



Camden Local Planning Panel

Electronic Determination
October 2021





CAMDEN LOCAL PLANNING PANEL

MATTER FOR DETERMINATION

CLPP01	DA/2020/373/1 - Demolition of Existing Structures and Community Title Subdivision in Four Stages Creating a Total 19 Lots Comprising 18 Residential Lots and One Community Lot, Alterations and Additions to an Existing Heritage Cottage, Construction of 17 Two-Storey Dwelling Houses, Private Road Construction, Civil Works, Servicing, Landscaping and Associated Site Works - 160 & 168 Heath Road, Leppington.....	6
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CAMDEN LOCAL PLANNING PANEL

CLPP01

SUBJECT: DA/2020/373/1 - DEMOLITION OF EXISTING STRUCTURES AND COMMUNITY TITLE SUBDIVISION IN FOUR STAGES CREATING A TOTAL 19 LOTS COMPRISING 18 RESIDENTIAL LOTS AND ONE COMMUNITY LOT, ALTERATIONS AND ADDITIONS TO AN EXISTING HERITAGE COTTAGE, CONSTRUCTION OF 17 TWO-STOREY DWELLING HOUSES, PRIVATE ROAD CONSTRUCTION, CIVIL WORKS, SERVICING, LANDSCAPING AND ASSOCIATED SITE WORKS - 160 & 168 HEATH ROAD, LEPPINGTON

TRIM #: 21/430612

DA Number:	2020/373/1
Development:	Demolition of existing structures and community title subdivision in four stages creating a total 19 lots comprising 18 residential lots and one community lot, alterations and additions to an existing heritage cottage, construction of 17 two-storey dwelling houses, private road construction, civil works, servicing, landscaping and associated site works
Estimated Cost of Development:	\$7,050,955
Site Address(es):	160 and 168 Heath Road, Leppington
Applicant:	ADW Johnson
Owner(s):	RC Resi No.11 Pty Ltd
Number of Submissions:	One (objecting to the development)
Development Standard Contravention(s):	None
Classification:	Integrated development
Recommendation:	Approve with conditions
Panel Referral Criteria:	Sensitive development (development involving partial demolition of a heritage item)
Report Prepared By:	David Rowley, Senior Town Planner

PURPOSE OF REPORT

The purpose of this report is to seek the Camden Local Planning Panel's (the Panel's) determination of a development application (DA) for a residential development at 160 and 168 Heath Road, Leppington.

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 sensitive development in that involves the partial demolition of a heritage item.

SUMMARY OF RECOMMENDATION

That the Panel determine DA/2020/373/1 for a residential development 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 residential development at 160 and 168 Heath Road, Leppington.

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

The DA was publicly exhibited for a period of 14 days in accordance with Camden Development Control Plan 2019. The exhibition period was from 31 July 2020 to 13 August 2020. One submission was received, objecting to the development’s impact on the streetscape. Through the assessment of the DA the applicant has provided amended plans that have improved the interface of the development with surrounding roads. The impacts of the proposed development on the streetscape are assessed in detail in this report.

The development has been assessed against the Western City District Plan, State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and the Camden Growth Centre Precincts Development Control Plan (Growth DCP). The development is consistent with these planning policies and controls in that it will deliver a diversity in housing types to provide for the housing needs of the community within a low-density residential environment. The development is also generally consistent with the area specific development controls of the Camden Growth Centre Precincts Development Control Plan.

The applicant has submitted an adequate stormwater management strategy that, subject to the **attached** conditions, will provide adequate stormwater management.

The applicant proposes the partial demolition of a locally significant heritage item and has provided a Heritage Impact Statement in support of the proposed works. This is considered in detail in this report and supported by Council staff.

The applicant proposes a variation to Subsection 4.2.4 of the Growth DCP that requires a minimum 3 metre side setback to public recreation or drainage land. The variation is assessed in detail in this report and is supported by Council staff.

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

KEY PLANNING CONTROL VARIATIONS

Control	Proposed	Variation
3.0m side setback to open space.	0.9m, with a point encroachment to 0.3m	70%, with a point encroachment to 90%.

AERIAL PHOTO



THE SITE

The site comprises two properties that are commonly known as 160 and 168 Heath Road, Leppington and are legally described as lots 201 and 202 in Deposited Plan 616618 (outlined in blue). The site is irregular in shape and has a combined frontage of 148.8m to Heath Road, a maximum depth of 280m and an area of 4.1ha.

On 18 June 2019, the Panel approved DA/2018/927/1 on the subject site for a staged residential subdivision creating 76 Torrens title residential lots and one residue lot. Works in accordance with this development consent are nearing completion. All of the proposed development will be located within the residue lot that will be created under DA/2018/927/1, referred to as Residue Lot 66, on the southern portion of the site (outlined in red below).

Residue Lot 66 is defined by Heath Road to the south-west, two roads that are under construction in accordance with the aforementioned development consent to the north-east and north-west, and Sun Road to the south-east. Sun Road has been constructed as a half road, with the remaining half of the road identified by the Indicative Layout Plan within the adjoining access handle to 158 Heath Road (Lot 203 in DP 616618).

The site is located on a natural plateau, with the ground sloping away in all directions. These grades are steeper at the northeast corner of the site, with cross-fall ranging from 6 to 7 per cent. The site has generally been cleared through previous development with the exception of the palm trees surrounding the heritage cottage and driveway, and a stand of trees within the southern corner of the site (see Figure 4).

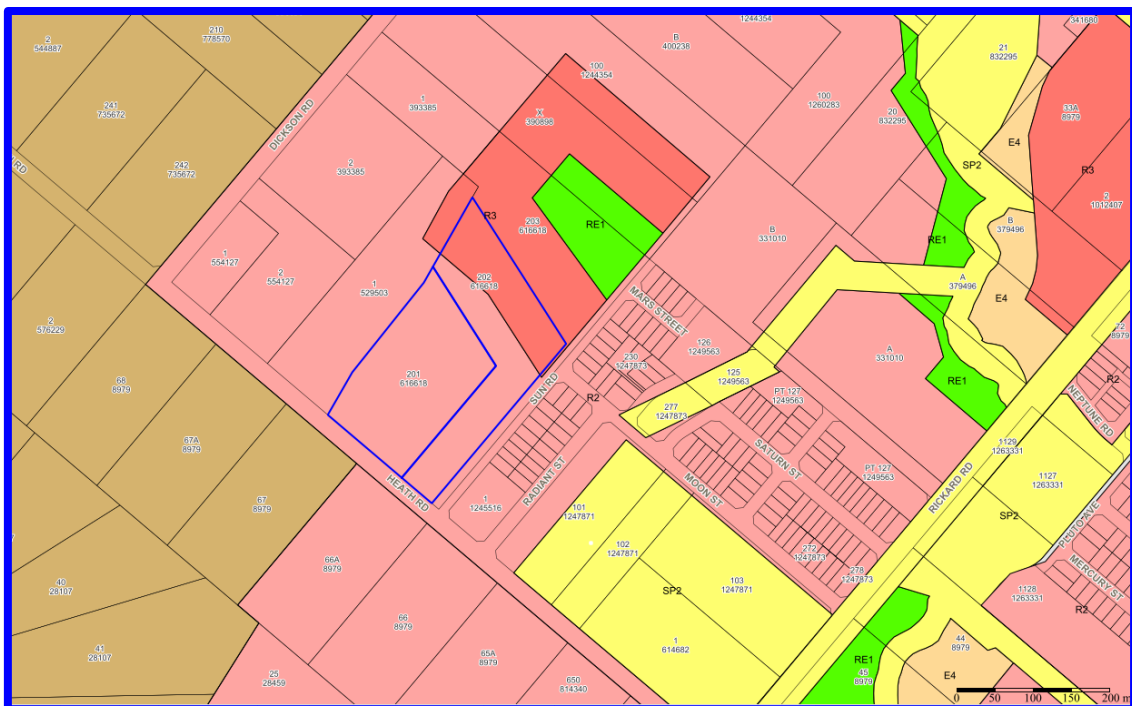
The site is partially mapped as bush fire prone land and is located within the Leppington Precinct of the South West Growth Area.

The site is of local heritage significance, containing item 22 in Schedule 5 of Appendix 9 to State Environmental Planning Policy (Sydney Region Growth Centres) 2006, identified as ‘cottage and landscaping’. The property has local heritage significance as the remaining part of an original, much larger poultry farm, Kooree Grange, established in 1921, and for its association with the Tegel family who were pioneers in the development of the poultry farming industry in NSW. The proposed impacts to this item are discussed in the assessment against State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

The surrounding area is characterised by developed and developing residential development land characterised by single detached dwellings to the east, and rural-residential development in all other directions, as well as some small-scale primary production.

The subject site is located within stage 1 of the Leppington Precinct. To the north and east of the site are the developing Leppington and Leppington North precincts, including the Leppington Railway Station. To the south of the site, on the opposite side of Heath Road, is stage 2 of the Leppington Precinct, which was rezoned on 16 July 2021. To the west are stages 3 and 4 of the Leppington Precinct, which are yet to be rezoned, as well as the Catherine Field North precinct, which is yet to be released.

ZONING PLAN



HISTORY

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

Date	Development
18 June 2019	Approval of DA/2018/927/1 for a staged residential subdivision creating 76 Torrens title residential lots and one residue lot.

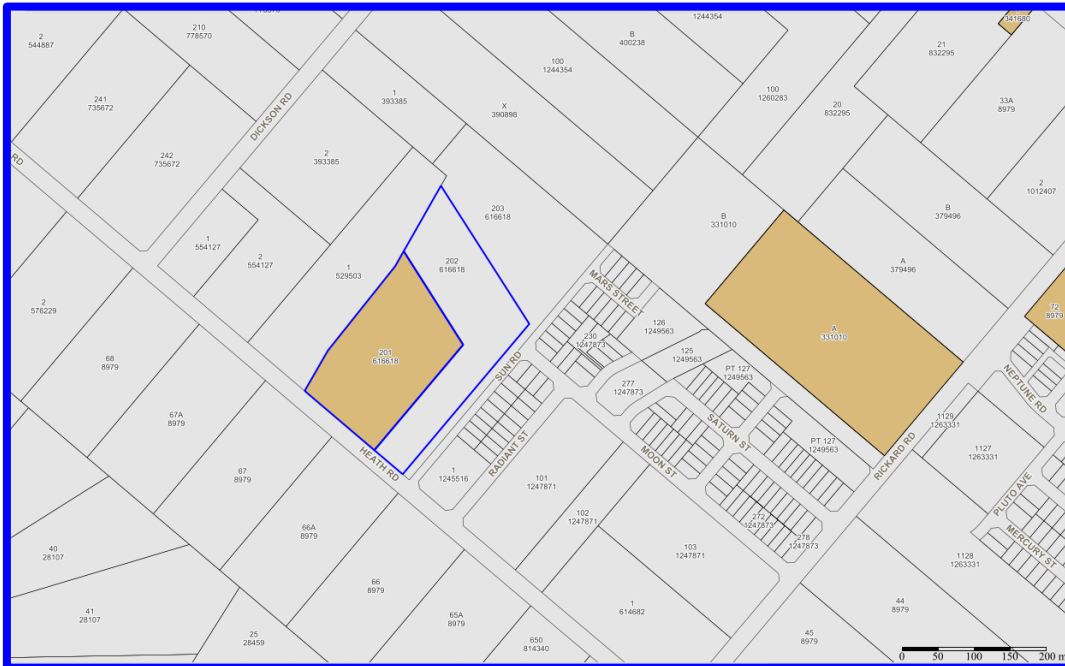


4 February 2020 Approval of a section 4.55 modification to an approved residential subdivision to amend the staging of the subdivision and the provision of an additional temporary turning head.

AREA MASTER PLAN



HERITAGE MAP



THE PROPOSAL

DA/2020/373/1 seeks approval for a residential development with community title subdivision and the construction of dwellings.

Specifically, the development involves:

- The demolition of an existing research shed and a non-original extension to an existing cottage;
- Community title subdivision in four stages creating a total of 19 lots comprising 18 residential lots and one community lot;
- Alterations and additions to an existing heritage cottage;
- The construction of 17 two-storey dwelling houses; and,
- Private road construction, civil works, servicing, landscaping and associated site works.

The estimated cost of the development is \$7,050,955.

ASSESSMENT

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

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

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

The environmental planning instruments that apply to the development are:

- State Environmental Planning Policy (Sydney Region Growth Centres) 2006;
- State Environmental Planning Policy No 55 - Remediation of Land;
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth SEPP)

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

Site Zoning

The site is zoned R2 Low Density Residential pursuant to Appendix 9, Clause 2.2 of the Growth SEPP.

Development Characterisation

The development is characterised as 'demolition', the subdivision of land, and the construction of 'dwelling houses' by the Growth SEPP.



Permissibility

All of the development is permitted with consent in the zones in which it is proposed pursuant to the land use table in Appendix 9 of the Growth SEPP.

Planning Controls

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

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

SEPP 55 provides a State-wide planning approach to the remediation of contaminated land.

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

Site contamination was addressed with DA/2018/927/1, which required the remediation of the land. The approved Remediation Action Plan concluded that the site can be made suitable for the intended land use and the risks posed by contamination can be managed to be adequately protective of human health and the environment. A condition of consent is recommended to require the completion of the remediation works carried out under DA/2018/927/1 prior to the issue of the construction certificate.

Additionally, a contingency condition is recommended that requires any additional contamination found during works to be managed in accordance with the contingency recommendations in the remediation action plan approved under DA/2018/927/1.

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

The BASIX SEPP aims to ensure consistency in the implementation of a scheme established by Regulations under the Act to encourage sustainable residential development. The BASIX SEPP requires applications for residential development to be accompanied by a list of commitments by the applicant with regard to sustainable development (a BASIX certificate).

The applicant has submitted valid BASIX certificates demonstrating the development's compliance with requirements of this SEPP. The proposal has been assessed against the provided BASIX Certificate and Council staff are satisfied that the development will be able to meet the commitments and targets identified. A condition of consent is recommended requiring the BASIX commitments to be fulfilled.

Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (SREP 20)

SREP 20 aims to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

The development is consistent with the aim of SREP 20 and all of its planning controls. There will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the development. Appropriate erosion, sediment and water pollution control measures have been proposed as part of the development.

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

Draft Environment State Environmental Planning Policy (Draft Environment SEPP)

The development is consistent with the Draft Environment SEPP in that it will not result in detrimental impacts upon the Hawkesbury-Nepean River system.

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

Camden Growth Centre Precincts Development Control Plan (Growth DCP)

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

Proposed Variation

The applicant proposes a variation to Subsection 4.2.4 of Camden Growth Centre Precincts Development Control Plan (Growth DCP) regarding the side setback of residential development to open space land.

Minor variations are also proposed to subsections 3.1.2, 4.1.2, 4.2.4, and 4.2.10 of the Growth DCP and are considered in the assessment table attached to this report.

Variation Assessment

Control 5 under subsection 4.2.4 of the Growth DCP 'Side and Rear Setbacks' requires that:

“Side setbacks to public recreation or drainage land must be $\geq 3m$ for land zoned R2, R3, and R4”

Side setbacks of 0.9m have been proposed for lots 109a, 109b and 110, with a point encroachment of 0.3m to the garage and new extension for lot 110 resulting from the irregular lot layout.

Council staff have reviewed this variation and recommend that it be supported for the following reasons:

- The proposed community open space allotment is not the type of public open space or drainage land envisaged by the DCP;



- The reduced side setbacks between lot 109b and lot 110 enable the provision of a 3.0m wide pedestrian link to the community open space allotment (lot 1). The alternative solution would be an amendment to the plan of subdivision to enclose the space between lot 109b and lot 110 as private land. The proposal is a more desirable outcome in enabling public access to the community open space allotment;
- The reduced side setback to lot 109a enables the retention of a significant phoenix palm with the other significant heritage landscape elements in lot 1;
- The reduced setbacks to the heritage cottage on lot 110 will not have any adverse impacts as the lot boundary will not be delineated by fencing, resulting in a closer relationship to the heritage elements in lot 1; and
- The proposed variation will not result in an unattractive streetscape, adverse impacts on neighbouring properties, or inappropriate separation between buildings, in accordance with the objectives of the control.

Consequently, it is recommended that the Panel support this proposed variation to the DCP in accordance with subsection 1.7.3 'Variations to Development Controls and DCP Amendments'.

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

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

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

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

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

As demonstrated by the above 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.

European Heritage Impacts

Heritage Significance

Part of the subject site is of local heritage significance, containing item 22 in Schedule 5 of Appendix 9 to the Growth SEPP, identified as 'cottage and landscaping'. The property has local heritage significance as the remaining part of an original, much larger poultry farm, Kooree Grange, established in 1921, and for its association with the Tegel family who were pioneers in the development of the poultry farming industry in NSW.

The statutory curtilage of the heritage listing, as determined within the SEPP, is consistent with the boundaries of Lot 201, DP 616618, as indicated in the extract of the heritage map provided previously in this report. The Statement of Significance for 168 Heath Road, Leppington is contained within a Heritage Data Form found in Appendix B of the Leppington Non-Indigenous Heritage Study prepared by Conybeare Morrison and dated April 2014, and states:

“168 Heath Road has historical and aesthetic significance as an intact interwar c1920’s farmlet house from the Raby Estate subdivision, with original interior details, landscape elements of mature palm trees, entrance gateway and curvilinear driveway. The formal landscaping and associated driveway reflect the large lot subdivision and how a farming property was laid out in a semi-rural area. The item demonstrates early California Bungalow detailing, although with some loss of detail, the interior retains some original joinery details. The item has life work, research potential and rare significance as an examples of the Tegel family enterprise in the development of the poultry farming industry and the mass production of food. Further research is recommended to ascertain the extent of significance at a state level.”

Detailed research was undertaken by GML Heritage prior to the approval of works under DA/2018/927/1 in a Heritage Impact Statement dated July 2018, which has informed the understanding of the property’s heritage significance and identified the built and landscape elements that contribute to its significance.

A further Heritage Impact Statement prepared by GML Heritage and dated May 2020 (‘the 2020 HIS’) has been provided with this application and is provided as an attachment to this report. The 2020 HIS examines the heritage significance of the site and considers the impact of the proposed works.

In considering the heritage significance of the site, GML Heritage have found that the site does not have significance at a state level. A revised statement of significance provided in Part 4.3 of the 2020 HIS best summarises the findings of the research in that report, and is reproduced below:

“The property at 168 Heath Road, Leppington, has historical and associative significance at a local level. The remnant elements of the former poultry farm, principally identified by the collection of Phoenix palms within the entry precinct of the former complex, the original entry roadway and turning circle alignment, and remaining cottage have, as a collective, a moderate degree of historical significance at a local level.

“The property has moderate significance for its association with the Tegel family, who were pioneers in the development of the poultry meat industry in NSW. The property is the remaining part of the original, much larger poultry farm, Kooree Grange, established by Julius Tegel family in 1921. Although AA (Bert) Tegel is acknowledged as a significant figure in the founding and development of the poultry meat industry in NSW, he left Kooree Grange in the mid-1940s and moved to Spring Farm, where he grew his poultry business. Spring Farm quickly became the epicentre of the poultry and Tegel accumulated a number of properties in that area, selling off most of his land in Leppington in the 1950s. He did retain a small portion of the original Kooree Grange property for use as a broiler farm. The property was transferred to Inghams Enterprises in 1973, ending the Tegels’ land ownership in Leppington. The former Tegel properties in Spring Farm are likely to have had a greater contribution to the development of poultry farming in NSW.

