff parking spaces (complies)
- 2.6m wide all remaining spaces for the public (complies)
- Compliant aisle widths

The final car park provision would be confirmed at the time of DA submission.

4. Potential Traffic Impacts

4.1 Introduction

The following presents an assessment of the potential traffic impacts of the proposal using the Roads and Traffic Authority Guide to Traffic Generating Developments standard approach.

4.2 Development Traffic Generation

The RTA Guide to Traffic Generating Developments suggest the following traffic generation rates for a medical centre:

"...evening peak period the mean peak vehicle trip generation rate was 8.8 veh/hr/100m² gross floor area, with a range of 3.1-19.4 veh/hr/100m². In the morning period of 9.00 am to 12.00 pm the mean peak vehicle trip generation rate was 10.4 veh/hr/100 m² gross floor area, with a range of 4.4-19.0 veh/hr/100m²."

However, it is proposed to use the higher mean rate of 10.4 trips per hour per 100m² for the proposal.

Applying the above rate to the ground floor would equate to an AM peak hour potential traffic generation of 133 vehicles two way. For a conservative estimate of future traffic conditions, the same net traffic generation has been added to the PM peak.

From the counts presented in **Appendix A**, it is noted that the Old Hume Highway included a 40/60% split in the AM peak for northbound / southbound traffic exiting Ironbark Avenue and a similar split in the PM. Therefore, it has been assumed all trips generated by the site would be 40% from the north and 60% from the south. Also, a 50/50 split between inbound and outbound trips in each period.

4.3 Future Traffic Flows

The traffic generated by the proposal has been added to the surrounding road network as per the adopted trip distribution detailed above. The resulting future traffic flows are presented below.

Table 5 – Future Weekday Peak Period Volumes in vicinity of site (veh/hr)

Road	Location	AM		PM	
		NB/TB	SB/WB	NB/TB	SB/WB
Ironbark Avenue	West of Old Hume Highway	155	183	170	209
Old Hume Highway	North of Ironbark Avenue	731	473	720	785
Old Hume Highway	South of Ironbark Avenue	782	482	770	810

From **Table 1** it can be seen that existing flows on surrounding roads are in generally in line with their classification.

4.4 Future Intersection Operation

The future traffic flows on the surrounding road network have been assessed in SIDRA. The resulting future intersection operation is presented below.

Table 6 – Future Weekday Intersection Operating Conditions

Intersection	Control	Morning Peak		Evening Peak	
		Avg Delay	IOS	Avg Delay	IOS
Ironbark Avenue / Old Hume Highway	Priority	15.4	B	17.4	

Avg Delay (sec/veh) is over all movements at signals, and for worst movement at priority and roundabouts.

From **Table 6** it can be seen that at full development of the development site, all intersections surveyed would continue to operate at satisfactory levels of service.

Overall the potential traffic impacts of the development are considered satisfactory.

4.5 Development Parking Requirements

Off street parking would be provided in accordance with the Camden's DCP requirements which requires 4 spaces per 100m² gross floor area for a medical centre.

The showroom area incorporates approximately 1,275m² of floor space and therefore the use of the showroom area for a medical centre would require provision of a total of 51 parking spaces.

As stated above, there is the potential to provide a total of 44 on site parking spaces in the configuration as shown in **Appendix B** of this report. Thus, applying Council's DCP rate to the potential medical centre floorspace would result in an overflow of seven (7) parking spaces.

Given the location of the site and the availability of on street parking the overflow of seven (7) vehicles would not be a major issue on parking availability in Ironbark Avenue. The frontage of the medical centre in Ironbark Avenue is in the order of 100m and would more than cater for the potential seven (7) overflow parked vehicles. The frontage parking does not provide any benefit to adjacent developments which include a car sales yard.

Use of the property for the operation of a medical centre shall occupy only the ground floor showroom area. The upper floor offices shall not be used in association with the operation of the medical centre.

The workshop area shall only be used for car parking in association with the medical centre.

