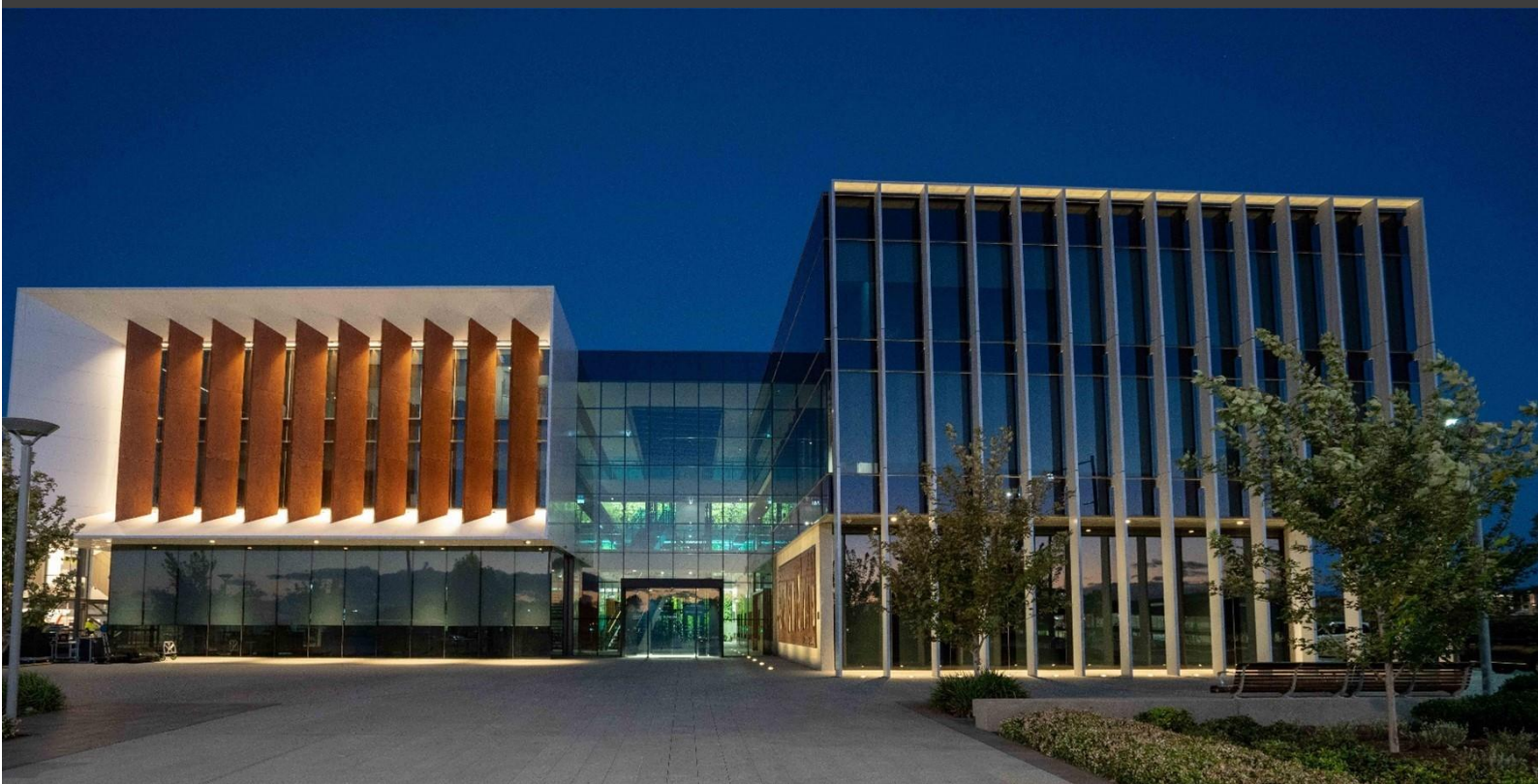


# Business Paper

Camden Local Planning Panel  
Electronic Determination

7 February 2023



camden  
council

**CLPP01**

**SUBJECT: DA/2022/926/1 - CONSTRUCTION OF A SINGLE STOREY DWELLING HOUSE AND SWIMMING POOL - 45 GLEESON RISE, ORAN PARK**  
**FROM: Manager Statutory Planning**  
**EDMS #: 23/65430**

DA Number:	2022/926/1
Development:	Construction of a single storey dwelling and inground swimming pool
Estimated Cost of Development:	\$892,736.90
Site Address(es):	45 Gleeson Rise, Oran Park
Applicant:	Mrs Helena Ugiagbe
Owner(s):	Mrs Helena Ugaiagbe & Mr Osas Ugiagbe
Number of Submissions:	Nil
Development Standard Contravention(s):	Clause 4.3 - Height of buildings
Classification:	Nominated Integrated
Recommendation:	Approve with conditions.
Panel Referral Criteria:	Departure from Development Standards greater than 10%
Report Prepared By:	Giselle Pineda (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 a single storey dwelling house and inground swimming pool at 45 Gleeson Rise, Oran Park.

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

**SUMMARY OF RECOMMENDATION**

That the Panel determine DA/2022/926/1 for a single storey dwelling house and inground swimming pool 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 a single storey dwelling house and inground swimming pool at 45 Gleeson Rise, Oran Park.

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

The DA was publicly exhibited for a period of 28 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 18 October to 21 November 2022 and no submissions were received.

The proposed dwelling house has a maximum building height of 5.8m and thereby contravenes the maximum height of buildings development standard (5m) that applies to the site under Clause 4.3, Appendix 5 of State Environmental Planning Policy (Precincts – Western Parkland) 2021.

The 5m height control applies to this land given its proximity to the curtilage of the state heritage listed Oran Park House, with the lower building height creating a transition area of single storey dwelling houses in this location. The building height contravention is restricted to a portion of the pitched roof. The dwelling house is single storey with a design that is compatible with its heritage context (including an appropriately pitched roof).

Council has considered a draft Planning Proposal (PP/2021/1) submitted by the estate developer that seeks to amend Appendix 5 of the Precincts – Western Parkland City SEPP 2021 to address the anomalies associated with the 5m height standard. The Planning Proposal seeks to increase the allowable building heights by inserting a new additional local provision into Appendix 5 of Precincts – Western Parkland City SEPP 2021 that will enable a merit-based assessment to be undertaken to allow building heights above 5m providing:

- the dwelling is single storey;
- the dwelling is a detached dwelling;
- the dwelling is contained within a Standard Building Height Envelope (as recommended by Heritage NSW);
- the dwelling does not exceed 7m; and
- no more than 30% of the front building line is above 4m.

The proposed dwelling house at 45 Gleeson Rise largely complies with the proposed building envelope control. The Planning Proposal was recommended by the Panel (at its meeting on 21 September 2021) and endorsed by Council at its meeting on 12 October 2021. The Planning Proposal has received Gateway Determination from the Department of Planning and Environment (DPE) and has been on public exhibition (from Wednesday 9 February until Wednesday 9 March 2022). At its meeting on 14 June 2022 Council resolved to endorse the Planning Proposal and forward it to the DPE for the plan to be made.

The applicant has submitted a Clause 4.6 written request to support the height variation and provide justification for the contravention of the development standard. The proposed contravention, and the applicant's Clause 4.6 written request, have been assessed in this report and are supported by Council staff.

The proposed development with a 5.8m building height to its 27.5 degree pitched roof ridge is otherwise consistent with the objectives of the development standard. The dwelling is single storey and is also generally consistent with the planning proposal for



a merit-based assessment of building heights above 5m. The design is compatible with its heritage setting, including its roof pitch, which will minimise visual impacts and protect adjoining development.

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
SEPP (Precincts – Western Parkland City) 2021 – Appendix 5, Clause 4.3 – Building Height – 5m	5.8m to roof ridge	0.8m 16%

**AERIAL PHOTO**



Figure 1: Aerial photo of subject site

**THE SITE**

The site is legally described as Lot 6045 DP 1235007, 45 Gleeson Rise, Oran Park.

The site is a recently constructed lot in a ‘Greenfields’ subdivision, having been registered in May 2021. It has an area of 826.2m<sup>2</sup> with a street frontage of



approximately 19m and an average depth of 33m, with minimal change in level across the site. There is a 1.5m restriction related to the maintenance of drainage easement and positive covenants along a retaining wall along the secondary street.

The site is located within the curtilage of an item of state heritage significance, SHR:1695 Oran Park House (also known as Catherine Park House).

**ZONING PLAN**

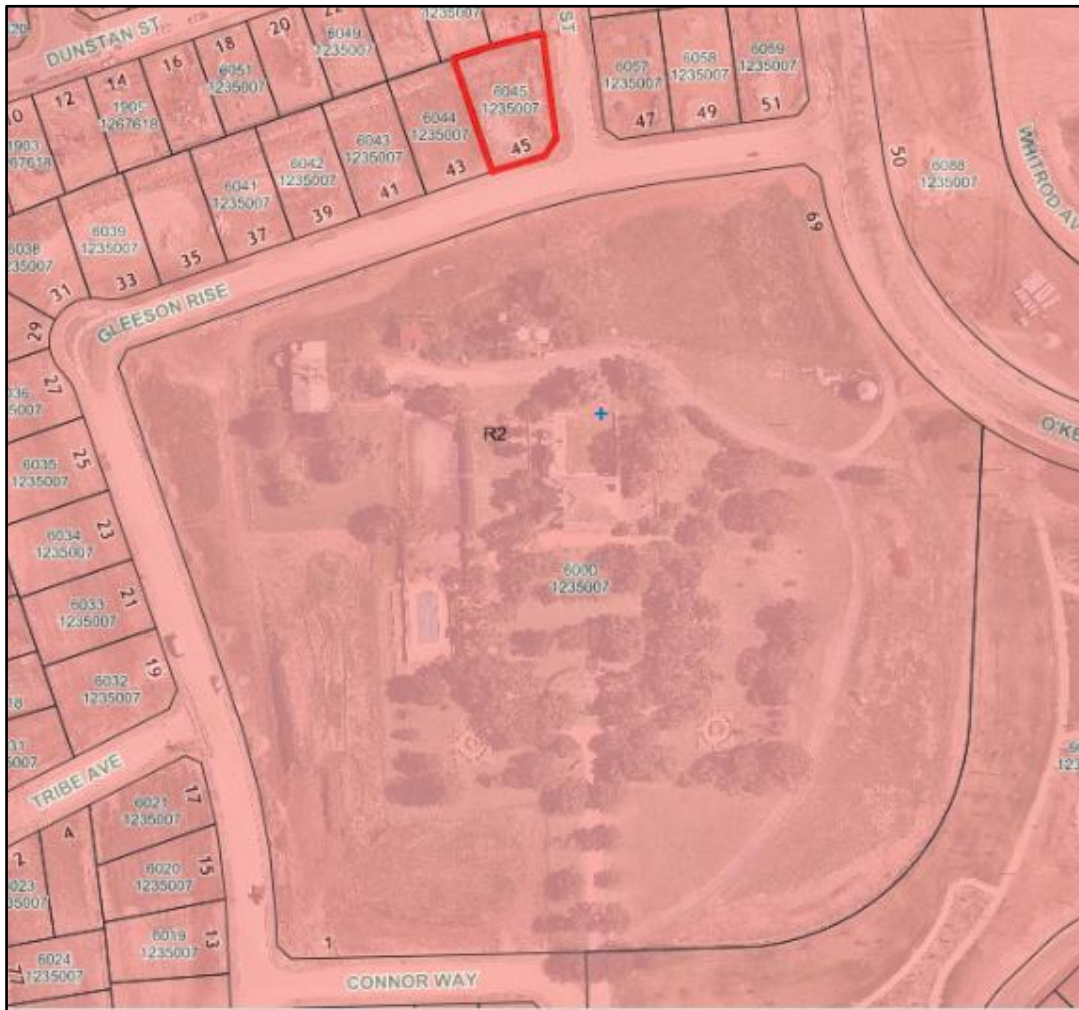


Figure 2: Subject site - R2 Low Density Residential zoning

CLPP01

**BUILDING HEIGHT PLAN**



Figure 3: Height of Building map (5m height limit shown in blue, with 9m height in green)

**HERITAGE LISTING**



Figure 4: Subject site in relation to heritage listing



**AREA MASTER PLAN**



Figure 5: Red 'X' denoting approx. location of subject site in relation to Catherine Fields (Part) Precinct, Indicative Layout Plan. Source: Catherine Fields (Part) Precinct Development Control Plan, Figure 2-1, Page 4.

**HISTORY**

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

Date	Development
23 March 2018	DA/2017/491/1 – Consent was granted to a subdivision to create 141 residential lots, 2 super-lots, a lot containing Oran Park House and its improvements, 1 residue lot, 1 public reserve lot, construction of public roads, provision of services, earthworks, site works and retaining walls to be delivered in four stages. This resulted in creation of the subject lot.
29 January 2021	DA/2021/77/1 – A DA was submitted to Council that sought concept approval to establish site-specific building height development standards on 66 residential lots (8m as opposed to 5m) and stage 1 consent for the construction of 3 dwelling houses.  The DA was withdrawn at the request of Council officers as it was determined that the height change should be addressed as part of a Planning Proposal.  Prior to the DA being withdrawn, Heritage NSW issued GTAs for the Concept DA. The GTAs required any dwellings proposed on the subject lots to comply with a building



	<p>envelope, including:</p> <ul style="list-style-type: none"> <li>• a 3m height limit at the front building line, and up to a maximum 4m for 30% of the building frontage; and</li> <li>• the height of the building envelope increasing by 27.5 degrees from the building line to a maximum height of 7m.</li> </ul>
26 February 2021	<p>Planning Proposal (PP/2021/1/1) was submitted to Council. The Planning Proposal seeks to create additional local provisions to increase building heights for residential development surrounding Oran Park House by introducing a building envelope as a means of varying the 5m building height control (based upon the building envelope recommended by Heritage NSW in the GTAs issued for DA/2021/77/1).</p>
12 October 2021	<p>Planning Proposal (PP/2021/1/1) received Gateway Determination from Department of Planning and Environment (DPE).</p>
9 February 2022	<p>Planning Proposal (PP/2021/1/1) was placed on public exhibition from Wednesday 9 February until Wednesday 9 March 2022.</p>
14 June 2022	<p>Council, at its meeting of 14 June 2022, considered a post-exhibition report and resolved to:</p> <ul style="list-style-type: none"> <li>- endorse the Planning Proposal (as amended) and forward it to the DPE for the plan to be made; and</li> <li>- adopt related changes to Camden Growth Centre Precincts DCP, and publicly notify these, subject to finalisation of the Planning Proposal.</li> </ul>

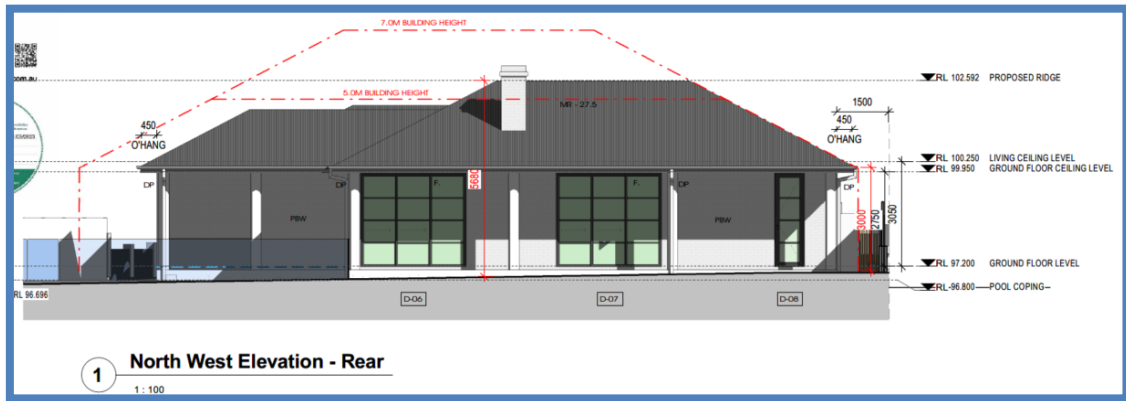
**THE PROPOSAL**

DA/2022/926/1 seeks approval for the construction of a single storey dwelling and inground swimming pool.

The proposed dwelling consists of three bedrooms, guest room, study, gym, living and dining rooms, kitchen, laundry, bathrooms and a double garage.

The estimated cost of development is \$892,736.90.





**BACKGROUND**

The 5m height of buildings development standard was imposed on this land as the site is within the curtilage of a state heritage listed item Oran Park House. The lower building height development standard aims to maintain a single storey transition area around the state heritage item.

This height of buildings development standard hinders the ability for a proposed dwelling house to comply with the existing site-specific controls in Camden Growth Centre Precincts DCP and Schedule 4 Catherine Fields (Part) Precinct.

Dwelling houses with hipped and gabled roof forms (with a roof pitch greater than 12.5 degrees) will inherently exceed the 5m building height development standard given the relative size and width of the properties, coupled with the larger building footprint required for single storey dwellings. This is illustrated in the following Figures 6 and 7. Council’s development controls for dwelling houses in this area require a minimum roof pitch of 22.5 degrees.

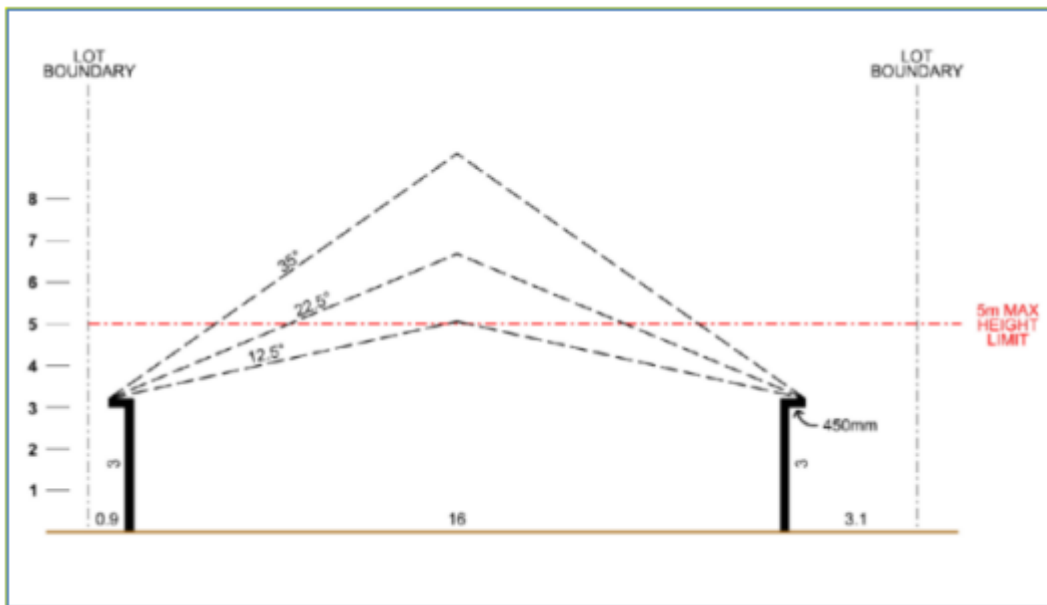


Figure 6: Five metre maximum building height limit compared to roof pitches



Figure 7: Dwelling roof forms, 15 degree and 27.5 degree roof pitches

Council has considered a draft Planning Proposal (PP/2021/1) submitted by the estate developer that seeks to amend the SEPP to address the anomalies associated with the 5m height control. The Planning Proposal seeks to increase the allowable building heights by inserting a new additional local provision that will allow building heights above 5m providing:

- the dwelling is single storey;
- the dwelling is a detached dwelling;
- the dwelling is contained within a Standard Building Height Envelope (as recommended by Heritage NSW);
- the dwelling does not exceed 7m; and
- no more than 30% of the front building line is above 4m.

