

# Business Paper

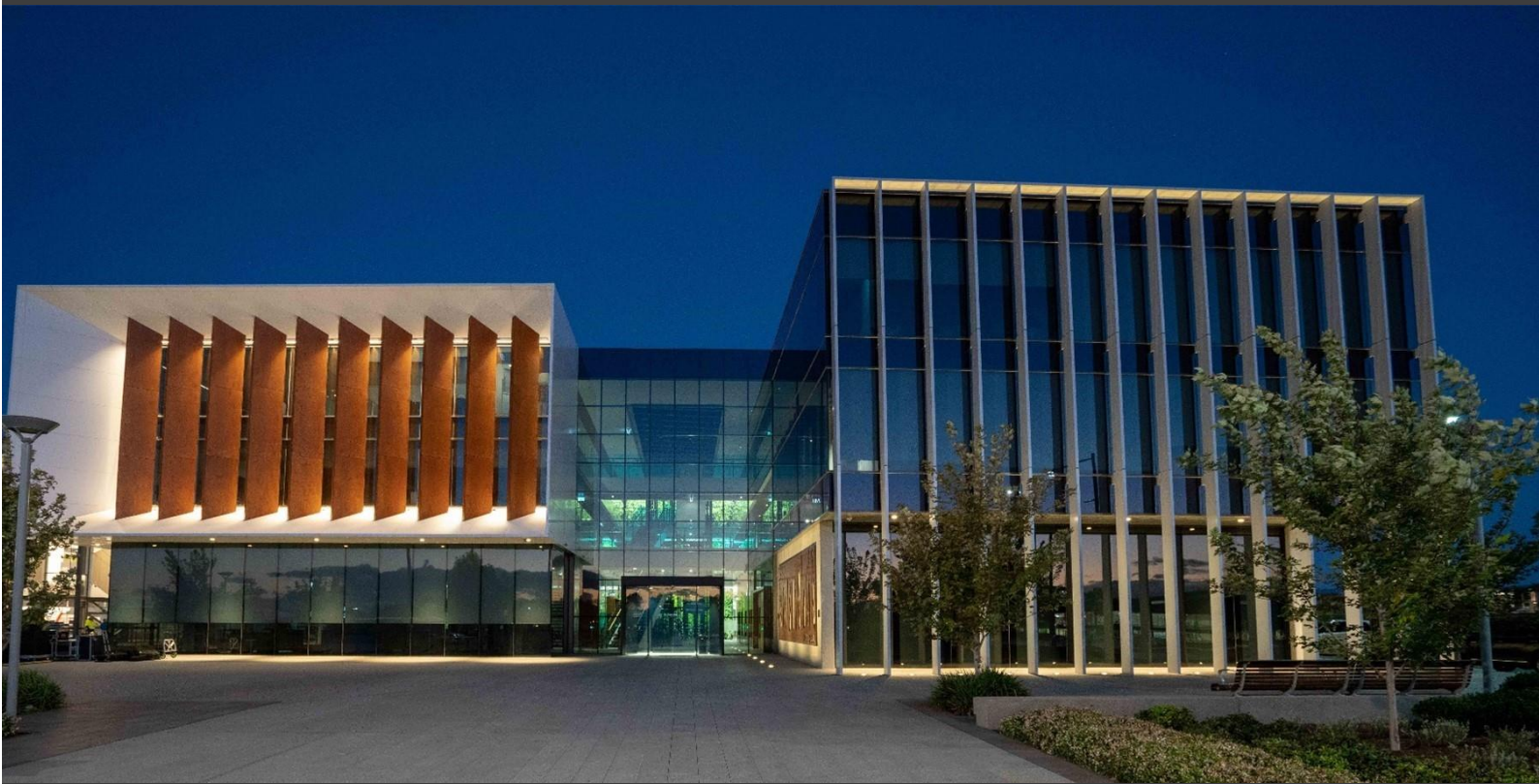
Camden Local Planning Panel

Camden Council

Administration Centre

70 Central Avenue, Oran Park

30 August 2022



camden  
council

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**SUBJECT: ACKNOWLEDGEMENT OF COUNTRY**

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

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

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

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



**SUBJECT:       DECLARATION OF INTEREST**

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

# CLPP01

CLPP01

**SUBJECT: DA/2021/1742/1 - CONSTRUCTION OF A SINGLE STOREY CHILD CARE CENTRE WITH ASSOCIATED SITE WORKS - 335 COBBITTY ROAD, COBBITTY**

**FROM:** Director Planning & Environment

**EDMS #:** 22/209801

DA Number:	2021/1742/1.
Development:	Construction of a single storey child care centre to accommodate a maximum of 94 children and 25 staff with associated site works including the removal of two trees, boundary fencing, at grade car parking for 34 vehicles, external play areas and two business identification signs.
Estimated Cost of Development:	\$3,912,000.
Site Address(es):	335 Cobbitty Road, Cobbitty.
Applicant:	Joanne Tapp.
Owner(s):	Anglican Church Diocese of Sydney
Number of Submissions:	102 written submissions received. 81 for the proposal and 21 against the proposal.
Development Standard Contravention(s):	None.
Classification:	Local Development.
Recommendation:	Approve with conditions.
Panel Referral Criteria:	More than 10 written submissions received, opposing the development.
Report Prepared By:	Laura Morabito – Senior Town Planner.

## PURPOSE OF REPORT

The purpose of this report is to seek the Camden Local Planning Panel’s (the Panel’s) determination of a development application (DA) for the construction of a single storey centre-based child care facility with associated site works at 335 Cobbitty Road, Cobbitty (see **Figure 1** below).

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

## SUMMARY OF RECOMMENDATION

That the Panel determine DA/2021/1742/1 for the construction of a single storey child care centre with associated site works pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions attached to this report.

## EXECUTIVE SUMMARY

Council is in receipt of a DA for the construction of a single storey centre-based child care facility with associated site works at 335 Cobbitty Road, Cobbitty (see **Figure 1** below).

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, relevant environmental planning instruments, development control plans and policies.

The subject site contains a locally listed heritage item, pursuant to Schedule 5 of the Camden Local Environmental Plan 2010 (Camden LEP). The item is formally identified as St Paul's Rectory which consists of a two-storey sandstone built form with a steeply pitched roof form and gable and dormer windows (refer to **Figure 4** below). Currently, the built form dominates the skyline from the south and from within the Cobbitty village. The Rectory is also identified as having historical, associative and a visual connection to a group of Victorian and Gregorian church buildings located opposite the site on the southern side of Cobbitty Road. These buildings are formally identified as St Paul's Complex and are also a locally listed heritage item pursuant to Schedule 5 of the Camden LEP (see **Figure 5** and **7** below).

The proposal also seeks the removal of two trees (Tree No.14 and 19) within the development site, due to their declining health and potential safety hazard to future patrons on site and surrounding structures. These trees are not identified as having any particular heritage or rural significance to the site or the wider Cobbitty village and as such Council staff raise no objection to their removal.

The DA was publicly exhibited for a period of 26 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 25 November 2021 to 21 December 2021. During this time, a total of 44 written submissions were received.

Following a preliminary assessment, a request for additional information (RFI) was issued by Council staff. In response to Council's letter dated 1 February 2022, the applicant submitted the following additional information in support of the subject proposal:

- Traffic and Parking Assessment Report,
- Contamination Assessment,
- amended Bushfire Assessment,
- amended Acoustic Report,
- amended Wastewater Report, and
- amended Engineering Plans.

Following a review of the above additional information, a second RFI letter was sent by Council staff requesting amendments to the proposed layout of the development. Amended architectural and landscape plans were later submitted, which resulted in the following changes to the proposed layout of the development:

- retention of Tree No. 8, 16, 17 and 18 (all situated within the front setback) which necessitated a reduced side setback (east) to a minimum of 5m and reduced rear setback to a minimum of 8.57m.

In response to the additional information and amended plans that were submitted following the initial notification period, the DA was renotified for a further 14 days in accordance with the Camden Community Participation Plan 2021. The re-exhibition period was from 27 June 2022 to 11 July 2022, where an additional 58 submissions were received.

A total of 102 submissions received during both public exhibition periods. Of the submissions received, 81 were in support and 21 were against the proposal.

The key issues raised in the objections relate to the following matters:

- The development will result in unreasonable traffic impacts to surrounding road networks. This will be more hazardous for pedestrians and motorists.
- The development does not provide sufficient car parking to accommodate the development.
- The design of the development will detract from the overall amenity of Cobbitty Village.
- The development will compromise the heritage significance of the site and wider streetscape.
- Details provided within the consultant reports regarding the site's context are inaccurate.
- All trees on site are sympathetic to the heritage character and should not be removed to accommodate the development.
- The development does not provide sufficient safety features to prevent vehicular and pedestrian conflict.
- The development will result in excess hard surfaces and will therefore detract from the overall significance of the heritage item and amenity of the wider streetscape.
- No works should be permitted within the Tree Protection Zones (TPZ) of trees sought to be retained.
- It is unclear as to how the development will serve the needs of the community.
- The childcare centre is not needed within the area given that there is already a high number of educational establishments (including other child care centres) in the immediate vicinity of the subject site.
- Residents within the area are not school aged and therefore there is no need for the development.
- Due to the potential impacts of the development on surrounding properties, the proposal will impact the value of surrounding properties.
- The development is attempting to subdivide the property for a commercial gain.

The key matters raised in the submissions of support relate to following:

- The development will provide a high quality child care centre in the area.
- The design of the development will contribute to the overall heritage character of the site and the rural essence of the locality in that the proposed built form incorporates the appearance of nearby historic buildings.
- The development has sufficiently considered all potential traffic impacts and will not block any key sightlines for motorists and pedestrians as well as views to and from St Paul's Rectory that have been identified as significant.
- The development will provide much-needed funding to maintain St Paul's Anglican Church, the Heber Chapel and the Church Hall.
- The development has been designed where there will be minimal adverse impacts to surrounding residential allotments.
- The development is needed as the number of small children of preschool age is growing rapidly in the area.

- The proposed operational management of the child care centre is unlikely to result in any adverse traffic impacts on surrounding local road networks.
- The site is fully serviced to accommodate the development of the proposed scale.
- The development will provide greater employment opportunities within the local area and will also benefit local businesses.
- The development is consistent with the requirements for a child care centre in a rural residential zone, pursuant to all relevant environmental planning instruments and the Camden Development Control Plan 2019 (Camden DCP).

The proposal seeks a variation to Section 2.17.5 of the Camden DCP with regards to signage. Specifically, this is in regards to:

- the number of signs proposed,
- the maximum height of the hanging projecting sign, and
- extent of illumination associated with both signs.

The variation is sought to enable sufficient advertisement of the proposal via Cobbitty Road. The proposed signs are assessed in detail in this report and are supported by Council staff.

The applicant also proposes a variation to the rear boundary fence, pursuant to Section 4.7 of the Camden DCP. Specifically, the Camden DCP restricts boundary fencing to consist of open post and wire or post and rail in construction with a maximum of building height of 1.5m. A detailed assessment of the variation has determined that whilst a fence height of 1.88m can be supported, there are concerns that aluminum palisade infill panels will detract from the overall significance of the Rectory. Consequently, a condition is recommended in the consent, requiring revised fencing plans to be prepared for the denoted 'F3' design. Specifically, this condition will require:

- the fence to consist of traditional timber pickets,
- a height of 1.88m,
- a design that children cannot go through, over or under, and
- consideration and retention of significant views that are identified in the Conservation Management Plan (CMP) for the Rectory and St Paul's Complex.

The above recommended condition will require revised plans to be signed off by Council staff, prior to the issue of a Construction Certificate. Subject to the imposition of this condition, a variation to the height for the rear boundary fence is supported by Council staff.

With the exception of the above variations, the development is generally consistent with all other objectives and controls contained in the relevant Environmental Planning Instruments and the Camden DCP.

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

**KEY PLANNING CONTROL VARIATIONS**

Control	Proposed	Variation
<b>Section 2.17.5 Residential, Rural and Environmental Zones</b>		
<i>Control No. 1 – Only one business identification sign with a maximum area of 0.7m<sup>2</sup> must be permitted for an approved or exempt land use.</i>	The development proposes one wall mounted sign and one hanging projecting sign with a combined area of 2.6m <sup>2</sup> .	An additional business identification sign is sought within the front setback. The combined area will exceed the maximum area by 1.9m <sup>2</sup> .
<i>Control No. 2 – A pole or pylon sign must not exceed 2m above existing ground level.</i>	The pole hanging sign proposes a maximum height of 4.1m from the existing ground level.  However, conditions of consent are recommended to bring the sign height down to 2.95m, which is the minimum height for the sign to be visible above the proposed front fence.	The sign exceeds the control by 2.1m as proposed. However, a condition is recommended in the consent, enabling a maximum height up to 2.95m, exceeding maximum by 950mm subject to the condition of consent.
<i>Control No. 5 – Illuminated signs are not permitted.</i>	Both signs are sought to be illuminated as follows: - The wall mounted sign proposes LED halo backlighting. - The hanging projecting sign proposes internal LED lighting.	Both signs seek illumination. Illumination of the hanging pole sign is proposed to be prohibited by a condition of consent given its proximity to the road.
<b>Section 4.7 Large Lot Residential Areas (R5 Zones)</b>		
<i>Dividing fences and returns to dividing fences must be a maximum of 1.5m in height and be open post and wire or post and rail in construction.</i>	The rear boundary fence seeks aluminum palisade infill panels, with a maximum height of 1.88m.	The rear boundary fence seeks to vary this control by 380mm (maximum). Proposed finishes are not consistent with the requirements of this control and are therefore required to be addressed by way of conditions of consent.



**AERIAL PHOTO**



**Figure 1** – The site (outlined in red) and surrounding allotments.

**THE SITE**

The site is legally described as Lot 1 in DP 562336 and is commonly known as 335 Cobbitty Road, Cobbitty (refer to **Figure 1** above). The site is an irregular shaped allotment with a total area of 1.44 hectares. The site is bounded by Chittick Lane to the east and Cobbitty Road to the south, with a 1.68m cross fall to the south eastern corner.

The western end of the site contains a two-storey sandstone built form, with a tower and stone steeple at the southern end, arched stained glass windows and a tile roof form, finished over a traditionally framed timber structure (see **Figure 4** below). A number of mature trees are also scattered around the subject site. The site is formally identified as St Pauls Rectory (Rectory) and is a locally listed heritage item, pursuant to Schedule 5 of the Camden LEP.

The subject site is zoned R5 Large Lot Residential, pursuant to the Camden LEP (refer to **Figure 7** below). The development for the purpose of a 'centre-based child care facility' is permitted with development consent in the R5 Large Lot Residential zone.

**SURROUNDING CONTEXT**

The site forms part of Cobbitty Village, which is a semi-rural township, predominately characterised by single detached dwellings with a mixed urban character. Surrounding allotments in proximity to the site are zoned R5 Large Lot Residential and RU1 Primary Production pursuant to the Camden LEP (see **Figure 7** below). Most allotments in the



vicinity of the site are predominately occupied by dwelling houses and educational establishments with a mix of smaller businesses.

The site is located directly opposite St Paul's Church Complex which is identified as having historical, associative and a visual connection to the Rectory. St Paul's Church Complex is also a locally listed heritage item, pursuant to Schedule 5 of the Camden LEP (refer to **Figures 5 and 6** below).



**Figure 2** – The site as viewed from Cobbitty Road looking east.



**Figure 3** – The site as viewed from Chittick Lane.

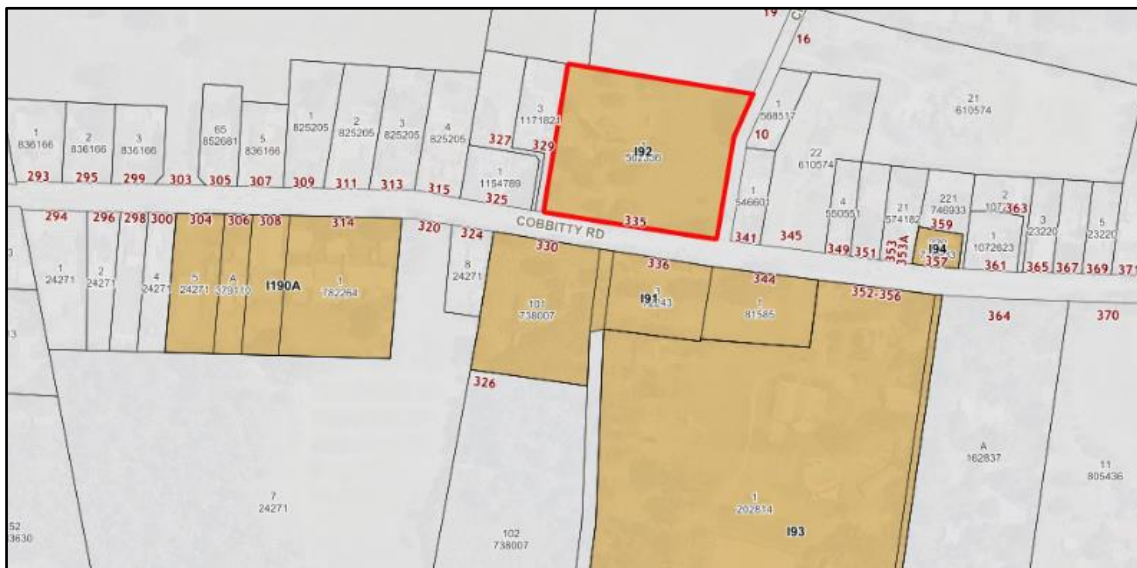


**Figure 4** – The western end of the Rectory located on the western end of the subject site.



**Figure 5** – St Pauls Anglican Church (left), Heber Chapel (right) and cemetery in the foreground. These structures form part of the St Pauls Church Complex.

**HERITAGE MAP**



**Figure 6** – The site (outlined in red) and surrounding allotments. Lots coloured in gold are heritage listed items, pursuant to the Camden LEP.



**ZONING PLAN**



**Figure 7** – The site (outlined in red) and surrounding allotments. Lots coloured in pink are zoned R5 Large Lot Residential. Lots coloured in brown are zoned RU1 Primary Production.

**HISTORY**

There is no relevant development history for this site.

**THE PROPOSAL**

DA/2021/1742/1 seeks approval for the construction of a single storey centre-based child care centre to accommodate a maximum of 94 children and 25 staff. Specifically the development involves:

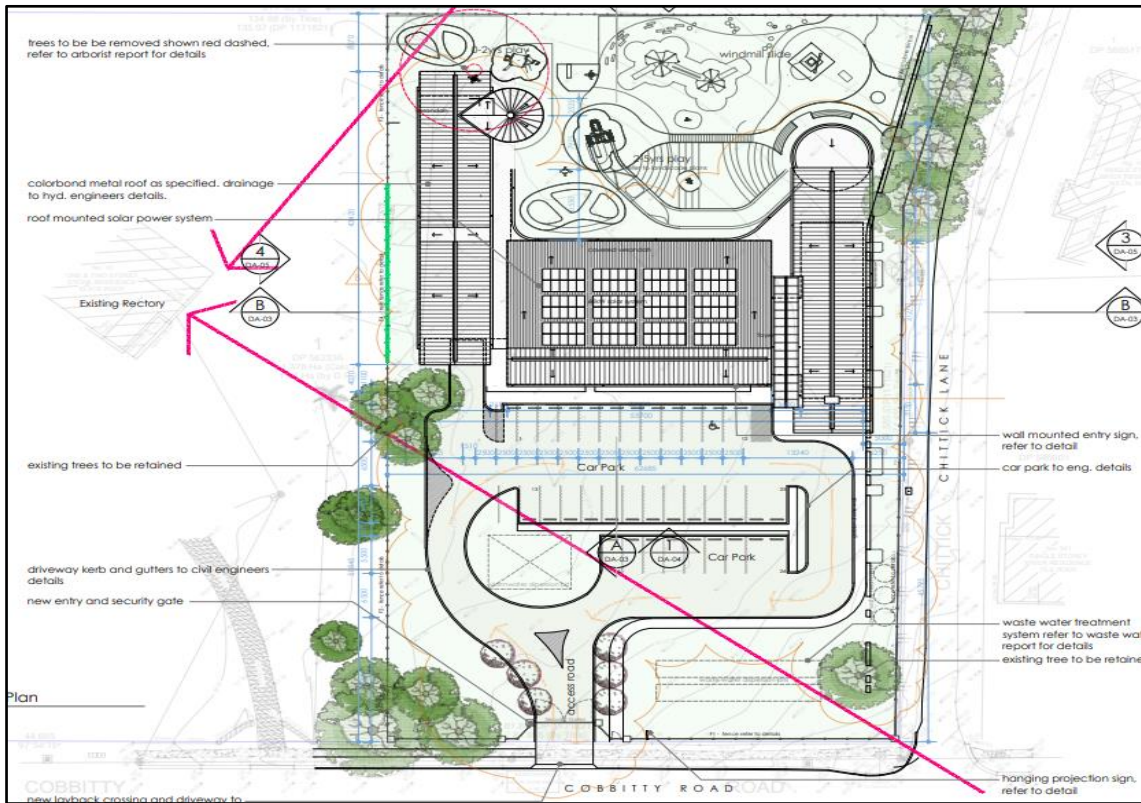
- Construction of a single storey building containing four class rooms, two storage rooms, staff amenity rooms, kitchen and dining room and service loading areas, with a combined gross floor area of 1,150m<sup>2</sup>.
- Outdoor play area with a combined area of 1,558m<sup>2</sup>.
- Provision of 34 on-site car parking spaces, inclusive of one accessible space.
- Removal of two trees.
- Establishment of an onsite effluent disposal system.
- Provision of two business identification signages within the front setback.
- Provision of front, side and rear boundary fencing.

The development is proposed to operate from 6:30am to 6:30pm, Monday to Friday. No operation is sought on weekends and public holidays.

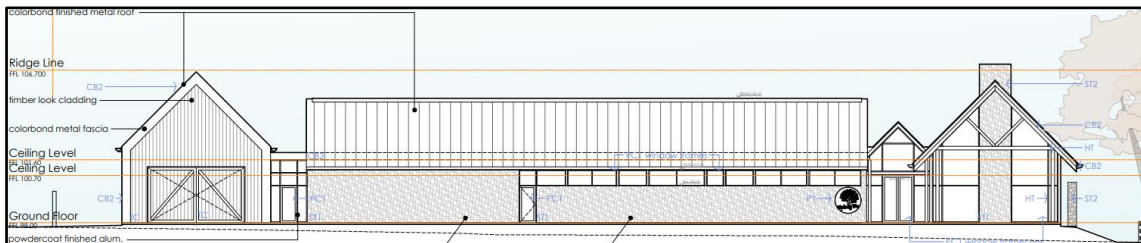
A site plan of the proposed development is shown in **Figure 8** below. The proposed front elevation is shown in **Figure 9** below. The eastern elevation (facing Chittick Lane) and western elevation (facing the Rectory) is shown in **Figure 10** below.

The estimated cost of the development is \$3,912,000.

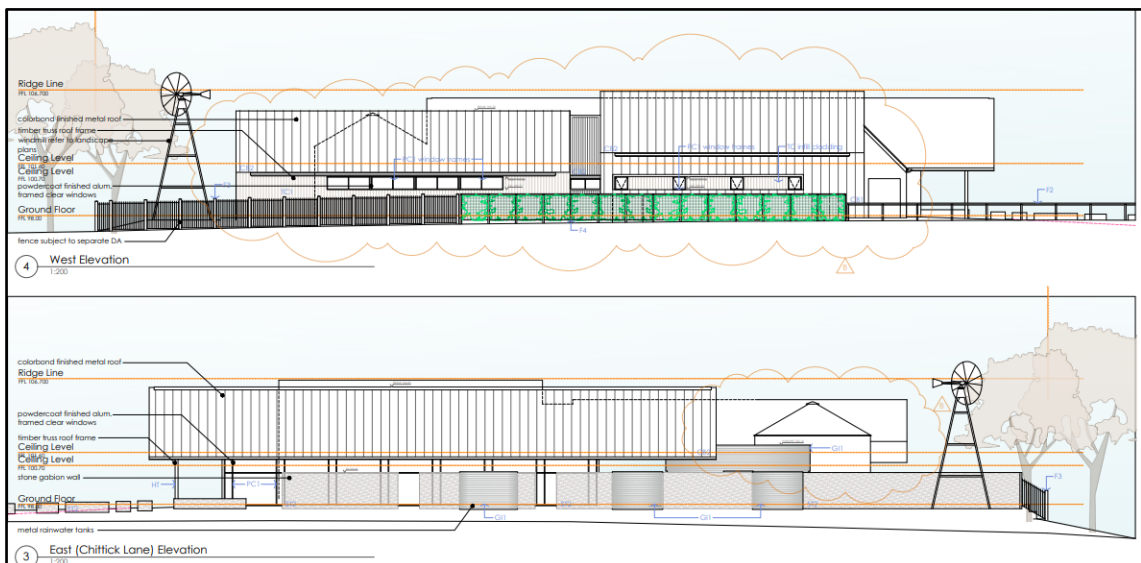
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**Figure 8** – The proposed site plan. The pink arrows pointing to the Rectory are significant view lines identified in the Conservation Management Plan.



**Figure 9** – Front elevation (Cobbitty Road).



**Figure 10** – Western (upper) and eastern (lower) elevations.

## ASSESSMENT

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

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

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

The environmental planning instruments that apply to the development are:

- *State Environmental Planning Policy (Infrastructure) 2007.*
- *State Environmental Planning Policy No.55 Remediation of Land.*
- *State Environmental Planning Policy No.64 Advertising and Signage.*
- *State Environmental Planning Policy (Education Establishments and Childcare Facilities) 2017.*
- *Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River.*
- *Camden Local Environmental Plan 2010.*

#### State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)

The ISEPP aims to facilitate the effective delivery of infrastructure across the State.

The application was referred to Endeavour Energy for comment pursuant to clause 45 of the ISEPP as works associated with the development are within 5m of an exposed overhead electricity powerline.

Endeavour Energy raised no objections to the development and recommended compliance with a number of technical guidelines and requirements. A condition requiring compliance with Endeavour's technical guidelines and requirements is recommended in the consent.

#### State Environmental Planning Policy No 55 - Remediation of Land (SEPP 55)

SEPP 55 provides a Statewide planning approach to the remediation of contaminated land.

Clause 7 of SEPP 55 requires the consent authority to consider if the site is contaminated. If the site is contaminated, the consent authority must be satisfied that it is suitable in its contaminated state for the proposed use of the site. If the site requires remediation, the consent authority must be satisfied that it will be remediated before the land is used for the proposed development. Furthermore, the consent authority must consider a preliminary contamination investigation in certain circumstances.

The application was accompanied by a preliminary site investigation, which concluded that additional sampling and testing would be required to demonstrate that the site is suitable for the proposed use. In response to Council's RFI letter dated 1 February 2022, a Detailed Site Investigation (DSI) Report was provided, which detailed that it is unlikely that soil in the site will present a risk of harm to human health and/or the environment. As such, the preparation of a Remediation Action Plan would not be required for the subject proposal. The DSI report did however recommend that if any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos sheets/pieces/pipes, ash materials and the like) are

encountered between the sampling locations during any stage of future earthworks and/or site preparation, the Unexpected Finds Management Protocol must be implemented. Further, if it is established that the site is contaminated, detailed assessment, remediation and validation will be necessary. To ensure ongoing compliance with this recommendation, standard conditions are recommended in the consent.

The application was referred to Council's Environmental Health Officer who raised no objection to the development, subject to the imposition of appropriate conditions.

Subject to the recommended conditions of consent, the relevant matters contained under SEPP 55 have been satisfied.

State Environmental Planning Policy No 64 - Advertising and Signage (SEPP 64)

Two business identification signs are sought within the front setback of the development site. The signs will consist of:

- One wall mounted laser cut metal sign with LED halo backlighting and a 5 x 70mm metal edge ring. The sign has a maximum height and width of 1.5m.
- One hanging projection sign with laser cut metal sign with a 5 x 80mm metal edge ring and white acrylic backing with a LED internal lighting. The sign proposes a maximum height of 4.1m (2.95m with no illumination subject to conditions).

SEPP 64 aims to ensure that signage is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish.

Clause 8 of SEPP 64 requires the consent authority to be satisfied that signage is consistent with the objectives of SEPP 64 and the assessment criteria specified in Schedule 1. A detailed assessment against Schedule 1 of SEPP 64 is provided as an **attachment** to this report. Subject to this assessment, Council staff are satisfied that the signage is consistent with the objectives contained in SEPP 64 in that it is compatible with the desired amenity and visual character of the area, will provide effective communication by displaying the development's name, will be of a high-quality design and finish and will not detract from the overall heritage significance of the site. Subject to the recommended conditions of consent, proposed signage is supported by Council staff.

State Environmental Planning Policy (Educational and Child Care Facilities) 2017 (Education SEPP)

The Education SEPP provides a consistent State-wide planning regime for education establishments and early education and care facilities.

Clause 22 of the Education SEPP requires that concurrence from the Department of Education be obtained should the development not comply with the indoor and outdoor space requirements of the Education and Care Services National Regulations. As the development complies with the indoor and outdoor space requirements of the Regulations, concurrence from the Department of Education was not required.

Clause 23 of the Education SEPP requires the consent authority to take into consideration any applicable provisions of the Child Care Planning Guideline (CCPG).



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

Clause 26 of the Education SEPP specifies that certain listed requirements of development control plans do not apply to centre-based child care facilities, including those matters contained within Parts 2, 3 and 4 of the CCPG. Notwithstanding, the development has been assessed against the Camden DCP and it is noted that its provisions are broadly consistent with the CCPG. No conditions are recommended that would render the development inconsistent with Clause 26 or the CCPG.

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

Biodiversity and Conservation SEPP aims to protect the environment of the Hawkesbury-Nepean River system by ensuring impacts of future land uses are considered in a regional context. Council staff have considered general planning considerations outlined by Biodiversity and Conservation SEPP, satisfied there will be no detrimental impact on the Hawkesbury-Nepean River system as a result of the development.

These considerations are demonstrated through this report and its accompanying attachments, including recommended conditions to manage erosion, sediment and water pollution control.

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

##### *Site Zoning*

The site is zoned R5 Large Lot Residential pursuant to Clause 2.2 of the Camden LEP.

##### *Land Use/Development Definitions*

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

##### *Permissibility*

The development is permitted with consent in the R5 Large Lot Residential zone pursuant to the land use table of the Camden LEP.

##### *Planning Controls*

An assessment table in which the development is considered against the Camden LEP's planning controls is provided as an **attachment** to this report. Subject to this assessment table, the development is considered to be generally consistent with the relevant sections contained in the Camden LEP.

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

#### Draft Environment State Environmental Planning Policy



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

Draft Remediation of Land State Environmental Planning Policy

The development is consistent with the Draft Remediation of Land SEPP in that it is compliant with State Environmental Planning Policy (Resilience and Hazards) 2021 (previously known as SEPP 55).

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

Camden Development Control Plan 2019 (Camden DCP)

*Planning Controls*

An assessment table in which the development is considered against the Camden DCP is provided as an **attachment** to this report. The assessment has determined that the proposal is generally consistent with all relevant matters contained in the Camden DCP, with the exception of two variations relating to proposed business identification signs and the rear boundary fence. The non-compliances are further justified below.

*Business Identification Signages*

The applicant proposes a variation to Section 2.17.5 of the Camden DCP regarding the design and number of signs associated with the child care centre within the development site. The Camden DCP imposes the following controls regarding business identification signs in the R5 zone:

- a maximum of one sign, not exceeding a total area of 0.7m<sup>2</sup>,
- a maximum height of 2m for pole or pylon signs, and
- restriction on all types of illumination.

This DA seeks the provision of the following business identification signs:

- one wall mounted laser cut metal sign with LED halo backlighting and a 5 x 70mm metal edge ring, and
- one hanging projection sign with laser cut metal sign with a 5 x 80mm metal edge ring, with white acrylic backing and LED internal lighting.

Consequently, the development will result in the following non-compliances with Section 2.17.5 of the Camden DCP:

- an additional business identification sign with a combined area of 2.6m<sup>2</sup>, exceeding the planning control by 1.9m<sup>2</sup>,
- a maximum height of 4.1m for the pole sign only, exceeding the planning control by 2.1m (maximum), and
- internal LED lighting (within both signs).

Council staff have assessed the variation to the Camden DCP and recommend that it be supported for the following reasons:

- The proposed hanging pole sign only needs to be a maximum of 2.95m in order to be visible above the proposed timber style post and rail fence whilst retaining the same signage area. Additionally, the signage is in proximity to Cobbitty

- Road and as such will be highly visible. As such a condition of consent is recommended to limit the sign's height to 2.95m and have no illumination.
- Proposed signs have been designed with consideration of the existing rural-heritage character through the chosen finishes and colours. Further, both signs are not located within any significant view lines identified for the Rectory and therefore the proposal is unlikely to detract from the overall visual and physical amenity of the site and the wider streetscape. Council's heritage advisor has reviewed the subject proposal and has raised no concerns with regards to the potential impacts to overall significance of the Rectory and/or the wider streetscape character.
  - The site and surrounding land uses contains mature planting within the front setback that currently dominates the streetscape. The proposal will also seek the provision of additional planting within the front setback to soften the density of the development via the public domain. With planting (existing and proposed) within the front setback, it is unlikely that proposed signs will dominate the site's frontage or compromise the significance of the Rectory will be compromised.
  - The development site is located in the immediate vicinity of other educational establishments and commercial sites that include signage of similar design to what is proposed (examples are provided in **Figures 11, 12, 13** and **14**). In particular, this includes Cobbitty Anglican Church, Cobbitty Public School, KU Cobbitty Preschool (296 Cobbitty Road, Cobbitty), Cobbitty Bakehouse (298 Cobbitty Road, Cobbitty) and Cobbitty General Store (357 Cobbitty Road, Cobbitty). Proposed signs are therefore unlikely to dominate the existing streetscape character.
  - The signs are sufficiently setback from the front boundary line. Consequently, it is considered that proposed signs are unlikely to compromise the viewing rights of nearby advertisers.
  - Proposed illumination will not result in any flashing, pulsing or the like and therefore is unlikely to obscure the viewing rights of motorists, pedestrians and cyclists. However, the pole sign is in close proximity to the road and may be distracting for drivers. On the other hand the wall sign is setback from the street and the extent of illumination proposed is relatively minor and therefore is unlikely to result in inappropriate impacts to surrounding residential land uses.
  - As detailed as an **attachment** to this report, the development is generally consistent with Schedule 1 of the Signage SEPP.
  - In addition to the above reasonings, it is considered that if the development were to comply with the planning controls specified within the Camden DCP, there would be no greater benefits to the site and/or surrounding land uses.

In response to the above, it is recommended that the Panel support the proposed variation to the Camden DCP subject to a condition which restricts the pole sign height to 2.95m and to have no illumination.

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Figure 11 – Proposed signage within the front setback of Cobbitty Anglican Church.



Figure 12 – Proposed signage within the front setback of Cobbitty Anglican Church (opposite the subject site).

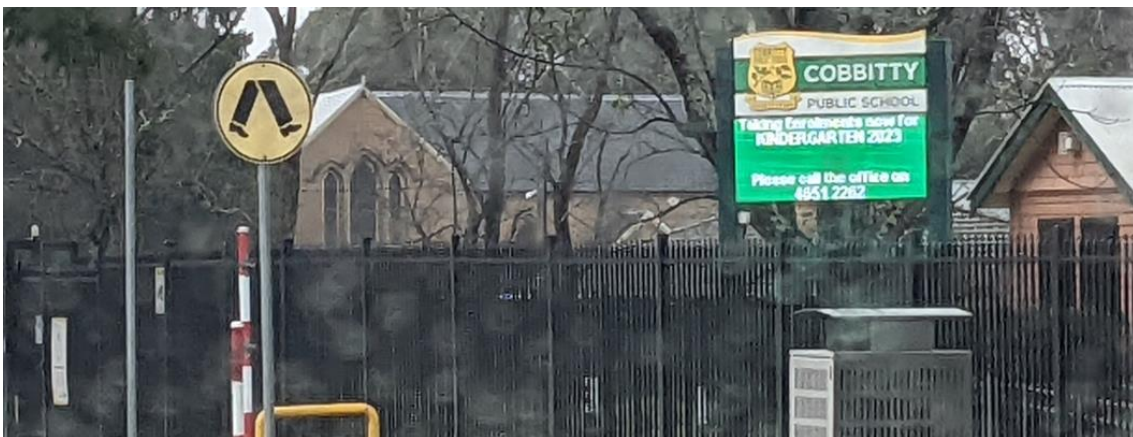


Figure 13 – Proposed signage within the front setback of Cobbitty Public School.





**Figure 14** – Proposed signage within the front setback of Cobbitty Public School.

*Rear Boundary and Dividing Fence*

The applicant also proposes a variation to the maximum height and materials sought for the rear boundary fence, pursuant to Section 4.7 of the Camden DCP. The proposal seeks a rear boundary fence across half the width of the parent lot, consisting of timber post and aluminium palisade infill panels, spaced a minimum 100mm apart with a maximum height of 1.88m. The Camden DCP requires boundary fencing to be open post and wire or post and rail in construction, with a maximum height of 1.5m.

Council staff have assessed the variation in detail and note that a building height of 1.88m is supported for the following reasons:

- The additional height is sought to maximise safety of children at the child care facility. Consequently, reducing the height by 380mm, will only compromise the health and safety of children and is not a desirable outcome.
- As shown in **Figure 16** below, the proposed 1.88m height will not compromise significant views to and from the Rectory that have been identified as significant in the CMP. Further, Councils Heritage Advisor has raised no concerns from a heritage perspective with regards to the proposed fence height.
- The extent of the variation is considered to be relatively minor (maximum 380mm) and therefore compliance with this control will have no greater benefit to the site and/or surrounding land uses.

It is however noted that aluminium palisade infill panels could be considered to detract from the overall heritage and rural character of the Rectory. Further, the CMP notes that the site (and surrounding heritage allotments) were previously bounded by wooden picket fencing and should therefore be maintained where possible.

As such, the Council staff will support the height of the fence however the proposed use of aluminium palisade infill panels is not supported by Council staff. As a result, a condition is recommended in the consent, requiring revised fencing plans to be prepared for the denoted 'F3' design. Specifically, this condition specifies the following requirements:

- the fence must consist of traditional timber pickets,
- a maximum height of 1.88m,
- a design that children cannot go through, over or under and will therefore impose a safety hazard for children, and
- consideration of the heritage significance by ensuring that views identified as significant in the CMP are not compromised.

The above recommended condition will require revised plans to be signed off by Council staff, prior to the issue of a Construction Certificate.

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

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

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

The *Environmental Planning and Assessment Regulation 2000* prescribes several matters that are addressed in the conditions attached to this report.

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

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

#### Heritage and Urban Design

As noted above, Cobbitty Village is classified as a semi-rural township, primarily consisting of single storey built forms, occupied by a mix of commercial and residential uses, bounded by post and rail fencing on larger sized allotments. Consequently, newly established built forms must be sympathetic to the streetscape amenity to ensure the overall character is retained. The DA was accompanied by a Heritage Impact Assessment which submits that the proposed development will greatly contribute to the overall heritage significance of the site and the wider Cobbitty Village. Specifically, the Heritage Impact Assessment notes that *'the child care centre is well setback from both the rectory and Cobbitty Road'* and therefore, the development will *'protect views to and from the Rectory and the visual connection between the northern and southern church land holdings'*. Further, it was also concluded that the *'proposal will improve the relationship between the eastern, undeveloped half of the site and the western half that contains the Rectory'*.

It is agreed by Council staff that the proposed built form has been designed with consideration of the sites unique rural and historic characteristics in that it will:

- will contain sympathetic colours and finishes including timber look cladding, hardwood timber and white stone cladding which is evident on other built forms identified with heritage and rural significance in the immediate vicinity of the site and wider Cobbitty Village,
- will consist of various architectural design features that are well articulated and also evident on other historic buildings including a skillion and offset gable roof form,
- proposes boundary fencing comprising of timber posts and wire and timber post and rail, which is sympathetic to the metal post and wire fencing that had originally bounded the site, and
- has been designed and sufficiently setback from boundary lines with consideration of significant views to and from the Rectory as identified in the CMP (refer to **Figure 8** above and **Figure 16** below). This was made evident on the perspective plan submitted with the DA (refer to **Figure 16** below), which

clearly demonstrates that significant views to and from the Rectory are not compromised if the proposed development is approved (as proposed).

Subject to the recommended conditions of consent, the proposed development is supported from a heritage and urban design perspective.



**Figure 15** – Extract from the CMP for the Rectory, detailing significant view lines.



**Figure 16** – Views to the Rectory from the rear of the site (off Chittick Lane).

Tree Removal

The proposal seeks the removal of Tree No.14 (Silky Oak) and Tree No.19 (Stone Pine) which are located within the subject site (see **Figures 17, 18 and 19** below). The application was accompanied by an Arboricultural Report, which noted that the removal of these trees is required due to its declining health and potential impacts to surrounding trees, structures and human safety. Further, the Heritage Impact Statement justifies that the trees sought for removal are not identified as significant to the site or the heritage and rural character of the wider Cobbitty village. A detail assessment of both trees sought for removal is provided below.

*Tree No. 14 Silky Oak*

Tree No.14 is located on the south western end of the site and is identified with good to fair health (refer to **Figure 17** below). The removal is sought due to *'its supressed form, from the previous African/Wild Olives and structural movement in its upper branch union with observed weeping resin. Its removal will also assist the Bunya Pine (Tree*

No.15) through additional nutrients and soil moisture’. Councils Tree and Landscape Officer has reviewed the Arboricultural Report and agrees its removal is warranted to improve the long term viability Tree No.15 (Bunya Pine), which is a more significant to the site and wider heritage and rural context. Further, Councils Heritage Advisor has reviewed the Arboricultural Report and the Heritage Impact Statement and agrees that the tree has little value from an aesthetic perspective and therefore holds minimal significance to the overall Rectory and wider Cobbitty Village. It was therefore concluded that the removal would not detract from the overall heritage significance of the site.

*Tree No. 19 Stone Pine*

Tree No.19 is located on the north western end of the site and is over mature in age (refer to **Figure 18** and **19** below). The removal is sought in response to its declining health, which is likely to have significant safety impacts to human life and surrounding structures (including the Rectory). The Arboricultural Report details that the tree presents as a Work Health and Safety concern for the proposed childcare facility. Further, the report also states that *‘this tree is unable to be correctively pruned and balanced due to noted previous pruning’s and any further pruning will result in the total loss of any aesthetic and structural form to be retained, hence its full removal is warranted’*. Councils Tree and Landscape Officer has reviewed the subject DA and agrees that the Stone Pine is in declining health and therefore the removal is required for the health and safety of future patrons of the facility. Further, Councils Heritage Advisor agrees with the recommendation of Councils Tree and Landscape Officer.

Standard conditions are recommended to ensure the removal of Tree No.14 and 19 are carried out by a fully insured and qualified arborist. Further, additional conditions are recommended in the consent which require all other trees in the immediate vicinity of the site to be protected in accordance with the Tree Management Plan submitted in the Arborist Report and the relevant Australian Standards. Subject to the imposition of these conditions, the removal of Tree No. 14 and 19 is supported by Council staff.



**Figure 17** – Extract from the Arboricultural Report, noting the location of Trees No. 14-18 via the southern end of the site.





Figure 18 – View of Tree No.19 via Chittick Lane.

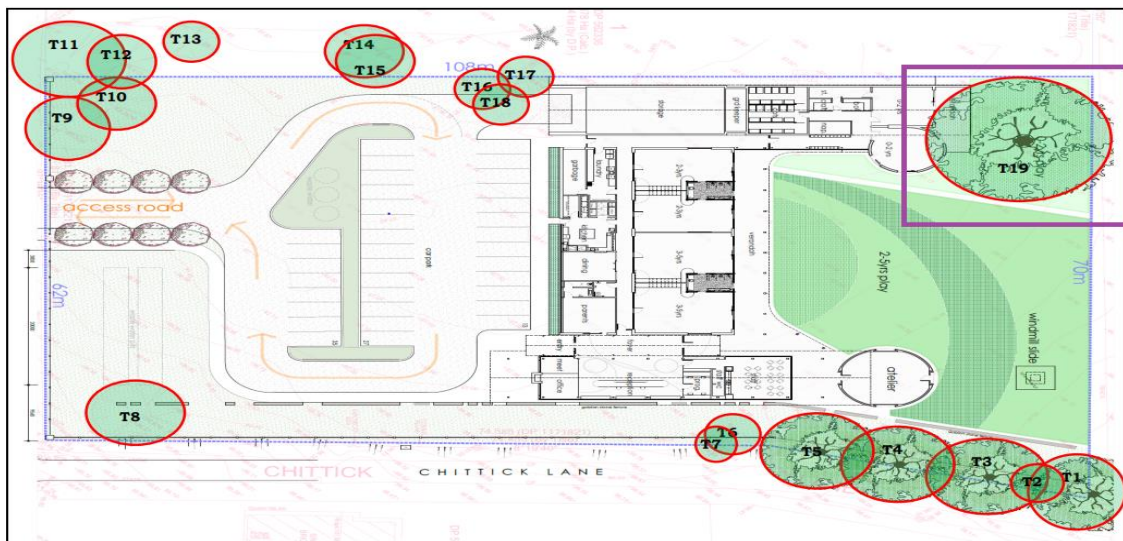


Figure 19 – Site plan of the proposed development and location of all existing trees within the subject site. Trees sought for removal are identified as ‘T14’ and ‘T19.’

Traffic

The application was accompanied by a Traffic Impact Assessment which detailed the likely traffic impacts on Cobbitty Road and surrounding local road networks if the proposal were to be approved.

References are made to the Roads and Maritime Services (RMS) publication titled ‘Guide to Traffic Generating Development (October 2022)’ which specifies that a child care centre accommodating up to 94 children should yield a traffic generation potential of approximately 75 vehicle trips during the morning commuter peak period and 66 vehicle trips during the afternoon commuter peak. Consequently, if the projected traffic movements are added to the existing peak traffic periods along Cobbitty Road, the existing Level of Service (relating to urban road peak hour flows per direction as per

Section 4 of the RMS publication) will remain unchanged. Further, the results of the SIDRA analysis of Cobbitty Road and proposed driveway access indicates that under the projected future traffic demand (in response to the subject proposal), site access is expected to operate at Level of Service “A”, resulting in an average vehicle delay of 1.3 seconds per vehicle. This will maintain ‘good operation’ and therefore additional traffic signals and/or infrastructural upgrades would not be required to accommodate the proposal.

With regards to loading and site access requirements, it was determined that the largest vehicle to enter the site would be a medium rigid vehicle (MRV) as waste collection will be undertaken by a private contractor. Revised swept path diagrams notes that a MRV can safely manoeuvre through the site, without potential conflict to surrounding structures, vehicles and/or pedestrians.

As noted in this assessment report, the development requires a maximum of one car parking assessment per four children. The development provides 34 off-street car parking spaces, which exceeds the minimum requirement of 24. Further, the DA notes that staff attendance will be staggered throughout the morning and afternoon hours. It is therefore unlikely that 25 of the provided 34 car parking spaces will consistently be occupied by staff members during operation of the facility. Consequently, the reliance for on-street car parking is unlikely to occur in response to the proposed development.

Based on the above assessment, it is considered that the development is unlikely to result in any unacceptable traffic and parking impacts to Cobbitty Road and to surrounding local road networks.

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

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

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

The DA was publicly exhibited for a period of 26 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 25 November 2021 to 21 December 2021. During this time, a total of 44 written submissions were received. Of the submissions received, 23 were in support and 21 were against the proposal. Due to extent of additional information provided following the exhibition period, the application was re-notified for a period of (14) days. The re-notification period was from 26 June 2022 to 11 July 2022. During this time, an additional 58 written submissions were received.

The following discussion addresses the issues raised in the submissions.

1. *A development of this nature should be accompanied by a traffic management report to confirm that Cobbitty Road and surrounding road networks have the capacity to accommodate the additional traffic movements.*

Officer Comment: Additional information has been provided by the applicant which included a Traffic Impact Assessment. This report was notified in accordance with Councils Community Participation Plan 2021 from 26 June 2022 to 11 July 2022. The assessment concluded that expected traffic movements on Cobbitty Road and surrounding local road networks will not change the Level of Service. Further, the results of the SIDRA analysis of Cobbitty Road and the proposed driveway intersection indicates that site access is expected to operate at Level of Service “A,” which is

classified as 'good operation'. Further, the application was reviewed by Councils Traffic Engineers where no concerns were raised. As such, the application is supported from a traffic perspective, subject to the recommended conditions attached to this report.

- 2. The roads are not wide enough to permit for cars to safely pass a vehicle turning into the childcare centre. As a result, this will cause significant traffic delays and can force erratic / dangerous behaviours from impatient drivers trying to get around the turning vehicle.*

Officer comment: As noted in this report, site access is expected to operate at Level of Service "A" (in accordance with the RMS publication titled 'Guide to Traffic Generating Development'), resulting in an average vehicle delay of 1.3 seconds per vehicle. This will maintain 'good operation' and therefore additional traffic signals and/or infrastructural upgrades would not be required to maintain safe vehicular movements into the site and on surrounding local road networks. Further, the application was reviewed by Councils Traffic Engineers where no concerns were raised. As such, the application is supported from a traffic perspective, subject to the recommended conditions attached to this report.

- 3. Surrounding properties would be greatly impacted from an acoustic perspective. This is due to the extreme disruptions from early morning / late night pickups and/or drop offs, additional vehicles to service the site for waste management purposes, noise of car and/or car doors, pedestrian conversations etc.*

Officer comment: The application was accompanied by an Acoustic Report, which identified the current background levels and the likely changes to noise during the operation of the premises. The report notes that the development will be able to maintain the required acoustic noise levels within the proposed hours of operation, subject to the erection of a 1.8m gabion wall on the north eastern boundary. If external operation of the facility (such as outdoor play) were to occur outside the hours of 7:00am to 6:30pm, additional attenuation measures would be required on the northern and western boundaries of the subject site. Given that external operation is not sought outside the hours of 7:00am to 6:30pm, attenuation measures noted in the acoustic report on the northern and western boundaries is not required. The application was reviewed by Council Environmental Health Officer where no concerns were raised from an acoustic perspective. To ensure ongoing compliance with the approved acoustic report, standard conditions are recommended in the consent.

- 4. The acoustic report does not take into consideration noise from air conditioning units or external building plant systems required for the pre-school.*

Officer comment: The Acoustic Report has been updated where these details have been included in the assessment. The revised Acoustic Report formed part of the updated DA package that was re-notified from 26 June 2022 to 11 July 2022. Council's Environmental Health Officer has reviewed the subject DA and has raised no concerns, subject to the imposition of recommended conditions of consent.

- 5. The bushfire report states, 'this report is for the client and project team only to inform the project design / development and is not suitable for submission with the application for this proposed development.'*

Officer comment: An updated bushfire report has been provided which details that the recommendations are sufficient for the assessment of this application. The revised Bushfire Report formed part of the updated DA package that was re-notified from 26



June 2022 to 11 July 2022. Further, Rural Fire Services have reviewed the subject application and have raised no concerns, subject to the General Terms of Approval.

6. *The number of school children in the area is substantially increasing; children's safety is paramount. Children can mistakenly run onto the road, and it is too late before one of them is injured or killed by the increase in vehicular movements. Safety measures that is being implemented into the development to avoid this from occurring should be provided with the DA.*

Officer comment: All external play areas are located at the rear of the site, behind the proposed building line. Sufficient fencing and security measures are proposed around the boundaries to minimise the potential for children to mistakenly run onto the adjoining properties and/or roads. Access into the car parking area at the front site is limited via the main entrance, where security gates are proposed. Due to these measures, it is unlikely that a hazardous circumstance will occur.

7. *The removal of trees will significantly detract from the overall heritage character of the site and wider streetscape.*

Officer comment: Two trees are proposed to be removed due to its declining health and potential impact to human life, surrounding structures and other landscaping species identified with higher significance. As noted in the main body of the report, the application was reviewed by Council's Tree and Landscape Officer where no concerns were raised regarding the removal of Tree No.14 and 19. Standard conditions are recommended to ensure all other trees on site are retained in accordance with the relevant Australian Standards and the Tree Management Plan.

8. *The architectural plans should clearly denote the details of the Gabion Wall (as recommended in the acoustic report and Statement of Environmental Effects) proposed along the eastern boundary of the subject site.*

Officer comment: The gabion wall is denoted on the relevant architectural plans. These plans were exhibited as part of both notification periods.

9. *The 1800mm gabion wall is not in keeping with the open and sprawling character of the area. In order to soften the impact of the wall, continuous hedge planting should be installed on the eastern end of the gabion wall.*

Officer comment: The gabion wall will be screened by existing street trees on Chittick Lane. These trees will be protected during the construction phase using timber battens (as denoted in the Arborist Report). Additional planting is therefore not required.

10. *The density of the development will significantly impact the heritage and rural significance of the site.*

Officer comment: The proposed building is single storey with a skillion and offset gable roof form. The massing is further broken up through articulation, contrasting materials and fenestration patterns which are key features identified on other heritage significant properties in the immediate vicinity of the site. Further, the development will retain most mature landscaping plus include additional tree planting to maintain the existing rural character. The application was reviewed by Councils Heritage Advisor, where it was noted that appropriate steps have been taken to ensure that the proposal is sympathetic to the Rectory and the wider streetscape character. Consequently, no concerns were raised from a heritage perspective with regards to the design of the development.

11. *The Statement of Environmental Effects notes that noise impacts are within acceptable limits. However, the acoustic report identifies some non-compliance. This matter should be clarified.*

Officer comment: The non-compliances relate to evening and night times only which is outside the proposed operation hours. Projected noise levels during the operation of the facility are within acceptable limits subject to the imposition of the gabion wall on the north eastern end of the site. This is shown on the relevant architectural plans and will be confirmed via a recommended condition of consent. Additional conditions are also recommended, restricting outdoor play and other loud activities to occur on site that could result in a non-compliance with the appropriate noise criteria.

12. *The heritage inventory sheet identifies the connection between the buildings and the mature tree plantings forming the heritage character and significance. There is not enough detail in the heritage and arborist report to address this matter.*

Officer comment: As noted above, two trees are sought for removal being Tree No.14 and 19. The removal of these trees is warranted due to their declining health and potential safety impacts to future occupants on site and surrounding structures. Further, the Heritage Impact Assessment notes that *'no significant plantings associated with the rectory's historic garden setting are to be removed as part of the proposal.'* Whilst the inventory sheet notes that the subject site does contain mature planting, the trees sought for removal are not specifically identified as significant to the site. Further, the Arborist Report notes that due to the declining health, both trees are identified with low to moderate visual significance and no retention value. The application has been reviewed by Councils Tree and Landscape Officer and Heritage Advisor, where it was agreed that the removal of both these trees is warranted for the safety of future patrons and protection of surrounding structures and other mature landscaping.

13. *Tree 8 appears to have a higher ecological value. The arborist report notes this tree to be of a low rating however it appears to be either medium or high. This should be revisited. Replanting this exact tree to its current maturity would take more than 20 years.*

Officer comment: The site plan has been revised to retain Tree No.8. As noted, standard conditions are recommended in the consent, requiring the tree to be retained in accordance with the relevant Australian Standards.

14. *Tree 17 and 18 has been provided with an ecological value of 'NIL' and a visual and retention value of 'LOW' in the arborist report. This appears to be inaccurate as the tree appears to form part of the cultural and historical significance of the site. The arborist report does not provide any close ups of the tree which should be required considering its removal is sought. The*

*proposal should therefore be redesigned considering the size of the property as there is no reason as to why its removal is warranted.*

Officer comment: The site plan has been revised to retain Tree No.17 and 18. As noted, standard conditions are recommended in the consent, requiring the tree to be retained in accordance with the relevant Australian Standards.

*15. Tree 19 is one of the most prominent species on the property. The proposal should therefore be redesigned considering the size of the property and there is no reason as to why its removal is warranted.*

Officer comment: As noted above and in the Arborist Report, the tree is in declining health due to its noted major deadwood, loss of canopy and aesthetic form. Further, it was noted that this tree is unable to be correctively pruned and balanced as a direct consequence from previous pruning's. As a result, any further pruning will result in the total loss of any aesthetic and structural form to be retained. Consequently, the tree is hazardous and therefore the retention is not supported by Council staff. The application has been reviewed by Councils Tree and Landscape Officer and Heritage Advisor, where no concerns were raised regarding its removal.

*16. Dispersion trenches 2 and 3 should be relocated away from Trees 1-7 to ensure they are suitably protected.*

Officer comment: The trees are situated a minimum of 5m from the TPZ of Trees No.1-7. Consequently, proposed construction works are unlikely to adversely impact the health of these trees. Standard conditions are recommended in the consent which requires for trees to be protected in accordance with AS4970 and as detailed on pages 33 & 41 – 49 of the Arboricultural Impact Assessment. Further, an additional condition is included in the consent, which requires a qualified arborist to be present on site to direct and advise works where impact to potential trees have been identified.

*17. Any pipework, associated trenching, AWTS tanks and absorption trenches beds required for the onsite wastewater system should be located outside the Tree Protection Zone (TPZ) of Trees 1-8.*

Officer comment: Minor encroachments are permitted within the TPZ of Trees 1-8 subject to the appropriate actions being carried out during the construction phase of the development. Standard conditions are recommended in the consent which requires for trees to be protected in accordance with AS4970 and as detailed on pages 33 & 41 – 49 of the Arboricultural Impact Assessment. Further, an additional condition is included in the consent, which requires a qualified arborist to be present on site to direct and advise works where impact to potential trees have been identified.

*18. The reserve soil absorption bed should be located outside all the TPZ of all existing trees.*

Officer comment: As noted above, minor encroachments are permitted within the TPZ of Trees 1-8, subject to the appropriate actions being carried out during the construction phase of the development. Standard conditions are recommended in the consent which requires for trees to be protected in accordance with AS4970 and as detailed on pages 33 & 41 – 49 of the Arboricultural Impact Assessment. Further, an additional condition is included in the consent, which requires a qualified arborist to be present on site to direct and advise works where impact to potential trees have been identified.

19. *There is a reserve absorption trench proposed closer to the rectory and adjacent trees. Whilst a scaled drawing has not been provided, it appears to be proposed within the TPZ of an existing tree, contrary to the Arborist Report.*

Officer comment: As noted above, minor encroachments are permitted within the TPZ of Trees 1-8 subject to the appropriate actions being carried out during the construction phase of the development. Standard conditions are recommended in the consent to ensure ongoing compliance.

20. *A tree protection plan for trees sought to be retained should be provided for the subject application.*

Officer comment: The provided Arborist Report included a tree management plan. This report was publicly notified in accordance with the Camden Community Participation Plan 2021 during both exhibition periods.

21. *The application should be accompanied by a Detailed Stage 2 Contamination Report.*

Officer comment: A detailed Stage 2 Contamination Report has been provided and publicly notified in accordance with the Camden Community Participation Plan 2021 from 26 June 2022 to 11 July 2022. The DSI notes that the site is unlikely to contain contaminated soils and therefore the development is suitable for the site. Councils Environmental Health Officer has provided recommended conditions of consent, to ensure the appropriate actions are carried out in the event that any unexpected finds are established during the construction phase of the development. This is also consistent with the recommendations of the DSI.