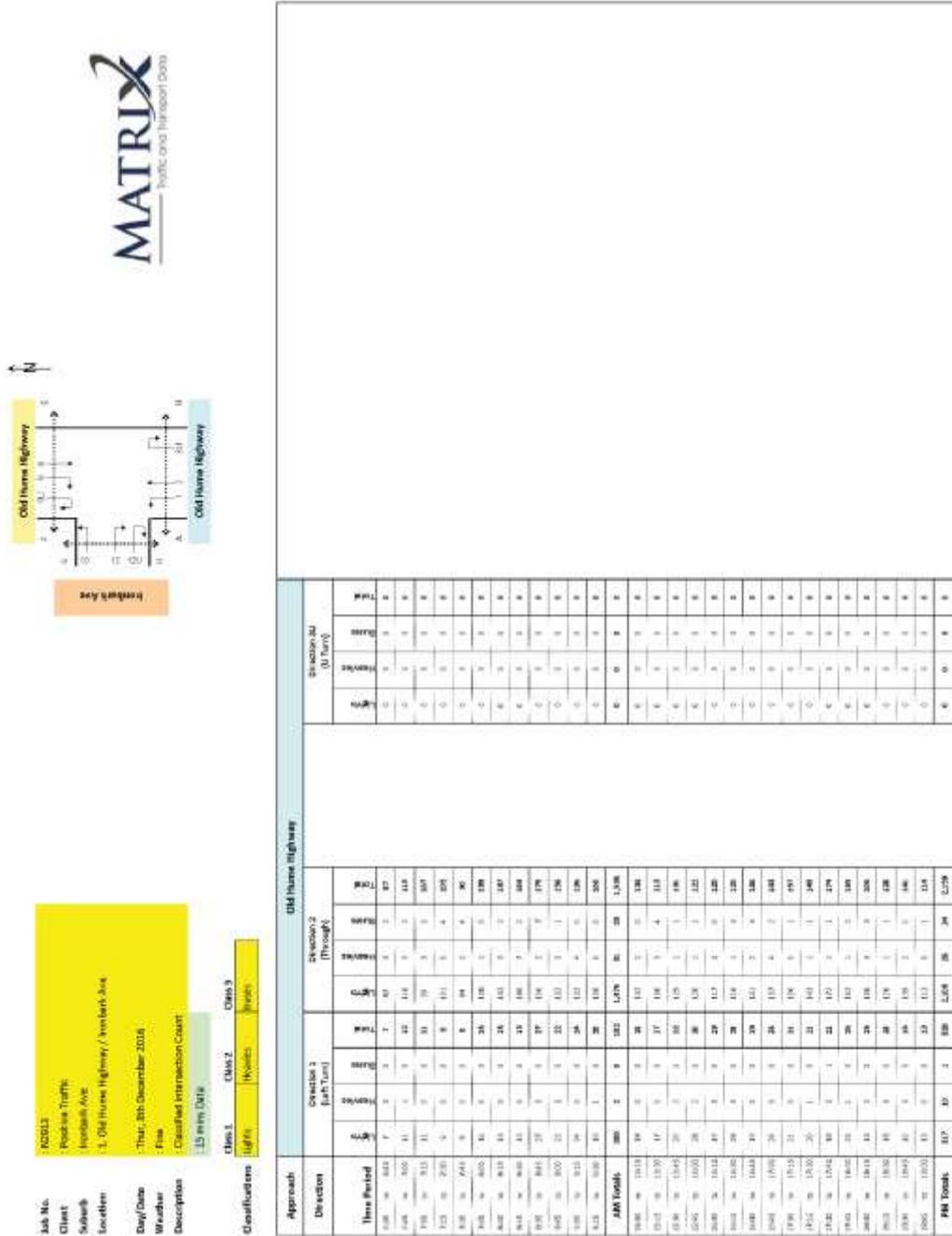
5. Conclusions

This report has reviewed the potential traffic impacts of the proposed rezoning to permit a medical centre at the site known as 2 Ironbark Avenue, Camden. The findings of this review are presented below:

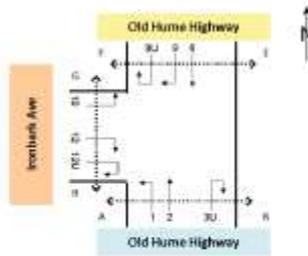
1. The intersection of Ironbark Avenue / Old Hume Highway currently operates at a satisfactory level of service in both peak periods.
2. A medical centre utilising the ground floor of the existing building would generate some 133 additional peak hour trips two way through the intersection of Ironbark Avenue / Old Hume Highway.
3. The intersection of Ironbark Avenue / Old Hume Highway would continue to operate at a satisfactory level of service in the future.
4. The site is located within 110-150m of existing bus stops / services which operate along the Old Hume Highway.
5. The site would require a total of 51 parking spaces on the basis the ground floor area is used as a medical centre facility.
6. There is the potential to provide a total of 44 on site parking spaces within the development.
7. The potential overflow of seven (7) vehicles would more than be catered for in Ironbark Avenue along the frontage of the development without any impact on adjacent developments.

Overall the traffic impacts of the proposal are considered acceptable.