The proposed dwelling house generally complies with the draft Planning Proposal.

The Planning Proposal was recommended by the Panel (at its meeting on 21 September 2021) and endorsed by Council at its meeting on 12 October 2021. The Planning Proposal received Gateway Determination from the DPE and was exhibited from Wednesday 9 February until Wednesday 9 March 2022. Council, at its meeting of 14 June 2022, considered a post-exhibition report and resolved to endorse the Planning Proposal and forward it to the DPE for the plan to be made.

**ASSESSMENT**

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

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



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

The environmental planning instruments that apply to the development are:

- State Environmental Planning Policy (Building Sustainability Index – BASIX) 2004;
- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021; and
- State Environmental Planning Policy (Precincts – Western Parklands City) 2021.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

A BASIX Certificate was submitted with the DA. The proposal has been assessed against the provided BASIX Certificate. The proposal will be able to meet the commitments and targets identified. A condition of consent is recommended to ensure compliance is achieved.

State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 9 – Hawkesbury-Nepean River

The SEPP seeks to ensure protection is maintained for the environment of the Hawkesbury-Nepean river system and that impacts of future land uses are considered in a regional context.

The proposed development will not result in detrimental impacts upon the Hawkesbury-Nepean River system. The proposed development will further adopt appropriate sediment and erosion control measures and water pollution control devices that will avoid impacts being caused to watercourses and in turn, the Hawkesbury-Nepean River system.

### SEPP (Resilience and Hazards) 2021 - Chapter 4 – Remediation of Land

This SEPP provides a State-wide planning approach to the remediation of contaminated land.

Clause 4.6 Chapter 4 of this SEPP requires the consent authority to consider if the site is contaminated. If the site is contaminated, the consent authority must be satisfied that it is suitable in its contaminated state for the development. If the site requires remediation, the consent authority must be satisfied that it will be remediated before the land is used for the development.

Contamination and remediation were appropriately dealt with under the parent subdivision development application DA/2017/491/1. The subject land has been validated and is suitable for the proposed residential development.

### SEPP (Precincts – Western Parklands City) 2021 - Chapter 3 – Sydney Region Growth Centres

The SEPP aims to co-ordinate the release of land for residential, employment and other urban development in the South West Growth Centre.

#### *Site Zoning and Permissibility.*

The site is zoned R2 Low Density Residential pursuant to Appendix 5, clause 2.2 of the SEPP. The development is characterised as a 'Dwelling House' by the SEPP, meaning a building containing only one dwelling.

The development is permitted with consent in the R2 Low Density Residential Zone pursuant to the land use table in Appendix 5 of the SEPP.

#### *Planning Controls*

An assessment table in which the development is considered against the Growth Centre SEPP's planning controls is provided in the **attached** documents.

#### *Clause 4.6 – Exceptions to Development Standards*

The proposed development will contravene the height of building standard which applies under clause 4.3 of Appendix 5 of the Growth Centre SEPP. The height of buildings development standard limits buildings to a maximum height of 5m from existing ground level. The proposed development is 5.8m in height, breaching the development standard by 0.8m or 16%.

Pursuant to clause 4.6(3) of Appendix 5 – Growth Centres SEPP, the applicant has provided a written request justifying contravention of the development standard for the following reasons:

- Compliance with the 5m height standard would detract from the design of the single storey dwelling and the overall streetscape;
- The development contravention will not impact on views and vistas from Oran Park House;
- The development contravention allows for a single storey dwelling with the appropriate roof form and pitch. The development contravention does not

- impact the intended type, or character of the desired development rather, aligns with the intended development of single storey dwellings;
- The development contravention facilitates orderly and proper delivery of development as intended by the DCP;
  - The request also demonstrates that relevant tests established in the Land and Environment Court (as set out in the Department’s 2011 guideline for varying development standards) can be met:
    - The objectives of the standard and the R2 Low Density Residential zone are achieved notwithstanding noncompliance with the standard. A single storey detached dwelling which meets combined design requirements of setbacks, floor space ratio, and hipped roof forms ensures there are no significant adverse impacts. The objectives and intent of built form surrounding Oran Park House will be preserved.
    - If compliance was required, the underlying objectives would be thwarted as the 5m height limit would not allow for a dwelling design as intended in the heritage curtilage, consistent with the DCP controls and heritage guidelines.
    - Compliance with the 5m maximum building height would be unreasonable and detrimental to the current environmental character of the site and surrounds. The dwelling is consistent with the intended outcome for residential land surrounding Oran Park House with simple hipped and/or gabled roof forms of at least 22.5 degrees.

A copy of the applicant’s Clause 4.6 written request is provided as an **attachment** to this report.

The justification contained within the Clause 4.6 written request demonstrates that compliance with the development standard is unreasonable and unnecessary in the circumstances of the case and that there are sufficient planning grounds to justify contravening the development standard, in accordance with clause 4.6(3).

Council staff are also satisfied that the proposed development will be in the public interest because it is consistent with the objectives of the standard and the objectives for development within the R2 Low Density Residential Zone, in accordance with clause 4.6(4).

The proposed development with a 5.8m building height to its 27.5 degree pitched roof ridge is otherwise consistent with the objectives of the development standard. The dwelling is single storey. Most of the dwelling is within the maximum height and its design is compatible to its heritage setting, including its roof pitch. The design of the dwelling will minimise visual impacts and protect adjoining development.

1. Indicative Layout Plan  
The intended outcome established within the Indicative Layout Plan (Figure 2-1) for this part of the Catherine Fields (Part) Precinct DCP is for low density residential development. The proposal is for a single storey dwelling, consistent with this outcome.
2. Clause 4.3 ‘Height of Buildings’ – Objectives.  
Alignment with the objectives of clause 4.3 are maintained. The development contravention will not result in development greater than single storey and it will be consistent with objectives to minimise visual impact and protect the amenity of adjoining development and land in terms of solar access to buildings and open space.



3. R2 Low Density Residential Zone Objectives.  
The development contravention will not depart from the objectives of the R2 Zone and not be inconsistent with intended outcomes for the zone, as it will:
  - provide for the housing needs of the community within a low-density residential environment; and
  - provide a diverse range of housing types to meet community housing needs within a low-density residential environment.
  
4. Site-specific objectives and controls.  
Strict compliance with the 5-metre building height standard does not provide flexibility in achieving site-specific controls and providing for a dwelling design outcome, including roof form and pitch, that appropriately responds to the unique characteristics of the precinct, and the historically significant Oran Park House.
  
5. Alignment with DCP controls.  
The building height standard contravention does not result in additional non-compliances with any development controls in the Camden Growth Centre Precincts DCP and Schedule 4 Catherine Fields (Part) Precinct. The single storey development is considered to fulfill the relevant controls and their objectives.

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 clause 4.3 of Appendix 5 of the Growth Centres SEPP.

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

Draft Environment State Environmental Planning Policy (Draft Environment SEPP)

The development is consistent with the Draft Environment SEPP in that there will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of it (noting that provisions related to the Hawkesbury-Nepean River are now incorporated within the consolidated SEPP (Biodiversity and Conservation) 2021).

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

The development is consistent with the Draft Remediation SEPP in that the land has been validated and is suitable for the proposed residential use (noting that provisions related to remediation of land are now incorporated within the consolidated SEPP (Resilience and Hazards) 2021).

Draft Planning Proposal State Environmental Planning Policy (Precincts – Western Parkland City) 2021

The development is consistent with the Draft Planning Proposal that seeks to increase the allowable building heights by inserting a new additional local provision into

Appendix 5 of the SEPP that will enable a merit-based assessment to allow building heights above 5m, providing:

- the dwelling is single storey;
- the dwelling is a detached dwelling;
- the dwelling is contained within the Standard Building Height Envelope (as recommended by Heritage NSW);
- the dwelling does not exceed 7m; and
- no more than 30% of the front building line is above 4m.

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

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

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

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

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

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

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

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

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

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

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

The DA was publicly exhibited for a period of 28 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 18 October to 21 November 2022 and no submissions were received.

**(e) the public interest**

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

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

**EXTERNAL REFERRALS**

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

External Referral	Response
Heritage NSW Integrated Development Section 58 approval, <i>Heritage Act, 1977</i>	General Terms of Approval (GTA) were issued by the delegate of the Heritage Council of NSW on 25/01/2022

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

**FINANCIAL IMPLICATIONS**

This matter has no direct financial implications for Council.

**CONCLUSION**

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

**RECOMMENDED**

That the Panel:

- i. **support the applicant’s written request lodged pursuant to Clause 4.6(3) of Appendix 5, State Environmental Planning Policy (Precincts – Western Parklands City) 2021 to contravene the maximum height of buildings development standard in Clause 4.3 of Appendix 5, State Environmental Planning Policy (Precincts – Western Parklands City) 2021; and**
- ii. **approve DA/2022/926/1 for the construction of a single storey dwelling house and inground swimming pool at 45 Gleeson Rise, Oran Park, subject to the conditions attached to this report.**

**REASONS FOR DETERMINATION**

1. The Panel has considered the written request to contravene Appendix 5, State Environmental Planning Policy (Precincts – Western Parkland City) 2021 in relation to the maximum height of buildings standard. The Panel considers that compliance with the standard is unreasonable and unnecessary in the circumstances, and that despite the contravention of the development standard, the development satisfies the objectives of the zone and standard, will be in the public interest and is acceptable in the circumstances of the case.
2. The development is consistent with the objectives of the applicable environmental

planning instrument being Appendix 5, State Environmental Planning Policy (Precincts – Western Parkland City) 2021.

3. The development is consistent with the objectives of Camden Growth Centre Precincts DCP.
4. The development is unlikely to have any unreasonable adverse impacts on the natural or built environment.
5. In consideration of the 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. SEPP Assessment Table
3. DCP Assessment Table
4. Heritage NSW GTAs
5. Clause 4.6 Written Request
6. Architectural Plans



**RECOMMENDED CONDITIONS****1.0 - General Conditions of Consent**

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

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

<b>Plan Reference/ Drawing No.</b>	<b>Name of Plan</b>	<b>Prepared by</b>	<b>Date</b>
Project No. 45Gleeson, Revision G, Drawing No. 1.10	Site Plan	NS Building Design & Drafting Services	30/12/2022
Project No. 45Gleeson, Revision G, Drawing No. 1.30	Construction Site Management Plan	NS Building Design & Drafting Services	30/12/2022
Project No. 45Gleeson, Revision G, Drawing No. 1.40	Landscape Plan	NS Building Design & Drafting Services	30/12/2022
Project No. 45Gleeson, Revision G, Drawing No. 1.50	Drainage Plan	NS Building Design & Drafting Services	30/12/2022
Project No. 45Gleeson, Revision G, Drawing No. 2.10	Ground Floor Plan	NS Building Design & Drafting Services	30/12/2022
Project No. 45Gleeson, Revision G, Drawing No. 2.30	Roof Plan	NS Building Design & Drafting Services	30/12/2022
Project No. 45Gleeson, Revision G, Drawing No. 3.00	Elevations	NS Building Design & Drafting Services	30/12/2022
Project No. 45Gleeson, Revision G, Drawing No. 3.10	Elevations	NS Building Design & Drafting Services	30/12/2022
Project No. 45Gleeson, Revision G, Drawing No. 3.20	Sections	NS Building Design & Drafting Services	30/12/2022
Project No. 45Gleeson, Revision G, Drawing No. 3.30	Fence Elevations	NS Building Design & Drafting Services	30/12/2022
Project No. 45Gleeson, Revision G, Drawing No. 1.10	Pool Plan	NS Building Design & Drafting Services	30/12/2022

Project No. 45Gleeson, Revision G, Drawing No. 4.20	Materials and Colours	NS Building Design & Drafting Services	30/12/2022
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Document Title	Prepared by	Date
BASIX Certificate No. 1338620S_02	NS Building Design & Drafting Services	05/10/2022
Waste Management Plan	Applicant	07/09/2022

- (2) **Modified Documents and Plans** - The development shall be modified as follows:
- a) **Easement Encroachment** – Amended plans are to be provided demonstrating no permanent surfaces, such as concrete are to be proposed within the existing drainage and retaining wall easements as they alter the ground surface levels. A permeable material, such as gravel with stepping stones may be permitted as an alternative.
- Amended plans or documentation demonstrating compliance shall be provided to the certifier prior to the issue of a Construction Certificate.
- (3) **BASIX Certificate** - The applicant shall undertake the development strictly in accordance with the commitments listed in the approved BASIX certificate(s) for the development to which this development consent applies.
- (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) **Home Building Act** - Pursuant to Section 4.17(11) of the *EP&A Act 1979*, residential building work within the meaning of the *Home Building Act 1989* shall not be carried out unless the principal certifier for the development to which the work relates has given Council written notice of the following:
- a) for work that requires a principal contractor to be appointed:
- i. the name and licence number of the principal contractor, and
  - ii. the name of the insurer of the work under Part 6 of the *Home Building Act 1989*,
- b) for work to be carried out by an owner-builder:
- i. the name of the owner-builder, and
  - ii. if the owner-builder is required to hold an owner-builder permit under the *Home Building Act 1989*, the number of the owner-builder permit.

If the above information is no longer correct, further work must not be carried out unless the principal certifier has given Council written notice of the updated information.

- (6) **Home Building Act - Insurance** - Building work that involves residential building work within the meaning of the *Home Building Act 1989* shall not commence until such time as a contract of insurance is in force in accordance with Part 6 of that Act.

This requirement does not apply:

- a) to the extent to which an exemption is in force under the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*, or
- b) to the erection of a temporary structure, other than a temporary structure to which subsection (3) of Section 69 of the *Environmental Planning and Assessment Regulation 2021* applies.

- (7) **Shoring and Adequacy of Adjoining Property** - If the approved development involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road rail corridor, the person having the benefit of the development consent must, at the person's own expense:

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

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

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

- (8) **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.

- (9) **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. Oran Park (SHR 01695) – Referrals to Heritage NSW, dated 25/01/2022.

#### **1. UNEXPECTED HISTORICAL ARCHAEOLOGICAL RELICS**

The applicant must ensure that if unexpected archaeological deposits or relics not identified and considered in the supporting documents for this approval are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

*Reason: This is a standard condition to identify to the applicant how to proceed if historical archaeological deposits or relics are unexpectedly identified during works.*

## 2. ABORIGINAL OBJECTS

Should any Aboriginal objects be uncovered by the work which is not covered by a valid Aboriginal Heritage Impact Permit, excavation or disturbance of the area is to stop immediately and Heritage NSW is to be informed in accordance with the *National Parks and Wildlife Act 1974* (as amended). Works affecting Aboriginal objects on the site must not continue until Heritage NSW has been informed and the appropriate approvals are in place. Aboriginal objects must be managed in accordance with the *National Parks and Wildlife Act 1974*.

*Reason: This is a standard condition to identify to the applicant how to proceed if Aboriginal objects are unexpectedly identified during works.*

## 3. COMPLIANCE

If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

*Reason: To ensure that the proposed works are completed as approved.*

## 4. SECTION 60 APPLICATION

An application under section 60 of the *Heritage Act 1977* must be submitted to and approved by the Heritage Council of NSW (or delegate), prior to work commencing.

*Reason: To meet legislative requirements.*

### 2.0 - Prior to Issue of a Construction Certificate

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

- (1) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any geotechnical report applicable to the site. A statement to that effect shall be provided to the accredited certifier.
- (2) **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.

- (3) **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.

- (4) **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*.
- (5) **Salinity (Dwellings and Outbuildings)** – The approved development shall comply with the requirements of the salinity management plan 'Report on Salinity Investigation and Management Plan: Proposed Residential Subdivision Catherine Park, prepared by Douglas Partners, Project 76559.00, Dated November 2015'. Details demonstrating compliance shall be provided to the accredited certifier with the Construction Certificate application.
- (6) **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.
- (7) **Easement Encroachment** – The dwelling is to ensure no permanent surfaces such as concrete are located within the existing easements as per Condition 1.0 (2).

### 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) **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.

- (10) **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 easement.

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 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) **Works by Owner** - Where a portion of the building works do not form part of a building contract with the principal contractor (builder) and are required to be completed by the owner, such works shall be scheduled by the owner so that all works coincide with the completion of the main building being erected by the principal contractor.
- (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) **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) **Easements** - No changes to site levels, or any form of construction shall occur within any easements that may be located on the allotment.
- (9) **Vehicles Leaving the Site** - The construction supervisor must ensure that:
- 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.
- (10) **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.
- (11) **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.
- (12) **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.
- (13) **Offensive Noise, Dust, Odour and Vibration** - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.
- (14) **Fill Material (Dwellings)** – 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 prepared in accordance with;

For Virgin Excavated Natural Material (VENM):

- i) the Department of Land and Water Conservation publication "Site Investigation for Urban Salinity;" and
- ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW."

For Excavated Natural Material (ENM):

- i) compliance with the Excavated Natural Material Order 2014 and the Resource Recovery Orders and Exemptions issued under Part 9 of the Protection of the Environment Operations (Waste) Regulation 2014
  - c) confirm that the fill material 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") and is compatible with any salinity management plans approved for the site.
- (15) **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.
- (17) **Materials, Colours and Finishes** – The dwelling is to be constructed using the approved materials, colours and finishes as per Condition 1.0(2).

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

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

- (1) **Survey Certificate** - 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.
- (2) **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.
- (3) **Reinstate Verge** - The applicant shall construct and/or reconstruct the unpaved verge area with grass, species and installations approved by Council.
- (4) **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.