“The remnant designed landscape on the property has an associative and historic value at a local level. The collection of phoenix palms, specifically, has historic value associated with the core of the former farm landscape, sited intentionally on the ridgeline of the property. The entrance gates, curvilinear driveway and turning circle have significance for their association with the early planned layout of the farm.

“The 1920s cottage on the property was identified in a previous study as being the original Tegel family homestead and assessed as having a high degree of historic and associative significance. Detailed research has determined that the cottage was not the principal homestead but a secondary residence, with a reduced level of significance. An assessment of the condition of the house has determined that it is significantly altered, with loss of original fabric, and does not have aesthetic significance in its own right. It does contribute to the significance of the place when considered in association with the remnant landscape elements from the early era of establishment of the site, particularly in its location at the historic core of the property.” (p.34)

The following extract from Figure 3.31 of the 2020 HIS identifies the location of the aforementioned built and landscape elements with heritage significance that remain from the early phase of development of the site.



Previously Approved Works

On 18 June 2019, the Panel approved DA/2018/927/1, which included the demolition of several the existing structures on the site to allow for the construction of roads and residential subdivision. The structures approved for demolition included a dilapidated fibro house, carport, and poultry sheds. The fibro house originated from the 1960s with a 1980s extension and was not considered to be significant. The carport was built in the 1980s and the poultry sheds in the 2000s.

Through the subdivision approved under DA/2018/927/1, the existing 1920s cottage, entrance gates and driveway, and most of the mature palm trees on the site will be retained within a single residue lot of 12,483m², indicated within the approval as Residue Lot 66. These approved works are nearing completion, and this residue lot is the area of proposed works.

Heritage Impact of Proposed Works

This proposal seeks to demolish a 1970s fibro research shed and proposes alterations and additions to a 1920s cottage. Additionally, consent is sought for the demolition of the existing asphalt driveway and turning circle, and the construction of three-metre-wide stabilised gravel driveway along a similar alignment.

The entrance gates, curvilinear driveway and turning circle have significance for their association with the early planned layout of the farm. The asphalt materiality of the driveway is not original and is not significant. As such the driveway is being deliberately softened and returned to a more original and sensitive presentation of a crushed granite path with soft landscaping. This driveway will become a pedestrian path only, marking its historical location, while providing access through the site and linking a pedestrian circuit within the parkland.

The research shed does not have heritage significance and interrupts the line of trees extending from the road to the former house, blocking views of the cottage from Heath Road. Its removal will enhance the setting and visual curtilage of the cottage.

The cottage is located in the north-eastern corner of Residue Lot 66, with its primary façade addressing the existing paved turning circle. The external form of the cottage remains identifiable as a typical cottage built in the interwar period, despite alterations; however, much of the cottage's original fabric, both external and internal, has been modified or replaced.

The exterior of the house has been the subject of a large amount of change, including the replacement of the front verandah with a brick and concrete structure, replacement of all original windows with aluminium windows, introduction of services with exposed external ducting, and replacement of original cladding and unsympathetic lean-to additions to the side and rear.

The interior of the cottage has been much altered to allow for its most recent use as offices, with removal of original features and fabric and changes to the room configuration. Some original joinery such as timber architraves and dado rails remain in parts of the cottage.

The level of integrity and intactness of the cottage is considered to be poor to fair. In addition, the cottage has a number of areas of structural damage that require rectification. Further detail regarding the condition of the cottage is provided in Appendix A to the Heritage Impact Statement dated May 2020.



The proposed modifications to the 1920s cottage, include:

- The demolition of a non-original lean-to brick annex and lean-to laundry extension to re-establish the south-east corner of the cottage;
- The demolition of a non-original concrete and brick verandah and construction of a new timber verandah with traditional Federation details;
- The demolition of a non-original toilets, basin and associated partitions, as well as a limited number of original internal walls;
- Repair involving the restoration and reconstruction/replacing decayed fabric with new fabric;
- The reinstatement of dislodged or relocated fabric to its original location/state; and
- The construction of a two-storey contemporary-style extension including a garage and four bedrooms.

The proposed works are detailed in the **attached** architectural plans and in Appendix D to the Heritage Impact Statement dated May 2020.

The proposed new elements to the cottage will be located away from the primary, significant elevation, in a position where there is an existing unsympathetic addition. The new elements and pavilion addition are readily identifiable yet sympathetic, and their design has been guided by heritage advice to ensure a positive outcome for the cottage.

The proposed subdivision of Residue Lot 66 will also impact the heritage significance of the heritage item, in that it will result in a reduction of its statutory curtilage. The proposed community title subdivision will ensure protection of the heritage elements and enable their conservation through shared ownership of the community open space allotment. The boundaries of the new residential lots have been deliberately sited away from the cottage to allow the cottage to retain its dominance within the landscape and for it to remain clearly identifiable as a historic element.

Council's Heritage and Urban Design Advisor has considered the proposed development and is supportive of the proposal given it facilitates the preservation, and ongoing conservation, of the heritage item. Conditions of consent are recommended requiring:

- All works to the heritage cottage to be carried out under the supervision of a suitably experienced tradesperson or heritage consultant;
- Archival recording prior to demolition works;
- The preparation of a Schedule of Conservation Works;
- The preparation of an Interpretation Plan; and
- A heritage site induction for all contractors and subcontractors.

Archaeological Impacts

The potential presence of archaeological material relating to the heritage site is considered to be low. Additionally, an Aboriginal Due Diligence prepared for DA/2018/927/1 addressed the area of proposed works (Residue Lot 66) and considered the potential for impacts to Aboriginal objects within the project area to be low. Contingency conditions of consent are recommended in the event of unexpected finds during works, requiring all work to stop and Heritage NSW to be advised of the discovery.

Streetscape Impacts

Streetscape impacts are assessed in detail in the consideration of the public submission below.

Bush Fire Impacts

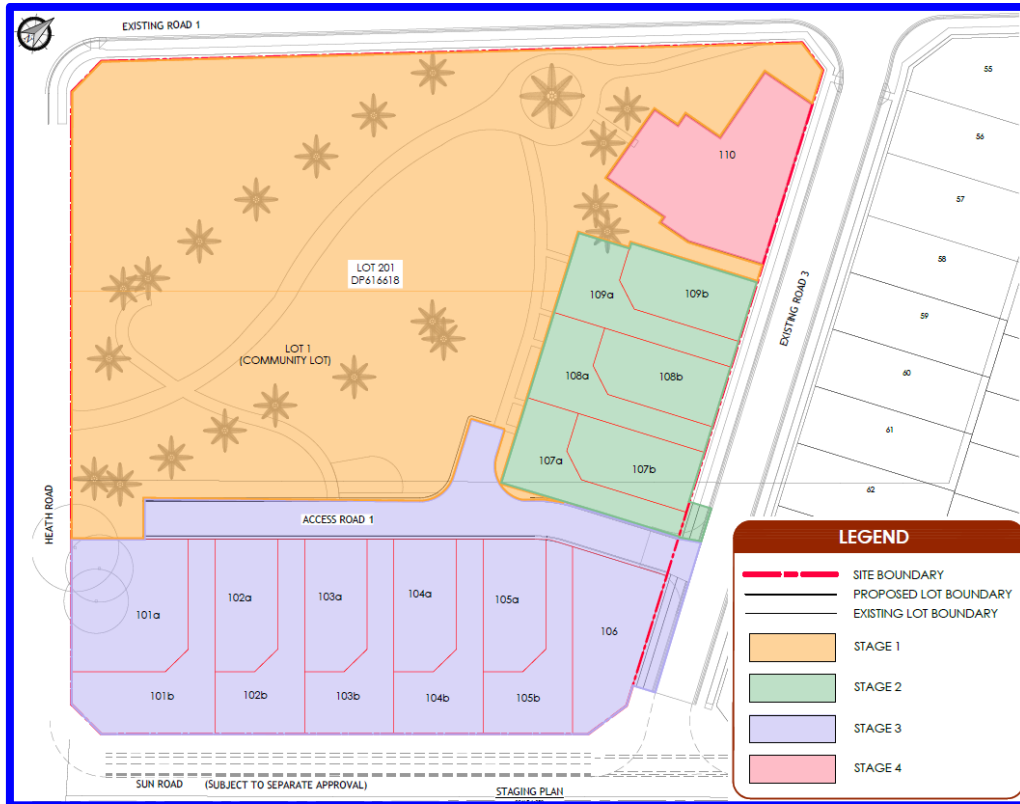
A small part of the subject lot is mapped as bush fire prone land, although the development site under DA/2020/373/1 is not directly exposed. The nearest measurable bushfire hazard is identified as being 100 metres from the development site.

Despite this, the development is classed as integrated development and the DA was referred to the NSW Rural Fire Service (RFS) for approval. The RFS subsequently issued a Bush Fire Safety Authority (containing bush fire protection related conditions) for the development. Compliance with the Bush Fire Safety Authority is a recommended condition and in doing so any potential bush fire impacts upon the development will be satisfactorily mitigated.

Various risk minimisation requirements are recommended, although these are considered quite minimal. It is noted that it is not likely that the proposed development will be bush fire prone in the future due to the works approved under DA/2018/927/1

Staging of the Proposed Development

The development is proposed to occur in four stages, as shown below.



The applicant has described the works in each stage as follows:

- Stage 1 (orange): Community title subdivision creating Lot 1 (community land), three residue lots, and the installation of services.
- Stage 2 (green): Development of six dwellings and lots, and works within Lot 1 (footpaths, landscaping etc).
- Stage 3 (blue): Development of 11 dwellings and lots, and construction of the access road.
- Stage 4 (red): Alterations and additions to the heritage cottage.

Stages 1, 2, and 4 can be released immediately in accordance with the relevant recommended conditions of consent. It is noted that a subdivision certificate cannot be issued until all subdivision engineering works are complete and evidence of a satisfactory frame inspection from an accredited certifier has been provided to the principal certifier (for Stages 2 and 3).

A condition of consent is recommended to stipulate that Stage 3 is not to be released until a public road is constructed and dedicated to Council for the full frontage of all lots. Sun Road has been constructed as a half road, with the remaining half of the road identified by the Indicative Layout Plan within the adjoining access handle to 158 Heath Road (Lot 203 in DP 616618). The recommended staging condition requires the construction of the adjoining half of Sun Road to be completed to provide the proposed dwellings with a road frontage. The purpose of this condition is to facilitate the orderly development of land in accordance with the objectives of the Growth SEPP and DCP.

Additionally, there appears to be some uncertainty with regard to the final levels at the south-eastern frontage of Proposed Lots 101b to 105b, due to the final design work required for the remaining half of Sun Road, as addressed in the consideration of streetscape impacts in the public submission below.

(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 14 days in accordance with Camden Development Control Plan 2019. The exhibition period was from 31 July 2020 to 13 August 2020. One submission was received, objecting to the development's impact on the streetscape.

The following discussion addresses the issues raised in the submissions.

1. *The proposed dwellings do not front this new road resulting in no character along the roadway and no community identity. This will result in the road being just that a 'road' for traffic rather than a place where walking is pleasant, and kids can play.*

Officer comment:

While vehicular access is proposed from the rear, the proposal has been designed to address both sides of the 'zipper-lot' arrangement, including the proposed shareway and the future road on the site's south-eastern boundary. Per the submitted elevations, pedestrian access, porches and balconies are provided on both sides of the proposed lots, and each dwelling proposes living rooms and/or bedrooms facing the public domain. The elevation with vehicular access presents similarly to a single dwelling with a double garage, in that the garages are attached and occupy less than 50 percent of the combined 15-metre frontage.

Additionally, the applicant has provided amended plans that have improved the interface of the development with the future Sun Road through the removal of retaining walls at the front boundary. While a note on the landscape plans identifies a 900mm high fence atop a low retaining wall at the south-eastern boundary of Proposed Lots 101b to 105b, this conflicts with the architectural and civil plans. For the avoidance of doubt, a condition of consent is recommended to ensure that the total height of the fence when measured on the low side is no greater than 1.2 metres.

This conflict in the plans has seemingly transpired as a result of some uncertainty with regard to the final levels at this south-eastern frontage of Proposed Lots 101b to 105b, due to the final design work required for the remaining half of Sun Road. As such, a condition of consent is recommended to stipulate that Stage 3 is not to be released until a public road is constructed and dedicated to Council for the full frontage of all lots. Where the finished ground levels of the public domain at the boundary are lower than those catered to in the architectural and engineering plans, the provision of low retaining walls within a typical front fence would be an acceptable solution and can be accommodated within the recommended conditions of consent.



(e) the public interest

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

EXTERNAL REFERRALS

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

External Referral	Response
NSW Rural Fire Service	No objection and a Bush Fire Safety Authority granted.

Conditions that require compliance with the Bush Fire Safety Authority are recommended.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

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

RECOMMENDED

That the Panel approve DA/2020/373/1 for community title subdivision and the construction of dwellings at 160 and 168 Heath Road, Leppington subject to the conditions attached to this report.

REASONS FOR DETERMINATION

1. The development is consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy (Sydney Region Growth Centres); State Environmental Planning Policy No 55 - Remediation of Land; State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (BASIX SEPP); and Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River.
2. The development is consistent with the objectives of the Camden Growth Centre Precincts Development Control Plan.
3. The development is considered to be of an appropriate scale and form for the site and the character of the locality.
4. The development is unlikely to have any unreasonable adverse impacts on the natural or built environment.

-
5. In consideration of the aforementioned reasons, the development is a suitable and planned use of the site and its approval is in the public interest.

ATTACHMENTS

1. Engineering Plans
2. Architectural Plans
3. Landscape Plans
4. Recommended conditions
5. State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Assessment Table
6. Camden Growth Centre Precincts Development Control Plan Assessment Table
7. Public submission - *Supporting Document*

DEVELOPMENT APPLICATION PROPOSED SUBDIVISION

LOTS 201 & 202, D.P. 616618 - RESIDUE LOT
HEATH ROAD, LEPPINGTON



LOCALITY SKETCH
NOT TO SCALE

INDEX OF DRAWINGS	
DRAWING No.	TITLE NAME
DA-001	COVER SHEET & DRAWING INDEX
DA-002	OVERALL SITE PLAN & GENERAL NOTES
DA-003	DEMOLITION PLAN
DA-004	PUBLIC DOMAIN PLAN
DA-005	STAGING PLAN
DA-101	DETAIL PLAN
DA-151	LOT DIMENSIONS PLAN
DA-201	ROAD LONGITUDINAL SECTIONS
DA-221	TYPICAL ROAD CROSS SECTIONS AND DETAILS
DA-301	TURNING MOVEMENT PLAN - BIN TRUCK - CITY OF SYDNEY
DA-401	STORMWATER CATCHMENT PLAN
DA-501	SITE REGRADE PLAN
DA-511	SITE SECTIONS - SHEET 1
DA-512	SITE SECTIONS - SHEET 2
DA-513	SITE SECTIONS - SHEET 3
DA-514	SITE SECTIONS - SHEET 4
DA-601	EROSION AND SEDIMENT CONTROL PLAN
DA-611	EROSION AND SEDIMENT CONTROL DETAILS - SHEET 1
DA-612	EROSION AND SEDIMENT CONTROL DETAILS - SHEET 2
DA-901	INDICATIVE SERVICES PLAN



drawing title:
COVER SHEET & DRAWING INDEX

location: 160 - 168 HEATH ROAD
LEPPINGTON

council: CAMDEN

dwg ref: 300052(1)-DA-001

client:

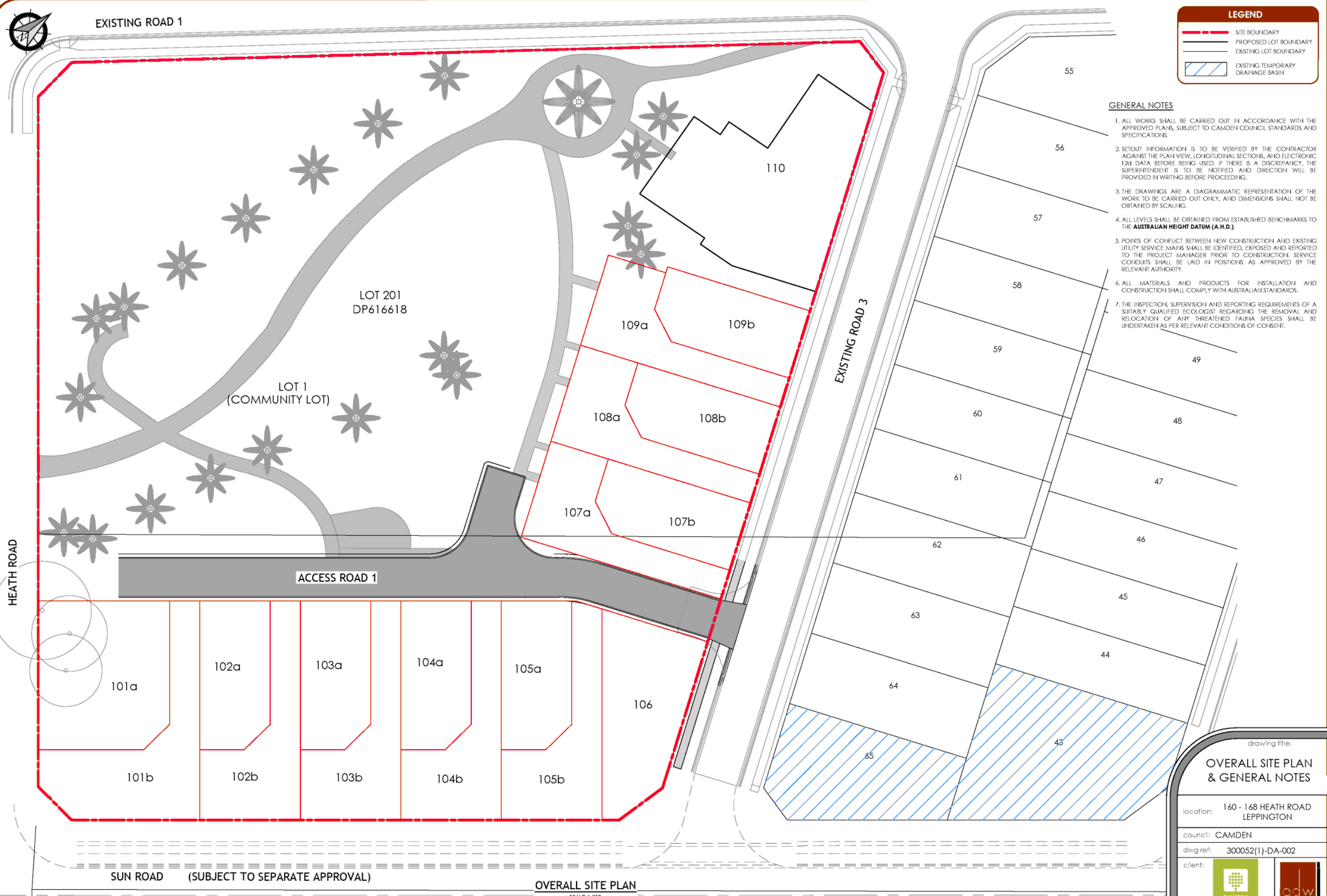
central coast office ph: (02) 4305 4300
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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
D	28.05.2021	ISSUE FOR APPROVAL	MH	BW	DATUM: N/A CONTOUR INTERVAL: N/A	NOT TO SCALE	

- project management
- civil engineering
- infrastructure
- superintendency
- economic analysis
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

300052(1)-DA-002

Plot Date: 28/05/21 15:56:20PM Cad File: S:\300052\300052(1)\DWG\PLAN\RESOLVE\LOT 66 - DA\300052(1)-DA-002.DWG
This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.