6. Appendix A – Intersection Count



Job No. : N2913
 Client : Positive Traffic
 Suburb : Ironbark Ave
 Location : 1, Old Hume Highway / Ironbark Ave
 Day/Date : Thur, 8th December 2016
 Weather : Fine
 Description : Classified Intersection Count
 : Peak Hour Summary

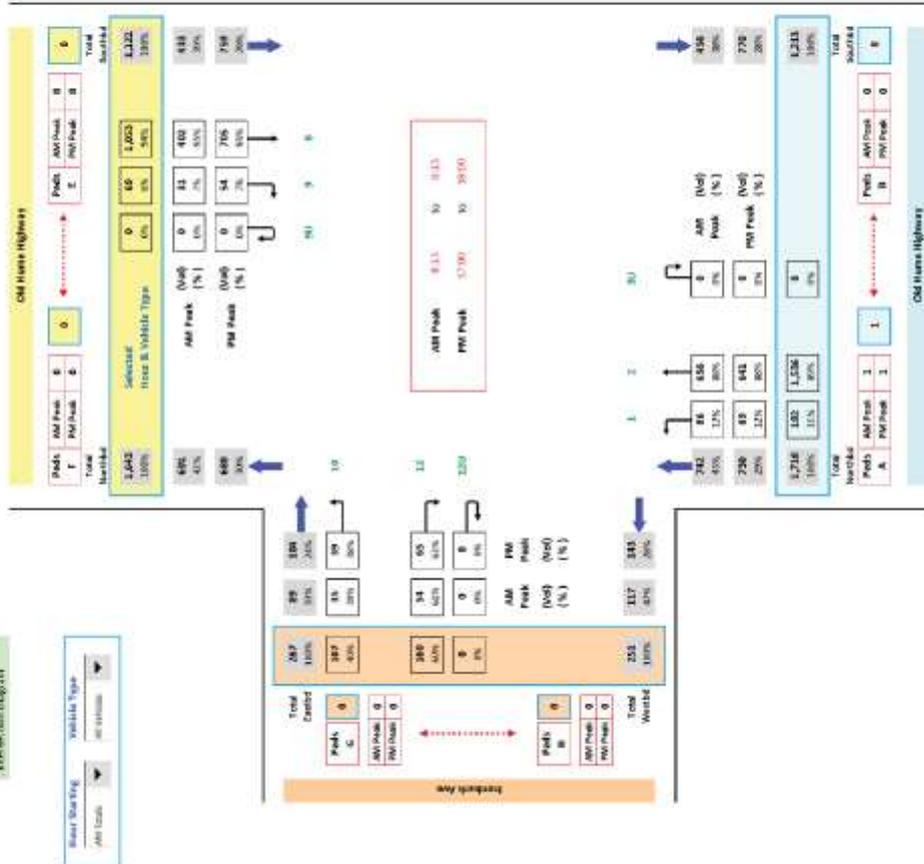


Approach	Old Hume Highway				Grand Total
	Left	Through	Right	Total	
AM 07:30 to 09:00	714	19	0	733	1,384
PM 17:00 to 18:30	717	7	6	730	1,389

Approach	Old Hume Highway				Ironbark Ave				Grand Total
	Left	Through	Right	Total	Left	Through	Right	Total	
07:30 to 09:00	431	10	11	453	0	0	0	0	453
09:00 to 09:30	413	8	14	435	0	0	0	0	435
09:30 to 10:00	494	8	12	514	0	0	0	0	514
10:00 to 10:30	505	8	10	523	0	0	0	0	523
10:30 to 11:00	398	13	8	419	0	0	0	0	419
11:00 to 11:30	445	11	11	467	0	0	0	0	467
11:30 to 12:00	715	11	11	737	0	0	0	0	737
12:00 to 12:30	718	14	10	742	0	0	0	0	742
12:30 to 13:00	672	10	8	690	0	0	0	0	690
AM Totals	3,464	81	58	3,603	0	0	0	0	3,603
13:00 to 13:30	373	13	6	392	0	0	0	0	392
13:30 to 14:00	358	11	6	375	0	0	0	0	375
14:00 to 14:30	417	11	6	434	0	0	0	0	434
14:30 to 15:00	588	9	7	604	0	0	0	0	604
15:00 to 15:30	600	10	8	618	0	0	0	0	618
15:30 to 16:00	442	7	8	457	0	0	0	0	457
16:00 to 16:30	665	8	7	680	0	0	0	0	680
16:30 to 17:00	668	8	6	682	0	0	0	0	682
17:00 to 17:30	414	11	8	433	0	0	0	0	433
17:30 to 18:00	300	10	6	316	0	0	0	0	316
18:00 to 18:30	318	8	3	329	0	0	0	0	329
PM Totals	3,428	96	78	3,602	0	0	0	0	3,602



Job No: : 10211
 Client: : Eastern Traffic
 Suburb: : Ironbark Ave
 Location: : 1, 130 (Hwy) Highway / Ironbark Ave
 Date/Date: : 17th, 18th December 2016
 Weather: : 17th
 Description: : Classified Intersection Count
 : Intersection Diagram