State Environmental Planning Policy (Precincts – Western Parkland City) 2021 Assessment Table

Clause.	Assessment.	Compliance.
<p><b>Appendix 5, 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 for the housing needs of the community within a low density residential environment.</li> <li>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>To allow people to carry out a reasonable range of activities from their homes where such activities are not likely to adversely affect the living environment of neighbours.</li> <li>To support the well-being of the community by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a low density residential environment.</li> <li>To provide a diverse range of housing types to meet community housing needs within a low density residential environment.</li> </ul>	<p>The lot is located in an R2 Low Density Residential zone. The proposed development can be characterised as a 'dwelling house' which is permitted with consent in the R2 Low Density Residential zone of Appendix 9 – SEPP (Sydney Region Growth Centres) 2006.</p> <p>The proposal meets the objectives of the zone as:</p> <ul style="list-style-type: none"> <li>The proposal will provide for the housing needs of the community within the low-density residential environment.</li> <li>The proposal is consistent with its surrounds, allowing for a reasonable range of activities to be carried out that are consistent with those surrounding it.</li> <li>The proposal will be an addition to the existing housing type typical to the immediate surrounds.</li> </ul>	Yes
<p><b>Appendix 5, 4.3 Height of buildings</b></p> <p>Maximum buildings heights must not exceed the maximum building height shown on the Height of Buildings Map.</p> <p>Maximum height of buildings = 5.0m 'C'.</p>	<p>The proposed development has a maximum building height of 5.8m.</p>	No (Clause 4.6 written request submitted).
<p><b>Appendix 5, 4.4 Floor Space Ratio</b></p> <p>Maximum FSR = 0.4:1</p>	<p>Proposed GFA - 255.9sqm Site area - 816.1sqm</p> <p>Proposed FSR - 0.31:1</p>	Yes

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Attachment 2

State Environmental Planning Policy (Precincts – Western Parkland City) 2021 Assessment Table

<p><b>Appendix 5, 4.6 Exceptions to development standards</b></p> <p>Development consent may be granted for development that contravenes a development standard imposed by the SEPP 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>(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>The applicant has submitted a written request under Clause 4.6 of the Growth SEPP justifying the contravention to the maximum height of buildings development standard. The Clause 4.6 written request is assessed in the main body of the report.</p> <p>It is considered that the applicant's written request has adequately demonstrated that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.</p> <p>It is assessed that the proposed development will be in the public interest because it is consistent with the objectives of the height of buildings development standard and the objectives for development within the R2 Low Density Residential zone.</p> <p>It is noted that the Panel may assume the concurrence of the Secretary.</p>	<p align="center">Yes</p>
<p><b>Appendix 5, 5.10 Heritage Conservation</b></p>	<p>The subject site is located within the curtilage of a State Heritage Item, namely Oran Park House. At the time of the SHR listing, site-specific exemptions were put in place to exempt certain development (including single storey dwelling houses) from the requirement for approval under the Heritage Act 1977 (<i>Catherine Park Estate – Oran Park House Heritage Exemption Guidelines</i>, prepared by Design + Planning, dated October 2014).</p>	<p align="center">Yes</p>

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Attachment 2



State Environmental Planning Policy (Precincts – Western Parkland City) 2021 Assessment Table

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Attachment 2

	<p>The proposed development generally meets those guidelines with the exception of a control in Section 4.1 'Residential Built Form' that requires that <i>"The design and building of dwellings for each street elevation and street block is to be undertaken simultaneously and delivered as a complete package by one builder."</i></p> <p>This provision cannot be complied with as the lots have been subdivided and sold to individual property owners. As the proposed development does not meet this requirement, concurrence is required from Heritage NSW.</p> <p>On 25 January 2022, Heritage NSW advised Council that (in order to streamline the assessment process) all DA's within the heritage curtilage that comply with the Exemption Guidelines (with the exception of the 'one builder' control) can be approved (without formal referral) subject to standard GTAs issued Heritage NSW.</p> <p>The proposed development fully complies with the Exemption Guidelines (with the exception of the 'one builder' control) and is therefore subject to the standard GTA's, which have been included as recommended conditions of consent.</p> <p>A copy of the advice and standard GTAs issued by Heritage NSW is <b>attached</b> to this report.</p>	
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## Camden Growth Centre Precincts Development Control Plan (Growth DCP) Assessment Table

Control	Assessment	Compliance
<p><b>4.1.1</b> <b>Site Analysis</b></p> <p>Site analysis plan is to be provided.</p>	Appropriate site analysis plan provided.	Yes.
<p><b>4.1.2</b> <b>Cut and Fill</b></p> <p>DAs are to illustrate where it is necessary to cut and/or fill land and provide justification for the proposed changes to the land levels.</p> <p>The maximum amount of cut shall not exceed 1m. The maximum amount of fill shall not exceed 1m.</p> <p>Fill within 2.0m of a property boundary shall be fully contained by the use of deepened (drop) edge beam construction with no fill permitted outside of this building footprint.</p> <p>The use of a deepened edge beam shall not exceed 1m above natural ground level.</p> <p>Where excavation or filling is required alongside a driveway, it shall be retained by a retaining wall.</p>	<p>Cut and fill plan provided within site plan.</p> <p>Cut and fill plan indicates cut and fill &lt;1.0m.</p> <p>Fill to be contained within a DEB.</p> <p>&lt;1m DEB.</p> <p>N/A</p>	Yes.
<p><b>4.1.3</b> <b>Sustainable Building Design.</b></p> <p>The majority of plant species are to be selected from the preferred species listed at Appendix C and indigenous species are preferred.</p> <p>The provisions of BASIX will apply with regards to water requirements and usage.</p> <p>The design of dwellings is to maximise cross flow ventilation.</p> <p>The orientation of dwellings, location of living rooms and the positioning and size of windows and other openings is to take advantage of solar orientation to maximise</p>	<p>Provided.</p> <p>The development complies with the requirements as set out by the provided BASIX certificate.</p> <p>Design of dwelling incorporates open living spaces allowing for cross flow ventilation to occur.</p> <p>Location of living rooms and windows located appropriately so as to enable maximisation of capturing natural light.</p>	Yes.

CLPP01

Attachment 3

## Camden Growth Centre Precincts Development Control Plan (Growth DCP) Assessment Table

CLPP01

Attachment 3

Control	Assessment	Compliance
<p>natural light penetration to indoor areas and to minimise the need for mechanical heating and cooling.</p> <p>Outdoor clothes lines and drying areas are required for all dwellings and can be incorporated into communal areas for multi-dwelling development and residential flat building developments.</p> <p>Roof and paving materials and colours are to minimise the retention of heat from the sun.</p> <p>The design of dwellings that are required to attenuate noise shall use, where possible, alternatives to air-conditioning, such as acoustic wall ventilators, ceiling fans, or bulkhead-mounted ducted fans to achieve appropriate ventilation.</p>	<p>Outdoor clothes line indicated on architectural plans located appropriately with regards to solar access.</p> <p>Roof adopts a medium solar absorbance. This will assist in reducing contributions to the urban heat island effect.</p> <p>The dwelling will attenuate noise where possible through separating communal areas from private living spaces.</p>	
<p><b>4.1.4</b> <b>Salinity, Sodicty and Aggressivity.</b></p> <p>All development must comply with the Salinity Management Plan developed at the subdivision phase or at Appendix B. The actions/works from the Salinity Management Plan must be certified upon completion of the development.</p> <p>Salinity shall be considered during the siting, design and construction of dwellings including: drainage, vegetation type and location, foundation selection and cut and fill activities, to ensure the protection of the dwelling from salinity damage and to minimise the impacts that the development may have on the salinity process</p>	<p>The development will comply with the requirements of the salinity management plan as adopted under parent subdivision DA.</p> <p>Salinity will be considered during the siting, design and construction the proposed dwelling via a condition of consent.</p>	Yes.
<p><b>4.2.2</b> <b>Streetscape and Architectural Design.</b></p> <p>The primary street facade of a dwelling should address the street and must incorporate at least two of the following design features:</p> <ul style="list-style-type: none"> <li>• entry feature or porch;</li> <li>• awnings or other features over windows;</li> <li>• balcony treatment to any first floor element;</li> <li>• recessing or projecting architectural elements;</li> <li>• open verandah;</li> </ul>	<p>Primary elevation to adopt the following design features:</p> <ul style="list-style-type: none"> <li>• Entry feature/porch/patio.</li> <li>• Projecting architectural elements.</li> </ul>	Yes.

Camden Growth Centre Precincts Development Control Plan (Growth DCP) Assessment Table

Control	Assessment	Compliance
<ul style="list-style-type: none"> <li>• bay windows or similar features; or</li> <li>• verandahs, pergolas or similar features above garage doors.</li> <li>• Corner lot development should emphasise the corner. The secondary street facade for a dwelling on a corner lot should address the street and must incorporate at least two of the above design features. Landscaping in the front setback on the main street frontage should also continue around into the secondary setback.</li> </ul> <p>Eaves are to provide sun shading and protect windows and doors and provide aesthetic interest.</p> <p>The pitch of hipped and gable roof forms on the main dwelling house should be between 22.5 degrees and 35 degrees.</p> <p>Front facades are to feature at least one habitable room with a window onto the street.</p> <p>Carports and garages are to be constructed of materials that complement the colour and finishes of the main dwelling.</p>	<p>All eaves minimum 450mm as identified on sectional drawings.</p> <p>Hipped roof pitch of 27.5 degrees proposed.</p> <p>Bedroom 1 windows to face the street.</p> <p>Proposed garage to complement colour and finish of main dwelling.</p>	
<p><b>4.2.3</b> <b>Front Setbacks.</b></p> <p>Dwellings are to be consistent with the front setback controls and principles in the relevant Tables 4-2 to 4-6, Figure 4-4: Minimum front setback distances and Figure 4-5.</p>	<p>The proposal has been assessed against tables 4-5 (lots &gt;15m in width) and schedule 4 controls relating to very low density residential.</p>	<p>Yes.</p>

CLPP01

Attachment 3

## Camden Growth Centre Precincts Development Control Plan (Growth DCP) Assessment Table

CLPP01

Attachment 3

Control	Assessment	Compliance
<p><b>4.2.4</b> <b>Side and Rear Setbacks.</b></p> <p>All development is to be consistent with the side and rear setback controls in the relevant Tables 4.2 to 4.6 and principles in Figure 4-7 Dwelling and open space siting principles for different lot orientations</p> <p>Pergolas, swimming pools and other landscape features/structures are permitted to encroach into the rear setback.</p> <p>For dwellings with a minimum 900mm side setback, projections permitted into side and rear setback areas include eaves (up to 450 millimetres wide), fascias, sun hoods, gutters, down pipes, flues, light fittings, electricity or gas meters, rainwater tanks and hot water units.</p>	<p>The proposal has been assessed against tables 4-5 (lots &gt;15m in width) and schedule 4 controls relating to very low density residential.</p> <p>Swimming pool to encroach the rear setback.</p> <p>The proposal adopts side boundary setbacks greater than 0.9m.</p>	Yes.
<p><b>4.2.5</b> <b>Dwelling Height, Massing and Siting.</b></p> <p>All development is to comply with the maximum site coverage as indicated in the relevant Tables 4-2 to 4-6.</p> <p>Site coverage is the proportion of the lot covered by a dwelling house and all ancillary development (eg carport, garage, shed) but excluding unenclosed balconies, verandahs, porches, al fresco areas etc.</p> <p>The ground floor level shall be no more than 1m above finished ground level.</p>	<p>The proposal has been assessed against tables 4-5 (lots &gt;15m in width).</p> <p>Site coverage = <math>321.6 \div 816.1 \times 100 = 39.4\%</math>.</p> <p>Less than 1m.</p>	Yes.
<p><b>4.2.6</b> <b>Landscaped Area.</b></p> <p>The minimum soft landscaped area within any residential lot is to comply with the controls and principles in the relevant Tables 4-2 to 4-6. Figure 4-10 illustrates areas of a lot that can contribute towards the provision of soft landscaped area and principal private open space.</p> <p>Plans submitted with the development application must indicate the extent of</p>	<p>Landscaped area = <math>251.5 \div 816.1 \times 100 = 30.8\%</math>.</p> <p>Noted / complied.</p>	Yes.



## Camden Growth Centre Precincts Development Control Plan (Growth DCP) Assessment Table

Control	Assessment	Compliance
<p>landscaped area and nominate the location of any trees to be retained or planted.</p> <p>Surface water drainage shall be provided as necessary to prevent the accumulation of water.</p> <p>Use of low flow watering devices is encouraged to avoid over watering. Low water demand drought resistant vegetation is to be used for the majority of landscaping, including native salt tolerant trees.</p>	<p>Lot proposed to drain to street gutter as per water management plan.</p> <p>No concerns presented regarding the accumulation of surface water.</p>	
<p><b>4.2.7</b> <b>Private Open Space.</b></p> <p>Each dwelling is to be provided with an area of Principal Private Open Space (PPOS) consistent with the requirements of the relevant Tables 4-2 to 4-6.</p> <p>The location of PPOS is to be determined having regard to dwelling design, allotment orientation, adjoining dwellings, landscape features, topography.</p> <p>The PPOS is required to be conveniently accessible from the main living area of a dwelling or alfresco room and have a maximum gradient of 1:10. Where part or all of the PPOS is permitted as a semi-private patio, balcony or rooftop area, it must be directly accessible from a living area.</p>	<p>The proposal has been assessed against tables 4-5 (lots &gt;15m in width).</p> <p>PPOS contained and achievable to rear of lot. PPOS located appropriately.</p> <p>PPOS conveniently accessible from family/dining rooms. PPOS at grade &lt;1:10.</p>	Yes.
<p><b>4.2.8</b> <b>Garages, Storage, Site Access and Parking.</b></p> <p>3 bedroom or more dwellings will provide at least 2 car spaces.</p> <p>At least one car parking space must be located behind the building façade line where the car parking space is accessed from the street on the front property boundary.</p> <p>Driveways are to have the smallest configuration possible (particularly within the road verge) to serve the required parking facilities and vehicle turning movements and shall comply with AS2890.</p>	<p>2 car parking spaces provided.</p> <p>2 car parking spaces provided behind the building line via a front accessed double garage.</p> <p>Compliant and further considered against Camden Council's Standard Residential Driveway Design Guidelines.</p>	Yes.

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Attachment 3

## Camden Growth Centre Precincts Development Control Plan (Growth DCP) Assessment Table

Control	Assessment	Compliance
<p>The location of driveways is to be determined with regard to dwelling design and orientation, street gully pits and trees and is to maximise the availability of on-street parking</p> <p>Single garage doors should be a maximum of 3m wide and double garage doors should be a maximum of 6m wide.</p> <p>Minimum internal dimensions for a single garage are 3m wide by 5.5m deep and for a double garage 5.6m wide by 5.5m deep.</p> <p>Garage doors are to be visually recessive through use of materials, colours, and overhangs such as second storey balconies.</p>	<p>Driveway located appropriately and will not conflict with said structures.</p> <p>Double garage door width = 5.4m.</p> <p>Double garage internal dimensions = 5.58m x 6.22m.</p> <p>Provided colour and material schedule demonstrates the garage doors will be visually recessive and respective to the proposed main dwelling.</p>	
<p><b>4.2.9</b> <b>Visual and Acoustic Privacy.</b></p> <p>Direct overlooking of main habitable areas and the private open spaces of adjoining dwellings should be minimised through building layout, window and balcony location and design, and the use of screening, including landscaping</p> <p>The design of dwellings must minimize the opportunity for sound transmission through the building structure, with particular attention given to protecting bedrooms and living areas.</p> <p>No electrical, mechanical or hydraulic equipment or plant shall generate a noise level greater than 5dBA above background noise level measured at the property boundary during the hours 7.00am to 10.00pm and noise is not to exceed background levels during the hours 10.00pm to 7.00am.</p> <p>Dwellings along sub-arterial or arterial roads, or transit boulevards, or any other noise source, should be designed to minimize the impact of traffic noise, and where possible comply with the criteria in Table 4-7. Note: Figure 4-11 provides guidance on measures to mitigate noise in residential buildings. Page 100 Camden</p>	<p>Proposed development is single storey only. Proposed dwelling has an FFL &lt;1.0m and therefore, presents no concerns relating to overlooking.</p> <p>The dwelling will attenuate noise where possible through separating communal areas from private living spaces.</p> <p>Noted/complied.</p> <p>Dwelling not impacted by road types.</p>	Yes.


## Camden Growth Centre Precincts Development Control Plan (Growth DCP) Assessment Table

Control	Assessment	Compliance
<p>Growth Centre Precincts Development Control Plan</p> <p>The internal layout of residential buildings, window openings, the location of outdoor living areas (i.e. courtyards and balconies), and building plant should be designed to minimise noise impact and transmission.</p> <p>Noise walls are not permitted.</p> <p>Development affected by rail or traffic noise is to comply with Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning 2008). The design of development is also to consider ways to mitigate noise in Principal Private Open Space areas with reference to Council's Environmental Noise Policy.</p> <p>Architectural treatments are to be designed in accordance with AS3671 - Traffic Noise Intrusion Building Siting and Construction, the indoor sound criteria of AS2107 - Recommended Design Sound Levels and Reverberation Times for Building Interiors.</p>	<p>The dwelling will attenuate noise where possible through separating communal areas from private living spaces.</p> <p>No noise wall proposed.</p> <p>Development not impacted by rail or traffic noise.</p> <p>Development does not require architectural treatments regarding acoustic impacts.</p>	
<p><b>4.2.10 Fencing.</b></p> <p>Front fencing shall be a maximum of 1.2m high above ground level (existing) and shall be an open style incorporating pickets, slats, palings or the like or lattice style panels with a minimum aperture of 25mm.</p> <p>Side and rear fences are to be a maximum of 1.8m high commencing 2m behind the building line (refer to Figure 4-12).</p>	<p>Max. 1.2m high, open style with minimum aperture of 25mm.</p> <p>1.8m high boundary fencing commencing 3.1m behind the building line.</p>	Yes.
<p><b>Table 4-5 – Site coverage.</b> Maximum 50% at ground floor. Maximum 30% at upper floor.</p>	<p>Site coverage = <math>321.6 \div 816.1 \times 100 = 39.4\%</math>.</p>	Yes.
<p><b>Table 4-5 – Soft landscaped area.</b> Minimum 30% of the allotment area.</p>	<p>Landscaped area = <math>251.5 \div 816.1 \times 100 = 30.8\%</math>.</p>	Yes.
<p><b>Table 4-5 – Principal Private Open Space (PPOS).</b></p>		Yes.



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Attachment 3

## Camden Growth Centre Precincts Development Control Plan (Growth DCP) Assessment Table

Control	Assessment	Compliance
Minimum 24sqm with minimum dimensions of 4m.	PPOS = over 24sqm and 6m x 4m dimension at rear of lot.	
<b>Table 4-5 – Solar Access.</b> 50% of the area required for PPOS (of both proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm on June 21.	No overshadowing of PPOS. Proposed dwelling will not overshadow adjoining PPOS as it is single storey development only.	Yes.
<b>Table 4-5 – Garages and carparking.</b> Maximum double car garage door width 6m. 3 bedrooms or more to provide at least 2 car spaces.	Double garage proposed. Width = 5.4m.  2 spaces provided/double garage.	Yes.
Control	Assessment	Compliance?
<p><b>4.1</b> <b>Development Surrounding Oran Park House.</b></p> <p>Proposals for subdivision and development that are seeking exemption from Integrated Development referrals to Heritage NSW and exemption from Section 60 approval under the Heritage Act 1977 must comply with the guidelines contained in the Oran Park State Heritage Register listing and with the requirements contained in the NSW Heritage Act 1977.</p> <p>Approval under the NSW Heritage Act 1977 is required for development which does not meet the guidelines of the Oran Park Heritage Exemptions.</p> <p>Development must be designed to maintain significant view lines illustrated in Figure 4-1.</p>  <p>Development in these areas must be sympathetically designed to complement</p>	<p>The proposed development generally complies with the Exemption Guidelines, with the exception that the design of dwellings for each street block is not being undertaken simultaneously and delivered as a complete package by one builder. This provision cannot be complied with as the lots have been subdivided and sold to individual property owners.</p> <p>On 25 January 2022, Heritage NSW advised Council that (in order to streamline DA's) all DA's within the heritage curtilage that comply with the Exemption Guidelines (with the exception of the 'one builder' control) can be approved (without formal referral) subject to standard GTAs issued Heritage NSW.</p> <p>The proposed development fully complies with the Exemption Guidelines (with the exception of the 'one builder' control) and is therefore subject to the standard GTA's, which have been included as recommended conditions of consent.</p> <p>A copy of the advice and standard GTAs issued by Heritage NSW is <b>attached</b> to this report.</p> <p>The site is located inside the area identified in figure 4-1. Development is for a single storey dwelling and will not result in significant view lines illustrated in figure 4-1 being</p>	Yes.