22. *Given the nature of the development, the site should consider implementing additional car parking spaces. Alternatively, the number of children should be reduced.*

Officer comment: A child care centre accommodating a maximum of 94 children requires a minimum of 24 spaces as per the CCPG and the Camden DCP. The development provides a minimum of 34 car parking spaces which is above the minimum requirements.

23. *A 'no stopping' sign should be implemented along Chittick Lane to the extent of the proponents boundary.*

Officer comment: As noted in this assessment report, the application was accompanied by a Traffic Impact Assessment which provides the results of the SIDRA analysis. This report indicates that site access is expected to operate at Level of Service "A," which is classified as 'good operation' in the RMS publication, titled 'Guide to Traffic-Generating Development'. As such, additional traffic signals are not required to accommodate the proposed development.

24. *The proposal seeks to incorporate hardstand surfaces, covering over 63.25% of the subject area. This is an overdevelopment of the site and as such should be significantly reduced.*

Officer comment: There is no development standard and/or planning control with regards to site coverage for a childcare centre in any policy and/or development control plan applicable to the proposal. The bulk and scale of the development is therefore considered on merit by Council staff. The application was reviewed by Councils Urban



Designer and Heritage Advisor, where it was confirmed that appropriate consideration has been taken with regards to the design of the built form and delivery of soft landscaping across the subject site. It was therefore determined that the surrounding heritage and rural character is unlikely to be compromised.

*25. Parking should be located to the rear of the site.*

Officer comment: Relocating parking to the rear of the site is not considered appropriate as:

- it would require the childrens play area to be situated within the front setback, which is not a desired outcome with regards to the safety, and
- the proposed built form would have to be situated closer to the front boundary line which is likely to compromise significant views to and from the Rectory.

In response to the aforementioned reasons, the proposed location of car parking within the front setback is considered appropriate.

*26. The application provides inaccurate information with regards to the sites significance from a heritage perspective. The site is heritage listed but does not form part of a heritage conservation area. The arborist report, heritage impact statement and SEE provides inconsistent information with regards to the site significance from a heritage perspective. This matter should be rectified.*

Officer comment: The Statement of Environmental Effects, Arborist Report and Heritage Impact Statement does not specify that the subject site forms part of a Heritage Conservation Area.

*27. An archaeological investigation should be undertaken on site prior to the commencement of works.*

Officer comment: There is no evidence to suggest that the site contains archaeological remains. Primarily, this is because proposed works are situated where there has been no known historic structures (see **Figure 16** below). Specifically, **Figure 16** denotes the dispersed location of early residences of the village, which is clearly situated outside the proposed location of the built form. In the event that any unexpected finds are established during the construction phase of the development, a standard condition is included in the consent, requiring for the appropriate actions to be undertaken.



**Figure 16** – An extract taken from the CMP for the Rectory, noting the dispersed location (shaded black) of the early residences of the village which do not conflict with the siting of the childcare centre.

28. *If parking on site is to be used outside operational hours, this matter should be clearly noted within the DA.*

Officer comment: The DA notes that proposed parking is associated with the child care centre only. A standard condition is included in the consent, noting that the operation of the premises must not occur outside the approved hours.

29. *The application was not sufficiently notified in accordance with the Camden Community Participation Plan.*

Officer comment: The application was initially notified for a period of 26 days. The number of residents notified of the subject DA met and exceeded Council's requirements (as per the Camden Community Participation Plan 2021). Due to the additional information provided following the initial notification period, the application was re-notified for an additional 14 days to the same number of residents plus those residents who put in a submission during the initial notification period. It is considered that the application was notified in accordance with the Camden Community Participation Plan 2021.

30. *The proposed development is an attempt to subdivide the heritage site for commercial advantage.*

Officer comment: The DA is not seeking to subdivide the land. Further, it is also noted that even if subdivision were sought with this DA, the indicative lot layout would still be compliant with the minimum lot size, pursuant to Section 4.1 of the Camden LEP.

31. *Due to the potential adverse impacts on surrounding residents, the proposed development will greatly impact the value of surrounding properties in a negative way.*

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

32. *The Heritage Impact Statement prepared by GBA Heritage provides inaccurate regarding the significance of trees on site. Specifically, the cover photo of the report is one of the trees sought for removal as part of this proposal.*

Officer comment: As noted in this assessment report, Tree No.19 (which is the tree photographed on the cover of the Heritage Impact Statement) is in declining health and therefore presents a hazard to human life. Whilst the tree is mature and therefore contributes to the overall significance of the site, Councils Heritage Advisor and Tree and Landscape Officer both agree that the removal is warranted given the potential WH&S risks.

33. *It is unlikely the site has the capacity to develop a wastewater system that can accommodate over 100 people. It is already very difficult that to design that system that Council will approve for a dwelling house of a much smaller scale. There are many systems that have failed across the Local Government Area.*

Officer comment: The proposal is considered to be a commercial development. Consequently, the flow rates for a commercial site will differ from a residential site. Specifically, the wastewater flow rates for residential development is calculated at 150L – 180L per person, per day. In accordance with the Australian and NSW standards, educational establishments (inclusive of child care centres) are sized between 30L – 40L per person, per day. The provided wastewater report has used a flow rate of 40L per person, per day which is considered to be on the upper end of the minimum requirements. Further, the proposed wastewater disposal method is via absorption beds. Due to the materials used and depth of disposal, a reduced area is required when compared to surface irrigation or subsurface drip. As such, the proposed wastewater system is considered appropriate for the subject proposal.

In addition to the above, Councils Wastewater Officer has reviewed the subject application and has raised no concerns on the proposed wastewater system. Standard conditions will apply to ensure Section 68 approvals are retained when required.

34. *The proposal will not operate as a not-for-model, therefore being unaffordable to many. The applicant has publicly mentioned of the centre as a 'high-end project.'*

Officer comment: This is not a valid matter for consideration for this assessment.

**(e) the public interest**

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, environmental planning instruments, development control plans and policies. Based on the above assessment, the development is consistent with the public interest.

**EXTERNAL REFERRALS**

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

External Referral	Response
Rural Fire Services	No concerns were raised subject to the imposition of General Terms of Approval.

Endeavour Energy	No issues were raised, subject to the imposition of recommended conditions of consent.
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Conditions that require compliance with the external referral recommendations are recommended.

**FINANCIAL IMPLICATIONS**

This matter has no direct financial implications for Council.

**CONCLUSION**

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

**RECOMMENDED**

**That the Panel approve DA/2021/1743/1 for the construction of a single storey child care centre to accommodate a maximum of 94 children and 25 staff members with associated site works at 335 Cobbitty Road, Cobbitty subject to the conditions attached to this report.**

**REASONS FOR DETERMINATION**

1. The development is consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy No. 55 - Remediation of Land; State Environmental Planning Policy (Infrastructure) 2007; State Environmental Planning Policy No. 64 Advertising and Signage; State Environmental Planning Policy (Education Establishments and Childcare Facilities) 2017; and the Camden Local Environmental Plan 2010.
2. The development is generally consistent with the objectives of the Camden Development Control Plan 2019.
3. The development has sufficiently considered the heritage significance on site and is considered to be of an appropriate scale and form for the site and the character of the locality.
4. The development is unlikely to have any unreasonable adverse impacts on the natural or built environment.
5. In consideration of the aforementioned reasons, the development is a suitable and planned use of the site, and its approval is in the public interest.

**ATTACHMENTS**

1. Recommended Conditions
2. Signage SEPP Assessment Table
3. Education SEPP Assessment Table
4. Camden LEP Assessment Table
5. Camden DCP Assessment Table
6. Combined Submissions - First Notification - *Supporting Document*
7. Combined Submissions - Second Notification - *Supporting Document*



CLPP01

8. Public Exhibition Submission Map - *Supporting Document*
9. Architectural Plans

## RECOMMENDED CONDITIONS

### 1.0 - General Conditions of Consent

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

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

The general terms of approval/requirements are:

1. Rural Fire Services, dated 28 February 2022.
2. Endeavour Energy, dated 8 December 2021.

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

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
Drawing DA-01, Issue B	Site/Roof Plan	Foster and Associates	September 2021
Drawing DA-02, Issue B	Floor Plan	Foster and Associates	September 2021
Drawing DA-03, Issue B	Sections	Foster and Associates	September 2021
Drawing DA-04, Issue B	North and South Elevations	Foster and Associates	September 2021
Drawing DA-05, Issue B	East and West Elevations	Foster and Associates	September 2021
Drawing DA-F1, Issue A	Fence Site Plan	Foster and Associates	September 2021
Drawing DA-F2, Issue A	Typical Fence Details	Foster and Associates	September 2021
Drawing DA-06, Issue A	Signage Details	Foster and Associates	September 2021
Drawing DA-GP, Issue A	Garbage Plan	Foster and Associates	May 2022
Sheet No. RPL-001, Issue D	Proposed Overall Landscape Plan	RP Design Studio	September 2021
Sheet No. RPL-002, Issue D	Proposed Surface Treatment Plan	RP Design Studio	September 2021
Sheet No. RPL-003, Issue D	Proposed Front Setback & Carpark Landscape Plan	RP Design Studio	September 2021
Sheet No. RPL-004, Issue D	Proposed Playground Plan	RP Design Studio	September 2021
Sheet No. RPL-005, Issue D	Schedule & Typical Details	RP Design Studio	September 2021
Drawing DA-FS, Issue A	Finishes Schedule	Foster and Associates	October 2021

Drawing Reference 100-01, Version C, Sheet 2 of 5	Plan of Details	Beveridge Williams	20 June 2022
Drawing Reference 100-01, Version C, Sheet 3 of 5	Details	Beveridge Williams	20 June 2022
Drawing Reference 100-01, Version C, Sheet 5 of 5	Catchment Plan – Developed	Beveridge Williams	20 June 2022
Drawing Reference 100-01, Version A, Sheet 1 of 5	Carpark Levels	Beveridge Williams	20 June 2022

Document Title	Prepared by	Date
Waste Management Plan	Joanne Tapp Town Planning and Development	9 November 2021
Bushfire Protection Assessment	Ecological Australia	14 December 2021
Arboricultural Impact Assessment and Tree Management Plan	Horticultural Management Services	20 September 2021
Soil and Site Assessment for Onsite Wastewater Disposal, Version No. 1.2	Harris Environmental Consulting	14 October 2021

- (3) **Modified Documents and Plans** – Revised plans are required to be provided which address the following:
- (a) Revised fencing plans are required for the approved development. Specifically, the 'F3' fence design must:
    - i. consist of traditional timber picket only,
    - ii. not exceed a maximum height of 1.88m,
    - iii. be of a design that children cannot go through, over or under, and
    - iv. not compromise significant views identified in the St Paul's Church and Heber Chapel Cobbitty Conservation Management Plan.
  - (b) Revised signage plans are required for the approved development. Specifically, the Cobbitty Road hanging pole sign must:
    - i. be reduced to a maximum of 2.95m in height, and
    - ii. have no illumination.
- Amended plans or documentation demonstrating compliance shall be provided to the certifier and Council prior to the issue of a Construction Certificate.
- (4) **National Construction Code – Building Code of Australia (BCA)** - All building work shall be carried out in accordance with the BCA. In this condition, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (5) **Shoring and Adequacy of Adjoining Property** - If the approved development involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road rail

corridor, the person having the benefit of the development consent must, at the person's own expense:

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

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

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

- (6) **Tree Removal** – Trees referred to as tree no.14 and 19 in the Arboricultural Impact Assessment and Tree Management Plan prepared by Horticultural Management Services, dated 20 October 2021 are approved for removal subject to the following:
  - a) Approved tree works are to be undertaken in accordance with the relevant provisions of AS 4373 'Pruning of amenity trees' and is to be carried out in accordance with the WorkCover NSW Code of Practice for the Amenity Tree Industry.
  - b) Approved tree work should only be carried out by a fully insured and qualified Arborist. Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.
  - c) This consent does not grant access to adjoining land. The applicant must negotiate any issues of access with adjoining property owners.
  - d) Green waste and or timber generated from the approved tree work is to be recycled into mulch and reused on site or transferred to a designated facility for composting. Stockpiles of green waste or processed timber for reuse including firewood must be stored behind the building line or place out view from the street within 28 days of the tree works authorised by this consent.
  - e) All reasonable measures must be taken to protect the remaining vegetation on the site from damage during the approved tree works.
- (7) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications.
- (8) **Protect Existing Vegetation and Natural Landscape Features** - Approval must be sought from Council prior to the removal, pruning, impact upon or any disturbance of the existing vegetation and natural landscape features, other than any existing vegetation and/or natural landscape feature authorised for removal, pruning, impact upon or disturbance by this development consent.

The following procedures shall be strictly observed:



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

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

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

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

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

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

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

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

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

footpath area for the proposed development shall be borne by the applicant, and not Council.

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

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

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

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

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

- (4) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any geotechnical report applicable to the site. A statement to that effect shall be provided to the accredited certifier.
- (5) **External Walls and Cladding Flammability** – The external walls of the building, including attachments, must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of a Construction Certificate the accredited certifier must:
  - a) be satisfied that suitable evidence is provided to demonstrate that the products and systems proposed for use in the construction of external walls, including finishes

and claddings such as synthetic or aluminium composite panels, comply with the relevant requirements of the NCC; and

b) ensure that the documentation relied upon in the approval processes includes an appropriate level of detail to demonstrate compliance with the NCC as proposed.

- (6) **Civil Engineering Plans** - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.

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

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

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

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

Where a Construction Certificate is not required by this development consent, a detailed on-site detention and water quality report reflecting the approved development application plans and Council's Engineering Specifications shall be provided to Council prior to works commencing.

- (8) **Provision of Kerb Outlets** - Where proposed lots grade to an existing/proposed public road, kerb outlets shall be provided in the kerb and gutter adjacent to those lots.

The outlets shall be located within 2m downstream of the prolongation of the lot corner with the lowest reduced level and to the requirements of the principal certifier.

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

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

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

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

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

The detailed landscape plan must also:

- a) Demonstrate compliance with Regulation 113 of the Education and Care Services National Regulations in respect to plant species selected for play areas.
- b) The planting schedule must include tree species of local cultural significance and local native tree species.
  - Jacaranda (*Jacaranda mimosifolia*);
  - Kurrajong (*Brachychiton populneum*);
  - Pepper Tree (*Schinus areira*);
  - Chinese Elm (*Ulmus parvifolia*);
  - English Oak (*Quercus robur*); or
  - other tree species a minimum mature height of 10 metres selected from Council's preferred tree list.

<https://www.camden.nsw.gov.au/assets/pdfs/Environment/Trees/Tree-and-Landscape-Species-List-Appendix-1-Tree-Management-Policy.pdf>

- c) Street trees, consistent with Section 3.2.6 of the Camden Development Control Plan 2019 and in accordance with Section B of the Camden Development Control Plan 2019 and Councils Design Engineering Specifications, including root barrier installed 450-600mm deep, by 1500mm wide, installed between tree and kerb and footpaths where applicable.
- d) Street tree species selection is limited to cultivars of *Lagerstroemia* (Crepe Myrtle).
- e) The plant schedule must indicate plant grid spacing or plant densities for all landscaped areas, in accordance with the following grid spacing standard:
  - Ground cover plants, 1 per 0.2m<sup>2</sup>, shrubs (up to 1500mm in height) 1 per 1.5m<sup>2</sup>, tall shrubs/small trees (2 to 4m height) 1 per 2.5m<sup>2</sup>, trees (5-10m in height) 1 per 5m<sup>2</sup> and trees (above 10m in height) 1 per 10m<sup>2</sup>.
- f) Car parking area is to include landscape blisters of sufficient width to accommodate canopy forming tree species consistent with Section 2.18.3 of the Camden Development Control Plan 2019.
- g) Hardstand areas must incorporate large broad canopy species to provide shade and reduce urban heat.
- h) Car parking and hardstand areas must incorporate water sensitive urban design principles, pursuant to Councils Engineering Specifications.



- i) One pineus pinea (Stone Pine) must be installed at an appropriate part of the site as part broader site landscaping.

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

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

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

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

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

(15) **Food Premises** – The design, construction, fit-out, use and ongoing operation of the food premises and/or food storage area shall comply with all applicable Acts, Regulation, codes and standards including:

- a) the *Food Act 2003*;
- b) the *Food Regulation 2015*;
- c) *Food Standards Australia and New Zealand – Food Standards Code 2003*;
- d) *AS 1668.1-2015 and 1668.2-2012*;
- e) the *BCA*; and.
- f) *AS 4674-2004. Design, construction and fit out of food premises*

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

(16) **Amended Plans** – The plans for the proposed child care centre must be updated to provide two sinks in the bottle preparation room, connected to hot and cold water, with one sink dedicated for handwashing only and one sink for bottle preparation.

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

- (17) **Archival Recording** – An archival record of the existing building(s) and site shall be completed and provided to the certifier and Council for the subject property (335 Cobbitty Road, Cobbitty).

The recording shall be in accordance with the NSW Heritage Office guidelines “Photographic Recording of Heritage Items using Film or Digital Capture” (2006) (or as amended).

- (18) **Approval to install – Local Government Act 1993** – All wastewater generated by the approved development must be connected to an on-site sewage management system approved by Council. An ‘Approval to Install a Sewage Management System’ under Section 68 of the *Local Government Act 1993* shall be obtained from Council.
- (19) **Garbage Room** – Plans showing the location and details of garbage room(s) and room(s) used for the washing and storage of garbage receptacles shall be provided to the certifier for approval. Garbage room(s) are to be constructed of solid material and finished as a smooth even surface. Floors are to be impervious, coved, graded and drained to an appropriate floor waste connection. Walls are to be smooth impervious surfaces to ensure no moisture, oils or similar material can soak in. Ventilation, pest proofing and a hose tap must be provided.
- (20) **Windmill Structure** – Detailed engineering plans for the windmill must be prepared in accordance with the approved plans. Details demonstrating compliance must be provided to the certifier with the Construction Certificate application.

### 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 Principal Certifier** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*. The notice shall include:
- a) a description of the work to be carried out;
  - b) the address of the land on which the work is to be carried out;
  - c) the registered number and date of issue of the relevant development consent;
  - d) the name and address of the principal certifier, and of the person by whom the principal certifier was appointed;
  - e) the certifier’s registration number, and a statement signed by the certifier consenting to being appointed as principal certifier; and
  - f) a telephone number on which the principal certifier may be contacted for business purposes.
- (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 the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*. The notice shall include:

- a) the name and address of the person by whom the notice is being given;
  - b) a description of the work to be carried out;
  - c) the address of the land on which the work is to be carried out;
  - d) the registered number and date of issue of the relevant development consent and construction certificate;
  - e) a statement signed by or on behalf of the principal certifier (only where no principal certifier is required) to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
  - f) the date on which the work is intended to commence.
- (3) **Construction Certificate Required** - In accordance with the requirements of the *EP&A Act 1979*, building or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a certifier;
  - b) a principal certifier has been appointed by the person having benefit of the development consent;
  - c) if Council is not the principal certifier, Council is notified of the appointed principal certifier at least two (2) days before building work commences;
  - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
  - e) the principal certifier is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (4) **Sign of Principal Certifier and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited,
  - b) the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and
  - c) the name, address and telephone number of the principal certifier for the work.
- The sign must be maintained while the work is being carried out and removed when the work has been completed.
- (5) **Public Liability Insurance** - The owner or contractor shall take out a Public Liability Insurance Policy with a minimum cover of \$20 million in relation to the occupation of, and works within, public property (i.e. kerbs, gutters, footpaths, walkways, reserves, etc) for the full duration of the proposed works. Evidence of this Policy shall be provided to Council and the certifier.

- (6) **Site is to be Secured** - The site shall be secured and fenced.
- (7) **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](http://www.sydneywater.com/tapin) to apply.

A copy of the approval receipt from Sydney Water must be submitted to the principal certifier.

- (8) **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.
- (9) **Dilapidation Report – Council Property** - A dilapidation report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the site shall be prepared. The report must be submitted to the principal certifier and Council at least 2 days prior to the commencement of works.

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

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

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

- a) measures to control noise emissions from the site;
- b) measures to suppress odours and dust emissions;
- c) soil and sediment control measures;
- d) measures to control air emissions that includes odour;
- e) measures and procedures for the removal of hazardous materials that includes waste and their disposal;



- f) any other recognised environmental impact;
  - g) work, health and safety; and
  - h) community consultation.
- (13) **Construction Noise Management Plan** – A construction noise management plan shall be provided to the principal certifier and include the following:
- a) noise mitigation measures;
  - b) noise and/or vibration monitoring;
  - c) use of respite periods;
  - d) complaints handling; and
  - e) community liaison and consultation.
- (14) **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.
- (15) **Protection of Trees to be Retained** – Protection of trees to be retained must be strictly in accordance with AS 4970 Protection of Trees on Development Sites and as detailed on page 33 & 41-49 of the Arboricultural impact assessment and tree management plan prepared by Horticultural Management Services dated 20/10/2021. A qualified Arborist must certify that pre works tree protection measures are in place and comply with the relevant controls.
- (16) **Carpark Design** – Carpark shall be designed in accordance with AS2890.1-Off Street Carparking.

#### 4.0 - During Works

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

- (1) **Work Hours** - All work (including delivery of materials) shall be:
- restricted to between the hours of 7am to 5pm Monday to Saturday (inclusive), and
  - not carried out on Sundays or public holidays,
- unless approved in writing by Council.

- (2) **Noise During Work** - Noise levels emitted during works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW Environment Protection Authority's Environmental Noise Control Manual.

Noise levels emitted during works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW Environment Protection Authority's Environmental Noise Control Manual.

Noise levels emitted during works must comply with:

- Construction period of 4 weeks and under:  
The LAeq level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A).
- Construction period greater than 4 weeks and not exceeding 26 weeks:  
The LAeq level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).
- Construction period greater than 26 weeks:  
The LAeq level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 5 dB(A).

Alternatively, noise levels emitted during works shall be restricted to comply with the NSW Environment Protection Authority Interim Construction Noise Guidelines.

- (3) **Excavations and Backfilling** - All excavations and backfilling associated with the approved development must be executed safely and protected to prevent them from being dangerous to life or property, and in accordance with the design of a suitably qualified structural engineer.

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

- a) protect and support the building, structure or work on adjoining land from possible damage from the excavation,
- b) if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation, and
- c) give at least 7 days notice of the intention to excavate to the owner of the adjoining land before excavating.

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

The principal contractor, owner builder or any person who needs to excavate and undertake building work, shall contact 'Dial Before You Dig' prior to works

commencing, and allow a reasonable period of time for the utilities to provide locations of their underground assets.

- (4) **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, 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 principal certifier shall not permit construction works beyond the frame inspection stage until this work has been carried out.

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

- (7) **Building Height** - A survey report prepared by a registered land surveyor confirming that the building height complies with the approved plans or as specified by the development consent, shall be provided to the principal certifier prior to the development proceeding beyond frame stage.
- (8) **Survey Report** - The building shall be set out by a registered land surveyor. A peg out survey detailing the siting of the building in accordance with the approved plans shall be provided to the principal certifier prior to the pouring of concrete.
- (9) **Traffic Management Plan Implementation** - All traffic management procedures and systems identified in the approved traffic management plan shall be introduced and maintained during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.
- (10) **Site Signage** - A sign shall be erected at all entrances to the site and be maintained until the development has been completed. The sign shall be constructed of durable materials, be a minimum of 1200mm x 900mm, and read as follows:

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

The wording shall be a minimum of 120mm high and the remainder a minimum of 60mm high. The warning and fine details shall be in red bold capitals and the remaining words in dark coloured lower case letters on a white background, surrounded by a red border.

- (11) **Vehicles Leaving the Site** - The construction supervisor must ensure that:
- all vehicles transporting material from the site cover such material so as to minimise sediment transfer;
  - the wheels of vehicles leaving the site:
    - do not track soil and other waste material onto any public road adjoining the site; and
    - fully traverse the site's stabilised access point.
- (12) **Fill Compaction** - All fill must be compacted in accordance with Camden Council's current Engineering Design Specifications.
- (13) **Removal of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill/rubbish/asbestos, the waste material shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines 2014 (refer to: [www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm](http://www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm))

Once assessed, the materials shall be disposed of to a licensed waste facility suitable for that particular classification of waste. Copies of tipping dockets shall be retained and supplied to Council upon request.



- (14) **Soil, Erosion, Sediment and Water Management – Implementation** - All requirements of the erosion and sediment control plan and/or soil and water management plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.
- (15) **Location of Stockpiles** - Stockpiles of soil shall not be located on / near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect these water bodies. All stockpiles of contaminated materials shall be suitably covered to prevent dust and odour nuisance.
- (16) **Disposal of Stormwater** - Water seeping into any site excavations is not to be pumped into the stormwater system unless it complies with relevant EPA and ANZECC standards for water quality discharge.
- (17) **Delivery Register** - The applicant must maintain a register of deliveries which includes date, time, truck registration number, quantity of fill, origin of fill and type of fill delivered. This register must be made available to Council officers on request and be provided to the Council at the completion of the development.
- (18) **Fill Material (VENM)** - Prior to the importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be provided to and approved by the principal certifier.

The validation report and associated sampling location plan must:

- a) be prepared by a person with experience in the geotechnical aspects of earthworks; and
- b) be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics; and
- c) be prepared in accordance with;

Virgin Excavated Natural Material (VENM):

- i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity;" and
- ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW."
- d) confirm that the fill material;
  - i) provides no unacceptable risk to human health and the environment;
  - ii) is free of contaminants;
  - iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");

- iv) is suitable for its intended purpose and land use; and
- v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

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

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

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

Classification of Fill Material	No of Samples Per Volume	Volume of Fill (m <sup>3</sup> )
Virgin Excavated Natural Material	1 (see Note)	1000 or part thereof

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

- (19) **Offensive Noise, Dust, Odour and Vibration** - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.
- (20) **Erosion and Sedimentation Control** - Soil erosion and sedimentation controls are required to be maintained for the duration of the works. The controls must be undertaken in accordance with version 4 of the Soils and Construction – Managing Urban Stormwater manual (Blue Book).  
  
Soil erosion and sediment control measures shall only be removed upon completion of the works when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).
- (21) **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 and as detailed on page 33 & 41-49 of the Arboricultural impact assessment and tree management plan prepared by Horticultural Management Services dated 20/10/2021. A qualified Arborist must be present on site to direct and advise on works that have a potential to impact site trees. SRZ and TPZ calculations are to be taken from Tree Identification assessment summary (pages 21-27) of the approved arborist report under this development consent.
- (22) **Unexpected Finds Contingency (General)** - Should any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc.) be encountered during any stage of works (including earthworks, site preparation or construction works, etc.), such works shall cease immediately until a certified contaminated land consultant has been contacted and conducted a thorough assessment.

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

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

- (23) **Relics Discovery During Works** – If any relic surviving from the past is uncovered during the work that could have historical significance (but is not an aboriginal object):
- all work must stop immediately in that area;
  - Heritage NSW must be advised of the discovery in writing in accordance with Section 146 of the *Heritage Act 1977*, and
  - any requirements of Heritage NSW must be implemented.
- (24) **Aboriginal Objects Discovered During Works** – If any Aboriginal object (including evidence of habitation or remains) is discovered during the work:
- all excavation or disturbance of the area must stop immediately in that area,
  - Heritage NSW must be advised of the discovery in writing in accordance with Section 89A of the *National Parks and Wildlife Act 1974*, and
  - any requirements of Heritage NSW must be implemented.
- (25) **Acoustic Barrier** – A solid barrier is to be provided along the eastern boundary as depicted by the stone gabion wall shown in the architectural plans. The barrier is to be of solid construction with a height of at least 1.8m.

#### 5.0 - Prior to Issue of an Occupation Certificate

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

- (1) **Fire Safety Certificates** - A Fire Safety Certificate shall be provided to the principal certifier in accordance with the requirements of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
- (2) **Waste Management Plan** - The principal certifier shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.
- (3) **Waste Collection Contract** - The building owner shall ensure that there is a contract with a licensed contractor for the removal of all waste. A copy of the contract is to be held on the premises at all times.
- (4) **Positive Covenant – OSD / On Site Retention / Water Quality Facility** - A positive covenant shall be created under Section 88E of the *Conveyancing Act 1919* burdening the owner(s) with a requirement to maintain the on-site detention, water quality facility and on-site retention/re-use facilities on the property, prior to the issue of an Occupation Certificate.

The terms of the Section 88E instrument with positive covenant shall include the following:

- a) the Proprietor of the property shall be responsible for maintaining and keeping clear all pits, pipeline s, trench barriers and other structures;
- b) the proprietor shall have the facilities inspected annually by a competent person;
- c) the Council shall have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order the facilities; and
- d) The registered proprietor shall indemnify the Council and any adjoining land owners against damage to their land arising from the failure of any component of the OSD and OSR, or failure to clean, maintain and repair the OSD and OSR.

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

- (5) **Stormwater – Plan of Management (POM)** - The registered proprietor of the land shall prepare a Plan of Management (POM) for the on-site detention facilities. The POM shall set out all design and operational parameters for the detention facilities including design levels, hydrology and hydraulics, inspection and maintenance requirements, and time intervals for such inspection and maintenance. The POM shall be provided to the principal certifier for approval.
- (6) **Survey Certificate** - A registered surveyor shall prepare a Survey Certificate to certify that the location of the building in relation to the allotment boundaries complies with the approved plans or as specified by this consent. The Survey Certificate shall be provided to the satisfaction of the principal certifier.
- (7) **Compliance with Acoustic Requirements** - Documentary evidence shall be provided to the principal certifier confirming the building/s has been constructed in accordance with the approved acoustic report titled '*DA Acoustic Report for BJ Legge Pty Ltd*', prepared by West & Associates Pty Ltd, dated 11 February 2022, reference No. 22030, Issue C.
- (8) **Driveway Crossing Construction** – A footpath crossing (where required) and a driveway crossing shall be constructed in accordance with this development consent and the driveway crossing approval prior to use or occupation of the development.
- (9) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the principal certifier:
  - a) Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development;
  - b) Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.



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

- (10) **External Walls and Cladding Flammability** – The external walls of the building, including attachments, must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of an Occupation Certificate principal certifier must:
- a) be satisfied that suitable evidence is provided to demonstrate that the products and systems used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the relevant requirements of the NCC; and
  - b) ensure that the documentation relied upon in the approval processes includes an appropriate level of detail to demonstrate compliance with the NCC as built.
- (11) **Reinstate Verge** - The applicant shall construct and/or reconstruct the unpaved verge area with grass, species and installations approved by Council.
- (12) **Completion of Landscape Works** - All landscape works, including the removal of noxious weed species, are to be undertaken in accordance with the approved landscape plan and conditions of this development consent.
- (13) **Inspection of Existing Street Trees** – All existing street trees must be inspected by Council to ensure that they are undamaged and in a healthy condition.
- (14) **Works As Executed Plan** - Works As Executed Plans shall be prepared and provided in accordance with Council's Engineering Specifications.
- Digital data must be in AutoCAD .dwg or .dxf format, and the data projection coordinate must be in (GDA94.MGA zone 56).
- (15) **Food Premises** – Council shall be notified that the premises is being used for the preparation, manufacture or storage of food for sale, or food intended for sale. A 'Notification of Food Premises' form can be found on Council's website.
- (16) **Operation of On-site Sewage Management** – An 'Approval To Operate' a Sewage Management System' under Section 68 of the *Local Government Act 1993* shall be obtained from Council.

## 6.0 - Ongoing Use

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

- (1) **Number of Employees** - The number of people working on the premises shall not exceed 25 persons at any given time.
- (2) **Removal of Graffiti** - The owner/manager of the site is responsible for the removal of all graffiti from the building and fences within 48 hours of its application.

- (3) **Hours of Operation** - The property is only to be open for business and used for the purpose approved within the following hours:

Day	Hours of Operation
Monday	6:30am – 6:30pm
Tuesday	6:30am – 6:30pm
Wednesday	6:30am – 6:30pm
Thursday	6:30am – 6:30pm
Friday	6:30am – 6:30pm
Saturday	No Operation.
Sunday and Public Holidays	No Operation.

- (4) **Loading to Occur on Site** - All loading and unloading operations are to be carried out wholly within the building/site.

The loading dock (if provided) shall be used for loading and unloading operations in connection with the approved use.

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

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

treatments.

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

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

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

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

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

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

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

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

- (14) **Outdoor Play Area** – The outdoor play area shall not be used prior to 7am.
- (15) **Manoeuvring of Vehicles** – All vehicles shall enter and exit the site in a forward direction. The maximum vehicle size to access the site is limited to a Medium Rigid Vehicle.
- (16) **Number of Children** – The centre is approved to accommodate a maximum of 94 children. The centre must not accommodate more than 70 children over the age of two years at one time due to the capacity of the onsite sewerage management system.
- (17) **Garbage Collection and Deliveries** – Garbage collection and deliveries to the centre must be carried out between 7:00am – 6:00pm.
- (18) **Approved Signage Maintenance** – The approved signs shall be maintained in a presentable and satisfactory state of repair. Where illumination has been approved, the level of illumination and/or lighting intensity used to illuminate the sign/s shall comply with AS 1158 and AS 4282.
- (19) **Windmill Structure** – The windmill within the rear setback must not be used for electricity purposes at any given time.

State Environmental Planning Policy No. 64 Advertising and Signage (SEPP 64)**Assessment Criteria**

The following table outlines the manner in which the proposed signage satisfies the assessment criteria of SEPP 64.

<b>State Environmental Planning Policy No.64 Advertising and Signage</b>		
<b>1</b>	<b>Character of the area</b>	<b>Compliant</b>
	<i>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</i>	Yes
	<i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i>	Yes
<b>2</b>	<b>Special areas</b>	
	<i>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</i>	Yes
<b>3</b>	<b>Views and vistas</b>	
	<i>Does the proposal obscure or compromise important views?</i>	Compliant
	<i>Does the proposal dominate the skyline and reduce the quality of vistas?</i>	Compliant
	<i>Does the proposal respect the viewing rights of other advertisers?</i>	Compliant
<b>4</b>	<b>Streetscape, setting or landscape</b>	



State Environmental Planning Policy No. 64 Advertising and Signage (SEPP 64)

CLPP01

Attachment 2

<i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i>	The proposed scale and location of the sign is appropriately sized and in proportion with other structures located on site and in the immediate vicinity of the site. Given that the wider streetscape contains a number of mature planting, it is unlikely the sign will dominate the street frontage.	Yes
<i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i>	Proposed finishes of both signs are generally consistent with other signs and structures located in proximity to the site. Therefore, the sign is likely to contribute to the visual interest of the site and wider streetscape.	Yes
<i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i>	One wall mounted and hanging sign is proposed within the development site. Given the size of the lot, proposed signs will not result in excess clutter via the public domain.	Yes
<i>Does the proposal screen unsightliness?</i>	The proposal does not screen unsightliness.	Compliant
<i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i>	The signs will not protrude above any significant buildings, structures or tree canopies on site or in the immediate vicinity.	Compliant
<i>Does the proposal require ongoing vegetation management?</i>	The signs do not require ongoing vegetation management.	Not applicable.
<b>5 Site and building</b>		
<i>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</i>	Yes. The signs are proportional to the setting of the childcare centre and will not detract from the overall amenity of the site or the wider streetscape.	Yes
<i>Does the proposal respect important features of the site or building, or both?</i>	Yes. The signs respects the rural residential nature of the wider Cobbitty Village.	Yes
<i>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</i>	Yes. The sign is fair representation of the proposed use and responds to the rural character of the wider streetscape.	Yes
<b>6 Associated devices and logos with advertisements and advertising structures</b>		
<i>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</i>	Not proposed.	Not applicable.
<b>7 Illumination</b>		
<i>Would illumination result in unacceptable glare?</i>	The signs will contain internally mounted LED lighting which is required for backlighting of metal cut-outs within the signage panels only. A standard condition is recommended in the consent to ensure that signs are maintained in accordance with AS1158 and AS 4282. Consequently, the signs will not result in unacceptable glare.	Compliant.
<i>Would illumination affect safety for pedestrians, vehicles or aircraft?</i>	The level of LED backlighting will have no effect to the safety for pedestrians, vehicles or aircrafts. As noted, a standard condition is recommended in the	Compliant.

State Environmental Planning Policy No. 64 Advertising and Signage (SEPP 64)

<p><i>Would illumination detract from the amenity of any residence or other form of accommodation?</i></p> <p><i>Can the intensity of the illumination be adjusted, if necessary?</i></p> <p><i>Is the illumination subject to a curfew?</i></p>	<p>consent to ensure both signs are maintained in accordance with the appropriate Australian standards. However due to the proximity to the road the pole sign is conditioned to have no illumination.</p> <p>Proposed illumination is at an appropriate level and will not detract from the amenity of any residence or other forms of accommodation.</p> <p>The intensity of illumination can be adjusted if necessary.</p> <p>A curfew is not proposed nor is required.</p>	<p>Compliant.</p> <p>Compliant.</p> <p>Not applicable.</p>
<b>8 Safety</b>		
<p><i>Would the proposal reduce the safety for any public road?</i></p>	<p>The proposed sign will not impact upon motorists travelling on Cobbitty Road and surrounding road networks, subject to conditions.</p>	<p>No – the proposal is compliant.</p>
<p><i>Would the proposal reduce the safety for pedestrians or bicyclists?</i></p>	<p>Given the siting, size and design of both signs, it is unlikely there will be any adverse impacts to the safety of pedestrians and/or bicyclists.</p>	<p>No – the proposal is compliant.</p>
<p><i>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</i></p>	<p>Given the size and location of both signs, it is likely the sign will obscure any sightlines from public areas or have any adverse impacts to the safety of pedestrians and/or motorists.</p>	<p>No – the proposal is compliant.</p>

CLPP01

Attachment 2

State Environmental Planning Policy (Educational Establishments and Child Care Centres) 2017

CLPP01

Attachment 3

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017		
Part 3 Early Education and Care Facilities – Specific Development Controls		
Clause	Assessment	Compliance
<p><b>22 Centre-based child care facility – concurrence of Regulatory Authority required for certain development.</b>  <i>This clause applies to development for the purpose of a centre-based child care facility if the floor area of the building or place does not comply with regulation 107 or 108 of the Education and Care Services National Regulations.</i></p>	<p>The site is proposed to accommodate 94 children and therefore a minimum of 305.5m<sup>2</sup> of unencumbered indoor space and 658m<sup>2</sup> of outdoor space is required. The development provides a minimum of <b>413.2m<sup>2</sup> indoor and 1558m<sup>2</sup> outdoor unencumbered space</b>. As such, concurrence and/or the subsections contained under this clause is not applicable for the subject proposal.</p>	<p>Yes</p>
<p><b>23 Centre-based child care facility—matters for consideration by consent authorities</b>  <i>Before determining a development application for development for the purpose of a centre-based child care facility, the consent authority must take into consideration any applicable provisions of the Child Care Planning Guideline, in relation to the proposed development.</i></p>	<p>A detailed assessment is provided in the table below. In response to this assessment, the development is considered to be generally compliant with the relevant matters contained in the Child Care Planning Guidelines.</p>	<p>Refer to the tables below.</p>
<p><b>25 Centre-based child care facility—non-discretionary development standards</b>  <b>Location</b> — <i>The development may be located at any distance from an existing or proposed early education and care facility.</i></p>	<p>Council has raised no objection to occupy a childcare centre on the subject site.</p>	<p>The development is compliant.</p>
<p><i>For development to which regulation 107 or 108 applies — the unencumbered area of indoor space and the unencumbered area of outdoor space for the development complies with the requirements of those regulations.</i></p>	<p>As noted above, the development is compliant with Regulation 107 and 108 of the <i>Education and Care Services National Regulations</i>.</p>	<p>The development is compliant.</p>
<p><b>Site area and site dimensions</b> — <i>the development may be located on a site of any size and have any length of street frontage or any allotment depth.</i></p>	<p>Given that the development has adequately demonstrated that the site can operate where there will be minimal adverse impacts to the site and surrounding allotments, no concerns were raised by Council with regards to site area and/or the length of the front boundary line.</p>	<p>The development is compliant.</p>
<p><b>colour of building materials or shade structures</b> — <i>the development may be of any colour or colour scheme unless it is a State or local heritage item or in a heritage conservation area.</i></p>	<p>The site is a locally listed item and therefore this subsection does not apply.</p>	<p>Not applicable.</p>
<p><b>26 Centre-based child care facility—development control plans</b>  <i>A provision of a development control plan that specifies a requirement, standard or control in relation to any of the matters contained in this policy.</i></p>	<p>The Camden Council DCP contains a specific section with relation to child care centres. There are no controls and/or objectives with relation to the subsections contained in this clause.</p>	<p>Not applicable.</p>

**State Environmental Planning Policy (Educational Establishments and Child Care Centres)**  
**2017**

<b>Child Care Planning Guideline</b>		
<b>3. Matters for Consideration</b>		
<b>Section</b>	<b>Assessment</b>	<b>Compliance</b>
<p><i>For proposed developments in or adjacent to a residential zone, consider:</i></p> <ul style="list-style-type: none"> <li>- <i>The acoustic privacy impacts of the proposed development on residential properties.</i></li> </ul>	<p>Lots to the east (via Chittick Lane) of the subject site are generally occupied for residential purposes. An acoustic gabion wall is proposed on the north eastern end of the site, to reflect the recommendations of the acoustic report. The wall is bounded by soft landscaping to reduce the overall amenity impacts to adjoining residential allotments.</p>	Yes
<ul style="list-style-type: none"> <li>- <i>The setbacks and siting of buildings within the residential context.</i></li> </ul>	<p>The development proposes the following front, side and rear setbacks:</p> <ul style="list-style-type: none"> <li>- East (side – opposite Chittick Lane) – 5m (minimum)</li> <li>- West (opposite the Rectory)– 24.9m (minimum) to the rectory.</li> <li>- North (rear)– 8.57m (minimum)</li> <li>- South (front) – 51.845m (minimum)</li> </ul> <p>The above setbacks would result in a compliant design for a dwelling house in the R5 zone, pursuant to the Camden DCP.</p>	Yes
<ul style="list-style-type: none"> <li>- <i>Traffic and parking impacts of the proposal on residential amenity.</i></li> </ul>	<p>All car parking is proposed within the front setback and is sufficiently distanced from the nearest residential allotment. The application was supported by a Traffic Impact Assessment, which details that the proposed development is likely to generate an additional 75 trips during the morning peak and 66 trips during the afternoon peak (inclusive of both parents/guardians and staff members of the facility). Consequently, projected traffic movements on Cobbitty Road is unlikely to exceed 600 vehicles per hour, therefore comfortably maintaining the existing level of service imposed in Table 4-4 of the RMS publication titled 'Guide to Traffic Generating Developments, Section 4 – Interpretations of Traffic Impacts (October 2002)'. As such, the development will not require upgrades to Cobbitty Road. In addition to this, an assessment of the projected additional traffic flows to and from the subject site (via Cobbitty Road) was undertaken as part of this assessment using the SIDRA program. The assessment determined that the driveway intersection is expected to operate at Level of Service 'A,' with an average vehicle delay of 1.3 seconds per vehicle. The Degree of Saturation (operational performance of individual intersections) is anticipated to be below 0.7 and therefore represents a satisfactory intersection operation. The Traffic Impact Assessment was reviewed by Councils Traffic Engineers, where no concerns were raised, subject to the imposition of recommended conditions of consent.</p>	Yes
<p><i>When selecting a site, ensure that:</i></p> <ul style="list-style-type: none"> <li>- <i>the location and surrounding uses are compatible with the proposed development or use.</i></li> </ul>	<p>The surrounding context contain a mix of educational establishments including Cobbitty Public School and other childcare centres, residential allotments and places of worships. As discussed in this assessment, the overall design and operational parameters associated with the childcare facility is unlikely to conflict with surrounding land uses.</p>	Yes
<ul style="list-style-type: none"> <li>- <i>the site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazards.</i></li> </ul>	<p>The site is bushfire prone and was therefore referred to Rural Fire Services where general terms has been issued. Standard conditions are recommended in the consent to ensure ongoing compliance with the general terms of approval. Further, a sufficient drainage design has been established for the subject site in accordance with Councils Engineering Specifications, which will therefore</p>	Yes

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## State Environmental Planning Policy (Educational Establishments and Child Care Centres)

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<p>- there are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous materials remediation is needed.</p>	<p>limit opportunities for onsite flooding. The site is not identified as or subject to flooding, land slips and/or coastal hazards.</p> <p>The application was accompanied by a Phase 2 Contamination Assessment, which noted that the site is unlikely to present a risk of harm to human health and/or the environment. Further, the report concluded that the site is considered suitable for the proposed development.</p>	<p>Yes</p>
<p>A child care facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions arising in proximity to hazardous sites.</p>	<p>The site is bounded by places of worship, educational establishments and residential uses which are all considered to be non-hazardous.</p>	<p>Yes</p>
<p><b>Objective:</b> To ensure the childcare facility is compatible with the local character and surrounding streetscape.</p>	<p>The design of the built form is generally consistent with the rural character of the wider Cobbitty Village through the incorporation of a sympathetic roof design with finishes including stone gladding and timber look cladding and framing. Further, the built form is single storey and is bounded by post and rail fencing to ensure the overall amenity of the streetscape is not compromised. This is generally consistent with other developments in proximity to the site.</p>	<p>Yes</p>
<p><b>Objective:</b> To ensure there is a clear delineation between the childcare facility and public spaces.</p>	<p>As noted above, the childcare centre is proposed to be bounded by post and rail style fencing which will contribute to the rural character of the area. In addition to this, tree planting is provided to further soften the density of the development via the public domain, whilst still ensuring that significant views will not be compromised. A separate pedestrian access is provided on the Cobbitty Road frontage, separate from the rectory entrance. Consequently, there is a clear delineation between the childcare centre, adjoining land uses and the public domain.</p>	<p>Yes</p>
<p><b>Objective:</b> To ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain.</p>	<p>Boundary fencing will consist of post and rail, which is generally consistent with the rural character of the wider Cobbitty Village. The gabion wall sought on the north eastern end of the site will be screened with tree planting to minimise any adverse amenity impacts. As such, the development is unlikely to compromise and/or detract from the overall character of the area.</p>	<p>Yes</p>
<p><b>Objective:</b> To respond to the streetscape and site, while optimising solar access and opportunities for shade.</p>	<p>The built form is single storey and will consist of tree planting along the side boundaries to prevent opportunities for direct overlooking onto the adjoining properties. Further, sufficient setbacks have been provided to ensure that any potential impacts to adjoining properties are kept to a minimum. The front and rear ends of the site will consist of tree planting that will provide opportunities for shade, without compromising significant view lines identified for the Rectory. Overall, the development has sufficiently responded to the streetscape and the site.</p>	<p>Yes</p>
<p><b>Objective:</b> To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining building is minimised.</p>	<p>The site is bounded by a church to the west and residential allotments to the east. The lot to the north is currently vacant. As noted above, the development is sufficiently set back from adjoining land uses and has designed to minimise any potential impacts to adjoining land uses.</p>	<p>Yes</p>
<p><b>Objective:</b> To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.</p>	<p>The development provides a minimum setback of 5m to the eastern boundary, 8.57m to the rear and 51.845m to the front boundary line. This is compliant with the dwelling setback controls imposed in the Camden DCP for the R5 zone. There are no setback controls for a commercial development or educational establishment in any relevant environmental planning instrument and the Camden DCP.</p>	<p>Yes</p>

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<b>Objective</b> – To ensure that the built form, articulation and scale of development relates to its context and buildings are well designed to contribute to an areas character.	The built form is single storey, with a skillion roof form and setbacks that are compliant for a dwelling house in the R5 zone (pursuant to the Camden DCP). This is generally consistent with other buildings in the immediate vicinity of the subject site in terms of scale, form and articulation. As such, the overall character of the development will not be compromised.	Yes
<b>Objective</b> – To ensure that child care facilities are designed to be accessible by all potential users.	Safe access into the site will be provided via a separate entry point for both motorists and pedestrians via the public domain. These access points will not conflict with the church site or residential allotments located to the east via Chittick Lane. A continuous path of travel to and from the car parking area into the main entrance is provided, separate from the driveway to prevent opportunities for potential conflict.	Yes
<b>Objective</b> – To provide landscape design that contributes to the streetscape and amenity.	Sufficient landscaping has been provided across the development site that will screen the density via the public domain and adjoining land uses whilst still ensuring that significant views to and from the Rectory will not be comprised.	Yes
<b>Objective</b> – To protect the privacy and security of children.	The site will be screened by boundary fencing on all elevations to prevent direct access into the development site via the outdoor play area which is located at the rear. Further, the development has been designed to ensure that casual surveillance is maximised at all times via the public domain.	Yes
<b>Objective</b> – To minimise impacts on privacy of adjoining properties.	As noted, the site will be screened by boundary fencing and tree planting to maximise privacy of the adjoining properties.	Yes
<b>Objective</b> – To minimise the impact of childcare facilities on the acoustic privacy of neighbouring residential developments.	To the east of the site are residential allotments. The application was accompanied by an Acoustic report, which recommended the imposition of a gabion wall on the north eastern end of the site, to screen the play area. This is shown on the relevant architectural plans and will be imposed by way of a recommended condition of consent.	Yes
<b>Objective</b> – To protect the privacy and security of children attending the facility.	The site has been designed in a way where there are minimal opportunities for direct overlooking via the public domain given that tree planting and boundary fencing is provided on all boundary lines.	Yes
<b>Objective</b> – To ensure that outside noise levels on the facility are minimised to acceptable levels.	The development has been designed where the outdoor play area and cot rooms are located at the rear of the site, away from Cobbitty Road. The application was also accompanied by an Acoustic Report, which recommended that a gabion wall is provided on the north eastern end of the site to maximise the acoustic amenity of adjoining residential allotments via Chittick Lane. The acoustic report was reviewed by Councils Environmental Health Officer where no concerns were raised, subject to the imposition of recommended conditions of consent.	Yes
<b>Objective</b> – To minimise the impact of the child care facility on the amenity of neighbouring residential developments.	Hours of operation are proposed to be 6:30am to 6:30pm, Monday to Fridays. No operation is sought on weekends and/or public holidays. Whilst the site is located east of residential allotments (on Chittick Lane), the hours are considered appropriate given there are a large number of non-residential uses that also surround the site. Further, the provided acoustic report recommends the imposition of a gabion wall on the north eastern end of the site, to ensure that adverse acoustic impacts to adjoining residential allotments are kept to a minimal. Further, the report also notes that outdoor play from the hours of 7:00am to 6:30pm will be within the appropriate noise criteria. To prevent any adverse impacts to nearby residents and ensure the development remains compliant with the relevant acoustic requirements for residential developments, a condition is recommended in the	Yes

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	consent, where no outdoor play is permitted earlier than 7:00am and after 6:30pm.	
<b>National Quality Framework Assessment Checklist</b>		
<b>Regulation 104</b> – Fencing or barrier that encloses outdoor spaces.	The application was accompanied by fencing plans which indicates the following details: <ul style="list-style-type: none"> <li>- West (facing the rectory) – 1.25m maximum, containing post and rail.</li> <li>- North (rear) and West (part) – 1.8m containing post and horizontal metal piers.</li> <li>- South (front) and east (facing residential allotments) – 1.25m maximum height, consisting of post and rail. An entry and security gate is provided for pedestrians and vehicles on the Cobbitty Road frontage only.</li> </ul>	Yes
<b>Regulation 106</b> – Laundry and hygiene facilities.	A laundry facility is provided within the development, which is a sufficiently distance from the children play areas. The location and operation of the laundry is unlikely to impose a risk to the health and safety of children.	Yes
<b>Regulation 107</b> – Unencumbered indoor space. 3.25m <sup>2</sup> per child.	The development proposes a maximum of 94 children and therefore, a minimum of 305.5m <sup>2</sup> of internal space is required. A minimum of <b>349.22m<sup>2</sup></b> of internal space is provided within the facility.	Yes
<b>Regulation 108</b> – Unencumbered outdoor space. 7m <sup>2</sup> per child.	The development proposes a maximum of 94 children and therefore, a minimum of 658m <sup>2</sup> of outdoor space is required. A minimum of <b>1558.00m<sup>2</sup></b> of outdoor space is provided within the development site.	Yes
<b>Regulation 109</b> – Toilet and hygiene facilities.	The development provides sufficient toilet and washing areas that can be used by the children at the facility. These areas are directly accessible via the outdoor and internal play areas.	Yes
<b>Regulation 110</b> – Ventilation and Natural Light	The site is north facing and therefore will be able to achieve sufficient ventilation and natural lighting into all habitable areas within the development site.	Yes
<b>Regulation 111</b> – Administrative Space	An administration area is provided at the entrance of the facility where there are opportunities for conducting private conversations with parents.	Yes
<b>Regulation 112</b> – Nappy Changing Facilities	A separate nappy changing area is provided in the 0-2 year section of the building, where there is adequate area for changing at least one nappy at a time.	Yes
<b>Regulation 113</b> – Outdoor Space – Natural Environment	The outdoor play area has been designed where there will be opportunities for children to explore the natural environment.	Yes
<b>Regulation 114</b> – Outdoor Space – Shade	Sufficient shading area is provided under proposed shelters, located within the rear setback.	Yes
<b>Regulation 115</b> – Premises designed to facilitate supervision.	As noted, all areas including nappy changing and toilets are generally opened and will therefore permit for regular supervision of children at all times.	Yes

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

Camden Local Environmental Plan 2010		
Clause	Assessment	Compliance
<p><b>Part 2 Permitted or Prohibited Development R5 Large Lot Residential – The objectives of the zone are as follows:</b></p> <ul style="list-style-type: none"> <li>- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.</li> <li>- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.</li> <li>- To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> </ul>	<p>The development relates to the construction of a single storey child care centre, which is permissible with development consent in the zone. The proposed built form is a contemporary rural style finish, consisting of sympathetic colours and materials. Significant architectural design features including a skillion and offset gable roof form that is well articulated on all elevations is also proposed to ensure the rural and heritage character is not compromised. Whilst the development is not classified as a residential development, the proposal is considered to be sympathetic to the existing rural setting and is unlikely to have any adverse impacts to nearby environmentally sensitive locations or the scenic quality identified for the site and surrounding context. Given that the development has been designed to reflect the rural context and has imposed appropriate amenity, acoustic and privacy measures, it is unlikely that the proposed use of the site will conflict with adjoining land uses.</p> <p>The proposed childcare centre will provide essential care for children which is an increasing demand for residents of the growing urban area. Drainage and wastewater management has been sufficiently designed for the intended use and capacity of the site, which therefore ensures that there is not an increasing demand for supportive infrastructure.</p> <p>Subject to the above assessment, the development is considered to be generally consistent with the relevant objectives for the R5 zone.</p>	Yes
<p><b>2.7 Demolition requires development consent</b> The demolition of a building or work may be carried out only with development consent.</p>	Development consent is sought for the removal of two trees located within the development site.	Yes
<p><b>4.3 Height of building</b> The site is subject to a maximum building height of <u>9500mm</u>.</p>	<p>The built form proposes a maximum building height of <b>9.35m</b>. It is however noted that the proposed chimney feature (at the front entrance) encroaches a maximum of 350mm above the proposed built form (see <b>Figure 1</b> below). This results in a 200mm encroachment above the 9.5m development standard. As such, the minor encroachment of the chimney feature is assessed under Section 5.6 of this policy. A detailed assessment is provided below.</p> <p>Additionally, it is arguable that the feature is a chimney and therefore excluded from height of building control by virtue of the definition.</p>  <p><b>Figure 1</b> – Proposed front elevation where the architectural roof feature that exceeds the 9500mm height limit is outlined in red.</p>	Yes – Subject to the assessment provided under Section 5.6 of this policy.
<p><b>5.6 Architectural roof features</b> The objectives of this clause are as follows to provide flexibility in building height limits where architectural roof features result in minor encroachments.</p>	<p>The built form proposes a maximum building height of 9.35m, which is compliant with the 9.5m development standard, pursuant under clause 4.3 of this policy. It is however noted that a minor encroachment of up to 350mm maximum (above the maximum building height of the proposed built form)</p>	Applicable to this assessment.