- LEGEND**
- SITE BOUNDARY
 - PROPOSED LOT BOUNDARY
 - EXISTING LOT BOUNDARY
 - EXISTING TEMPORARY DRAINAGE BASIN
- GENERAL NOTES**
1. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED PLANS, SUBJECT TO CAMDEN COUNCIL STANDARDS AND SPECIFICATIONS.
 2. SETOUT INFORMATION IS TO BE VERIFIED BY THE CONTRACTOR AGAINST THE PLAN VIEW, LONGITUDINAL SECTIONS, AND ELECTRONIC 123 DATA BEFORE BEING USED. IF THERE IS A DISCREPANCY, THE SUPERINTENDENT IS TO BE NOTIFIED AND DIRECTION WILL BE PROVIDED IN WRITING BEFORE PROCEEDING.
 3. THE DRAWINGS ARE A DIAGRAMMATIC REPRESENTATION OF THE WORK TO BE CARRIED OUT ONLY, AND DIMENSIONS SHALL NOT BE OBTAINED BY SCALING.
 4. ALL LEVELS SHALL BE OBTAINED FROM ESTABLISHED BENCHMARKS TO THE AUSTRALIAN HEIGHT DATUM (A.H.D.).
 5. POINTS OF CONFLICT BETWEEN NEW CONSTRUCTION AND EXISTING UTILITY SERVICE MAINS SHALL BE IDENTIFIED, EXPOSED AND REPORTED TO THE PROJECT MANAGER PRIOR TO CONSTRUCTION. SERVICE CONDUITS SHALL BE LAID IN POSITIONS AS APPROVED BY THE RELEVANT AUTHORITY.
 6. ALL MATERIALS AND PRODUCTS FOR INSTALLATION AND CONSTRUCTION SHALL COMPLY WITH AUSTRALIAN STANDARDS.
 7. THE INSPECTION, SUPERVISION AND REPORTING REQUIREMENTS OF A SUITABLY QUALIFIED ECOLOGIST REGARDING THE REMOVAL AND RELOCATION OF ANY THREATENED FAUNA SPECIES SHALL BE UNDERTAKEN AS PER RELEVANT CONDITIONS OF CONSENT.

drawing title:
OVERALL SITE PLAN & GENERAL NOTES

location: 160 - 168 HEATH ROAD LEPPINGTON

council: CAMDEN

dwg ref: 300052(1)-DA-002

client:

central coast office: ph: (02) 4305 4300
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D	28.05.2021	ISSUE FOR APPROVAL	MH	BW	DATUM: AHD (APPROX.) CONTOUR INTERVAL: N/A	A1 1:250 A3 1:500	

LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- BUILDINGS, STRUCTURES, HARDSTANDS & FENCING TO BE RETAINED
- TREES TO BE RETAINED
- BUILDINGS, STRUCTURES, HARDSTANDS & FENCING TO BE DEMOLISHED
- TREES TO BE REMOVED
- EXISTING STORMWATER
- EXISTING SEWER
- EXISTING RISING MAIN
- EXISTING WATER
- EXISTING GAS
- EXISTING OVERHEAD POWER
- EXISTING ELECTRICITY
- EXISTING NBN
- EXISTING COMMS
- EXISTING TELSTRA (TO BE RETAINED)
- EXISTING OPTIC FIBRE



DEMOLITION PLAN
SCALE 1:500

drawing title:
DEMOLITION PLAN

location: 160 - 168 HEATH ROAD
LEPPINGTON

council: CAMDEN

dwg ref: 300052(1)-DA-003

client:

central coast office ph: (02) 4305 4300
hunter office ph: (02) 4978 5100
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300052(1)-DA-003

Plotfiled By: mark-hack-mind
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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
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• project management • civil engineering • infrastructure • superintendency • economic analysis • social impact • town planning • surveying • development feasibility • visualisation • urban design

300052(1)-DA-004

Prepared By: Mark Heyland Plot Date: 28/05/21 12:56:49 PM Cad File: S:\300052\300052(1)\DWG\PLAN\RESIDUE LOT 66 - DA\300052(1)-DA-004.DWG
 This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.



LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- PROPOSED STREET TREE
- EXISTING STREET TREE
- ★ ONSITE TREES TO BE RETAINED
- SHARED OPEN SPACE
- EXISTING DWELLING TO BE RETAINING AND UPDATED
- INDICATIVE DWELLINGS

- GENERAL NOTES**
1. THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF INFORMATION ONLY AND SHOULD NOT BE USED FOR ANYTHING OTHER THEN THAT PURPOSE.
 2. THE LOCATION OF PROPOSED STREET TREES HAVE BEEN OBTAINED FROM LANDSCAPING PLAN PREPARED BY WALLMAN PARTNERS PTY LTD LANDSCAPE ARCHITECTS DATED OCTOBER 2020.

drawing title:
PUBLIC DOMAIN PLAN

location: 160 - 168 HEATH ROAD LEPPINGTON

council: CAMDEN

dwg ref: 300052(1)-DA-004

client:

central coast office: ph: (02) 4305 4300
 hunter office: ph: (02) 4978 5100
 sydney office: ph: (02) 8046 7411

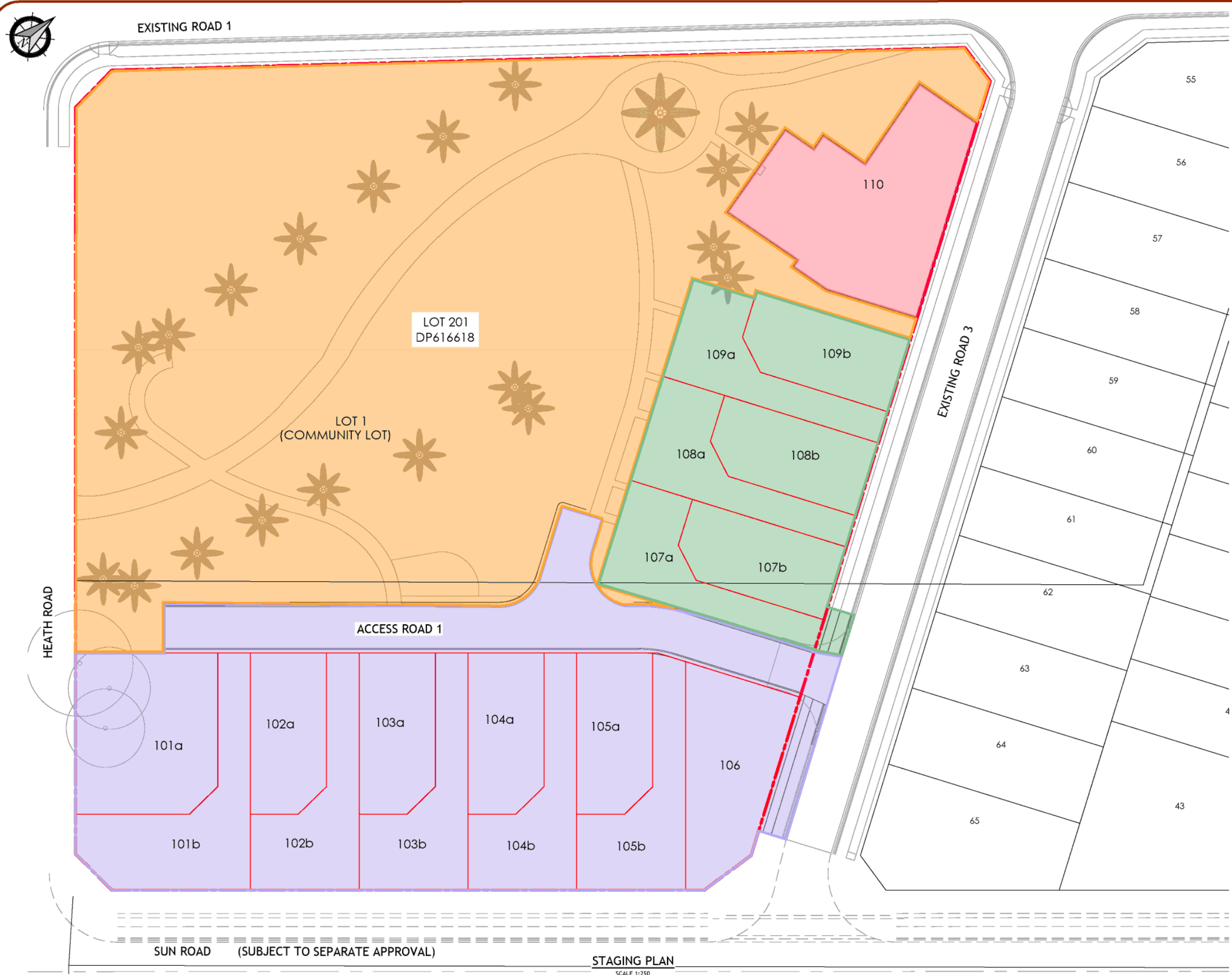
www.adwjohnson.com.au

ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
D	28.05.2021	ISSUE FOR APPROVAL	MH	BW	DATUM: AHD (APPROX.) CONTOUR INTERVAL: N/A	A1 1:250 A3 1:500	

- project management
- civil engineering
- infrastructure
- superintendency
- economic analysis
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

300052(1)-DA-005

Plotfile: \\mark-hayward\work\proj\300052\300052.dwg Date: 28/05/2021 10:46:10 AM
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LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- STAGE 1
- STAGE 2
- STAGE 3
- STAGE 4

GENERAL NOTES

- EARTHWORKS FOR STAGE 3 TO BE UNDERTAKEN IN CONJUNCTION WITH EARTHWORKS FOR STAGE 2.

drawing title: **STAGING PLAN**

location: 160 - 168 HEATH ROAD LEPPINGTON

council: CAMDEN

dwg ref: 300052(1)-DA-005

client: **RAWSON COMMUNITIES** | **ADW JOHNSON**

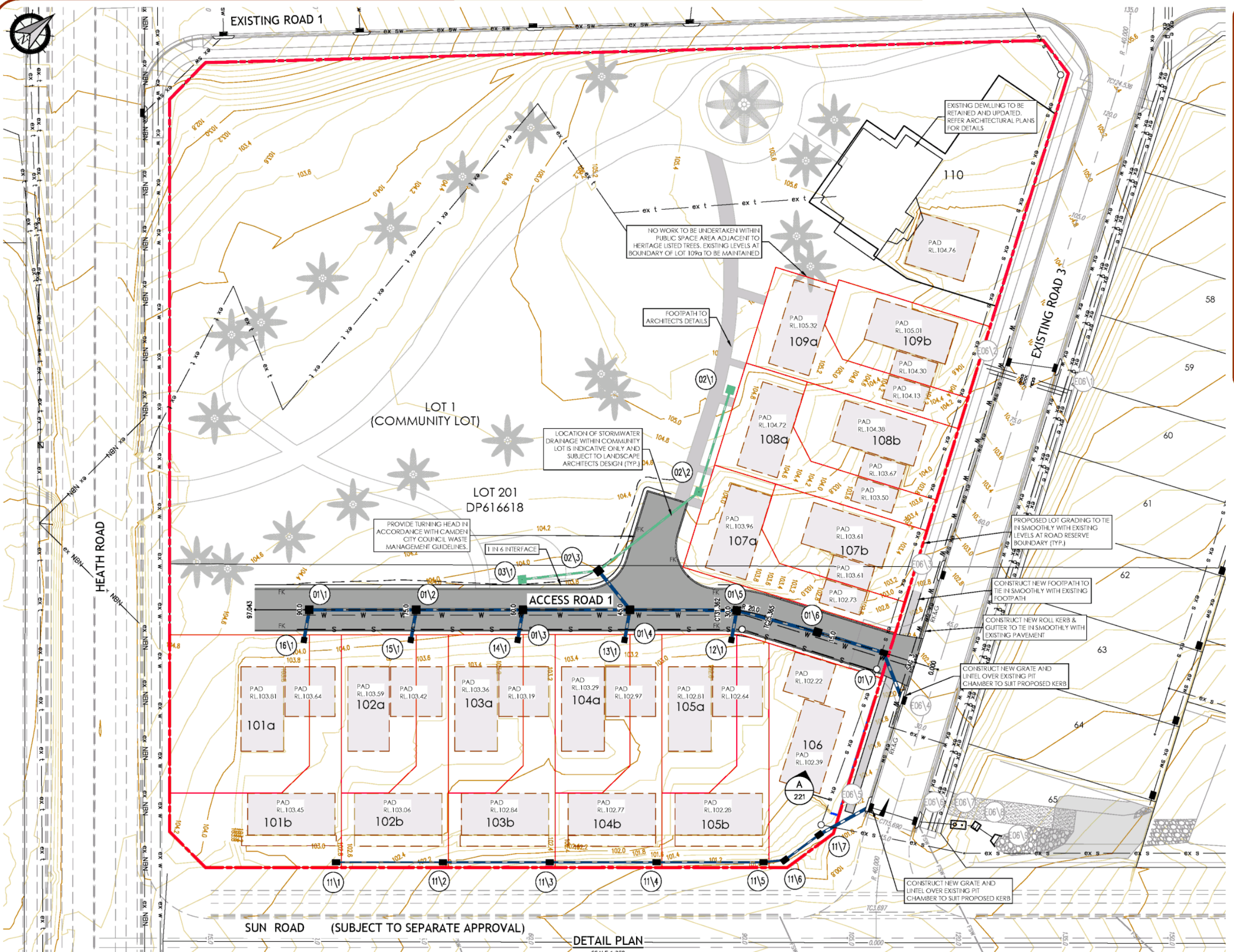
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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
D	28.05.2021	ISSUE FOR APPROVAL	MH	BW	DATUM: AHD (APPROX.) CONTOUR INTERVAL: N/A	A1 1:250 0 5.0 10.0 12.5m A3 1:500	

• project management • civil engineering • infrastructure • superintendency • economic analysis • social impact • town planning • surveying • development feasibility • visualisation • urban design

300052(1)-DA-101

300052(1)-DA-101.DWG
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LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- FUTURE LOT BOUNDARY
- MAJOR DESIGN CONTOURS
- MINOR DESIGN CONTOURS
- PROPOSED KERB
- EXTENTS OF BATTER
- PROPOSED SAWCUT
- PROPOSED FOOTPATH
- PROPOSED RETAINING WALL
- PROPOSED STORMWATER
- INDICATIVE STORMWATER SUBJECT TO LANDSCAPE ARCHITECTS
- INDICATIVE BUILDING PAD
- PROPOSED SEWER
- PROPOSED WATER
- EXISTING STORMWATER
- EXISTING SEWER
- EXISTING RISING MAIN
- EXISTING WATER
- EXISTING GAS
- EXISTING OVERHEAD POWER
- EXISTING ELECTRICITY
- EXISTING NBN
- EXISTING COMMS
- EXISTING TELSTRA
- EXISTING OPTIC FIBRE
- PROPOSED SW PIT
- INDICATIVE SW PIT SUBJECT TO LANDSCAPE ARCHITECTS
- PROPOSED LINTEL
- PROPOSED HEADWALL
- PIT LABEL
- EXISTING PIT LABEL

- GENERAL NOTES:-**
- REFER TO SHEET 004 FOR DEMOLITION OF STRUCTURES AND TREE REMOVAL.
 - REFER TO SHEET 221 FOR TYPICAL ROAD SECTIONS AND DETAILS.
 - BUILDING PAD LEVELS SHOWN ARE NOM. 380mm BELOW PROPOSED BUILDING FFL. REFER ARCHITECTS PLANS FOR DETAILS.
 - PROVIDE STORMWATER KERB OUTLETS WITHIN EXISTING ROAD 3 FOR LOTS 107a-109b.

drawing title: **DETAIL PLAN**

location: 160 - 168 HEATH ROAD LEPPINGTON

council: CAMDEN

dwg ref: 300052(1)-DA-101

client: RAWSON COMMUNITIES

central coast office ph: (02) 4305 4300
 hunter office ph: (02) 4978 5100
 sydney office ph: (02) 8046 7411

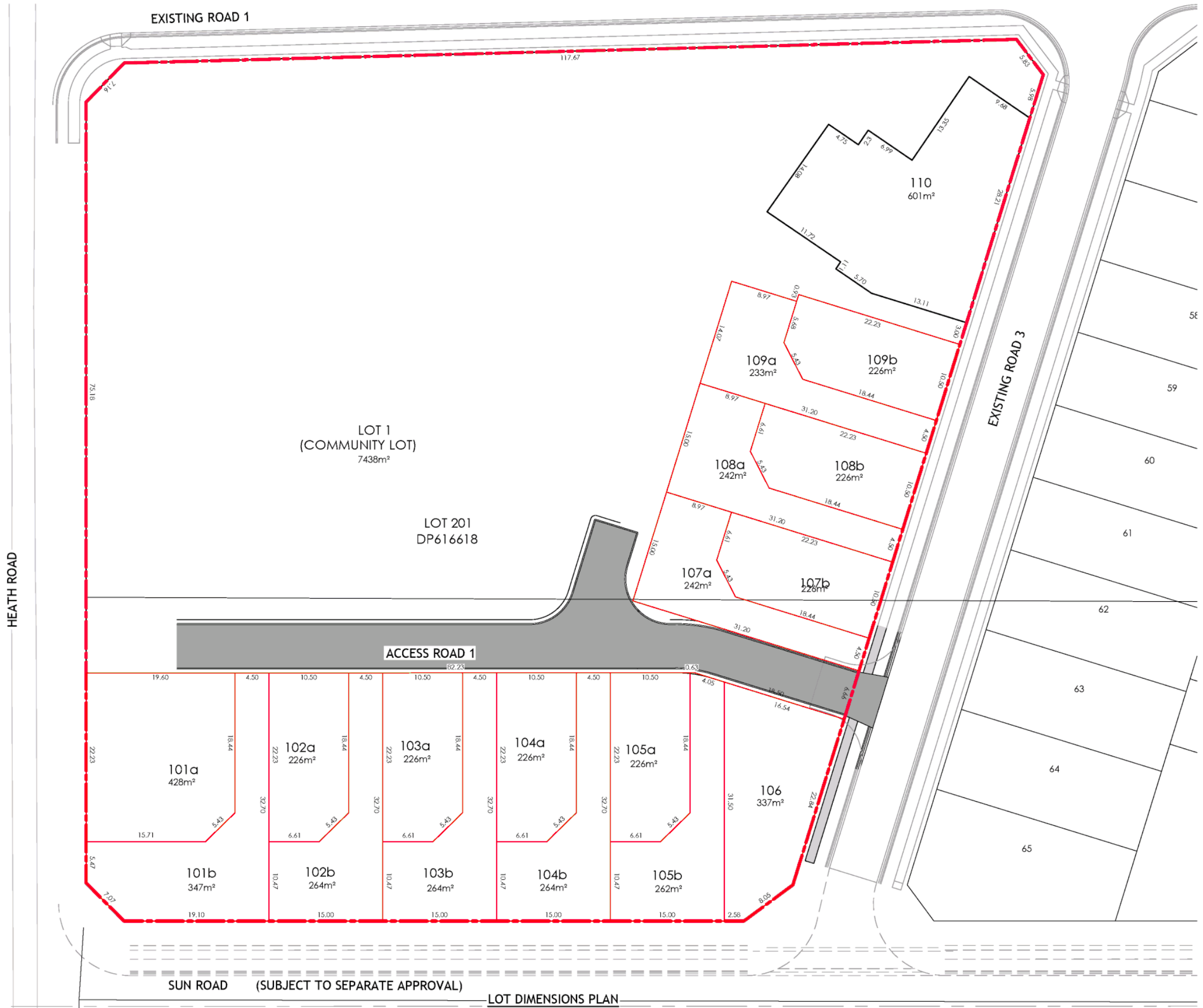
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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
D	28.05.2021	ISSUE FOR APPROVAL	MH	BW	DATUM: AHD (APPROX.) CONTOUR INTERVAL: 0.2m	A1 1:250 A3 1:500	