Camden Growth Centre Precincts Development Control Plan (Growth DCP) Assessment Table

Control	Assessment	Compliance
<p>the topography of the site, the setting of Oran Park House and associated outbuildings and the historical rural character without replicating architectural details.</p>	<p>compromised. The proposed dwelling house is sympathetically designed and complements the setting of Oran Park House.</p>	
<p><b>4.1.2</b> <b>Oran Park House and Outer Heritage Curtilage Principals.</b></p>  <p>All development within the Oran Park heritage curtilage is to be designed in accordance with Figure 4-2</p>	<p>The subject lot is located within area mapped as being 'very low density residential' and has been assessed in relation to the relevant controls.</p>	<p>Yes.</p>
<p><b>4.1.3</b> <b>Landscape Elements – Views and Vistas.</b></p> <p>Development must be designed to ensure that the significant vistas shown in Figure 4-3 are retained.</p>  <p>Figure 4.3 – Significant Vistas within the Oran Park House curtilage to be preserved</p>	<p>The development will not impact significant vistas shown in figure 4-3.</p>	<p>Yes.</p>
<p><b>4.1.11</b> <b>Residential Built Form.</b></p> <p>The design of dwellings for each street elevation and street block is to be undertaken simultaneously and delivered</p>	<p>This DA does not provide for simultaneous design and delivery of development for this street elevation/street block. However, the</p>	<p>Yes.</p>

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Attachment 3



## Camden Growth Centre Precincts Development Control Plan (Growth DCP) Assessment Table

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Control	Assessment	Compliance
<p>as a complete package. The block design must be submitted and approved with the first development application for the construction of a dwelling within the street block.</p>	<p>dwelling is assessed as being suitable for the site and Heritage NSW have issued standard GTAs for instances where the development fully complies with the Exemption Guidelines with the exception of the 'one builder' requirement.</p>	
<p><b>4.1.12</b> <b>Street Facades and Visible Elevations.</b></p> <p>Residential developments are to have contemporary designs (i.e. architecture being produced now) and respect the heritage significance of Oran Park House but must not replicate historic styles.</p> <p>All dwellings in the heritage curtilage area are to have architectural merit (i.e. architecture that is enduring and respects the heritage significance of Oran Park House).</p> <p>Building facades are to be visually interesting and articulated suitably to break up the building mass. At least three of the following design features are to be incorporated into the front facade:</p> <ul style="list-style-type: none"> <li>• front doors with side lights;</li> <li>• contemporary window treatments including aluminium or timber frames in neutral colours;</li> <li>• bay Windows (rectangular only);</li> <li>• entry portico; and</li> <li>• recessed garage doors setback behind the primary facade.</li> </ul> <p>Colonial style window treatments are not appropriate where visible from the public domain.</p> <p>Window design to the front facade, or where visible from the public domain, is to have a dominant vertical proportion.</p> <p>Picture windows or fully glazed walls are permitted to the street façade.</p> <p>An entry portico is to be of contemporary design and appearance. Access to the entry portico may be from either the driveway or a separate path.</p>	<p>The proposed development has a contemporary design that respects Oran Park House.</p> <p>The proposal will adopt the following design features:</p> <ul style="list-style-type: none"> <li>• Entry porch.</li> <li>• Recessed garage doors setback behind the primary façade.</li> <li>• Appropriate fenestration.</li> </ul> <p>Noted – no colonial style window treatments proposed.</p> <p>All windows to the front façade feature a dominant vertical proportion.</p> <p>No picture windows or fully glazed walls are proposed to the street façade.</p> <p>Noted/compliant.</p>	<p>Yes.</p>

## Camden Growth Centre Precincts Development Control Plan (Growth DCP) Assessment Table

Control	Assessment	Compliance												
<p>Shadow lines are an appropriate element to complement the overall facade appearance.</p> <p>The design of dwellings shall include an articulated front elevation in the direction of the Primary Street.</p>	<p>Noted/compliant.</p> <p>Front elevation articulated in the form of a stepped building line adopting articulation feature in the form of a porch.</p>													
<p><b>4.1.14</b> <b>Setbacks for Very Low-Density Area Surrounding Oran Park House.</b></p> <p>Residential development must comply with the controls in Figure 4-8.</p> <table border="1"> <thead> <tr> <th></th> <th>Minimum</th> </tr> </thead> <tbody> <tr> <td>Front Dwelling Setback</td> <td>5m</td> </tr> <tr> <td>Front Garage Setback</td> <td>6m</td> </tr> <tr> <td>Rear Boundary Setback</td> <td>5m</td> </tr> <tr> <td>Side Boundary Setback</td> <td>0.9m (average 2m<sup>2</sup>)</td> </tr> <tr> <td>Corner Lot Side Boundary Setback</td> <td>3m</td> </tr> </tbody> </table> <p><small>Note: In addition to the minimum side boundary setback of 0.9m, the siting of dwellings is required to ensure an average 4m side separation between dwellings along an entire street block. Pursuant to Section 4.6.6, the simultaneous delivery of dwellings within the heritage curtilage by one builder will ensure this requirement is achieved.</small></p>		Minimum	Front Dwelling Setback	5m	Front Garage Setback	6m	Rear Boundary Setback	5m	Side Boundary Setback	0.9m (average 2m <sup>2</sup> )	Corner Lot Side Boundary Setback	3m	<p>Front setback = 5.03m (measured from closest point of front boundary). Front garage setback = 6m (measured from closest point of front boundary).</p> <p>Side boundary setback (western) = 1.5m Side boundary setback (eastern) = 3m Combined setback = 4.5m</p> <p>Rear setback = 5.56m</p> <p>The front, side and rear setbacks comply with the setback requirements in the DCP.</p>	Yes.
	Minimum													
Front Dwelling Setback	5m													
Front Garage Setback	6m													
Rear Boundary Setback	5m													
Side Boundary Setback	0.9m (average 2m <sup>2</sup> )													
Corner Lot Side Boundary Setback	3m													
<p><b>4.1.15</b> <b>Building Height.</b></p> <p>Residential development in the Oran Park House heritage curtilage must comply with the Height of Buildings maps in State Environmental Planning Policy (Sydney Region Growth Centres) 2006.</p>	<p>The height will exceed the 5m control and is subject to a Clause 4.6 written request.</p>	No. Variation supported.												
<p><b>4.1.16</b> <b>Roofs.</b></p> <p>Roof pitches are to be between 22.5 degrees and up to 35 degrees.</p> <p>Roofs are to be of simple design and form with either simple hips or gables. Federation detailing, symbolism and Victorian inspired gables are not permitted.</p> <p>The minimum eave overhang is 450mm.</p> <p>Roofs must use neutral colour tones such as greys, greens or browns.</p>	<p>Proposed roof pitch is a maximum of 27.5 degrees.</p> <p>Roof adopts hipped formation.</p> <p>Eaves 0.45m in overhang as identified on plans.</p> <p>Colour schedule provided indicates light colours to be used which are supported by Council's Heritage Advisor.</p>	Yes.												
<p><b>4.1.17</b> <b>Lofts, Attics and Dormer Windows.</b></p>		Yes.												

## Camden Growth Centre Precincts Development Control Plan (Growth DCP) Assessment Table

Control	Assessment	Compliance
<p>Variations to the building height on corner lots may be appropriate when attic rooms with dormer windows are proposed, and where there will be no impact on the views and vistas to and from Oran Park House and grounds.</p> <p>Occasional lofts can go over roof pitch as long as design proportions are in harmony with the overall skyline of development.</p>	<p>Proposed development does not adopt loft, attic or dormer window.</p>	
<p><b>4.1.18 Garages.</b></p> <p>Garages are required to be setback a minimum of 6m from the front boundary.</p> <p>The width of garages must not exceed 50% of the dwelling and be setback a minimum 1m behind the main part of the dwelling.</p> <p>Garages are required to be integrated into the building design and be consistent in respect of materials, colours and roof pitch.</p> <p>Garages are to accommodate two cars, with allowance for a further two cars to be parked on the residential lot in front of the garage.</p>	<p>Garage is setback a minimum of 6m from the closest point of the front boundary.</p> <p>Does not exceed 50%.</p> <p>The garage has been considered within the overall building design and is considered as being consistent with regards to the main dwelling's materials, colours, and proposed roof pitch.</p> <p>Garage can accommodate two cars with the ability for an additional two cars to be parked on the residential lot in front of the garage.</p>	<p>Yes.</p>
<p><b>4.1.19 Building Materials.</b></p> <p>Building materials and finishes are to be non-reflective.</p> <p>Neutral colour palette such as mid-range greys, olives and browns are recommended.</p> <p>Roofs may be constructed from either tiles or corrugated roofing material. When corrugated material is used, it is preferable if it is of a traditional profile and not angular or seamed.</p>	<p>Colour and material schedule provided. Colours and materials provided are considered non-reflective and suitable.</p> <p>Colours and materials considered to align with recommended palette.</p> <p>Corrugated roofing material proposed.</p>	<p>Yes.</p>

## Camden Growth Centre Precincts Development Control Plan (Growth DCP) Assessment Table

Control	Assessment	Compliance
<p>Clear/tinted/coloured acrylic roof material and other roof tones or colours (including black and green) are not permitted.</p> <p>Front walls may be rendered and have contrasting features to the House.</p> <p>The following wall materials are appropriate:</p> <ul style="list-style-type: none"> <li>• Face brickwork with struck or tooled joints;</li> <li>• Light coloured mortar joints; and</li> <li>• Any rendered surfaces painted in neutral colours.</li> </ul>	<p>Noted / complied.</p> <p>Noted, front façade to consist of exposed brick.</p>	
<p><b>4.1.20</b> <b>Landscaping.</b></p> <p>All parts of the residential allotment in front of the building and facing the street that are not built on or paved are to be landscaped, with materials such as turf, groundcover, garden beds, shrubs and trees.</p> <p>Front gardens are to be landscaped with a good balance of turf, garden beds, paving, shrubs and trees.</p>	<p>Landscape plan indicates all parts within the front setback that are not built on or paved, are landscaped with various landscaping features such as turf, groundcover, trees and plantings.</p>	Yes.
<p><b>4.1.21</b> <b>Driveways.</b></p> <p>Driveways are to:</p> <ul style="list-style-type: none"> <li>• Have a maximum width of 6m.</li> <li>• Be designed with high quality stone pavers, large tiles, selected permeable paving or exposed aggregate. The colour and finish of stone pavers and tiles is to be subdued with a natural unpolished finish.</li> </ul> <p>When concrete driveways are proposed, the design is to break up its mass through the inclusion of bands of coloured concrete. Stencilled concrete finishes on driveways are not appropriate.</p>	<ul style="list-style-type: none"> <li>• Driveway does not exceed 6m</li> <li>• driveway finish to be in keeping with roof finish of low solar absorbance</li> </ul> <p>Noted –cobblestone driveway proposed.</p>	Yes.
<p><b>4.1.21</b> <b>Rooftop Fixtures, Air Conditioners, TV Antennas and Satellite Dishes.</b></p> <p>Rooftop fixtures, air conditioners, tv antennas, solar panels and satellite dishes shall be located so they are screened/minimised from public view.</p>	<p>The said structures are minimised from public view and comply with the relevant exemption requirements.</p>	Yes.
<b>4.1.25.</b>		Yes.

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Attachment 3

Camden Growth Centre Precincts Development Control Plan (Growth DCP) Assessment Table

Control	Assessment	Compliance
<p><b>Letterboxes</b></p> <p>Letterboxes must not be a visually prominent element on the streetscape.</p> <p>Letterboxes must be designed as an integrated feature of the fence</p>	<p>Letterbox located to not be a visually prominent element from view of the streetscape.</p>	

CLPP01

Attachment 3



**Heritage NSW**

Our ref: DOC22/41407

Cathryn Fuller  
Team Leader DA Assessment  
Camden Council  
70 Central Avenue  
ORAN PARK NSW 2570

By email: [Cathryn.Fuller@camden.nsw.gov.au](mailto:Cathryn.Fuller@camden.nsw.gov.au)

Dear Ms. Fuller

### **ORAN PARK (SHR 01695) – REFERRALS TO HERITAGE NSW**

I write following our 20 January 2022 online meeting with Council where we discussed shared concerns about the planning control and current volume of work being generated by the Oran Park development. As canvassed, the volume of required referrals to Heritage NSW is against the proposed Exemption intent, and has ancillary impacts to private owners in terms of cost and time delays.

At the time of SHR listing, site-specific exemptions were put in place to exempt complying development from the requirement for approval under the *Heritage Act 1977 (Catherine Park Estate – Oran Park House Heritage Exemptions Guidelines*, prepared by Design + Planning, dated October 2014). The control under Section 4.1 'Residential Built Form' required that '*The design of dwellings for each street elevation and street block is to be undertaken simultaneously and delivered as a complete package by one builder*'.

We note Council's advice that this has not proven practical as the developer (Harrington Estates) has sold the subject lots as individual lots to private owners. New owners have been submitting separate development applications to Camden Council, with referral to Heritage NSW required due to the 'one builder' control of the Exemptions not being compliant.

Heritage NSW understands that the 'one builder' control is not commercially viable and no longer possible at this stage in the residential development. In response, we propose a two-pronged approach. The process of amending the site-specific exemptions will be pursued with the Heritage NSW Listings Team, which will require recommendation by the State Heritage Register Committee and decision by the Minister for Heritage. In the meantime, to facilitate streamlining of the integrated development referrals, a set of standard GTA's is provided with this letter. Council can attach these standard GTA's without referral to Heritage NSW, as long as the proposals are:

- In line with Exemption Guidelines (noting that the 'one builder' control is not practical and does not need to be complied with); and
- Not within the historic archaeological potential zone (relates to 37, 39 and 41 Gleeson Rise, Oran Park).

It is also noted that some allotments are located partially within the SHR curtilage. In those cases, it is important to note that the Heritage Council does not have the authority to grant general terms of approval in relation to development to the land outside of that SHR listing boundary. In relation to the land outside of the SHR curtilage, the Heritage Council has an advisory role only.

Level 6, 10 Valentine Ave Parramatta NSW 2150 ■ Locked Bag 5020 Parramatta NSW 2124  
P: 02 9873 8500 ■ E: [heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au)

**CLPP01****Attachment 4**

**UNEXPECTED HISTORICAL ARCHAEOLOGICAL RELICS**

1. The applicant must ensure that if unexpected archaeological deposits or relics not identified and considered in the supporting documents for this approval are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

*Reason: This is a standard condition to identify to the applicant how to proceed if historical archaeological deposits or relics are unexpectedly identified during works.*

**ABORIGINAL OBJECTS**

2. Should any Aboriginal objects be uncovered by the work which is not covered by a valid Aboriginal Heritage Impact Permit, excavation or disturbance of the area is to stop immediately and Heritage NSW is to be informed in accordance with the *National Parks and Wildlife Act 1974* (as amended). Works affecting Aboriginal objects on the site must not continue until Heritage NSW has been informed and the appropriate approvals are in place. Aboriginal objects must be managed in accordance with the *National Parks and Wildlife Act 1974*.

*Reason: This is a standard condition to identify to the applicant how to proceed if Aboriginal objects are unexpectedly identified during works.*

**COMPLIANCE**

3. If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

*Reason: To ensure that the proposed works are completed as approved.*

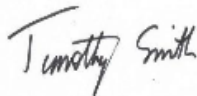
**SECTION 60 APPLICATION**

4. An application under section 60 of the *Heritage Act 1977* must be submitted to and approved by the Heritage Council of NSW (or delegate), prior to work commencing.

*Reason: To meet legislative requirements.*

If you have any questions about this correspondence, please contact Veerle Norbury, Senior Heritage Assessment Officer, at Heritage NSW on 9873 8616 or [Veerle.Norbury@environment.nsw.gov.au](mailto:Veerle.Norbury@environment.nsw.gov.au). I want to thank Council for working proactively with Heritage NSW to find a pragmatic response that still provides appropriate interim safeguards for the heritage place.

Yours sincerely



**Tim Smith OAM**  
 Director Assessments  
 Heritage NSW  
 Department of Premier and Cabinet  
**As Delegate of the Heritage Council of NSW**  
 25 January 2022

**Clause 4.6 - PROPOSED VARIATION TO DEVELOPMENT STANDARD****Introduction****Proposal**

The DA seeks to erect a single storey detached dwelling on the site. The proposed building height of the dwelling exceeds the 5 metre maximum building height limit imposed under the Growth Centres SEPP.

**Subject Site**

The subject site Lot 6045 is located within Stage 6 in Catherine Park Estate. Which comprises 66 residential lots that are subject to a 5 metre building height limit.

**1. What is the name of the environmental planning instrument that applies to the land?**

Appendix 9 Camden Growth Centres Precinct Plan under State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP).

**2. What is the zoning of the land?**

The land is zoned R2 Low Density Residential in the Growth Centres SEPP.

**3. What are the objectives of the zone?**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To allow people to carry out a reasonable range of activities from their homes where such activities are not likely to adversely affect the living environment of neighbours.
- To support the well-being of the community by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a low density residential environment.
- To provide a diverse range of housing types to meet community housing needs within a low density residential environment.

**4. What is the development standard being varied?**

*Height of buildings*

**5. Under what clause is the development standard listed in the environmental planning instrument?**

*Clause 4.3 - Height of buildings prescribes maximum building height for certain land in the Camden LGA portion of the South West Growth Area.*

**6. What are the objectives of the development standard?**

- (a) to establish the maximum height of buildings,*
- (b) to minimise visual impact and protect the amenity of adjoining development and land in terms of solar access To buildings and open space,*

*(c) to facilitate higher density development in and around commercial centres and major transport routes.*

**7. What is the numeric value of the development standard in the environmental planning instrument?**

Maximum building height is shown on South West Growth Centre Height of Buildings Map

This map shows a maximum building height of 5 metres for the residential lots surrounding Catherine Park House

**8. What is proposed numeric value of the development standard in your development application?**

The proposal has a maximum building height of 5.8m measured from ridge to natural ground.