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

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<p><i>Development that includes an architectural roof feature that exceeds, or causes a building to exceed, the height limits set by clause 4.3 may be carried out, but only with development consent.</i></p>	<p>is sought for the chimney structure only (see <b>Figure 1</b> above). Consequently, the chimney is situated a maximum of 9.7m above the natural ground level, protruding 200mm above the building height limit. This is considered to be a minor encroachment relating to the proposed roof feature.</p>	<p>Applicable for the subject development.</p>
<p><i>Development consent must not be granted to any such development unless the consent authority is satisfied that—</i></p> <p><i>(a) the architectural roof feature—</i></p> <p><i>(i) comprises a decorative element on the uppermost portion of a building, and</i></p> <p><i>(ii) is not an advertising structure, and</i></p> <p><i>(iii) does not include floor space area and is not reasonably capable of modification to include floor space area, and</i></p> <p><i>(iv) will cause minimal overshadowing, and</i></p>	<p>Development consent is sought under this clause to enable the chimney feature to encroach 200mm (maximum) above the building height requirements set under clause 4.3 of this policy. The remaining built form is compliant with this development standard.</p> <p>It is satisfied that the chimney structure is sought as a design feature that is reflective of the heritage character of the wider streetscape. As such, the structure is considered to be:</p> <ul style="list-style-type: none"> <li>- a decorative element to the external facades of the proposed built form only,</li> <li>- is not an advertising structure for the proposed use of the site,</li> <li>- does not contain habitable floor area and therefore does not contribute to the overall floor space calculations, and</li> <li>- will have no adverse overshadowing impacts to the Rectory, the wider site and/or surrounding land uses.</li> </ul>	<p>Yes</p>
<p><i>(b) any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.</i></p>	<p>As noted, the proposed structure is fully integrated into the design of the roof and does not support any other features required to service the building.</p>	<p>Yes</p>
<p><b>5.9 Preservation of trees or vegetation</b></p> <p><i>A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by development consent.</i></p>	<p>Based on the above assessment, the minor encroachment of the chimney feature above the 9.5m building height allowance has satisfied the relevant subsections under this clause and can therefore be supported without requiring a 4.6 assessment.</p> <p>The proposal seeks development consent for the removal of two trees which are all located within the heritage curtilage. An Arboricultural Report accompanied the DA, noting that the removal is warranted due to the declining health and potential impacts to future patrons on site and surrounding structures. The Arboricultural Report was reviewed by Councils Tree and Landscape officer where no further concerns were raised. Standard conditions are recommended in the consent to ensure that appropriate protection measures (as recommended in the Arboricultural Report) are carried out during the construction phase of the development for trees proposed to be protected on site and in the immediate vicinity.</p>	<p>Yes</p>
<p><b>5.10 Heritage conservation</b></p> <p><i>Requirement for consent Development consent is required for demolishing or moving any of the following or altering the exterior (including, in the case of a building, making changes to its detail, fabric, finish or appearance) of a heritage item.</i></p>	<p>The site is a locally listed heritage item, pursuant to Schedule 5 of the Camden LEP. A Conservation Management Plan has been prepared for the site and therefore the development was considered against all the relevant design guidelines to ensure the overall significance of the site is not compromised. A heritage impact statement was provided with this DA, where a detailed assessment of the proposal was provided. Overall, the following matters were considered for the subject proposal:</p> <ul style="list-style-type: none"> <li>- The development has considered the long-term site strategy imposed in the Conservation Management Plan for the Rectory by encouraging development of the eastern end of the site that is appropriately scaled and will promote an active use to strengthen to central village area of Cobbitty.</li> <li>- The proposed use of the site is compatible with the church.</li> </ul>	<p>Yes</p>



Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

<p><i>Erecting a building on land on which a heritage item is located or that is within a heritage conservation area.</i></p>	<ul style="list-style-type: none"> <li>- The development has been designed where it contributes to the visual amenity of the site and the wider rural-heritage character through the imposition of unique architectural features and chosen colours and finishes.</li> <li>- The development has been appropriately setback from all boundary lines to ensure there are minimal adverse impacts to adjoining land uses. This will retain the visual connection and heritage significance of the subject site and surrounding land uses.</li> <li>- The built form provides a sufficient level of articulation to all façades which minimises the overall bulk of the development.</li> </ul> <p>The application was reviewed by Councils heritage advisor where no concerns were raised, subject to the imposition of recommended conditions of consent.</p> <p>The development relates to the construction of a single storey built form within the heritage curtilage of the Rectory. The removal of any built forms associated with the heritage building is not sought. As noted above, the application was accompanied by a Heritage Impact Statement and was reviewed by Councils Heritage Advisor where no concerns were raised, subject to the imposition of recommended conditions of consent.</p>	<p align="center">Yes</p>
<p><b>7.4 Earthworks</b> <i>Development consent is required for earthworks.</i></p>	<p>Minor earthworks are required to achieve a generally flat surface to facilitate the proposed built form.</p>	<p align="center">Yes</p>
<p><b>7.5 Childcare Centres</b> <i>Before granting development consent to the erection of a child care centre on land in Zone R5 Large Lot Residential the consent authority must consider whether the land:</i></p> <ul style="list-style-type: none"> <li>- has an area of not less than 1,200 square metres, and</li> <li>- has a boundary that adjoins an existing or proposed classified road.</li> </ul>	<p>The site is zoned R5 Large Lot Residential with a total site area of 1.44Ha and is directly accessible via Cobbitty Road which is not an existing or proposed classified road. The development is therefore compliant with this clause.</p>	<p align="center">Yes</p>

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Attachment 4

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

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Camden Development Control Plan 2019		
Section	Assessment	Compliance
<p><b>2. General Land Use Controls</b></p> <p><b>2.1 Earthworks</b></p> <p><i>Building work should be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill.</i></p> <p><i>Building work must be designed to ensure minimal cut and fill is required for its construction phase.</i></p> <p><i>All land forming operations should involve the use of clean fill (also known as Virgin Excavated Natural Material or 'VENM'). The VENM must also meet the same salinity characteristics of the receiving land. Council may consider alternatives to VENM on merit.</i></p>	<p>Whilst the site is relatively flat, minor cut and fill works are required to achieve a generally flat surface that to accommodate the proposed building. The extent of cut and fill is considered appropriate in that it generally reflects the natural topography of the site and is unlikely to have any adverse impacts to adjoining allotments. In response to the above, retaining walls are not required to facilitate the development.</p> <p>As noted above, minor cut and fill is required during the construction phase of the development. The scope of cut and fill will not require retaining walls within the development site. As such, the adverse impacts to the site and surrounding allotments will be kept to a minimal.</p> <p>No external fill is required to be transported on site as the site is generally flat. However, a standard condition is recommended, requiring the use of VENM material in the event that clean fill is required to be transported to the subject site.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
<p><b>2.2 Salinity Management</b></p> <p><i>Groundwater recharge is to be minimised.</i></p> <p><i>All development, where saline and sodic soils are identified, must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development.</i></p> <p><i>All sediment and erosion controls are to be installed prior to the commencement of any works and maintained throughout the course of construction until disturbed areas have been revegetated/ established.</i></p> <p><i>Where salinity is identified on the site and a salinity report is prepared the report must also contain a Salinity Management Plan having regard to the following issues and construction requirements from Australian Standards contained in the Camden DCP.</i></p>	<p>The front end of the development will drain to a pipe inlet which is located on the southern end of the site, connecting to the kerb. The rear of the development will drain to the rainwater and stormwater tanks, that are located on the north and northwestern ends of the site. The proposed drainage plan will therefore minimise opportunities for groundwater recharge.</p> <p>The development application was accompanied by a Salinity Management Plan which indicates that the site is non-saline and that earthworks can be carried out without the need for a saline soils management plan.</p> <p>Standard conditions are recommended in the consent to ensure that appropriate erosion and sediment control measures are implemented prior to the commencement of works.</p> <p>A Geotechnical and Salinity Investigation accompanied the Development Application, where 14 samples from seven boreholes across the site. The report indicates that the site is non-saline and that earthworks can be carried out without the need for a saline soils management plan. Further, recommendations and general strategies to be implemented during the construction phase were provided in the report, and as such, can be conditioned in conjunction with Councils Engineering Specifications. The application was reviewed by Councils Environmental Health Officer where no concerns were raised on the recommendations and strategies provided in the report, subject to the imposition of recommended conditions of consent.</p>	<p>Yes</p> <p>Not applicable.</p> <p>Yes</p> <p>Yes</p>
<p><b>2.3 Water Management</b></p> <p><i>All development must demonstrate compliance with the relevant provisions of Council's Engineering Specifications including requirements for detention, drainage and water sensitive urban design.</i></p>	<p>A standard condition is recommended in the consent, requiring all works to be carried out in accordance with Councils Engineering Specifications.</p>	<p>Yes</p>

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

<p><b>2.4 Trees and Vegetation</b>  <i>A person must not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy a tree or vegetation without approval from Council authorising such works.</i></p> <p><i>If the Council receives an application to remove a tree, it must notify adjoining land owners in accordance with Part 1 of this DCP if, in Council's opinion, it may significantly impact on local amenity.</i></p> <p><i>Council must not grant an approval unless it has taken into consideration the subsections contained in this DCP.</i></p> <p><i>If an approval is granted for the removal of a tree or vegetation, up to four (4) replacement trees are required to be planted for every tree removed.</i></p>	<p>As noted above, the development includes the removal of Tree No.14 and 19 due to its declining health, WH&amp;S risks and potential impacts to surrounding structures and trees. The application was accompanied by an Arborist Report, which detailed the current health standards of both trees. This report was reviewed by Councils Tree and Landscape Officer, where the removal is supported, subject to replacement planting within the development site. Standard conditions are recommended to ensure ongoing compliance.</p> <p>The application was notified in accordance with the Camden Community Participation Plan for a minimum of 14 days. Following a detailed assessment, the application was re-notified which detailed the retention of Tree No. 8, 16, 17 and 18 that were originally sought for removal. All details associated with the tree removal was provided with the re-notification package.</p> <p>Whilst Tree No.19 holds heritage value, a detailed assessment of this tree has confirmed that the retention and/or pruning will create safety hazards to future patrons on site. As such, the removal is warranted to comply with relevant WH&amp;S requirements. The application was reviewed by Councils Tree and Landscape Officer and Councils Heritage Advisor where no concerns were raised with regards to the removal of Tree No.19, subject to appropriate replacement planting. Standard conditions are recommended in the consent to ensure ongoing compliance.</p> <p>Additional trees will be replanted in response to the removal of Tree No.14 and 19. Councils Tree and Landscape Officer has recommended a condition of consent, which requires the preparation of a detailed Landscape Plan, which also specifies appropriate tree species to be planted within the subject site.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
<p><b>2.7 Bush Fire Risk Management</b>  <i>Development on land identified as bushfire prone on Council's Bush Fire Prone Land Map must address the bush fire protection measures in the NSW RFS publication Planning for Bush Fire Protection (or equivalent).</i></p>	<p>The site is bushfire prone and therefore the application was referred to Rural Fire Services (RFS) for comment. RFS have raised no concerns, subject to the general terms of approval. A Standard condition is recommended in the consent to ensure ongoing compliance.</p>	<p>Yes</p>
<p><b>2.12 Acoustic Amenity</b>  <i>Acoustic reports (where required), must be prepared by a suitably qualified consultant. As a minimum an acoustic report must: identify receivers; determine background noise levels (where required); establish noise criteria; provide predicted noise levels (including relevant assumptions); assess potential impacts; and consider reasonable and feasible mitigation measures.</i></p> <p><i>Development applications for child care centres and educational establishments must be accompanied by an acoustic report.</i></p> <p><i>Child care centres and educational establishments are to be designed to not exceed the following noise levels:</i></p> <ul style="list-style-type: none"> <li>- LAeq (15 minutes) noise level from children in the outdoor areas of the</li> </ul>	<p>An acoustic report accompanied the development application and was reviewed by Councils Environmental Health Officer for comment. It was confirmed that the development will comply with the relevant noise criteria during the day, subject to the imposition of the gabion wall on the northeastern end of the site. It was however noted that if children were to play outdoors prior to 7:00am, an additional acoustic barrier would be required on the northern and western boundaries. As outdoor play is not sought within these hours, the imposition of an additional acoustic barrier is not required. To ensure ongoing compliance with the relevant acoustic requirements, a condition is recommended in the consent, restricting outdoor play prior to 7:00am and outside the proposed operation hours. Subject to the imposition of this condition, no concerns were raised by Councils Environmental Health Officer from an acoustic perspective.</p> <p>An acoustic report was provided with the Development Application and reviewed by Councils Environmental Health Officer for comment. As noted above, adverse acoustic impacts are expected to be kept to a minimal, subject to the imposition of recommended conditions of consent.</p> <p>As noted above, the acoustic report indicates that noise accumulated from the external play area would be compliant for the evening and day periods and recommends that if children were to play outdoors between 6:30am and 7:00am, an additional acoustic barrier would be required on the</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

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

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<p>site must not exceed the background LA90 sound level by more than 10dBA when measured at the boundary of the nearest or most affected residential premises (or if the boundary is more than 30 metres from a residential dwelling, at the most affected point within 30 metres of a residence).</p> <p>- LAeq(15 minutes) noise levels from all other operations (i.e. car park, plant) must not exceed the background LA90 sound level by more than 5dB(A) when measured at the boundary of the nearest or most affected residential premises.</p>	<p>northern and western boundaries in order to comply with the relevant noise criteria. As outdoor play is not proposed within these hours, additional attenuation measures is not required. Consequently, a condition is recommended in the consent, restricting outdoor play prior to 7:00am in order to ensure the development remains consistent with the relevant acoustic requirements.</p> <p>Section 6 (table 12) of the acoustic report has appropriately considered vehicle noise within the development site during the operational phases. The assessment has confirmed that vehicle noise will not exceed the required noise criteria during the operational hours of the development. To ensure that garbage collection and deliveries do not occur outside the approved hours of operation, a standard condition is recommended in the consent.</p> <p>The application was reviewed by Councils Environmental Health Officer who has raised no issues with the assessment provided in the acoustic report, subject to the imposition of recommended conditions of consent.</p>	
<p><b>2.14 Waste Management</b> A Waste Management Plan (WMP) must be submitted for all new development, including demolitions, construction and the ongoing (or change of) use.</p>	<p>A waste management plan was provided with the development application, noting that all waste will be disposed of and collected via the storage area located on the front end of the subject site. The waste management plan indicates that waste will be collected by an external contractor, with a MRV or SRV. Swept path diagrams have been provided with the Traffic Impact Assessment which have indicated that waste collection can safely occur without conflicting with adjoining structures, parked cars and/or pedestrians. Standard conditions are recommended in the consent to ensure waste collection during the operational phases of the development are carried out in accordance with the Waste Management Plan provided with the DA.</p>	Yes
<p><b>2.16 Environmental Heritage</b> New buildings must be of a simple, contemporary design that avoids "heritage style" replication of architectural or decorative detail.</p> <p>New work must be easily identified as such and is required to be sympathetic to the heritage place.</p> <p>New development must be designed to interpret and complement the general form, bulk, scale, height, architectural detail and other significant elements of the surrounding heritage place.</p> <p>Colour schemes on heritage items must be appropriate and sympathetic to the building type period and architectural style.</p>	<p>The design of the proposed built form is considered to be a contemporary design that avoids the 'heritage style' replication that still contributes to the heritage character of the site and wider Cobbitty village. Specifically, the development is single storey, containing colours and finishes that are generally consistent with other developments in proximity to the site. Further, an appropriate setback from the Rectory on the western elevation has been established to ensure the development does not detract from the overall significance of the heritage item.</p> <p>The proposed built form is located on the eastern end of the site, with a minimum setback of 27m from the Rectory. The built form is single storey, comprising of metal roofing and timber truss roof framing which appropriately incorporates the Gothic Picturesque style of the Rectory, without limiting it. Given the proposed setback to the Rectory and the design of the built form, new works will be easily identifiable via the public domain, whilst also being sympathetic with the overall heritage character of the site.</p> <p>New development proposes a maximum building height of 9.35m and is setback a minimum of 24m from the Rectory. The built form is well articulated on all elevations and proposes a roof form that is sympathetic with the heritage and rural character of the site and wider streetscape. As such, it is considered that the design of the development will complement the heritage item.</p> <p>As noted above, external finishes will consist of metal roofing, timber truss roof framing and galvanised corrugated metal which is reflective on other built forms in proximity to the site.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

<p><i>New buildings need not employ traditional colour schemes but should use colours sympathetic to surrounding development and contribute to the cohesiveness of the Heritage Place.</i></p>	<p>A schedule of colours and finishes was provided with the DA. Proposed finishes and colours are considered to be sympathetic with a traditional colour scheme of the site and will therefore not detract from the overall significance of the Rectory or surrounding heritage sites. The application was reviewed by Councils Heritage Advisor where it was confirmed that the design of the development is appropriate in that adverse amenity and view impacts to the Rectory and surrounding heritage items will be minimal.</p>	
<p><i>New fences should be sympathetic to the original fencing in terms of design, materials, colour and height. If the original fence type is not known, it should be representative of the architectural period of the heritage building.</i></p>	<p>Front, side and rear boundary fencing is sought to accommodate the development. Fencing will generally consist of stone cladding, timber posts and wire to contribute to the rural heritage character of the site and surrounding allotments. These finishes are considered to be most appropriate for the rural and heritage nature of the subject site and wider Cobbitty Village.</p>	Yes
<p><i>Front gardens should predominately be landscaped in a style appropriate to the building type and to embellish the street front elevation.</i></p>	<p>Soft landscaping and the retention of existing trees is proposed within the front setback to screen the development via the public domain. Additional planting within the front setback is limited as it would block significant view lines identified for the Rectory in the Conservation Management Plan. As such, proposed landscaping within the front setback is considered most appropriate for the subject site.</p>	Yes
<p><i>Landscaping in a heritage place should, retain the original design elements, paths, significant trees and established gardens.</i></p>	<p>As noted above, two trees are sought for removal due to their declining health and adverse safety risks. The application was reviewed by Councils Tree and Landscaping Officer and Heritage Advisor where it was confirmed that the recommendations to remove Tree No.14 and 19 is supported. All other trees within the development site are sought to be retained. Standard conditions are recommended in the consent, to ensure that all other trees are protected in accordance with the Tree Management Plan (provided within the arborist report) and the relevant Australian standards.</p>	Yes
<p><i>Parking structures are not to be located in the front setback area, unless documentary evidence of their location in the front setback exists.</i></p>	<p>Although parking is sought within the front setback, no spaces are sought in front of the existing heritage item. The development is therefore compliant with this control.</p>	Yes
<p><i>Vehicle access must not impact adversely upon the architectural character and significance of buildings or the streetscape.</i></p>	<p>A separate driveway access is sought for the child care centre. Consequently, vehicle access into the site is unlikely to impact the heritage item.</p>	Yes
<p><i>Hard stand areas should be kept to a minimum.</i></p>	<p>Hard stand areas is primarily sought within the front setback of the development site, to accommodate vehicular and pedestrian access into the facility and the at-grade car parking area. Where appropriate, soft landscaped areas are provided to soften the density of the development via the public domain. As such, the provided amount of hard stance area is considered most appropriate.</p>	Yes
<p><i>Refer to Part 2.17 of this DCP for signs on Heritage Items.</i></p>	<p>A detailed assessment is provided below.</p>	See detailed assessment below.
<p><b>2.17 Signage</b> <i>The location, quantity, type, colour, design and size of all signage must not detract from the amenity and character of the land or building to which it relates.</i></p>	<p>Two business identification signs are sought on the eastern end of the subject site. Proposed external finishes will consist of laser cut metal with internal LED lighting. Proposed signage is unlikely to detract from the overall heritage significance of the site.</p>	Yes
<p><i>All signage must be consistent with the scale of the building or the property on which it is located.</i></p>	<p>Both signs are considered to be to be of an appropriate scale for the site and wider streetscape.</p>	Yes
<p><i>All signage must remain within the property boundary except in the case of a sign attached to an awning over the footpath.</i></p>	<p>Both signs are located behind the front boundary line.</p>	Yes

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

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<i>Council may require a Heritage Impact Statement to accompany a development application for signage on a heritage item prior to the granting of development consent.</i>	A heritage impact statement accompanied the development application, where a detailed assessment from a heritage perspective was provided on the subject proposal. The proposal and supportive documents were reviewed by Councils Heritage Advisor where no concerns were raised with regards to the design and/or location of both signs.	Yes
<i>The number of signs permitted must not exceed two per elevation that is visible from a public place.</i>	A total of two signs are sought to accommodate the child care centre.	Yes
<i>New signage should have minimal impact on the character of the heritage item.</i>	As noted above, the signs are located a sufficient distance from the heritage built form and therefore is unlikely to detract from the overall significance of the site. Further, the sign will consist of a low scale colour schedule, which will not detract from the significance of the heritage built form.	Yes
<i>Signage should be appropriately designed and located, to allow the character of the building or conservation area to remain prominent.</i>	Both signs are located within the front entrance to the childcare centre of the subject site. This location is considered most appropriate to ensure the character of the heritage item is not detracted in any way.	Yes
<i>The design and location of new signage should not dominate or obscure the architectural details of a heritage item.</i>	As noted above, the signs are not located in the vicinity of the heritage item. It is therefore unlikely the signs will dominate and/or obscure the significance of the heritage item.	Yes
<i>Signage should be located in areas of the building which have been traditionally used for signage. If such areas do not exist, signage may be considered inappropriate.</i>	This part of the site is currently vacant and therefore proposed signs are not located in proximity to the heritage item. As such, amenity impacts are expected to be minimal.	Yes
<i>The design of new signs should be in harmony with the character of the heritage item.</i>	The design of the signs is generally in harmony with the character of the heritage item and wider streetscape.	Yes
<i>External surface illumination should be discreet or concealed and is the preferred method for signage illumination.</i>	LED halo background lighting and LED internal lighting is sought, which will be discrete for viewers. As such, proposed illumination is expected to have minimal adverse impacts.	Yes
<i>Neon, flashing, pulsing or moving signage is not permitted.</i>	Neon, flashing, pulsing or moving signage is not proposed.	Yes
<i>Pole signs are preferred over pylon signs. Pole and pylon signs, if appropriate, must not exceed the predominant roof height of the conservation area or heritage item or 6m above ground level, whichever is the lesser.</i>	A single hanging projection sign is proposed with a maximum building height of 4.1m. This is below the building height of the Rectory. This is considered most appropriate for the subject site.	Yes
<b>2.17.5 Residential, Rural and Environmental Zones</b>		
<i>Only one business identification sign with a maximum area of 0.7m<sup>2</sup> must be permitted for an approved or exempt land use.</i>	<b>Two business identification signs</b> are sought being a single hanging projecting sign and wall mounted sign. The signs result in a combined area of <b>2.6m<sup>2</sup></b> .	<b>No – Refer to DCP Variation in the main assessment report.</b>
<i>A maximum of two wall signs to a total combined area of 4m<sup>2</sup> must be permitted.</i>	One wall mounted sign is proposed with a total area of 1.78m <sup>2</sup> .	Yes
<i>The signs must be limited to the display of the business name, address and any associated logos/graphics, address, phone number, any other information required to be displayed by the Department of Education.</i>	The signs will contain the business name only.	Yes
<i>All signs must be located wholly within the property boundaries and must not impact on the operation and safety of the child care centre.</i>	Both signs are situated wholly within the property boundaries and will not impact on the operation and safety of the child care centre.	Yes

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<p><i>A pole or pylon sign must not exceed 2m above existing ground level.</i></p> <p><i>Illuminated signs are not permitted.</i></p>	<p>The single hanging projecting sign seeks a maximum building height of 4.1m, recommended to be conditioned at a maximum of 2.95m.</p> <p>The signs will contain internally mounted LED lighting which is required for backlighting of metal cut-outs within the signage panels only. Recommended that only the wall sign is illuminated.</p>	<p><b>No – Refer to DCP Variation in the main assessment report.</b></p> <p><b>No – Refer to DCP Variation in the main assessment report.</b></p>
<p><b>2.18 Traffic Management and Off-Street Parking</b>  <i>1 car parking space per 4 children</i>  <i>1 of the car parking spaces must be designed for people with a disability.</i></p> <p><i>Garbage storage and collection areas should be conveniently located and designed so as not to cause unacceptable on-street conflicts.</i></p> <p><i>The design of parking areas should take into account the likely visual impact of these areas in the context of the surrounding development and streetscape.</i></p> <p><i>The planting of trees and shrubs can improve the appearance of car parks considerably and enhance user amenity through sun control.</i></p> <p><i>Car parks that are highly visible from the public domain must comply with the following requirements:</i></p> <ul style="list-style-type: none"> <li>- provide a 2.5m wide landscape bay between every 6-8 car parking spaces,</li> <li>- provide a minimum 1m landscaping strip at the end of parking aisles, and</li> <li>- be landscaped generally in accordance with the Figure 2-12.</li> </ul>	<p>The child care centre is proposed to accommodate 94 children, therefore requiring a minimum of 24 car parking spaces. The development provides <b>34 on-site car parking spaces</b>, inclusive of one accessible space.</p> <p>As noted above, storage and waste collection is located on the western end of the site, that is directly accessible for a waste collectors and delivery vehicles. It is therefore unlikely that the development will result in on-street conflicts.</p> <p>Locating the car parking area within the front setback maintains the views to the church, which have been identified as significant in the CMP.</p> <p>Within the front setback, significant tree planting (with a mature height of 3m) is proposed to enhance the appearance of the development via the public domain. As such, the proposed car parking area will not overly dominate the sites frontage.</p> <p>As noted above, the car parking area will be predominately screened with tree planting to ensure it does not dominate the street frontage. As such, the car park is not considered to be highly visible via the public domain.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
<p><b>2.19 Landscape Design</b>  <i>A landscape plan is to be submitted for all development that, in Council's opinion, will significantly alter the existing and intended landscape character of the land.</i></p>	<p>A landscape plan has been provided with the development application prepared in accordance with Appendix B of the Camden DCP.</p>	<p>Yes</p>
<p><b>4.7 Large Lot Residential Areas (R5 Zones)</b>  <b>Unsewered sites</b>  <i>On unsewered sites, effluent and household waste water is to be disposed in accordance with Council's Sewage Management Strategy.</i></p> <p><b>Setbacks</b>  <i>The general numerical setback requirements for dwellings in R5 development are listed in Table 4-8.</i></p> <ul style="list-style-type: none"> <li>- Front setback: 20,000mm</li> <li>- Side setback: 5000mm</li> <li>- Rear setback: 5000mm</li> </ul>	<p>The application was accompanied by a Waste Management Strategy which denotes that wastewater will be disposed of using a commercial aerated wastewater treatment system. The application was reviewed by Councils Wastewater Officer, where no concerns were raised, subject to obtaining the relevant Section 68 approvals. As such, standard conditions are recommended in the consent to ensure ongoing compliance.</p> <p>The development seeks the following setbacks:</p> <ul style="list-style-type: none"> <li>- <b>Front setback:</b> The proposed built form is located a minimum of 51.845m.</li> <li>- <b>Side setback (east):</b> 5m (minimum) from the proposed boundary fence.</li> <li>- <b>Side setback (west):</b> 24m (minimum) from the Rectory.</li> <li>- <b>Rear setback:</b> 8.57m (minimum).</li> </ul>	<p>Yes</p> <p>Yes</p>

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<p><i>Notwithstanding the numerical setback requirements in Table 4-8, all setbacks must be consistent with the prevailing setback established by existing adjacent development to maintain the streetscape.</i></p>	<p>The siting of the proposed development is generally consistent with other built forms fronting Cobbitty Road.</p>	<p>Yes</p>
<p><i>Materials and colours for buildings (including ancillary structures) must adopt neutral / earthen colours such as tones or greys, grey-greens, blue-greys, browns or fawns.</i></p>	<p>Proposed colours to external walls of the built form will consist of greys, white and natural finishes. These colours are considered to be neutral and appropriate for the subject site.</p>	<p>Yes</p>
<p><b>Front Fence and Dividing Fence</b> <i>Front fences must have a maximum height of 1.5m and be of traditional picket, open post and wire, post and rail, or masonry utilising only brick or stone construction.</i></p>	<p>The front fence proposes a maximum building height of 1.25m from the existing ground level.</p>	<p>Yes</p>
<p><i>Dividing fences and returns to dividing fences must be a maximum of 1.5m in height and be open post and wire or post and rail in construction.</i></p>	<p>Boundary fencing along the rear boundary and partly on the western elevation seeks a maximum building height of 1.88m. Fencing will consist of timber post and aluminum palisade infill panels.</p>	<p><b>No – Refer to DCP Variation No.2 in the main assessment report.</b></p>
<p><i>Front fences on corner lots must be designed to maintain adequate sight line distances for motorists.</i></p>	<p>As noted, fencing along the front and eastern elevation will consist of timber post wire, spaced a minimum 250mm apart. Therefore, sight line distances will be maintained for motorists travelling to and from Chittick Lane via Cobbitty Road.</p>	<p>Yes</p>
<p><b>6.5.1 Child Care Facility (Child Care Centre)</b> Front setback – Consistent with the existing character Side Setback – 1200mm Side setback to access doors from childrens internal space – 4000mm Rear setback (minimum) – 4000mm ground floor and 6000mm second floor.</p>	<p><b>Front setback:</b> The proposed built form is located a minimum of 51.845m. This is generally consistent with other built forms that front Cobbitty Road. <b>Side setback (east):</b> 5m (minimum) from the proposed boundary fence. <b>Side setback (west):</b> 24m (minimum) from the Rectory. <b>Rear setback:</b> 8.57m (minimum).</p>	<p>Yes</p>
<p><i>The car parking requirements are to comply with the controls set out in this DCP.</i></p>	<p>A detailed assessment is provided in this report.</p>	<p>Yes</p>
<p><i>All required car parking must be provided off-street.</i></p>	<p>A detailed assessment is provided in this report.</p>	<p>Yes</p>
<p><i>Council may consider longer hours of operation including Saturday mornings if it can be demonstrated that no adverse impact on neighbouring properties will result from an earlier starting and/or a later closing time.</i></p>	<p>Hours of operation are Monday to Friday, 6:30am to 6:30pm. No operation is sought on weekends and public holidays.</p>	<p>Yes</p>
<p><i>If the child care centre requires a commercial kitchen, it must be demonstrated, that the kitchen has been designed to comply with the Food Act and Regulations incorporating the Food Standards Code and Council's Food Premises Code.</i></p>	<p>The application was reviewed by Councils Public Health team, confirming that the fit out of the kitchen complies with the relevant regulations and Food Act, incorporating the Food Standards Code and Councils Food Premises Code. Standard conditions are recommended in the consent to ensure ongoing compliance.</p>	<p>Yes</p>
<p><i>Where a child care centre is proposed in an unsewered area, a commercial on-site sewage management facility will be required to be installed.</i></p>	<p>The application was accompanied by an on-site waste management plan, which denotes that wastewater will be disposed of using a commercial aerated wastewater treatment system. The application was reviewed by Councils Wastewater Officer, where no concerns were raised, subject to obtaining the relevant Section 68 approvals. As such, standard conditions are recommended in the consent to ensure ongoing compliance.</p>	<p>Yes</p>
<p><i>An application under section 68 of the Local Government Act is to be submitted to Council and approved, prior to approval of the development application for the Childcare Centre.</i></p>	<p>A standard condition is recommended in the consent, requiring the relevant Section 68 approvals prior to the issue of an Occupation Certificate.</p>	<p>Yes</p>

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<i>Adequate provision must be made for the storage and collection of all waste receptacles.</i>	A separate storage and waste collection area is provided on the front end of the built form, that is directly accessible for a MRV on collection days. The application was accompanied with swept path diagrams for an MRV, which details that the largest vehicle expected to enter the site can easily do so in a forward direction. The application was reviewed by Councils Waste Officer where no concerns were raised. As such, the provided storage and waste collection area is considered to be sufficient, subject to the imposition of recommended conditions of consent.	Yes
<i>The waste and recycling storage area must be designed to be visually and physically integrated into the design of the development, and not stored within the front setback to avoid visual clutter. Waste facilities are not to be sited within the areas required for car parking, vehicular and pedestrian access, landscaping and outdoor play areas.</i>	The waste storage area is integrated into the built form and does not dominate the sites frontage, nor does it detract from the amenity of the Rectory. Further, the waste storage area is located separate from allocated landscaped areas, the car parking area and the pedestrian pathways, therefore reducing potential for on-site conflict. The outdoor play area is situated at the rear of the site and is therefore not directly accessible for a MRV via the front end of the site.	Yes
<i>Consideration is to be given to frequency and times of collection to minimise impacts of waste vehicle noise on neighbouring properties.</i>	Collection will occur two times per week and will be transported off site. A standard condition is recommended in the consent, requiring for waste to occur within the hours of 7:00am and 6:00pm to ensure ongoing compliance with the relevant noise criteria.	Yes
<i>A child care centre must have access to a potable water supply.</i>	The site has sufficient access to water supply that will service the site.	Yes
<i>Any signage must comply with Part 2.17 of this DCP.</i>	A detailed assessment against all relevant signage controls is provided above.	Yes

The DA also seeks the provision of a windmill within the rear setback which is sought for amenity purposes only. As the site is zoned R5 Large Lot Residential, the development could not be carried out by way of exempt development, pursuant to Subdivision 41 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP). The Camden DCP does not include planning controls and/or objectives for a development of this nature and therefore will be assessed on merit.

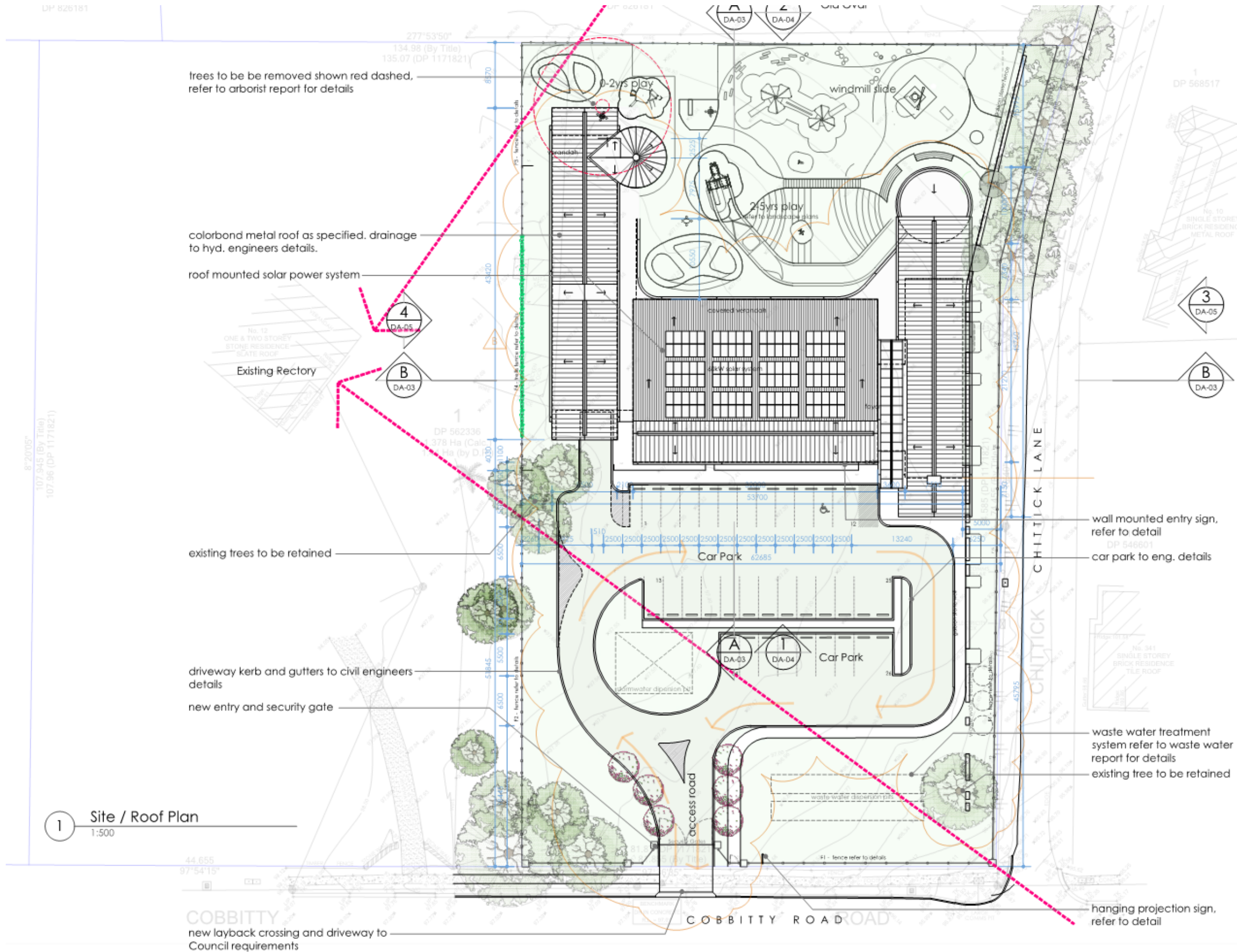
A detailed assessment carried out by Council has where the following matters were noted:

- The structure is located within the rear setback and proposes a maximum height of 10.2m. It is therefore unlikely that the proposed structure will dominate the sites frontage or block any significant view lines to and from the Rectory that have been identified as significant.
- The structure is located a minimum of 78m from the proposed heritage item, therefore, it is unlikely the amenity or significance of the heritage item will be compromised.
- The characteristics of the site and the wider Cobbitty Village is generally rural. Consequently, the provision of the windmill will further contribute to the sites context and the overall character of Cobbitty Village.
- The proposed structure is not located in the immediate vicinity of any known positive covenants, easements and/or restrictions.
- The structure is located more than 5m from lot boundaries and existing trees sought to be retained. It is therefore unlikely that the provision of the windmill will have any adverse impacts to surrounding structures and/or land uses.
- The north eastern boundary of the subject site contains mature trees (Tree No.1-7), with an approximate height that ranges from 6m to 16m. As the structure is located more than 5m from lot boundaries, it is unlikely there will be any adverse amenity impacts to the residential allotments located on the eastern end of the site, via Chittick Lane.
- A standard condition is included in the consent to ensure that the proposed windmill is not used for electricity purposes at any given time. This is to ensure that the structure will have no health impacts to patrons on site and/or land uses.
- Detailed engineering plans were not provided regarding the windmill structure. As such, a standard condition is recommended in the consent, requiring for detailed engineering plans to be provided and signed off by the certifier, prior to the issue of a Construction Certificate.

Given the above, the proposed structure is considered reasonable and warrants support.







**SITE DETAILS**  
 Site Area 1.44 ha  
 Subject Area 0.69 ha

**REQUIRED CAR PARKING**  
 1/4 Children 24  
**PROVIDED CAR PARKING**  
 On Site 34 (including 1 accessible space)

**CHILD ACCOMMODATION SCHEDULE**

Age	No. Rooms	Child/Room	Sub Total
0-2	2	12	24
2-3	2	15	30
3+	2	20	40
<b>Total</b>	<b>6</b>	<b>-</b>	<b>94</b>

**GROSS BUILT AREA**  
 Grd 1080.1m<sup>2</sup>  
 Atelier 70.2m<sup>2</sup>  
 Total 1150.3m<sup>2</sup>

**NQF REQ. INTERNAL AREA SCHEDULE (3.25m<sup>2</sup> per Child)**

Age	No. Children	NQF min.	Provided Area
0-2	24	78	155.4 m <sup>2</sup>
2-3	30	98	113.8 m <sup>2</sup>
3+	40	130	144.0 m <sup>2</sup>
<b>Total</b>	<b>94</b>	<b>306</b>	<b>413.2 m<sup>2</sup></b>

**NQF REQ. OUTDOOR AREA SCHEDULE (7m<sup>2</sup> per Child)**

AREA	No. Children	NQF min.	Provided Area
Grd Floor	94	658	1460 m <sup>2</sup>
<b>Total</b>	<b>94</b>	<b>658</b>	<b>1460 m<sup>2</sup></b>

**General notes:**  
 Landscape details - refer to plans and specifications prepared by RP Design  
 Waste water system - refer to report prepared by Harris Environmental for details and specifications  
 Stormwater drainage system - refer to drawings and specifications prepared by Beveridge Williams  
 Geotech and ground water - refer to report prepared by Geotechnique Pty Ltd  
 Contamination - refer to report prepared by Geotechnique Pty Ltd  
 Salinity - refer to report prepared by Geotechnique Pty Ltd  
 Tree management - Horticultural Management Services  
 Acoustics - refer to report prepared by West and Associates Pty Ltd

1 Site / Roof Plan  
1:500

**fosterand associates**  
 354 CATHERINE STREET, LILYFIELD NSW 2040  
 telephone: (02) 9281 1704, mobile: 0403 044077

Amendments		
Issue	Description	Date
A	Issued for Council Approval	27.10.21
B	Reissued for Council Approval	06.06.22

**Client**  
 B.J. Legge Pty Ltd

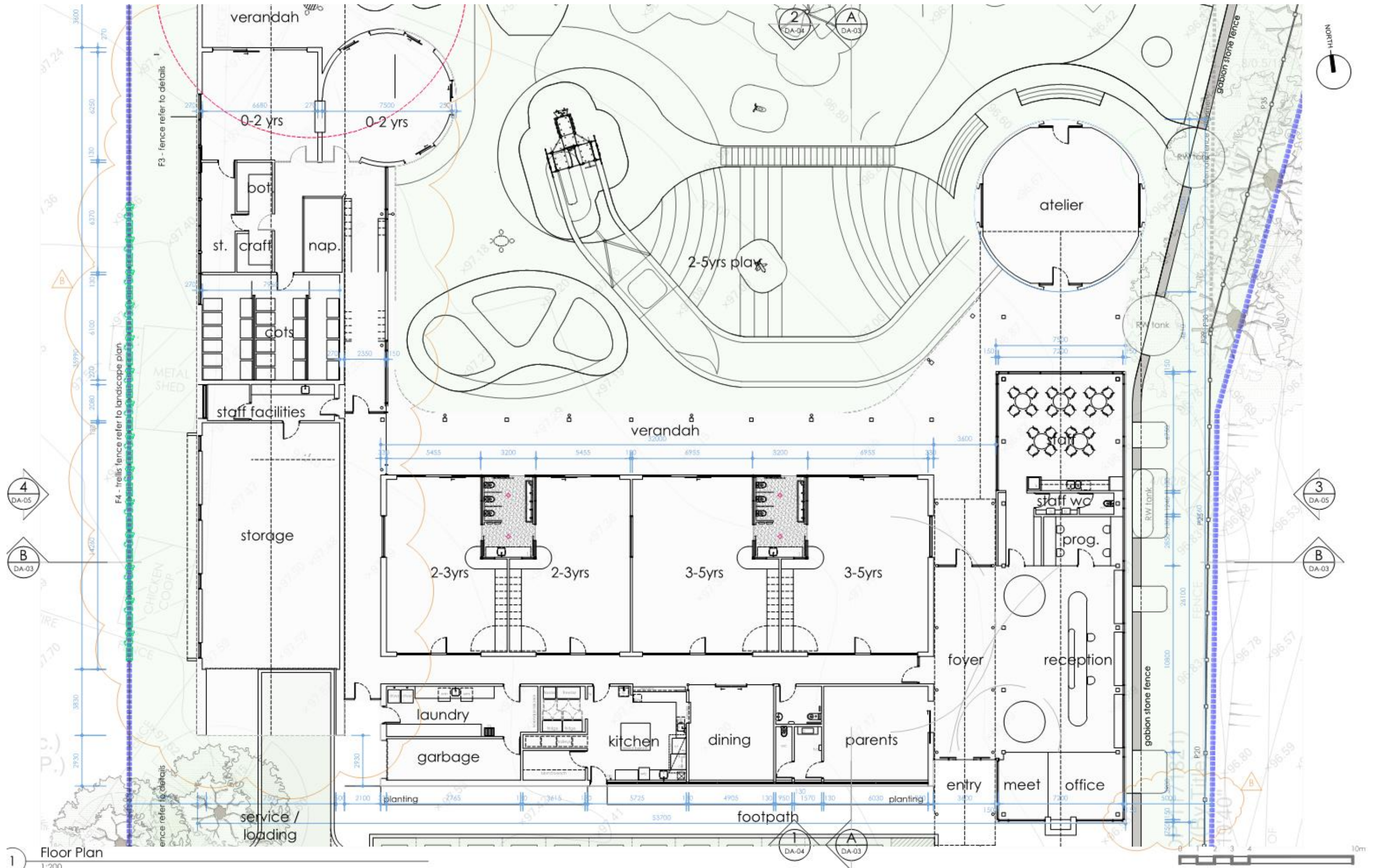
**Project**  
 Exploring Tree Cobbitty  
 Childcare Centre  
 335 Cobbitty Road  
 Cobbitty, NSW 2570

**Drawing Title**  
 Site / Roof Plan

Date Sept 2021	Issue B
Scale 1:500@A3	Dwg DA-01

Dimensioned Drawings to take precedence over scaling.  
 Contractor to verify all dimensions on site before.





1 Floor Plan  
1:200

**fosterand associates**  
354 CATHERINE STREET, LILYFIELD NSW 2040  
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Amendments		
Issue	Description	Date
A	Issued for Council Approval	27.10.21
B	Reissued for Council Approval	06.06.22

Client  
**B.J. Legge Pty Ltd**

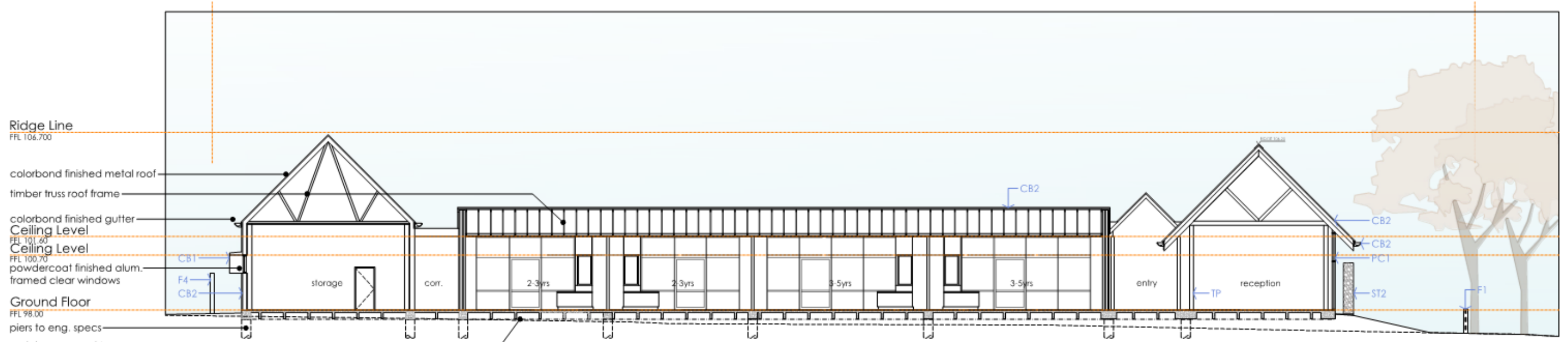
Project  
**Exploring Tree Cobbitty  
Childcare Centre  
335 Cobbitty Road  
Cobbitty NSW 2570**

Drawing Title  
**Floor Plan**

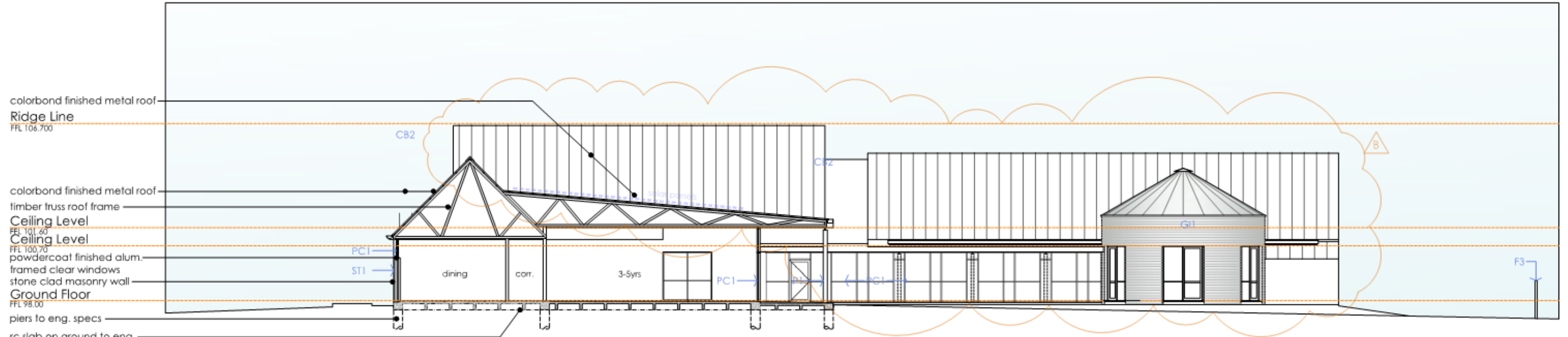
Date	Sept 2021	Issue	B
Scale	1:500@A3	Dwg	DA-02

Dimensioned Drawings to take precedence over scaling.  
Contractor to verify all dimensions on site before.





**2** Section B-B  
1:200



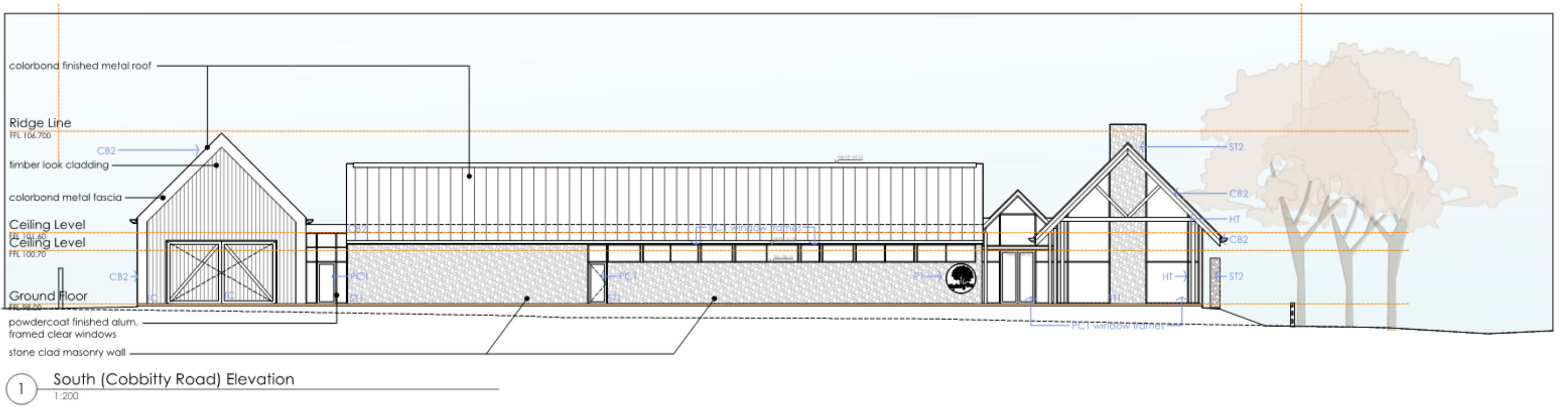
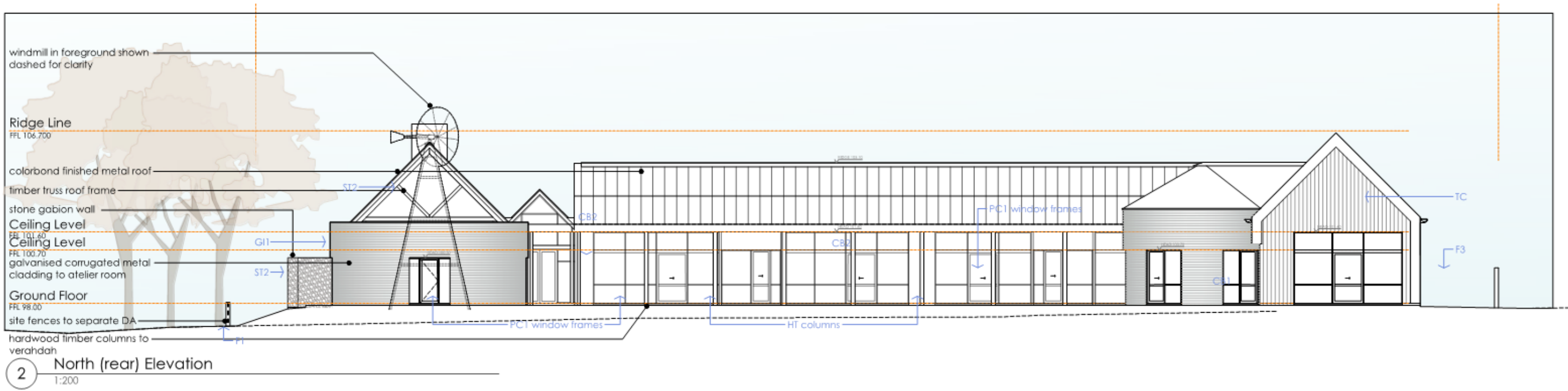
**1** Section A-A  
1:200

- Legend**
- P1 Paint finish - Colour: Black
  - P2 Paint finish - Colour: Charcoal
  - P3 Paint finish - Colour: White
  - P4 Paint finish - Colour: Pale Blue
  - PC1 Powdercoat finish - Colour: Black
  - PC2 Powdercoat finish - Colour: Charcoal
  - PC3 Powdercoat finish - Colour: White
  - CB1 Colorbond finish - Colour: Black
  - CB2 Colorbond finish - Colour: Charcoal
  - CB3 Colorbond finish - Colour: White
  - B1 Brick - Colour: White of painted white
  - TC Cladding - Colour: Timber Look
  - GI1 Galvanised Iron Corrugated Metal
  - HT Hardwood Timber Columns and Trusses
  - ST1 Feature Stone Cladding
  - ST2 Select Stone Gabion Wall
  - F1 Fence - Timber Post and Rail
  - F2 Fence - Timber Post and Top Rail w/Wire Infill
  - F3 Fence - Timber Post and Aluminium Palasade Infill
  - F4 Fence - Steel Framed Mesh Trellis for climber vegetation



**fosterand associates**  
354 CATHERINE STREET, LILYFIELD NSW 2040  
telephone: (02) 9281 1704, mobile: 0403 044077

<b>Amendments</b> Issue Description Date A Issued for Council Approval 27.10.21 B Reissued for Council Approval 06.06.22			<b>Client</b> B.J. Legge Pty Ltd	<b>Project</b> Exploring Tree Cobbitty Childcare Centre 335 Cobbitty Road Cobbitty, NSW 2570	<b>Drawing Title</b> Sections	Date Sept 2021 Issue B
Scale 1:200@A3 Dimensioned Drawings to take precedence over scaling. Contractor to verify all dimensions on site before.						Dwg DA-03



legend

P1 Paint finish - Colour: Black	PC1 Powdercoat finish - Colour: Black	CB1 Colorbond finish - Colour: Black	B1 Brick - Colour: White of painted white	HT Hardwood Timber Columns and Trusses	F1 Fence - Timber Post and Rail
P2 Paint finish - Colour: Charcoal	PC2 Powdercoat finish - Colour: Charcoal	CB2 Colorbond finish - Colour: Charcoal	TC Cladding - Colour: Timber Look	ST1 Feature Stone Cladding	F2 Fence - Timber Post and Top Rail w/Wire Infill
P3 Paint finish - Colour: White	PC3 Powdercoat finish - Colour: White	CB3 Colorbond finish - Colour: White	G11 Galvanised Iron Corrugated Metal	ST2 Select Stone Gabion Wall	F3 Fence - Timber Post and Aluminium Palasade Infill
P4 Paint finish - Colour: Pale Blue					F4 Fence - Steel Framed Mesh Trellis for climber vegetation



**fosterand associates**  
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Amendments		
Issue	Description	Date
A	Issued for Council Approval	27.10.21
B	Reissued for Council Approval	06.06.22

Client  
**B.J. Legge Pty Ltd**

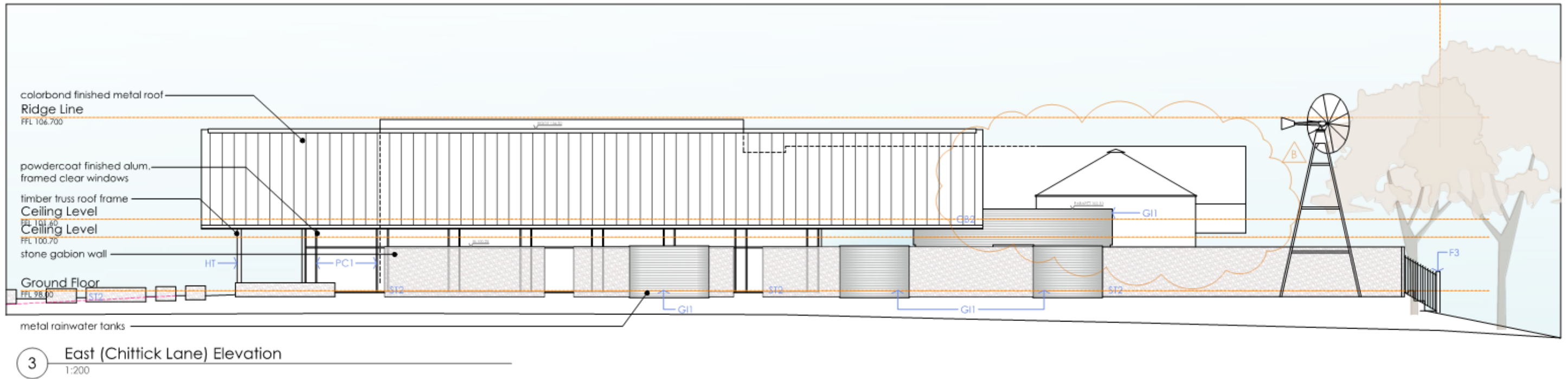
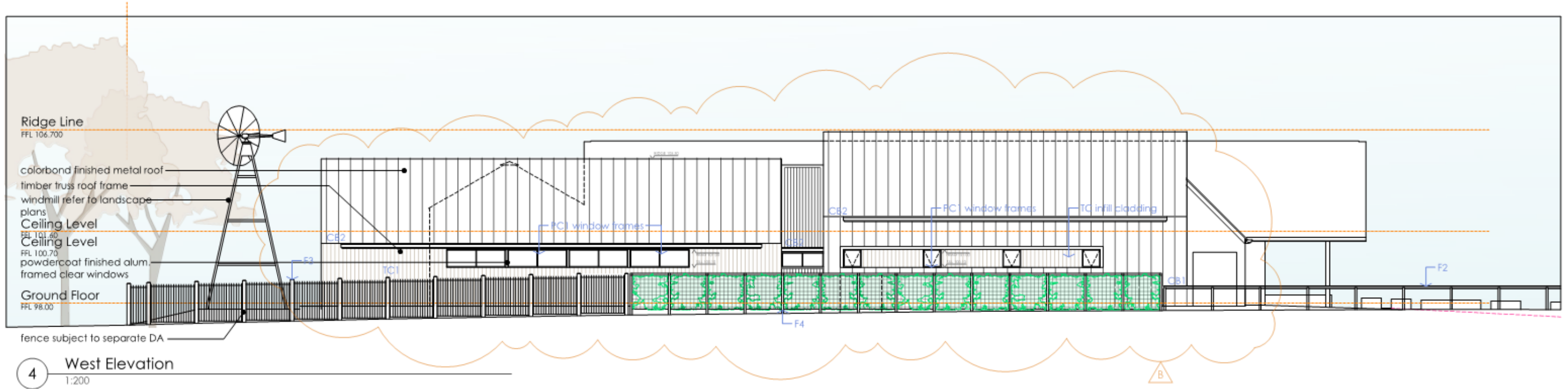
Project  
**Exploring Tree Cobbitty  
Childcare Centre  
335 Cobbitty Road  
Cobbitty NSW 2570**

Drawing Title  
**North and South Elevations**

Date <b>Sept 2021</b>	Issue <b>B</b>
Scale <b>1:200@A3</b>	Dwg <b>DA-04</b>

Dimensioned Drawings to take precedence over scaling.  
Contractor to verify all dimensions on site before





legend

P1 Paint finish - Colour: Black	PC1 Powdercoat finish - Colour: Black	CB1 Colorbond finish - Colour: Black	B1 Brick - Colour: White of painted white	HT Hardwood Timber Columns and Trusses	F1 Fence - Timber Post and Rail
P2 Paint finish - Colour: Charcoal	PC2 Powdercoat finish - Colour: Charcoal	CB2 Colorbond finish - Colour: Charcoal	TC Cladding - Colour: Timber Look	ST1 Feature Stone Cladding	F2 Fence - Timber Post and Top Rail w/Wire Infill
P3 Paint finish - Colour: White	PC3 Powdercoat finish - Colour: White	CB3 Colorbond finish - Colour: White	G1 Galvanised Iron Corrugated Metal	ST2 Select Stone Gabion Wall	F3 Fence - Timber Post and Aluminium Palasade Infill
P4 Paint finish - Colour: Pale Blue					F4 Fence - Steel Framed Mesh Trellis for climber vegetation



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Amendments		
Issue	Description	Date
A	Issued for Council Approval	27.10.21
B	Reissued for Council Approval	06.06.22

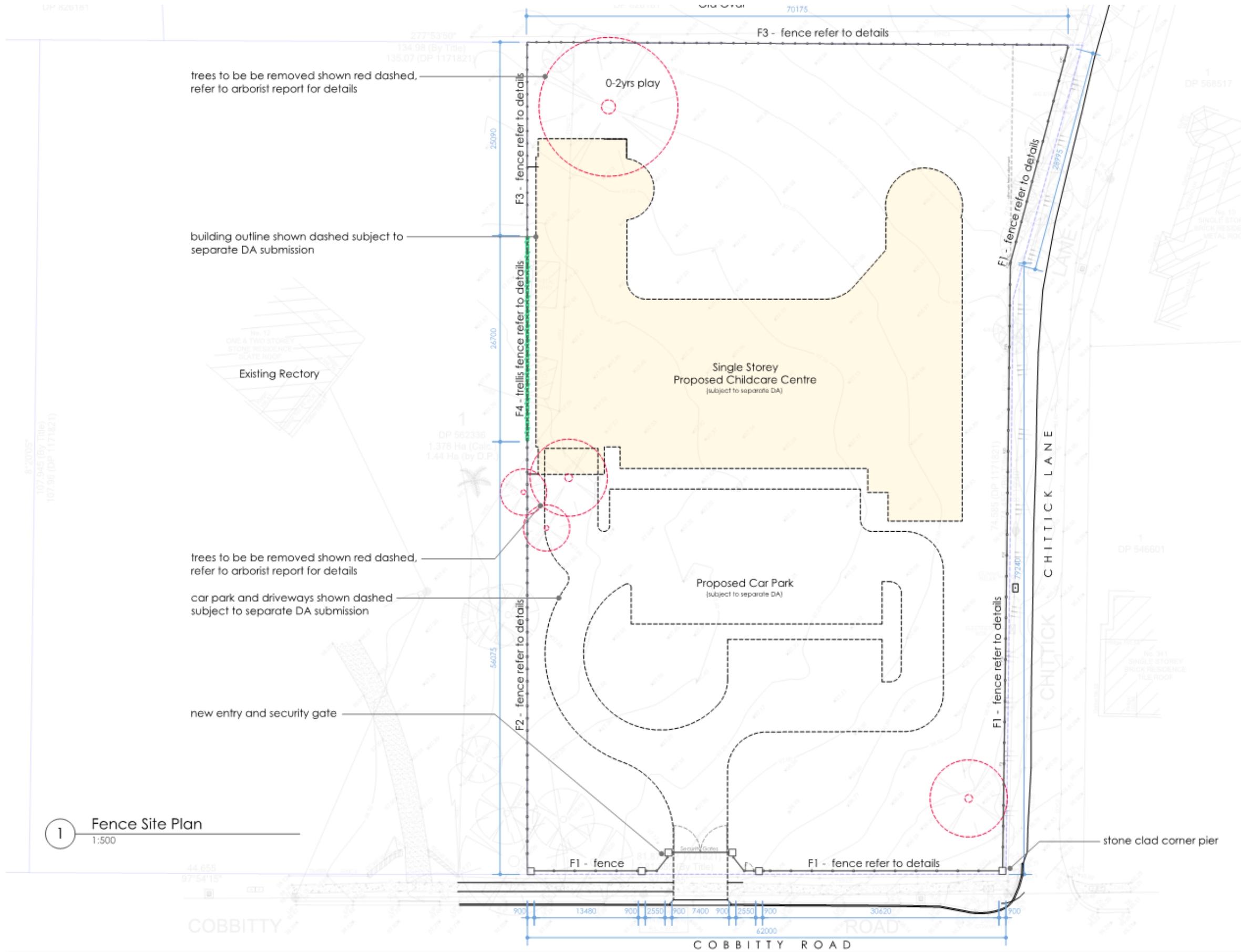
Client  
**B.J. Legge Pty Ltd**

Project  
**Exploring Tree Cobbitty  
 Childcare Centre  
 335 Cobbitty Road  
 Cobbitty, NSW 2570**

Drawing Title  
**East and West Elevations**

Date <b>Sept 2021</b>	Issue <b>B</b>
Scale <b>1:200@A3</b>	Dwg <b>DA-05</b>
Dimensioned Drawings to take precedence over scaling. Contractor to verify all dimensions on site before.	