- project management
- civil engineering
- infrastructure
- superintendency
- economic analysis
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- FUTURE LOT BOUNDARY
- PROPOSED KERB
- PROPOSED FOOTPATH



LOT DIMENSIONS PLAN
SCALE 1:250

drawing title:
LOT DIMENSIONS PLAN

location: 160 - 168 HEATH ROAD
LEPPINGTON

council: CAMDEN

dwg ref: 300052(1)-DA-151

client:

central coast office ph: (02) 4305 4300
hunter office ph: (02) 4978 5100
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300052(1)-DA-151

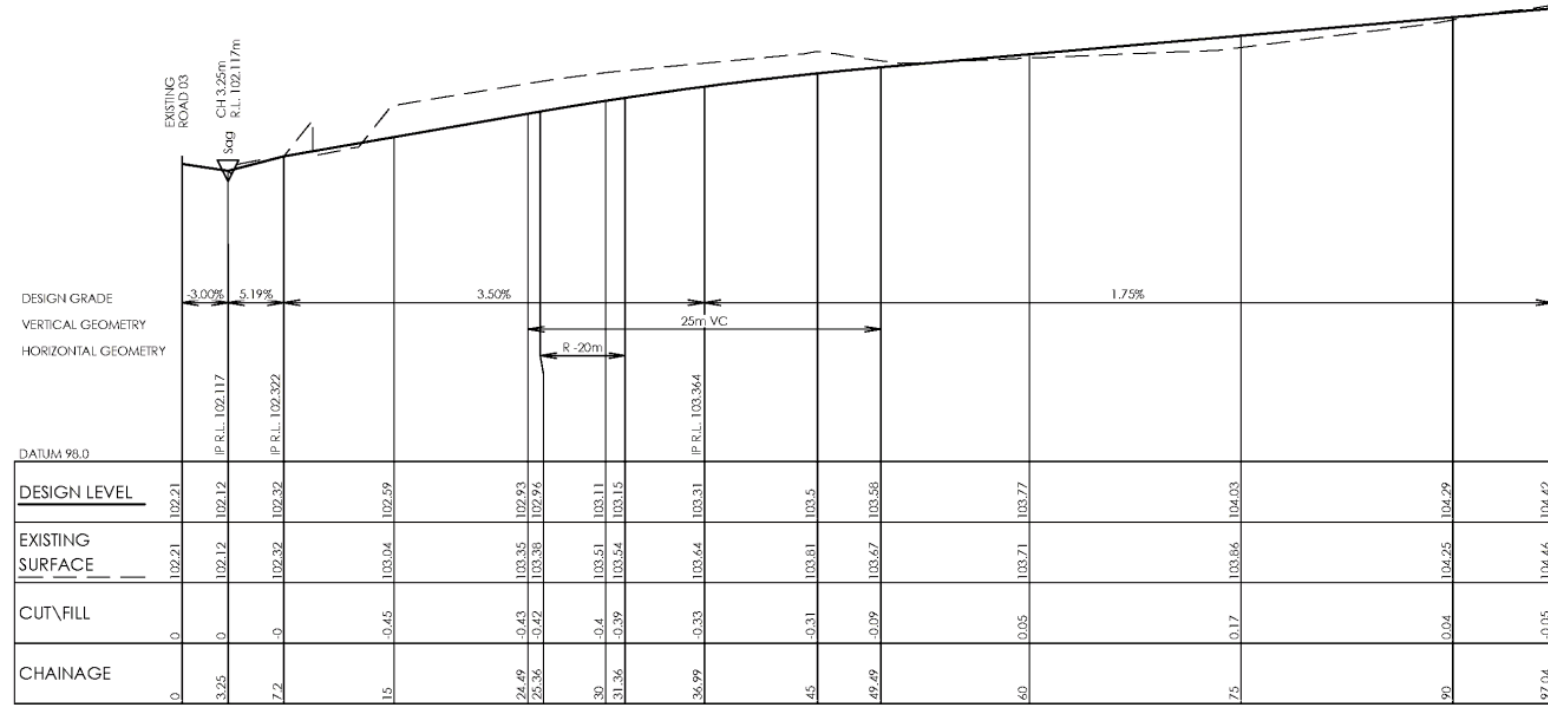
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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
D	28.05.2021	ISSUE FOR APPROVAL	MH	BW	DATUM: AHD (APPROX.) CONTOUR INTERVAL: N/A	A1 1:250 0 5.0 10.0 12.5m A3 1:500	

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- civil engineering
- infrastructure
- superintendency
- economic analysis
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

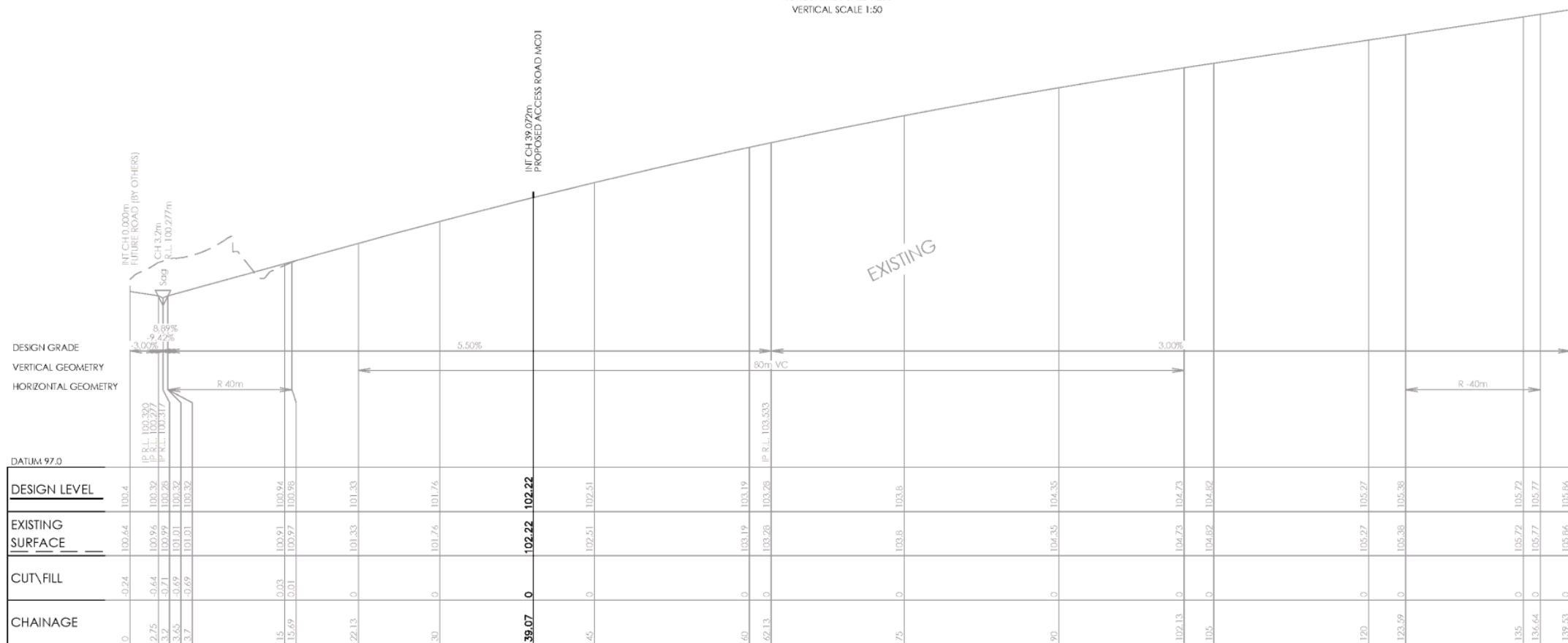
300052(1)-DA-201

Project By: Mark Heyland - Pk01 Date: 28/05/2021 15:57:20 Pk01 Cad File: S:\300052\300052(1)\DWG\PLAN\ENGINEERING\LOT 66 - DA\300052(1)-DA-201.DWG
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LONGITUDINAL SECTION - ACCESS ROAD 1

HORIZONTAL SCALE 1:250
VERTICAL SCALE 1:50



LONGITUDINAL SECTION - EXISTING ROAD 03

HORIZONTAL SCALE 1:250
VERTICAL SCALE 1:50

ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
D	28.05.2021	ISSUE FOR APPROVAL	MH	BW	DATUM: AHD (APPROX.) CONTOUR INTERVAL: N/A	0 50 100 125m SCALE: 1:250 (FULL)	0 1.25 2.5m SCALE: 1:50 (FULL)

- project management
- civil engineering
- infrastructure
- superintendency
- economic analysis
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

drawing title:
ROAD LONGITUDINAL SECTIONS

location: 160 - 168 HEATH ROAD LEPPINGTON

council: CAMDEN

dwg ref: 300052(1)-DA-201

client: RAWSON COMMUNITIES

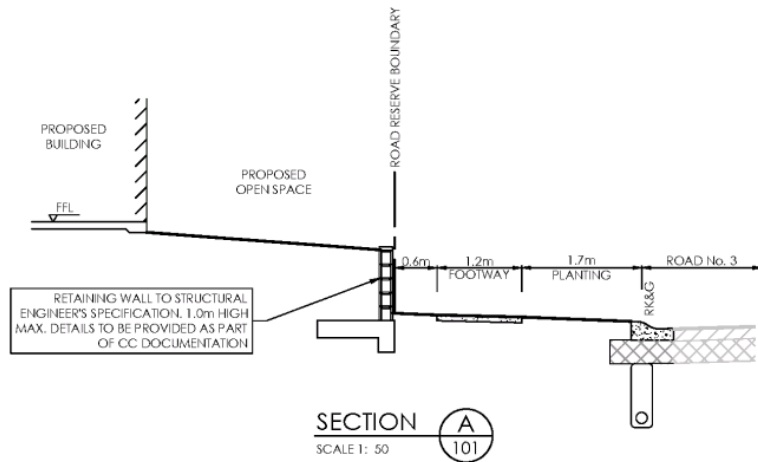
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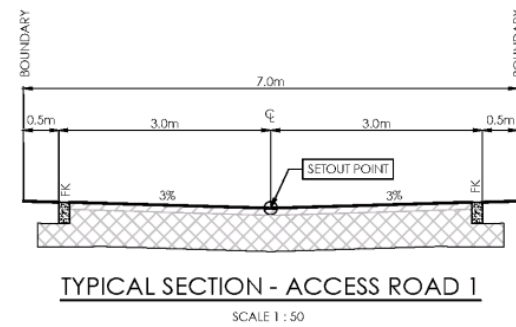
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300052(1)-DA-221

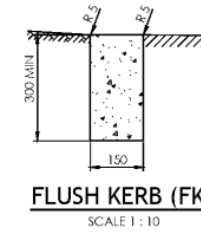
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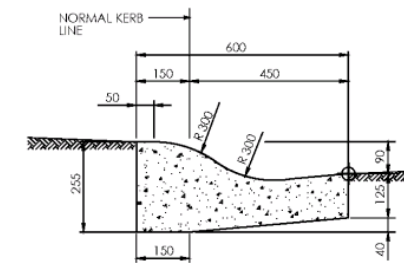
TYPICAL SECTION - RETAINING WALL AT BOUNDARY



TYPICAL SECTION - ACCESS ROAD 1

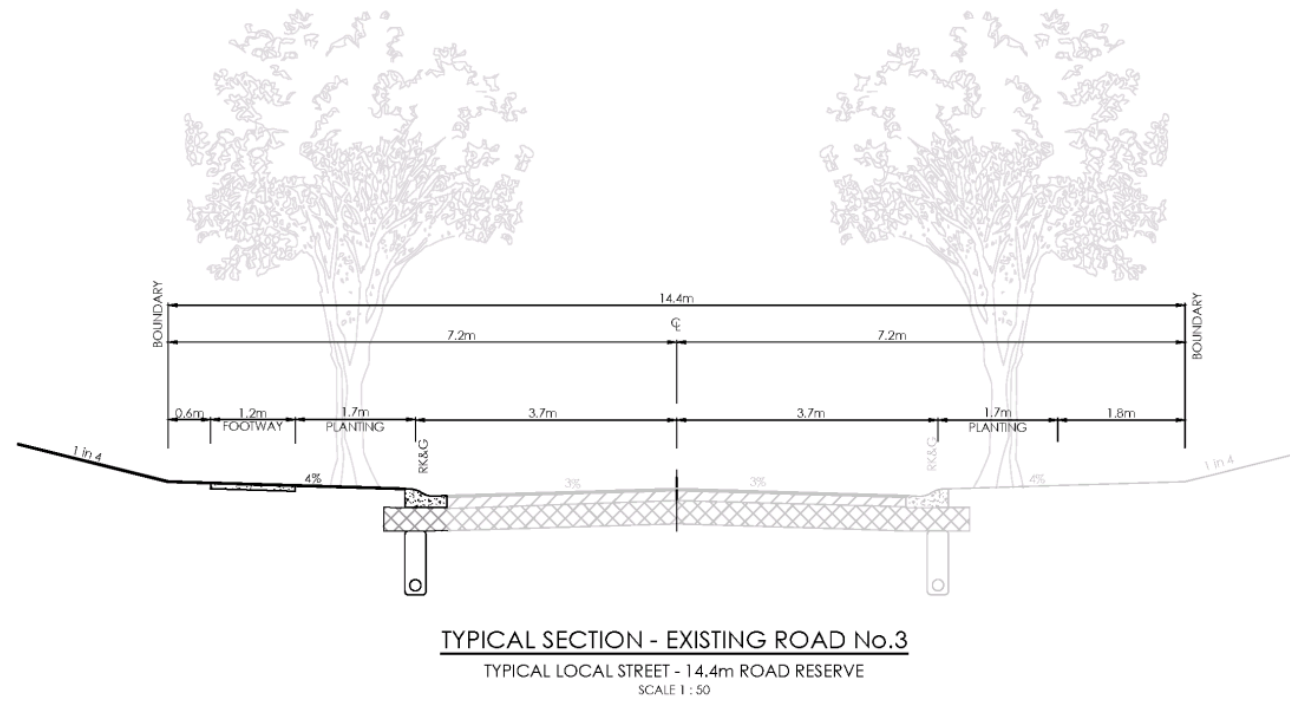


FLUSH KERB (FK)



ROLL KERB & GUTTER (RK&G)

ALL DETAILS AS PER CAMDEN COUNCIL STD DRG SD02



TYPICAL SECTION - EXISTING ROAD No.3

TYPICAL LOCAL STREET - 14.4m ROAD RESERVE

ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
D	28.05.2021	ISSUE FOR APPROVAL	MH	BW	DATUM: AHD (APPROX.) CONTOUR INTERVAL: N/A	0 1.25 2.5 m SCALE: 1:50 (FULL)	0 0.25 0.5 m SCALE: 1:10 (FULL)

- project management
- civil engineering
- infrastructure
- superintendency
- economic analysis
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

drawing title:
TYPICAL ROAD CROSS SECTIONS & DETAILS

location: 160 - 168 HEATH ROAD LEPPINGTON

council: CAMDEN

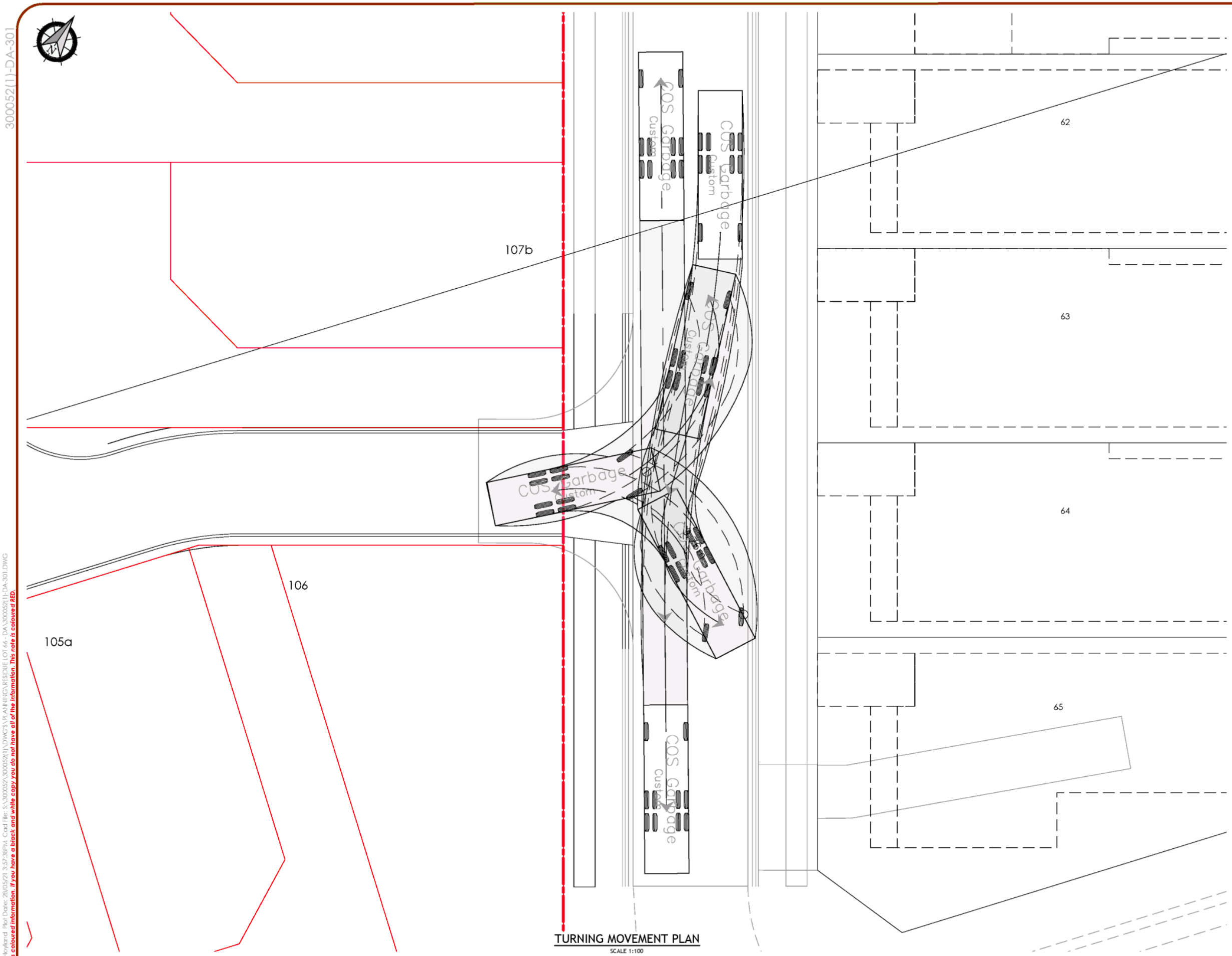
dwg ref: 300052(1)-DA-221

client:

RAWSON COMMUNITIES

ADW johnson

central coast office ph: (02) 4305 4300
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LEGEND

- STAGE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- PROPOSED KERB

GENERAL NOTES:-

- REFER TO SHEET 221 FOR TYPICAL ROAD SECTIONS AND KERB DETAILS.