This is a variation of 800mm and although this breach in height is only for a small portion of the dwelling and roof, it represents a variation to the control of 16%

**9. What is the percentage variation (between your proposal and the environmental planning instrument)?**

16% variation

**10. How is strict compliance with the development standard unreasonable or unnecessary in this particular case?**

The NSW Land and Environment Court in *Four2Five Pty LTD v Ashfield Council* [2015] NSWLEC 90, considered how this question may be answered and referred to the earlier Court decision in *Wehbe v Pittwater Council* [2007] NSWLEC 827. The court provided five tests as follows

- 1. the objectives of the standard are achieved notwithstanding noncompliance with the standard;*
- 2. the underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary;*
- 3. the underlying object of purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable;*
- 4. the development standard has been virtually abandoned or destroyed by the council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable;*
- 5. the compliance with development standard is unreasonable or inappropriate due to existing use of land and current environmental character of the particular parcel of land. That is, the particular parcel of land should not have been included in the zone.*

The objectives of the height of buildings development standard in Clause 4.3 of the Growth Centres SEPP are outlined below

*Objective (a) to establish the maximum height of buildings,*

A variation of the building height is submitted in accordance with the allowances under Clause 4.6. The objective is upheld and the proposal does not remove a building height standard for the site. Therefore, the proposal is not inconsistent with Objective (a).

*Objective (b) to minimise visual impact and protect the amenity of adjoining development and land in terms of solar access to buildings and open space,*

The site has an area of 816m<sup>2</sup> and the proposal for a single storey detached dwelling with a combined average side setback of 4.5 metres and a maximum floor space ratio of 0.32:1

The combined design requirements of single storey dwellings, setbacks, floor space ratio and hipped and/or gabled roofs ensures there will be no significant overshadowing on adjoining properties.

These design requirements ensure large areas of private open space will be preserved and visual impact is negligible. The proposed variation therefore meets Objective (b).

*Objective (c) to facilitate higher density development in and around commercial centres and major transport routes.*

The site is identified as part of the R2 zone and therefore, Objective (c) is not relevant to the site.

**Test 2: the underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary**

The proposed variation does not rely on this test.

**Test 3: The underlying object or purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable**

The underlying objective of the built form of dwellings within the Catherine Park Estate and surrounding Catherine Park House is to provide single storey homes on large allotments with greater separation between dwellings and simple hipped and/or gabled roofs with a pitch over 22.50. The design intention for these homes is to have 'stately' houses that respect the heritage values of Catherine Park House.

If compliance was required, it will not enable the underlying objective be defeated or thwarted as the 5 metre building height limit does not allow for the range of dwelling designs as was intended in the DCP and Heritage Exemption Guidelines.

Accordingly, compliance with the 5 metre maximum building height standard is considered unreasonable.

**Test 4: The development standard has been virtually abandoned or destroyed by the council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable**

The proposed variation does not rely on this test.

**Test 5: The compliance with development standard is unreasonable or inappropriate due to existing use of land and current environmental character of the particular parcel of land. That is, the particular parcel of land should not have been included in the zone**

Compliance with the 5 metre maximum building height development standard is unreasonable and detrimental to the current environmental character of the site and surrounds.



During the Precinct Planning for the Catherine Field Part Precinct prior to the zoning and development standards being adopted for the site, the intended outcome for the residential land surrounding Catherine Park House was to have single storey dwellings with simple hipped roof forms on large residential allotments. Hence minimum lot sizes of 500m<sup>2</sup> and 700m<sup>2</sup> were imposed and specific development controls were included in the Camden Growth Centre Precincts DCP to ensure this development outcome was realised.

The heritage object was to ensure the housing surrounding Catherine Park House was subservient to the heritage item and have roof forms that are not detrimental to the heritage significance and character of the House.

**11. How would strict compliance hinder the attainment of the objects specified in Section 5(a)(i) and (ii) of the Act.**

The objectives set down in Section 5(a)(i) and (ii) are as follows: "

- (a) to encourage
  - (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural area, forest, mineral, 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..."

Compliance with the Policy would not hinder the attainment of the objectives of section 5(a)(i) and (ii) of the Act, which are to encourage development that promotes the social and economic welfare of the community and a better environment, and to promote and coordinate orderly and economic use and development of land. Strict compliance with the development standard would not result in any discernible benefits to the community given that no material disadvantage arises and no hindrance to the development potential of adjoining sites results.

**12. Is the development standard a performance based control?**

No a numerical control

**13. Would strict compliance with the standard, in your particular case, would be unreasonable or unnecessary? Why?**

Compliance with the 5 metre maximum building height control is unreasonable and detrimental to the current environmental character of the site and surrounds.

The controls that set a minimum roof pitch of 22.50 is to ensure better house design. The proportion of the roof form especially in the single storey setting is balanced with the rest of the dwelling and the building mass presents a strong residential character to the street, the use of increased roof pitch which improved the overall streetscape character.

As the site comprises rows of residential lots, the compounding effect of several dwellings with roof forms that satisfy the 5 metre height limit will be detrimental to the streetscape and exhibit an undesirable residential character.

An unattractive streetscape will also be detrimental to the heritage significance of Catherine Park House and diminish the heritage values of a State listed heritage item.

This is also an outcome that the planning and heritage objectives and provisions are intending to prevent. Accordingly, the improved design quality and compliance with the heritage and planning design provisions provide strong grounds to support the variation.

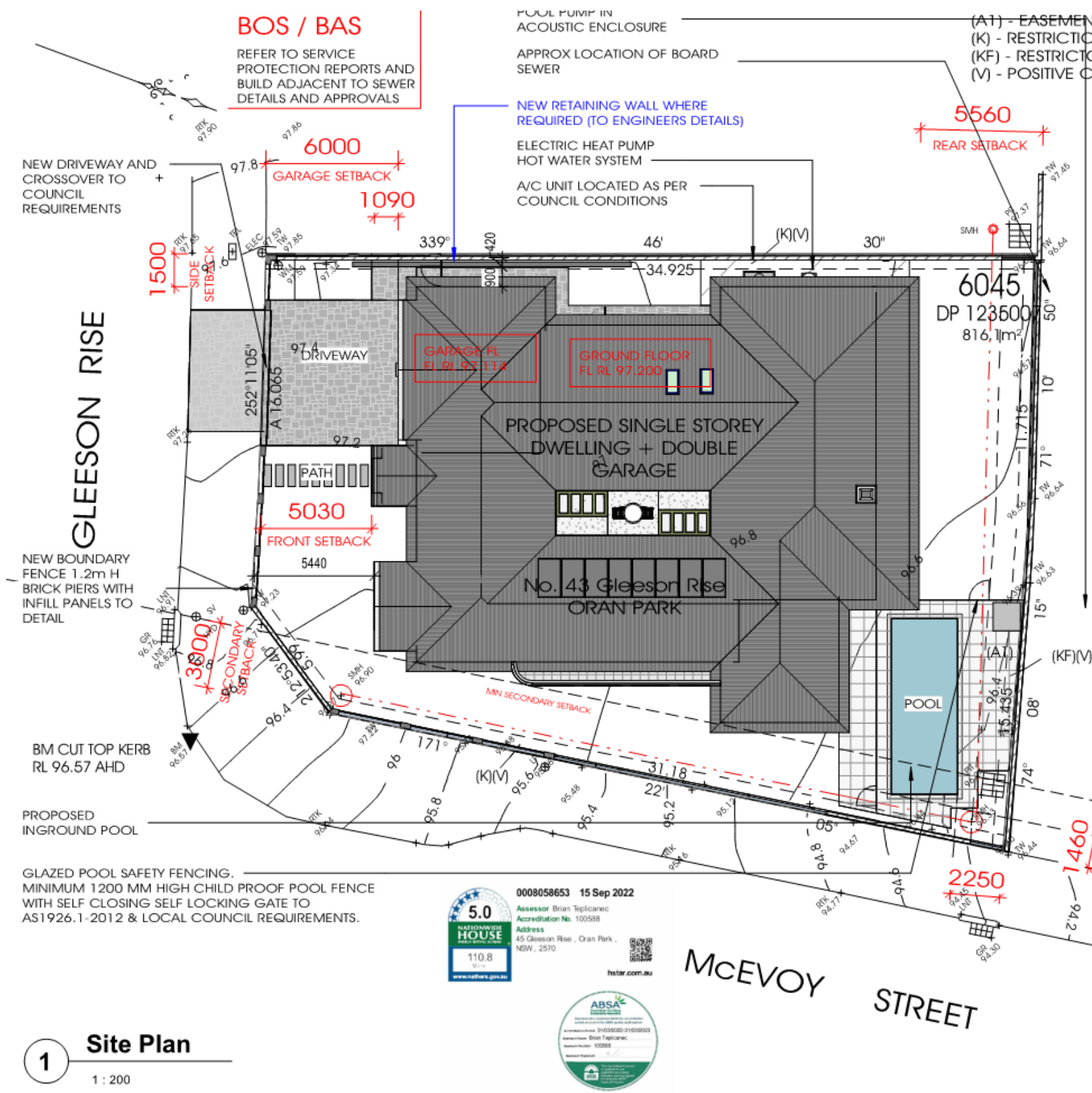
It must be noted the non-compliance is only for a small portion of the roof which is towards the rear of the site.

**14. Are there sufficient environmental planning grounds to justify contravening the development standard? Give details.**

There are sufficient environmental planning grounds to justify variation to the maximum building height including achieving an improved building design, no significant impacts on views and vistas from Catherine Park House, preserving a transition in development between the House and standard residential development, and having no significant impact.

CLPP01

Attachment 5



**SITE INFORMATION**  
**ADDRESS:** 45 Gleeson Rise (Lot 6045), Catherine Park Estate, Oran Park  
**LOT/DP:** 204/-/DP1235003  
**COUNCIL:** Camden  
**HEIGHT LIMIT:** 5m (Variations possible when including attic rooms with dormer windows, and no impact on the views and vistas to and from Catherine Park House and grounds.)  
**SITE AREA:** 816.2 m<sup>2</sup>  
**MAX SITE COVERAGE:** 408.1 m<sup>2</sup> (50%)  
**PROPOSED SITE COVERAGE:** 323.6 m<sup>2</sup> (39.6%)  
**ZONE:** R2  
**BUSHFIRE:** No  
**FLOOD:** Yes  
**SOIL CLASSIFICATION:** H1  
**ENVIRONMENTAL :** Yes  
**HERITAGE**  
**MINIMUM GFA:** 220 m<sup>2</sup> (Can be reduced by 40 m<sup>2</sup> based on architectural merit)  
**PROPOSED GFA:** 254.45m<sup>2</sup>  
**PRIMARY FRONT SETBACK:**  
 Min: 5 m  
 Proposed: 5.03 m  
**SECONDARY FRONT SETBACK:**  
 Min: 3 m  
 Proposed: 3 m  
**FRONT GARAGE SETBACK:**  
 Min: 6 m  
 Proposed: 6 m and 1m behind building line  
**SIDE SETBACK: Required Min:** 0.9 m (total 4m across both sides)  
 Proposed: 1.5 m and 3 m (total 4.5 m)  
**REAR SETBACK: Required Minimum:** 5 m  
 Proposed: 5.56 m  
**LANDSCAPE: DCP CONTROL**  
 Overall Landscape Control  
**Required min landscaped area:** 244 m<sup>2</sup> (30%)  
**Proposed landscaped area:** 257 m<sup>2</sup> (31.5%)  
 Front Setback Landscape control - Maximum 50 % Paved  
**Required min landscaped area:** 63.9 m<sup>2</sup> (50%)  
**Proposed landscaped area:** 66.96 m<sup>2</sup> (53.3%)  
**ARTICULATION:** Max 9 m length straight wall, Min 2.5 m wall  
**STYLE:** Contemporary (ie not replicate historic style)  
 Including three of the following:  
 • front doors with side lights;  
 • contemporary window treatments including aluminium or timber frames in neutral colours;  
 • bay Windows (rectangular only);  
 • entry portico; and  
 • recessed garage doors setback behind the primary facade.  
 Windows dominant vertical style.  
 Roof Pitch - between 22.5-35 degrees.  
 Min Eave overhang 450 mm.  
 Garage Door Max 50% of dwelling width.  
 Driveways Max Width 6m.  
 Front fencing - Max 1.2 m and 50% transparent  
**CORNER SITE:**  
 • Minimum of one major opening secondary street.  
 • Dormer windows permissible if there is no impact on views and vistas to and from Catherine House.  
**NBN:** House will be smart wired in accordance with the standards outlined by the NBN network.



- KEY:**
- EXISTING TREE TO BE RETAINED
  - EXISTING TREE TO BE REMOVED
  - RETAINING WALLS
  - SEDIMENT FENCE REFER DETAIL
  - DWELLING FOOTPRINT

**NBN:**  
 House will be smart wired in accordance with the standards outlined by the NBN network.

**SITE CALCULATIONS**

To All customers - calculate your own site coverage	
SITE AREA = 816.1 m <sup>2</sup>	
GROUND FLOOR LIVING	254.45 275.17 m <sup>2</sup>
GARAGE	48.09 m <sup>2</sup>
FRONT PORCH	5.6 m <sup>2</sup>
SIDE PORCH	10.05 m <sup>2</sup>
REAR PATIO	21.33 m <sup>2</sup>
COURTYARD	13.9 m <sup>2</sup>
ALFRESCO	27.69 m <sup>2</sup>
POOL AND PAVED SURROUND	75.3 m <sup>2</sup>
<b>SUB TOTAL</b>	<b>254.45 477.13 m<sup>2</sup></b>
CONDITIONED FLOOR AREA	231.1428 m <sup>2</sup>
UNCONDITIONED FLOOR AREA	16.2 m <sup>2</sup>
ROOF AREA	457.8 m <sup>2</sup>
LANDSCAPED AREA - 1	58.26 m <sup>2</sup>
LANDSCAPED AREA - 2	6.78 m <sup>2</sup>
LANDSCAPED AREA - 3	72.64 m <sup>2</sup>
LANDSCAPED AREA - 4	119.3 m <sup>2</sup>
<b>SITE AREA</b>	<b>816.1 m<sup>2</sup></b>
DRIVEWAY	39.1 m <sup>2</sup>
SIDE PATHS	13.23 m <sup>2</sup>
IMPERVIOUS AREA	197.8 m <sup>2</sup> OR 24.2 %
PERVIOUS AREA	618.3 m <sup>2</sup> OR 75.8 %
SITE COVERAGE - MAX 50%	323.3 m <sup>2</sup> OR 39.6 %
GROSS FLOOR AREA - FSR	254.45 m <sup>2</sup> OR 0.3118 :1
LANDSCAPED AREA - MIN 30%	257.0 m <sup>2</sup> OR 31.5 %
POS	242 m <sup>2</sup>

**1 Site Plan**  
 1 : 200

**NS** Building Design & Drafting Services Pty Ltd | ABN: 82 647 705 753 | ACN: 647 705 753 | M: 0414 014 920 | E: nkos@nbuildingdesign.com.au | 69 Conantbury Grove, Bexley Nth 2207 | www.nbuildingdesign.com.au

**TRUE NORTH**

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 \* ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHER WISE.  
 \* THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ENGINEER'S DETAILS, IF APPLICABLE.  
 \* FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING.  
 \* BUILDER TO VERIFY ALL DIMENSIONS ON SITE.

**REVISION SCHEDULE**

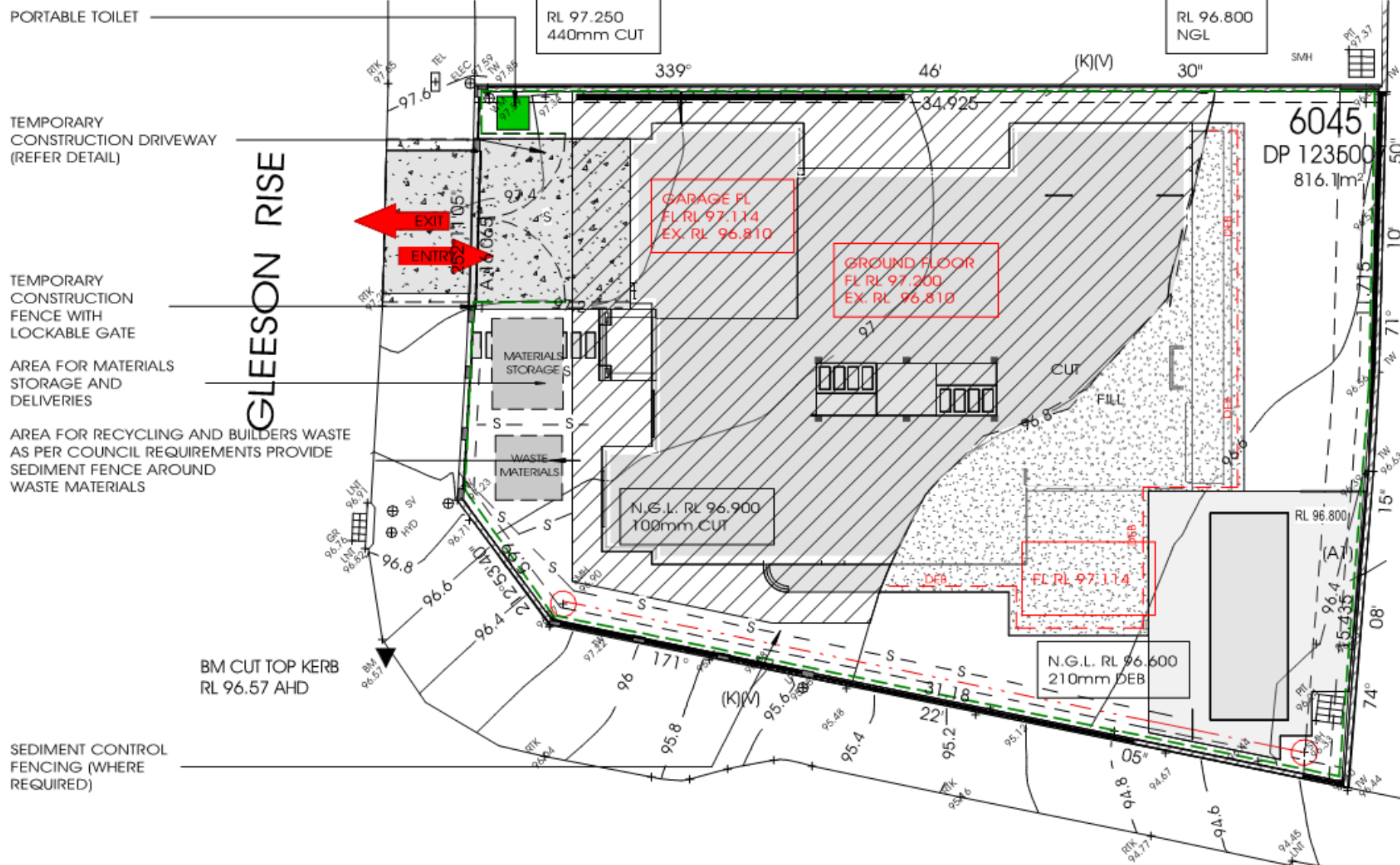
REV	DESCRIPTION	REV DATE
C	Third Plan	30.08.22
D	Estate Approval Plans	13.09.22
E	Estate Approval Plans Rev 2	05.10.22
G	Address Council Letter 13.12.22	30.12.22

**TITLE**

SCALE	1 : 200@ A3	DWG
<b>DRAWN</b>	NS	1.10
<b>DESIGNED</b>	NS	
<b>CHECKED</b>	NS	REV #
<b>PLOT DATE</b>	13.09.22	
<b>PROJECT #</b>	45Gleeson	G



NOTE:  
PROVIDE TEMPORARY CONSTRUCTION FENCING INCLUDING A GATE TO FRONT AND SIDE BOUNDARY DURING WORKS



**EROSION CONTROLS**  
**EARTHWORKS**  
 \*EARTHWORKS TO BE KEPT TO A MINIMUM, AND SHOULD ONLY BE COMMENCED IMMEDIATELY PRIOR TO BUILDING.  
 \*MAINTAIN AS MUCH SOIL COVERAGE AS POSSIBLE WITH THE USE OF GRASS, LEAF LITTER AND MULCH (ONLY ON GARDEN BEDS), GRAVEL OR EROSION CONTROL BLANKET (ECB) OR MATTING.  
 \*VEGETATION LOCATED DOWN-SLOPE OF THE WORK SITE ASSISTS IN FILTERING OUT SEDIMENT. WHERE PRACTICABLE, MAINTAIN KERB VEGETATION IN A HEALTHY STATE DURING THE BUILDING PROCESS.