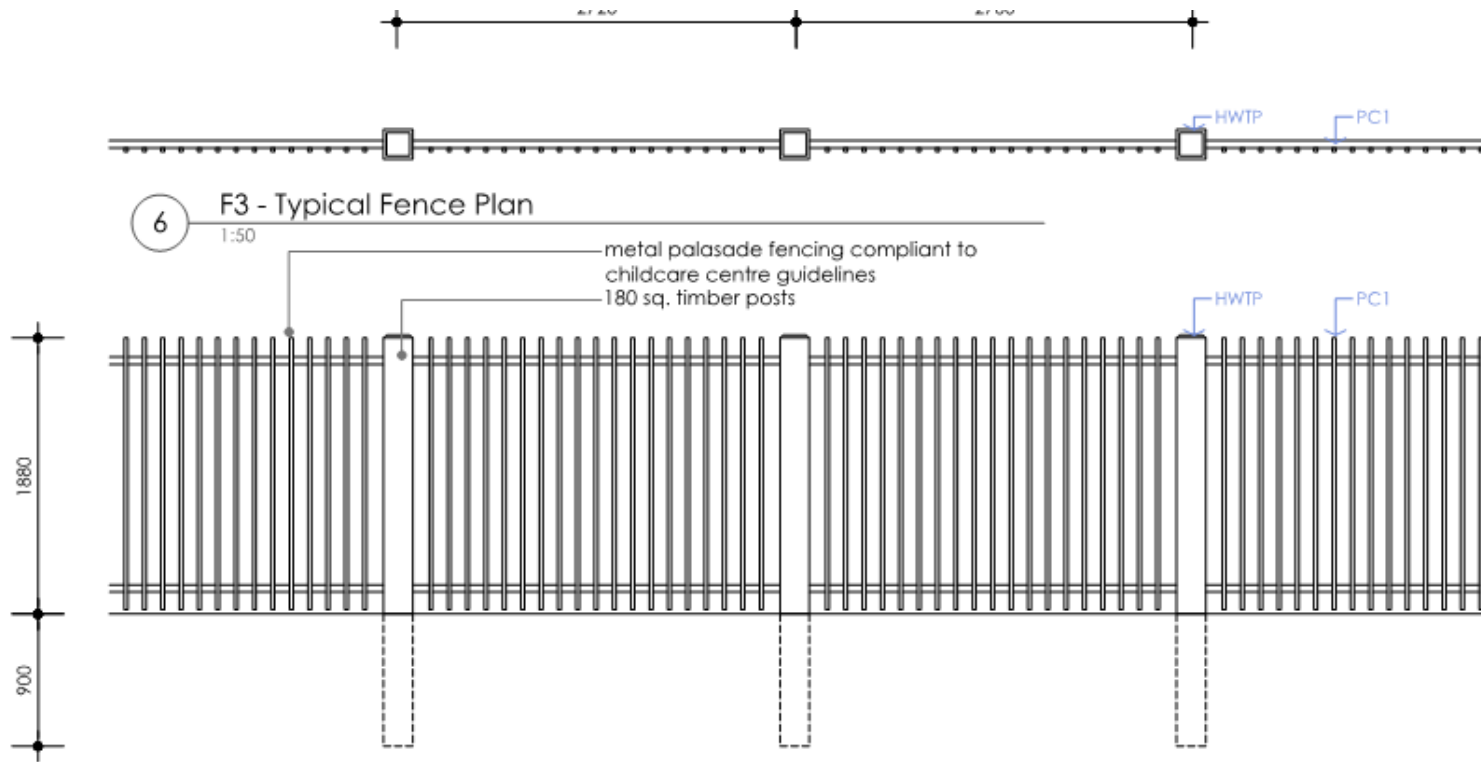




1 Fence Site Plan  
1:500

Attachments for the Camden Local Planning Panel Meeting held on 30 August 2022 - Page 88

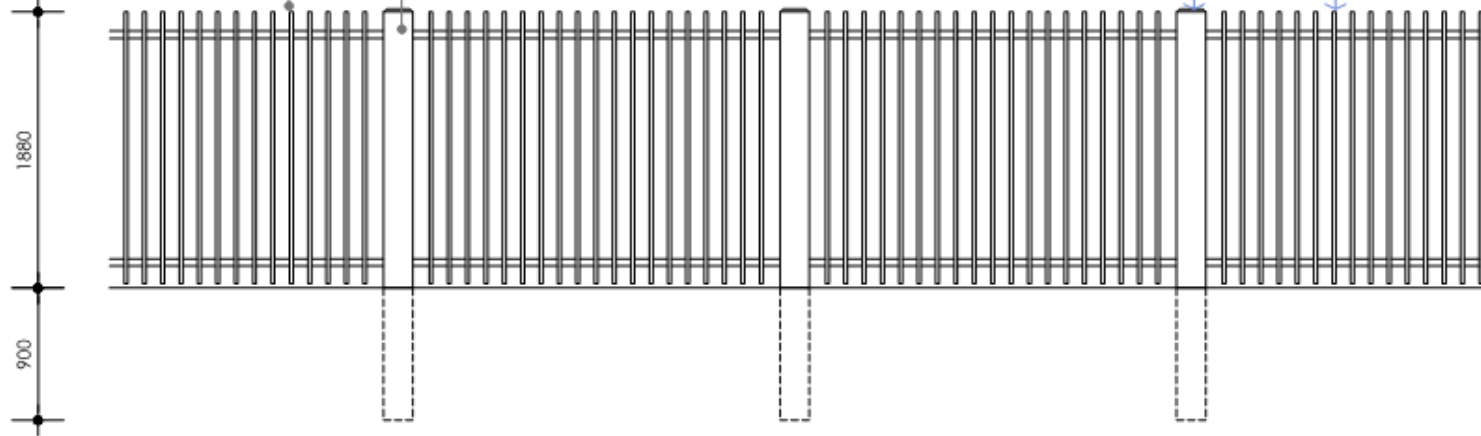
<b>fosterand associates</b> 354 CATHERINE STREET, LILYFIELD NSW 2040 telephone: (02) 9281 1704, mobile: 0403 044077	<b>Amendments</b> Issue A Issued for Council Approval 27.10.21		<b>Client</b> B.J. Legge Pty Ltd	<b>Project</b> Exploring Tree Cobbitty Childcare Centre 335 Cobbitty Road Cobbitty NSW 2570	<b>Drawing Title</b> Fence Site Plan	Date Sept 2021 Issue A
						Scale 1:500@A3 Dwg DA-F1
	Dimensioned Drawings to take precedence over scaling. Contractor to verify all dimensions on site before					



6 F3 - Typical Fence Plan

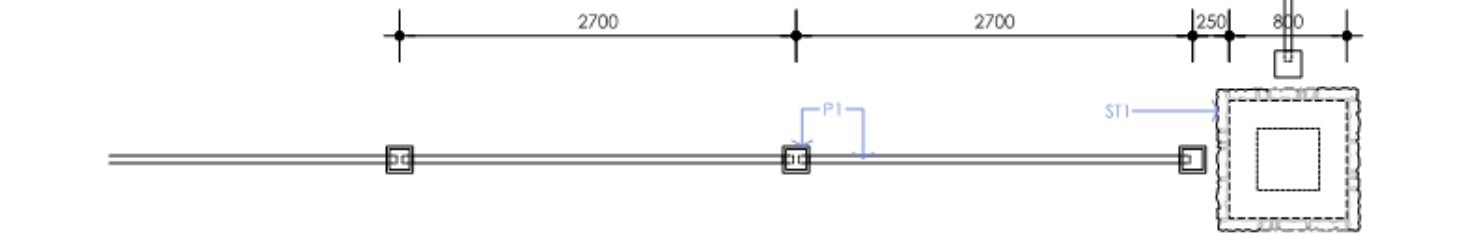
1:50

metal palasade fencing compliant to childcare centre guidelines  
180 sq. timber posts



5 F3 - Typical Fence Plan

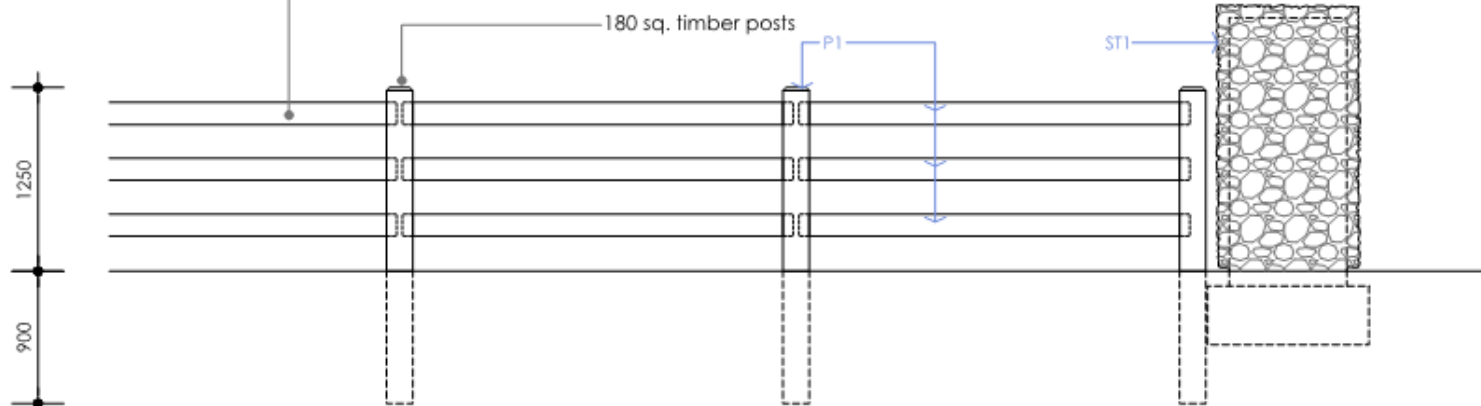
1:50



2 F1 - Typical Fence Plan (Cobbitty Road & Chittick Lane)

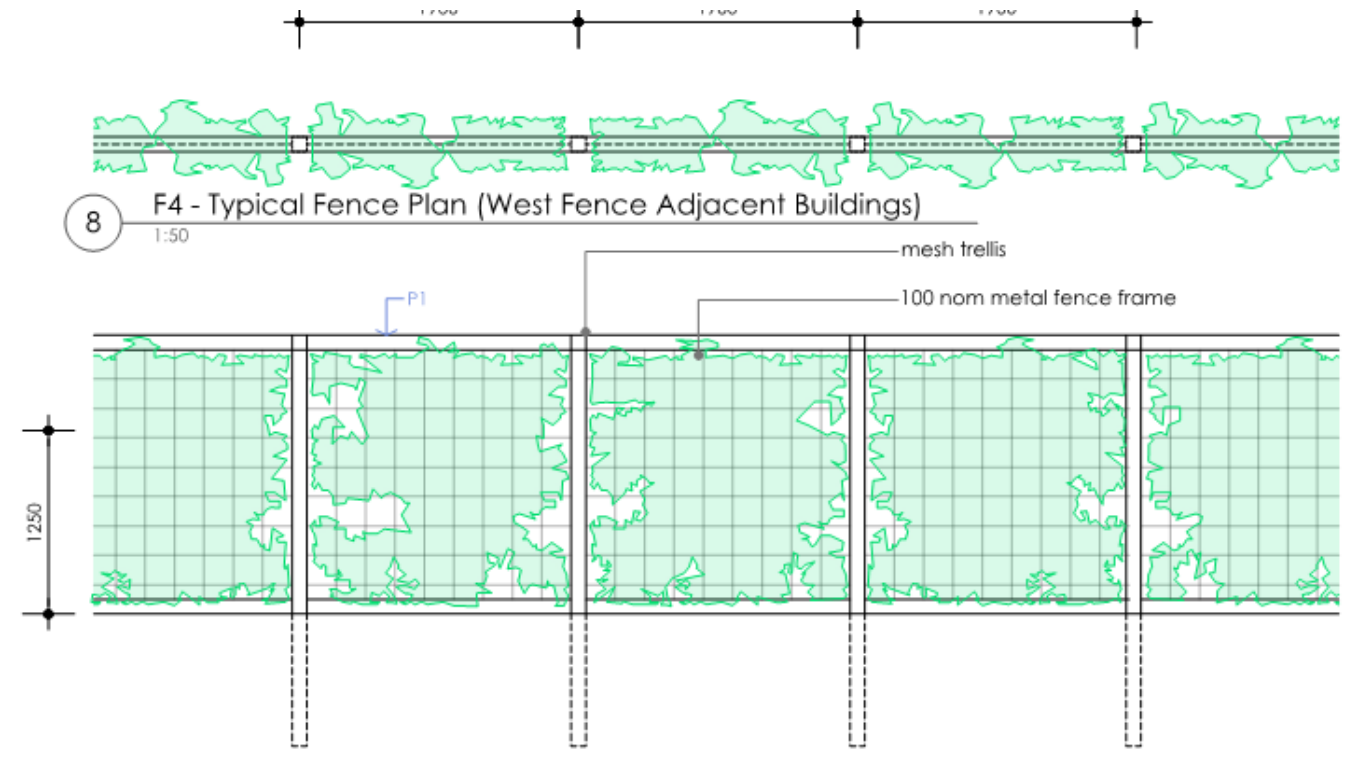
1:50

150 x 50 nom. timber rails  
180 sq. timber posts



1 F1 - Typical Fence Elevation (Cobbitty Road & Chittick Lane)

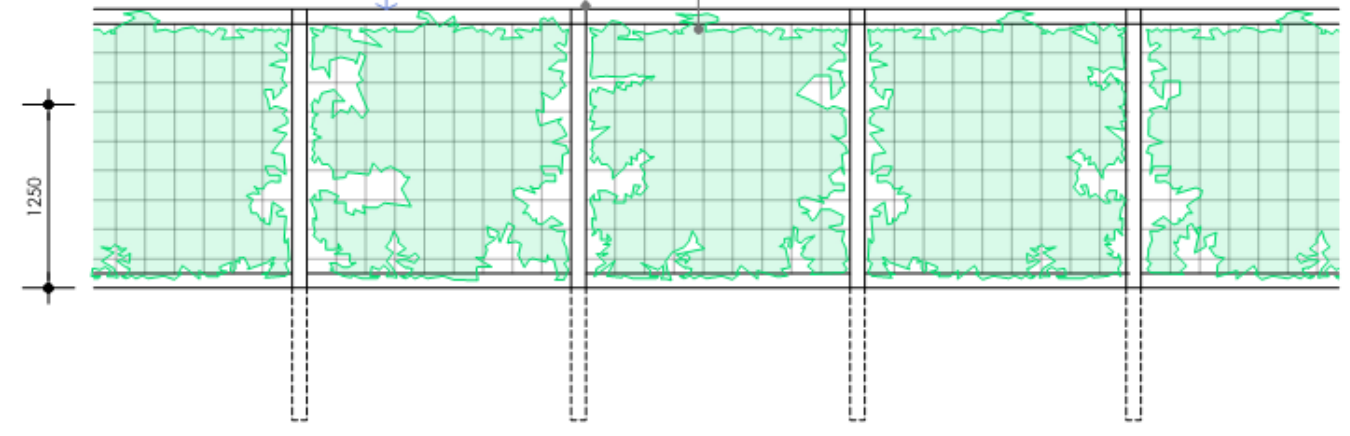
1:50



8 F4 - Typical Fence Plan (West Fence Adjacent Buildings)

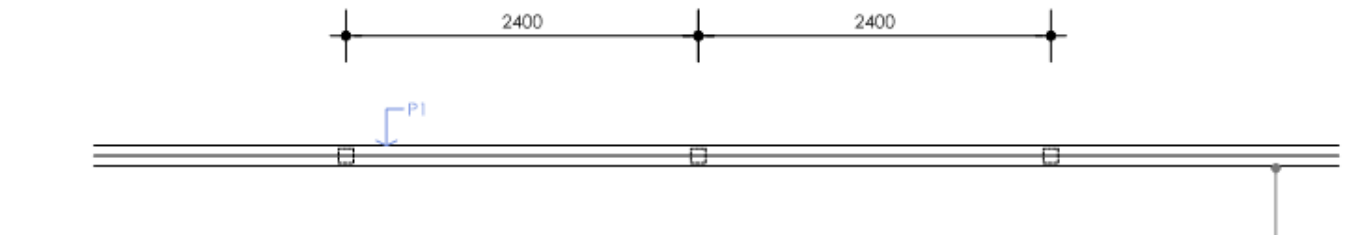
1:50

mesh trellis  
100 nom metal fence frame



7 F4 - Typical Fence Plan (West Fence Adjacent Buildings)

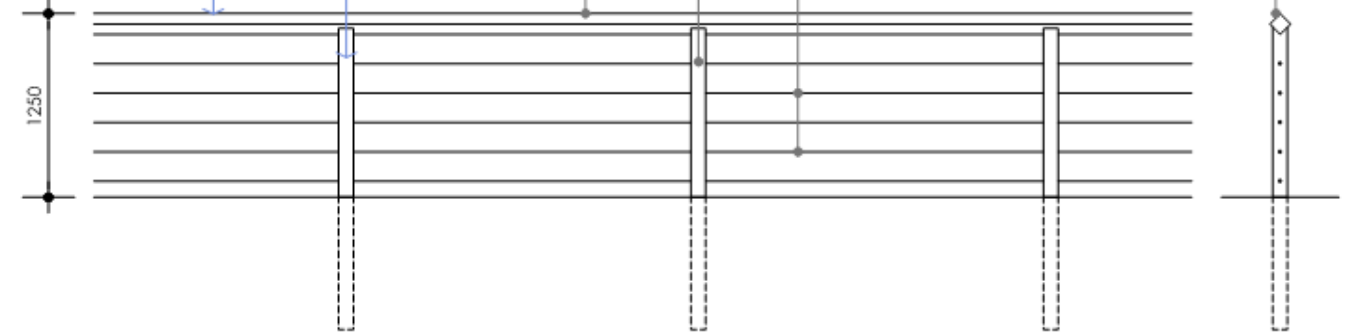
1:50



4 F2 - Typical Fence Plan (West Dividing Fence)

1:50

100 nom. timber aris top rail  
100 nom. timber posts  
tensioned multi strand wire fence



3 F2 - Typical Fence Plan (West Dividing Fence)

1:50

legend

- P1 Paint or Oiled finish - Colour: Black
- PCI Powdercoat finish - Colour: Black
- HTFP Hardwood Timber Fence Posts
- ST1 Feature Stone Cladding



**fosterand associates**

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Amendments		
Issue	Description	Date
A	Issued for Council Approval	27.10.21
B	Notes added	26.11.21
C	Finishes added	19.07.22

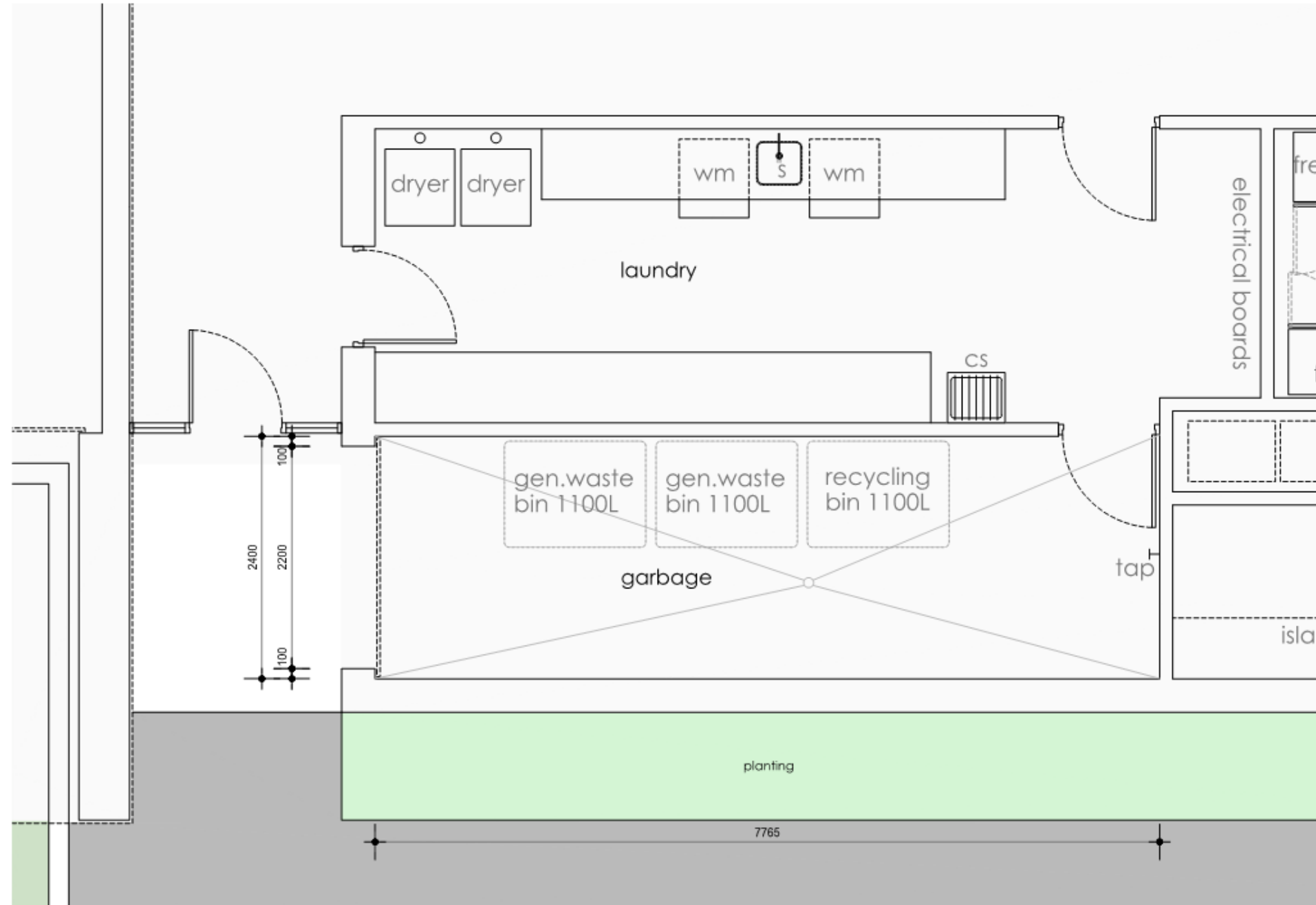
Client  
**B.J. Legge Pty Ltd**

Project  
**Exploring Tree Cobbitty  
Childcare Centre  
335 Cobbitty Road  
Cobbitty NSW 2570**

Drawing Title  
**Fence Details Images**

Date Sept 2021	Issue C
Scale 1:50@A3	Dwg DA-F2

Dimensioned Drawings to take precedence over scaling.  
Contractor to verify all dimensions on site before



Waste Premises Notes:

1. The construction, fit-out and operation of the waste storage facilities shall comply with all applicable Acts, Regulations, codes and Aust. Standards.
2. A suitable waste contractor is to be engaged for the regular removal of waste generated at the premises.

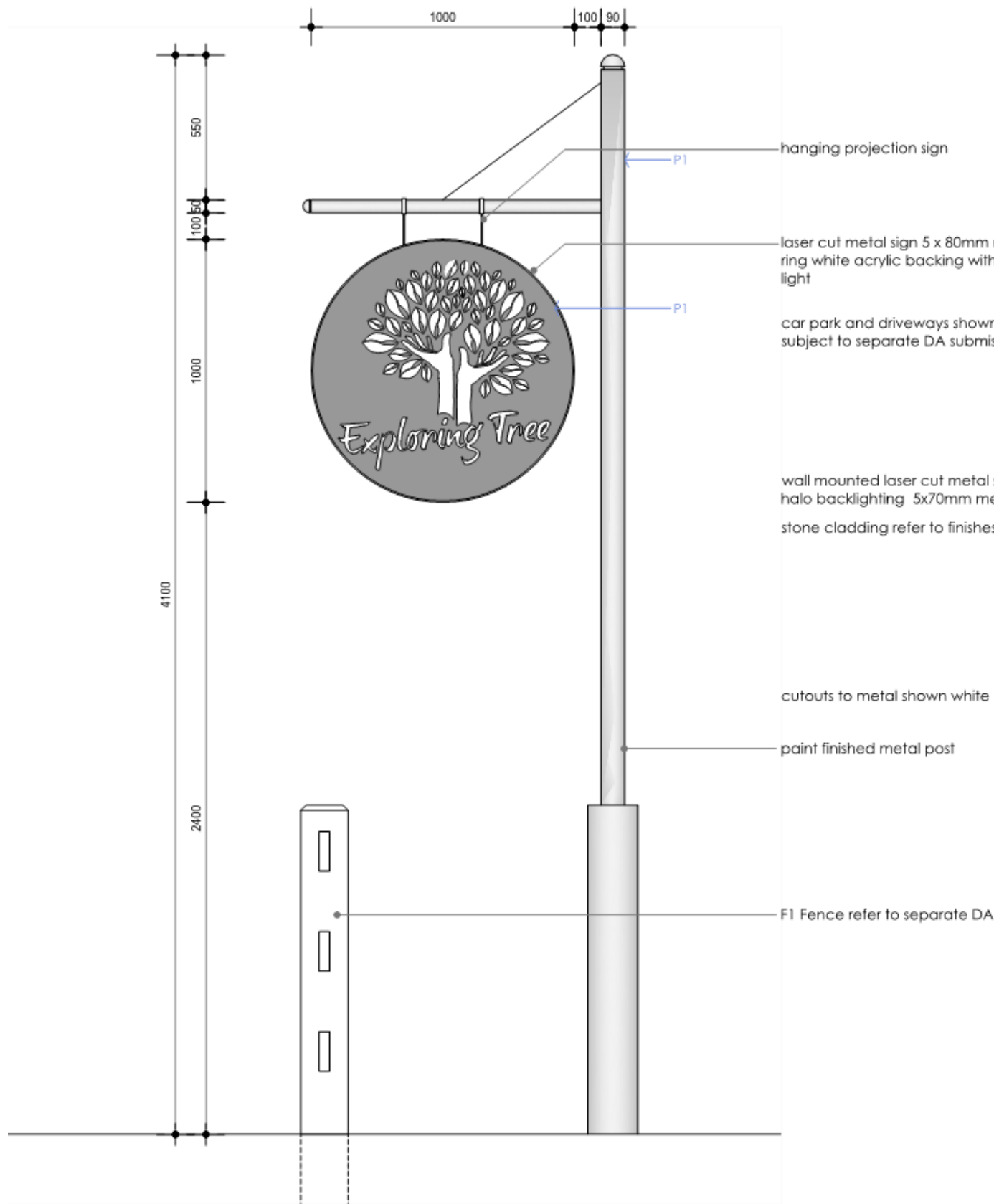
Construction Notes:

1. All walls and plinths are to be of solid construction to prevent vermin access including:
  - a) Walls solid brick construction with full height smooth render finish.
  - b) Floors reinforced concrete slab on ground graded to fall to appropriate floor waste.
2. All floors to be finished in impervious epoxy topping.
3. Floor to have a min. R12 slip rating.
4. All wall to floor junctions to be continuous coved min. 25 radius.
5. All walls to be full height smooth impervious enamel paint finish including window reveals.
6. All ceilings to be set villaboard with washable paint finish.
7. All ceiling to wall junctions to be taped and square set.
8. Hose tap to be provided, refer to hydraulic engineers plans.
9. Ventilation to be provided as per Mechanical eng. specs.
10. Vermin and pest proofing to be provided to relevant Aust. Standard.

1 Garbage Room Plan  
1:50



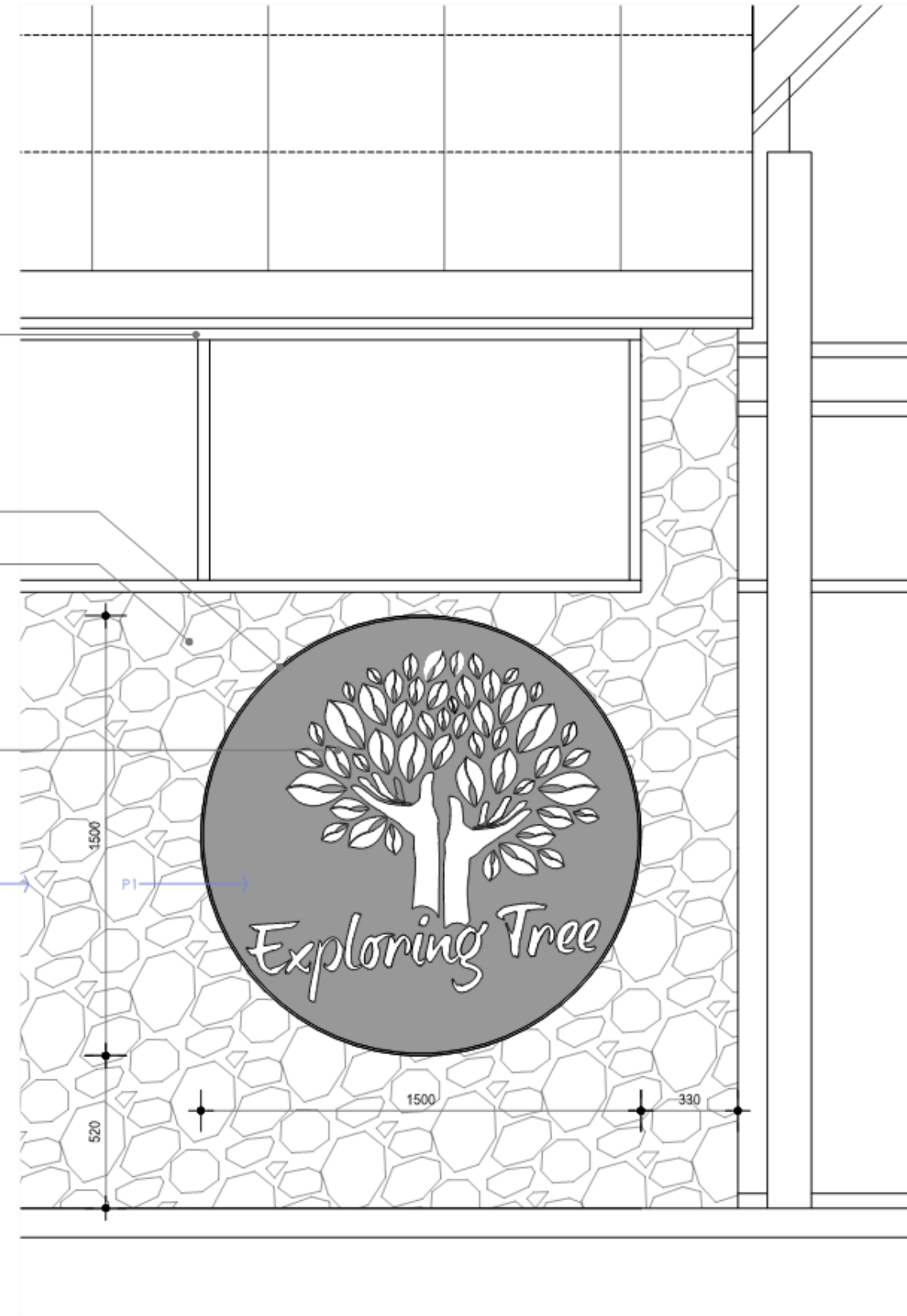
Amendments			Client	Project	Drawing Title	Date	Issue
Issue	Description	Date	B.J. Legge Pty Ltd	Exploring Tree Cobbitty Childcare Centre 335 Cobbitty Road Cobbitty NSW 2570	Garbage Plan	May 2022	A
A	Council RFI Request	06.05.22				Scale 1:50@A3	Dwg DA-GP



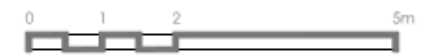
1 Typical Sign Elevation (Cobbitty Road)  
1:20

legend

- P1 Paint or Oiled finish - Colour: Black
- PC1 Powdercoat finish - Colour: Black
- HTFP Hardwood Timber Fence Posts
- ST1 Feature Stone Cladding



3 Entry Sign  
1:20



**fosterand associates**  
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telephone: (02) 9281 1704, mobile: 0403 044077

Amendments		
Issue	Description	Date
A	Issued for Council Approval	27.10.21
B	Finishes added	19.07.22

<b>Client</b>	B.J. Legge Pty Ltd
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<b>Project</b>	Exploring Tree Cobbitty Childcare Centre 335 Cobbitty Road Cobbitty NSW 2570
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<b>Drawing Title</b>	Signage Details
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<b>Date</b> Sept 2021	<b>Issue</b> B
<b>Scale</b> 1:20@A3	<b>Dwg</b> DA-06

Dimensioned Drawings to take precedence over scaling.  
Contractor to verify all dimensions on site before





ION PLAN - courtesy of Stormpro.

LANDSCAPING & PLAYGROUND

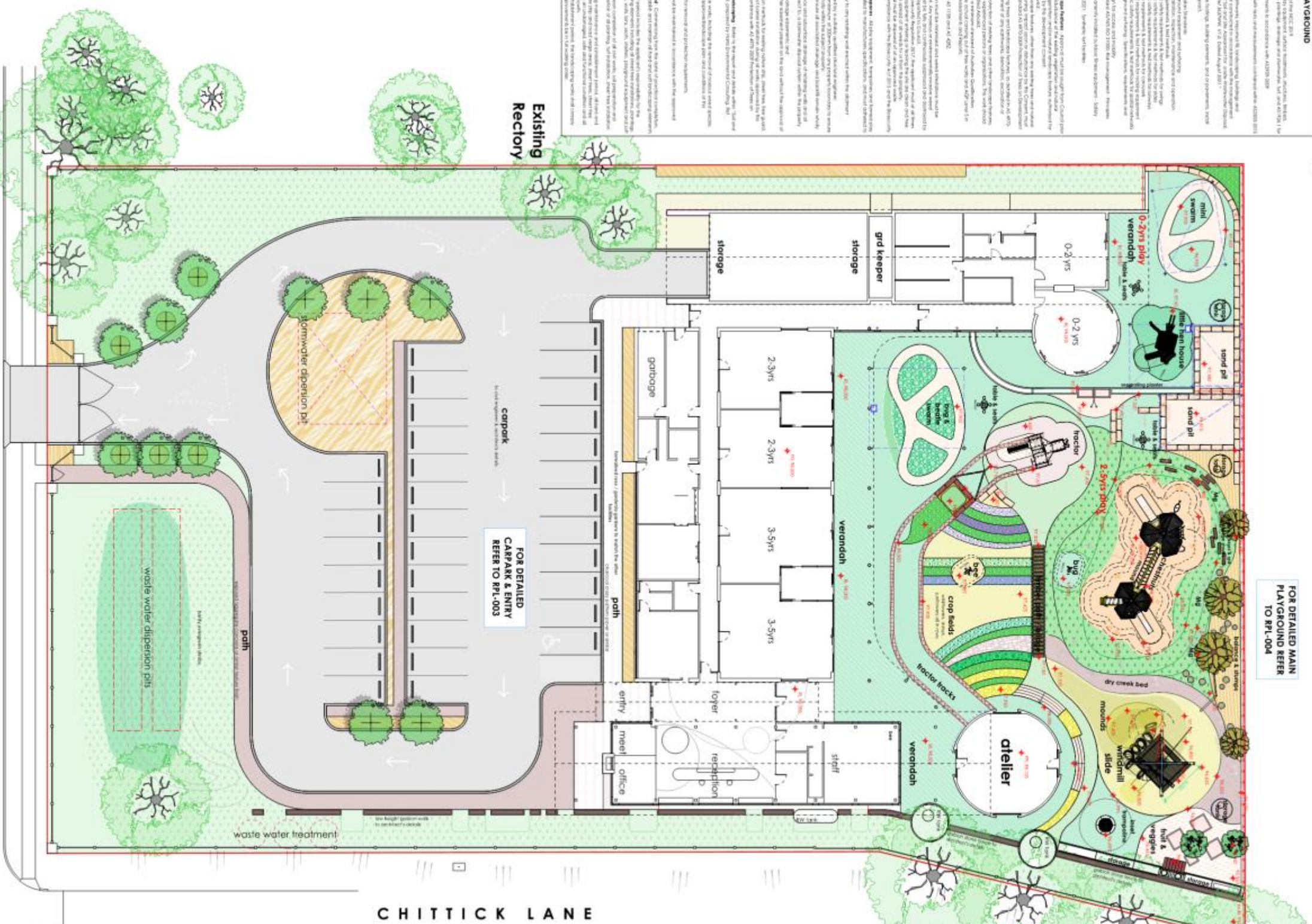
1.1.1. The site is located in a rural area with a mix of open fields and existing structures. The site is bounded by Cobbitty Road to the north, Chittick Lane to the east, and an existing residential property to the south. The site is currently used for agricultural purposes and is surrounded by a mix of native and introduced vegetation. The site is located in a rural area with a mix of open fields and existing structures. The site is bounded by Cobbitty Road to the north, Chittick Lane to the east, and an existing residential property to the south. The site is currently used for agricultural purposes and is surrounded by a mix of native and introduced vegetation.

1.1.2. The site is located in a rural area with a mix of open fields and existing structures. The site is bounded by Cobbitty Road to the north, Chittick Lane to the east, and an existing residential property to the south. The site is currently used for agricultural purposes and is surrounded by a mix of native and introduced vegetation. The site is located in a rural area with a mix of open fields and existing structures. The site is bounded by Cobbitty Road to the north, Chittick Lane to the east, and an existing residential property to the south. The site is currently used for agricultural purposes and is surrounded by a mix of native and introduced vegetation.



STREET FRONTAGE - TREES, GRID FENCE

FOR DETAILED MAIN PLAYGROUND REFER TO RPL-004



OVERALL LANDSCAPE PLAN 1:200

COBBITT ROAD

CHITTICK LANE

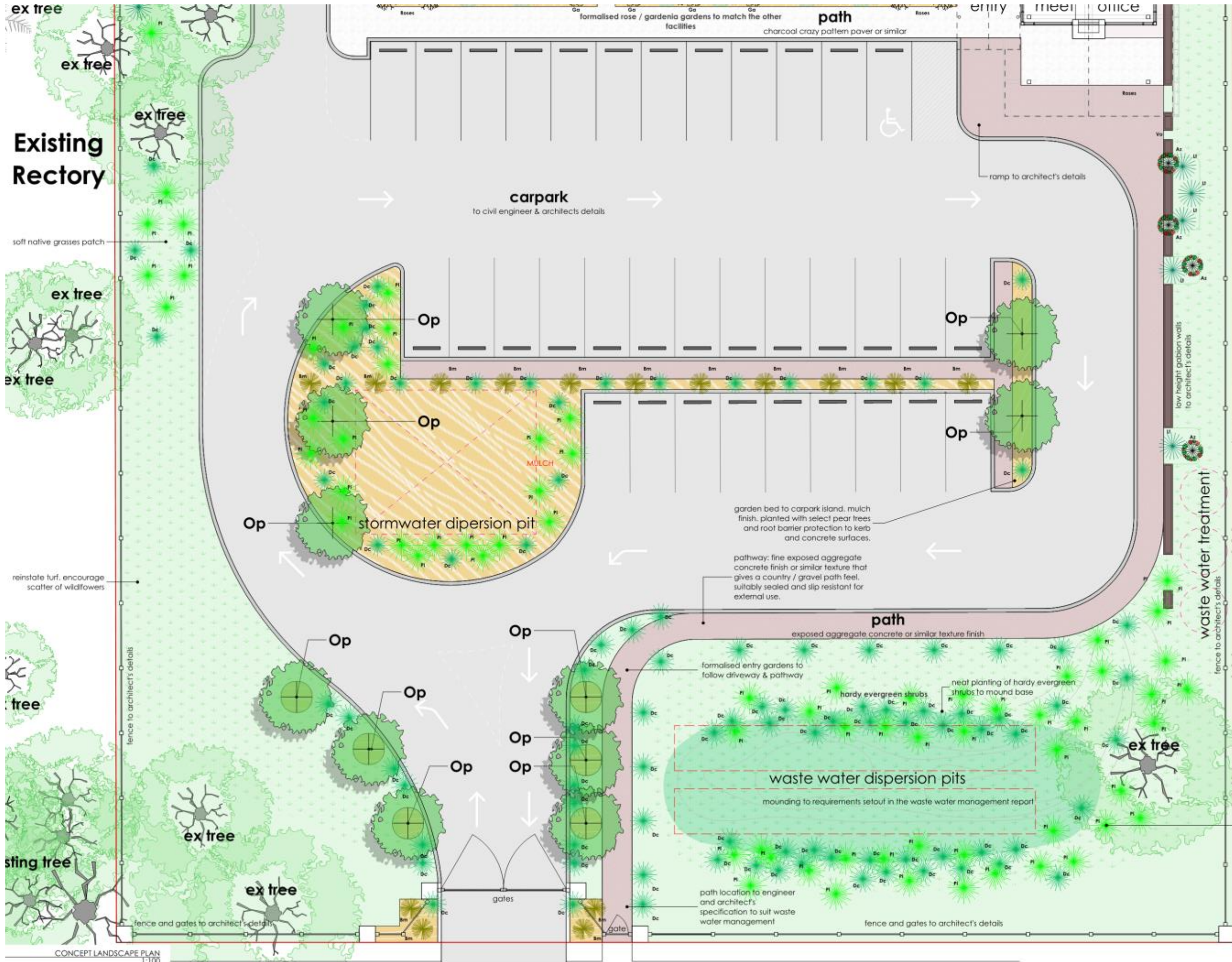
REFER TO ARCHITECTURAL DRAWINGS FOR FULL BUILDING AND LANDSCAPING DETAILS

DRAWING NUMBER	GENERAL NOTE	SCALE
RM-001 COVER SHEET & OVERALL PLAN		1:200 @ #
RM-002 SURFACE TREATMENT PLAN	Includes location plan, landscaping 3D axial rendering	1:200 @ #
RM-003 LANDSCAPE PLAN (river, tracks & compound)		1:200 @ #
RM-004 LANDSCAPE PLAN (playground)		1:200 @ #
RM-005 SCHEDULES & SPECIAL DETAILS		VARIOUS @









CHITTICK LANE



front setback: driveway, pathway, carpark and water management. low level lawn & native grasses with scattering of wildflowers. entry gardens - in line with McCarthur & Ovan Park Facilities



reinstale turf with new where works have disturbed the existing, encourage patches of native grasses & scatter of wildflowers



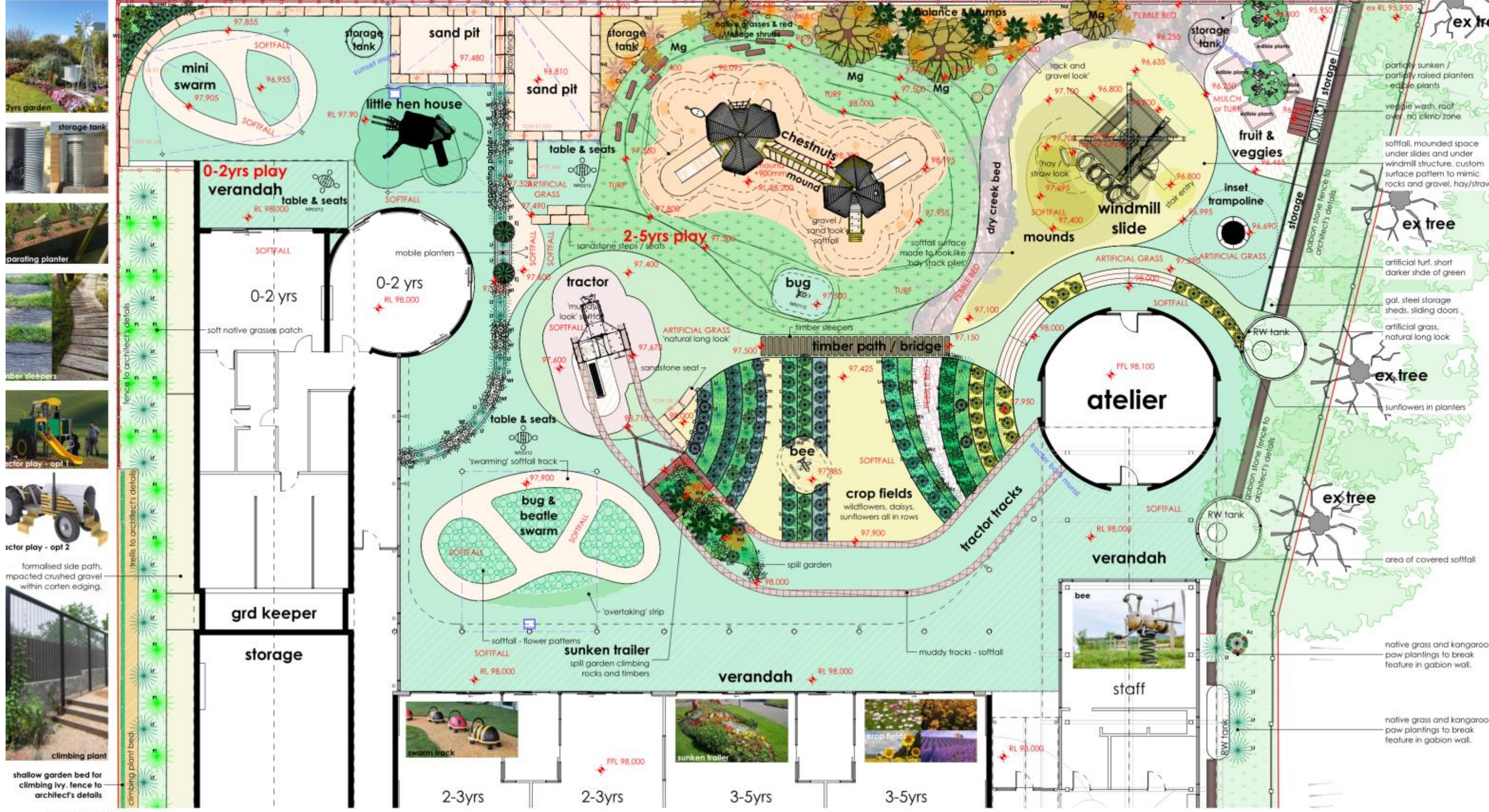


**country garden**  
raised, or set to natural ground with barrier edging or glass fence.

little hen house

fence to architect's details

dry creek bed to assist in surface water mitigation. incorporated steps, rocks, stone sleepers and pebbles to overcome level change



formalised side path, compacted crushed gravel within corten edging.



shallow garden bed for climbing ivy. fence to architect's details

CONCEPT PLAYGROUND PLAN 1:100

Attachments for the Camden Local Planning Panel Meeting held on 30 August 2022 - Page 95



	STANDARD (stem) ROSES - varieties - common name: stem roses - description: ornamental flower	5	140mm pot size 1.2m stem height
	GARDENIA AUGUSTA FLORIDA - common name: gardenia florida - description: ornamental topiary	4	200mm pot size must reach 2m height state required
	BUXUS MICROPHYLLA - JAPONICA - common name: Japanese box - description: dense evergreen shrub	15 - 16	200mm pot size 30-50cm spacings
	VIBURNUM ODORATISSIMUM - pruned or topiary - common name: sweet viburnum - description: beautiful white flower, a fast growing, evergreen shrub	11 - 12	190mm pot size 30-50cm spacings
	ANGIOANTHOS 'BIG RED' - common name: kangaroo paw - description: long flowering plant	8 - 10	140mm pot size random spacings
	LOMANDRA LOGIFOLIA TANIKA - common name: tanika - description: soft-wooded perennial	32	200mm pot size random spacings
	DIANELLA CAERULEA - common name: little jess-blue flax lily - description: compact native flowering grass	100	200mm pot size 30 - 50cm spacings
	POA LABILLARDIERI - common name: Assock grass - description: compact native flowering grass	100	140mm pot size 30 - 50cm spacings

	PYRUS CALLERYANA - common name: capital or manchurian ornamental pear - description: slender tree suitable for driveways / carparks. 3m height, luscious dark green foliage in spring which changes to reddish-purple in summer	11	50 - 100t - parking availability - driveway & carpark free state required  Refer to tree stock drawings - present of equal spacings unless to quote allocation
--	---	----	--

NOTES:  
1. All tree stock to be sourced in accordance with tests and measurements contained within AS2303-2015 - Tree Stock for Landscape Use.

**ANT SCHEDULE - western side path**

ANT SYMBOL	b.NAME	QNTY	lt / height
	HEDERA CANARIENSIS - common name: Ivy - description: vigorous evergreen self-clinging climber with dark green triangular leaves on reddish stems	3 - 4 state required	80mm high x 42mm wide pot size 4-8m spacings

**ANT SCHEDULE - playground gardens**

ANT SYMBOL	NAME	QNTY	lt / height
	LIRIOPE MUSCARI - common name: liriope evergreen giant - description: ornamental ground cover	22 - 24	140mm pot size 30-50cm spacings
	HEBE DICHROMOLA x SPECIOSA 'Inspiration' - common name: hebe 'Inspiration' - description: neat compact evergreen with tapering blue-purple flowers	9 - 10	80mm pot size 30-50cm spacings
	KERANDRIUM (purple) - common name: paper daisy, showflower, everlasting - description: tall flowering plant with papery blooms	12 - 14	80mm pot size 30-50cm spacings
	CISTEOSPERMUM 'Lavender Shades' - common name: cobe daisy - description: low growing spreading perennial, daisy-like flowers in shades from palest lilac to deep purple	6 - 8	80mm pot size 30-50cm spacings
	HELIANTHUS ANNUUS - common name: sunflower 'golden prominence' - description: tall pollen-free fast-growing sunflower with large dual-toned chestnut-yellow flowers	20 - 22	seeds 30-50cm spacings
	WESTRINGIA CULTIVAR BLUE GEM - common name: westringia blue gem - description: evergreen shrub	10 - 12	140mm pot size 120-140cm spacings
	WESTRINGIA FRUTICOSA - common name: grey box - description: low evergreen shrub with white flower	20 - 22	150mm pot size 30-50cm spacings
	EUCYMIUS JAPONICUS MICROPHYLLUSE - common name: easy hedge - description: low evergreen shrub	2 - 4	80mm pot size 100cm spacings
	NANDINA DOMESTICA - common name: heavenly bamboo - description: semi evergreen shrub	10 - 12	140mm pot size 60-120cm spacings
	COPROSMA (red) - common name: coprosma 'ignite' - description: attractive, ferny glossy leaves that change colour with the season, handy 1.5m high plant	14 - 16	80mm pot size 40-60cm spacings
	CORDYLONE AUSTRALIS - common name: cordylone red sensation - description: shaggy architectural plant	8 - 10	300mm pot size 40-60cm spacings
	BAMBUSA TEXTUS GRACILE - common name: slender weavers - description: tidy upright bamboo	10 - 12	75t 2 - 3m high plant in grass
	LOMANDRA LOGIFOLIA TANIKA - common name: tanika - description: soft-wooded perennial	40 - 42	200mm pot size 30 - 50cm spacings
	DIANELLA CAERULEA - common name: little jess-blue flax lily - description: compact native flowering grass	4 - 5	200mm pot size 30 - 50cm spacings

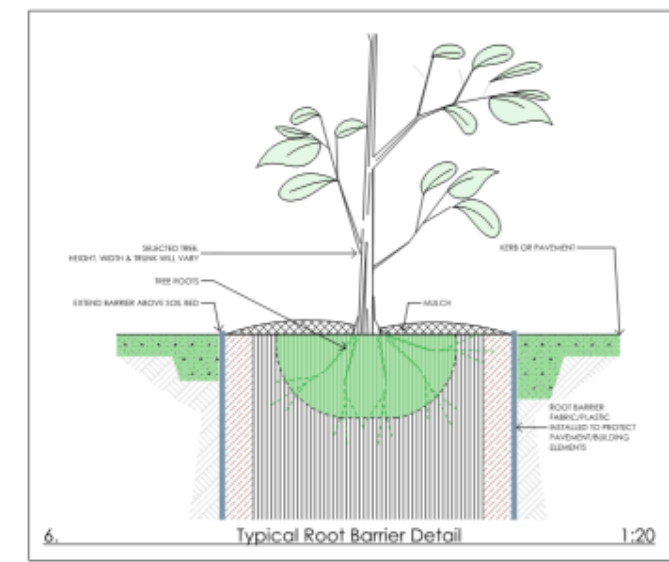
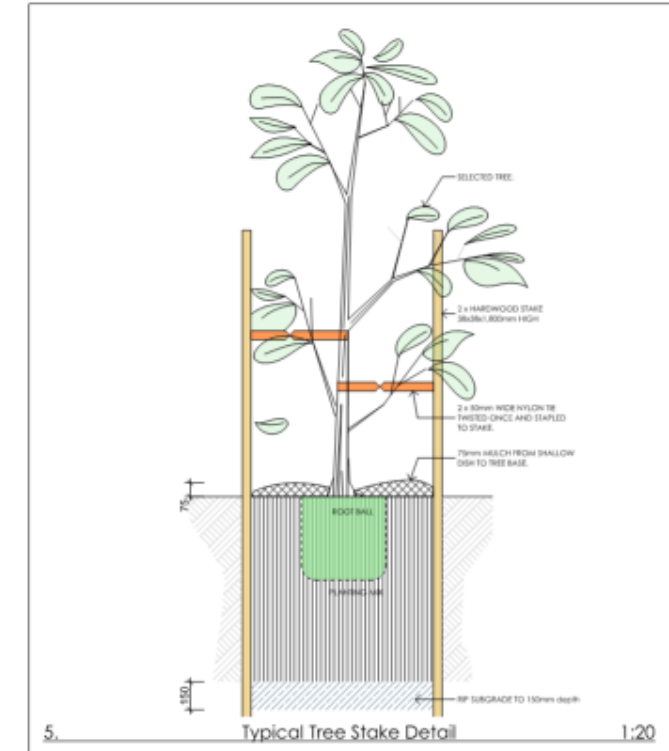
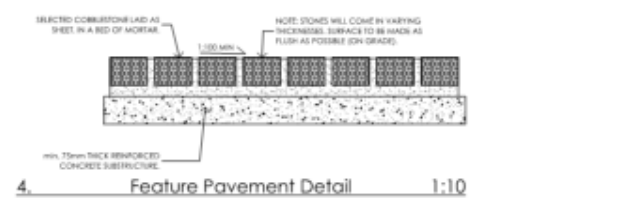
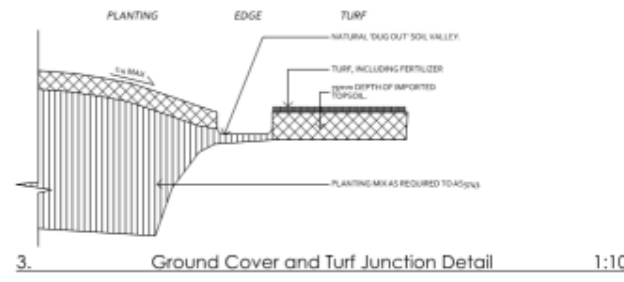
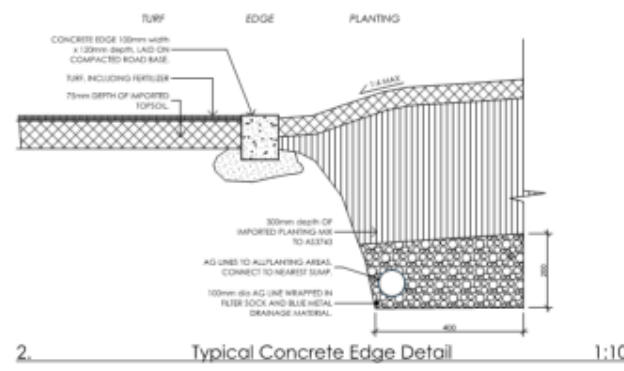
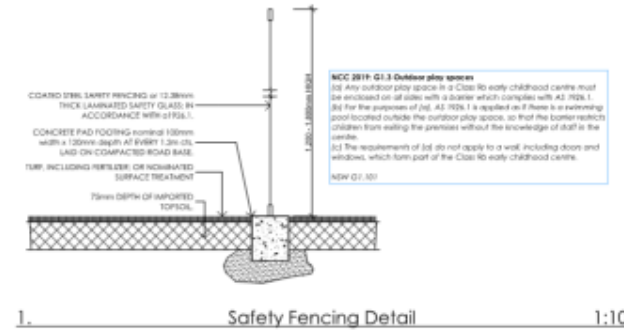
**TREE SCHEDULE - playground gardens**

PLANT SYMBOL	NAME	QNTY	lt / height
	MAGNOLIA GRANDIFLORA - common name: lolly bear - description: dense evergreen with dark green and bronze leaf	9 - 10	100t pot 3 - 4m height state required
	CITRUS DWARF TREES VARIETIES - orange, lemon	2	100t state required

NOTES:  
1. All tree stock to be sourced in accordance with tests and measurements contained within AS2303-2015 - Tree Stock for Landscape Use.