COS Garbage

dimensions (meters)

- Width : 2.50
- Track : 2.50
- Lock to Lock Time : 6.0
- Steering Angle : 35.0

TURNING MOVEMENT PLAN
SCALE 1:100

ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
D	28.05.2021	ISSUE FOR APPROVAL	MH	BW	DATUM: AHD (APPROX.) CONTOUR INTERVAL: N/A	A1 1:100 0 2.5 5.0m A3 1:200	

• project management • civil engineering • infrastructure • superintendency • economic analysis • social impact • town planning • surveying • development feasibility • visualisation • urban design

drawing title:
TURNING MOVEMENT PLAN - BIN TRUCK CITY OF SYDNEY

location: 160 - 168 HEATH ROAD LEPPINGTON

council: CAMDEN

dwg ref: 300052(1)-DA-301

client:

central coast office: ph: (02) 4305 4300
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sydney office: ph: (02) 8046 7411

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300052(1)-DA-301
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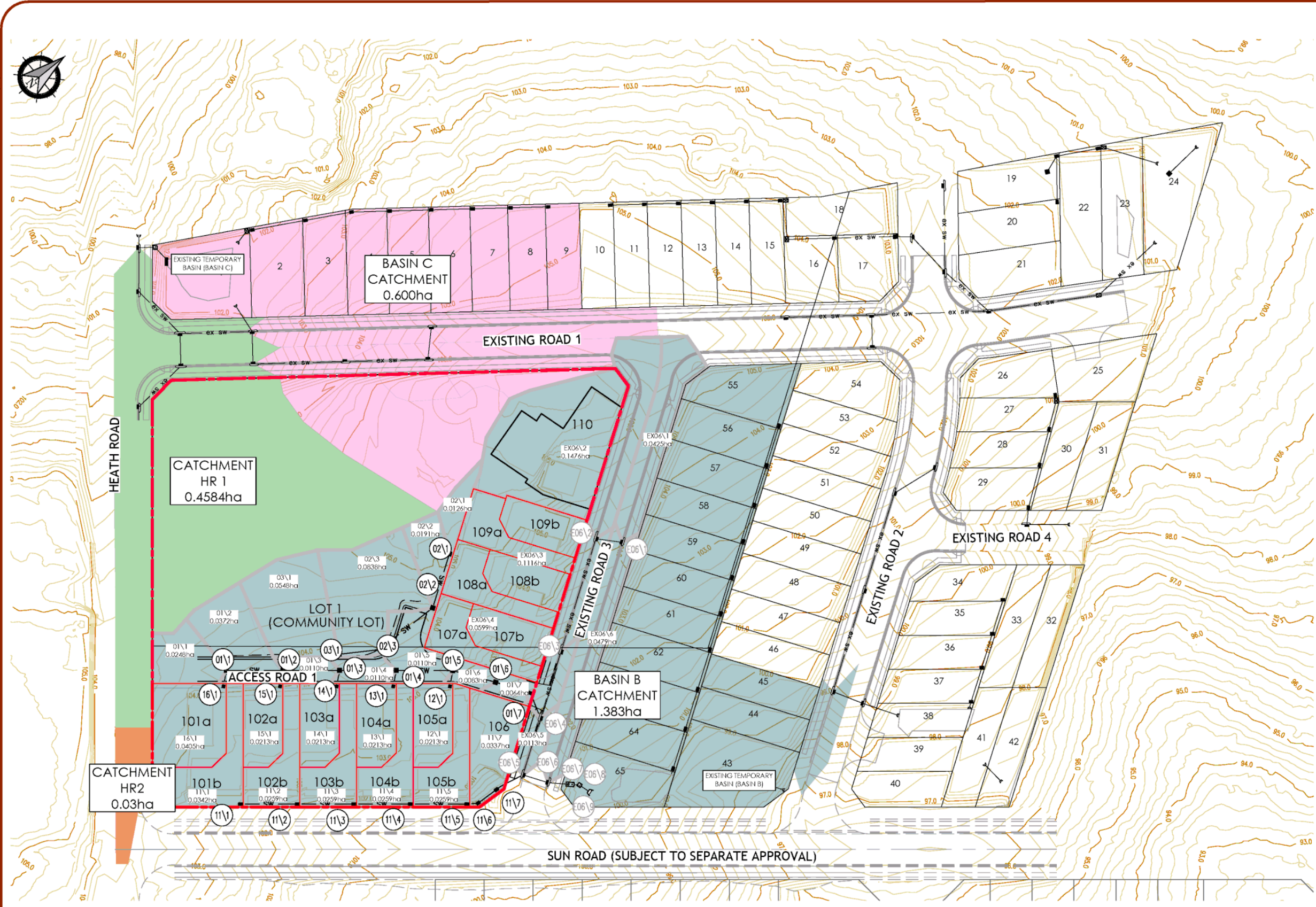
This is the report submitted to the Camden Local Planning Panel - Electronic Determination - Page 34

LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- FUTURE LOT BOUNDARY
- CATCHMENT BOUNDARY
- MAJOR DESIGN CONTOURS
- MINOR DESIGN CONTOURS
- PROPOSED KERB
- EXTENTS OF BATTER

- BASIN B CATCHMENT
- BASIN C CATCHMENT
- HEATH ROAD CATCHMENT HR1 (DRAINING WEST)
- HEATH ROAD CATCHMENT HR2 (DRAINING EAST)

- PROPOSED STORMWATER
- EXISTING STORMWATER
- PROPOSED SW PIT
- PROPOSED LINTEL
- PROPOSED HEADWALL
- PIT LABEL
- EXISTING PIT LABEL



STORMWATER CATCHMENT PLAN
SCALE 1:500

drawing title:
STORMWATER CATCHMENT PLAN

location: 160 - 168 HEATH ROAD LEPPINGTON

council: CAMDEN

dwg ref: 300052(1)-DA-401

client: **RAWSON COMMUNITIES** **JOHNSON**

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hunter office ph: (02) 4978 5100
sydney office ph: (02) 8046 7411
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300052(1)-DA-401

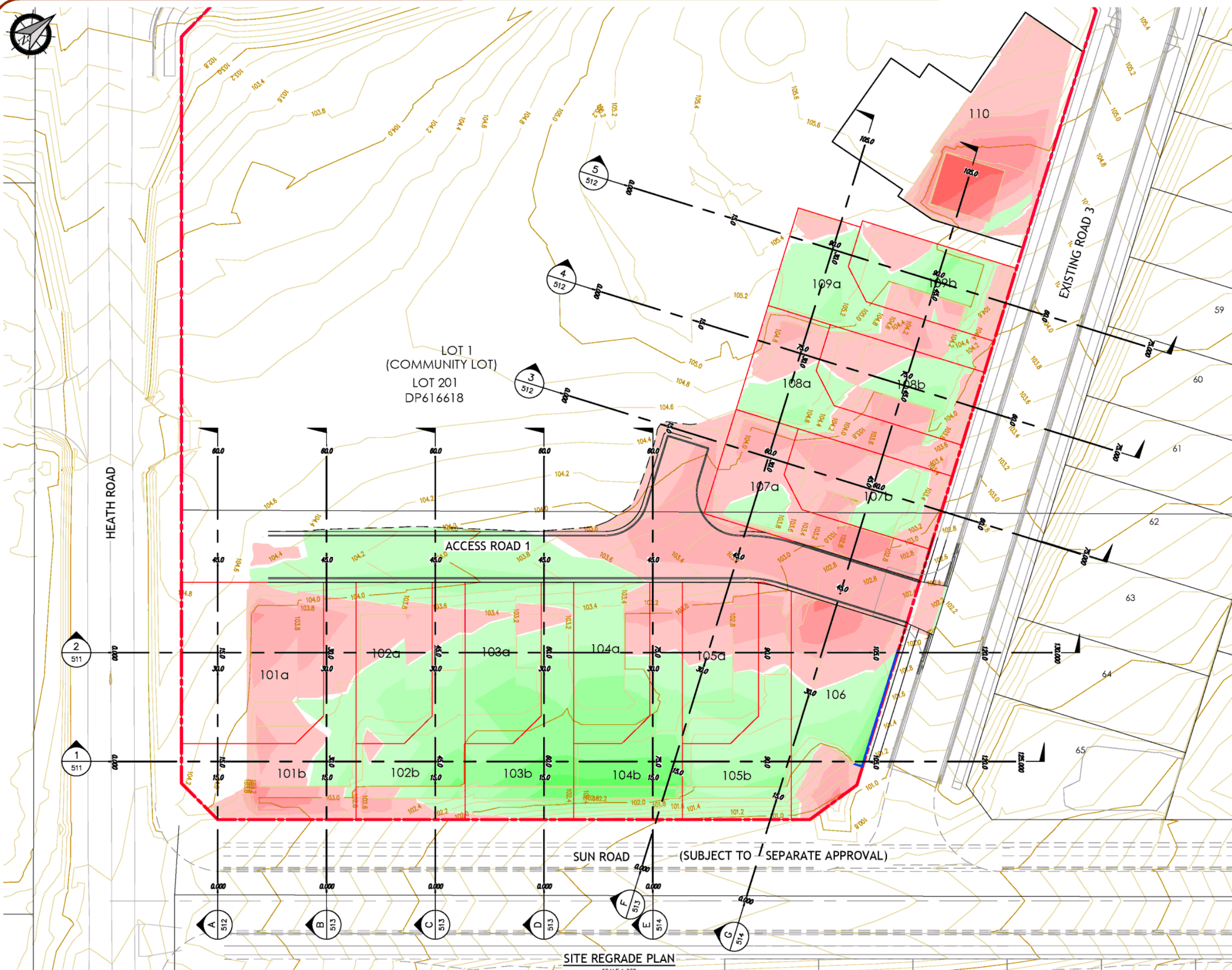
Plot Date: 28/05/2021 3:57:49PM Cad File: S:\000052\1\DWG\3\PLAN\KERRIE\KERRIE LOT 64 - DA - 401\DWG\3\PLAN\KERRIE\KERRIE LOT 64 - DA - 401.DWG
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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
D	28.05.2021	ISSUE FOR APPROVAL	MH	BW	DATUM: AHD (APPROX.) CONTOUR INTERVAL: 0.5m	A1 1:500 0 12.5 25.0m A3 1:1000	

- project management
- civil engineering
- infrastructure
- superintendency
- economic analysis
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

300052(1)-DA-501

300052(1)-DA-501.DWG
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LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- FUTURE LOT BOUNDARY
- MAJOR DESIGN CONTOURS
- MINOR DESIGN CONTOURS
- PROPOSED KERB
- EXTENTS OF BATTER
- PROPOSED RETAINING WALL

LEGEND (+ FILL - CUT)

Lower value	Upper value	Colour
-1.25	-1	Red
-1	-0.75	Red
-0.75	-0.5	Red
-0.5	-0.25	Red
-0.25	-0.01	Red
0.01	0.250	Light Green
0.250	0.5	Light Green
0.500	0.75	Light Green
0.75	1	Light Green
1	1.25	Light Green

GENERAL NOTES

- CUT/FILL VALUES SHOWN ARE INDICATIVE ONLY AND REPRESENTATIVE OF LEVEL DIFFERENCE BETWEEN EXISTING SURFACE AND PROPOSED FINISHED SURFACE ONLY.
- NO ALLOWANCE HAS BEEN MADE FOR STRIPPING/GRUBBING, PAVEMENT BOXING, OVER EXCAVATION FOR BUILDINGS, BULKING FACTORS ETC.

drawing title: **SITE REGRADE PLAN**

location: 160 - 168 HEATH ROAD LEPPINGTON

council: CAMDEN

dwg ref: 300052(1)-DA-501

client: RAWSON COMMUNITIES

johnson

central coast office ph: (02) 4305 4300
 hunter office ph: (02) 4978 5100
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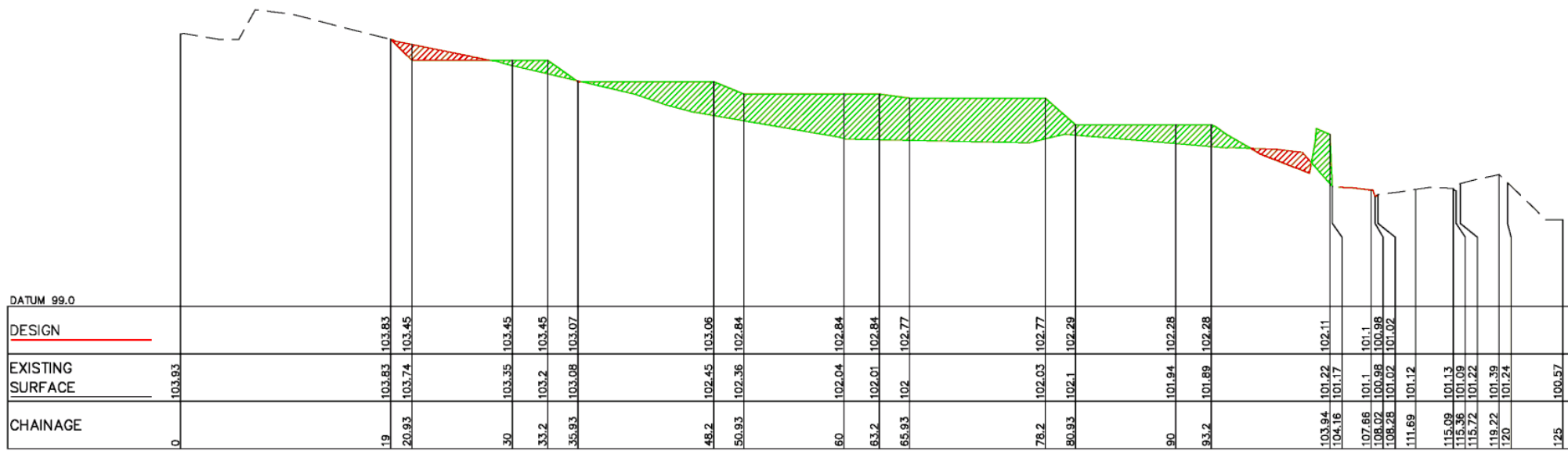
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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
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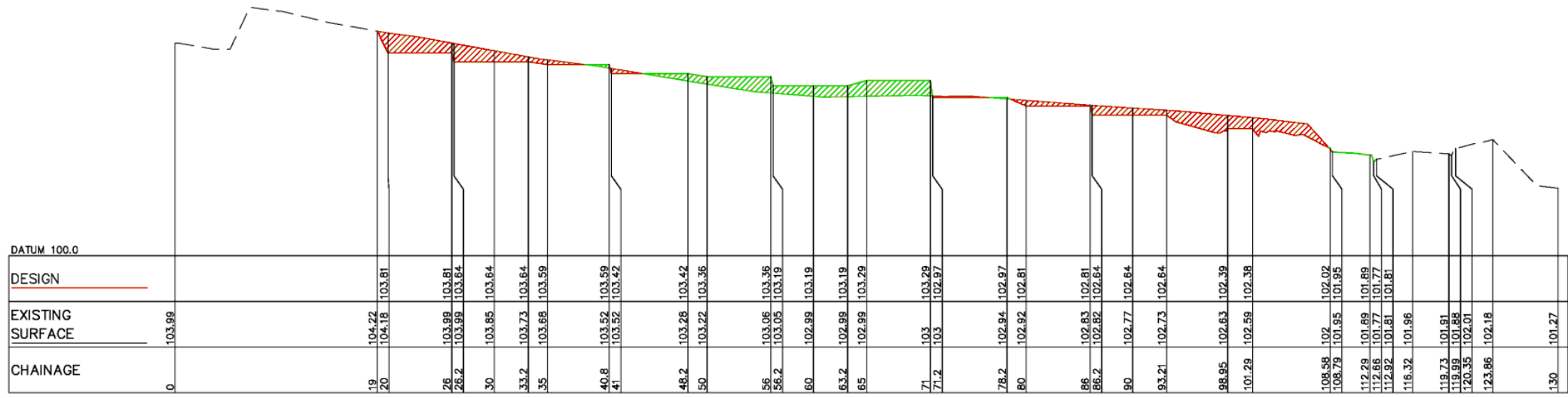
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300052(1)-DA-511

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SITE SECTION - 1
 HORIZONTAL SCALE 1:250
 VERTICAL SCALE 1:50



SITE SECTION - 2
 HORIZONTAL SCALE 1:250
 VERTICAL SCALE 1:50

- GENERAL NOTES**
- CUT/FILL VALUES SHOWN ARE INDICATIVE ONLY AND REPRESENTATIVE OF LEVEL DIFFERENCE BETWEEN EXISTING SURFACE AND PROPOSED FINISHED SURFACE ONLY.
 - NO ALLOWANCE HAS BEEN MADE FOR STRIPPING/GRUBBING, PAVEMENT BOXING, OVER EXCAVATION FOR BUILDINGS, BULKING FACTORS ETC.

ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
D	28.05.2021	ISSUE FOR APPROVAL	MH	BW	DATUM: AHD (APPROX.) CONTOUR INTERVAL: N/A	 SCALE: 1:250 (FULL)	 SCALE: 1:50 (FULL)

- project management
- civil engineering
- infrastructure
- superintendency
- economic analysis
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

drawing title:
SITE SECTIONS SHEET 1

location: 160 - 168 HEATH ROAD LEPPINGTON

council: CAMDEN

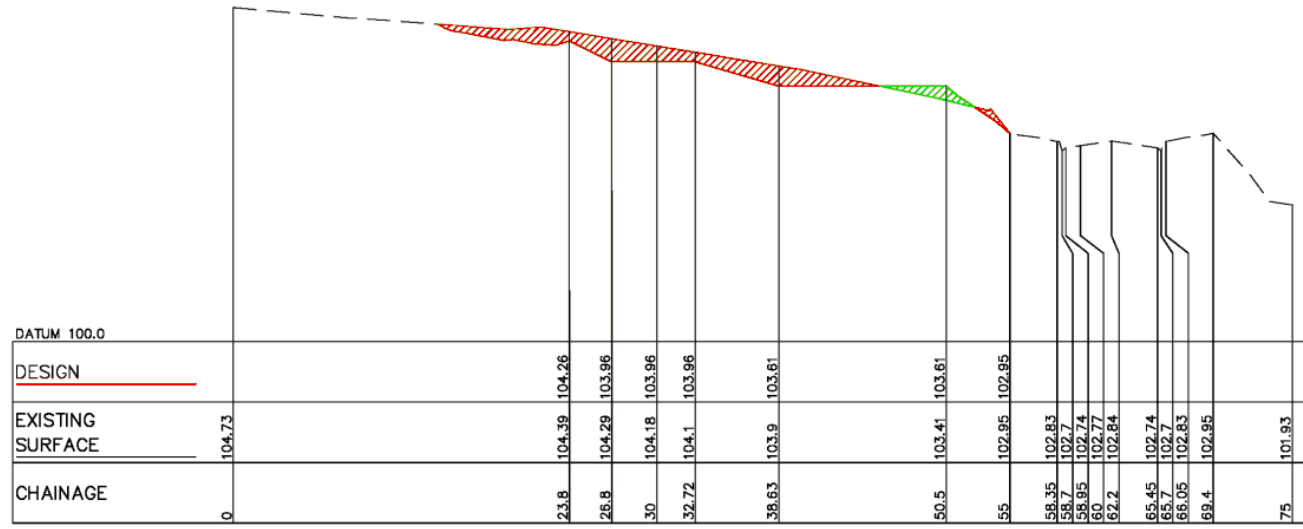
dwg ref: 300052(1)-DA-511

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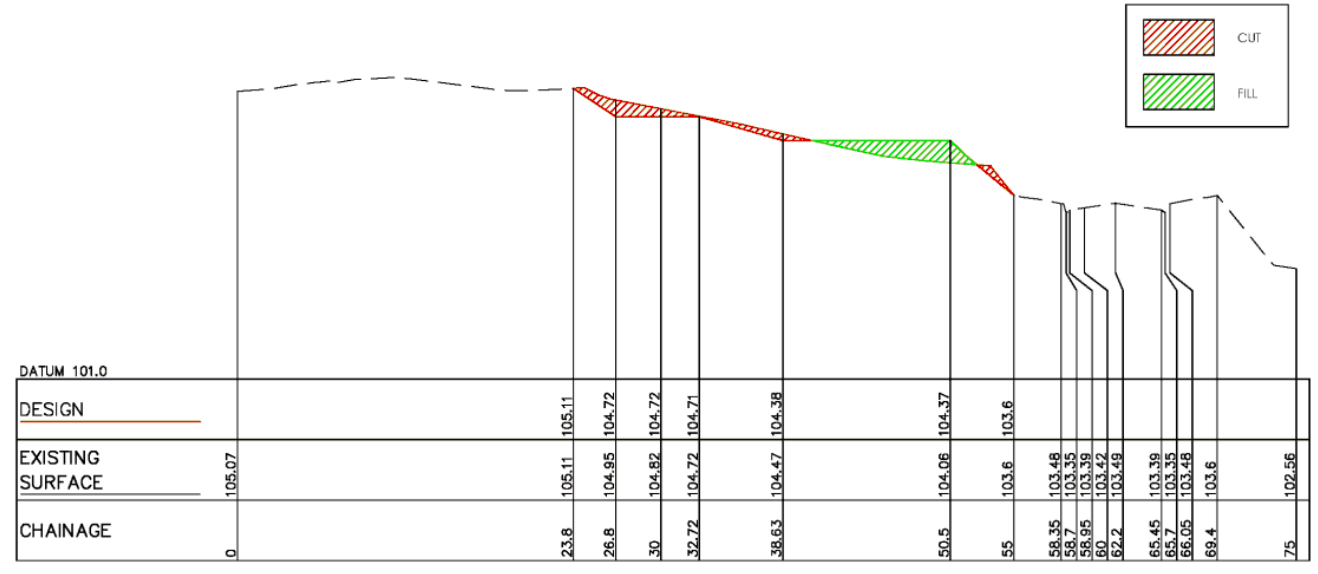
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 sydney office ph: (02) 8246 7411
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300052(1)-DA-512

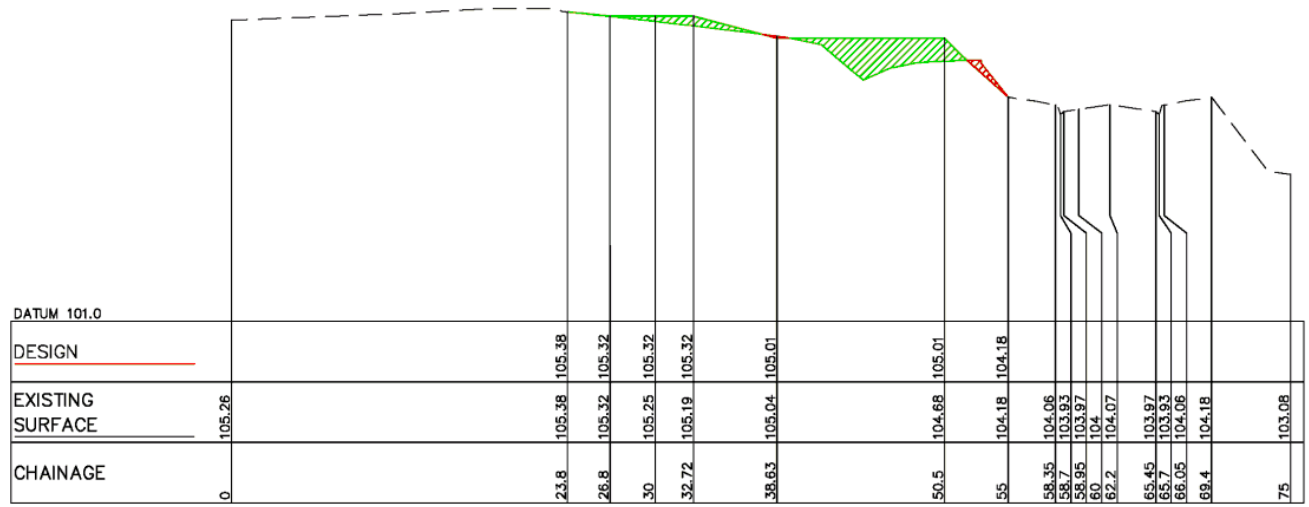
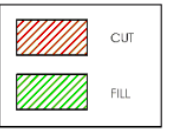
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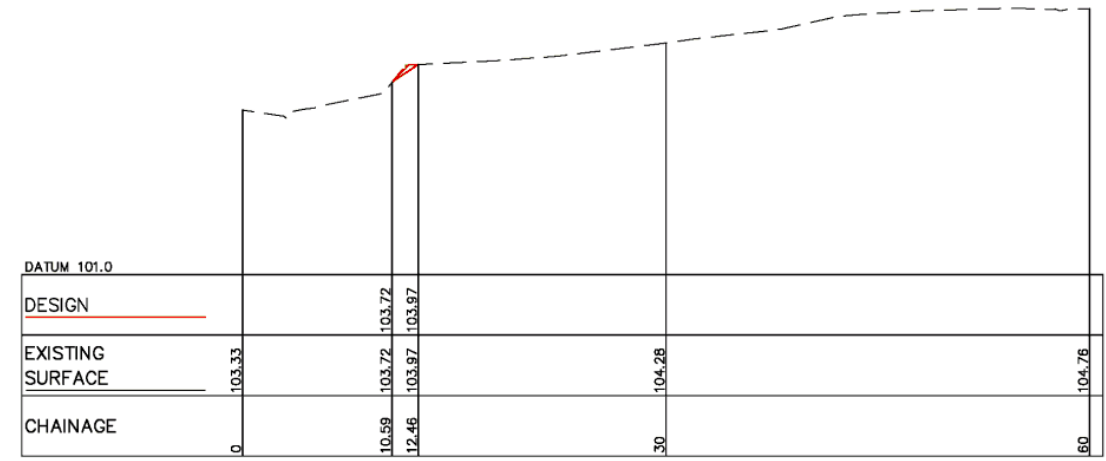
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SITE SECTION - 4
 HORIZONTAL SCALE 1:250
 VERTICAL SCALE 1:50



SITE SECTION - 5
 HORIZONTAL SCALE 1:250
 VERTICAL SCALE 1:50



SITE SECTION - A
 HORIZONTAL SCALE 1:250
 VERTICAL SCALE 1:50

GENERAL NOTES

1. CUT/FILL VALUES SHOWN ARE INDICATIVE ONLY AND REPRESENTATIVE OF LEVEL DIFFERENCE BETWEEN EXISTING SURFACE AND PROPOSED FINISHED SURFACE ONLY.
2. NO ALLOWANCE HAS BEEN MADE FOR STRIPPING/CURBING, PAVEMENT BOXING, OVER EXCAVATION FOR BUILDINGS, BULKING FACTORS ETC.

drawing title:
SITE SECTIONS SHEET 2

location: 160 - 168 HEATH ROAD
 LEPPINGTON

council: CAMDEN

dwg ref: 300052(1)-DA-512

client:



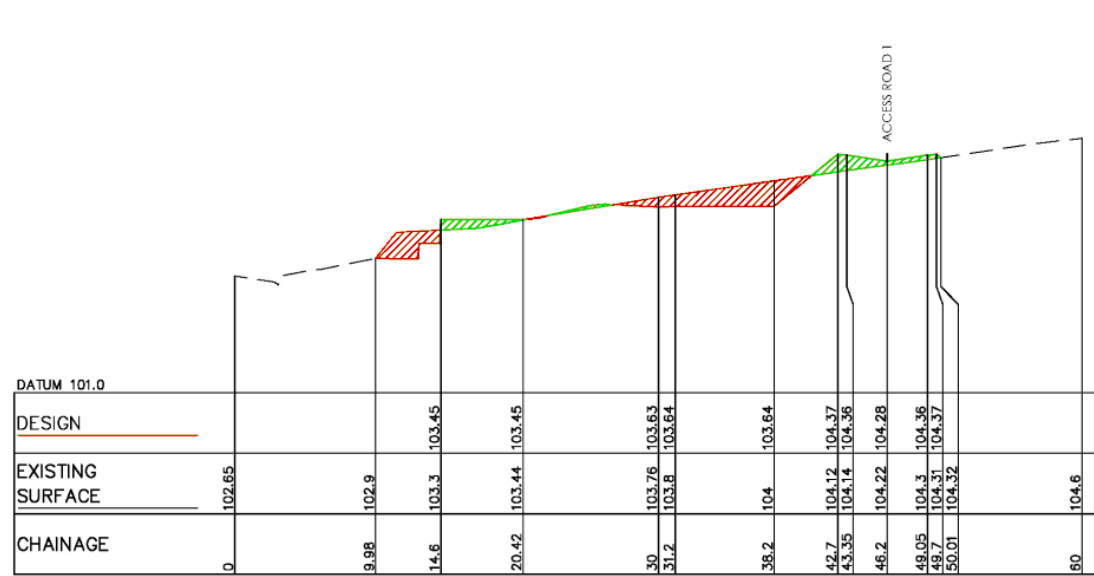
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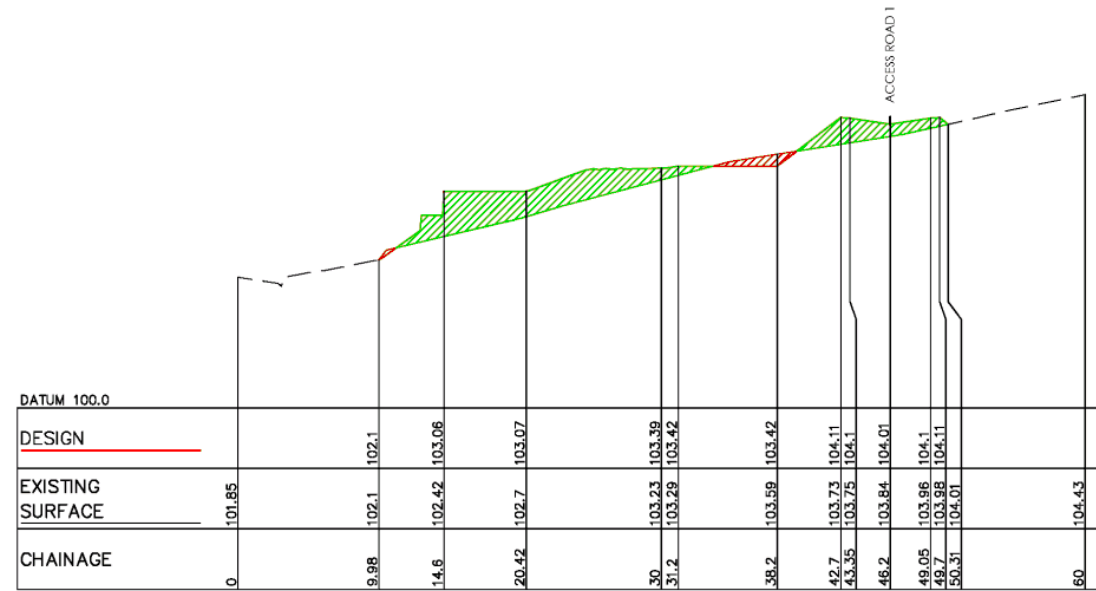
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300052(1)-DA-513

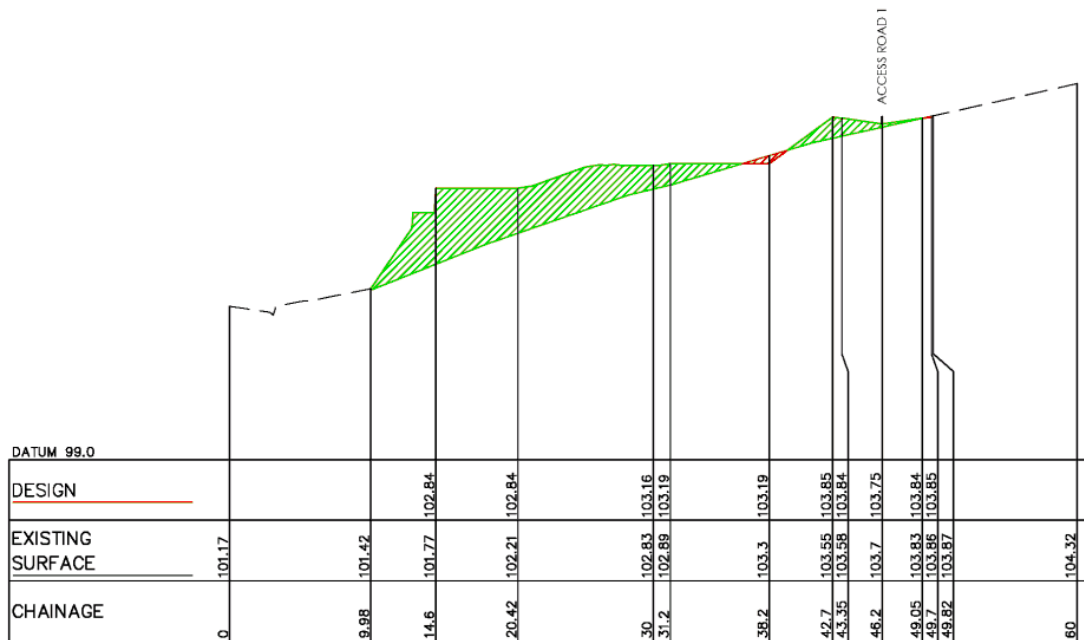
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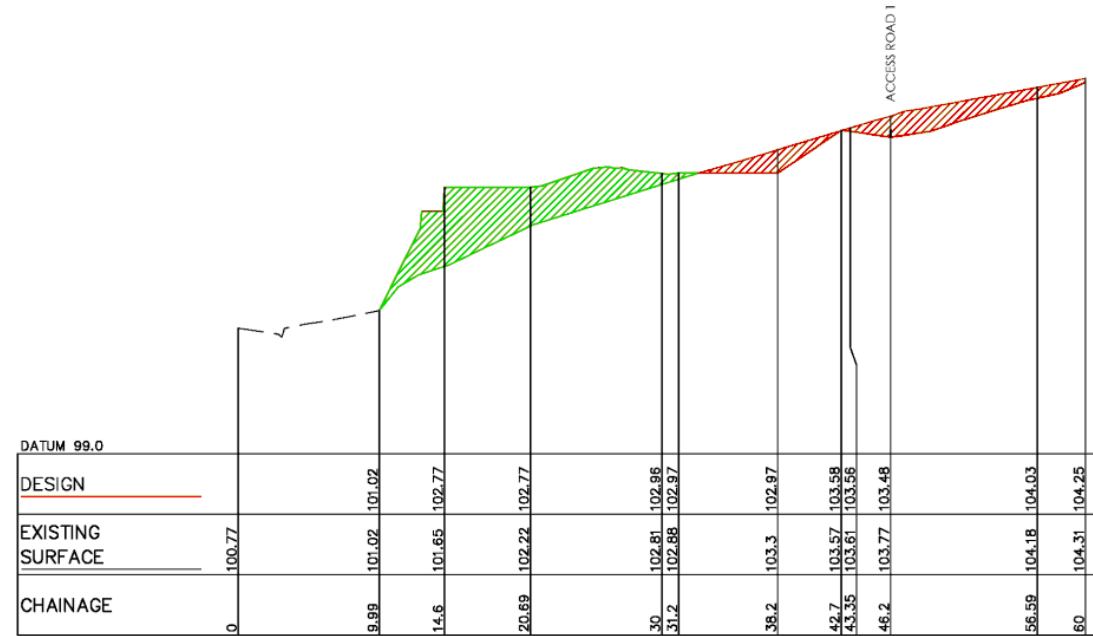
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 HORIZONTAL SCALE 1:250
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SITE SECTION - C
 HORIZONTAL SCALE 1:250
 VERTICAL SCALE 1:50



SITE SECTION - D
 HORIZONTAL SCALE 1:250
 VERTICAL SCALE 1:50



SITE SECTION - E
 HORIZONTAL SCALE 1:250
 VERTICAL SCALE 1:50

GENERAL NOTES

- CUT/FILL VALUES SHOWN ARE INDICATIVE ONLY AND REPRESENTATIVE OF LEVEL DIFFERENCE BETWEEN EXISTING SURFACE AND PROPOSED FINISHED SURFACE ONLY.
- NO ALLOWANCE HAS BEEN MADE FOR STRIPPING/GRUBBING, PAVEMENT BOXING, OVER EXCAVATION FOR BUILDINGS, BULKING FACTORS ETC.

ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
D	28.05.2021	ISSUE FOR APPROVAL	MH	BW	DATUM: AHD (APPROX.) CONTOUR INTERVAL: N/A	0 5.0 10.0 12.5m SCALE: 1:250 (FULL)	0 1.25 2.5 m SCALE: 1:50 (FULL)

• project management • civil engineering • infrastructure • superintendency • economic analysis • social impact • town planning • surveying • development feasibility • visualisation • urban design

drawing title:

SITE SECTIONS SHEET 3

location: 160 - 168 HEATH ROAD LEPPINGTON

council: CAMDEN

dwg ref: 300052(1)-DA-513

client:

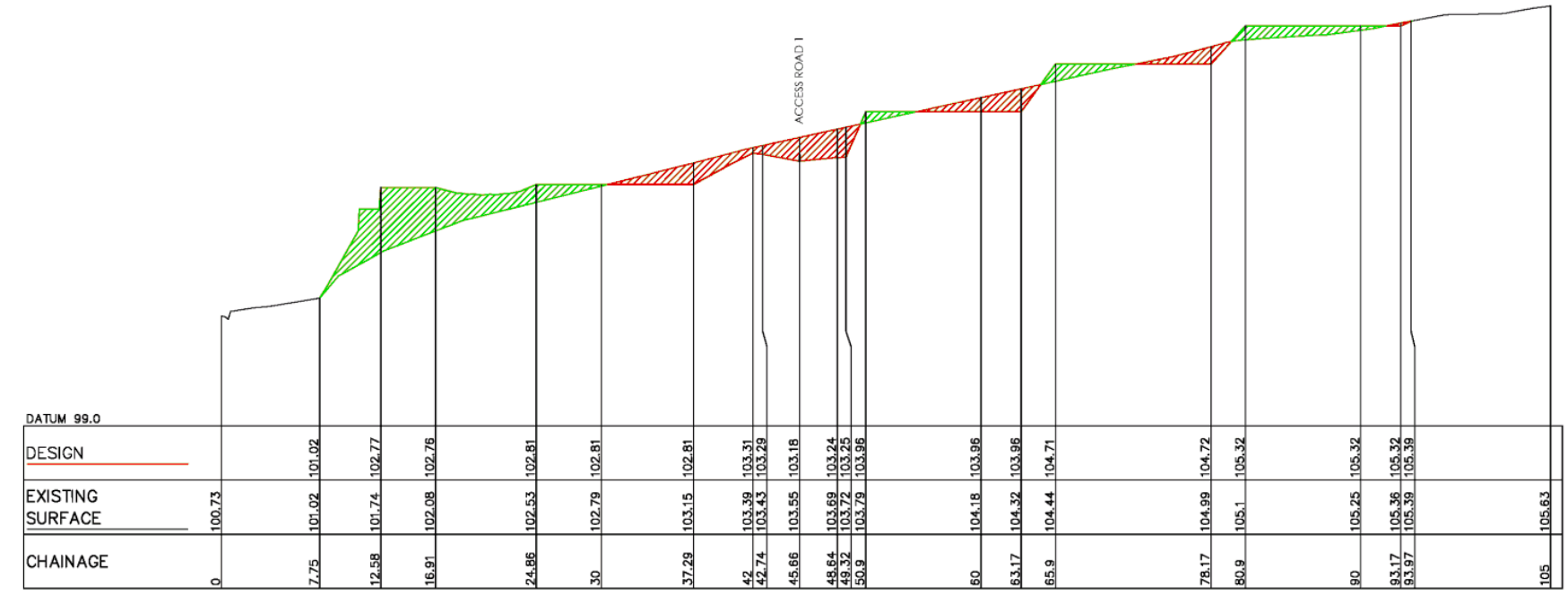
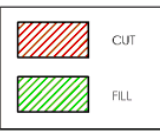
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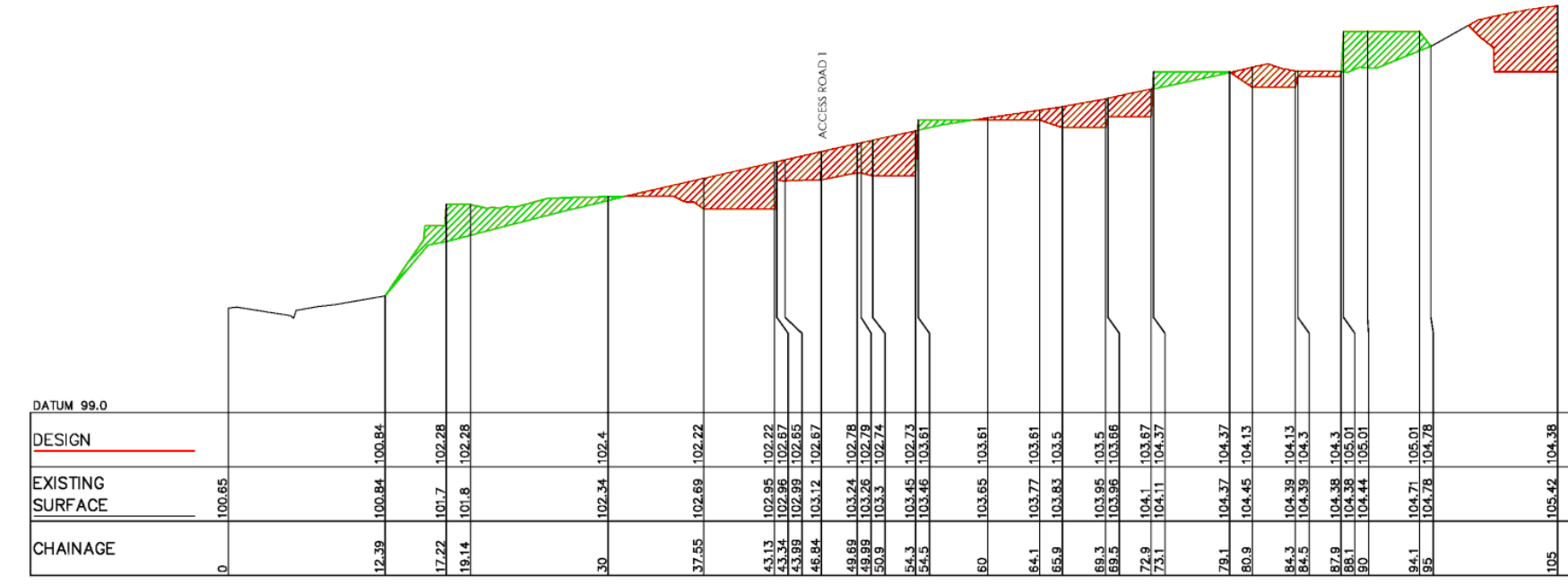
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Project By: Mark Heyland - Plot Date: 28/05/2021. Cad File: S:\300052\300052(1)\DWG\RESIDENT\LOT 66 - DA-300052(1)-DA-514.DWG
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This is the report submitted to the Camden Local Planning Panel - Electronic Determination - Page 40



SITE SECTION - F
HORIZONTAL SCALE 1:250
VERTICAL SCALE 1:50



SITE SECTION - G
HORIZONTAL SCALE 1:250
VERTICAL SCALE 1:50

GENERAL NOTES

- CUT/FILL VALUES SHOWN ARE INDICATIVE ONLY AND REPRESENTATIVE OF LEVEL DIFFERENCE BETWEEN EXISTING SURFACE AND PROPOSED FINISHED SURFACE ONLY.
- NO ALLOWANCE HAS BEEN MADE FOR STRIPPING/GRUBBING, PAVEMENT BOXING, OVER EXCAVATION FOR BUILDINGS, BULKING FACTORS ETC.

drawing title:
SITE SECTIONS SHEET 4

location: 160 - 168 HEATH ROAD LEPPINGTON

council: CAMDEN

dwg ref: 300052(1)-DA-514

client:

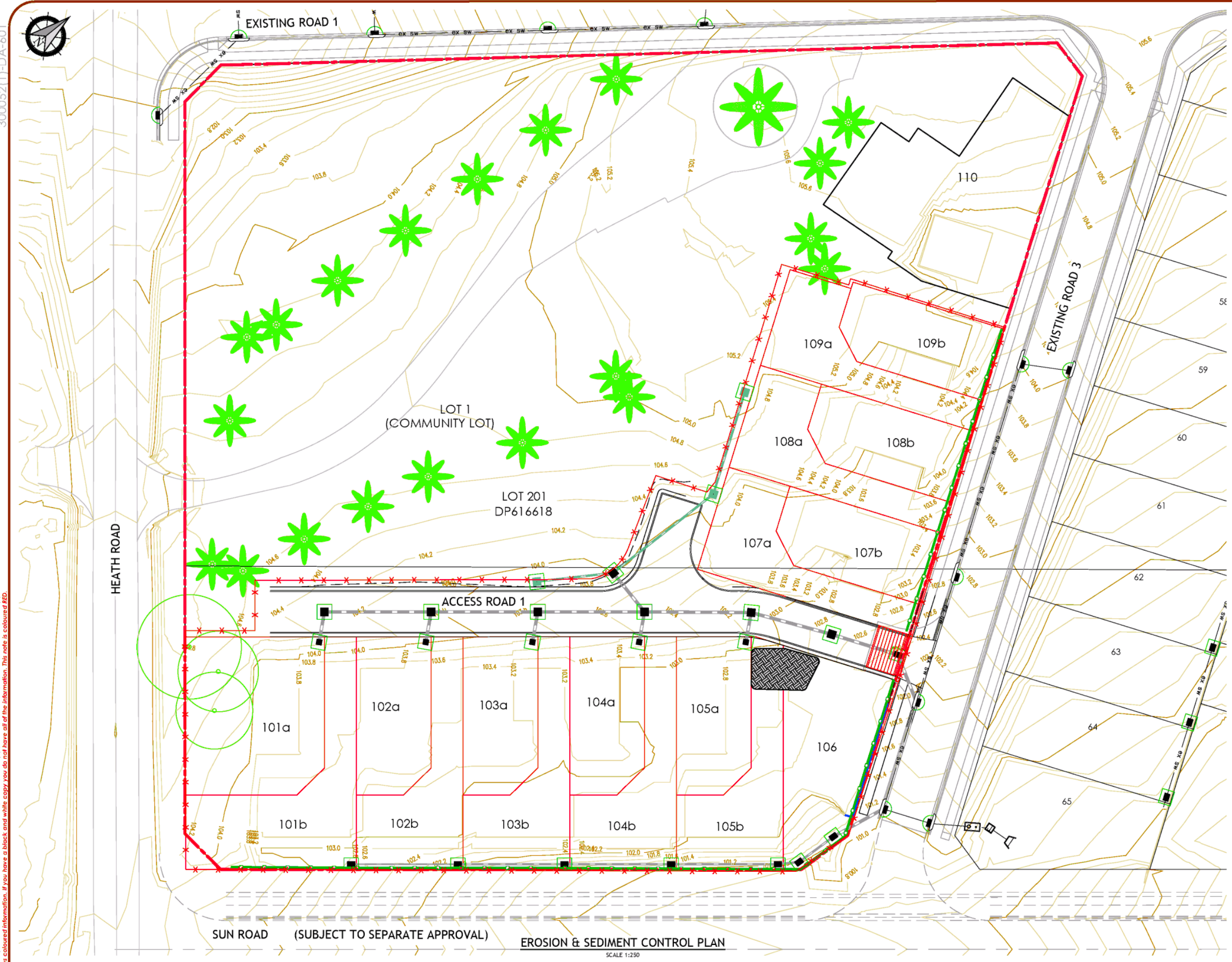
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D	28.05.2021	ISSUE FOR APPROVAL	MH	BW	DATUM: AHD (APPROX.) CONTOUR INTERVAL: N/A	 SCALE: 1:250 (FULL)	 SCALE: 1:50 (FULL)

LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- PROPOSED STORMWATER
- INDICATIVE STORMWATER SUBJECT TO LANDSCAPE ARCHITECTS
- PROPOSED RETAINING WALL
- SEDIMENT/SILT FENCING, TO SD 6-8
- NO-GO FENCING
- EARTH BANK, TO SD 5-5
- TEMPORARY SWALE
- PROPOSED SW PIT, TO SD 6-12
- PROPOSED LINTEL, TO SD 6-11
- STRAWBALES, TO SD 6-7
- GRAVEL/SAND BAGS
- STABILISED SITE ACCESS, TO SD6-14
- STOCKPILE LOCATION, TO SD 4-1
- TREES TO BE RETAINED



ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
D	28.05.2021	ISSUE FOR APPROVAL	MH	BW	DATUM: AHD (APPROX.) CONTOUR INTERVAL: 0.2m	A1 1:250 A3 1:500	

• project management • civil engineering • infrastructure • superintendency • economic analysis • social impact • town planning • surveying • development feasibility • visualisation • urban design

drawing title:
EROSION & SEDIMENT CONTROL PLAN

location: 160 - 168 HEATH ROAD
LEPPINGTON

council: CAMDEN

dwg ref: 300052(1)-DA-601

client:

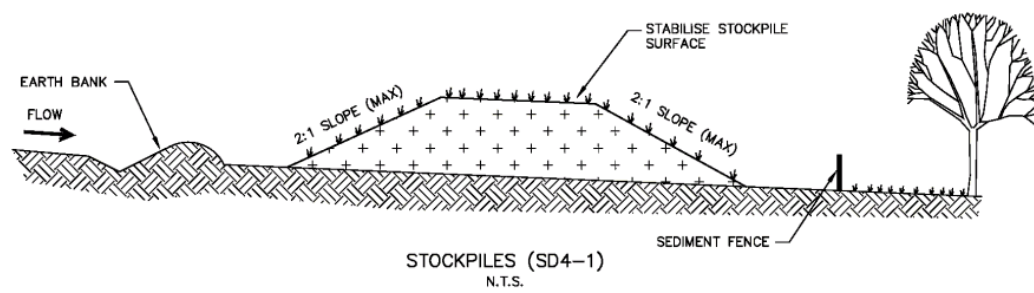
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300052(1)-DA-601

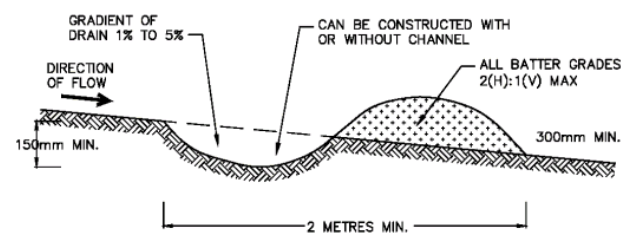
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300052(1)-DA-611

300052(1)-DA-611.DWG
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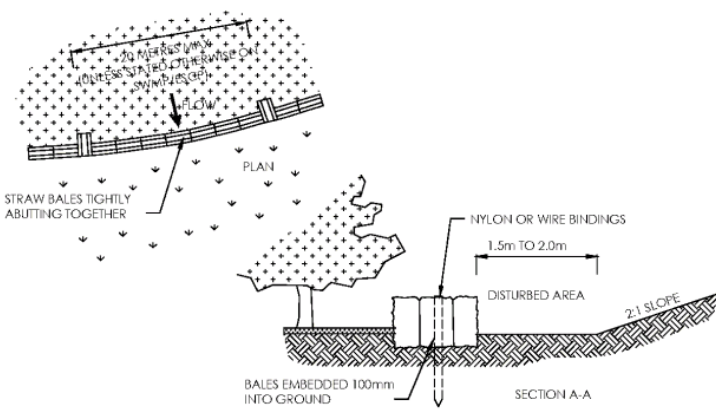
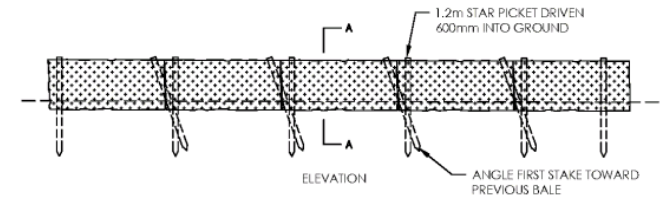
- CONSTRUCTION NOTES:
1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
 2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
 3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
 4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
 5. CONSTRUCT EARTH BANKS (STANDARD DRAWING 5-5) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES (STANDARD DRAWING 6-8) 1 TO 2 METRES DOWNSLOPE.



NOTE: ONLY TO BE USED AS TEMPORARY BANK WHERE MAXIMUM UPSLOPE LENGTH IS 80 METRES.

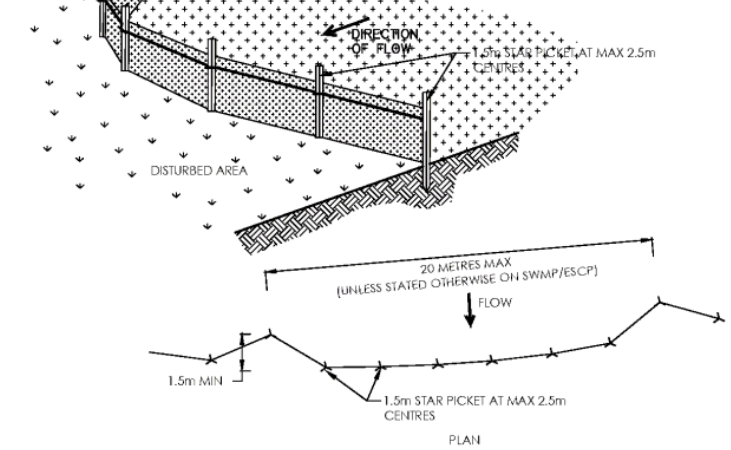
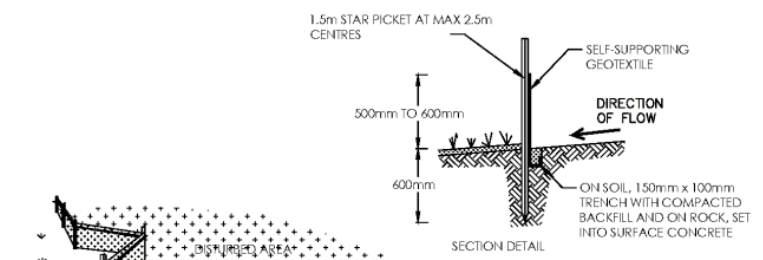
EARTH BANK (SD5-5)
N.T.S.

- CONSTRUCTION NOTES:
1. BUILD WITH GRADIENTS BETWEEN 1 PERCENT AND 5 PERCENT.
 2. AVOID REMOVING TREES AND SHRUBS IF POSSIBLE - WORK AROUND THEM.
 3. ENSURE THE STRUCTURES ARE FREE OF PROJECTIONS OR OTHER IRREGULARITIES THAT COULD IMPEDE WATER FLOW.
 4. BUILD THE DRAINS WITH CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTIONS, NOT V SHAPED.
 5. ENSURE THE BANKS ARE PROPERLY COMPACTED TO PREVENT FAILURE.
 6. COMPLETE PERMANENT OR TEMPORARY STABILISATION WITHIN 10 DAYS OF CONSTRUCTION.



STRAW BALE FILTER (SD6-7)
N.T.S.

- CONSTRUCTION NOTES:
1. CONSTRUCT THE STRAW BALE FILTER AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE.
 2. PLACE BALES LENGTHWISE IN A ROW WITH ENDS TIGHTLY ABUTTING. USE STRAW TO FILL ANY GAPS BETWEEN BALES. STRAWS ARE TO BE PLACED PARALLEL TO GROUND.
 3. ENSURE THAT THE MAXIMUM HEIGHT OF THE FILTER IS ONE BALE.
 4. EMBED EACH BALE IN THE GROUND 75mm TO 100mm AND ANCHOR WITH TWO 1.2m STAR PICKETS OR STAKES. ANGLE THE FIRST STAR PICKET OR STAKE IN EACH BALE TOWARDS THE PREVIOUSLY LAID BALE. DRIVE THEM 600mm IN THE GROUND AND, IF POSSIBLE, FLUSH WITH THE TOP OF THE BALES. WHERE STAR PICKETS ARE USED AND THEY PROTRUDE ABOVE THE BALES, ENSURE THEY ARE FITTED WITH SAFETY CAPS.
 5. WHERE A STRAW BALE FILTER IS CONSTRUCTED DOWNSLOPE FROM A DISTURBED BATTER, ENSURE THE BALES ARE PLACES 1 TO 2 METRES DOWNSLOPE FROM THE TOE.
 6. ESTABLISH A MAINTENANCE PROGRAM THAT ENSURES THE INTEGRITY OF THE BALES IS RETAINED - THEY COULD REQUIRE REPLACEMENT EACH TWO TO FOUR MONTHS.



SEDIMENT FENCE (SD6-8)
N.T.S.