**STOCKPILES**  
 \*STOCKPILES AND BUILDING MATERIALS SHOULD NOT BE STORED ON THE FOOTPATH OR WITHIN THE ROAD RESERVE, UNLESS PERMISSION OBTAINED FROM LOCAL COUNCIL.  
 \*MINIMISE STOCKPILE LOSSES WITH THE USE OF COVERS. ALL STOCKPILES AND BUILDING MATERIALS SHOULD BE LOCATED WITHIN THE SEDIMENT CONTROL ZONE, FOR EXAMPLE BEHIND A SEDIMENT FENCE.  
 \*STOCKPILES NOT TO BE LOCATED WITHIN AN OVERLAND FLOW PATH.

**SEDIMENT CONTROLS**  
**STABILISED ENTRY / EXIT POINT**  
 \*MANAGE ENTRY/EXIT POINT (RUMBLE PAD) SO THAT SEDIMENT IS NOT TRACKED OFF THE SITE.  
 \*RESTRICT SITE ACCESS TO ONE STABILISED LOCATION.  
 RECOMMENDED CONSTRUCTION METHOD FOR STABILISING ACCESS POINTS IS A 150-200 MM DEEP PAD OF MINIMUM 40 MM CRUSHED ROCK. THE PAD SHOULD BE AT LEAST 2 METRES WIDE AND EXTEND FROM THE KERB TO THE BUILDING SLAB.  
 \*WHERE THE ENTRY/EXIT PAD SLOPES TOWARDS THE ROAD, A 200 MM HIGH BUND (HUMP) SHOULD BE INSTALLED ACROSS THE PAD TO DEFLECT STORMWATER RUN-OFF TO THE SIDE WHERE IT CAN BE FILTERED BY A SEDIMENT FENCE.

NOTE: THE LOCATION OF THE PERMANENT DRIVEWAY MAY NOT BE AN APPROPRIATE LOCATION FOR THE CONSTRUCTION ENTRANCE.

**SEDIMENT BARRIERS AND FENCES**  
 \*INSTALL GEOTEXTILE SEDIMENT BARRIERS AND FENCES ALONG THE LOWER SIDE OF THE SOIL DISTURBANCE. (WRETIED TO STEEL POSTS).  
 \*THE SUPPORT POSTS ARE SPACED NO GREATER THAN 2 METRES APART AND THE SEDIMENT FENCE BURIED TO A DEPTH OF 200 MM.  
 \*SEDIMENT BARRIERS NOT BE LOCATED OUTSIDE PROPERTY BOUNDARIES WITHOUT COUNCIL APPROVAL.  
 \*SEDIMENT BARRIERS ONLY PLACED ON THE ROAD AS A LAST RESORT.  
 \*HAY BALES COULD BE USED TO RESTRICT THE FLOW OF SEDIMENT-LADEN WATER.

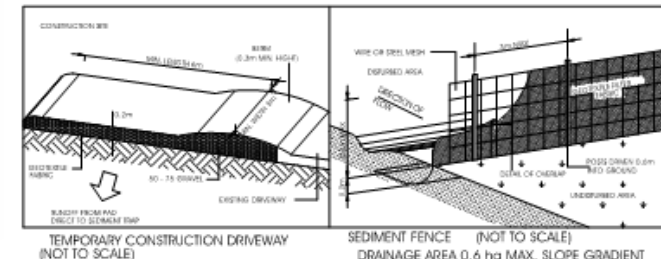
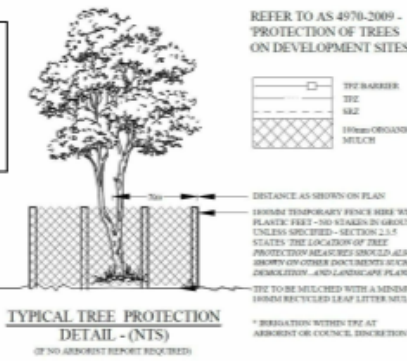
**MAINTENANCE OF CONTROL MEASURES**  
 ALL EROSION, SEDIMENT AND DRAINAGE CONTROL MEASURES NEED TO BE REGULARLY CHECKED AND MAINTAINED IN GOOD WORKING ORDER. BEST PRACTICE INCLUDES ANTICIPATION OF POTENTIAL RISKS AND BEING PREPARED FOR ABNORMAL CIRCUMSTANCES AND EMERGENCIES. THESE MEASURES INCLUDE:

- \*STOCKPILE EXTRA SEDIMENT FENCE FABRIC AND POSTS ONSITE TO FACILITATE EMERGENCY REPAIRS.
- \*REAPPLY CRUSHED ROCK TO THE ENTRY/EXIT PAD (RUMBLE PAD) IF EXCESSIVE SEDIMENT BUILD-UP OCCURS.
- \*REPAIR ERODED DRAINAGE CHANNELS WITH ROCK, TURF OR EROSION CONTROL BLANKETS OR MATTING.
- \*ENSURE BUILT-UP SEDIMENT IS REMOVED AT REGULAR INTERVALS FROM SEDIMENT BARRIERS.
- \*CHECK DAILY AND REPLACE BARRIERS DAILY IF THEY ARE RIPPED, DAMAGED OR NO LONGER ANCHORED.

**KEY:**

- SEDIMENT CONTROL LINE — S — S — S —
- CUT / FILL LINE — — — — —
- DEB - DROP EDGE BEAM - - - - -
- CUT AREA (diagonal hatching)
- FILL AREA (stippled)

**NOTES:**  
 \* ALL CONSTRUCTION WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA 2019, VOLUME 2 (AMENDMENT 1).



**1 Construction Site Management Plan**  
 1 : 200

<p>NS Building Design &amp; Drafting Services Pty Ltd   ABN. 82 647 705 753   ACN. 647 705 753   M. 0414 014 920   E. niko@nsbuildingdesign.com.au   69 Conantbury Grove, Bexley Nth 2207   www.nsbuildingdesign.com.au  </p>	<p><b>TRUE NORTH</b></p>	<p><b>NOTES</b></p> <ul style="list-style-type: none"> <li>* COPYRIGHT RESERVED. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.</li> <li>* ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.</li> <li>* THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ENGINEER'S DETAILS, IF APPLICABLE.</li> <li>* FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING.</li> <li>* BUILDER TO VERIFY ALL DIMENSIONS ON SITE.</li> </ul>	<p><b>REVISION SCHEDULE</b></p> <table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>REV DATE</th> <th>TITLE</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>Third Plan</td> <td>30.08.22</td> <td>Construction Site Management</td> </tr> <tr> <td>D</td> <td>Estate Approval Plans</td> <td>13.09.22</td> <td>Prop Single Storey Dwelling</td> </tr> <tr> <td>E</td> <td>Estate Approval Plans Rev 2</td> <td>05.10.22</td> <td>Osas &amp; Helena Ugiagbe</td> </tr> <tr> <td>G</td> <td>Address Council Letter 13.12.22</td> <td>30.12.22</td> <td>No.45 Gleeson Rise ORAN PARK</td> </tr> </tbody> </table>			REV	DESCRIPTION	REV DATE	TITLE	C	Third Plan	30.08.22	Construction Site Management	D	Estate Approval Plans	13.09.22	Prop Single Storey Dwelling	E	Estate Approval Plans Rev 2	05.10.22	Osas & Helena Ugiagbe	G	Address Council Letter 13.12.22	30.12.22	No.45 Gleeson Rise ORAN PARK	<p><b>SCALE</b></p> <p>1 : 200@ A3</p>	<p><b>DWG</b></p> <p>1.30</p>
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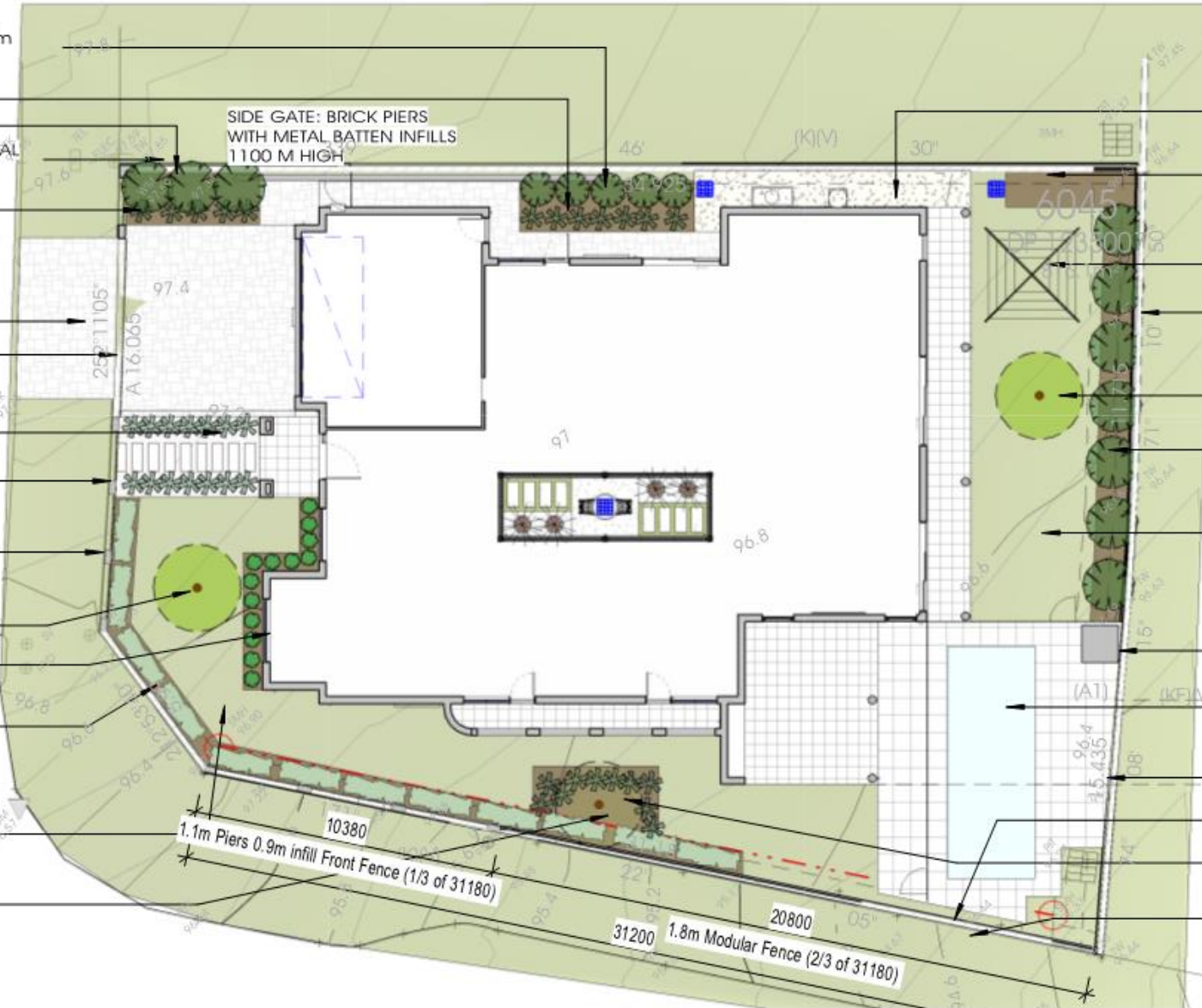


Driveway - Cobblestone Ecooutdoor Endacott

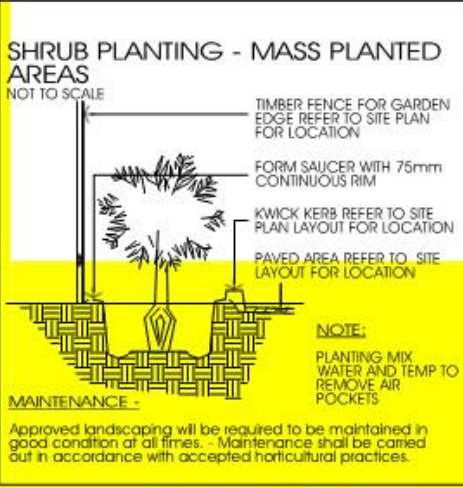
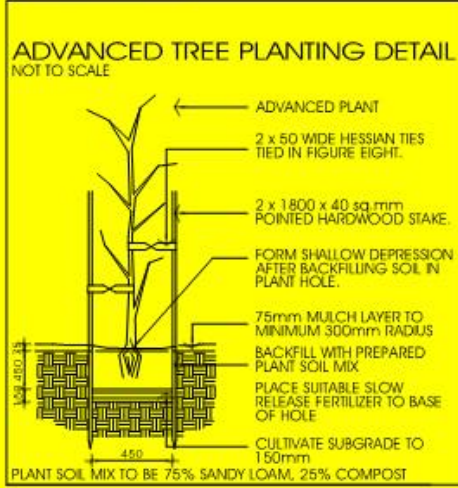
# 1 Concept Landscape Plan

1 : 200

- SCREEN HEDGE TO A HEIGHT OF 1.8m 5 X WF
- SELECTED GROUNDCOVERS TO A HEIGHT OF 500MM 5 X NW
- 3 x ASM
- 1100MM HIGH BRICK PIERS WITH METAL BATTEN INFILLS (TYP) 900MM HIGH
- SELECTED GROUNDCOVERS TO A HEIGHT OF 500MM 5 X NV
- COBBLESTONE ECOOUTDOOR ENDACOTT DRIVEWAY AND CROSSOVER TO COUNCIL REQUIREMENTS
- ELECTRIC SLIDING GATE WITH METAL BATTENS 0.9 M HIGH 5.5 M WIDE
- PEBBLE AND STEPPING STONE PATH TO ENTRY
- SELECTED GROUNDCOVERS TO A HEIGHT OF 500MM 15 X NV
- NEW BOUNDARY FENCE 1.1m H BRICK PIERS WITH 900mm H INFILL PANELS TO DETAIL
- 1 X CE - Chinese Elm (*Ulmus parvifolia*) ADVANCED TREE
- 12 X GF
- SCREEN HEDGE TO A HEIGHT OF 1.2m 30 X MP
- NEW LAWN AREA
- 1 X SP ADVANCED TREE



- PEBBLE PATH
- VEGETABLE GARDEN
- SELECTED CLOTHES LINE
- COLORBOND 'WOODLAND GREY' BOUNDARY FENCE MIN 1.8M H
- 1 X English Oak (*Quercus robur*) ADVANCED TREE
- SCREEN HEDGE TO A HEIGHT OF 1.8m 7 X WF
- NEW LAWN AREA
- POOL PUMP IN ACOUSTIC ENCLOSURE
- INGROUND POOL WITH TILED SURROUND
- 1.8M MODULAR FENCE
- 1.8M MODULAR FENCE
- SELECTED GROUNDCOVERS TO A HEIGHT OF 500MM
- 10 X MC
- PROVIDE A GREEN WALL TO THE SECONDARY FENCING
- Star Jasmine (*Trachelospermum jasminoides*) Trellis set up for the star jasmine to grow around the wire.



PLANTING SCHEDULE					
Code	Latin Name (Common Name - Mature Height)	Qty	Size	Stake	
Trees					
CE	Chinese Elm ( <i>Ulmus parvifolia</i> ) - 1.2m	1	45 litre	yes	
SP	English Oak ( <i>Quercus robur</i> ) - 1.2m	1	45 litre	yes	
ASM	Acmena smithii minor (Lily Pilly) - 3m	3	200mm		
Shrubs					
MP	Murraya Paniculata (Orange Jasmine) - 3m	30	200mm		
GF	Gardenia augusta, Gardenia jasminoides Florida - 1m	12	200mm		
WF	Westringia fruticosa (Coastal Rosemary) - 1.5m	12	200mm		
Groundcovers					
MC	Scaevola alba ('Mauve Carpet' - Fan Flower) - 0.3m	20	150mm		
NV	Native Violet ( <i>Viola banksia</i> ) - 0.5m	20	150mm		
Green Wall					
SJ	Star Jasmine ( <i>Trachelospermum jasminoides</i> )	5	200mm		

LANDSCAPE SPECIFICATION	
<b>Site Preparation</b>	The site shall be left ready by the building contractor for final finishes. Weeds to be sprayed, and must be dead before being removed / disturbed.
<b>Other works</b>	For all driveway construction, boundary fences and drainage works. Refer to details by specified engineers and designers.
<b>Stepping stones</b>	Stepping stones to be selected by the client, generally 500 x 500 x 40mm or similar.
<b>Garden Edging</b>	All edging shall finish level with adjoining turf and/or garden areas. Its type and colour to be specified by client.
<b>Mulch</b>	Mulch to comply with AS 4454-2003: Composts. Soil conditioners and mulches. Spread evenly to a depth of 75mm, tapered at edges to finished level.
<b>Planting</b>	All plants must be true to type and free from disease, pests and in a vigorous well-developed condition without being root bound. Plants must be fertilised and watered at time of planting.
<b>Soil</b>	Topsoil to comply with AS4419-2003: Soils for Landscaping and Garden Use. Minimum soil depths: Garden beds 300mm Turf Areas 50mm
<b>Turfing</b>	Turf shall be cultivated KIKUUL couch or buffalo turf species, with an even thickness not less than 30mm. Turf to be obtained from an approved commercial grower, and shall be free from weeds. Lay turf along the land contours with staggered, close-butted joints and flush with adjacent finishes and fall evenly to drainage points. Water and fertilise thoroughly.
<b>Maintenance</b>	To ensure the establishment of the landscape works the maintenance period should be between 3 - 6 months. During the maintenance period, all landscaping should be watered, fertilised, weeded and mowed to allow best possible growth rates. Ensure mulched areas are spread evenly and are in a tidy condition, remove rubbish, prune and replace dead, damaged, stolen and/or falling plant material.