**SURFACE / ELEMENTS**

SYMBOL	NAME / DESCRIPTION
	DIMENSION STONE RETAINING BLOCK WALLS
	RECLAIMED HARDWOOD TIMBER SLEEPERS - BAL 12.5 rated species - sanded, smooth finish to avoid sharp edges & splintering
	LAWN - Wintergreen Couch Turf - High drought, high salt and wear tolerance - Fine leaf that is soft to touch - Dark green colour - Low maintenance
	ARTIFICIAL GRASS Playground synthetic grass - 19mm, and for long lush look 35-45mm - standard sand infill in realistic green - permeable drainage sub base
	PT - TO ENGINEERS DETAIL & SPECIFICATION
	STEPPING TREE LOGS - SEALED TREE LOGS or TIMBER LOG LOGS, VARYING HEIGHTS AND SIZES FOR OBSTACLE PLAY
	PINE BARK MULCH soil based, permeable, garden bedding
	PVC SHADE SAIL WITH METAL POLES - HEIGHTS VARY, REFER TO PLANS - COLOURS TO BE CONSISTENT, CHARCOAL with option for SILVER - POLE SUPPORTS METAL - MONUMENT
	AQUABUBBLER, BRANDED DRINKING FOUNTAIN - 1 LOCATED TO EACH PLAY SPACE







Amendments		
Issue	Description	Date
A	Issued for Council Approval	27.10.21

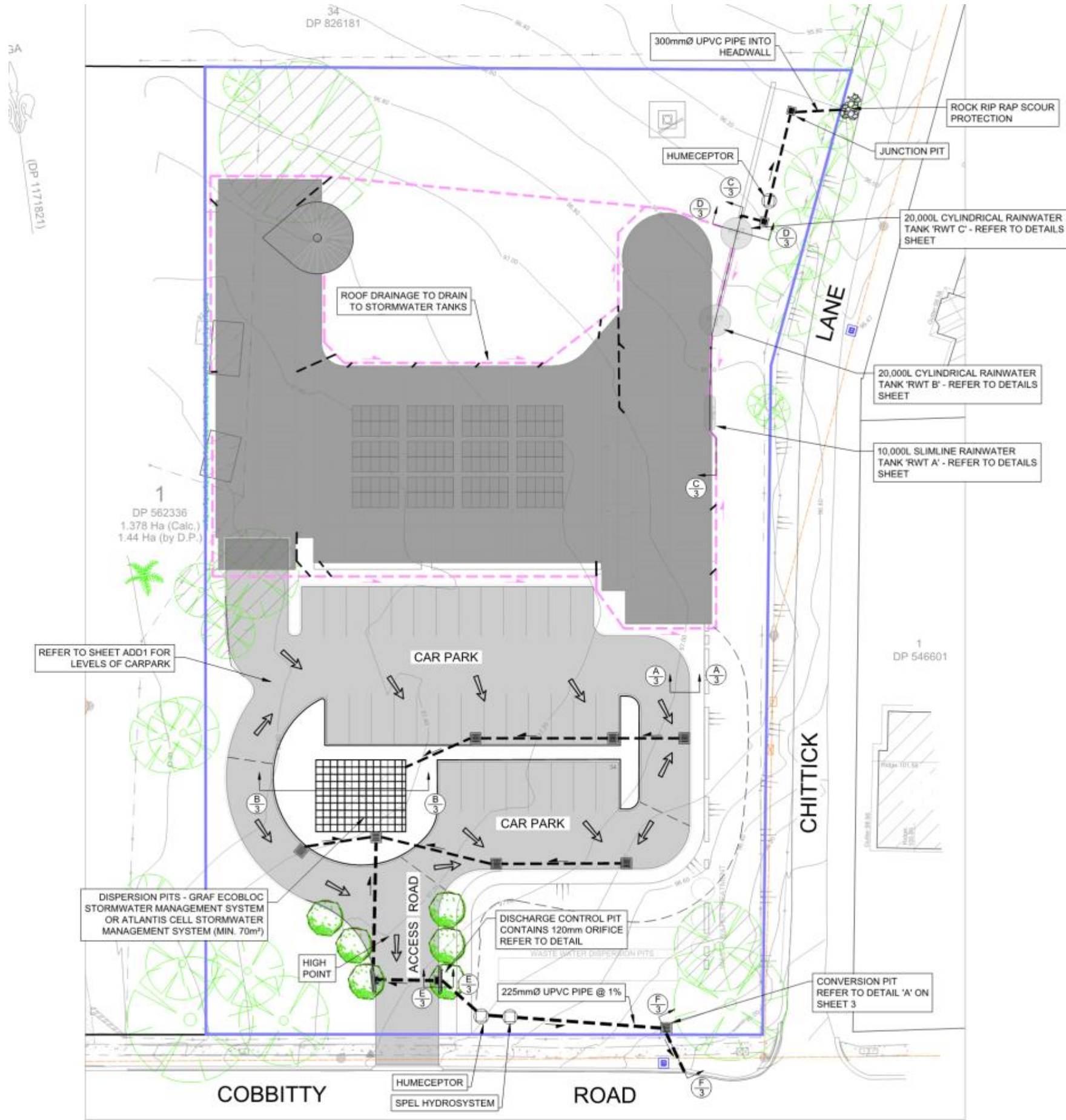
<b>Client</b> B.J. Legge Pty Ltd
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<b>Project</b> Exploring Tree Cobbitty Childcare Centre 335 Cobbitty Road Cobbitty NSW 2570
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<b>Drawing Title</b> Finishes Schedule
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Date Oct 2021	Issue A
Scale N.T.S@A3	Dwg DA-FS
Dimensioned Drawings to take precedence over scaling. Contractor to verify all dimensions on site before	





**LEGEND**

- DENOTES DIRECTION OF UPVC S6 DOWNPIPES FLOWING TO RAINWATER TANK - SIZING TO BE DETERMINED
- DENOTES DIRECTION OF REINFORCED CONCRETE PIPES LAID AT MIN 1% GRADE AND MIN 300mm COVER UNLESS NOTED OTHERWISE
- DENOTES DIRECTION OF OVERLAND FLOWS TO DRAINAGE STRUCTURES
- DENOTES PROPOSED STORMWATER PITS & PIPES
- DENOTES EXISTING WIRE & PICKET FENCING
- DENOTES 100mm DOWNPIPE
- DENOTES EXISTING TREE TO BE REMOVED
- DENOTES EXISTING TREE TO BE RETAINED
- DENOTES EXTENT OF WORKS
- DENOTES PAVED AREA TO BE CONSTRUCTED

PLAN OF WORKS  
RATIO 1:250



BY	AMENDMENTS	DATE
E.G.	INITIAL ISSUE	25-08-2022
E.G.	AMENDED PER COUNCIL COMMENTS	07-03-2023
E.G.	NOTES AMENDED	28-06-2023

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CLIENT:  
B.J. LEGGE PTY LTD.

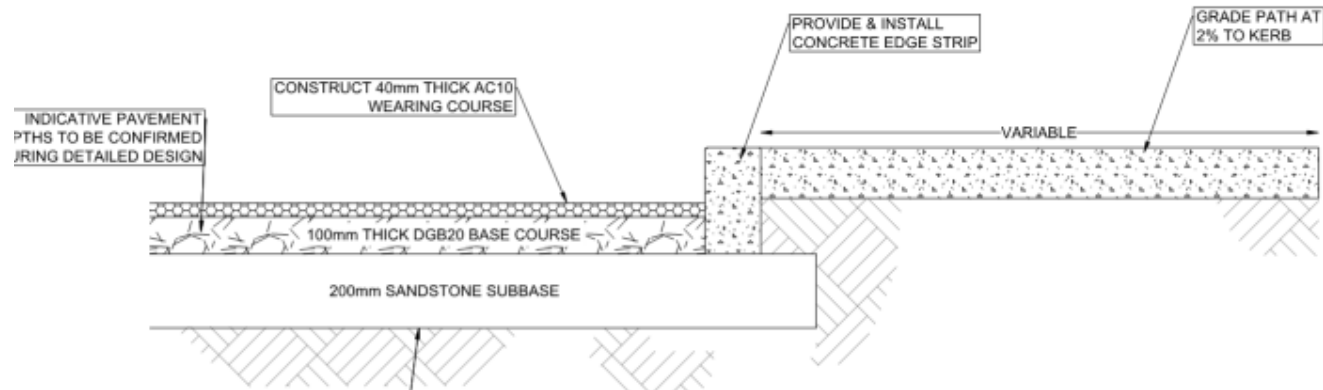
**Beveridge Williams**  
Land Development Consultants  
Registered Surveyors

DETAILS:  
PLAN OF WORKS  
CHILD CARE CENTRE  
325 COBBITTY ROAD, COBBITTY

ORIGINAL SHEET SIZE	SCALE
A1	1:250
CAD REFERENCE: 2102574-DETAIL	

SURVEYOR:	N/A
DRAWN:	S.G.
CHECKED:	S.G.
SURVEY DATE:	N/A
VERTICAL DATUM:	AHD

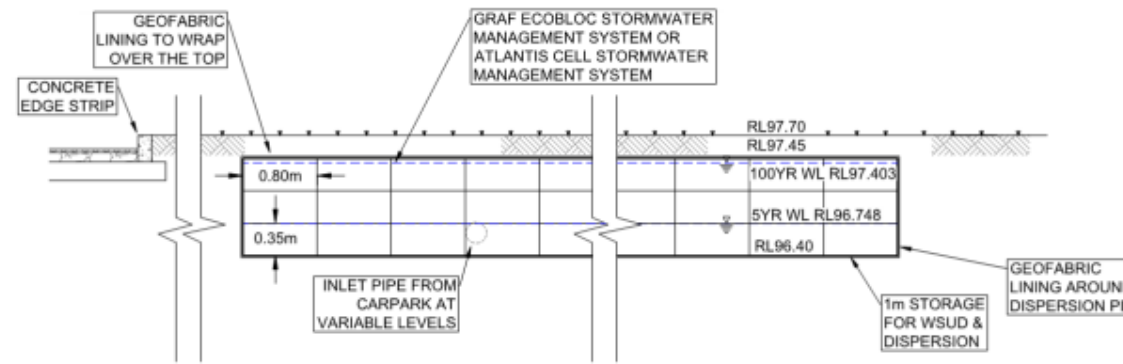
PROJECT No.	2102574
DRAWING REF.	100-01
VERSION	C



SECTION A-A PROPOSED CARPARK / PATH CONNECTION

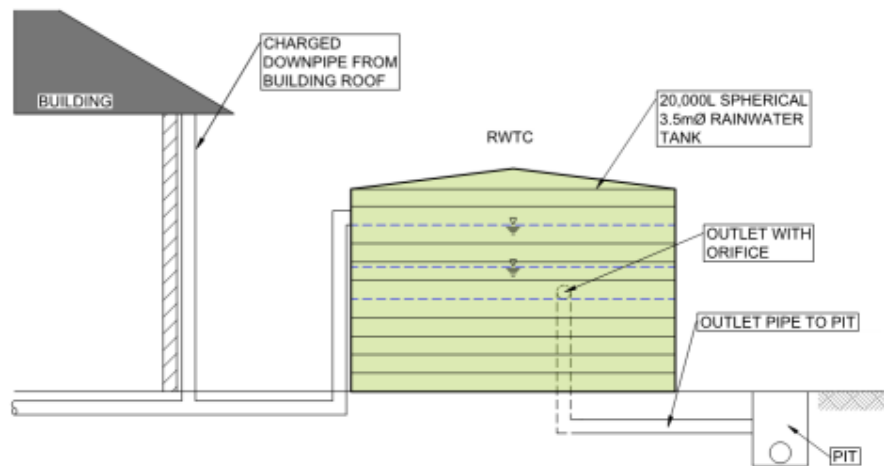
INDICATIVE PAVEMENT PATHS TO BE CONFIRMED DURING DETAILED DESIGN  
CONSTRUCT 40mm THICK AC10 WEARING COURSE  
100mm THICK DGB20 BASE COURSE  
200mm SANDSTONE SUBBASE  
PROVIDE & INSTALL CONCRETE EDGE STRIP  
GRADE PATH AT 2% TO KERB  
VARIABLE

COMPACT EXISTING SUBGRADE TO 100% (SHOULD SUBGRADE FAIL COMPACTION TESTING, SUITABLE MATERIAL SHOULD BE REPLACED OR AN APPROPRIATE BI-LATERAL GEOFABRIC SHOULD BE PLACED ON THE SUBGRADE FOR THE ENTIRE SITE)



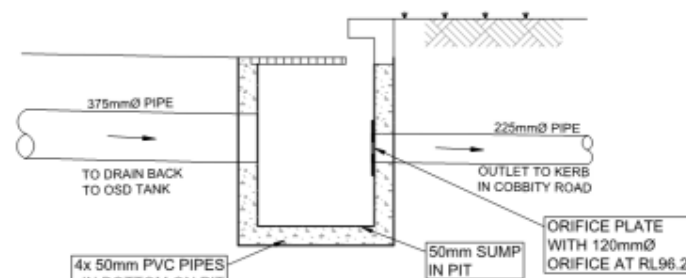
SECTION B-B RATIO: 1:40

GEOFABRIC LINING TO WRAP OVER THE TOP  
CONCRETE EDGE STRIP  
GRAF ECOBLOC STORMWATER MANAGEMENT SYSTEM OR ATLANTIS CELL STORMWATER MANAGEMENT SYSTEM  
0.80m  
0.35m  
INLET PIPE FROM CARPARK AT VARIABLE LEVELS  
100YR WL RL97.403  
5YR WL RL96.748  
1m STORAGE FOR WSUD & DISPERSION  
GEOFABRIC LINING AROUND DISPERSION PIT  
RL97.70  
RL97.45  
RL96.40



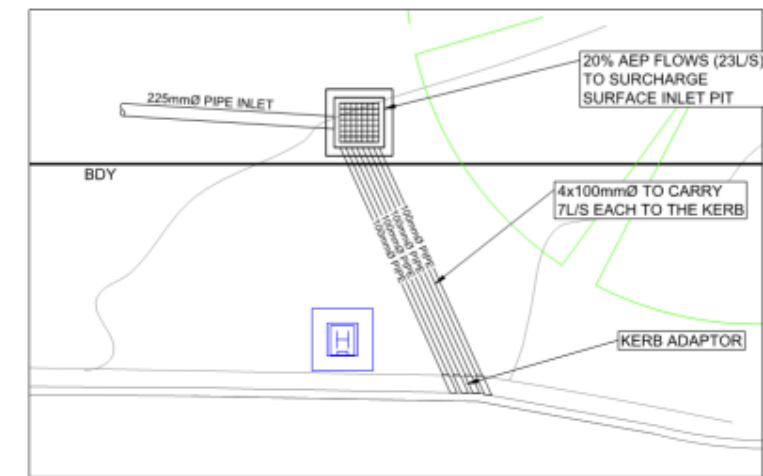
SECTION D-D RATIO: 1:40

BUILDING  
CHARGED DOWNPIPE FROM BUILDING ROOF  
RWTC  
20,000L SPHERICAL 3.5mØ RAINWATER TANK  
OUTLET WITH ORIFICE  
OUTLET PIPE TO PIT  
PIT



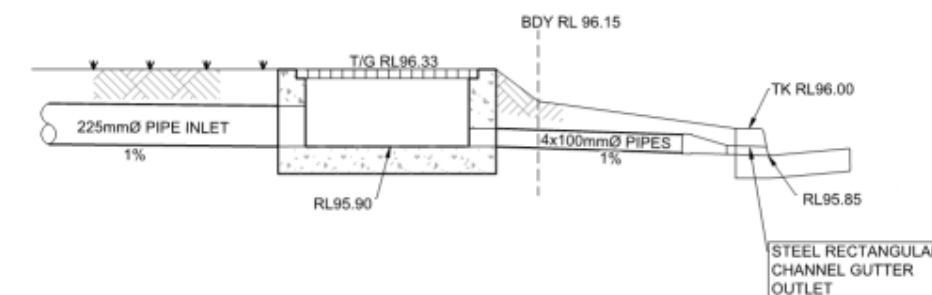
SECTION E-E ORIFICE OUTLET DETAIL RATIO (NTS)

375mmØ PIPE TO DRAIN BACK TO OSD TANK  
225mmØ PIPE  
OUTLET TO KERB IN COBBITY ROAD  
ORIFICE PLATE WITH 120mmØ ORIFICE AT RL96.20  
50mm SUMP IN PIT  
4x 50mm PVC PIPES IN BOTTOM ON PIT



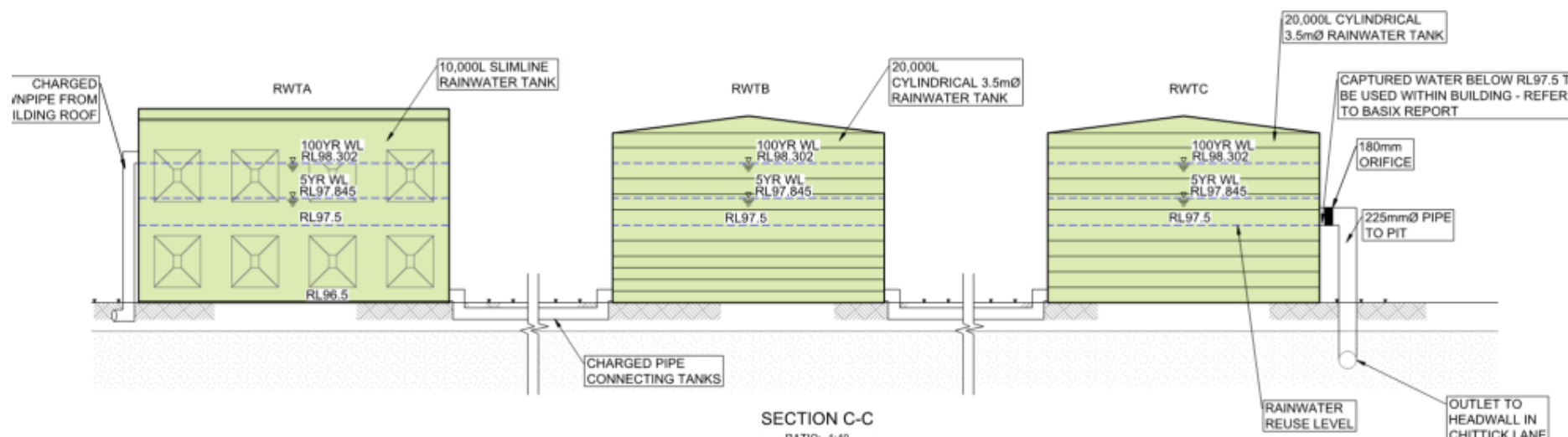
DESIGN A OUTLET RATIO (NTS)

225mmØ PIPE INLET  
20% AEP FLOWS (23L/S) TO SURCHARGE SURFACE INLET PIT  
4x100mmØ TO CARRY 7L/S EACH TO THE KERB  
KERB ADAPTOR  
BODY



SECTION F-F RATIO (NTS)

225mmØ PIPE INLET  
1%  
T/G RL96.33  
1%  
TK RL96.00  
RL95.90  
BODY RL 96.15  
RL95.85  
STEEL RECTANGULAR CHANNEL GUTTER OUTLET

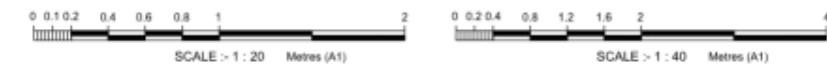


SECTION C-C RATIO: 1:40

CHARGED DOWNPIPE FROM BUILDING ROOF  
RWTA  
10,000L SLIMLINE RAINWATER TANK  
RWTB  
20,000L CYLINDRICAL 3.5mØ RAINWATER TANK  
RWTC  
20,000L CYLINDRICAL 3.5mØ RAINWATER TANK  
100YR WL RL98.302  
5YR WL RL97.845  
RL97.5  
180mm ORIFICE  
225mmØ PIPE TO PIT  
CAPTURED WATER BELOW RL97.5 TO BE USED WITHIN BUILDING - REFER TO BASIX REPORT  
RAINWATER REUSE LEVEL  
OUTLET TO HEADWALL IN CHITTICK LANE  
CHARGED PIPE CONNECTING TANKS  
RL96.5

NOTES:

1. ALL GUTTERS TO BE GRADED BETWEEN 1:250 (0.4%) - 1:500 (0.2%) AND FLOW TO DOWNPIPES.
2. ALL GUTTERS TO BE 150mm 'D' GUTTER & HAVE A MINIMUM CROSS-SECTIONAL AREA OF 9,000sqmm
3. DOWNPIPES TO BE LOCATED AT EVERY COLUMN AND DOWNPIPES TO BE DIRECTED TO RAINWATER TANKS CONSTRUCTED.
4. CONTRACTOR TO OBTAIN DIAL BEFORE YOU DIG SERVICES SEARCH AND INVESTIGATE ANY SERVICES CONFLICTS PRIOR TO COMMENCEMENT OF WORKS. ANY REQUIRED ADJUSTMENTS REQUIRED TO SUIT THE PROPOSED WORKS TO BE COMPLETED AT THE DEVELOPER'S EXPENSE
5. EROSION AND SEDIMENT CONTROL MEASURES ARE IN COMPLIANCE WITH SOILS AND CONSTRUCTION (2004) (BLUEBOOK)
6. CONTRACTOR TO ENSURE THAT SURFACE LEVELS ADJACENT TO DWELLINGS ARE AT LEAST 150mm BELOW FLOOR LEVEL & GRADE AWAY FROM BUILDING



BY	AMENDMENTS	DATE
S.G.	INITIAL ISSUE	25-08-2022
S.G.	AMENDED PER COUNCIL COMMENTS	07-03-2023
S.G.	NOTES AMENDED	20-08-2023

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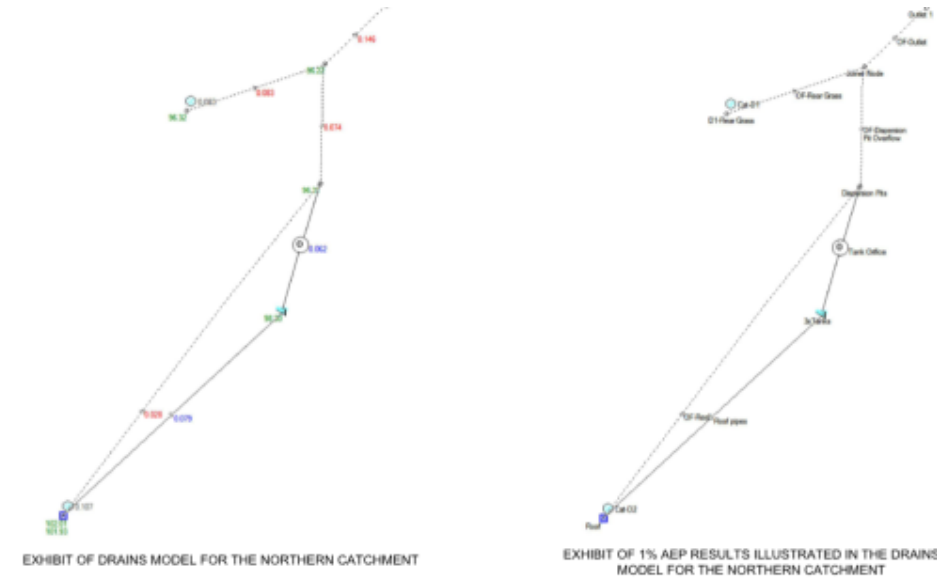
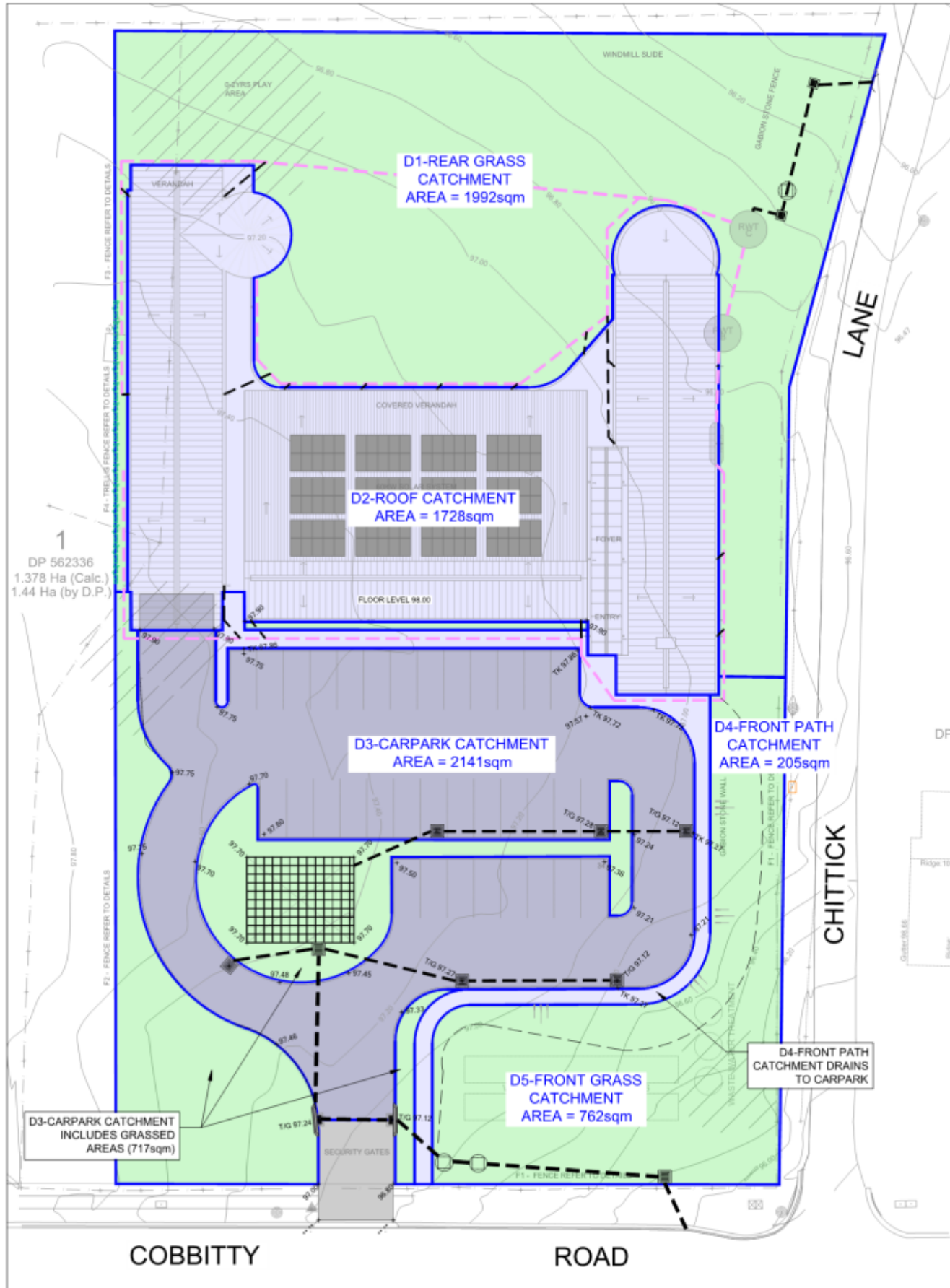
CLIENT:  
B.J. LEGGE PTY LTD.

**BW** Beveridge Williams  
Land Development Consultants  
Registered Surveyors

DETAILS:  
CHILD CARE CENTRE  
325 COBBITY ROAD, COBBITY

ORIGINAL SHEET SIZE	SURVEYOR:	N/A	PROJECT No.
1:250 A1	DRAWN:	S.G.	2102574
CAD REFERENCE: 2102574-DETAIL	CHECKED:	S.G.	DRAWING REF. 100-01
	SURVEY DATE:	N/A	VERSION C
	VERTICAL DATUM:	AHD	





SUMMARY OF RESULTS FOR THE DRAINS MODELLING OF THE DEVELOPED CATCHMENTS FOR BOTH THE 20% AEP & 1% AEP STORM EVENTS

Northern Catchment - 20% AEP Storm Event					
Catchment	20% AEP Flow (cum/s)	Tank Orifice Invert (m)	Tank Orifice Size (mm)	Tank Orifice Flow (cum/s)	Water Level in Tanks (AHD)
Existing Catchment	0.077	N/A	N/A	N/A	N/A
Developed Catchment	0.072	97.5	180	0.04	97.845

Northern Catchment - 1% AEP Storm Event					
Catchment	1% AEP Flow (cum/s)	Tank Orifice Invert (m)	Tank Orifice Size (mm)	Tank Orifice Flow (cum/s)	Water Level in Tanks (AHD)
Existing Catchment	0.176	N/A	N/A	N/A	N/A
Developed Catchment	0.146	97.5	180	0.062	98.302

Southern Catchment - 20% AEP Storm Event					
Catchment	20% AEP Flow (cum/s)	Tank Orifice Invert (m)	Tank Orifice Size (mm)	Tank Orifice Flow (cum/s)	Water Level in Tanks (AHD)
Existing Catchment	0.058	N/A	N/A	N/A	N/A
Developed Catchment	0.042	96.2	120	0.023	96.748

Southern Catchment - 1% AEP Storm Event					
Catchment	1% AEP Flow (cum/s)	Tank Orifice Invert (m)	Tank Orifice Size (mm)	Tank Orifice Flow (cum/s)	Water Level in Tanks (AHD)
Existing Catchment	0.128	N/A	N/A	N/A	N/A
Developed Catchment	0.075	96.2	120	0.032	97.293

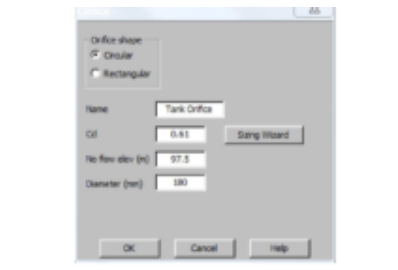
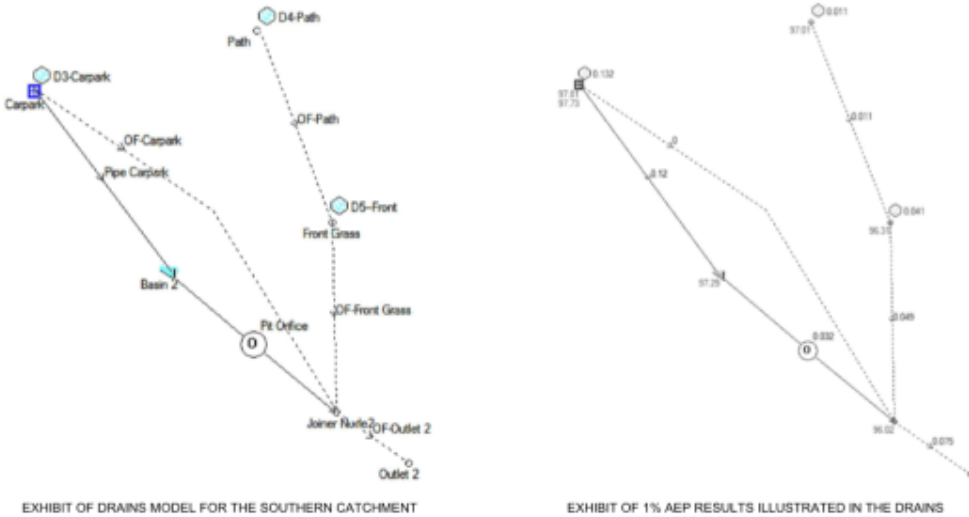


EXHIBIT OF THE ORIFICE NODE WITHIN THE RAINWATER TANKS

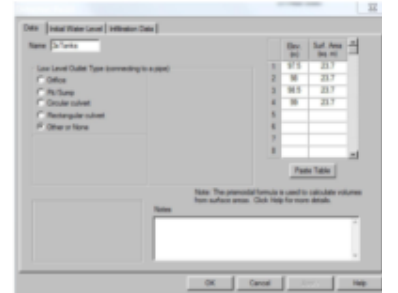


EXHIBIT OF THE THREE RAINWATER TANKS (THE THREE TANKS HAVE BEEN MODELLED AS ONE NODE)

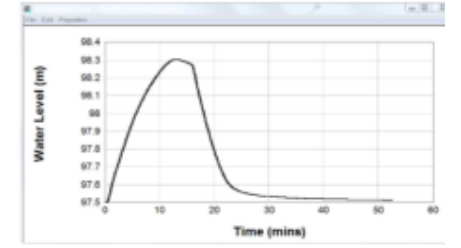


EXHIBIT OF WATER LEVEL / TIME GRAPH OF THE TANKS FROM THE DRAINS MODEL FOR THE SOUTHERN CATCHMENT



EXHIBIT OF THE ORIFICE NODE WITHIN THE DISPERSION PIT (BASIN 2)



EXHIBIT OF THE DISPERSION PIT (BASIN 2) MODELLING

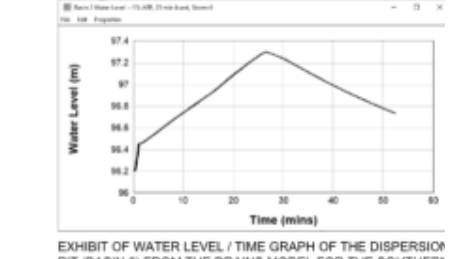


EXHIBIT OF WATER LEVEL / TIME GRAPH OF THE DISPERSION PIT (BASIN 2) FROM THE DRAINS MODEL FOR THE SOUTHERN CATCHMENT



BY	AMENDMENTS	DATE
S.G.	INITIAL ISSUE	25-10-2021
S.G.	AMENDED PER COUNCIL COMMENTS	07-03-2022
S.G.	DRAINS MODELS & CATCHMENTS AMENDED	18-06-2022

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 CLIENT: B.J. LEGGE PTY. LTD.  
 BEVERIDGE WILLIAMS Land Development Consultants Registered Surveyors

CLIENT: B.J. LEGGE PTY. LTD.  
 BEVERIDGE WILLIAMS Land Development Consultants Registered Surveyors

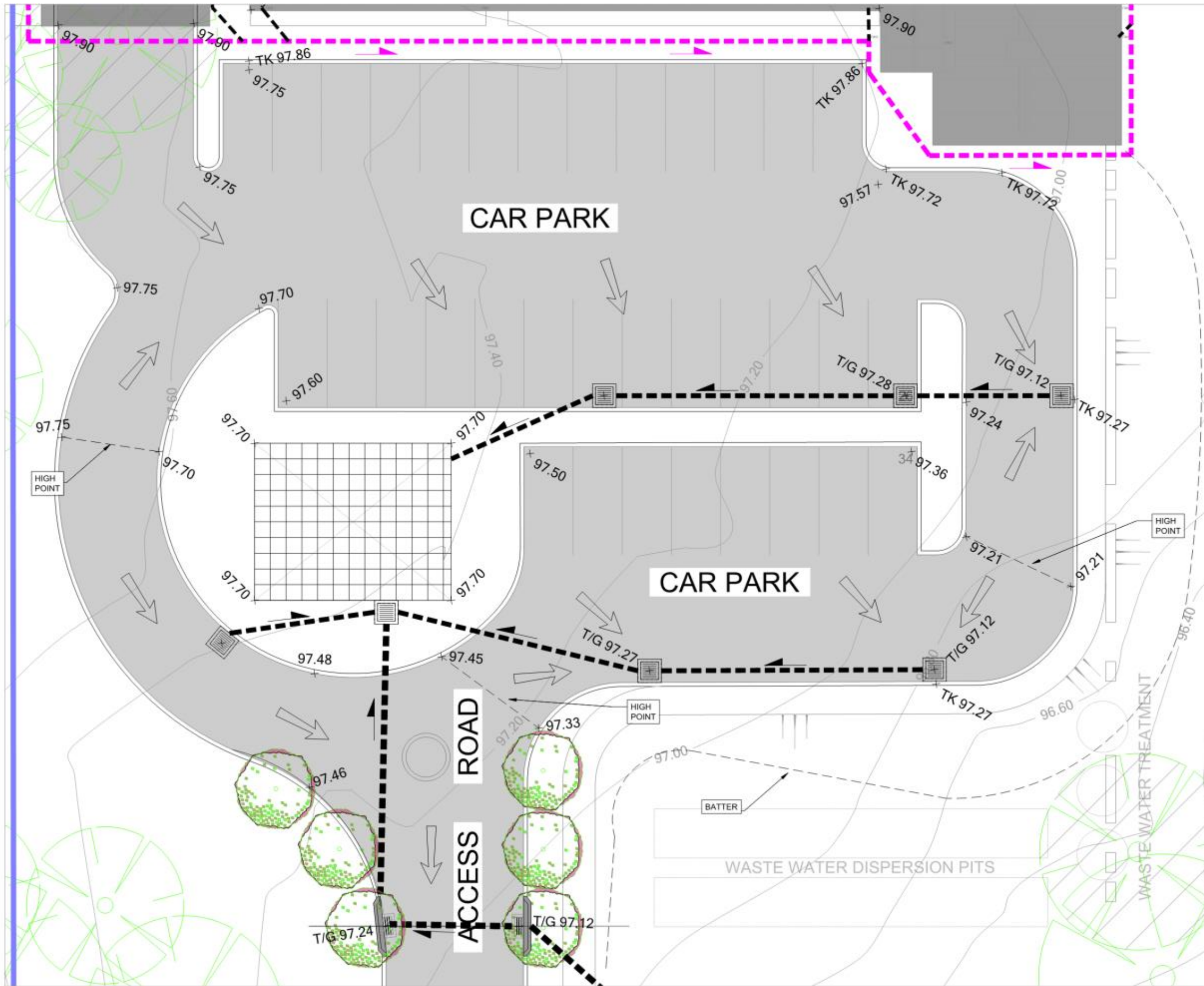
DETAILS: CATCHMENT PLAN - DEVELOPED  
 CHILD CARE CENTRE  
 225 COBBITTY ROAD, COBBITTY

SCALE ORIGINAL SHEET SIZE: 1:250 A1  
 CAD REFERENCE: 2102574-DETAIL

SURVEYOR: NIA  
 DRAWN: S.G.  
 CHECKED: S.G.  
 SURVEY DATE: N/A  
 VERTICAL DATUM: AHD

PROJECT No: 2102574  
 DRAWING REF: 100-01  
 VERSION: C





PLAN OF WORKS RATIO 1:100



BY	AMENDMENTS	DATE
L.G.	INITIAL ISSUE	08-03-2022

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CLIENT:  
**B.J. LEGGE PTY LTD.**



DETAILS:  
 CARPARK LEVELS  
 CHILD CARE CENTRE  
 325 COBBITY ROAD, COBBITY

ORIGINAL SHEET SIZE	SCALE
A1	1:250
CAD REFERENCE: 2102574-DETAIL	
0 5 10 15	

SURVEYOR:	N/A
DRAWN:	S.G.
CHECKED:	S.G.
SURVEY DATE:	N/A
VERTICAL DATUM:	AHD

PROJECT No.	2102574
DRAWING REF.	100-01
VERSION	A



## CLPP02

CLPP02

**SUBJECT: DA/2021/1960/1 - CONSTRUCTION OF NEW BUSINESS PREMISES TENANCY WITHIN EXISTING BUILDING AND CREATION OF NEW STRATA LOT - 21 ELIZABETH STREET, CAMDEN**

**FROM:** Manager Statutory Planning

**EDMS #:** 22/271892

DA Number:	2021/1960/1
Development:	Construction of a new business premises tenancy within an existing building and creation of a new strata lot
Estimated Cost of Development:	\$183,500
Site Address(es):	21 Elizabeth Street, Camden
Applicant:	Joanne Tapp
Owner(s):	Proprietors of Strata Plan 97388 Mr Darren Power
Number of Submissions:	25 objections
Development Standard Contravention(s):	Clause 4.3 – Height of Buildings
Classification:	Local
Recommendation:	Approve with conditions.
Panel Referral Criteria:	>10 submissions
Report Prepared By:	Mr Lachlan Hutton – DA Assessment (West)

### PURPOSE OF REPORT

The purpose of this report is to seek the Camden Local Planning Panel’s (the Panel’s) determination of a development application (DA) for the construction of new business premises tenancy within an existing building and creation of a new associated strata lot at 21 Elizabeth Street, Camden.

The Panel is to exercise Council’s consent authority functions for this DA as, pursuant to the Minister for Planning’s Section 9.1 Direction, the DA received a total of 25 submissions by way of objection.

### SUMMARY OF RECOMMENDATION

That the Panel determine DA/2021/1960/1 for the construction of a new business premises tenancy within an existing building and creation of new associated strata lot at 21 Elizabeth Street, Camden, pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions attached to this report.

### EXECUTIVE SUMMARY



Council is in receipt of a DA for the construction of a new business premises tenancy within the existing building and the creation of a new associated strata lot at 21 Elizabeth Street, Camden.

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, relevant environmental planning instruments, development control plans and policies.

The DA was publicly exhibited for a period of 14 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 14 to 27 January 2022. Thirteen (13) submissions were received (objecting to the development) during this period.

Following this initial community consultation amendments were made to the proposal some of which were informed by the submissions. The following design changes were made to what was originally proposed:

- Reduced height from 7.69m to 7.126m.
- Reduced gross floor area (GFA) from 79.44m<sup>2</sup> to 58.74m<sup>2</sup>.
- Increased separation between existing development and the proposed development from 2.15m to 3.72m.
- Reduction from four windows facing north to three windows.

Following amendments to the proposal, the application was re-exhibited for a period of 14 days from 1 to 14 July 2022. Additionally, Council notified the previous submitters (including community groups) and installed a larger notification sign. Twelve (12) further objections were received during this period.

The main issues raised in the submissions received from both exhibition periods relate to:

- *Contradictory to parent Development Application*

i. The proposal maintains varying setbacks and heights, noting it is lower than the existing building and further setback from the boundary.

- *Detracting to Camden Heritage Conservation Area and Local Heritage Items*

ii.

A Heritage Impact Statement (HIS) has been submitted which considers the impacts of the development. While the proposed infill addition will be visible from the rear yard of Chesham's Cottage, existing trees and a low-lying hedge will help soften the appearance of the proposed infill addition. No objections were received from the directly adjoining properties.

- *Height of Buildings*

The proposed addition remains lower than the existing established height along the northern boundary line.

- *Flooding*

The proposal adopts a floor level of RL71.125(AHD) which is above the 1% annual exceedance probability of RL71.1(AHD). Minor encroachment of the steel floor system will result in a net loss of 0.64m<sup>3</sup> to flood storage. Council staff consider this to be a negligible loss of flood storage when considering the significant depth of flooding and low velocities experienced in this area.

- *Overdevelopment*

The DA was supported by the Heritage Impact Statement and Council's Heritage Advisor raised no objection to the proposed development. The proposal will not result in any unacceptable impacts for residents / occupant of adjoining development. The proposal is not considered to be an overdevelopment of the site.

- *Privacy*

iii.

The proposed development will use obscure glazing treatment for the three (3) proposed north facing windows. Importantly, the proposed development will screen the existing veranda which previously resulted in privacy and overlooking impacts into the rear of Chesham's Cottage. No objections were received from the directly adjoining properties.

- *Car parking*

The proposed commercial suite will be provided with one strata allocated car parking space. The proposed shortfall of 0.46 spaces is supported for the reasoning outlined in this report.

- *Amenity for existing tenancies*

Light and ventilation is maintained by a 1.22m separation from the proposed infill addition and existing veranda. No objections were received from existing tenancies.

- *Owners Consent*

iv.

Owner's consent and plans bearing the strata body corporate stamp have been provided. Council staff further notified all tenancies by way of a written notice delivered to each tenancy. No objections were received from the owners / occupants of the existing tenancies.

All matters raised in the submissions are addressed in more detail in the submissions section of this report.

The subject site is zoned B4 – Mixed Use and development for the purposes of a 'commercial premises' is nominate permitted with consent under the Camden Local Environmental Plan (CLEP) 2010 ('business premises' are a sub-definition of 'commercial premises'). A development application or complying development certificate will be lodged for any future fit-out works.

The proposal varies from the maximum height of buildings development standard prescribed under clause 4.3 of CLEP 2010 whereby a maximum building height of

7.126m is proposed, representing a 0.126m or 1.8% contravention to the standard. The contravention is assessed in detail in this report and is supported by Council staff.

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

**KEY PLANNING CONTROL VARIATIONS**

Control	Proposed	Variation
4.3 – Height of Buildings	7.126m	0.126m / 1.8%.
2.18.2 – Off Street Car Parking Rates / Requirements	1 space	0.46 space.

**AERIAL PHOTO**



Figure 1: Aerial image of site.

**THE SITE**

The site, which is located on the corner of Elizabeth Street and Mitchell Street, is commonly known as 21 Elizabeth Street, Camden and is legally described as Strata Plan 97388. Situated within the Camden Heritage Conservation Area (HCA) the locality is characterised by a mixture of purpose-built dwelling houses used for commercial purposes; purpose-built commercial buildings; and dwellings that retain residential usage under ‘existing use rights’.



The site is bound by three local heritage items being single storey cottages referred to as, 'Chesham's Cottage' (I22), 'Cottage' (I21) and 'Taplin's Cottage' (I72) – refer figure 2 below. Toward the rear north-west is the former Camden High School site which is currently being redeveloped to support a mixed-use seniors living development.

'The Elizabeth' site contains three existing buildings presenting single and two-storey in form, supporting a total of eight small scale commercial tenancies with common areas. Vehicular access to the site is via Elizabeth Street, while direct pedestrian access is provided from both Elizabeth and Mitchell Steet, with a disabled access (ramp) from Mitchell Steet. The tenancies are supported by 26 strata allocated car parking spaces, two (2) visitor and (1) disabled space (all undercroft).

**HERITAGE MAP**



Figure 2: The site in relation to local heritage items.



**ZONING PLAN**



Figure 3: Site zoned B4 Mixed Use on periphery of the B2 Local Centre.

**HISTORY**

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

Date	Development
26 February 1996.	Development Application (BA/1993/238/1) for construction of two-storey commercial building consisting of four suites and underground carparking was approved.
26 February 2000.	BA/1993/238/1 – Consent lapses with no works having substantially commenced.
1 April 2001.	Development Application (DA/2000/2250/1) for demolition of existing dwelling, removal of trees and construction of commercial building / offices was approved.
9 April 2001.	S4.55(1a) modification application involving modification to water quality controls for parking and signage from DA/2000/2250/1 – approved.
12 August 2003.	S4.55(1a) modification application approved that sought to: <ul style="list-style-type: none"> <li>Setback of basement level 1.2m from north-western boundary due to previously unknown location of sewer</li> </ul>

	<p>line.</p> <ul style="list-style-type: none"> <li>• Buildings 1 and 2 connected.</li> <li>• Amendments to south-western elevation of building 1.</li> </ul>
19 March 2018.	Development Application (DA/2017/1478/1) for strata-subdivision of the existing commercial building into eight (8) tenancies was approved.
15 August 2019.	Development Application (DA/2019/335/1) to strata subdivide lot 3 and common property involving area for storage was approved.

**THE PROPOSAL**

DA/2021/1960/1 seeks approval for the construction of a new business premises tenancy within an existing building and the creation of new strata lot.

Specifically, the development involves:

- Construction of a 58.74m<sup>2</sup> business premises tenancy (tenancy 10).
  - v.
- Strata subdivision of tenancy 10.
  - vi.
- Re-allocation of one (1) allocated strata car parking space from tenancy 7 to tenancy 10.
  - vii.
- Associated site works.

The estimated cost of the development is \$183,500.



*Figure 3: Highlighted blue outline identifying proposed infill development referred as 'tenancy 10'.*

## ASSESSMENT

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

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

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

The environmental planning instruments that apply to the development are:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021 Chapter 9 Hawkesbury-Nepean River.
- State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 4 Remediation of Land.
- Camden Local Environmental Plan 2010.

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

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

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

The Resilience and Hazards SEPP aims to provide State-wide approach to the remediation of contaminated land. The site is not identified as an 'area of environmental concern' nor does the proposal involve the penetration of the ground floor which would result in exposing or distributing any natural ground soil.

Council staff are satisfied the land is suitable for the proposed development with conditions attached to this report requiring standard unexpected finds to be managed in accordance with Council's Management of Contaminated Lands Policy.

#### Camden Local Environmental Plan 2010 (CLEP 2010)

##### *Site Zoning*

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

##### *Land Use/Development Definitions*

The development is characterised as 'subdivision', 'demolition' and 'business premises' by the Camden LEP. The development includes the subdivision of land which is defined by Section 4B of the *Environmental Planning and Assessment Act 1979*.



### *Permissibility*

All of the development is permitted with consent in the B4 Mixed Use zone pursuant to Clause 2.6 and the land use table of the Camden LEP.

### *Planning Controls*

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

### *Proposed Contravention – Clause 4.3 – Height of Buildings.*

The proposed development has a maximum building height of 7.126m thereby exceeding the maximum height of buildings development standard (7m) by 0.126m (1.8%). The contravention is restricted to the hipped roof form.

Pursuant to clause 4.6(3) of CLEP 2010, the applicant has submitted a written request that seeks to justify the contravention of the development standard. Pursuant to clause 4.6(4) of CLEP 2010, Council staff are satisfied that the applicant's written request adequately addressed matters required to be demonstrated by clause 4.6(3) of CLEP 2010. Specifically, the applicant has demonstrated that compliance with the standard is unreasonable or unnecessary in the circumstances of the case as the objectives of the development standard and the zone are achieved, notwithstanding the non-compliance with the standard.

The applicants written request outlines that strict compliance with the building height standard is unreasonable or unnecessary because:

- The proposed development is consistent with, and does not erode the intent of clause 4.3 objectives, as detailed below:

viii.

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

ix.

x. The proposed development is entirely compatible with the design and scale of the existing building, as an 'infill' element, and does not exceed the height variation previously approved as part of the original development.

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

xi.

xii. The side elevation of the site is oriented to the north and windows have been proportioned and fitted with obscure glazing to provide natural light and internal amenity, whilst ensuring that visual and acoustic privacy considerations are protected. A single glazed door opening is also included for amenity but will not be the primary means of access. The revised plans show a sufficient side setback and there will be no overshadowing impacts on the adjoining land to the north as a result.

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

xiii.

xiv. The design of the development has been carefully considered to minimise the impact on the heritage values of the Camden Urban Conservation Area and neighbouring listed items. The external finishes are consistent with those of the existing building. The accompanying Heritage Impact Statement (HIS) supports the proposed development.

- The proposed development is consistent with objectives from B4 Mixed Use zone:

xv.

- *To provide a mixture of compatible land uses.*

xvi.

- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To minimise conflict between land uses within the zone and land uses within adjoining zones.*
- *To encourage development that supports or complements the primary office and retail functions of the local centre zone.*

xvii. The proposal will deliver additional commercial floor space to an existing office building thereby contributing to the availability of office, business and employment opportunities and the vitality and viability of the Camden Town Centre. The proposal delivers a desirable urban design outcome, and there is minimal adverse impact on neighbouring owners and occupants, in terms of overlooking private spaces, overshadowing and loss of sunlight.

The applicant has further demonstrated there are sufficient environmental planning grounds to justify the contravening development standard, summarised within the applicant's clause 4.6 written request:

- The development as proposed will deliver a more desirable urban design outcome, complementary to the prevailing streetscape, as well as delivering additional commercial floor space to the commercial fringe of Camden. Accordingly, the applicant contends the variation is worthy of support and approval recommendation by the consenting authority.

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

Council staff support the applicant's submission that the objectives of the standard are met notwithstanding the contravention of the numeric standard, noting that:

- The infill addition will present in a northerly direction and is wholly contained within the existing building line. The addition is inset 1.2m from the existing northern building line and is of a height that is less than the existing development (see figures 4, 5 and 6 for visual references). The inset and lower height in relation to the existing development results in an area that is largely obscured when viewed from the Elizabeth Street frontage. Council staff are satisfied the minor breach in building height will have negligible impact on the existing streetscape or the amenity of adjoining properties.
- The site is significantly flood affected and has adopted a finished floor level that is above the 1% annual exceedance probability. The proposed infill is further

suspended over a void in the development whereby reducing its height (by lowering its finished floor level) would result in further loss to flood storage and compromise head clearances associated with car parking below.

xviii.

- The development will present north toward the rear of 19 Elizabeth Street, Camden (Cheshams Cottage – I22). The north-west elevation will incorporate fixed obscure glazing to windows, preventing the possibility of direct sightlines. Council staff are satisfied the minor breach in height will not result in any increased privacy impacts.

xix.

- Existing development does not cast (winter solstice) shadow to any part of the adjoining property (i.e. 19 Elizabeth Street). The addition, being smaller than the immediate north-western building line and recessed under the highest point of the building, will not result in change to the existing shadow that is cast predominately over Mitchel Street.

xx.

- The proposed infill development will be most visible from the rear of 19 Elizabeth Street, Camden. The building height contravention will not significantly increase perceptions of bulk and scale given the increased setback and reduced height when compared to the existing development.

xxi.

- The proposed development is within the public interest because it is compliant with the development standard and zone's objectives.

#### Objectives of Clause 4.3 Height of Buildings

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

The locality is best described as characterised by a mixture of residential dwellings; purpose-built dwelling houses used for commercial uses; and purpose-built commercial buildings.

The proposed infill addition is suitably located behind the existing development, contained entirely within the existing building envelope, largely obscured from the public domain. The highest point of existing development is located centrally on site, at height of 9.75m while the lower point of the development is 7.6m in height. The proposed development contravenes the 7m height limit by 0.126m (1.8%) however, will be lower in height compared to the existing development. Further, the 0.126m breach is limited to a portion of the hipped roof form which, if modified would be less sympathetic to the existing development and the broader Heritage Conservation Area. See figures 4, 5 and 6 for existing height references.



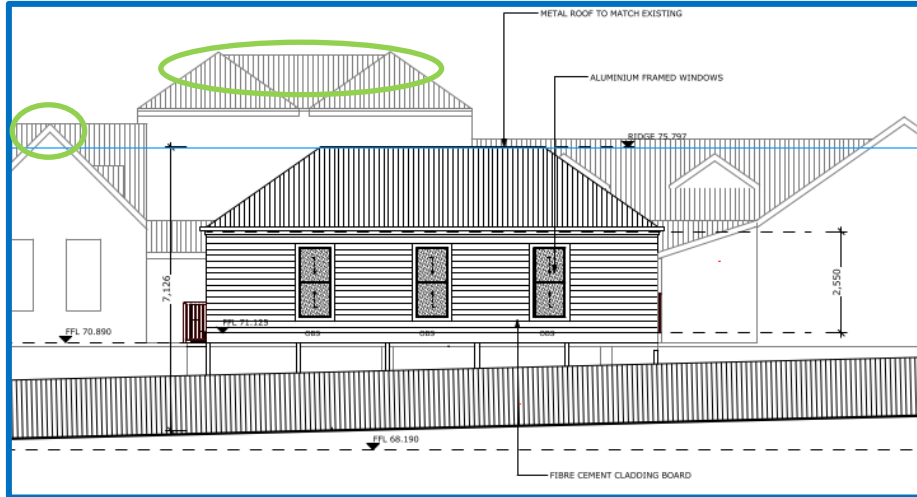


Figure 4: Proposed height of tenancy 10 comparative to existing building height.

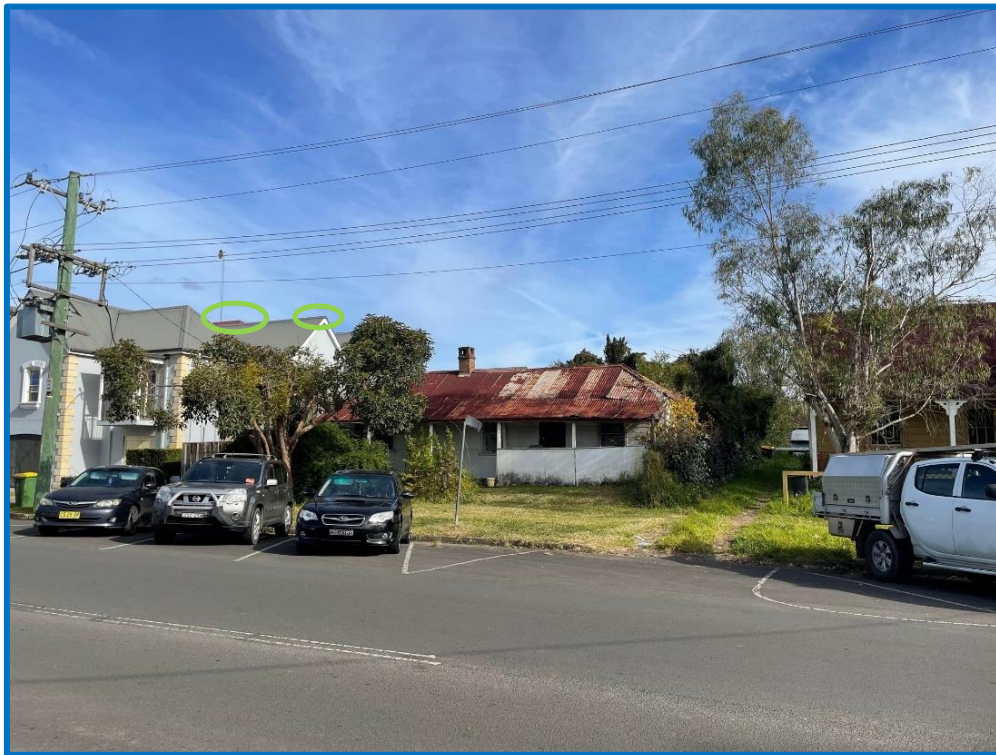


Figure 5: Existing, observable high points from figure 4, visible from Elizabeth Street.



Figure 6: Proposed building line (red) in relation to existing building line, viewed from boundary of the site and adjoining northern site 19 Elizabeth Street (Chesham's Cottage).

The proposed building also compares favourably to the following approved developments / existing buildings within Camden:

- DA/2008/644/1 – Old Camden High School Redevelopment – 2-14 John Street, Camden (has frontage with Elizabeth Street). This consent (as modified) approved the staged redevelopment of the former Camden High School including the erection of 192 self-contained seniors living dwellings, a 76 bed residential care facility, a 51 bed motel, a restaurant, cultural and community centre, medical centre, and ancillary shop. Notably, the three buildings presenting to Elizabeth Street all exceed the 7m height of buildings development standard as shown in figure 7 below.



Figure 7: DA/2008/644/1 – Old Camden High School Redevelopment – 2-14 John Street, Camden.

- Camden Tire Centre - 39 Elizabeth Street, Camden – Existing commercial building with maximum height of building approximately 10m.





Figure 8: Camden Tyre Centre - 39 Elizabeth Street, Camden.