Job No. : N2913
 Client : Positive Traffic
 Suburb : Ironbark Ave
 Location : 1, Old Hume Highway / Ironbark Ave

Day/Date : Thur, 8th December 2016
 Weather : Fine
 Description : Classified Intersection Count
 : Pedestrian Data

Direction	Time Period		Pedestrians					
	A	B	A	B	E	F	G	H
9:45 to 9:49	0	0	0	0	0	0	0	0
9:50 to 9:54	0	0	0	0	0	0	0	0
9:55 to 9:59	0	0	0	0	0	0	0	0
10:00 to 10:04	0	0	0	0	0	0	0	0
10:05 to 10:09	0	0	0	0	0	0	0	0
10:10 to 10:14	0	0	0	0	0	0	0	0
10:15 to 10:19	0	0	0	0	0	0	0	0
10:20 to 10:24	0	0	0	0	0	0	0	0
10:25 to 10:29	0	0	0	0	0	0	0	0
10:30 to 10:34	0	0	0	0	0	0	0	0
10:35 to 10:39	0	0	0	0	0	0	0	0
10:40 to 10:44	0	0	0	0	0	0	0	0
10:45 to 10:49	0	0	0	0	0	0	0	0
10:50 to 10:54	0	0	0	0	0	0	0	0
10:55 to 10:59	0	0	0	0	0	0	0	0
11:00 to 11:04	0	0	0	0	0	0	0	0
11:05 to 11:09	0	0	0	0	0	0	0	0
11:10 to 11:14	0	0	0	0	0	0	0	0
11:15 to 11:19	0	0	0	0	0	0	0	0
11:20 to 11:24	0	0	0	0	0	0	0	0
11:25 to 11:29	0	0	0	0	0	0	0	0
11:30 to 11:34	0	0	0	0	0	0	0	0
11:35 to 11:39	0	0	0	0	0	0	0	0
11:40 to 11:44	0	0	0	0	0	0	0	0
11:45 to 11:49	0	0	0	0	0	0	0	0
11:50 to 11:54	0	0	0	0	0	0	0	0
11:55 to 11:59	0	0	0	0	0	0	0	0
12:00 to 12:04	0	0	0	0	0	0	0	0
12:05 to 12:09	0	0	0	0	0	0	0	0
12:10 to 12:14	0	0	0	0	0	0	0	0
12:15 to 12:19	0	0	0	0	0	0	0	0
12:20 to 12:24	0	0	0	0	0	0	0	0
12:25 to 12:29	0	0	0	0	0	0	0	0
12:30 to 12:34	0	0	0	0	0	0	0	0
12:35 to 12:39	0	0	0	0	0	0	0	0
12:40 to 12:44	0	0	0	0	0	0	0	0
12:45 to 12:49	0	0	0	0	0	0	0	0
12:50 to 12:54	0	0	0	0	0	0	0	0
12:55 to 12:59	0	0	0	0	0	0	0	0
1:00 to 1:04	0	0	0	0	0	0	0	0
1:05 to 1:09	0	0	0	0	0	0	0	0
1:10 to 1:14	0	0	0	0	0	0	0	0
1:15 to 1:19	0	0	0	0	0	0	0	0
1:20 to 1:24	0	0	0	0	0	0	0	0
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2:05 to 2:09	0	0	0	0	0	0	0	0
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2:15 to 2:19	0	0	0	0	0	0	0	0
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3:55 to 3:59	0	0	0	0	0	0	0	0
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4:05 to 4:09	0	0	0	0	0	0	0	0
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5:15 to 5:19	0	0	0	0	0	0	0	0
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6:00 to 6:04	0	0	0	0	0	0	0	0
6:05 to 6:09	0	0	0	0	0	0	0	0
6:10 to 6:14	0	0	0	0	0	0	0	0
6:15 to 6:19	0	0	0	0	0	0	0	0
6:20 to 6:24	0	0	0	0	0	0	0	0
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6:50 to 6:54	0	0	0	0	0	0	0	0
6:55 to 6:59	0	0	0	0	0	0	0	0
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7:05 to 7:09	0	0	0	0	0	0	0	0
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10:00 to 10:04	0	0	0	0	0	0	0	0
10:05 to 10:09	0	0	0	0	0	0	0	0
10:10 to 10:14	0	0	0	0	0			

ORD04

Attachment 1

PMI Totals	3	2	6	6	6	6
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Project: 2 Ironbark Avenue, Camden 14

ORD04

7. Appendix B – Preliminary Car Park Plan

Attachment 1

Positive Traffic Pty Ltd

July 2017







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SYDNEY NSW 2000
PO Box 1778 SYDNEY NSW 2001