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**TRUE NORTH**

**NOTES**

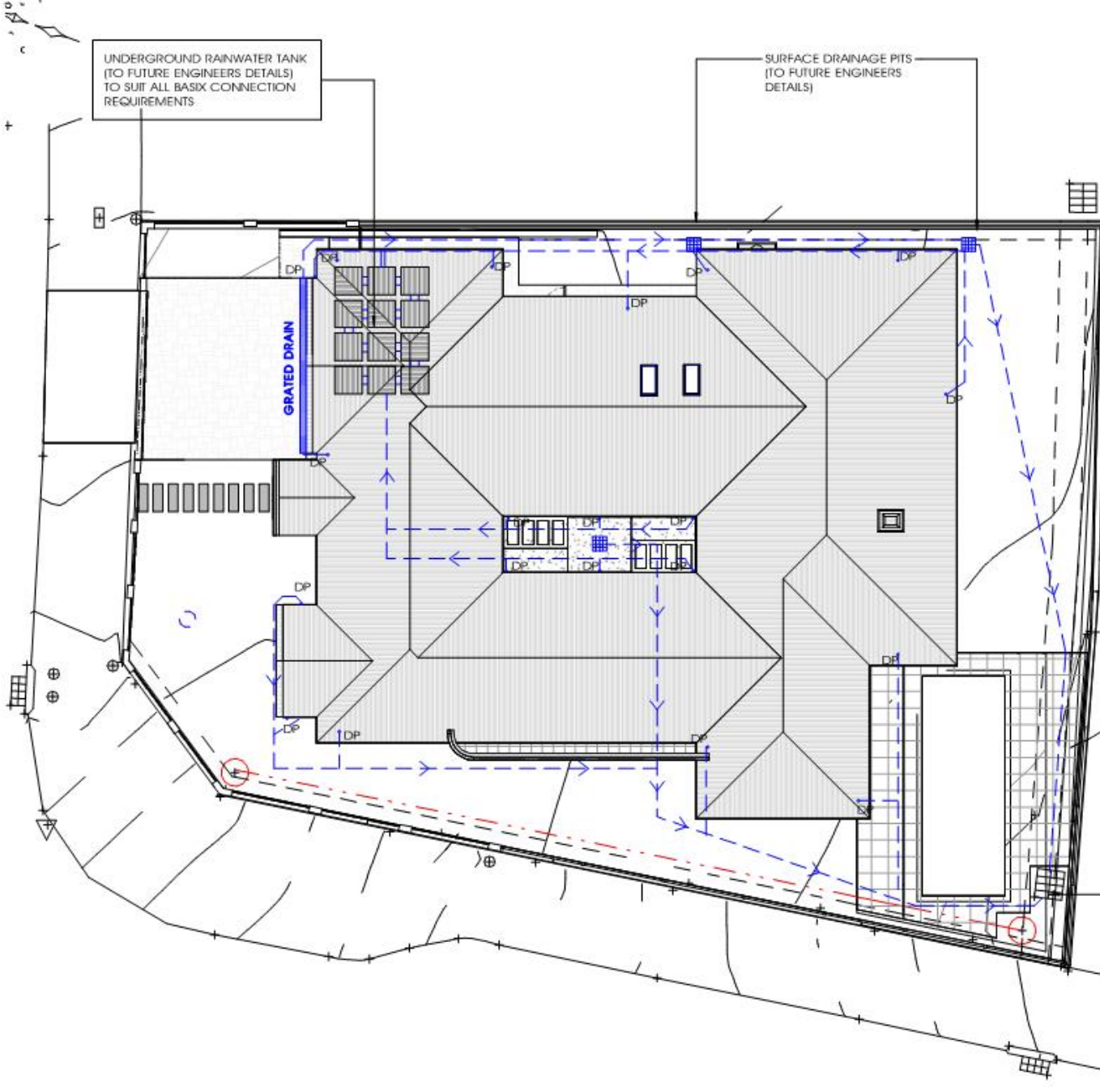
- \* COPYRIGHT RESERVED. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.
- \* ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHER WISE.
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REVISION SCHEDULE		
REV	DESCRIPTION	REV DATE
C	Third Plan	30.08.22
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G	Address Council Letter 13.12.22	30.12.22

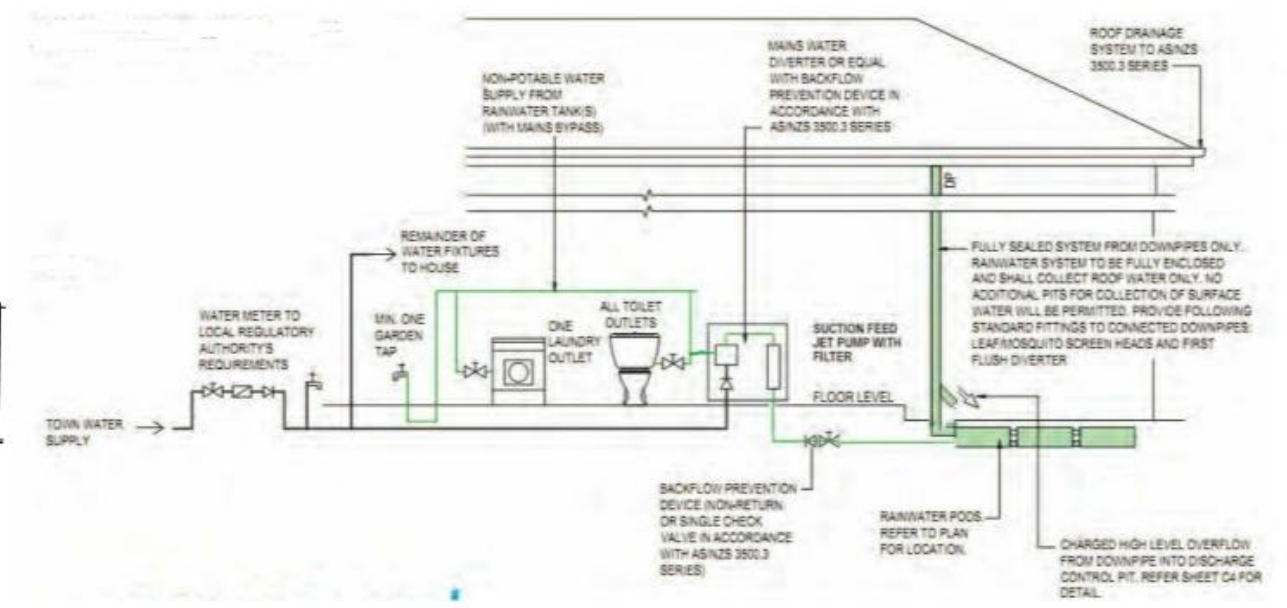
TITLE	
Concept Landscape Plan	
<b>PROJECT DETAILS</b>	
Prop Single Storey Dwelling	
Osas & Helena Ugiagbe	
No.45 Gleeson Rise ORAN PARK	

SCALE	1 : 200@ A3	DWG
<b>DRAWN</b>	NS	1.40
<b>DESIGNED</b>	NS	
<b>CHECKED</b>	NS	<b>REV #</b>
<b>PLOT DATE</b>	13.09.22	G
<b>PROJECT #</b>	45Gleeson	

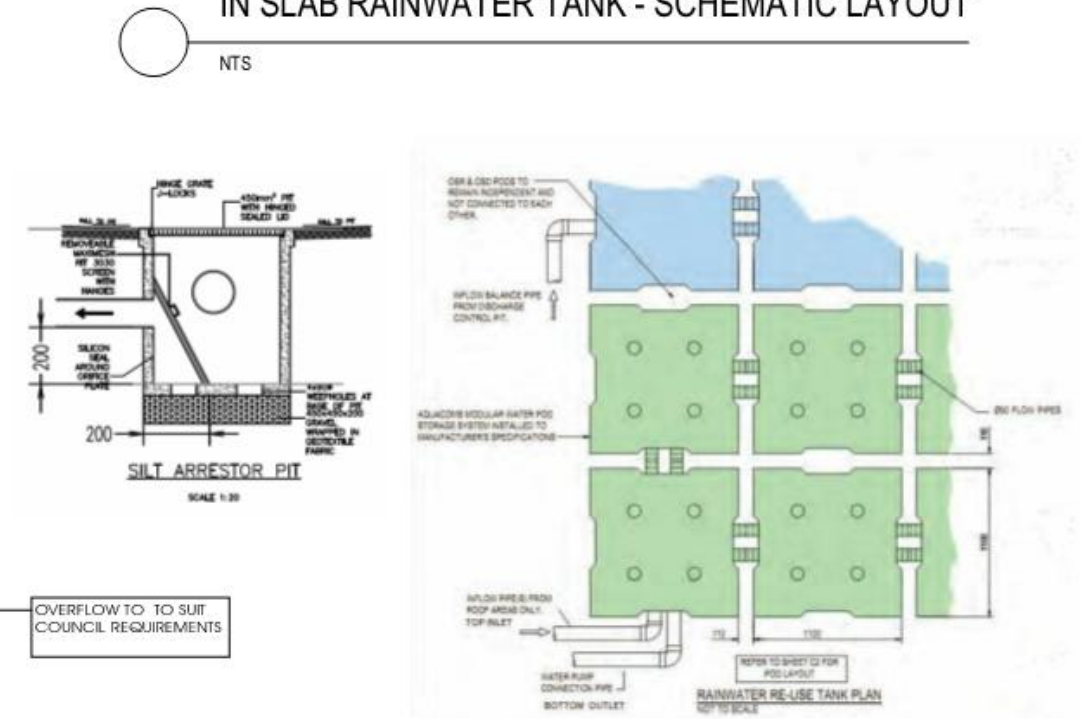




**1 Concept Drainage Plan**  
1 : 200



**IN SLAB RAINWATER TANK - SCHEMATIC LAYOUT**

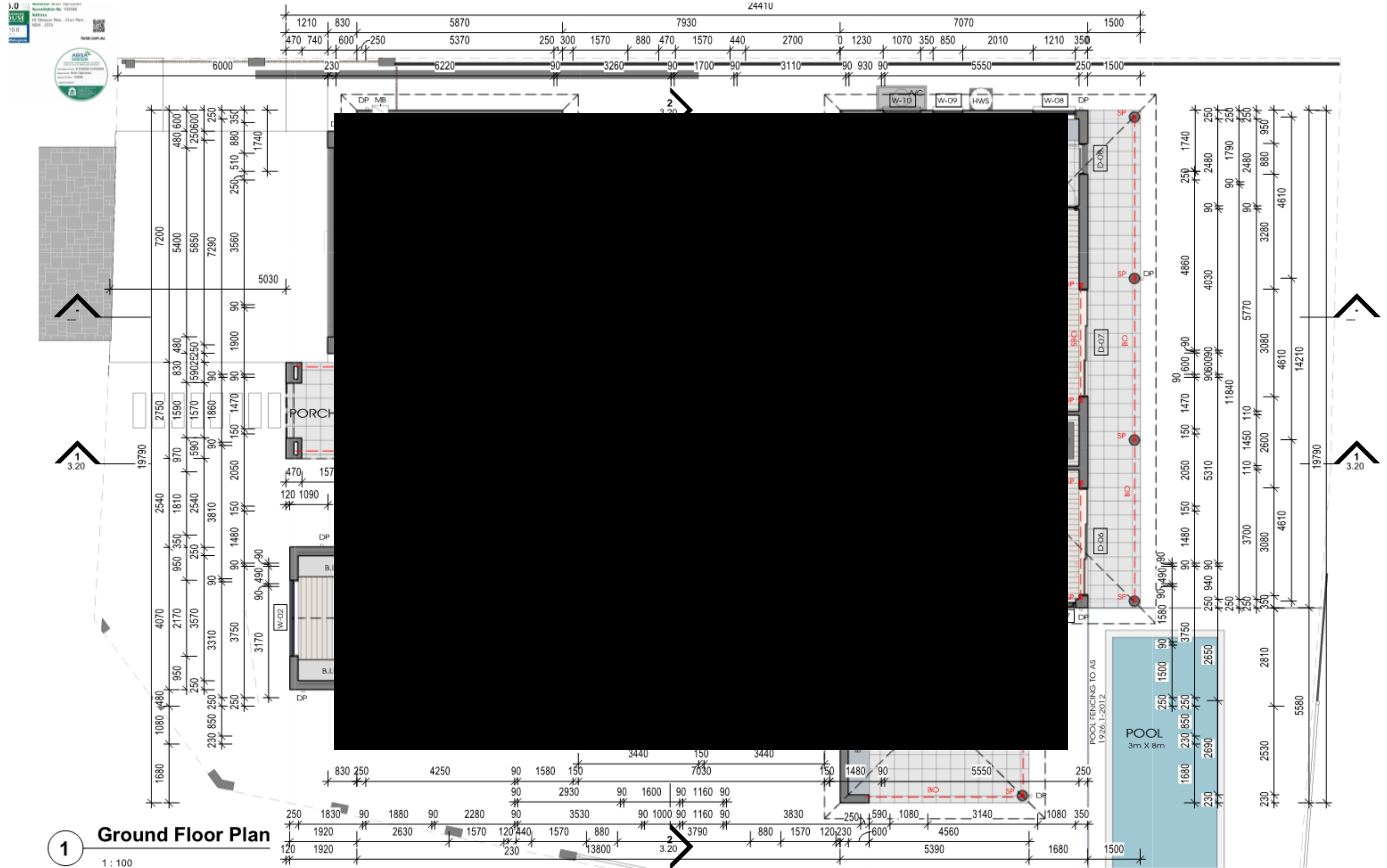


**RAINWATER RE-USE TANK PLAN**

Attachments for the Camden Local Planning Panel Meeting held on 7 February 2023 - Page 55

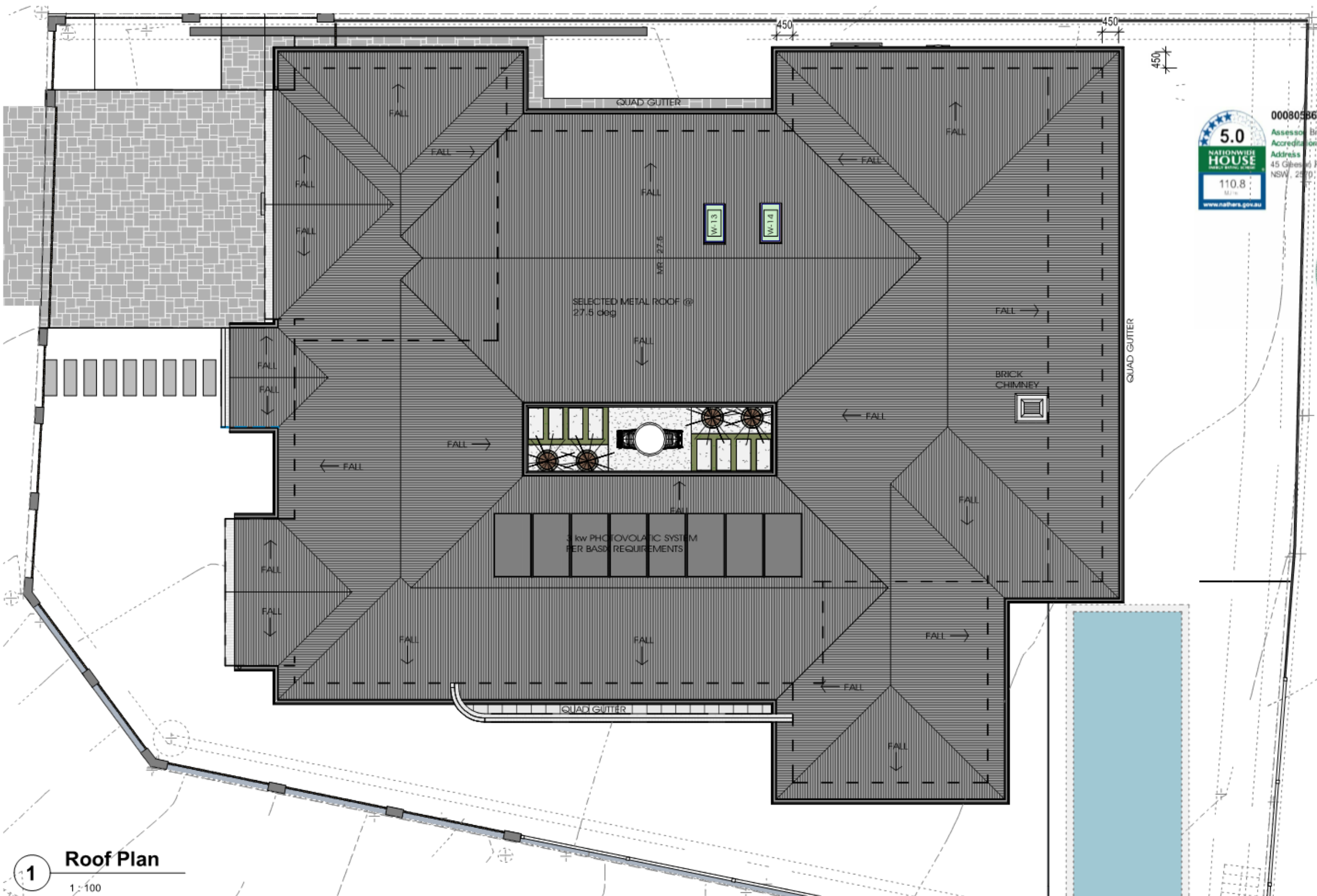
<p>NS Building Design &amp; Drafting Services Pty Ltd   ABN: 82 647 705 753   ACN: 647 705 753   M: 0414 014 920   E: niko@nsbuildingdesign.com.au   69 Conarbury Grove, Bexley Nth 2207   www.nsbuildingdesign.com.au</p>	<p><b>TRUE NORTH</b></p>	<p><b>NOTES</b></p> <ul style="list-style-type: none"> <li>* COPYRIGHT RESERVED. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.</li> <li>* ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.</li> <li>* THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ENGINEER'S DETAILS, IF APPLICABLE.</li> <li>* FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING.</li> <li>* BUILDER TO VERIFY ALL DIMENSIONS ON SITE.</li> </ul>	<p><b>REVISION SCHEDULE</b></p> <table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>REV DATE</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>Third Plan</td> <td>30.08.22</td> </tr> <tr> <td>D</td> <td>Estate Approval Plans</td> <td>13.09.22</td> </tr> <tr> <td>E</td> <td>Estate Approval Plans Rev 2</td> <td>05.10.22</td> </tr> <tr> <td>G</td> <td>Address Council Letter 13.12.22</td> <td>30.12.22</td> </tr> </tbody> </table>		REV	DESCRIPTION	REV DATE	C	Third Plan	30.08.22	D	Estate Approval Plans	13.09.22	E	Estate Approval Plans Rev 2	05.10.22	G	Address Council Letter 13.12.22	30.12.22	<p><b>TITLE</b></p> <p>Concept Drainage Plan</p>	<p><b>SCALE</b></p> <p>1 : 200@ A3</p>	<p><b>DWG</b></p> <p>1.50</p>
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					<p><b>PLOT DATE</b></p> <p>13.09.22</p>																	
					<p><b>PROJECT #</b></p> <p>45Gleeson</p>																	