- 16 Mitchell Street, Camden – Existing commercial building with an approximate maximum building height of 10m to ridge.



Figure 9: 16 Mitchell Street, Camden.

- St Paul's Catholic School - 26 John Street, Camden – School containing multiple buildings with ridge height of approximately 11m which, adjoin a heritage listed property known as Edithville (I73).  
xxii.



Figure 10: St Paul's Catholic School - 26 John Street, Camden.

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

- The infill addition presents north-west toward the adjoining property known as 19 Elizabeth Street, Camden.

xxiii.

- Visual impact has been reduced by containing the proposed infill addition at a lower height and greater setback from the existing north-western elevation. (refer figures 12 and 13 below).



Figure 12: Boundary of the site looking east, toward Elizabeth Street, adjoining site 19 Elizabeth Street.

- The proposed infill addition will adopt three permanently fixed and obscure glazed windows to the north-western elevation. Notably, the existing arrangement provides a large passive space which significantly overlooks



the adjoining rear principal private open space of 19 Elizabeth Street (refer figure 13 below).



Figure 13: Looking north from veranda toward adjoining 19 Elizabeth Street.

xxiv.

- The proposed development will not cause any overshadowing to the adjoining 19 Elizabeth Street.

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

- The applicant provided a Heritage Impact Statement (HIS) as part of the subject development application. The application together with the HIS was referred to Council's Heritage Advisor who is supportive of the proposed development.

xxv.

*Objectives of the B4 Mixed Use Zone.*

*i. To provide a mixture of compatible land uses.*

xxvi.

xxvii. The addition will contribute 58.74sqm of commercial floor space within an area of predominately compatible land use's.

xxviii.

*ii. To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*

xxix.

xxx. The application seeks to provide a relatively small commercial suite at the periphery of the local centre. The site is within walking distance of day-to-day needs.

*iii. To minimise conflict between land uses within the zone and land uses within adjoining zones.*

xxxi.

xxxii. The development is permitted with consent and is compatible with the objectives of both the B4 and B2 zones.

xxxiii.

iv. *To encourage development that supports or complements the primary office and retail functions of the local centre zone.*

xxxiv. The size of proposed business premises tenancy will support the B2 zone, being small and low scale in nature, it will complement the primary office and retail functions within the local centre.

It is noted that the Panel may assume the concurrence of the Secretary pursuant to Planning Circular PS 20-002.

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

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

Draft Environment State Environmental Planning Policy

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

Draft Remediation of Land State Environmental Planning Policy

The development is consistent with the Draft Remediation of Land SEPP in that it is compliant with State Environmental Planning Policy (Resilience and Hazards) 2021.

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

Camden Development Control Plan 2019 (Camden DCP)

An assessment table in which the development is considered against the Camden DCP is provided as an attachment to this report, with any variation considered in more detail below:

*Car Parking*

Part 2.18.2 of the Camden DCP requires ‘*office and business premises*’ to provide 1 space per 40m<sup>2</sup> of gross floor area (GFA) or part there-of. The proposed suite has a GFA of 58.74m<sup>2</sup> generating a demand for 1.46 spaces (i.e. 2 spaces).

The proposed shortfall has been considered against the objectives of section 2.18.2 of the Camden DCP, specifically:

*A) Ensure pedestrian and traffic safety.*

The development is not anticipated to result in a significant increase of movements or, impede on existing sightlines, that would otherwise compromise pedestrian and traffic safety.

*B) Ensure quality of parking areas in terms of safety, amenity and integration with surrounding areas.*

The proposed infill addition suspended over an undercroft car park will add additional weather protection. The existing car park is not visible from surrounded areas.

*C) Ensure a balance is achieved between the needs of proposed development and the needs of vehicular and pedestrian traffic.*

The proposed development generates a demand for 1.46 spaces. Strata allocation of one (1) space resulting in a shortfall of 0.46 space is considered a balance between the needs of the proposed development and the needs of vehicular and pedestrian traffic.

*D) Ensure the provision of sufficient and suitably located parking for persons with a disability, cyclists, and motorcyclists within developments.*

The variation does not result in change to existing arrangements.

*E) Ensure landscaping and the materials of construction improve the amenity of the parking areas.*

The existing northern boundary vegetation screen contained within the property is maintained. There are no major changes proposed to the existing undercroft carpark that warrant the incorporation of additional landscaping within the car park.

*F) Provide parking areas which promote ease of access as well as suitable internal circulation pattern.*

No major changes are proposed to the existing car park which would reduce ease of access or suitable internal circulation patterns.

*G) Ensure that adequate provision is made for off-street parking of passenger and service vehicles generated by new developments and redevelopments.*

The proposed infill addition does not reduce the total amount of car parking spaces currently provided. The proposed infill addition will be supported by one (1) strata allocated car parking space. The proposed infill addition has made adequate provision for off-street parking of passenger vehicles.

*H) Ensure adequate facilities are provided within a development for the loading and unloading of persons and goods.*

The proposed shortfall (0.46 space) will not impact of existing facilities for loading and unloading of persons and goods.

*I) Provide acceptable alternatives in lieu of on-site parking which:*

*i) Enable Council to responsibly consider development proposals which do not comply with the on site parking requirements of this DCP;*

*ii) provide a mechanism to avoid the development of numerous small-scale dispersed car parks*

*iii) promote the establishment of strategically located larger parking facilities; and*



*iv) provide an equitable system of monetary contribution in lieu of on-site parking provision in a Contributions Plan. This will ensure Council is able to responsibly approve development applications that cannot provide all the required parking on-site or where such on-site provision is inappropriate.*

The proposed infill addition generates a total demand for two spaces, rounded up from the exact amount of 1.46 space in accordance with the DCP. The original application has been amended through the course of the assessment reducing the GFA from 79.44m<sup>2</sup> to 58.74m<sup>2</sup>. It is also noted that the accessible toilet occupies approximately 10m<sup>2</sup> of the 58.74m<sup>2</sup>. Accordingly, the total area used for the purpose of a commercial space (i.e. net useable area) is 48.74m<sup>2</sup>, generating a demand for 1.21 spaces. The owner of tenancy 7, who is responsible for the development of the infill addition (tenancy 10) proposed to re-allocate one of the three strata allocated spaces, from tenancy 7 to tenancy 10. Council staff have confirmed that tenancy 7 has a surplus of one space therefore, re-allocating this space means that tenancy 7 remains compliant with the car parking rate.

The proposed variation is considered minor and acceptable, noting that the infill addition will not impact on the existing 26 strata allocated car parking spaces, two visitor spaces or accessible space.

Consideration has been given to additional modes of transportation, noting the sites proximity to public transport (bus stop) on Argyle Street (approx. 250m or a 3 min walk).

Council staff have recommended conditions of consent that limit the future use of both tenancy 7 and proposed tenancy 10 to either office or business premises (i.e. excluding retail premises). This would prevent a complying development certificate from establishing a use that would otherwise require a higher car parking rate.

Consequently, it is recommended that the Panel support this proposed variation to the Camden DCP.

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

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

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

The *Environmental Planning and Assessment Regulation 2000* prescribes several matters that are addressed in the conditions attached to this report.

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

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

Heritage - Chesham's Cottage – 19 Elizabeth Street Camden.

xxxv. Existing to the immediate north of the site at 19 Elizabeth Street, Camden is the locally listed heritage item 'Chesham's Cottage' (gazetted on 3 October 2010). Council staff have considered if the proposed development would contradict any previous decisions made thereon the site, with particular attention to Chesham's Cottage.

xxxvi.



xxxvii.

xxxviii. *Figure 23: The site, Chesham's Cottage (19 Elizabeth Street) and local item I21 (17 Elizabeth Street)*

xxxix.

xl. The existing development on the subject site was approved by DA/2000/2250/1, which allowed the demolition of the existing dwelling, removal of trees and construction of a commercial building. Council staff acknowledge concerns raised in submissions received (addressed later in this report) which contend that the existing void over the car park was required by Council, at that time, to reduce the overall bulk and scale when viewed from Chesham's Cottage.

xli.



xlii.

xliii. *Figure 24: Boundary of the site looking east, toward Elizabeth Street, adjoining site 19 Elizabeth Street.*

xliv.

xliv.

xlvi. In review of the minutes of the development committee meeting held on 26 March 2001 the following can be summarised:

xlvii.

- *“Clause 17 of CLEP 45 requires Council, in the assessment of this application, to consider the effect of the development on the heritage significant of the heritage item. The heritage item in this context is the dwelling on the adjoining land at 17 Mitchell Street... Commonly known as Taplin’s Cottage”.*

xlviii.

xliv. Councils Heritage Advisor at the time, was accepting of the proposed development on the following grounds:

i.

- *Articulated scheme lends itself to be consistent with ‘village’ qualities of Camden.*

li.

- *Inherent constraints of the site, e.g. flood level, which for the most part have been well considered to minimise overall impact.*

lii.

- *Scheme makes strong attempt to minimise adverse effects on the adjacent heritage item and the streetscape through:*

liii.

- *Not adversely affecting primary historical significance of Taplin’s Cottage, with minimal or no impact on the less values of significance.*

liv.

- *Consideration of the general detached (and in Mitchell Street, reasonably closely aligned) nature of buildings and complementary to existing, varying setbacks and heights, to still give a sense of overall domestic scale*

lv.

- *Making use of articulated, primary detached buildings and varying boundary setbacks, which reduce impacts on adjacent properties.*

lvi.

- *Breaking existing setback and height controls have resulted in a scheme which is conducive to other setbacks evident on adjacent buildings, where the highest point is more in the middle of the site. Forms of roofs are more reflective of traditional roof forms in the area to provide a more appropriate and sympathetic form, rather than considering strict, blanket height limits which in this instance would lead to a less desirable overall form as in earlier schemes.*

lvii.

lviii. Council staff consider the proposed infill addition remains consistent with the abovementioned commentary from the March 2001 Council Meeting. Furthermore, it is apparent that the commentary specifically pertains to Taplin Cottage (17 Mitchell Street) and not Chesham’s Cottage (19 Elizabeth Street).

lix.

lix. Notwithstanding, the applicants HIS has considered the potential impact on the directly adjoining heritage item (Chesham’s Cottage) as follows:

lxi.

*“The proposed infill addition will not be highly visible from the rear southwestern yard of the adjacent heritage item at 19 Elizabeth Street, Camden. There are existing trees at the rear of 19 Elizabeth Street and increased vegetation / planting of trees could further diminish the appearance of the infill if desired. Therefore low-moderate visual impact.”*

The HIS concluded that the proposal will contribute positively to the visual quality and character of the commercial component of the HCA. This was further reviewed by



Council's Heritage Advisor who concurred with the HIS and has provided recommended conditions attached to this report.

Council staff note that the proposal maintains "varying setbacks and heights", residing at a height lower than the existing northern building line and setback a distance of 1.2m from this building line.

#### Impacts on Flood Behaviour.

The subject site is impacted during the 20-year (5% AEP), 100-year (1% AEP) and the Probable Maximum Flood (PMF). Accompanying documentation prepared by Maker Engineering identifies the 1% AEP as RL71.1(AHD).

The proposed development adopts an FFL of RL71.125(AHD). The proposed FFL will result in a small portion of the steel floor structure being located below the 1% AEP resulting in a net loss of 0.64m<sup>3</sup> of flood storage. The proposed development remains above the existing FFL of the existing development on-site.

Council's Certification Engineering and Stormwater Floodplain Engineering Departments have reviewed the accompanying documentation and confirmed that a net loss of 0.64m<sup>3</sup> to the flood storage area (taken cumulatively) is insignificant.

Appropriate conditions are included in the recommendation.

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

As demonstrated through this report, Council staff are satisfied the site is suitable for the proposed development.

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

The DA was publicly exhibited for a period of 14 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 14 to 27 January 2022. Thirteen (13) objections were received during this period.

Following this initial community consultation amendments were made to the proposal some of which were informed by the submissions. The amended plans were re-exhibited for a period of 14 days from 1 to 14 July 2022. Additionally, Council notified the previous submitters (including community groups); installed a larger notification sign; and delivered notification letters to the tenants of the subject site. A further 12 objections were received.

The following discussion addresses the issues raised in the submissions.

- i. *The original DA in 2001 was controversial both within the Council and community because it was considered an overdevelopment of the residential site. In 2001 Camden Council's Heritage Advisor was of the opinion the articulated nature and the offsets were required to achieve an acceptable bulk and scale. No justification has been provided regarding 2001 views of Heritage Advisor or impact of the construction on setting of Chesham Cottage.*

#### Officer comment:

The HIS submitted as part of the subject DA assessed the impacts of the development on Chesham's Cottage. The HIS concludes that while the proposed infill addition will be visible from the rear south-western yard of Chesham's Cottage, existing trees in the rear yard will obscure/soften views the proposed infill addition. Additionally, the proposed infill addition retains a highly articulated form and steps in and away from the boundary. The HIS concludes there will be a low-moderate visual impact.

It is considered that the existing veranda presents greater amenity impacts by way of overlooking into the rear of the Chesham's Cottage. It is also noted that no submissions objecting to the development have been received from the owner / occupants of Chesham's Cottage.

- ii. The area was left as a void with a veranda by means of reducing bulk and scale to adjoining Chesham Cottage.*

*lxii.*

Officer comment:

The development provides an additional setback of 1.2m from the existing northern building line and provides additional articulation to this façade. The impacts associated with the façade and obscure windows are considered to be less than the privacy impacts associated with the existing verandah.

- iii. It is unacceptable for the development to rely on vegetation in the neighbouring backyard to screen the infill development.*

Officer comment:

There is no requirement to screen the infill development. Notwithstanding, the submitted HIS identifies that the existing vegetation within the Chesham's Cottage site will screen / soften the appearance of the proposal.

- iv. Proposal will reduce and detract from the Camden HCA presenting as an irregular building pattern that does not align or retain the existing building line.*

Officer comment:

The development retains the irregular building line which was considered during the 2001 March 26 Development Committee Meeting to be a desirable element. Maintaining informal and irregular pattern of rear property building alignments are further encouraged by control 5, heading 'siting' part 2.16.3 of the Camden DCP 2019.

- v. Infill development will result in most of the existing veranda being loss which in-turn, reducing traditional elements and character.*

Officer comment:

The site is not an item of local heritage significance. The verandah as such, is not an original element and was established together with the construction of the existing development. Further, the element is not visible from street front elevations.

- vi. Addition is not sympathetic or well-integrated with existing development through hipped roof form and use of fibre cement cladding against the existing roof form and blockwork.*

Officer comment:

The hipped roof form has enabled the development to reduce its overall bulk and scale. Adopting a different roof form would result in a greater breach to the maximum height of buildings development standard. It has been demonstrated the current design will comfortably sit within the building footprint, largely obscured from public view. It is noted that the existing development utilises a mixture of hipped and gable roofs.

The design and materials used are sympathetic to common materials in the HCA. Councils Heritage Advisor has further recommended the proposal adopt identical colour to match existing tenancies. This has been recommended as a condition of consent.

vii. *Development will be obtrusive from various points in Elizabeth Street.*

Officer comment:

Whilst glimpses of the development will be visible from public areas, the development is not considered to be visually prominent from public areas.

viii. *Proposal is inconsistent with clause 5.10(1) of the Camden LEP.*

Officer comment:

The proposal aligns with the heritage objectives established under clause 5.10(1) of the Camden LEP. The proposal incorporates an appropriate bulk and scale for the site, with material selection that is suitable and consistent with adjacent buildings within and around the site.

The development will not adversely impact on the fabric, setting or views to and from adjoining heritage items, remaining significantly lower than the existing development, while being contained within the existing building footprint.

ix. *HIS (p10) registered to significant of Chesham's Cottage states:*

***ixiii.***

***ixiv.*** *"Whilst subject to alteration, the house remains significant as one of Camden Township's likely earliest dwellings, and as such, is an important contributor to Camden's history, growth and development."*

***ixv.***

***ixvi.*** *And its recommended management: "Conserve and maintain significant fabric, setting, alignment and juxtaposition to the road."*

*ixvii. Proposed infill is non-compliant with its recommended management and can only reduce its heritage significance.*

Officer comment:

All works are contained wholly within 21 Elizabeth Street (the subject site). The proposal has given consideration to 19 Elizabeth Street, whereby the proposed infill development will be situated at a lower height than the existing development on the site, retain a setback of 1.2m from the existing northern building line and, be of a colour and material that is complementary and sympathetic to the existing building and broader HCA.



- x. *Visual impact to neighboring properties 19 and 17 Elizabeth Street with regard to overlooking. Further impacts on nearby heritage items such as Taplin's/Bransby's cottage and other Mitchell Street Cottages, Edithville and Nepean House.*

Officer comment:

The existing verandah is considered to result in greater privacy impacts than the proposed development. The infill development will adopt obscure glazing treatment to the three (3) proposed north facing windows. Council staff note that no submissions were received from owners / occupants of Chesham's Cottage.

- xi. "Obscure glass' not sufficient to protect privacy of the cottage. Suggest occupants of Chesham Cottage will feel that tenancy overlooks their house and yard.*

Officer comment:

Obscure glass is sufficient to protect privacy of the cottage and is recognised by part 4.2.9 of the Camden DCP as a privacy measure. Council staff note that no submissions were received from occupants of Chesham's Cottage and the residential use of the Cottage is prohibited land use.

- xii. Proposal was approved because of its presentation as a series of detached buildings with substantial articulation and varying boundary setbacks by means of reducing impacts to nearby heritage items and presenting as a cottage streetscape.*

Officer comment:

The development maintains this presentation as a series of detached buildings with substantial articulation and varying boundary setbacks. The 1.2m setback from the existing building line and lower height results in the development being significantly obscured when viewed from the public domain. The proposal will not detract from the existing streetscape of Elizabeth Street.

- xiii. Existing development 'Elizabeth' minimised bulk through creating 3 distinct buildings and incorporating generous open spaces between them. Infill component of this proposal will reduce over space that is sympathetic to original design which does (did) achieve some compatibility with its neighbours and the HCA.*

Officer comment:

The proposed infill addition is largely obscured from public view. The view from the adjoining cottage will retain a view of a highly articulated façade, with the proposed infill addition presenting as another distinct addition in a similar theme to the original building.

- xiv. 2001 consent states: "To be conducive with the character of significant adjoining buildings, timber detailing shall be used" and "all external materials and colours used in the construction of the building shall be consistent throughout the development"*

*lxviii.*

- xv. *Proposed cement cladding is different to the existing timber detailing is not evident, including window frames which remain as aluminum.*

Officer comment:

The referenced condition does not preclude the proposed development from proposing a different material or colour. The proposed material has been considered on its merit and is accepted by Councils Heritage Advisor who has further recommended a condition of consent requiring colour to match existing development on-site.

- xvi. *Staff report to Council on 26 March 2001 and states a mitigation factor of the development as “making use of articulated, primary detached buildings and varying boundary setbacks, which reduce impact on adjacent properties”.*

***lxi.***

- lxx. The current proposal seeks to undo a number of mitigating aspects that were needed to attain approval for the development of the originally residential site in the first place.*

Officer comment:

Council staff consider the proposed infill addition remains in alignment with the abovementioned commentary from the March 2001 Council Meeting. The addition is entirely detached and has varying building setbacks.

At the request of Council, the applicant has further supplied a HIS prepared by Diana’s Planning and Heritage which further considered the impact on the adjoining heritage items to the north, referred as ‘Chesham’s Cottage’ and ‘121 Cottage’ (at 19 and 17 Elizabeth Street).

The HIS concluded that the proposal will contribute positively to the visual quality and character of the commercial component of the HCA. This was further reviewed by Councils Heritage Advisor who concurred with the findings of the HIS subject to recommended conditions attached to this report.

- xvii. *Please consider document “Council Meeting – 26 March 2001 Development Committee – 5:30pm”. The buildings articulated scheme, varying setbacks, central high point and roof form are essential.*

***lxxi.***

- lxxii. The design is not consistent with the conditions of original approval.*

Officer comment:

Reference has been made to Council Meeting – 26 March 2001. The proposal maintains varying setbacks and heights, noting it resides at a height lower than the existing northern building line, setback a distance of 1.2m from this building line. The highest point of existing development is located centrally on site, at a height of 9.75m while the lower point of the development is 7.6m in height. The proposed addition is also lower than the existing established height along the northern boundary line.

- xviii. *Proposal is over 7m in height and is unreasonable or unnecessary.*

Officer comment:

This matter has been addressed in the main body of the report and it is considered that compliance with the 7m height of buildings development standard is unreasonable or unnecessary in the circumstances of the case.

- xix. View of heritage advisor in 2001 was highest parts of building should be retained to the centre of the block. Infill development will impact on Chesham's Cottage will obscuring the high point of the building and shift the apparent centre of mass toward the Cottage – this is not compatible with clause 4.3.*

Officer comment:

The highest part of the building is retained to the centre of the site. The proposed infill addition will sit lower than the existing development along the northern boundary line, noting that the proposed infill development is setback 1.2m from the northern building line.

- xx. No further development should occur within flood prone area the FSR over development site would be increased and, result in additional persons being situated in a highly flood prone area.*

Officer comment:

The subject site is impacted during the 20-year (5% AEP), 100-year (1% AEP) and the Probable Maximum Flood (PMF). Accompanying, documentation prepared by Maker Engineering identifies the 1% AEP at RL71.1AHD.

The proposal adopts an FFL of RL71.125AHD. Recommended conditions require an evacuation management plan to be prepared.

- xxi. The car parking area of this development is in the flood zone.*

Officer comment:

There are no changes resulting to a physical increase or decrease to the total amount of car parking spaces. The Flood Evacuation Plan will be consistent with the submitted Flood Evacuation Strategy that does not support shelter in place.

- v. No opportunity to provide additional parking space for commercial tenancy. This is not fair to the tenants and members of the public visiting the various businesses or to Camden generally.*

Officer comment:

The proposal results in a minor departure from the car parking requirements contained in Camden DCP 2019 that is considered reasonable for the reasons outlined in this report.

- vi. Some tenancies appear to be for health service facility which requires higher parking rates.*

Officer comment:

Each tenancy is supported by its own strata allocated car parking space(s). This proposal does not rely on any other tenancy's parking spaces or shared parking areas (aside from tenancy 7 which has a surplus of 1 space).

- vii. Nearby developments could attract similar medical facilities, whereby it has been previously acknowledged at 20 Elizabeth Street by Council staff that area is in transition from residential to higher density commercial/business type use.*

Officer comment:

The development is not for a medical facility. Recommended conditions limit future development to office or business premises.

- viii. Existing tenancies had to pay for their own parking.*

Officer comment:

The site is located outside of the Camden Town Centre where provisions exist for monetary contributions to public car parking facilities under the Camden Contributions Plan. The applicant has provided owners consent from the strata body bearing stamped endorsed plans. As noted in the main body of the report the existing tenants in the complex were notified of the proposal and no objections were received.

- ix. Original development was controversial and, suspect number of conditions were not complied with, particularly car parking space requirements.*

Officer comment:

On 10 February 2006 an Occupation Certificate was issued for the base building which indicates that the conditions of consent had been satisfied.

- x. Fibre cement cladding board and aluminum windows do not align / aren't compatible with the area and the masonry type construction of the rest of the structure.*

Officer comment:

The application was supported by a HIS and Council's Heritage Advisor considers the proposed material, with a matching colour to be compatible with the existing development on site, further complementing the broader HCA (subject to recommended conditions of consent).

- xi. BCA Design assessment not available to public so, impossible to comment on detail. However, examination of architectural plans suggests new tenancy might comprise the fire exist and fire management strategy of existing tenancies.*

Officer comment:

BCA design assessment was made available upon re-notification of the amended proposal. The proposal is to construct an addition (new part) to the existing building and thereby access must be provided from the principal pedestrian entrance, which is Mitchell Street. An accessible ramp provides access from Mitchell Street. The Access to Premises Standard does not require an upgrade of access from the car park.



- xii. The infill development will reduce light and ventilation for existing tenancies by enclosing the existing veranda, creating a small external dark corridor.*

Officer comment:

The natural light received to existing tenancies will not be significantly reduced. Two small windows for tenancy pt 4 of SP 97388 exist at sill height and recessed under the veranda whereby they currently receive limited solar access. The Owner's Corporation provided owner's consent for this DA and no objections have been received from the occupants of existing tenancies.

- xiii. Concern in how application can be lodged to develop what would seem to be common property of all strata units. It is assumed the body corporate is involved and that all owners are in agreement.*

Officer comment:

The Owner's Corporation provided owner's consent and no objections have been received from the owners / occupants of the existing tenancies.

- xiv. Elizabeth has always had at least one tenancy advertised as vacant, diminished amenity of leases adjacent to the proposed infill would render them also less commercially viable.*

Officer comment:

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

- xv. Section 8A(2)[c] of the Local Government Act 1993 which sets out guiding principles for council decision-making.*

- *The clause requires that councils should consider the long term and cumulative effects of actions on future generations.*
- *Impacts on adjoining heritage buildings*
- *conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views*
- *promote the sustainable management of built and cultural heritage*
- *promote good design and amenity of the built environment.*

Officer comment:

The application has been properly assessed in accordance with the relevant legislative requirements.

**(e) the public interest**

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, environmental planning instruments, development control plans and policies. Based on the above assessment, the development is consistent with the public interest.

**EXTERNAL REFERRALS**

No external referrals were required for this DA.

### FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

### CONCLUSION

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

### RECOMMENDED

**That the Panel approve DA/2021/1960/1 for a business premises tenancy within existing building and creation of new strata lot at 21 Elizabeth Street, Camden subject to the conditions attached to this report.**

### REASONS FOR DETERMINATION

1. The Panel has considered the written request to contravene Camden Local Environmental Plan 2010 in relation to the height of buildings development standard. The Panel considers that the written request from the applicant adequately demonstrates that compliance with the development standard in Clause 4.3 of Camden Local Environmental Plan 2010 is unreasonable and unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard. The Panel is also satisfied that the development will be in the public interest because it is consistent with the objectives of the development standard and the objectives for development within the zone in which the development is to be carried out.  
lxxiii.
2. The development is consistent with the objectives of the applicable environmental planning instruments being State Environmental Planning Policy (Biodiversity and Conservation) 2021 Chapter 9 Hawkesbury-Nepean River; State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 4 Remediation of Land; and Camden Local Environmental Plan 2010.  
lxxiv.
3. The development is consistent with the objectives of Camden Development Control Plan 2019.  
lxxv.
4. The development is considered to be of an appropriate scale and form for the site and the character of the locality.  
lxxvi.
5. The development is unlikely to have any unreasonable adverse impacts on the natural or built environment.  
xxvii.
6. In consideration of the aforementioned reasons, the development is a suitable and planned use of the site and its approval is in the public interest.

### ATTACHMENTS

1. Recommended Conditions
2. Camden LEP Assessment Table
3. Camden DCP Assessment Table
4. Combined Submissions - *Supporting Document*
5. Public Exhibition Submission Map - *Supporting Document*
6. Clause 4.6 Written Request
7. Architectural Plans

**CLPP02**

## RECOMMENDED CONDITIONS

### 1.0 - General Conditions of Consent

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

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

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
Drawing No. 6432-3, Sheet 1, Issue I.	Cover Page.	M.A.D.S	27/06/2022.
Drawing No. 6432-3, Sheet 2, Issue I.	Ground Floor Plan.	M.A.D.S	27/06/2022.
Drawing No. 6432-3, Sheet 3, Issue I.	First Floor Plan.	M.A.D.S	27/06/2022.
Drawing No. 6432-3, Sheet 4, Issue I.	Elevations.	M.A.D.S	27/06/2022.
Drawing No. 6432-3, Sheet 5, Issue I.	Sections.	M.A.D.S	27/06/2022.
Drawing No. 6432-3, Sheet 6, Issue I.	Site Plan.	M.A.D.S	27/06/2022.
Dwg No: 220219, Sheet 1.	Structural Plans.	DMC Consulting.	06/07/2022.
Dwg No: 220219, Sheet 2.	Notes Continued	DMC Consulting.	06/07/2022.
Dwg No: 220219, Sheet 3.	Site Plan.	DMC Consulting.	06/07/2022.
Dwg No: 220219, Sheet 4.	Steel Plan.	DMC Consulting.	06/07/2022.
Dwg No: 220219, Sheet 5.	Details	DMC Consulting.	06/07/2022.
Dwg No: MKR00363- 10C110, Rev 1.	Stormwater Layout Plan Ground Floor.	Maker Engineering.	14/12/21.
Dwg No: MKR00363- 10C111, Rev 1.	Stormwater Layout Plan First Floor.	Maker Engineering.	14/12/21.
Dwg No: MKR00363- 10C140, Rev 1.	Stormwater Details.	Maker Engineering.	14/12/21.
Dwg No: MKR00363- 10C205, Rev 1.	Swept Path Plan Ground Floor.	Maker Engineering.	14/12/21.



Ref123121SP01, Sheet 1.	Plan of Subdivision - Location Plan.	Crux Surveyor.	Undated.
Ref123121SP01, Sheet 2.	Plan of Subdivision – Ground Floor.	Crux Surveyor.	Undated.
Ref123121SP01, Sheet 3.	Plan of Subdivision – First Floor Plan.	Crux Surveyor.	Undated.

Document Title	Prepared by	Date
Waste Management Plan.	Joanne Tapp Town Planning and Development.	21 December 2021.
Flood Evacuation Strategy	Maker Engineering	14 December 2021
BCA Design Assessment Report	Design Confidence	10 December 2021

- (2) **National Construction Code – Building Code of Australia (BCA)** - All building work shall be carried out in accordance with the BCA. In this condition, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (3) **Shoring and Adequacy of Adjoining Property** - If the approved development involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road rail corridor, the person having the benefit of the development consent must, at the person's own expense:
- a) protect and support the building, structure or work on adjoining land from possible damage from the excavation, and
  - b) if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.

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

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

- (4) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications.

- (5) **Protect Existing Vegetation and Natural Landscape Features** - Approval must be sought from Council prior to the removal, pruning, impact upon or any disturbance of the existing vegetation and natural landscape features, other than any existing vegetation and/or natural landscape feature authorised for removal, pruning, impact upon or disturbance by this development consent.

The following procedures shall be strictly observed:

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

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

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

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

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

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

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

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

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

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

- (11) **Car Parking - Restriction of use – Tenancy 10** – Due to the number of car parking spaces provided, this suite/tenancy cannot be used as a retail premises without the prior approval of Camden Council. This tenancy can only be used as an office or business premises.
- (12) **Fit-out and operation – Tenancy 10** – This consent does not permit any associated fit-out works. Separate approval, whether by way of a development consent and / or Complying Development Certificate issued under SEPP (Exempt and Complying Development) 2008 is required to establish any associated fit-out works.
- (13) **Car Parking - Restriction of use – Tenancy 7** – Due to the number of car parking spaces provided, this suite/tenancy cannot be used as a retail premises without the prior approval of Camden Council. This tenancy can only be used as an office or business premises.

## 2.0 - Prior to Issue of a Construction Certificate

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

- (1) **Performance Bond** - The applicant is to lodge a bond with Council to provide security for works undertaken within the existing public domain in accordance with Council's Development Infrastructure Bonds Policy.
- Note.** Fees are payable for the lodgment and refund of the bond.
- (2) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any geotechnical report applicable to the site. A statement to that effect shall be provided to the accredited certifier.
- (3) **External Walls and Cladding Flammability** – The external walls of the building, including attachments, must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of a Construction Certificate the accredited certifier must:
- be satisfied that suitable evidence is provided to demonstrate that the products and systems proposed for use in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the relevant requirements of the NCC; and
  - ensure that the documentation relied upon in the approval processes includes an appropriate level of detail to demonstrate compliance with the NCC as proposed.

- (4) **Civil Engineering Plans** - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.

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

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

- (5) **Soil, Erosion, Sediment and Water Management** - An erosion and sediment control plan shall be prepared in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book')'. Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.
- (6) **Works in Road Reserves** - Where any works are proposed in a public road reservation, a Road Opening Permit shall be obtained from Council in accordance with Section 138 of the *Roads Act 1993*.
- (7) **Damages Bond** - The applicant is to lodge a bond with Council to ensure any damage to existing public infrastructure is rectified in accordance with Council's Development Infrastructure Bonds Policy.

**Note.** A fee is payable for the lodgment of the bond.

- (8) **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.
- (9) **Construction Certificate** - The following information must be provided to the certifier with the Construction Certificate application:
- a) Details of structural elements that are proposed to support the suspended slab that interact with the existing car park. These elements must not interfere or hinder the use of any existing car parking space.
  - b) Civil Engineering Plan by Maker Engineering to be updated to be consistent with the approved architectural plans by M.A.D.S and to ensure that downpipes are in appropriate locations based on changes to the architectural plan which involved the removal of the proposed balcony and removing the proposed raising of the existing veranda. The stormwater design must be compliant with the relevant Australian Standards. Details showing this compliance must be provided to the certifier.
  - c) Subdivision Plan to be updated to be consistent with the approved architectural plans by M.A.D.S.
- (10) **Structural Engineer's Certificate** - A certificate must be prepared by a practicing structural engineer certifying that the building design is capable of withstanding the



effects of water and water pressure (up to and including the PMF) due to flooding. Details demonstrating compliance shall be provided to the accredited certifier with the Construction Certificate application.

- (11) **Window Privacy** - Amended plans must be submitted to the accredited certifier showing windows titled ADW 1809 contained to the northern elevation as being fixed windows with obscure glazing to a minimum level of 1.5m above the floor level.
- (12) **Emergency Management / Evacuation Plan Required** - A plan indicating that permanent, fail-safe, maintenance free measures are incorporated in the development to ensure that timely, orderly and safe evacuation of people and potential pollutant material from the buildings on-site should a flood occur.

The Plan is to be consistent with the approved Flood Evacuation Strategy.

Trigger levels, rate of rise, evacuation timing, evacuation routes and centres for the people and vehicles. The applicant has to demonstrate that the evacuation is achievable for the increased/added number of people and vehicles in the premises due to the further development in the site.

The Emergency Management / Evacuation Plan must be endorsed by Council prior to the issue of a Construction Certificate.

- (13) **Colour Schedule** – The subject commercial suite is to be finished in a colour that is identical to the other tenancies presenting on the north-western elevation. The colour schedule must be provided to Council and the Certifier prior to the issue of construction certificate.

### 3.0 - Prior to Commencement of Works

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

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

- f) a telephone number on which the principal certifier may be contacted for business purposes.
- (3) **Notice of Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*. The notice shall include:
- a) the name and address of the person by whom the notice is being given;
- b) a description of the work to be carried out;
- c) the address of the land on which the work is to be carried out;
- d) the registered number and date of issue of the relevant development consent and construction certificate;
- e) a statement signed by or on behalf of the principal certifier (only where no principal certifier is required) to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
- f) the date on which the work is intended to commence.
- (4) **Construction Certificate Required** - In accordance with the requirements of the *EP&A Act 1979*, building or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a certifier;
- b) a principal certifier has been appointed by the person having benefit of the development consent;
- c) if Council is not the principal certifier, Council is notified of the appointed principal certifier at least two (2) days before building work commences;
- d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
- e) the principal certifier is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (5) **Sign of Principal Certifier and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited,
- b) the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and
- c) the name, address and telephone number of the principal certifier for the work.

The sign must be maintained while the work is being carried out and removed when the work has been completed.

- (6) **Site is to be Secured** - The site shall be secured and fenced.
- (7) **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](http://www.sydneywater.com/tapin) to apply.

A copy of the approval receipt from Sydney Water must be submitted to the principal certifier.

- (8) **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.
- (9) **Dilapidation Report – Council Property** - A dilapidation report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the site shall be prepared. The report must be submitted to the principal certifier and Council at least 2 days prior to the commencement of works.

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

- (10) **Traffic Management Plan** - A traffic management plan shall be prepared in accordance with Council's Engineering Specifications and AS 1742.3. The plan must be submitted to the principal certifier.
- (11) **Construction Management Plan** - A construction management plan that includes dust, soil and sediment and traffic management, prepared in accordance with Council's Engineering Design Specification, shall be provided to the principal certifier.
- (12) **Construction Noise Management Plan** – A construction noise management plan shall be provided to the principal certifier and include the following:
- a) noise mitigation measures;
  - b) noise and/or vibration monitoring;
  - c) use of respite periods;
  - d) complaints handling; and
  - e) community liaison and consultation.
- (13) **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.

- (14) **Protection of Trees to be Retained** - Protection of trees to be retained shall be in accordance with Council's Engineering Specifications. The area beneath the canopies of the tree(s) to be retained shall be fenced. Tree protection signage is required to be attached to each tree protection zone, and displayed in a prominent position.

#### 4.0 - During Works

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

- (1) **Work Hours** - All work (including delivery of materials) shall be:
- restricted to between the hours of 7am to 5pm Monday to Saturday (inclusive), and
  - not carried out on Sundays or public holidays,
- unless approved in writing by Council.
- (2) **Excavations and Backfilling** - All excavations and backfilling associated with the approved development must be executed safely and protected to prevent them from being dangerous to life or property, and in accordance with the design of a suitably qualified structural engineer.

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

- a) protect and support the building, structure or work on adjoining land from possible damage from the excavation,
- b) if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation, and
- c) give at least 7 days notice of the intention to excavate to the owner of the adjoining land before excavating.

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

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



- (3) **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 existing drainage system.

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

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

- (4) **Site Management** - The following practices are to be implemented during construction:
- a) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off site;
  - b) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
  - c) waste shall not be burnt or buried on site or any other properties, nor shall wind-blown rubbish be allowed to leave the site. All waste shall be disposed of at a licenced waste disposal facility;
  - d) a waste storage area shall be located on the site;
  - e) all building materials, plant, equipment and waste control containers shall be placed on the building site. Building materials, plant and equipment (including water closets), shall not 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) **Finished Floor Level** - A survey report prepared by a registered land surveyor confirming that the finished floor level complies with the approved plans or floor levels specified by the development consent, shall be provided to principal certifier prior to the development proceeding beyond floor level stage.

- (6) **Building Height** - A survey report prepared by a registered land surveyor confirming that the building height complies with the approved plans or as specified by the development consent, shall be provided to the principal certifier prior to the development proceeding beyond frame stage.
- (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 principal certifier prior to the pouring of concrete.
- (8) **Traffic Management Plan Implementation** - All traffic management procedures and systems identified in the approved traffic management plan shall be introduced and maintained during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.
- (9) **Site Signage** - A sign shall be erected at all entrances to the site and be maintained until the development has been completed. The sign shall be constructed of durable materials, be a minimum of 1200mm x 900mm, and read as follows:
- "WARNING UP TO \$8,000 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (02 4654 7777) – Solution to Pollution."*
- The wording shall be a minimum of 120mm high and the remainder a minimum of 60mm high. The warning and fine details shall be in red bold capitals and the remaining words in dark coloured lower case letters on a white background, surrounded by a red border.
- (10) **Vehicles Leaving the Site** - The construction supervisor must ensure that:
- all vehicles transporting material from the site cover such material so as to minimise sediment transfer;
  - the wheels of vehicles leaving the site:
    - do not track soil and other waste material onto any public road adjoining the site; and
    - fully traverse the site's stabilised access point.
- (11) **Fill Compaction** - All fill must be compacted in accordance with Camden Council's current Engineering Design Specifications.
- (12) **Removal of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill/rubbish/asbestos, the waste material shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines 2014 (refer to: [www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm](http://www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm))
- Once assessed, the materials shall be disposed of to a licensed waste facility suitable for that particular classification of waste. Copies of tipping dockets shall be retained and supplied to Council upon request.
- (13) **Soil, Erosion, Sediment and Water Management – Implementation** - All requirements of the erosion and sediment control plan and/or soil and water

management plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.

- (14) **Noise During Work** - Noise levels emitted during works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW Environment Protection Authority's Environmental Noise Control Manual.

Noise levels emitted during works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW Environment Protection Authority's Environmental Noise Control Manual.

Noise levels emitted during works must comply with:

- **Construction period of 4 weeks and under:**  
The LAeq level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A).
- **Construction period greater than 4 weeks and not exceeding 26 weeks:**  
The LAeq level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).
- **Construction period greater than 26 weeks:**  
The LAeq level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 5 dB(A).

Alternatively, noise levels emitted during works shall be restricted to comply with the NSW Environment Protection Authority Interim Construction Noise Guidelines.

- (15) **Location of Stockpiles** - Stockpiles of soil shall not be located on / near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect these water bodies. All stockpiles of contaminated materials shall be suitably covered to prevent dust and odour nuisance.
- (16) **Disposal of Stormwater** - Water seeping into any site excavations is not to be pumped into the stormwater system unless it complies with relevant EPA and ANZECC standards for water quality discharge.
- (17) **Delivery Register** - The applicant must maintain a register of deliveries which includes date, time, truck registration number, quantity of fill, origin of fill and type of fill delivered. This register must be made available to Council officers on request and be provided to the Council at the completion of the development.
- (18) **Fill Material (VENM)** - Prior to the importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be provided to and approved by the principal certifier.

The validation report and associated sampling location plan must:

- a) be prepared by a person with experience in the geotechnical aspects of earthworks; and
- b) be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics; and
- c) be prepared in accordance with;

Virgin Excavated Natural Material (VENM):

- i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity;" and
- ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW."
- d) confirm that the fill material;
  - i) provides no unacceptable risk to human health and the environment;
  - ii) is free of contaminants;
  - iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
  - iv) is suitable for its intended purpose and land use; and
  - v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

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

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

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

Classification of Fill Material	No of Samples Per Volume	Volume of Fill (m <sup>3</sup> )
Virgin Excavated Natural Material	1 (see Note)	1000 or part thereof

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



(19) **Offensive Noise, Dust, Odour and Vibration** - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.

(20) **Erosion and Sedimentation Control** - Soil erosion and sedimentation controls are required to be maintained for the duration of the works. The controls must be undertaken in accordance with version 4 of the *Soils and Construction – Managing Urban Stormwater manual (Blue Book)*.

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

(21) **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*.

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

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

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

(23) **Relics Discovery During Works** – If any relic surviving from the past is uncovered during the work that could have historical significance (but is not an aboriginal object):

- all work must stop immediately in that area;
- Heritage NSW must be advised of the discovery in writing in accordance with Section 146 of the *Heritage Act 1977*, and
- any requirements of Heritage NSW must be implemented.

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

- all excavation or disturbance of the area must stop immediately in that area,
- Heritage NSW must be advised of the discovery in writing in accordance with Section 89A of the *National Parks and Wildlife Act 1974*, and
- any requirements of Heritage NSW must be implemented.

(25) **Maintenance of Landscaping** – The existing vegetation contained to the northern boundary line identified on plans as 'existing garden bed below' shall be protected

throughout the duration of the development. Documentary evidence shall be recorded of the species. Should the vegetation not survive as a result of construction, the owner of tenancy 10 shall borne the cost associated with replacing with similar species.

### 5.0 - Prior to Issue of an Occupation Certificate

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

- (1) **Fire Safety Certificates** - A Fire Safety Certificate shall be provided to the principal certifier in accordance with the requirements of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
- (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 principal certifier.
- (3) **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.
- (4) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the principal certifier:
  - a) Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development;
  - b) Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.

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

- (5) **External Walls and Cladding Flammability** – The external walls of the building, including attachments, must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of an Occupation Certificate principal certifier must:
  - a) be satisfied that suitable evidence is provided to demonstrate that the products and systems used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the relevant requirements of the NCC; and
  - b) ensure that the documentation relied upon in the approval processes includes an appropriate level of detail to demonstrate compliance with the NCC as built.

- (6) **Reinstate Verge** - The applicant shall construct and/or reconstruct the unpaved verge area with grass, species and installations approved by Council.
- (7) **Waste Management Plan** - The principal certifier shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.
- (8) **Waste Collection Contract** - The building owner shall ensure that there is a contract with a licensed contractor for the removal of all waste. A copy of the contract is to be held on the premises at all times.
- (9) **Completion of Landscape Works** - All landscape works, including the removal of noxious weed species, are to be undertaken in accordance with the approved landscape plan and conditions of this development consent.
- (10) **Inspection of Existing Street Trees** – All existing street trees must be inspected by Council to ensure that they are undamaged and in a healthy condition.

## 6.0 - Ongoing Use

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

- (1) **Manoeuvring of Vehicles** - All vehicles shall enter and exit the site in a forward direction.
- (2) **Removal of Graffiti** - The owner/manager of the site is responsible for the removal of all graffiti from the building and fences within 48 hours of its application.
- (3) **Loading to Occur on Site** - All loading and unloading operations are to be carried out wholly within the building/site.  
  
The loading dock (if provided) shall be used for loading and unloading operations in connection with the approved use.
- (4) **Driveways to be Maintained** - All access crossings and driveways shall be maintained in good order for the life of the development.
- (5) **Parking Areas to be Kept Clear** - At all times, the loading docks, car parking spaces, driveways and footpaths shall be kept clear of goods and shall not be used for storage purposes.
- (6) **Amenity** - The approved development shall be conducted and patrons controlled at all times so that no interference occurs to the amenity of the area, the footpath, adjoining occupations or residential/business premises.
- (7) **Offensive Noise and Noise Compliance** - The use and occupation of the premises including all plant and equipment shall not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997*. Noise must also comply with the NSW Noise Policy for Industry 2017.
- (8) **No Waste to Be Stored Outside of the Site** – No waste is to be placed on any public land (eg. footpaths, roadways, plazas, reserves, etc.) or any other properties at any time.

- (9) **Restriction of use – Tenancy 7 and 10** – Unless otherwise approved by Council, these tenancies can only be used as office or business premises.

### 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) **Requirement for a Subdivision Certificate** - The application for a subdivision certificate(s) shall be made in accordance with the requirements of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
- (2) **Strata Plan of Subdivision** - Sections 37 and 37A of the *Strata Schemes (Freehold Development) Act 1973* require an application to be provided to Council or a principal certifier for approval prior to the issue of the certified strata plan of subdivision.

The applicant will be required to submit documentary evidence that the property has been developed in accordance with the plans approved by this development consent DA/2021/1960/1, and of compliance with the relevant conditions of consent, prior to the issuing of a Strata Plan of Subdivision.

This plan must show all strata allocated car parking spaces and demonstrate tenancy 7 reallocates a total of one space to tenancy 10.

**Note:** The final strata plan of subdivision shall be prepared to a quality suitable for lodgment with the NSW Land Registry Services.

- (3) **Restriction on Issue of Strata Plan of Subdivision** - Prior to the issue of any strata plan of subdivision associated with this development consent DA/2021/1960/1, an Occupation Certificate for the building must be issued by the principal certifier. Documentary evidence of the issue of the Occupation Certificate shall be provided to Council in conjunction with the application for the strata plan of subdivision.
- (4) **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.



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

Clause	Assessment	Compliance?
<p><b>2.3 Zone objectives and land use table</b></p> <p>The land use table for each zone sets out what development is permitted without consent, permitted with consent and prohibited.</p> <p>The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within a zone.</p> <p>The zone objectives for this site are:</p> <ul style="list-style-type: none"> <li>• To provide a mixture of compatible land uses.</li> <li>• To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.</li> <li>• To minimise conflict between land uses within the zone and land uses within adjoining zones.</li> <li>• To encourage development that supports or complements the primary office and retail functions of the local centre zone.</li> </ul>	<p>The site is zoned B4 Mixed Use and the development will:</p> <ul style="list-style-type: none"> <li>• Contribute 58.74m<sup>2</sup> of commercial space within an area of predominately compatible land use's.</li> <li>• Provide an additional commercial space to the periphery of the B2 Local Centre. The site is within walkable distance of day-to-day needs.</li> <li>• The proposal is compatible with development in both the B2 and B4 zones.</li> <li>• The proposed commercial tenancy will support B2 Local Centre zone, being relatively small and low scale in nature it will complement the primary office and retail functions within the town centre.</li> </ul>	<p>Yes.</p>
<p><b>2.6 Subdivision – consent requirements</b></p> <p>Development consent is required to subdivide land (unless the subdivision is exempt or complying development under another environmental planning instrument).</p>	<p>Consent is sought for strata subdivision of proposed commercial tenancy to be constructed.</p>	<p>Yes.</p>
<p><b>2.7 Demolition requires development consent</b></p> <p>Development consent is required to demolish a building or work (unless the demolition is exempt or complying development under another environmental planning instrument).</p>	<p>The proposal will require minor demolition to existing north facing veranda. The proposal complies with clause 2.7 and appropriate conditions have been recommended relating to minor demolition works.</p>	<p>Yes.</p>

CLPP02

Attachment 2

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

CLPP02

Attachment 2

Clause	Assessment	Compliance?
<p><b>4.1 Minimum subdivision lot size</b></p> <p>This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.</p>	<p>This application seeks consent for strata subdivision. The application is not subject to compliance with this clause.</p>	NA.
<p><b>4.3 Height of buildings</b></p> <p>Maximum building heights must not exceed the maximum building height shown on the Height of Buildings Map.</p> <p>The maximum building height for this site is 7.0m.</p>	<p>Maximum height of building exceeds the maximum building height map (HOB_010).</p> <p>The maximum height of building proposed is 7.126m from existing natural ground level.</p>	No.
<p><b>4.4 Floor space ratio</b></p> <p>Maximum floor space ratios must not exceed the floor space ratio shown on the Floor Space Ratio Map.</p>	<p>The site does not have FSR imposed by clause 4.4.</p>	NA.
<p><b>4.6 Exceptions to development standards</b></p> <p>Development consent may be granted for development that contravenes a development standard imposed by the LEP or any other environmental planning instrument.</p> <p>The consent authority must consider a written request from the applicant that seeks to justify the contravention by demonstrating that:</p> <p>(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and</p> <p>(b) that there are sufficient environmental planning grounds to justify contravening the development standard.</p> <p>Development consent must not be granted unless:</p> <p>(a) the consent authority is satisfied that:</p> <p>(i) the applicant's written request has adequately addressed the matters required to be demonstrated, and</p>	<p>Council staff are satisfied the applicant has adequately addressed the matters required and that the proposed development is within the public interest because it is consistent with the objectives for B4 zone and the height of buildings development standard.</p> <p>The applicant's Clause 4.6 written request is attached to this report.</p> <p>The concurrence of the Planning Secretary can be assumed.</p>	Yes.

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

Clause	Assessment	Compliance?
<p>(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and</p> <p>(b) the concurrence of the Secretary has been obtained.</p> <p>This clause prohibits the approval of development standard contraventions for certain subdivisions of land in some rural and environmental zones.</p>		
<p><b>5.10 Heritage conservation</b></p> <p>Before granting development consent in respect of a heritage items or a heritage conservation area, the consent authority must consider the effect of the proposed development on the heritage significance of the item or area concerned.</p> <p>The consent authority may require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the item or heritage conservation area concerned. The submission of a heritage conservation management plan may also be required.</p> <p>Development consent may be granted for any purpose of a building that is a heritage item or the land on which such a building is erected, or for any purpose on an Aboriginal Place of Significance if the consent authority is satisfied as to a number of matters listed by this clause; including if the conservation of the item or place is facilitated by the granting of consent.</p>	<p>The site is located within the Camden Heritage Conservation Area.</p> <p>The applicant has prepared a Heritage Impact Statement (HIS) that has assessed the proposal against clause 5.10.</p> <p>The application and heritage impact assessment have been considered by Council's Heritage Advisor who supports the application subject to recommended conditions.</p> <p>The application has been further considered against objectives and controls in section 2.16 of the Camden DCP 2019 relating to general heritage and heritage conservation area.</p> <p>The site is not anticipated to contain any archaeological remanent/artefact/object nor is it considered to be a known Aboriginal site.</p> <p>A standard unexpected finds condition has been included in the recommended conditions.</p>	
<p><b>5.21 Flood planning</b></p> <p>Development consent must not be granted to development on land at or below the flood planning level unless the consent authority is satisfied the development:</p> <p>(a) is compatible with the flood function and behaviour on the land, and</p> <p>(b) will not adversely affect flood behaviour in a way that results in</p>	<p>The development will be located partially below the flood planning level. Council staff are satisfied that:</p> <ul style="list-style-type: none"> <li>No habitable space is located below the flood planning level. The development is contained within the flood storage area and will result in a net loss of 1m<sup>3</sup> from the flood storage area. Council staff are satisfied with the applicants supporting statement prepared by a qualified flood</li> </ul>	

CLPP02

Attachment 2

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

CLPP02

Attachment 2

Clause	Assessment	Compliance?
<p>detrimental increases in the potential flood affectation of other development or properties, and</p> <p>(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and</p> <p>(d) incorporates appropriate measures to manage risk to life in the event of a flood, and</p> <p>(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.</p> <p>In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters:</p> <p>(a) the impact of the development on projected changes to flood behaviour as a result of climate change,</p> <p>(b) the intended design and scale of buildings resulting from the development,</p> <p>(c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,</p> <p>(d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.</p>	<p>engineer demonstrating the loss of 1m<sup>3</sup> will not adversely affect flood behavior through increasing flood affectation to other development or properties; and</p> <ul style="list-style-type: none"> <li>• The Flood Risk Management report demonstrates that the development has the ability to provide safe occupation and efficient evacuation of people. A recommended condition requires an emergency management plan to be submitted to an approved by Council prior to the issue of any construction certificate.</li> </ul> <p>Council staff have considered the following matters:</p> <p>a) Camden Councils stormwater and floodplain engineer has considered the net loss of 1m<sup>3</sup> to the Camden flood storage area together with the applicants supporting statement prepared by a qualified flood engineer. The loss of 1m<sup>3</sup> is not considered significant enough to warrant flood modelling.</p> <p>b) The building will not contain a habitable floor level below the flood planning level. Further, the scale of the development (58.74sqm) will provide small commercial space limiting any further development opportunities.</p> <p>c) It has been demonstrated through the flood risk management plan the development can facilitate measures to minimise risk to life. A recommended condition requires an emergency evacuation plan to be prepared that details early warning triggers and evacuation times and routes prior to the issue of construction certificate.</p> <p>d) The development is infill in nature, suspended over an existing sub-floor basement. The suspended design incorporates a steel floor system which, if needed to be, could be modified, relocated or removed with relative</p>	



Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

Clause	Assessment	Compliance?
	ease.	
<p><b>6.2 Public utility infrastructure</b></p> <p>Development consent must not be granted for development on land in an urban release area unless the Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.</p>	<p>Council staff are satisfied the site contains essential public utility infrastructure, as demonstrated by existing development access on site.</p>	
<p><b>7.2 Airspace operations</b></p> <p>Before granting development consent to development on land that will penetrate an identified obstacle limitation surface or PANS-OPS surface, the consent authority must consult the relevant Commonwealth body about the application and give the body not less than 28 days within which to consider the application.</p> <p>The consent authority may only grant development consent for development referred to above if:</p> <p>(a) the relevant Commonwealth body is satisfied the development will not penetrate the obstacle limitation surface, or does not object to the consent authority granting development consent and any conditions provided will be imposed as far as practicable,</p> <p>(b) the relevant Commonwealth body is satisfied the development will penetrate the PANS-OPS surface and does not object to development consent being granted.</p>	<p>Site is contained within Camden Airport OLS. The development is located within the Inner Horizontal Surface. For development to penetrate this surface it would need to be at or, exceed an AHD of RL115.</p> <p>Architectural plans demonstrate the highest point of the development will be RL 75.797AHD.</p> <p>Council staff are satisfied the development does not require further consideration by clause 7.2(a), (b).</p>	

CLPP02

Attachment 2

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

CLPP02

Attachment 3

Section / Control	Assessment	Compliance?
3.1 Notification of Development Applications.		
Notification is where Council writes to those people identified as requiring notification (e.g. adjoining and surrounding landowners, community groups etc), advising of the lodgment of an application. Notification is for a minimum period of 14 days	<p>The application was notified for a period of 14 days in accordance with Camden Councils adopted Community Participation Plan.</p> <p>The application is located within the Camden HCA and as such was also notified to community groups (CRAG, Chamber of Commerce and Camden Historical Society).</p> <p>The application received a total of 13 written submissions objecting to the proposal over the notification period of 7 January to 27 January 2022.</p> <p>Substantial changes occurred in response to written submissions received, the application was further re-notified to surrounding property owners, all previous submitters and community groups. Council staff further carried out a letterbox drop to all existing tenancies at 21 Elizabeth Street and installed a larger notification sign.</p> <p>During renotification period from 01 to 14 July 2022, Council staff received 12 submissions objecting, 11 of which were re-submissions, 1 of which was a new submission.</p> <p>The issues raised have been considered in the main body of this report.</p>	Yes.
2.2 Salinity Management.		
(3) All development must incorporate Salinity Management measures.	Works proposed are considered minor and do not involve extensive earthworks.	Yes.
(4) All sediment and erosion controls are to be installed prior to the commencement of any works.	Recommended imposed by a condition of consent attached with this report.	Yes.
2.3 Water Management.		
(1) Development must demonstrate compliance with Council's Engineering Specifications including requirements for detention, drainage and water sensitive urban design.	<p>Application referred to Councils Engineering Department regarding detention and drainage, noting the proposal will not increase impervious area (hardstand areas).</p> <p>Council's Engineering Department raised no objection to the proposal subject to the imposition of appropriate conditions.</p>	Yes.
2.4 Trees and Vegetation.		
(1) A person must not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy a tree or vegetation without approval from Council authorising such works.	The proposal does not involve any removal or modification to existing on-site vegetation.	Yes.
2.8 Flood Hazard Management.		
(1) Development on flood prone land must comply with Council's Engineering Design Specifications and Flood Risk Management Policy.	<p>The development is subject to flood affectation 'flood storage' (up to the 1% AEP Flood Level). The Flood Risk Management Policy requires a no net reduction in flood storage below the 1% AEP flood level.</p> <p>The applicant obtained a flood certificate from Camden Council identifying 1% AEP being 71.1 AHD. Architectural plans indicated the proposed FFL as being located at 71.125AHD (approx. 0.025m) above 1%.</p> <p>The proposal will adopt a suspended structural steel floor system which will result in minor encroachment of the structure being located within the 1% (at or below 71.1 AHD) resulting in a net loss of 0.64m<sup>3</sup> from the flood storage area.</p>	Yes.