**1** Ground Floor Plan  
1 : 100

<p>NS Building Design &amp; Drafting Services Pty Ltd   ABN 82 647 705 753   ACN 647 705 753   M. 0414 014 920   E. niko@nsbuildingdesign.com.au   69 Cononbury Grove, Bealey Nth 2207   www.nsbuildingdesign.com.au</p>	<p><b>TRUE NORTH</b></p>	<p><b>NOTES</b></p> <ul style="list-style-type: none"> <li>* COPYRIGHT RESERVED. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.</li> <li>* ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHER WISE.</li> <li>* THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ENGINEER'S DETAILS, IF APPLICABLE.</li> <li>* FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING.</li> <li>* BUILDER TO VERIFY ALL DIMENSIONS ON SITE.</li> </ul>	<p><b>REVISION SCHEDULE</b></p> <table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>REV DATE</th> </tr> </thead> <tbody> <tr> <td>D</td> <td>Estate Approval Plans</td> <td>13.09.22</td> </tr> <tr> <td>E</td> <td>Estate Approval Plans Rev 2</td> <td>05.10.22</td> </tr> <tr> <td>F</td> <td>Dimensions / Window Schedule</td> <td>19.11.22</td> </tr> <tr> <td>G</td> <td>Address Council Letter 13.12.22</td> <td>30.12.22</td> </tr> </tbody> </table>			REV	DESCRIPTION	REV DATE	D	Estate Approval Plans	13.09.22	E	Estate Approval Plans Rev 2	05.10.22	F	Dimensions / Window Schedule	19.11.22	G	Address Council Letter 13.12.22	30.12.22	<p><b>TITLE</b></p> <p>Proposed Ground Floor Plan</p> <p><b>PROJECT DETAILS</b></p> <p>Prop Single Storey Dwelling Osas &amp; Helena Ugiagbe No.45 Gleeson Rise ORAN PARK</p>		<p><b>SCALE</b></p> <p>1 : 100@ A3</p>		<p><b>DWG</b></p> <p>2.10</p> <p><b>REV #</b></p> <p>G</p>
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			<p><b>DRAWN</b></p> <p>NS</p>		<p><b>DESIGNED</b></p> <p>NS</p>		<p><b>CHECKED</b></p> <p>NS</p>		<p><b>PLOT DATE</b></p> <p>13.09.22</p>		<p><b>PROJECT #</b></p> <p>45Gleeson</p>														



000808653 15 Sep 2022  
 Assessor Brian Tepicanec  
 Accreditation No. 100588  
 Address 45 Gleeson Rise, Oran Park, NSW, 2570  
 hstar.com.au



**1 Roof Plan**  
 1:100

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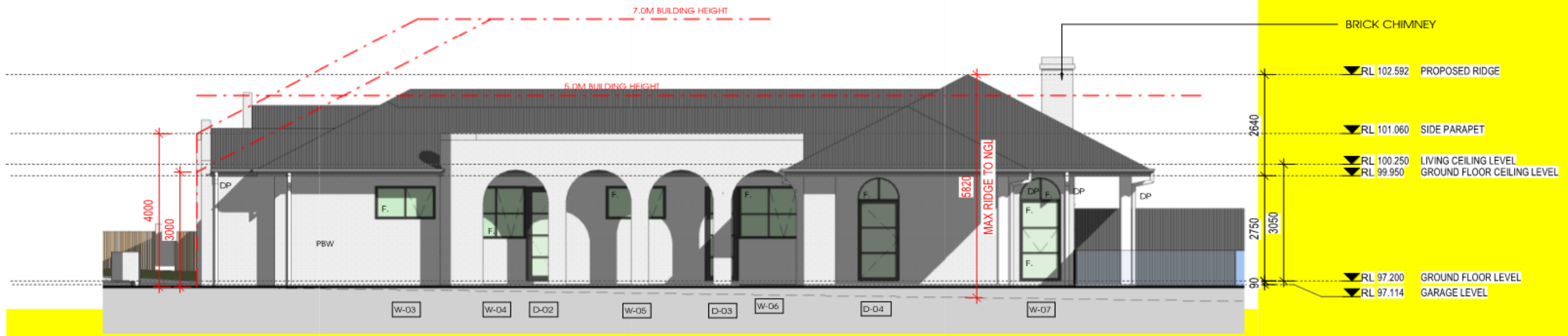
0008058653 15 Sep 2022  
 Assessor Brian Teplicanec  
 Accreditation No. 100588  
 Address  
 45 Gleeson Rise, Cran Park,  
 NSW, 2570



hstar.com.au



**1** South East Elevation - Front  
 1 : 100

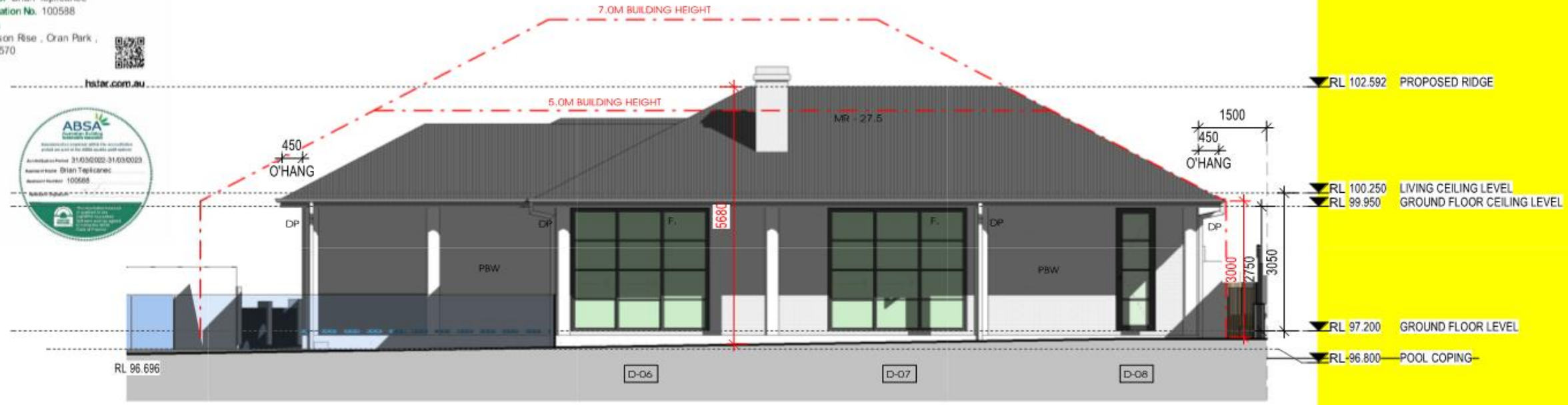


**2** North East Elevation - Side  
 1 : 100

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0008058653 15 Sep 2022  
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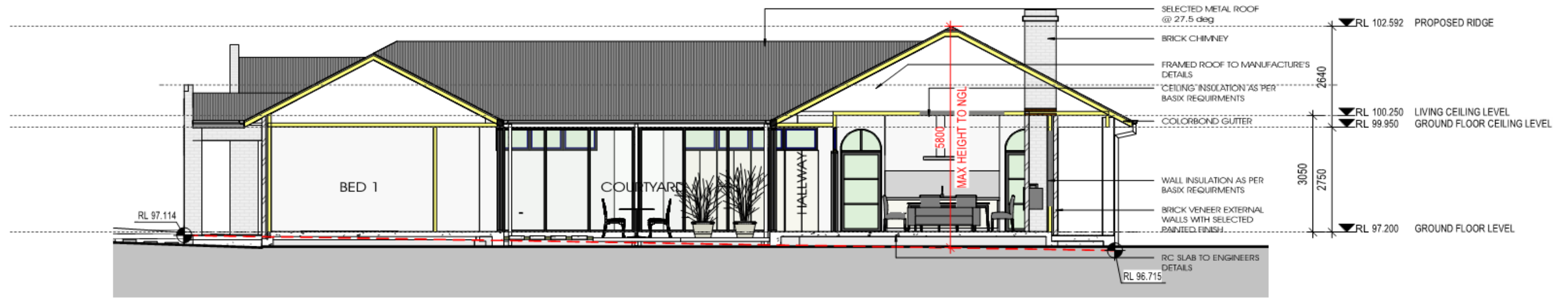


1 North West Elevation - Rear  
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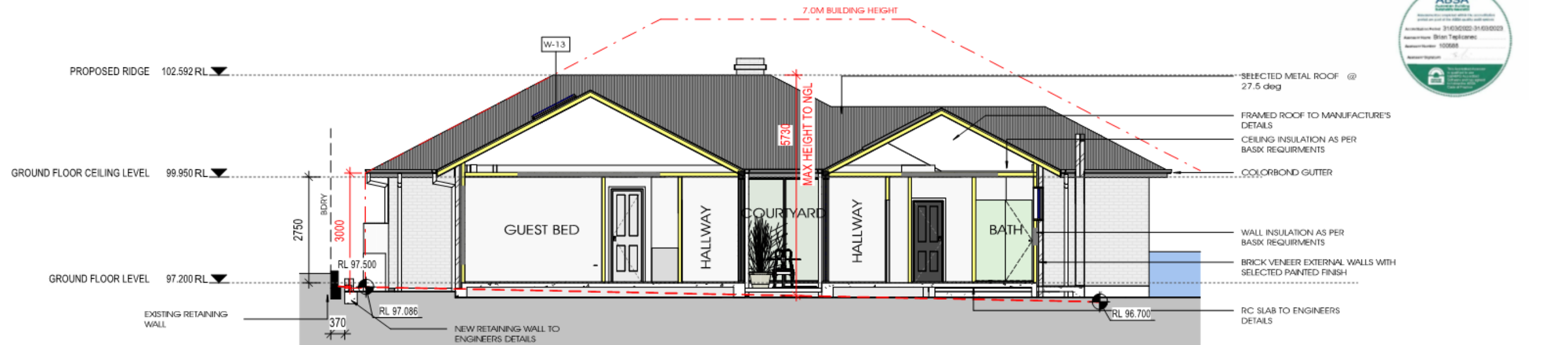
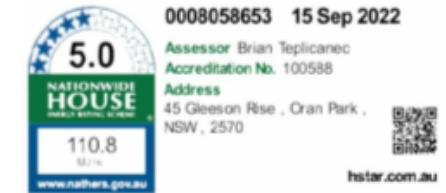


2 South West Elevation - Side  
 1 : 100

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**1 Section 1**  
1 : 100



**2 Section 2**  
1 : 100

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						G																





**3 Front Fence Elevation - Side**  
1 : 100


**1 Front Fence Elevation**  
1 : 100



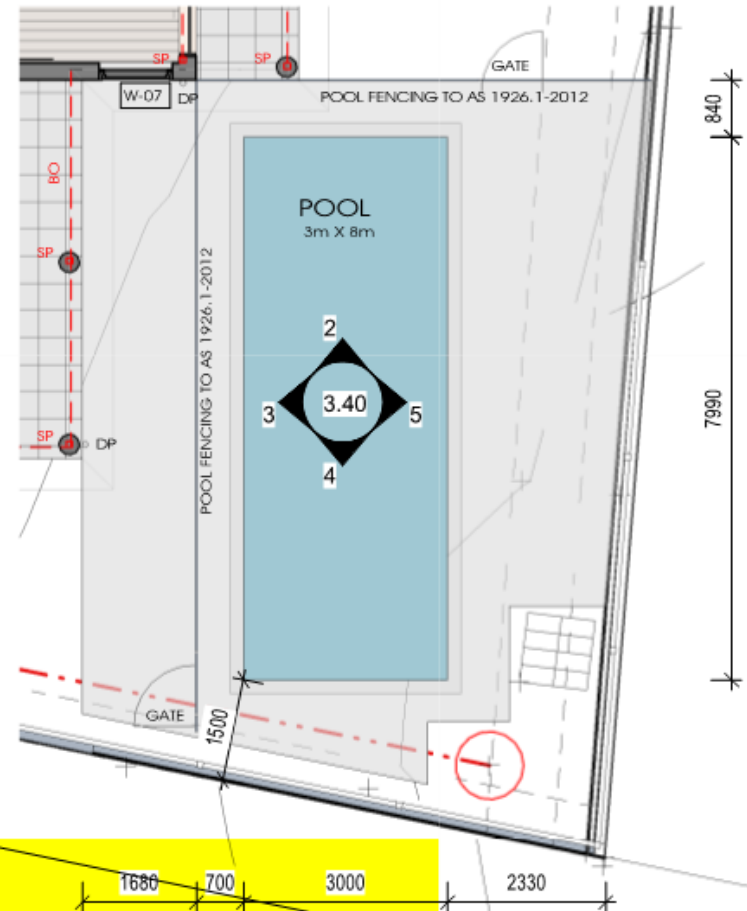
Fence - 1100 mm H  
White Brick Piers  
900 mm H battern infill panels



**2 Side Fence Elevation**  
1 : 100

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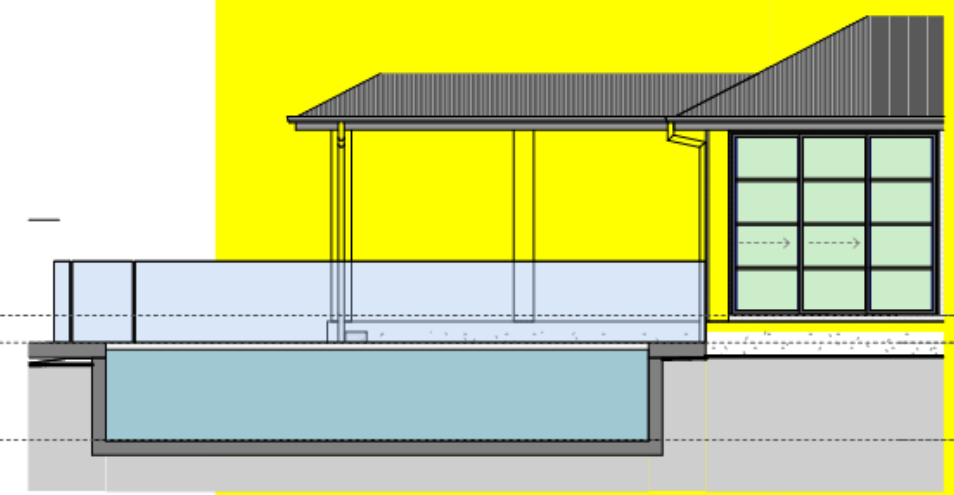


**1 Pool Plan**  
1 : 100

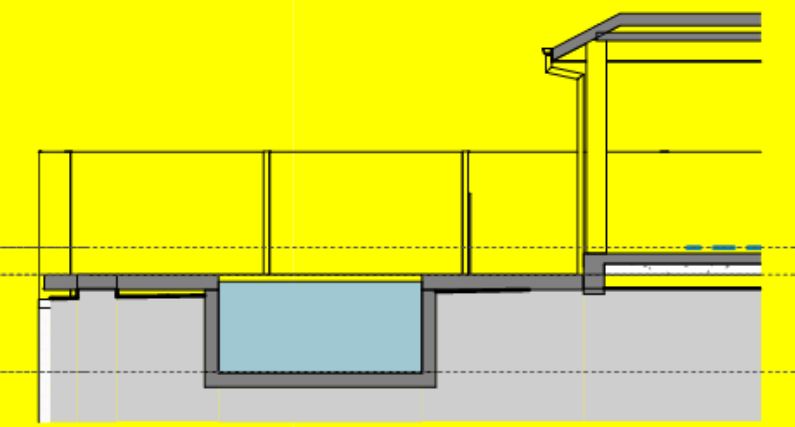
GROUND FLOOR LEVEL 97.200 RL  
 POOL COPING 96.800 RL  
 POOL BTM 95.364 RL

**2 Elevation 1**  
1 : 100

**5 Elevation 2**  
1 : 100



**3 Elevation 3**  
1 : 100



**4 Elevation 4**  
1 : 100

<p>NS Building Design &amp; Drafting Services Pty Ltd   ABN: 82 647 706 753                    ACN: 647 706 753   M: 0414 014 920   E: nkos@nbuildingdesign.com.au                    69 Conarbury Grove, Bealey Nth 2207   www.nbuildingdesign.com.au</p>	<p><b>TRUE NORTH</b></p>	<p><b>NOTES</b></p> <ul style="list-style-type: none"> <li>* COPYRIGHT RESERVED. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.</li> <li>* ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.</li> <li>* THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ENGINEER'S DETAILS, IF APPLICABLE.</li> <li>* FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING.</li> <li>* BUILDER TO VERIFY ALL DIMENSIONS ON SITE.</li> </ul>	<p><b>REVISION SCHEDULE</b></p> <table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>REV DATE</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>Third Plan</td> <td>30.08.22</td> </tr> <tr> <td>D</td> <td>Estate Approval Plans</td> <td>13.09.22</td> </tr> <tr> <td>E</td> <td>Estate Approval Plans Rev 2</td> <td>05.10.22</td> </tr> <tr> <td>G</td> <td>Address Council Letter 13.12.22</td> <td>30.12.22</td> </tr> </tbody> </table>		REV	DESCRIPTION	REV DATE	C	Third Plan	30.08.22	D	Estate Approval Plans	13.09.22	E	Estate Approval Plans Rev 2	05.10.22	G	Address Council Letter 13.12.22	30.12.22	<p><b>TITLE</b></p> <p>Pool Details  <b>PROJECT DETAILS</b>                  Prop Single Storey Dwelling                  Osas &amp; Helena Ugiagbe                  No.45 Gleeson Rise ORAN PARK</p>	<p><b>SCALE</b></p> <p>1 : 100@ A3                  DRAWN Author                  DESIGNED Designer                  CHECKED Checker                  PLOT DATE 13.09.22                  PROJECT # 45Gleeson</p>	<p><b>DWG</b></p> <p>3.40                  REV #                  G</p>
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Finishes and Colour Schedule



Gutters - Colorbond Basalt



Downpipes - White



Windows and doors - Colorbond Monument



Roofing - Colorbond Basalt




White Paint Finish - Brickwork



Garage Door - Decowood - Curly Birch



Driveway - Cobbleston Sandstone Gladding Endacott

 <p>NS Building Design &amp; Drafting Services Pty Ltd   ABN. 82 647 705 753   ACN. 647 705 753   M. 0414 014 920   E. niko@nbuildingdesign.com.au   69 Concorbury Grove, Bexley Nth 2207   www.nbuildingdesign.com.au  </p>	<p>TRUE NORTH</p>	<p>NOTES</p> <ul style="list-style-type: none"> <li>* COPYRIGHT RESERVED. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.</li> <li>* ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHER WISE.</li> <li>* THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ENGINEER'S DETAILS, IF APPLICABLE.</li> <li>* FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING.</li> <li>* BUILDER TO VERIFY ALL DIMENSIONS ON SITE.</li> </ul>	<p>REVISION SCHEDULE</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>REV DATE</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>Third Plan</td> <td>30.08.22</td> </tr> <tr> <td>D</td> <td>Estate Approval Plans</td> <td>13.09.22</td> </tr> <tr> <td>E</td> <td>Estate Approval Plans Rev 2</td> <td>05.10.22</td> </tr> <tr> <td>G</td> <td>Address Council Letter 13.12.22</td> <td>30.12.22</td> </tr> </tbody> </table>		REV	DESCRIPTION	REV DATE	C	Third Plan	30.08.22	D	Estate Approval Plans	13.09.22	E	Estate Approval Plans Rev 2	05.10.22	G	Address Council Letter 13.12.22	30.12.22	<p>TITLE</p> <p>External Colour Schedule</p>	<p>SCALE</p> <p>1 : 75 @ A3</p>	<p>DWG</p> <p>4.20</p>
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