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

Section / Control	Assessment	Compliance?
	<p>Council staff are satisfied that;</p> <ul style="list-style-type: none"> <li>• No habitable space will be located below the flood planning level. The development is contained within the flood storage area and will result in a net loss of 1m<sup>3</sup> from the flood storage area. Council staff are satisfied with the applicants supporting statement prepared by a qualified flood engineer demonstrating the loss of 1m<sup>3</sup> will not;</li> <li>- Adversely affect flood behavior through increasing flood affectation to other development or properties; and</li> <li>- Flood risk management report demonstrates the development has the ability to provide safe occupation and efficient evacuation of people. A recommended condition requires the submission of an emergency management plan (to Council's satisfaction) prior to the issue of a construction certificate.</li> </ul>	
2.9 Contamination and Potentially Contaminated Land Management.		
(1) SEPP 55 Assessment must be considered.	<p>The applicant has considered former SEPP 55 (now Chapter 4 – SEPP Resilience and Hazards). The site has not been identified as an 'area of environmental concern'. The development will not involve the removal or penetration of the ground floor which would result in exposing or distributing any natural ground soil.</p> <p>Council staff note the use is consistent with the existing operating usages being of commercial and will not result in a more sensitive landuse to occur.</p>	Yes.
2.10 Development Near Camden Airport.		
(3) Buildings within OLS must use materials that have low reflectivity.	<p>The site is contained within Camden Airport OLS. The development is located within the Inner Horizontal Surface.</p> <p>The development will adopt materials containing low reflectivity.</p>	Yes.
2.12 Acoustic Amenity.		
(1) Acoustic reports (where required), must be prepared by a suitably qualified consultant.	The proposal is to facilitate further occupancy for commercial premises. The nature of a commercial premises is not considered high noise generating development or, to trigger the requirements to prepare an acoustic report.	Yes.
2.14 Waste Management.		
(1) Waste Management Plan to be provided.	<p>The proposal has been accompanied by a WMP.</p> <p>The WMP appropriately addresses construction and ongoing waste generation.</p> <p>Ongoing waste is to utilise Council's waste service.</p>	Yes.
2.16.2 Heritage Concepts.		
<p>The Burra Charter provides guidance for the conservation and management of places of heritage significance</p> <p><i>"A Heritage Conservation Area is more than a collection of individual Heritage Items. It is an area in which the historical origins and relationships between various elements creates a sense of place that is special and therefore worth keeping"</i></p> <p>HIS is required.</p>	<p>The proposal is located within the Camden HCA.</p> <p>The proposal has been considered against the general heritage provisions and Councils Heritage Advisor is supportive of the proposal.</p>	Yes.
2.16.3 General Heritage Provisions.		

CLPP02

Attachment 3

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

CLPP02

Attachment 3

Section / Control	Assessment	Compliance?
Design.	(1) Not a new development rather, an alteration.  (3) Heritage Impact Assessment of the proposal demonstrates the development is sympathetic of the Camden HCA.  (6) The addition is not highly visible from a street or public place, located to the north-western side boundary, recessed within the existing north-west boundary line.	Yes.
Sitting.	(1) The proposal will have limited impact with regard to the streetscape.  (2) The addition is located to the rear, it is not visually dominating to the existing building, sitting relatively lower than most adjoining tenancies within the site.  (3) The addition retains a side setback with an existing landscape buffer.  (4) Infill addition will be inset >1 metre from the existing northern building line, preserving the irregular pattern of the rear (northern) boundary line.  (5) As above.	Yes.
Roof and Roofscape.	(1) The proposed hipped roof is consistent with the mix of the existing gable and hipped roof forms however, will be largely obscured and to some extent, not visible from the public domain.	Yes.
Verandas and Balconies.	(1) The proposal will replace a veranda surrounding a void looking into the basement carpark and adjoining north-western property. The veranda is not original (i.e does not pre-exist the development on site from 2001). The veranda does not contribute to an active frontage nor, is it visible from the public domain.  (2) As above.	Yes.
Height.	(1) The addition of 58.74sqm does not result in an increase to the existing height of building.  The small increase in GFA will result in additional bulk being contained along the northern boundary toward 19 Elizabeth Street (Local Heritage Item Cheshams Cottage – I22).  The building line along the northern elevation will be retain in that the proposed infill development is inset 0.97m from the existing northern building line. Furthermore, the proposed addition will sit lower than the existing built form along the northern elevation.	Yes.
Materials and Finishes.	(3) The proposed fibre cement cladding is considered to be a contemporary material that is permitted on the grounds that it is not visible from the public domain.	Yes.
Colours.	(1) The Applicant proposes to paint the addition in the same colour as the existing building. Councils Heritage Advisor has raised no objection to the proposed colour scheme.	Yes.
Landscaping.	(2) Development will retain existing garden located between the infill addition and, the boundary with 19 Edward Street. The upkeep and maintenance of the existing garden below has been recommended as a condition of consent attached with this report.	Yes.
2.16.4 Camden Conservation Area.		
(1) Views associated with the St John's Church spire must not be compromised	(1) The proposal will not result in an adverse impact to St John's Church.	Yes.
(8) Existing cottage dominated streetscapes	(8) The addition is compatible with the existing streetscape.	Yes.



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

Section / Control	Assessment	Compliance?
must be retained, new development such as extensions/additions should be compatible with the existing streetscape.		
(9) A two storey height limit must prevail except for significant architectural features incorporated into the design of buildings in significant locations.	(9) The proposed addition is two storey in height.	Yes.
(10) Large built forms in cottage dominated precincts must be avoided through the use of various roof forms and pitches, wall openings and recesses, materials, recessive colours and landscaping.	(10) The proposed addition is not taken to be a large built form. The proposal sits below the existing building roof ridgeline and is not visible from the public domain.	Yes.
(11) Development of the flood affected fringes of the town must not compromise the prevailing character.	(11) The development will not compromise the prevailing character.	Yes.
2.18.2 Off Street Car Parking Rates / Requirements.		
Office Premises and Business Premises: <ul style="list-style-type: none"> <li>1 car parking space per 40m2 of GFA.</li> <li>1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and</li> <li>1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces.</li> </ul>	The proposal can be characterised as a business premises.  The proposal will see a total GFA of 58.74sqm. A total of 2 car parking spaces are required with no bicycle or motorcycle required.  The site currently holds a total of 26 strata allocated spaces and 2 visitor, 1 accessible space.  The applicant proposes to allocate one space from unit 7 to proposed unit 10. Council staff support shortfall of 0.46 space. This variation is considered in detail in the main body of the report.	No. Variation supported.
Disabled Parking Requirements  Design of off-street parking for people with a disability must comply with AS 2890.6 and the Commonwealth Disability Discrimination Act (1992). The car parking rates for accessible car parking spaces are to comply with the Building Code of Australia except where the requirements are specifically referred to in Table 2-5. A continuous accessible path of travel must be provided between designated car parking spaces for people with a disability and lift lobby or access points servicing the development. The designated car parking spaces for people with a disability must be appropriately signposted and line marked.	It is noted that this is an existing building, and that the proposal is to construct an addition (new part) to this building and thereby access only has to be considered as being provided from the principal pedestrian entrance, which in this case is Mitchell Street. An accessible ramp provides access from Mitchell Street to this part of the building and thereby to the new part of the building. The Premises Standard does not require an upgrade of access from the car park.	Yes.
2.18.3 Car Parking Design Criteria.		
Parking for visitors:  (1) Visitor parking spaces should be clearly marked and conveniently located to encourage their use by their intended users. Spaces should be freely accessible, preferably in front of the building.	The site will retain its two allocated visitor car parking spaces. The proposed development will not result in a change to the existing visitor carparking spaces.	Yes.
5.2 General Controls Applying to all Business Zone Areas.		
Functions and Uses. (1) Development within business zones must incorporate a range of local retail, commercial, entertainment, childcare, residential and community uses to serve the needs of the local community.	The development will facilitate a future commercial premises use which will service the local community needs, characteristic of objectives of B4 zone.	Yes.
Layout / Design. (1) The layout and location of business zone uses must consider potential future noise and amenity conflicts for both the subject	(1) The proposal is within an established site used for commercial purposes.	Yes.

CLPP02

Attachment 3

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

CLPP02

Attachment 3

Section / Control	Assessment	Compliance?
<p>development and adjoining/nearby development.</p> <p>(2) Where development fronts the street or any other public place (including car parking areas and pedestrian thoroughfares) the development must be designed so that it addresses the street or public place.</p> <p>(3) New development must not detract from significant existing views and vistas</p>	<p>(2) The proposal is not considered to result in future noise and amenity conflicts for adjoining and nearby development as the proposed use of business premises is not taken to be a use of high noise generation.</p> <p>(3) The development will not detract from any significant views and vistas.</p>	
<p>Built Form and Appearance.</p> <p>(1) Buildings should have a similar mass and scale to create a sense of consistency. Within business zones, generally there will be gradation of massing from a dense inner core to a less dense outer edge to provide an appropriate interface with land uses in the adjoining zones and symmetry to the building.</p> <p>(2) Business development must feature high quality architectural design and a built form that promotes a 'sense of place' and contemporary character for all business zones.</p> <p>(3) Development in business zones must be compatible with surrounding business development in terms of appearance, type, bulk and scale, design and character.</p> <p>(4) Building wall planes must contain variations and architectural design features in their front facades in order to provide visual interest</p> <p>(5) Where multiple tenancies are located within the one building, each tenancy must be defined by appropriate architectural design features (e. g. the integration of vertical elements into the façade).</p> <p>(6) Consideration is to be given to the interface where the building and awning abuts an adjoining development to ensure compatibility.</p> <p>(7) Roof forms should be appropriately designed to respond to the built form of other nearby business development. The design of roofs may adopt traditional forms found in the immediate locality, or alternatively they may adopt a more contemporary appearance to a juxtaposition to traditional roof forms. However, it must be clearly demonstrated that the proposed roof form relates appropriately to the existing adjoining development.</p> <p>(8) New development must not cause significant overshadowing or overlooking of public places, relative to the patterns of usage of those places.</p> <p>(10) Buildings on corner lots may have feature elements that exceed the building height limit prescribed in CLEP 2010 subject to compliance with Clause 5.6 of the CLEP 2010.</p>	<p>(1) The development will have similar massing to the first floor filling the existing void.</p> <p>(2) The proposed addition will not be visible from the public domain and will contribute a small-scale service to the community which, will promote a sense of place in offering a small, accessible, walkable service in close distance from residential areas.</p> <p>(3) The addition will not see any observable increase to bulk and scale from primary or secondary streets (Mitchell or Elizabeth Street).</p> <p>The proposed addition is contained to void area, midway along the rear north-western boundary line which will not be visible from the public domain. The proposed addition is taken to be consistent with the existing appearance, type, bulk, scale, design and character of the area for this reason.</p> <p>(4) The addition will not have a front façade visible from the street.</p> <p>(5) The addition will facilitate a new tenancy. The new tenancy will not be highly visible from the public domain. The new tenancy will however, present as its own with regard to the north-western boundary through adopting different roof form, pitch and material.</p> <p>(6) Consideration has been given to adjoining development north-west (Cheshams Cottage). The proposed north-western elevation will adopt obscure glazing to the three aluminum framed windows facing this adjoining lot. The addition will be recessed 0.97m from the existing north-western building line where a garden bed below will be retained as a buffer. The proposal is considered to give appropriate consideration to the interface between the addition and adjoining development.</p> <p>(7) The roof design will adopt a hipped roof with a pitch to match the existing mix of hipped and gable roof forms.</p> <p>(8) The addition will not cause any additional overshadowing.</p> <p>(10) The addition is not contained to the corner.</p>	Yes.
<p>Pedestrian Amenity.</p> <p>(3) Buildings should be designed to minimise overshadowing of pedestrian thoroughfares and footpaths wherever possible.</p>	<p>(3) The addition will not cause any additional overshadowing.</p>	Yes.
<p>Parking and Access.</p> <p>(1) The visibility of parking areas at street frontages must be minimised through parking</p>	<p>(1) No changes to the existing car park which is currently not visible from the street frontages.</p>	Yes.

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

Section / Control	Assessment	Compliance?
layout and design, building location and design and landscaping treatments. Bitumen and cars are not to be the dominant features of the landscape.		
<p>Waste Management.</p> <p>(1) A detailed Waste Management Plan (WMP) must be submitted for the ongoing use of the site. A WMP must outline the waste that will be generated from the site and proposed arrangements for managing waste onsite and for collection.</p> <p>(4) Temporary waste and recycling storage area/s must be provided within each tenancy. At a minimum, the storage area should have a sufficient size to store waste generated within a day (refer to Council's Waste Management Guidelines for generation rates).</p> <p>(9) In exceptional circumstances where onsite collection cannot be achieved, waste/recycling containers should be collected from a kerbside, rear laneway or service passage. Waste collection should not be provided along shop frontages.</p>	<p>(1) Provided.</p> <p>(4) This DA does not seek consent for the operation/fit-out of any commercial premises. However, Council staff are satisfied that the floor plan can support small temporary waste and recycling bins.</p> <p>(9) The site will utilise existing waste arrangement which is via Camden Councils kerbside waste collection.</p>	Yes.
5.3.3 Camden – Mixed Use.		
<p>Layout / Design.</p> <p>(5) Development in the B4 Mixed Use zone should be complementary to the existing land uses in the B2 Local Centre zone which forms the core business and retail precinct of the Camden township</p>	(5) The proposed addition will facilitate business premise in the future. The future use that will be facilitated by this DA will be complementary to the existing land use on site and within the B2 local Centre Zone.	Yes.
<p>Built Form and Appearance.</p> <p>(1) Buildings must contribute to the local distinctiveness of the Camden township by using a varied palette of colours, materials and finishes.</p> <p>(2) Buildings in full corporate colours will not be permitted. Corporate colours can, however, be sensitively integrated as part of an overall design and signage strategy.</p>	<p>(1) The addition will not be visible from the public domain.</p> <p>(2) The development will not adopt corporate colours as discussed under section 2.16.3.</p>	Yes.
<p>Heritage and Character.</p> <p>(1) The Camden township is located within the Camden Heritage Conservation Area. Reference must be made to Part 2 of this DCP.</p> <p>(2) Development within the B4 Mixed Use zone at Camden must be consistent with the Camden Town Centre Urban Design Framework.</p>	<p>(1) Reference and assessment has been made to relevant sections of part 2.</p> <p>(2) The development is consistent with the Camden Town Centre Urban Design Framework.</p>	Yes.

CLPP02

Attachment 3



**APPLICATION TO VARY A DEVELOPMENT STANDARD**  
**Version 3 – July 2022**

**Clause 4.6 of Camden LEP 2010**

(1) The objectives of this clause are as follows:

*(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,*

*(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*

The development proposal is consistent with these objectives. The height exceedance is essential to accommodate the proposed new floor level and contribute a roof pitch of 25 degrees which is complementary and compatible with the existing development.

The following presents the 'request' for variation in the form required under the EPA Regulation:

**1. What is the name of the EPI that applies to the land?**

Camden LEP 2010

**2. What is the zoning of the Land?**

B4 Mixed Use

**3. What are the objectives of the zone?**

- *To provide a mixture of compatible land uses.*



- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To minimise conflict between land uses within the zone and land uses within adjoining zones.*
- *To encourage development that supports or complements the primary office and retail functions of the local centre zone.*

The proposed development is consistent with these objectives. The proposal will deliver additional commercial floor-space to an existing office building, thereby contributing to the availability of office, business and employment opportunities, and the vitality and viability of Camden town centre. The proposal delivers a desirable urban design outcome, and there is minimal adverse impact on neighbouring owners and occupants, in terms of overlooking private spaces, overshadowing and loss of sunlight. The proposed development supports and complements the office and business functions of Camden Town Centre.

#### **4. What is the development standard being varied? e.g. FSR, height, lot size**

Building height

#### **5. Under what clause is the development standard listed in the environmental planning instrument?**

Clause 4.3 Height of Buildings, subclause (2)

#### **6. What are the objectives of the development standard?**

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

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

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

#### **7. What is the numeric value of the development standard in the environmental planning instrument?**

The [Height of Buildings Map](#) prescribes a maximum building height of 7m for the subject land.

**8. What is proposed numeric value of the development standard in your development application?**

The maximum height encroachment is 126mm (7.126 total height) at the roof ridge height in accordance with accompanying architectural plans, as revised.

**9. What is the percentage variation (between your proposal and the environmental planning instrument)?**

- 1.78% is the percentage variation.

**10. How is strict compliance with the development standard unreasonable or unnecessary in this particular case?**

Strict compliance with the maximum height is unreasonable for the following reasons:

- The proposed development is consistent with the planning objectives which underpin the **B4 Mixed Use zone**, as previously detailed:

*The proposed development is consistent with these objectives. The proposal will deliver additional commercial floor-space to an existing office building, thereby contributing to the availability of office, business and employment opportunities, and the vitality and viability of Camden town centre. The proposal delivers a desirable urban design outcome, and there is minimal adverse impact on neighbouring owners and occupants, in terms of overlooking private spaces, overshadowing and loss of sunlight.*

- The proposed development is consistent with, and does not erode the intent of the underlying **building height control objectives**, as detailed below:

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

The proposed development is entirely compatible with the design and scale of the existing building, as an 'infill' element, and does not exceed the height variation previously approved as part of the original development.

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

The side elevation of the site is oriented to the north and windows have been proportioned and fitted with obscure glazing to provide natural light and internal amenity, whilst ensuring that visual and acoustic privacy considerations are protected.

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

The design of the development has been carefully considered to minimise impact on the heritage values of the Camden Urban Conservation Area and neighbouring listed items. The proposed development is largely obscured from any visual connection to Mitchell House located on the western side of the site, and external finishes consistent with those of the existing building. The accompanying Heritage Impact Statement (HIS) supports the proposed development.

- The height variation to the proposed development is driven by the desire to ensure that the roof pitch of the proposed new structure is compatible in character to the pitch of existing roof elements contained in the building.
- The scale of encroachment above the 7m height plane will not dominate the overall roof line of the development, nor does it detract from significant view lines associated with Camden Town Centre and the Camden Urban Conservation Zone.

**11. How would strict compliance hinder the attainment of the objects specified in Section 5(a)(i) and (ii) of the Act.**

The objects specified by Section 5 (a)(i) and (ii) of the EP and A Act are:

*(a) to encourage:*

*(i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,*

*(ii) the promotion and co-ordination of the orderly and economic use and development of land,*

The proposed variation does not jeopardise the attainment of optimum social, economic, human and environmental outcomes, and does not prevent the orderly development of the subject land or neighbouring land. The proposed height encroachment is well recessed below the prevailing height of the existing building elements and maintains a complementary roof pitch to existing and surrounding development and therefore contributes to a more harmonious streetscape.

**12. Is the development standard a performance-based control? Give details.**

The development standard is a numerical based control.

Clause 4.3 of Camden LEP 2010 prescribes a maximum height of 7m for the subject land; however, it is underpinned by planning objectives which relate to neighbourhood compatibility, amenity impacts (views, privacy and solar access), and minimising adverse impacts on surrounding heritage; none of which are jeopardised by the proposed development and the building height encroachment.

**13. Would strict compliance with the standard, in your particular case, would be unreasonable or unnecessary? Why?**

We consider compliance with the height control in this instance, is unreasonable and unnecessary, and in the context of the proposed development and likely impacts on the streetscape and heritage character of the neighbourhood, are negligible. The proposed height encroachment is minor, and the roof form is of a desirable pitch to form a harmonious and complementary relationship to the existing building.

**14. Are there sufficient environmental planning grounds to justify contravening the development standard? Give details.**

The proposed development is not contrary to the planning objectives established by the B4 Mixed Use zone, or the building height control objectives (Clause 4.3). The B4 Mixed Use zone is a zone for local town centres where the primary planning objective is to promote commercial development and employment, ancillary to the primary commercial zoning, B2 - Local Centre.

The development as proposed will deliver a more desirable urban design outcome, complementary to the prevailing streetscape, as well as delivering additional commercial floor space to the commercial fringe of Camden. Accordingly, we contend that the variation is worthy of support and approval recommendation by Camden Council.



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 2. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING  
 3. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE STATED  
 4. WINDOW SIZES ARE NOMINAL ONLY. FINAL WINDOW SCHEDULE BY BUILDER

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CLIENT  
**POWER DEVELOPMENTS**

JOB:  
**PROPOSED COMMERCIAL DEVELOPMENT**  
 LOT -, DP -  
 ELIZABETH STREET - CAMDEN - -

DRAWING  
**COVER PAGE**

SHEET  
 SCALE AT A2: **A2**      DATE: **10.08.20**

DRAWING No: **6432-3**      SHEET: **1/7**      ISSUE: **I**

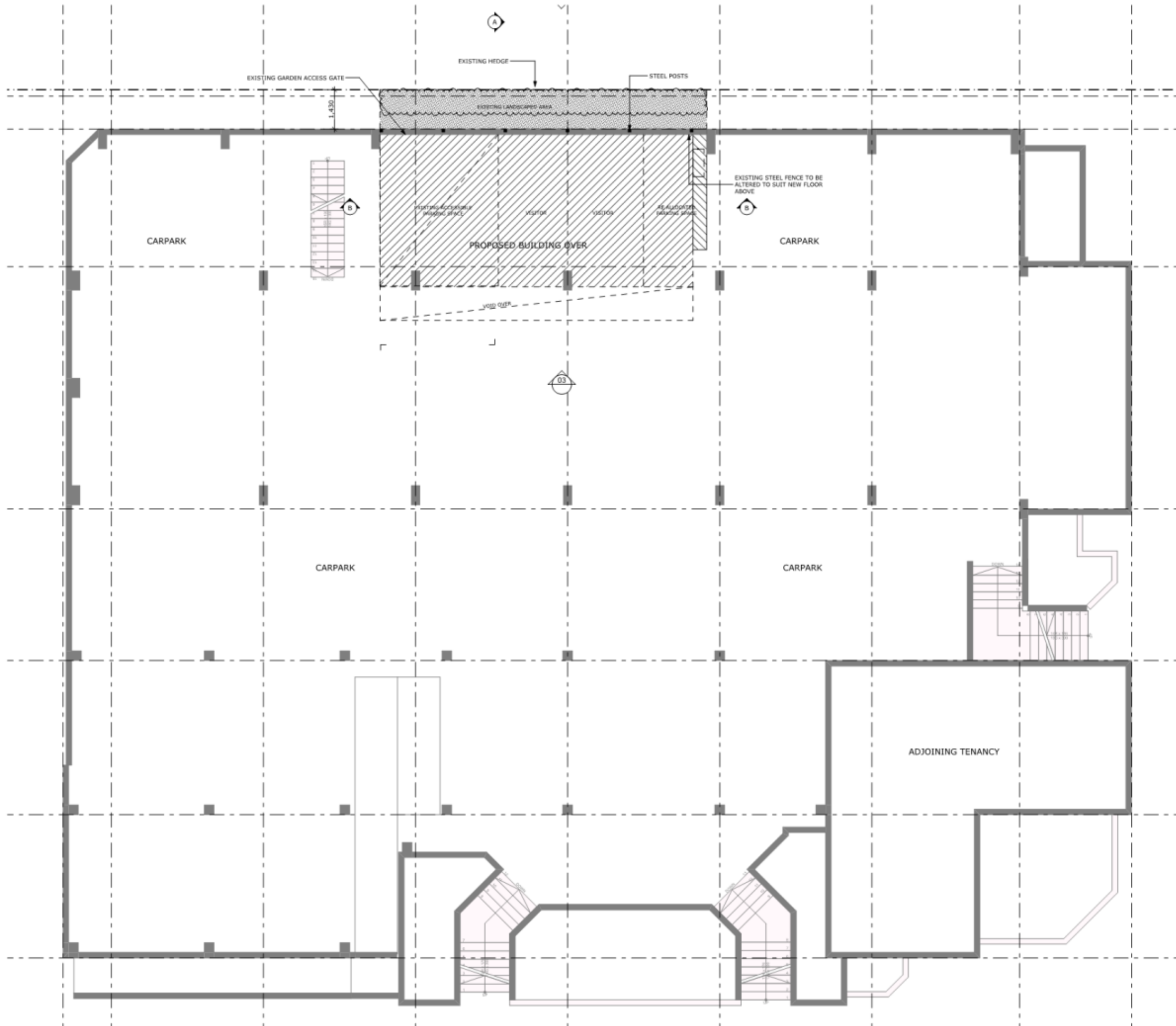
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ISSUE	AMENDMENT	DATE	DRAWN
A	ISSUED FOR CLIENT APPROVAL	10.08.2021	R.M.
B	ISSUED FOR CLIENT APPROVAL	12.08.2021	R.M.
C	ISSUED FOR CONSULTANT REVIEW	19.11.2021	R.M.
D	ISSUED FOR DA SUBMISSION	7.12.2021	R.M.
E	AHD LEVELS SHOWN	1.03.2022	R.M.
F	BUILDING SIZE REDUCED	29.03.2022	R.M.
G	ADDITION NOTES - VERANDAH ACCESS REMOVED	10.06.2022	R.M.
H	ADDITION NOTES - VERANDAH ACCESS REMOVED	10.06.2022	R.M.

Sheet Number	Sheet Name
1	COVER PAGE
2	GROUND FLOOR PLAN
3	FIRST FLOOR PLAN
4	ELEVATIONS
5	SECTIONS
6	SITE PLAN
7	SAFETY NOTES

1. SHOULD BE VERIFIED ON SITE  
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JOB:  
**PROPOSED COMMERCIAL DEVELOPMENT**  
 LOT -, DP -  
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**GROUND FLOOR PLAN**

SHEET  
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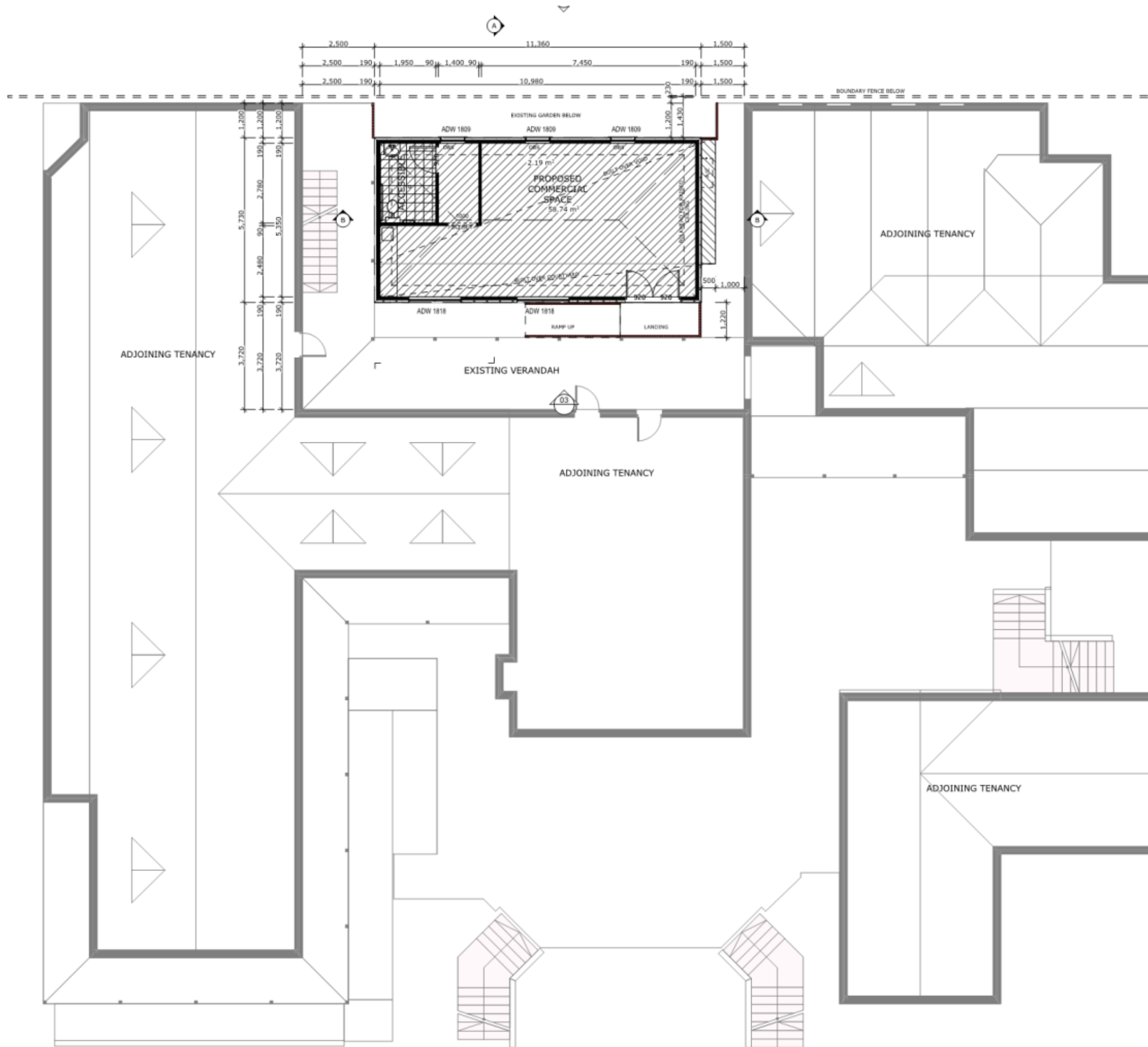
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M.A.D.S ARCHITECTURAL PRACTICE

GROUND FLOOR PLAN  
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**POWER DEVELOPMENTS**

JOB:  
**PROPOSED COMMERCIAL DEVELOPMENT**  
LOT -, DP -  
ELIZABETH STREET - CAMDEN - -

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**FIRST FLOOR PLAN**

SHEET  
SCALE AT A2: **A2** DATE: **10.08.20**

DRAWING No: **6432-3** SHEET: **3/7** ISSUE: **I**

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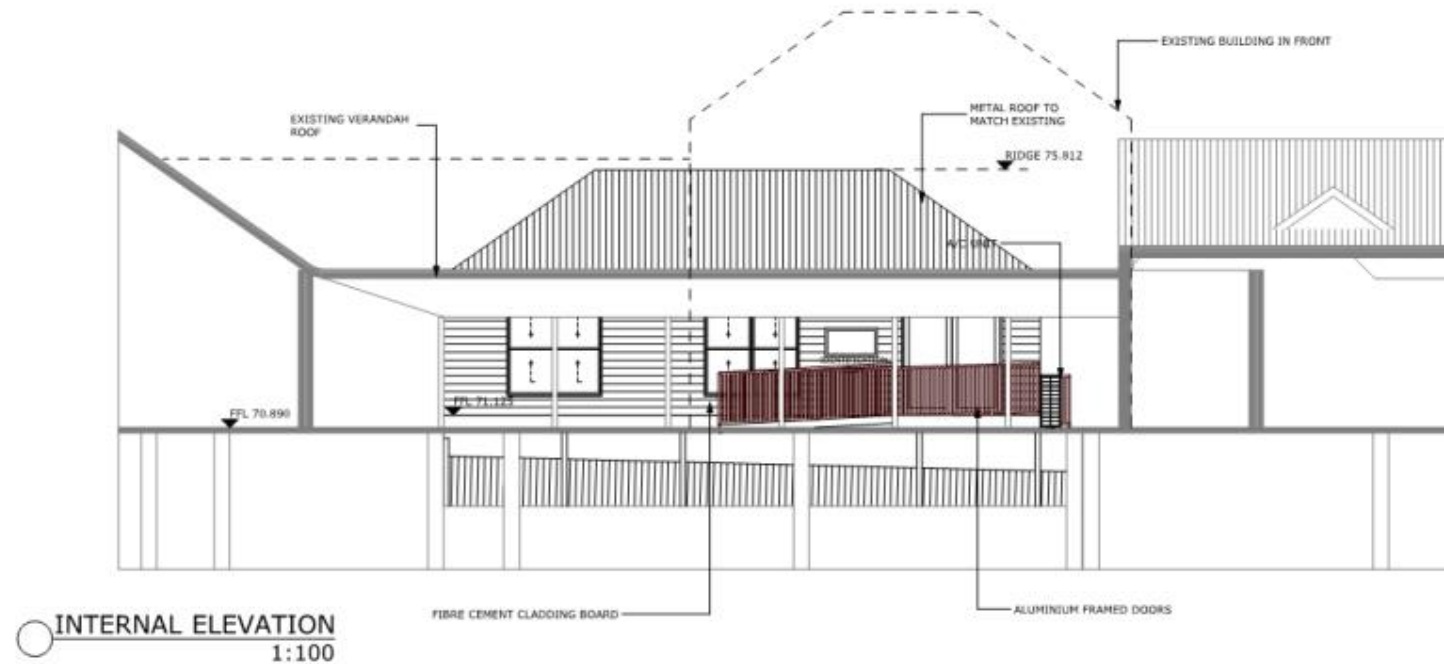
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FIRST FLOOR PLAN

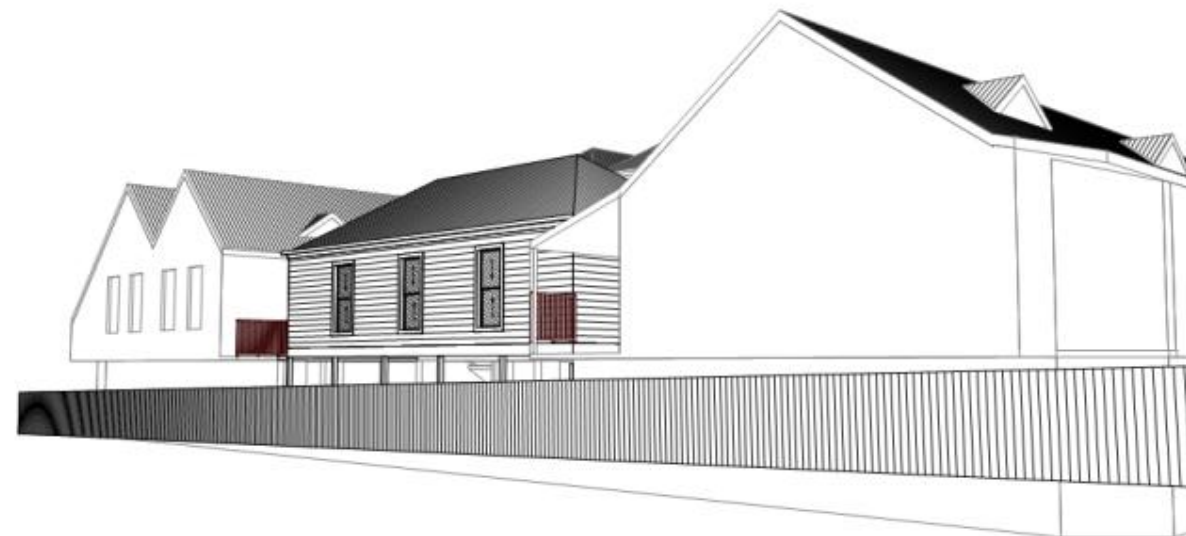




REAR ELEVATION  
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INTERNAL ELEVATION  
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CLIENT  
**POWER DEVELOPMENTS**

JOB:  
**PROPOSED COMMERCIAL DEVELOPMENT**

LOT -, DP -  
ELIZABETH STREET - CAMDEN - -

DRAWING  
**ELEVATIONS**

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SECTION 1:100



SECTION B.B 1:100

CLIENT  
**POWER DEVELOPMENTS**

JOB:  
**PROPOSED COMMERCIAL DEVELOPMENT**

LOT -, DP -  
 ELIZABETH STREET - CAMDEN - -

DRAWING  
**SECTIONS**

SHEET		
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DRAWING No:	SHEET:	ISSUE
<b>6432-3</b>	<b>5/7</b>	<b>I</b>



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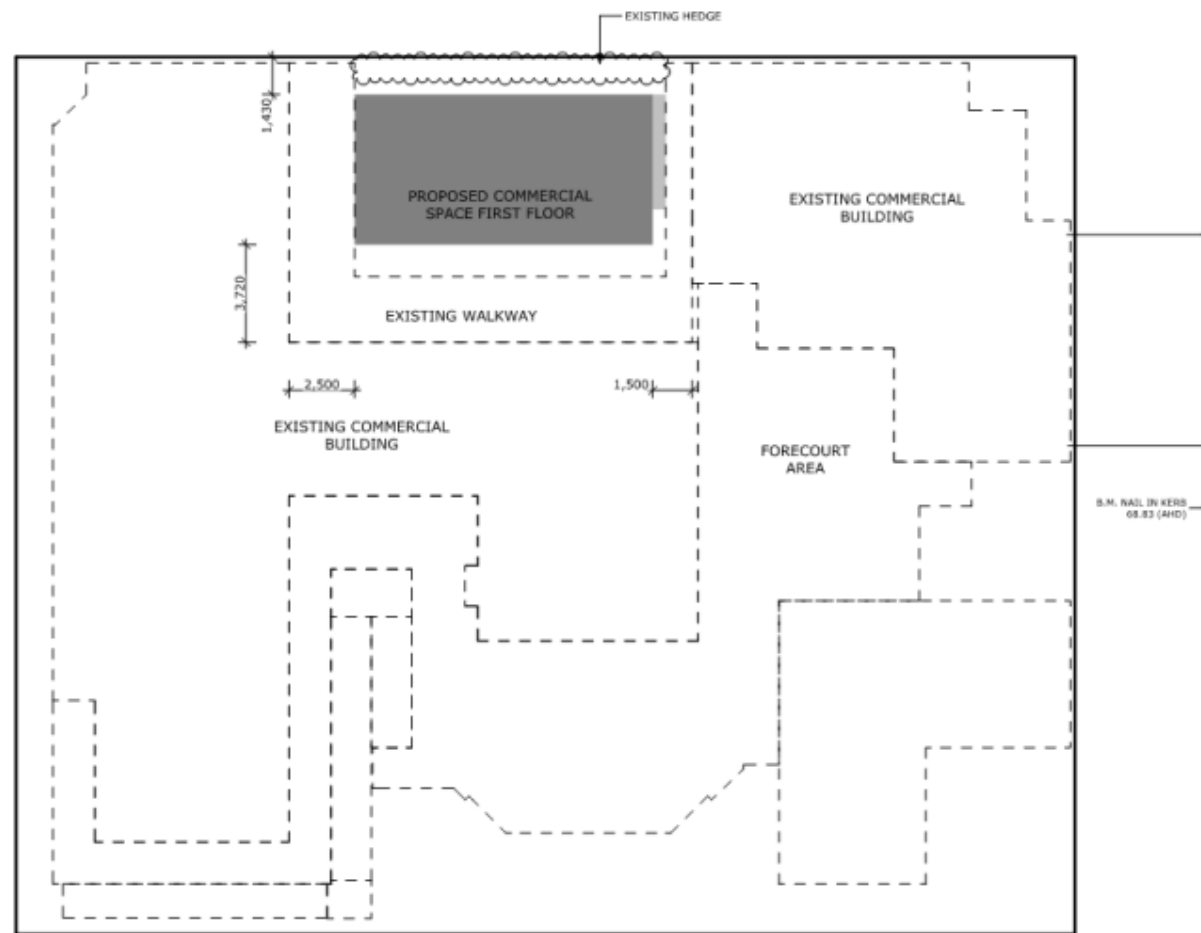
M/A/D/S ARCHITECTURAL DRAFTING CENTRE

**GENERAL NOTES**

1. BUILDER MUST CHECK ALL BOUNDARIES AND BUILDING DIMENSIONS PRIOR TO COMMENCING ANY BUILDING WORKS IN ORDER TO SATISFY HIMSELF THAT THE WORKS CAN BE CARRIED OUT IN ACCORDANCE WITH LOCAL COUNCIL AND RELATIVE AUTHORITY REQUIREMENTS.
2. DO NOT SCALE DIMENSIONS OFF THE PLANS, FIGURED DIMENSIONS ARE TO BE USED. ALL DIMENSIONS ARE TO BE VERIFIED BY THE BUILDER ON SITE. ANY DISCREPANCIES SHALL BE REFERRED TO THE DESIGNERS BEFORE ANY CONSTRUCTION OR FABRICATION IS COMMENCED.
3. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION, STRUCTURAL ENGINEERING DETAILS AND ANY OTHER DOCUMENT THAT MAY BE ISSUED.
4. ALL BUILDING WORKS MUST COMPLY WITH B.C.A. AND LOCAL COUNCIL REQUIREMENTS.
5. BUILDINGS ARE TO BE PROTECTED AGAINST TERMITES IN ACCORDANCE WITH AUSTRALIAN STANDARDS (AS 3660.1) - REQUIREMENTS.
6. SMOKE DETECTORS ARE TO BE PROVIDED IN ACCORDANCE WITH B.C.A. REQUIREMENTS CLAUSE 1.7
7. ALL STORMWATER AND SEWER WORKS MUST COMPLY WITH LOCAL COUNCIL AND BOARD REQUIREMENTS.
8. NO RESPONSIBILITY WILL BE ACCEPTED BY M.A.D.S IF ANY PART OR WHOLE OF THE DRAWINGS HAS BEEN MODIFIED, DELETED OR ADDED TO IN ANY WAY.
9. BUILDER MUST CHECK FOR LOCATION OF SERVICES INCLUDING BUT NOT LIMITED TO SEWER, WATER, POWER, GAS, PHONE, FIBRE AND STORMWATER PRIOR TO THE COMMENCEMENT OF WORK. ONCE THE SEWER IS LOCATED IT IS THE BUILDERS RESPONSIBILITY TO DETERMINE WHETHER THE BUILDING LIES WITHIN THE ZONE OF INFLUENCE
10. ALL FLOOR PLAN DESIGNS INCLUDING ELEVATIONS ARE COPYRIGHTED AND ARE THE PROPERTY OF MACARTHUR ARCHITECTURAL DRAFTING AND MAY NOT BE REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION.

SHOULD BE VERIFIED ON SITE  
 2. FIGURED DIMENSIONS ARE TO BE TA  
 IN PREFERENCE TO SCALING  
 3. ALL MEASUREMENTS ARE IN  
 MILLIMETRES UNLESS OTHERWISE STAT  
 4. WINDOW SIZES ARE NOMINAL ONLY.  
 FINAL WINDOW SCHEDULE BY BUILDER

Z:\Archicad Drawings\6400 - 6499  
 16432 - ELIZABETH STREET - POWER  
 DEVELOPMENT\6432-3 - ELIZABETH  
 STREET - POWER DEVELOPMENT.pln



ELIZABETH STREET

LEVELS ADOPTED FROM  
 DA FOR ORIGINAL  
 DEVELOPMENT

MITCHELL STREET



CLIENT  
**POWER DEVELOPMENTS**

JOB:  
**PROPOSED COMMERCIAL DEVELOPMENT**

LOT -, DP -  
 ELIZABETH STREET - CAMDEN - -

DRAWING  
**SITE PLAN**

SHEET  
 SCALE AT A2: **A2**      DATE: **10.08.20**

DRAWING No: **6432-3**      SHEET: **6/7**      ISSUE: **I**



(02) 4655 1390      info@macdraft.com

MACARTHUR ARCHITECTURAL DRAFTING CREDIT



# 21 ELIZABETH STREET, CAMDEN, NSW (LOT N/A, SP 97388) STRUCTURAL PLANS

**GENERAL NOTES**

- G1. These drawings shall be read in conjunction with Architectural and other consultants' drawings and specifications and with other such written instructions as may be issued during the course of the Contract. Any discrepancy shall be referred to the Engineer before proceeding with the work.
- G2. All materials and workmanship shall be in accordance with the current relevant Australian standards (including any amendments), National Construction Code and any other relevant statutory requirements.
- G3. All dimensions are in millimeters, UNO (unless noted otherwise).
- G4. No dimension shall be obtained by scaling the drawings.
- G5. All levels and setting out dimensions shown on the drawings shall be checked on site prior to the commencement of the work.
- G6. It is the builder's responsibility to verify all member sizes and ensure the structural layout proposed on these drawings will achieve the desired finish as shown on the architectural drawings prior to commencing fabrication/construction. Any discrepancy must be reported to this office before proceeding for clarification. This office will not accept any responsibility for retrospective works once fabrication/construction has commenced.
- G7. It is the builder's responsibility to report any discrepancies to the architect for clarification before proceeding. It is also the builder's responsibility to report any variation to the works arising from clarification of the discrepancy to this office before proceeding.
- G8. Members shown on this plan must not be substituted without the written approval of this office.
- G9. During construction the structure shall be maintained in a stable condition and no part shall be overstressed.
- G10. A minimum of 48 hours notice is required by this office for all engineering inspections.
- G11. This office accepts no responsibility for the works unless the works are inspected and approved by the design engineer (or other approved person) during construction.
- G12. Superimposed floor loads are generally in accordance with AS1170.1 UNO.
- G13. The engineering presented on these drawings has been designed for the following live loads:

AREA	LIVE LOAD (kPa)
RESIDENTIAL FLOOR	1.5
RESIDENTIAL ROOF	0.25
BALCONY & DECKS	2.0
RESIDENTIAL STAIRS & LANDINGS	2.0

G14. WIND CLASSIFICATION

ULTIMATE REGIONAL WIND SPEED V(500)	40
REGION	A2
RESIDENTIAL SITE CLASS	N2

**SITE WORKS**

- SW1. All topsoil, vegetation and debris shall be stripped from the building area prior to earthworks.
- SW2. The site shall be proof rolled prior to the placement of fill material. Any soft areas are to be removed and backfilled in accordance with note SW3.
- SW3. All fill material is to be compacted to a min. density ratio of 98% standard compactive effort and a moisture content of +/- 2% optimum moisture content as per AS 1289.5.1.1 & AS 3798

**SITE MAINTENANCE**

- SM1. The building owner is responsible for the building and site maintenance as detailed in the CSIRO pamphlet 10-19 guide to home owners on foundation maintenance and footing performance. the builder shall give the owner a copy of this document.

**TEMPORARY WORKS**

- TW1. Design and installation of all temporary works and procedures will be the sole responsibility of the builder. In addition, the builder will be responsible for repairing any damage caused to adjoining buildings and roadways during the installation of the temporary works and the permanent works. Any temporary work details and procedures given in these drawings are for the guidance of the builder only.

**SITE PREPARATIONS FOR SLABS ON GROUND**

- SP1. Excavate and remove all excess material to the required level at the underside of the slab on ground. Top soil containing grass roots or other organic material shall be removed from under the proposed slab to a depth of not less than 100mm and replaced with leveling fill. Any soft spots encountered shall be removed and replaced with fill compacted in accordance with requirements below.
- SP2. Where the subgrade level is to be raised from natural ground level fill shall be used to support slab panels and non-load bearing internal beams. The fill shall be controlled fill or rolled fill as follows:
  - Controlled Fill: Sand fill up to 800mm deep that is well compacted by a vibrating plate of vibrating roller in layers not more than 300mm thick. Sand fill shall not contain gravel sized material. Non-sand fill up to 400mm deep that is well compacted by a mechanical roller in layers not more than 150mm thick. Clay fill shall be moist during compaction.
  - Rolled Fill: sand fill up to 600mm deep compacted in layers not more than 300mm thick or clay fill up to 300mm deep compacted in layers not more than 150mm thick by repeated rolling with an excavator or similar equipment. This fill shall be compacted to at least 95% of Standard Maximum Dry Density (SMDD), in accordance with AS 1289.
- SP3. For Slabs on Ground, 50 mm approximate thickness is to be spread as a levelling layer and well watered down.
- SP4. Damp-proofing membrane unpunctured and taped at laps, is to be placed over the sand, sufficient membrane being provided at edges to return under brickwork. Where no brickwork, tape membrane to side of footing below ground.

**SLABS ON GROUND**

- SL1. The grade of concrete shall be N25 with a slump of 80mm in accordance with AS1379-2007, with 20mm maximum normal aggregate size.
- SL2. Reinforcement in rafts and slabs shall be placed in accordance with the following:
  - Minimum concrete cover to the underside of the slab beams shall be 50mm U.N.O.
  - Slab mesh shall be placed with 25mm cover to the top of the slab U.N.O.
  - Slab mesh shall be lapped such that at least two cross-wires are lapped.
  - Slab mesh shall be supported on bar chairs at a maximum spacing of 750mm both ways.
  - Trench mesh shall have all cross-wires cut flush with the outer main wires. Trench mesh in beams shall be overlapped by the width of the mesh at T- and L-intersections. Trench mesh shall be spliced, where necessary, by a lap of 500mm.
  - Reinforcing bars shall have a lap length at splices not less than 500mm up to a bar diameter of 12mm, and not less than 700mm up to a bar diameter of 16mm. At T- and L-intersections, the bars shall be continued across the full width of the intersection. At L-intersections, one outer bar shall be bent and continued 500mm, or a bent lap bar 500mm long shall be provided on each leg.
- SL3. A 0.2mm polythene damp-proof membrane shall be placed beneath the slab so that the bottom surface of the slab and beams, including internal beams, is entirely underlaid. The membrane shall extend under the edge beam to ground level. Where required lapping for continuity at joints shall be not less than 200mm. Any penetrations by pipes of plumbing fittings shall be topped or sealed with a close-fitting sleeve.
- SL4. On sites subject to wind or water erosion, the foundation of the edge beam shall be protected.
- SL5. Footing depths shown on all drawings are the minimum required by AS2870-2011. Where site conditions required founding depths at lower levels binding concrete (15MPa) shall be used. Refer to the soil report for a guide to actual founding depths.
- SL6. If a brittle floor covering is to be used such as tiles, slate or stone it is recommended that the laying of the floor covering be delayed for at least nine months after pouring of the slab to allow the concrete adequate time to dry. It is also recommended that flexible adhesive and grout are used.
- SL7. If polished concrete or a burnished finished is desired, an additional layer of SL72 shall be used in the top of the slab U.N.O. The second layer of fabric is to be 100 offset from the specified mesh. MAX 100 between mesh wires.

**CONCRETE**

- C1. All workmanship and materials shall be in accordance with AS 3600 and AS 3610 current editions with amendments except where varied by the contract documents.
- C2. Clear concrete cover of reinforcement to concrete grade (design strength f<sub>c</sub> at 28 days) shall be as follows u.n.o.

ELEMENT	STRENGTH (MPa)	SLUMP GRADE (mm)	MAX. AGGREGATE SIZE (mm)	MIN. CEMENT CONTENT (kg/m <sup>3</sup> )	COVER (mm)	
					INT.	EXT.
PIERS	32	80	20	280	-	50
FOOTINGS	32	80	20	280	-	50
SLAB ON GROUND	32	80	20	280	30	45
SUSPENDED SLAB:	-	80	20	280	25	-
					INTERNAL	EXTERNAL
TRANSFER SLABS:	-	80	20	-	25	45
					INTERNAL	EXTERNAL
STAIRS:	-	80	20	-	25	-
					INTERNAL	EXTERNAL
COLUMNS:	-	80	20	-	40 (TIES)	45 (TIES)
					WALLS:	40
BLOCKWORK CORES	20	250	10	300	AS NOTED ON DETAILS	

- C3. Concrete shall be placed in a manner that avoids segregation. Concrete shall not be placed if the ambient air temperature is less than 5 degrees c or greater than 35 degrees c. Additional precautions may need to be taken in windy conditions and/or temp above 30 degrees c.
- C4. Construction joint positions other than those shown shall be to engineers approval.
- C5. All floor surfaces are to be steel trowel finished unless noted otherwise.
- C6. All concrete, including footings and slabs shall be compacted with mechanical vibrators.
- C7. Sizes of concrete elements do not include thickness of applied finishes.
- C8. For chamfers, drip grooves, reglets, etc. refer to architect's details, maintain cover to reinforcement at these details.
- C9. No holes, chases, blockouts, ducts or embedment of pipes other than those shown on the structural drawings shall be made in concrete members without prior written approval of the engineer.
- C10. The contractor's shall submit proposed curing method for the engineer's written approval prior to concrete pour.
- C11. Repairs to concrete shall not be attempted without inspection & permission of the engineer.
- C12. All concrete in slabs to be mix-proportioned to limit drying shrinkage to 650 microstrain at 56 days. minimum cementitious content 390kg/m<sup>3</sup>.
- C13. Cast-in fixings, bolts etc. shall not be altered without the permission of the engineer.
- C14. Conduits, pipes etc. shall only be located in the middle third of slab depth and spaced at not less than 3 diameters of the largest penetration. Conduits and pipes shall be placed within the cover of reinforcement.
- C15. Do not place permanent loads, including masonry walls and the like, on the concrete elements until after the formwork and propping is removed.
- C16. Concrete formed surface to have finishes in accordance with AS 3610 or as specified by the architect.
- C17. Where slab abuts any concrete panel walls or columns, the wall/column is to be coated with an approved bond breaker or separation strip. Provided 10mm deep flexible joint sealant to full length after slab has cured.

**CRACKING NOTE:**  
ATTENTION IS DRAWN TO THE FACT THAT DUE TO THE NATURE OF CONCRETE, CRACKING OF A NON-STRUCTURAL NATURE MAY OCCUR. REINFORCEMENT HAS BEEN ADDED TO THE SLABS TO MITIGATE THE EXTENT OF CRACKING, HOWEVER IT IS NOT POSSIBLE TO GUARANTEE COMPLETE ELIMINATION OF SLAB CRACKING.

**FOOTINGS**

- F1. Footings shall be designed for an allowable bearing capacity of 100kPa. The foundation material shall be approved by the Geotechnical Engineer for this allowable bearing capacity. Reinforcing membrane, reinforcement or concrete.
- F2. Refer to Geotechnical Investigation Report No: N/A Prepared by: N/A Dated: N/A
- F3. Footings shall be located as shown under walls and columns unless noted otherwise on the drawings.
- F4. Residential slabs and footings shall be designed for a reactivity Class N/A to AS2870.
- F5. Footings shall be constructed and finished as soon as possible following excavation to avoid either softening of the founding material or drying out by exposure.
- F6. Excavate for footings to the nominated size and depth. Footing founding levels are provisional subject to actual site conditions and approval by the Geotechnical Engineer.

**STRIPS & PAD FOOTINGS**

- SF1. The base of a strip footing shall be horizontal or at a slope of not more than 1 in 10H, and the footing shall be stepped in accordance with Clause 5.4.3 of AS 2870
- SF2. Reinforcement in strip footings shall comply with the following:
  - Minimum concrete cover to the top or bottom of the strip footing shall be 50mm U.N.O.
  - Trench mesh shall be lapped by the width of the mesh at T- and L- intersections. Trench mesh shall be lapped by 500mm at splices.
  - The lap length of bars shall be not less than 500mm. At T- and L- intersections, the bars shall continue across the full width of the intersection. At L- intersections, one outer bar shall be bent and continued for 500mm, or a bent lap bar 500mm long shall be provided on each leg.
- SF3. Trenches shall be dewatered and prepared prior to concrete placement such that no significant softened or loose material remains.

**EARTHQUAKE DESIGN CATEGORY:**

-AS PER AS 1170.4 - OCT 2007

IMPORTANCE LEVEL	-2
PROBABILITY FACTOR kp	-1.0
HAZARD FACTOR z	-0.095
SITE SUB SOIL CLASS	-Ce
EARTHQUAKE DESIGN CATEGORY	-DOMESTIC

**GEOTECHNICAL INFORMATION:**

-AS PER AS 2870

GEOTECHNICAL REPORT OBTAINED	-N/A
REPORT IDENTIFICATION NUMBER	-N/A
SITE CLASSIFICATION	-N/A
MINE SUBSIDENCE GUIDELINE	-N/A
CHECKED BY:	-CJP
DATE CHECKED:	-06/07/2022

REV	DESCRIPTION	REV DATE	INITIALS
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
V	AMENDMENTS	REV DATE	INITIALS



**D & M CONSULTING**  
CIVIL AND STRUCTURAL ENGINEERS  
SHOP 1 & 2,  
16 MITCHELL STREET, CAMDEN  
PH (02) 4647 4014  
EMAIL: engineer@dmcena.com.au

PROJECT: PROPOSED STEEL DESIGN	SHEET: 1/5	DWG NO: 220219	DESIGNED: NY DRAWN: CJP CHECKED: NY
ADDRESS: 21 ELIZABETH STREET CAMDEN 2570 NSW	CERTIFIED DESIGNED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS SIGNED & APPROVED:		



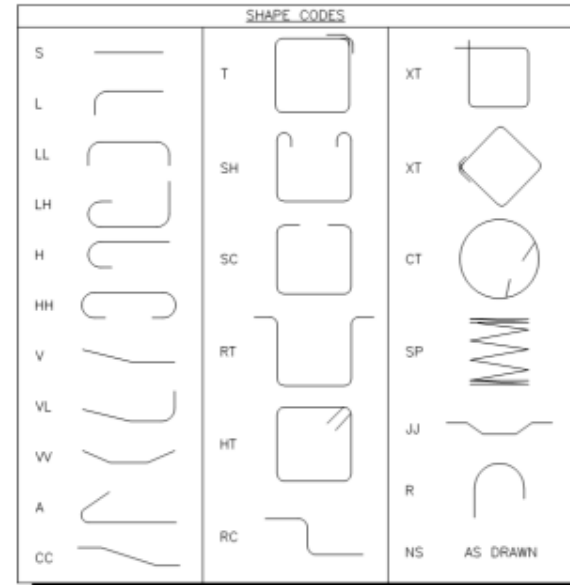
NOTES CONTINUED:

REINFORCEMENT

Table with 2 columns: Symbol and Description. Includes N (Grade 500 Normal Ductility Hot Rolled Deformed Rebar), S (Grade 250 Normal Ductility Hot Rolled Deformed Rebar), R (Grade 250 Normal Ductility Round Rebar), SL (Grade 500 Low Ductility Welded Ribbed Wires Fabric), W (Grade 500 Low Ductility Cold Drawn Round Wire), and L (Grade 500 Low Ductility Trench Mesh).



Table with 2 columns: Abbreviation and Description. Includes TOP, BOTTOM, CENTRALLY PLACED, EACH WAY, EACH FACE, NEAR FACE, FAR FACE, TOP, BTM, CENTRAL, AT CENTRES (BARS), MAXIMUM, MINIMUM, CONTINUOUS, TYPICAL, HORIZONTALLY, VERTICALLY, HORIZ, and VERT.



- R2. Reinforcement is represented diagrammatically and not necessarily in true projection.
R3. Splices in reinforcement shall be made only in positions shown or otherwise approved in writing by the engineer.
R4. Do not weld reinforcement unless shown on the structural drawings or approved by the engineer.
R5. Fabric shall be lapped 2 transverse wires plus 50mm. Bundled bars shall be tied together at 30 bar diameter centres with 3 wraps of tie wire.
R6. Joggles to bars shall comprise a length of 12 bar diameters between beginning and end of an offset of 1 bar diameter.
R7. All reinforcement shall be firmly supported on mild steel plastic tipped chairs, plastic chairs or concrete chairs at not greater than 1 meter centres both ways, and 800 each way for fabric.

REINFORCEMENT CONT.

- R8. Site bending of reinforcement shall be avoided if possible. Where site unavoidable it shall be carried out cold, without the application of heat, and in accordance with the practice note RPN1 of the steel reinforcement institute of Australia.
R9. Lap joint only at locations shown on the drawings or as approved, unless otherwise noted, lap all bars as tabulated below:

Two tables showing lap lengths for deformed bars in slabs and walls, and in beams and columns. Columns include bar sizes N12, N16, N20, N24, N28, N32, N36 and dimensions 400, 650, 900, 1200, 1850, 2300, 2800.

- R10. Provide N12 at 250 centres where secondary reinforcement is not shown, unless specified otherwise length of coqs shall be as follows:

Table showing bar size and dimension for secondary reinforcement: N12 at 200, N16 at 225, N20 at 275, N24 at 325.

PLUMBING REQUIREMENTS

- P1. Penetrations in the edge beams of a raft and perimeter strip footings shall be avoided where practical, but where necessary shall be located within the middle third of the depth of the footing and detailed below.
P2. Drains attached to or emerging from underneath the building on class H1, H2 or E sites shall incorporate flexible joints immediately outside the footing and commencing within 1m of the building perimeter to accommodate a total range of differential movement in any direction equal to the estimated characteristic surface movement of the site (H1 - 60mm, H2 - 75mm, E - 90mm).
P3. Cold water pipes and heated or hot water pipes shall not be installed under a slab, unless pipes are installed within a conduit so that if the pipe leaks water it will be noticed above the slab or outside the slab and will not leak unnoticed under the slab.

STORMWATER DRAINAGE REQUIREMENTS

- D1. Surface drainage shall be designed and constructed to avoid water ponding against or near the footing.
D2. Surface drainage of the site shall be controlled from the start of site preparation and construction.
D3. During construction, water run-off shall be collected and channelled away from building.
D4. Water shall not be allowed to pond in trenches.
D5. The base of all trenches shall be slopes away from the building.
D6. Where pipes pass under the footing system, the trench shall be backfilled full depth with clay or concrete to act as a barrier to the ingress of water beneath the footing system.
D7. Subsurface drains to remove groundwater shall not be used within 1.5m of the building.
D8. To prevent entry of water to the building, the finished ground level shall be at least 150mm below the finished floor level of the habitable rooms, in accordance with the architects drawings and to council requirements.

STRUCTURAL STEEL

- S1. All workmanship and material shall be in accordance with AS 4100 except where varied by contract documents.
S2. Unless noted otherwise, all steel shall be in accordance with AS 3678 grade 250, or AS 3679 grade 300, or AS 1163 grade 350, or AS1163 grade 450, as appropriate.
S3. Two (2) copies of workshop fabrication drawings shall be submitted to the engineer for review at least 7 days prior to the commencement of fabrication.
S4. There shall be no substitution of steel sections shown on the engineering drawings without the written approval of the engineer.
S5. Bolts are designated on the drawings by the number, diameter, grade and tightening procedure.
S6. Unless noted otherwise all bolts shall be M20 category 8.8/S.
S7. Fillet welds shall be 6mm continuous, category SP, using 48XX electrodes U.N.O.
S8. Provide seal plates to the ends of hollow sections, with breather holes if members to be hot dipped galvanised.
S9. Camber to roof beams, trusses, portals etc. shall be 3 for every 2000 of span unless noted otherwise.
S10. All steelwork shall be temporarily braced by the erector as necessary to stabilise the structure during erection until permanent stabilising elements have been constructed.
S11. Roller shutter and other doors shall be designed and certified by the installer and manufacturer to be capable of resisting a wind pressure of 0.92kPa (ultimate) generally, and 0.97kPa (ultimate) within 6 metres of external corner of the building.
S12. All structural steelwork below ground shall be concrete encased, min 75mm thickness, or coated in bituminous.
S13. Steelwork shall have the nominated surface protection as follows:
S14. The builder shall provide all cleats and drill all holes necessary for fixing steel to steel and timber to steel whether or not detailed on the drawings.
S15. BRICK LINTEL TABLE

BRICK LINTEL TABLE with columns: SPAN, LINTEL SIZE, MIN END BEARING. Includes rows for spans up to 900, 900-1800, and 1800-3000.

DRAWINGS DESIGNED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS:
- AS 2870 RESIDENTIAL SLABS & FOOTINGS
- AS 1170 GENERAL DESIGN ACTIONS
- AS 4100 STEEL STRUCTURES
- AS 3600 CONCRETE STRUCTURES

TIMBER NOTES

- T1. All work and materials shall be in accordance with AS1684.1, AS1684.2 and 1720.1.
T2. Any timber members not shown on these drawings are to be in accordance with AS1684.2 or the architectural drawings.
T3. All bolted connections shall have a washer under the bolt head and nut.
T4. Make good any defective treat where checkouts, holes and cuts expose untreated timber.
T5. All external timbers shall be durable, suitable for external use and comply with the appropriate hazard level for specific service conditions.
T6. Glued laminated beams shall be in accordance with AS1328.1.
T7. All proprietary fixings shall be installed to develop their maximum capacity and in accordance with the manufacturer's specifications.
T8. All timber framework shall be adequately braced to resist uplift and raking forces in accordance with AS1684.2 and the wind classification on these drawings.
T9. Metal fixings shall be compliant with timber glue and preservative treatments.
T10. Bolting symbol: 2M10 - 4.6/S
T11. No penetrations or chases other than those shown on these drawings shall be made in timber members without prior approval of this office.

BRICKWORK & BLOCKWORK

- BB1. Block and bricks shall comply with relevant Australian codes, with a minimum characteristic compressive strength of 12MPa for blockwork and 25mpa for bricks for standard units and 8MPa for light-weight units.
BB2. All brickwork and blockwork within the building shall be articulated as set out in Cement and Concrete Association of Australia technical note 61 "articulated walling".
BB3. Cement shall be Portland cement complying with AS1315 "Portland cement".
BB4. Sand shall conform to AS 2758 "aggregate for concrete."
BB5. Mortar shall consist of one-part Portland cement, one-part hydrated lime and six parts clean sand.
BB6. Mortar joints shall be 10mm thick.
BB7. Vertical steel reinforcement shall be tied to steel starter bars through clean-out holes in each reinforced core and fixed in position at the top of the wall by plastic clips.
BB8. Concrete grout shall have a minimum Portland cement content of 300kg/m3, sufficient slump to completely fill the cores and minimum compressive cylinder strength of 32MPa.

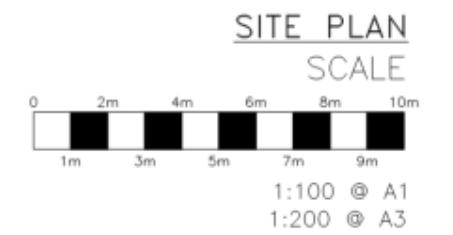
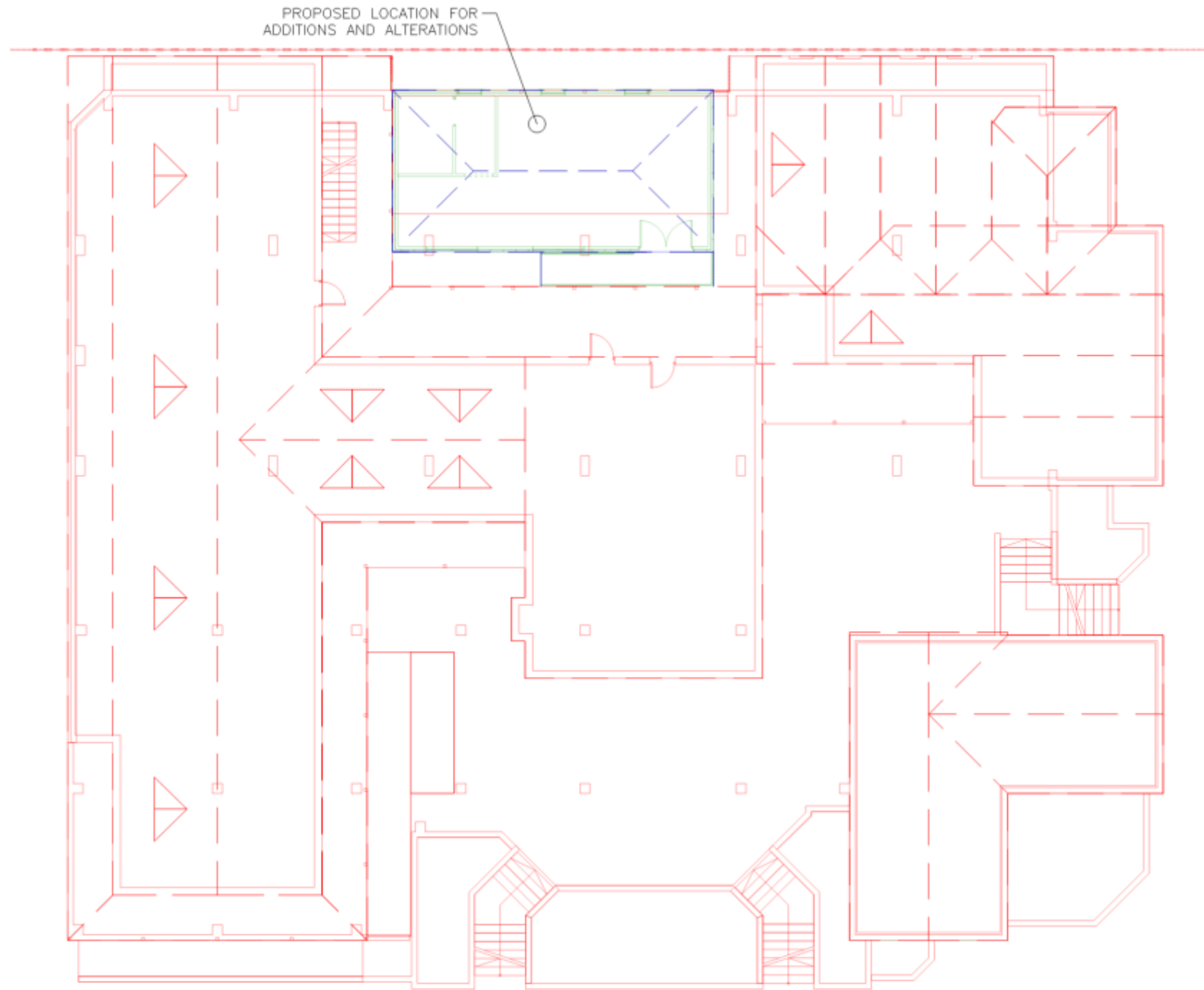
Table with 3 columns: Description, REV DATE, INITIALS. Includes a row for AMENDMENTS.



D & M CONSULTING
CIVIL AND STRUCTURAL ENGINEERS
SHOP 1 & 2,
16 MITCHELL STREET, CAMDEN
PH (02) 4647 4014
EMAIL: engineer@dmcena.com.au

Table with 4 columns: PROJECT, SHEET, DWG NO, DESIGNED. Includes project details and design information.





REV	AMENDMENTS	REV DATE	INITIALS
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
V	AMENDMENTS	REV DATE	INITIALS



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16 MITCHELL STREET, CAMDEN  
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EMAIL: engineer@dmcena.com.au

PROJECT: PROPOSED STEEL DESIGN  
-  
-  
ADDRESS: 21 ELIZABETH STREET  
CAMDEN 2570  
NSW

SHEET:  
3/5

DWG. NO:  
220219

DESIGNED: NY  
DRAWN: CJP  
CHECKED: NY

CERTIFIED DESIGNED IN ACCORDANCE WITH  
RELEVANT AUSTRALIAN STANDARDS.  
SIGNED & APPROVED: *[Signature]*

**WORKSHOP DETAILING NOTE:**  
IT IS THE WORKSHOP DETAILER'S RESPONSIBILITY TO DETERMINE THE REQUIRED BOLT CLEARANCES AND THAT THE CLEARANCES ARE ADEQUATE TO SUIT THE ERECTION TOOLS BEING USED ON SITE. SHOULD ANY STRUCTURAL DIMENSION SPECIFIED ON THE STRUCTURAL DRAWINGS REQUIRE ADJUSTMENT, CONTACT D&M CONSULTING FOR VERIFICATION.

**LEGEND**

- = FLOOR JOIST TO SCHEDULE
- = SUSPENDED FIRST FLOOR
- = FLOOR OVER EXISTING SLAB
- = WEATHER STEP HOB

**DESIGN LOADS NOTE:**

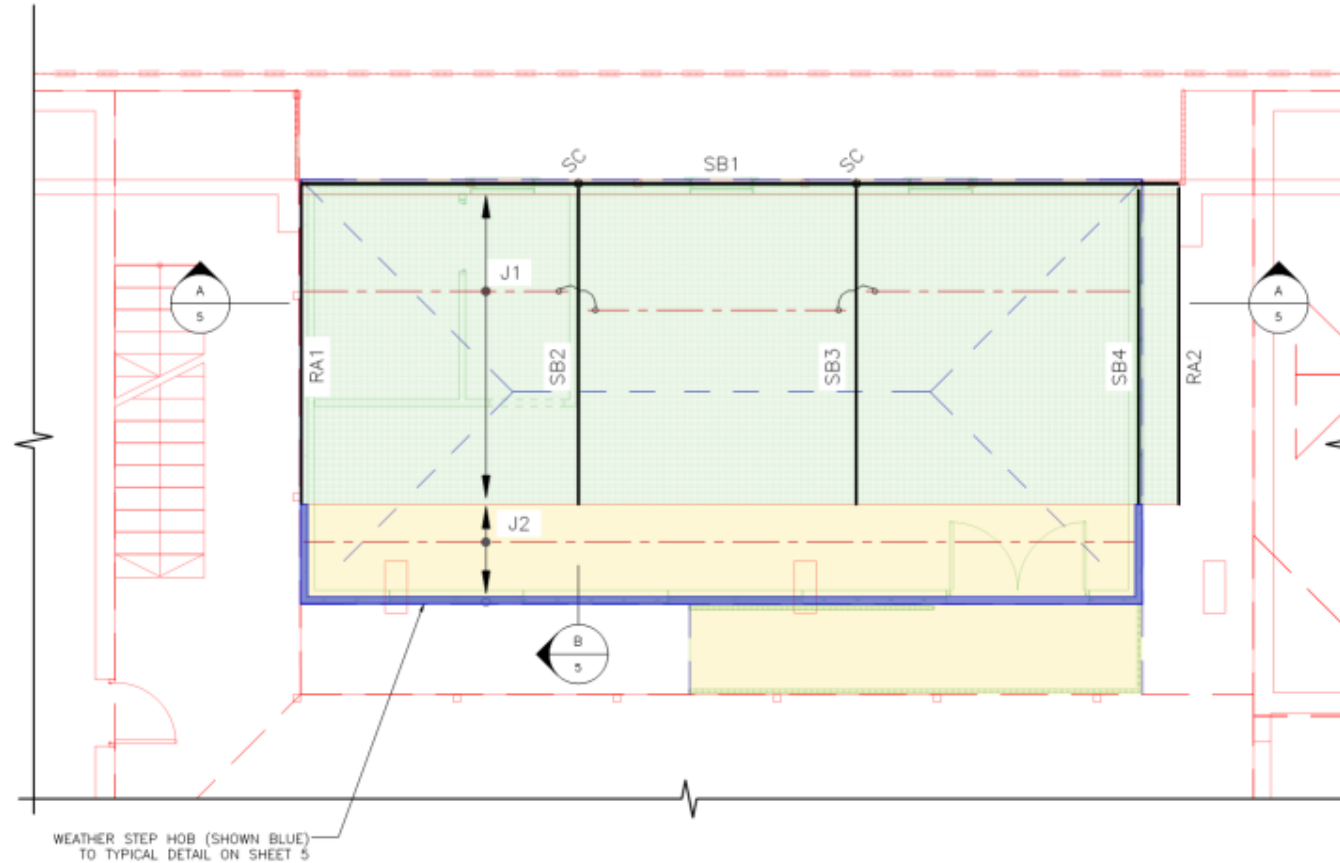
LIVE LOAD

- FLOOR - 3.00 kPa
- ROOF - 0.25 kPa

SUPERIMPOSED DEAD LOADS

- FLOOR - 1.00 kPa
- SHEET ROOF - 0.40 kPa

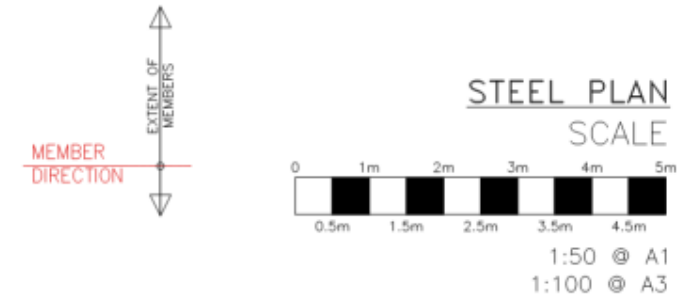
**NOTE:**  
ALL DIMENSIONS IN MEMBER SCHEDULE ARE MAXIMUM SPANS ONLY. BUILDER SHOULD VERIFY ALL MEMBER LENGTHS TO ARCHITECTURAL PLANS PRIOR TO FABRICATION. IF SCHEDULED LENGTHS ARE LESS THEN PRESCRIBED CUT LENGTHS, BUILDER SHOULD CONTACT ENGINEER PRIOR TO FABRICATION.



**WATER TABLE NOTE:**  
TOTAL VOLUME OF STEEL MEMBERS = 0.640m<sup>3</sup>  
DUE TO THE STEEL FLOOR SYSTEM WITHIN THE 1% AEP FLOOD, APPROXIMATELY 0.64m<sup>3</sup> OF FLOOD WATER WILL BE DISPLACED DURING THE 1% AEP FLOOD EVENT WHICH IS EQUAL TO 640L

MEMBER VOLUME SCHEDULE						
MEMBER	SECTION TYPE	QUANTITY	LENGTH	CROSS-SECTIONAL AREA	VOLUME	TOTAL VOLUME
SB1	300 PFC MIN. GRADE 300	1	11870mm	5110mm <sup>2</sup>	60655700mm <sup>3</sup>	60655700mm <sup>3</sup>
SB2-SB4	310 UB 32 MIN. GRADE 300	3	4270mm	4080mm <sup>2</sup>	17421600mm <sup>3</sup>	52264800mm <sup>3</sup>
RA1-RA2	100x10 EA MIN. GRADE 300	2	4270mm	1820mm <sup>2</sup>	7771400mm <sup>3</sup>	15542800mm <sup>3</sup>
J1	EC200-12 JOISTS AT 450 CTS	9	11800mm	445mm <sup>2</sup>	5251000mm <sup>3</sup>	47259000mm <sup>3</sup>
J2	EC200-12 JOISTS AT 450 CTS	3	11800mm	445mm <sup>2</sup>	5251000mm <sup>3</sup>	15753000mm <sup>3</sup>
SC	100x5 MIN. GRADE 350	2	2685mm	1800mm <sup>2</sup>	4833000mm <sup>3</sup>	9666000mm <sup>3</sup>
HOB	CONCRETE WEATHER STEP HOB	1	213mm	206400mm <sup>2</sup>	439632000mm <sup>3</sup>	439632000mm <sup>3</sup>

MEMBER SCHEDULE				
MEMBER	SECTION TYPE	MAX SPAN	SUPPORTED LOADS	NOTES
SB1	300 PFC MIN. GRADE 300	4000	STEEL BEAMS, STEEL FRAME	GALVANISED
SB2-SB4	310 UB 32 MIN. GRADE 300	4400	STEEL JOISTS, INTERNAL FLOOR	GALVANISED
RA1-RA2	100x10 EA MIN. GRADE 300	-	STEEL JOISTS, EXTERNAL WALLS	GALVANISED
J1	EC200-12 JOISTS AT 450 CTS	3800	INTERNAL FLOORS	
J2	EC200-12 JOISTS AT 450 CTS	3800	INTERNAL FLOORS	
SC	100x5 MIN. GRADE 350	-	STEEL BEAM	GALVANISED

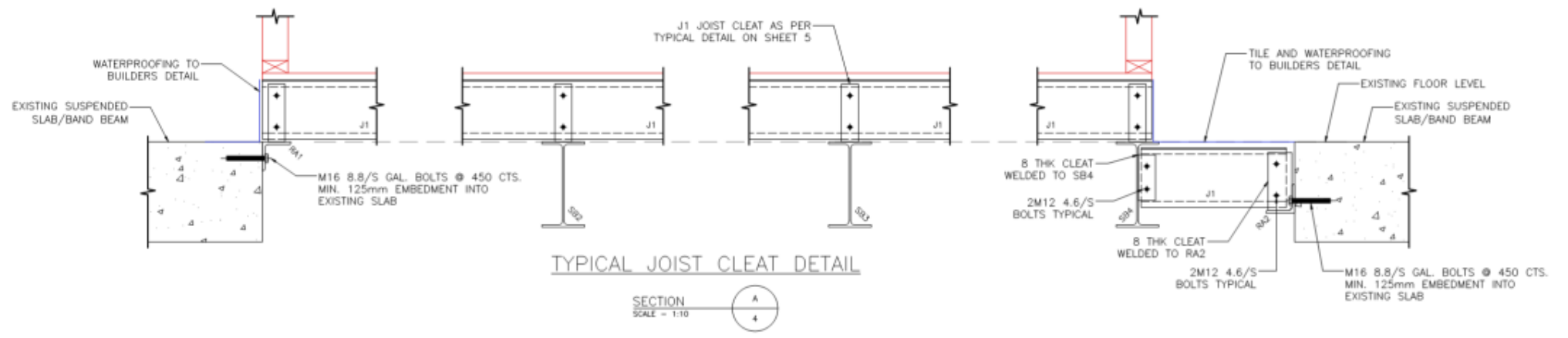
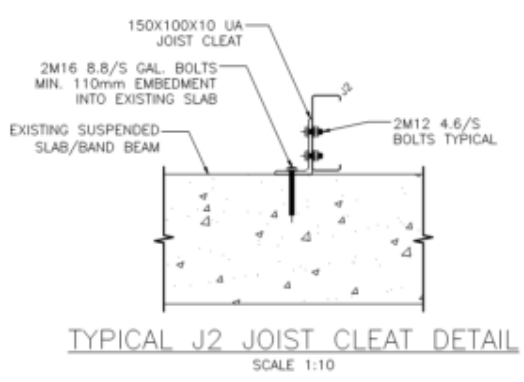
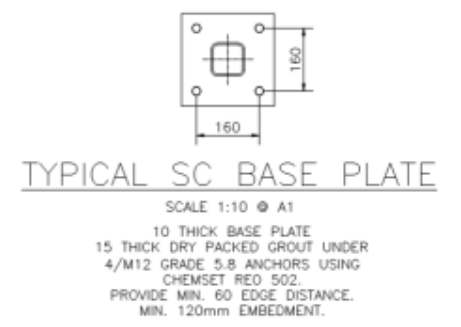
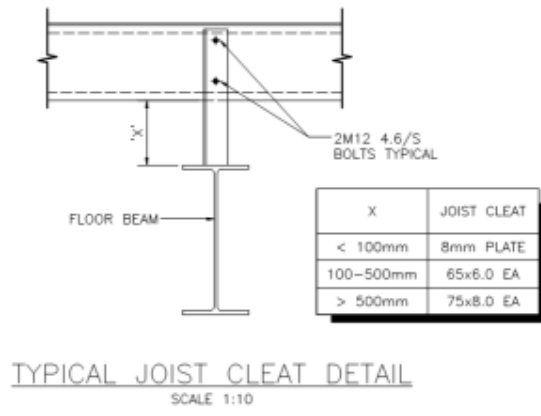
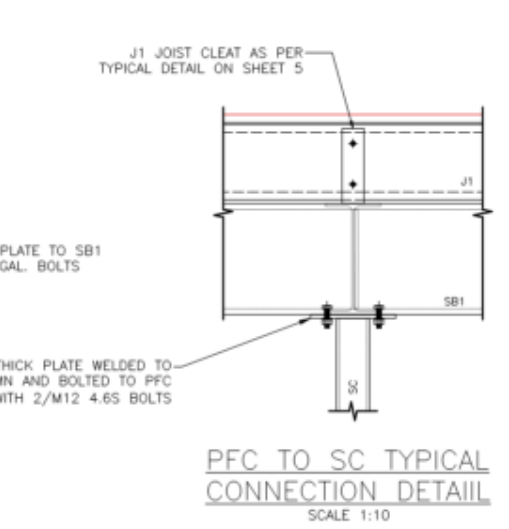
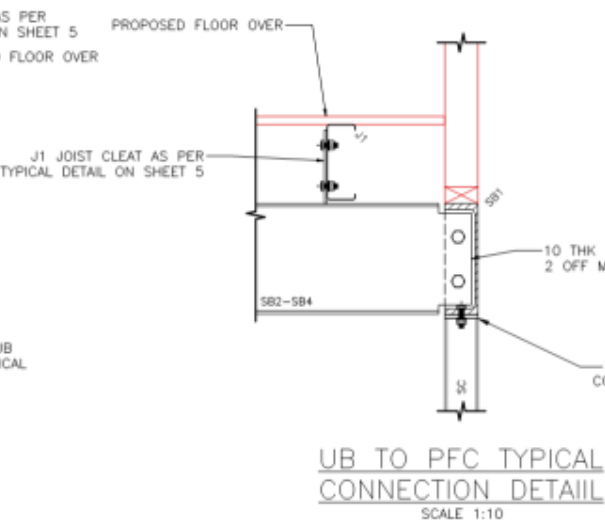
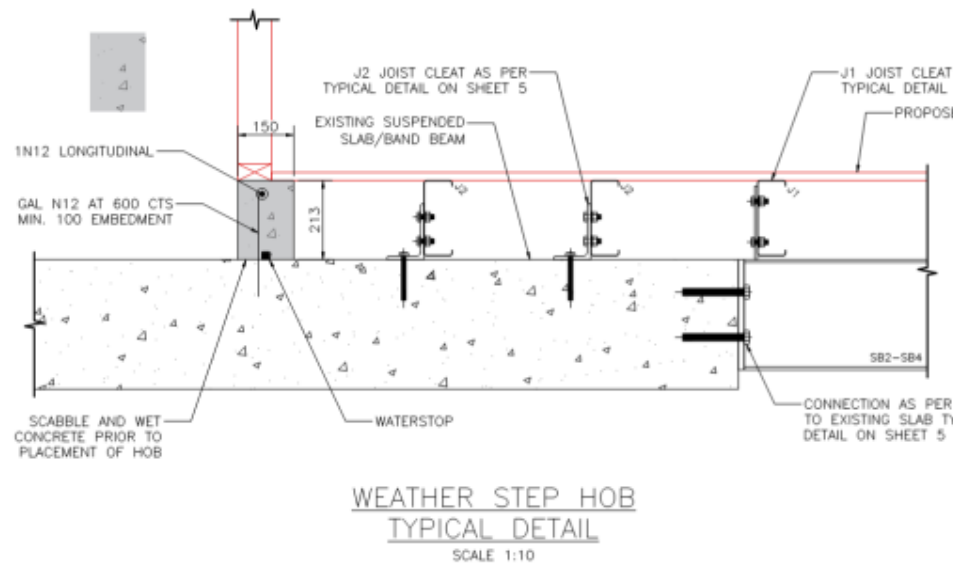
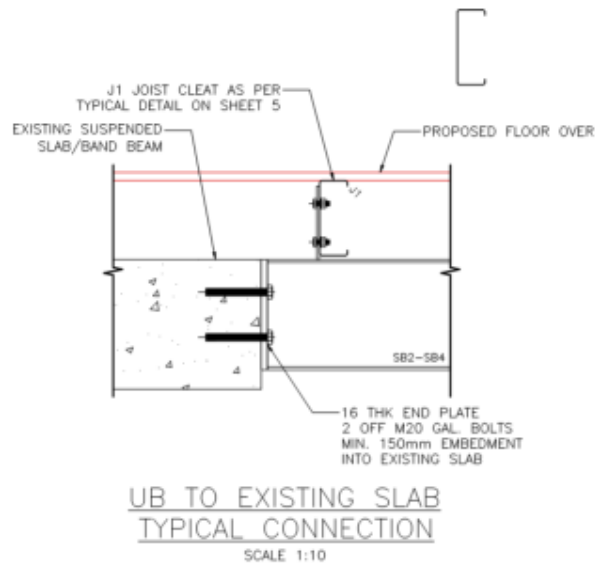


REV	AMENDMENTS	REV DATE	INITIALS
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
V	AMENDMENTS	REV DATE	INITIALS



**D & M CONSULTING**  
CIVIL AND STRUCTURAL ENGINEERS  
SHOP 1 & 2,  
16 MITCHELL STREET, CAMDEN  
PH (02) 4647 4014  
EMAIL: engineer@dmcena.com.au

PROJECT: PROPOSED STEEL DESIGN	SHEET: 4/5	DWG NO: 220219	DESIGNED: NY DRAWN: CJP CHECKED: NY
ADDRESS: 21 ELIZABETH STREET CAMDEN 2570 NSW	CERTIFIED DESIGNED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS. SIGNED & APPROVED: <i>[Signature]</i>		

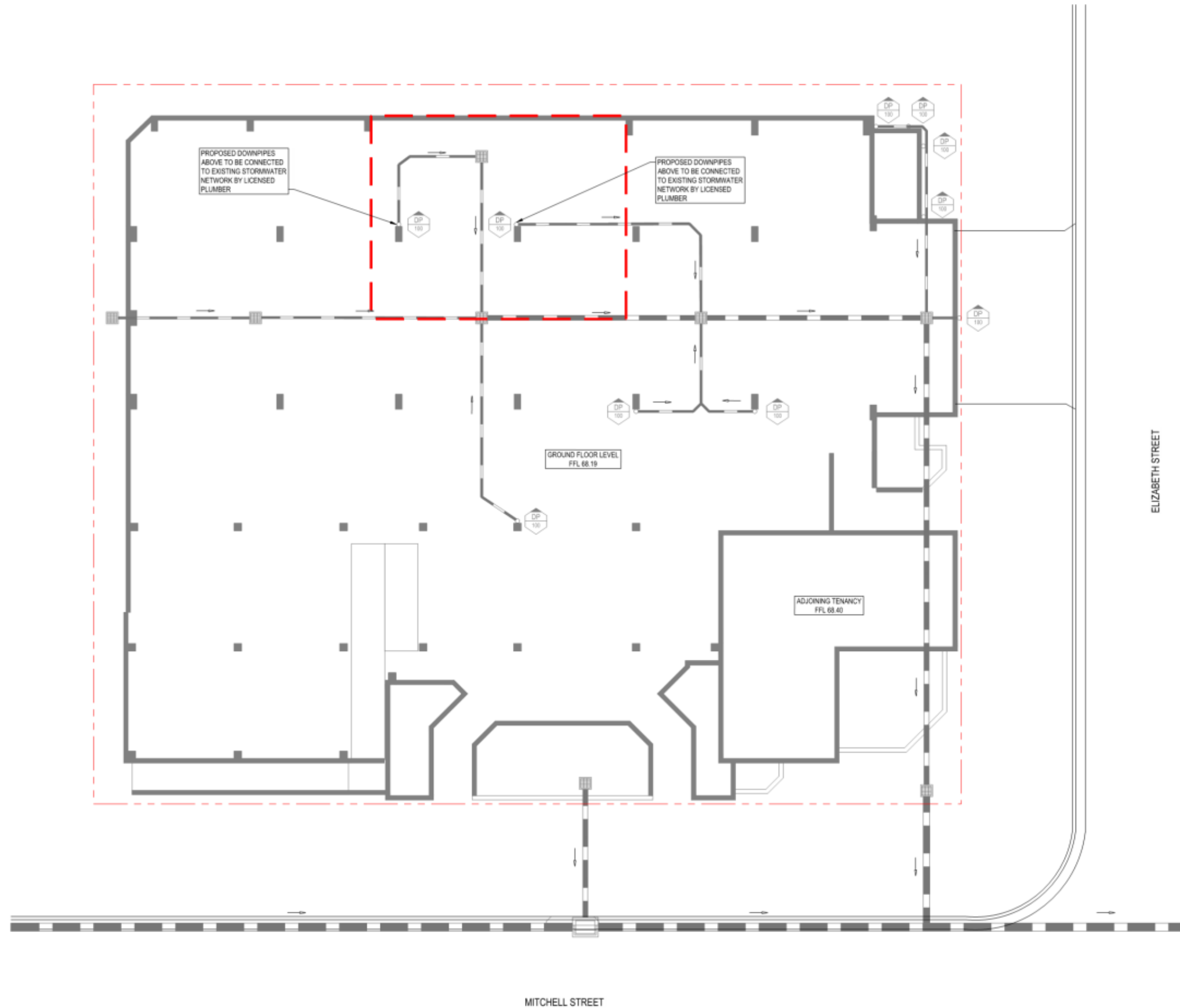


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V	AMENDMENTS	REV DATE INITIALS
-	-	-

**DMC**  
**D & M CONSULTING**  
 CIVIL & STRUCTURAL ENGINEERS

D & M CONSULTING  
 CIVIL AND STRUCTURAL ENGINEERS  
 SHOP 1 & 2,  
 16 MITCHELL STREET, CAMDEN  
 PH (02) 4647 4014  
 EMAIL: ena@dmca.com.au

PROJECT: PROPOSED STEEL DESIGN	SHEET: 5/5	DWG. NO: 220219	DESIGNED: NY DRAWN: CJP CHECKED: NY
ADDRESS: 21 ELIZABETH STREET CAMDEN 2570 NSW	CERTIFIED DESIGNED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS. SIGNED & APPROVED: <i>[Signature]</i>		



PROPOSED	LEGEND
---	EXTENT OF WORKS
---	STORMWATER PIPES
■	STORMWATER STRUCTURES
---	LOT BOUNDARY
→	PIPE DIRECTION
DP 100	PIPE TYPE
DP 150	PIPE SIZE
○	DOWN PIPE

- NOTES:**
1. FINAL DIMENSIONS AND AREAS SUBJECT TO FORMAL BOUNDARY DEFINITION BY A REGISTERED SURVEYOR
  2. PLANS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL PLANS PREPARED BY M.A.D.S
  3. EXISTING STORMWATER INFRASTRUCTURE SHOWN BASED ON AVAILABLE DESIGN INFORMATION AND WALKOVER INVESTIGATION. EXACT SIZE, LOCATION AND CONDITION TO BE CONFIRMED BY A LICENSED PLUMBER.
  4. DETAIL SURVEY REQUIRED TO CONFIRM SURFACE LEVELS AND EXACT LOCATION OF EXISTING INFRASTRUCTURE
  5. ENSURE EXISTING SERVICES ARE LOCATED AND RELEVANT AUTHORITIES ARE CONTACTED PRIOR TO CONSTRUCTION
  6. MIN. 1% FALL ON ALL 1000 PIPES

1	14.12.21	ISSUE FOR APPROVAL	LH	MJR
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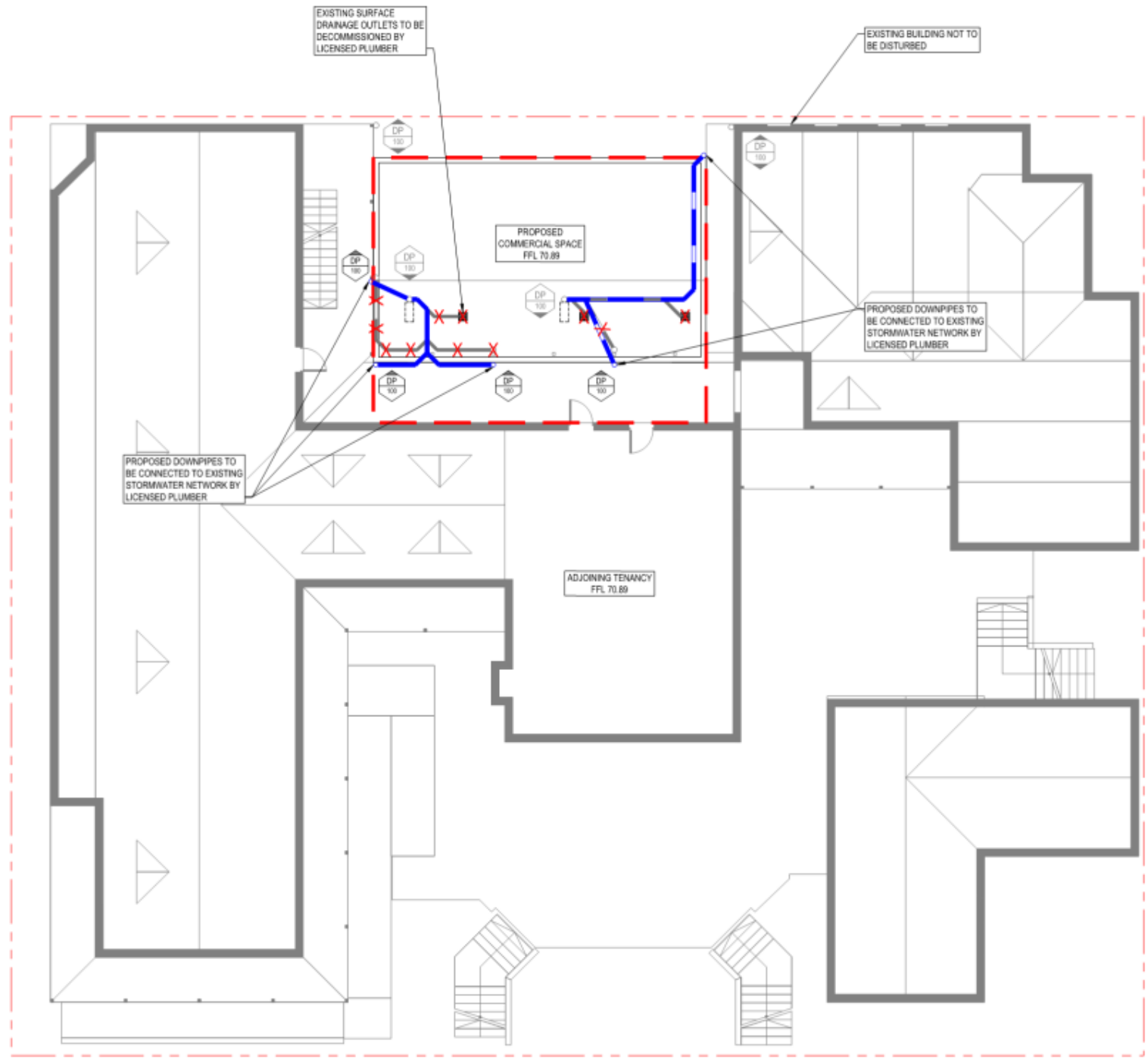


DARREN POWER & POWER  
DEVELOPMENTS AND  
CONSTRUCTION PTY LTD



DRAWN: LH	DESIGNED: LH	PROPOSED COMMERCIAL DEVELOPMENT ELIZABETH STREET STORMWATER LAYOUT PLAN GROUND FLOOR
DRAFT CHECK: M.ROCHE	DESIGN CHECK: M.ROCHE	
APPROVED:	M.ROCHE	
NOT FOR CONSTRUCTION		DRAWING NUMBER MKP0022 10 C110
		SHEET No.
		ORIG. SIZE A4
		REVISION 4





**LEGEND**

**PROPOSED**

- PIPE DIRECTION (arrow)
- PIPE TYPE (DP 100)
- PIPE SIZE (100)
- PIPE DIRECTION (arrow)
- DOWN PIPE (circle)
- STORMWATER PIPES SLUNG UNDER SLAB (blue dashed line)
- EXTENT OF WORKS (red dashed line)

**EXISTING**

- STORMWATER PIPES (black dashed line)
- STORMWATER STRUCTURES (rectangle)
- LOT BOUNDARY (red dashed line)
- DOWN PIPE (circle)
- PIPE DIRECTION (arrow)
- PIPE TYPE (DP 100)
- PIPE SIZE (100)
- PIPE DIRECTION (arrow)
- STORMWATER PIPES (TO BE REMOVED) (black dashed line with X)
- COLUMN BELOW (dotted rectangle)

- NOTES:**
- FINAL DIMENSIONS AND AREAS SUBJECT TO FORMAL BOUNDARY DEFINITION BY A REGISTERED SURVEYOR
  - PLANS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL PLANS PREPARED BY M.A.D.S
  - EXISTING STORMWATER INFRASTRUCTURE SHOWN BASED ON AVAILABLE DESIGN INFORMATION AND WALKOVER INVESTIGATION. EXACT SIZE, LOCATION AND CONDITION TO BE CONFIRMED BY A LICENSED PLUMBER.
  - DETAIL SURVEY REQUIRED TO CONFIRM SURFACE LEVELS AND EXACT LOCATION OF EXISTING INFRASTRUCTURE
  - ENSURE EXISTING SERVICES ARE LOCATED AND RELEVANT AUTHORITIES ARE CONTACTED PRIOR TO CONSTRUCTION
  - MIN. 1% FALL ON ALL 1000 PIPES

Attachments for the Camden Local Planning Panel Meeting held on 30 August 2022 - Page 179

14.12.21	ISSUE FOR APPROVAL	LH	MJR
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CONSTRUCTION PTY LTD



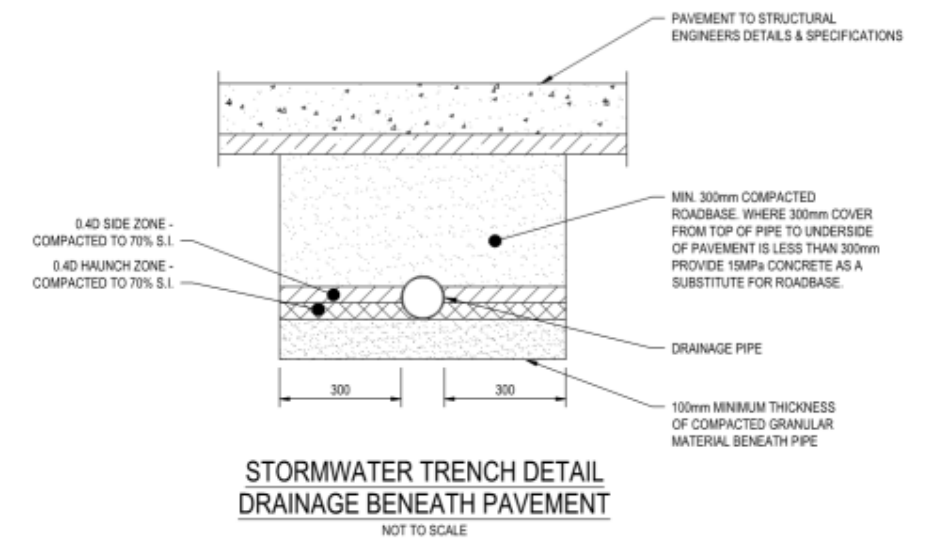
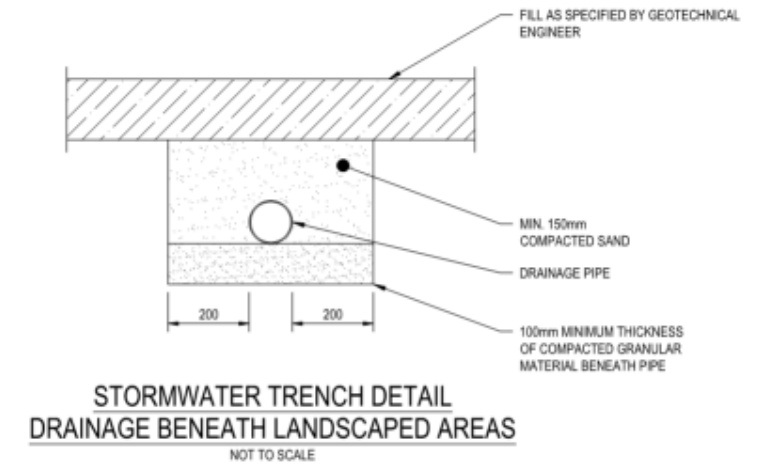
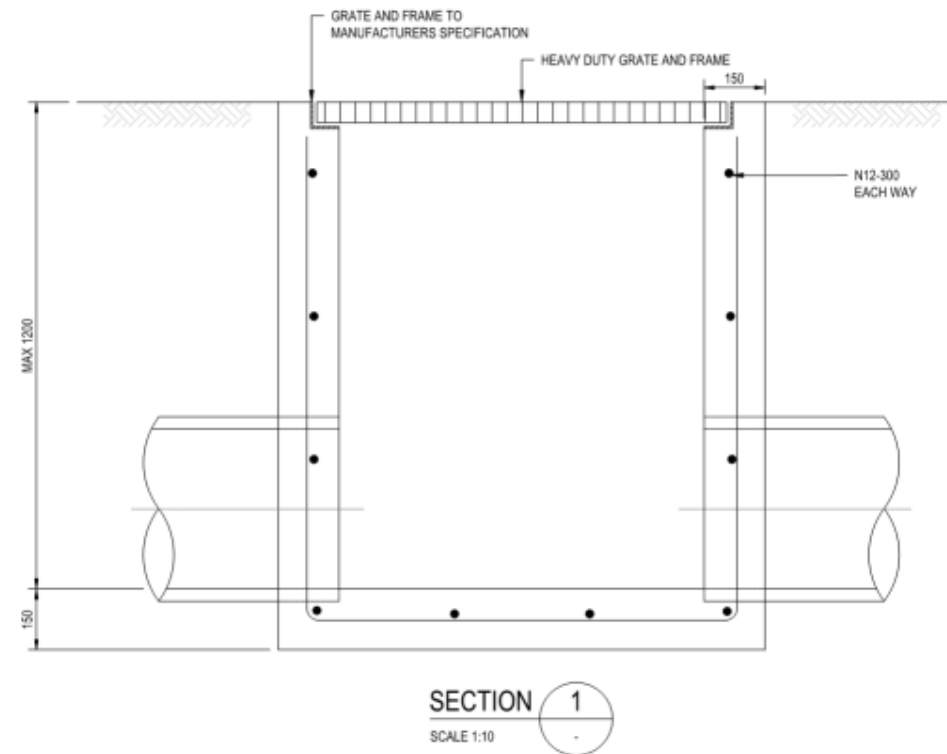
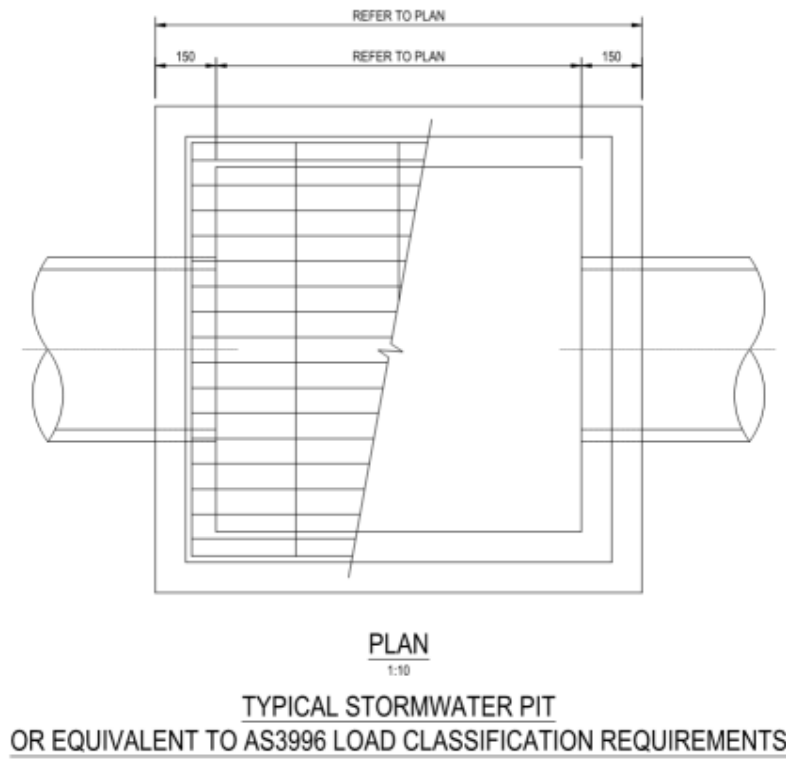
DRAWN: LH	DESIGNED: LH
DRAFT CHECK: M.ROCHE	DESIGN CHECK: M.ROCHE
APPROVED:	M.ROCHE

**NOT FOR CONSTRUCTION**

PROPOSED COMMERCIAL DEVELOPMENT ELIZABETH STREET STORMWATER LAYOUT PLAN FIRST FLOOR			
DRAWING NUMBER MK/D/0022 10 C414	SHEET NO.	ORIG. SIZE A4	REVISION 1

Attachment 7

CLPP02



1	14.12.21	ISSUE FOR APPROVAL	LH	MJR
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DRAWN: LH	DESIGNED: LH	PROPOSED COMMERCIAL DEVELOPMENT		
DRAFT CHECK: M.ROCHE	DESIGN CHECK: M.ROCHE	ELIZABETH STREET		
APPROVED: M.ROCHE		STORMWATER DETAILS		
NOT FOR CONSTRUCTION		DRAWING NUMBER MKP0022 10 C140	SHEET No.	ORIG. SIZE A4
				REVISION 4



**PROPOSED**

**LEGEND**

- EXTENT OF WORKS
- LOT BOUNDARY
- VEHICLE ENVELOPE
- VEHICLE OVERHANG
- WHEEL PATH

DESIGN VEHICLE

OVERALL LENGTH	4.90m
OVERALL WIDTH	1.87m
OVERALL BODY HEIGHT	1.42m
MIN BODY GROUND CLEARANCE	0.15m
TRACK WIDTH	1.75m
LOCK-TO-LOCK TIME	4.0m
KERB TO KERB TURNING RADIUS	5.75m

- NOTES:**
1. FINAL DIMENSIONS AND AREAS SUBJECT TO FORMAL BOUNDARY DEFINITION BY A REGISTERED SURVEYOR
  2. PLANS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL PLANS PREPARED BY M.A.D.S
  3. DETAIL SURVEY REQUIRED TO CONFIRM SURFACE LEVELS AND EXACT LOCATION OF EXISTING INFRASTRUCTURE
  4. ENSURE EXISTING SERVICES ARE LOCATED AND RELEVANT AUTHORITIES ARE CONTACTED PRIOR TO CONSTRUCTION

14.12.21	ISSUE FOR APPROVAL	LH	MJR
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DARREN POWER & POWER  
DEVELOPMENTS AND  
CONSTRUCTION PTY LTD

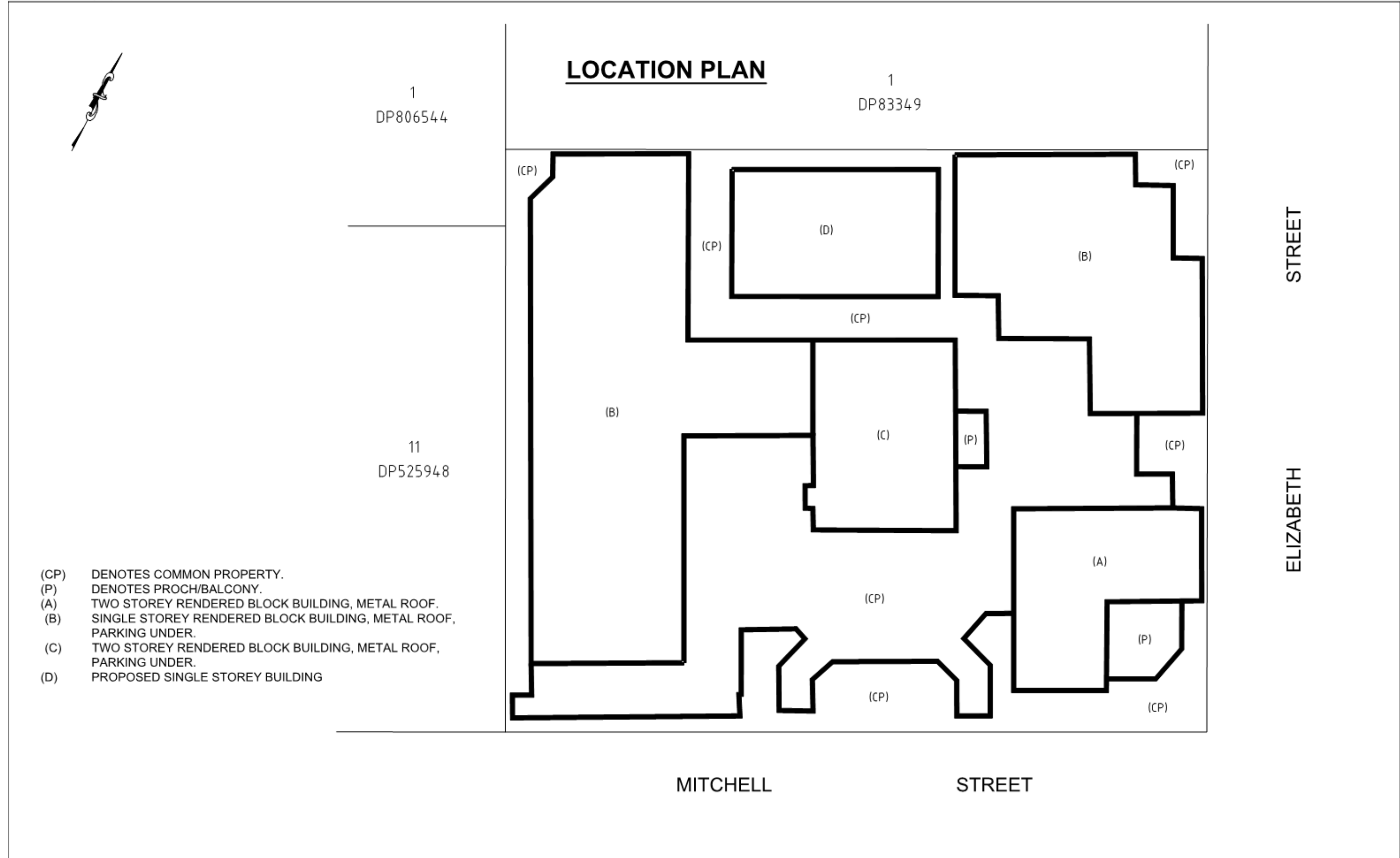


DRAWN: LH	DESIGNED: LH
DRAFT CHECK: M.ROCHE	DESIGN CHECK: M.ROCHE
APPROVED:	M.ROCHE

**NOT FOR CONSTRUCTION**

PROPOSED COMMERCIAL DEVELOPMENT  
ELIZABETH STREET  
SWEEP PATH PLAN  
GROUND FLOOR

DRAWING NUMBER MK/D00252 10 C205	SHEET NO.	ORIG. SIZE A4	REVISION 1
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<p>SURVEYOR                  Name: CRUX SURVEYOR                  Date:                  Reference: 123121SP01</p>	<p>PLAN OF SUBDIVISION OF COMMON PROPERTY AND PART LOT 7 IN                  SP97388</p>	<p>L.G.A.: CAMDEN                  Locality: CAMDEN                  Reduction Ratio: 1:200                  Lengths are in metres</p>	<p>REGISTERED</p>	
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# GROUND FLOOR PLAN



NOTES:  
 AREAS SHOWN ARE FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY AND ARE APPROXIMATE.

ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY.

CAR PARKING SPACES ARE LIMITED IN HEIGHT TO 2.3m ABOVE THEIR CONCRETE EXCEPT WHERE COVERED WITHIN THIS LIMIT.

CP DENOTES COMMON PROPERTY.  
 P DENOTES CAR PARKING SPACE.

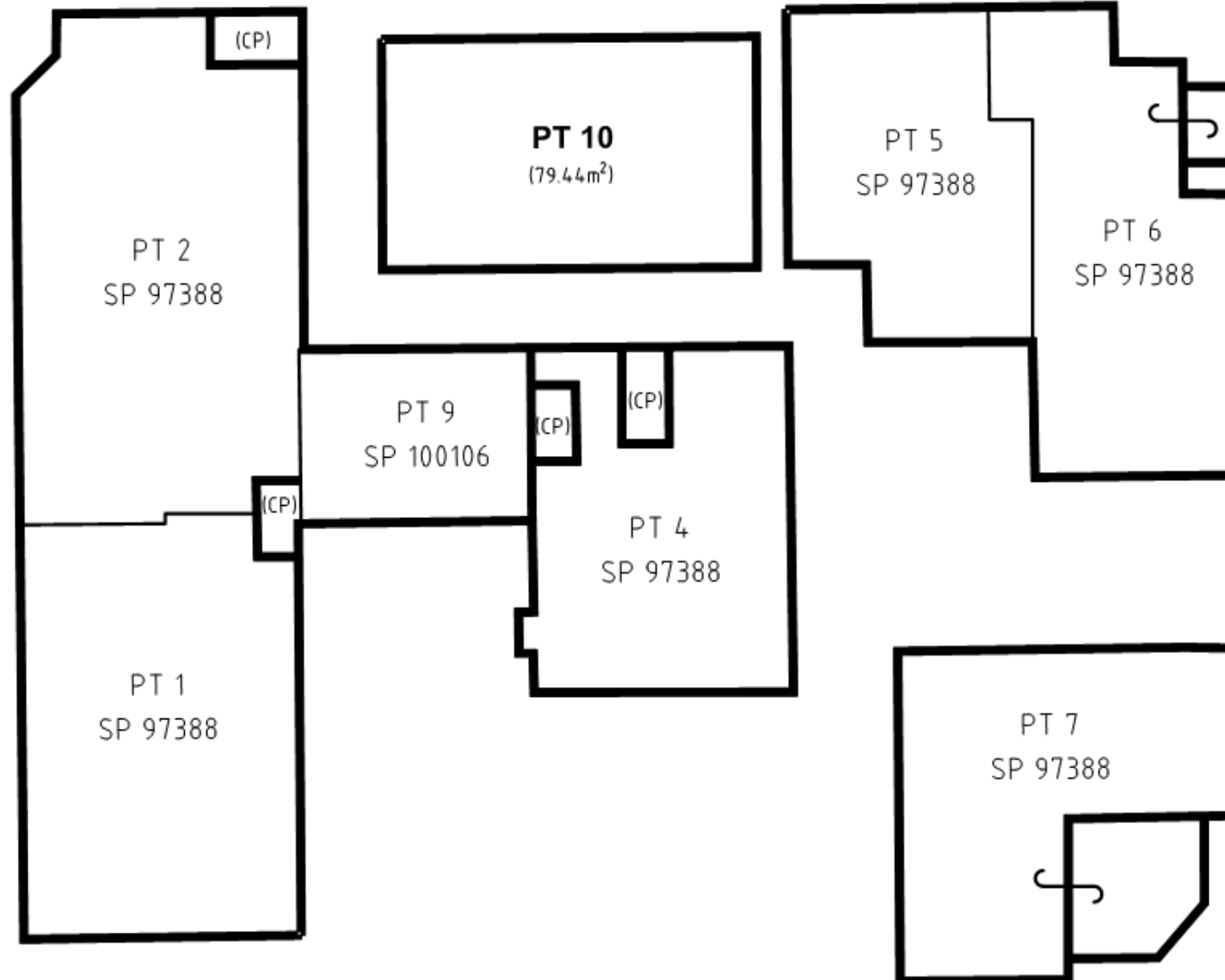
SURVEYOR  
 Name: CRUX SURVEYOR  
 Date:  
 Reference: 123121SP01

PLAN OF SUBDIVISION OF COMMON PROPERTY & PART LOT 7 IN SP97388.

L.G.A.: CAMDEN  
 Locality: CAMDEN  
 Reduction Ratio: 1:200  
 Lengths are in metres

REGISTERED

### FIRST FLOOR PLAN



NOTES:  
 AREAS SHOWN ARE FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY AND ARE APPROXIMATE.

ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY.

BALCONIES ARE LIMITED IN HEIGHT TO 2.8m ABOVE THE UPPER SURFACE OF THE CONCRETE SLAB ERECTED THEREON. EXCEPT WHERE COVERED WITHIN THIS LIMIT.

CAR PARKING SPACES AND STORAGE SPACES ARE LIMITED IN HEIGHT TO 2.3m ABOVE THEIR CONCRETE SURFACE. EXCEPT WHERE COVERED WITHIN THIS LIMIT.

CP DENOTES COMMON PROPERTY.

SURVEYOR  
 Name: CRUX SURVEYOR  
 Date:  
 Reference: 123121SP01

PLAN OF SUBDIVISION OF COMMON PROPERTY & PART LOT 7 IN SP97388.

L.G.A.: CAMDEN  
 Locality: CAMDEN  
 Reduction Ratio: 1:200  
 Lengths are in metres

REGISTERED

 70 Central Ave,  
Oran Park NSW 2570

 [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au)

 PO Box 183, Camden 2570

 [camden.nsw.gov.au](http://camden.nsw.gov.au)

 4654 7777

 [www.facebook.com/camdencouncil](http://www.facebook.com/camdencouncil)

 ABN: 31 117 341 764



camden  
council