- CONSTRUCTION NOTES:
1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
 2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE TO THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
 3. DRIVE 1.5m LONG STAR PICKETS INTO GROUND AT 2.5 METRE INTERVALS (MAX) AT DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
 4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
 5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
 6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.



ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
D	28.05.2021	ISSUE FOR APPROVAL	MH	BW	DATUM: AHD (APPROX.) CONTOUR INTERVAL: N/A		

drawing title:
EROSION & SEDIMENT CONTROL DETAILS - SHEET 1

location: 160 - 168 HEATH ROAD
LEPPINGTON

council: CAMDEN

dwg ref: 300052(1)-DA-611

client:  

central coast office: ph: (02) 4305 4300
 hunter office: ph: (02) 4978 5100
 sydney office: ph: (02) 8046 7411

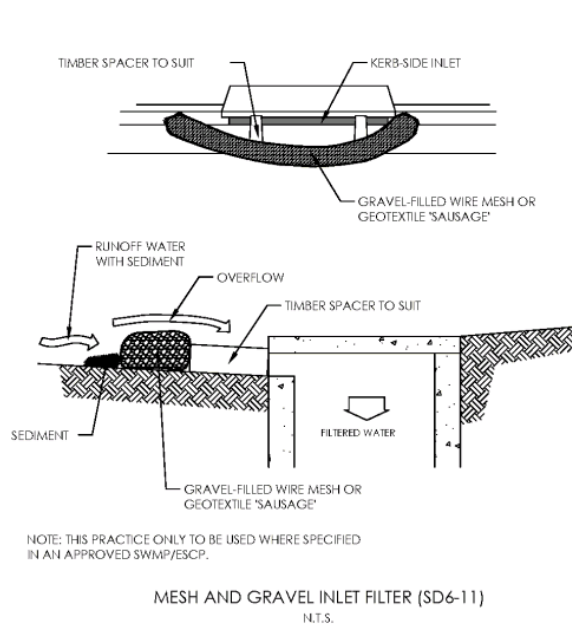
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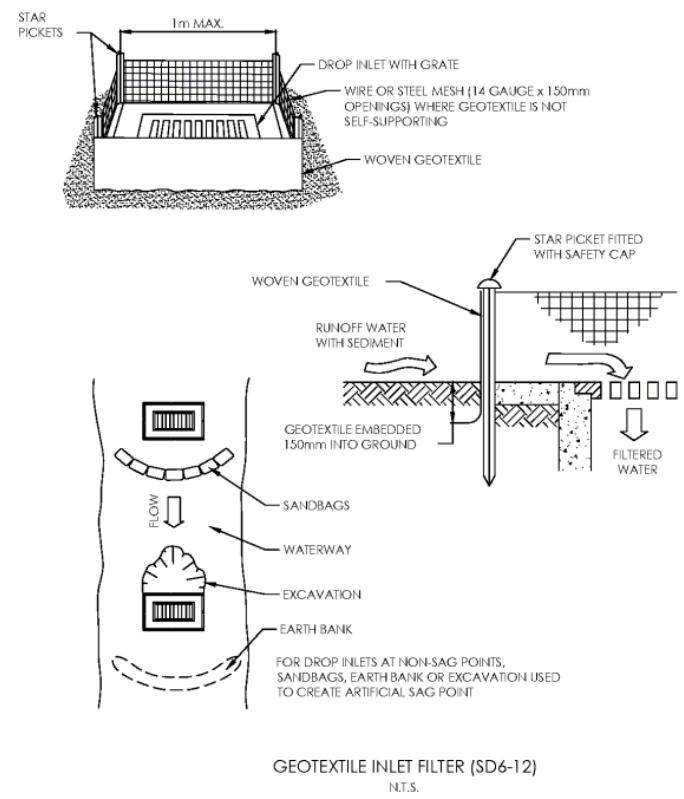
300052(1)-DA-612

This is the report submitted to the Camden Local Planning Panel - Electronic Determination - Page 43

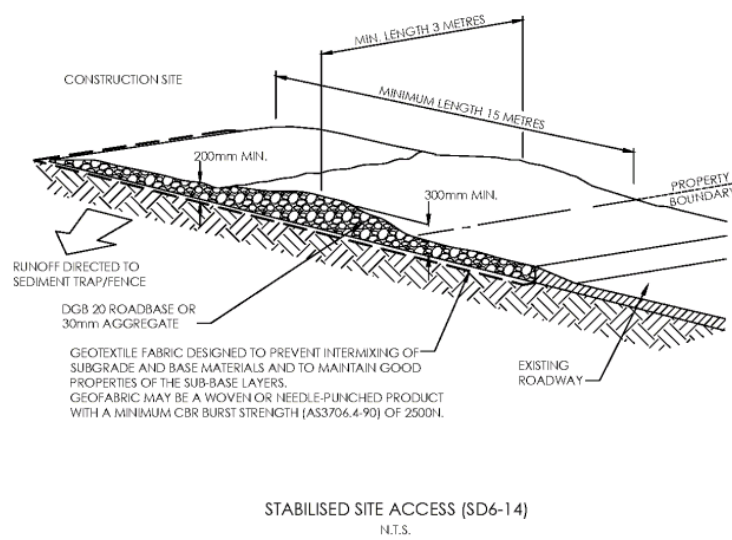
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- MESH AND GRAVEL INLET FILTER (SD6-11)**
N.T.S.
- CONSTRUCTION NOTES:
1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
 2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
 3. FORM AN ELLIPTICAL CROSS SECTION ABOUT 150mm HIGH x 400mm WIDE.
 4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
 5. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
 6. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.



- GEOTEXTILE INLET FILTER (SD6-12)**
N.T.S.
- CONSTRUCTION NOTES:
1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
 2. REFER STANDARD DRAWINGS 6-7 & 6-8 FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOFABRIC. REDUCE THE PICKET SPACING TO 1 METRE CENTRES.
 3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
 4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.



- STABILISED SITE ACCESS (SD6-14)**
N.T.S.
- CONSTRUCTION NOTES:
1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
 2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
 3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
 4. ENSURE THE STRUCTURE IS AT LEAST 1.5 METRES LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METRES WIDE.
 5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.

ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
D	28.05.2021	ISSUE FOR APPROVAL	MH	BW	DATUM: AHD (APPROX.) CONTOUR INTERVAL: N/A		

- project management
- civil engineering
- infrastructure
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- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

drawing title:
EROSION & SEDIMENT CONTROL DETAILS - SHEET 2

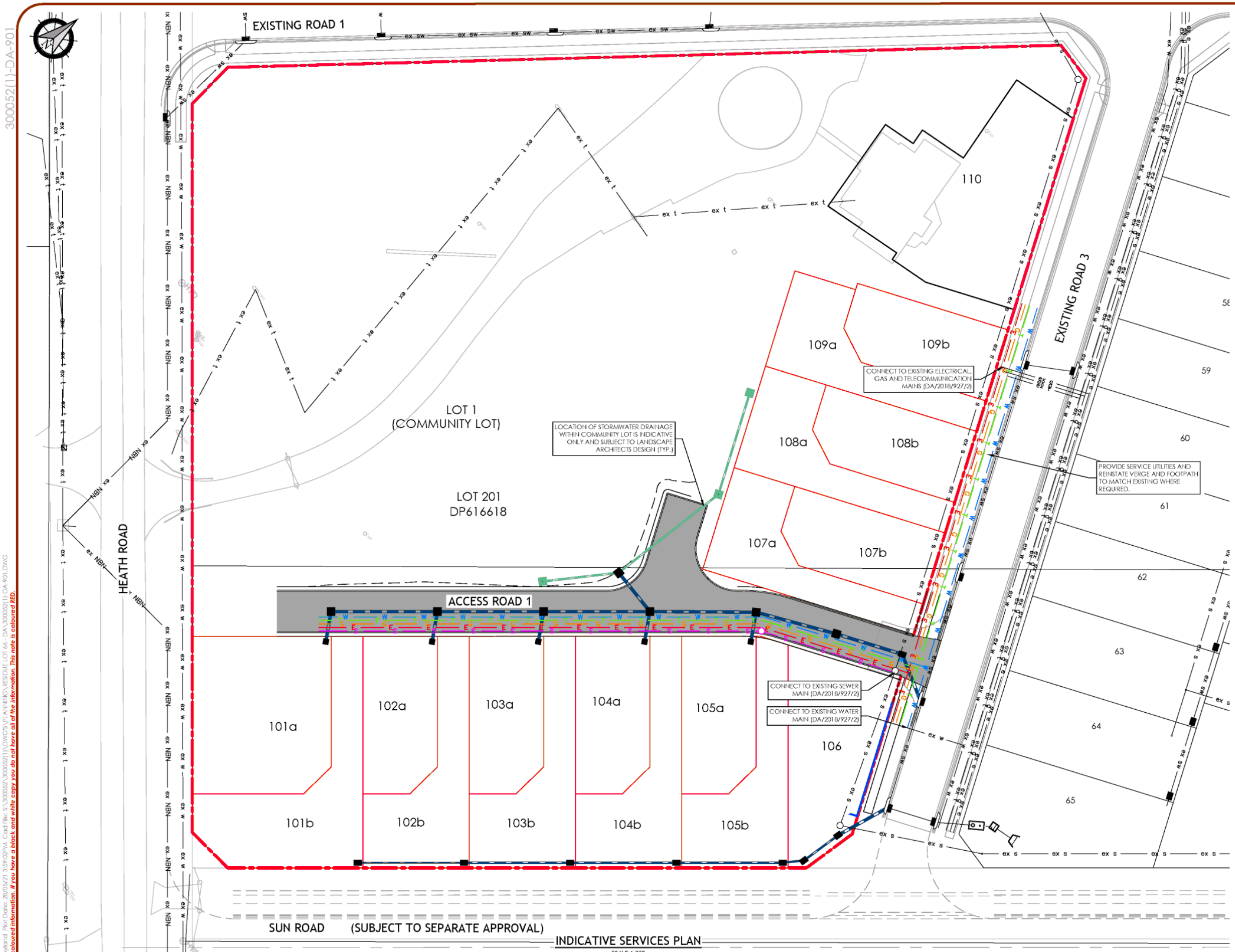
location: 160 - 168 HEATH ROAD LEPPINGTON

council: CAMDEN

dwg ref: 300052(1)-DA-612

client: RAWSON COMMUNITIES | ADW | johnson

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 sydney office ph: (02) 8046 7411
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LEGEND

- [Red dashed line] SITE BOUNDARY
- [Red solid line] PROPOSED LOT BOUNDARY
- [Black solid line] EXISTING LOT BOUNDARY
- [Grey dashed line] FUTURE LOT BOUNDARY
- [Black dashed line] PROPOSED KERB
- [Black dashed line] EXTENTS OF BATTER
- [Grey shaded area] PROPOSED FOOTPATH
- [Grey shaded area] PROPOSED RETAINING WALL
- [Blue dashed line] PROPOSED STORMWATER
- [Green dashed line] INDICATIVE STORMWATER SUBJECT TO LANDSCAPE ARCHITECTS
- [Pink line] PROPOSED SEWER
- [Blue line] PROPOSED WATER
- [Red line] PROPOSED ELECTRICITY
- [Green line] PROPOSED GAS
- [Yellow line] PROPOSED TELECOMMUNICATIONS
- [ex sw] EXISTING STORMWATER
- [ex s] EXISTING SEWER
- [ex rm] EXISTING RISING MAIN
- [ex w] EXISTING WATER
- [ex g] EXISTING GAS
- [o/h] EXISTING OVERHEAD POWER
- [ex e] EXISTING ELECTRICITY
- [ex NBN] EXISTING NBN
- [ex c] EXISTING COMMS
- [ex t] EXISTING TELSTRA
- [ex opt] EXISTING OPTIC FIBRE
- [Square symbol] PROPOSED SW PIT
- [Square symbol] PROPOSED LINTEL
- [Square symbol] PROPOSED HEADWALL
- [Circle symbol] PROPOSED SEWER MANHOLE
- [Circle symbol] EXISTING SEWER MANHOLE

NOTE:
ALL SERVICES SHOWN ARE INDICATIVE ONLY AND SUBJECT TO DETAILED DESIGN BY QUALIFIED CONSULTANTS.

drawing title:
INDICATIVE SERVICES PLAN

location: 160 - 168 HEATH ROAD LEPPINGTON

council: CAMDEN

dwg ref: 300052(1)-DA-901

client:

central coast office: ph: (02) 4305 4300
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sydney office: ph: (02) 8046 7411
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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
D	28.05.2021	ISSUE FOR APPROVAL	MH	BW	DATUM: AHD (APPROX.) CONTOUR INTERVAL: N/A	A1 1:250	notes

300052(1)-DA-901
 300052(1)-DA-901
 This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured red.

drawing No.	drawing name
	cover page
0001	site analysis
0002	existing site condition
0100	site plan
0101	subdivision plan
0102	staging plan
0103	roof plan
1100	ground floor plan
1101	first floor plan
1102	typical unit floor plan
1103	heritage cottage demolition plan
1104	heritage cottage ground floor plan
1105	heritage cottage first floor plan
1106	heritage cottage west elevation
1107	heritage cottage south elevation
1108	heritage cottage north elevation
1109	heritage cottage east elevation
1110	heritage cottage external finish schedule
2000	street elevations
2001	internal elevations
3000	section a
3001	sections
3002	site re-grading sections
9100	sun study Lot 101a -104a
9101	sun study Lot 101b -104b
9102	sun study Lot 105-106
9103	sun study Lot 107a -109a
9104	sun study Lot 107b -109b
9700	3D rendering - 01
9701	3D rendering - 02
9702	3D rendering - 03
9703	3D rendering - 04
9704	3D rendering - 05
9705	3D rendering - 06



01 | Providing a quiet backdrop to a local heritage item



02 | contributing to the character of Leppington suburb



Site Location Plan

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- Legend**
- B - bedroom
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 - D - dining
 - EL - entry/lobby
 - ENS - ensuite
 - K - kitchen
 - L - laundry
 - LIV - living
 - MB - master bedroom
 - S - storage
 - V - void
 - WIR - walk in robe

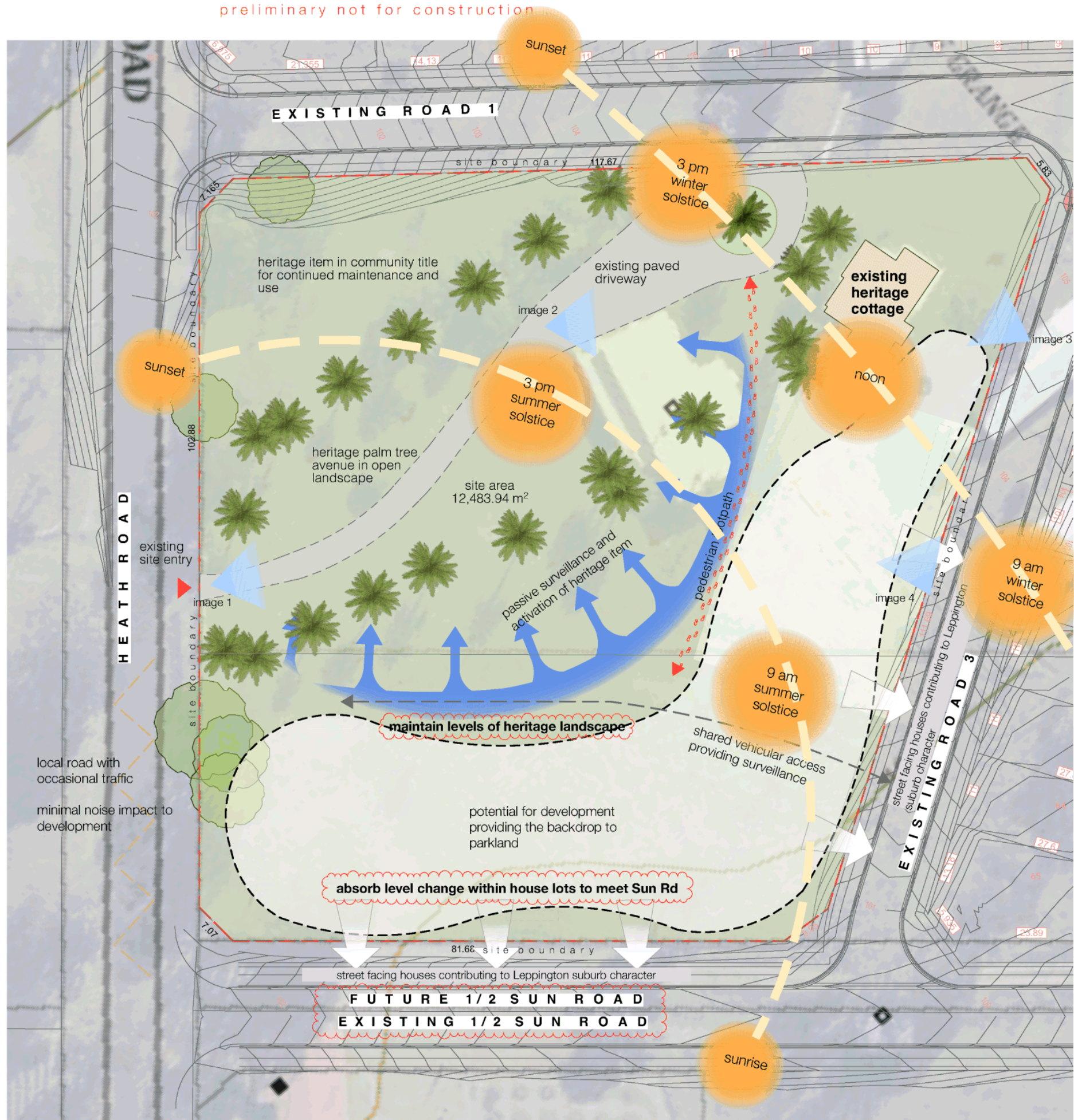
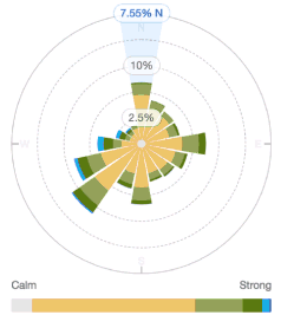


image 1



image 2



image 3



image 4

preliminary not for construction

This is the report submitted to the Camden Local Planning Panel - Electronic Determination - Page 46

date	issue	description
20/02	A	Issue for Pre-DA meeting
20/02	B	Issue for DA engagement
20/02	C	Issue for DA engagement

site analysis
RAW19059 | Rawson Communities
Rawson Communities | LEPPINGTON

project reference: RAW19059
drawn: DC
checked: SF
scale: 1:300, 1:283 @ A1

DA 0001 ISSUE C

preliminary not for construction

Table 2.2 Summary of Building and Built Landscape Development of the Site.

Table with 2 columns: Year, Event. Rows include 1920s, 1956, 1961, 1970, 1986, 1994, 2005.

Table 2.1 Summary History of Ownership of Kooree Grange.

Table with 2 columns: Year, Event. Rows include 1816, 1866, 1914, 1921, 1921-1923, 1936, c1946, 1956, 1966, 1973, 1981, 2018.



Figure 3.31 Built and landscape elements that remain from the early phase of development of the site.



Figure 3.1 Entry gates from Heath Road, showing the two rows of Phoenix palm trees.



Figure 3.2 Entry gates.



Figure 3.11 Interior view of cottage, showing level of intervention.

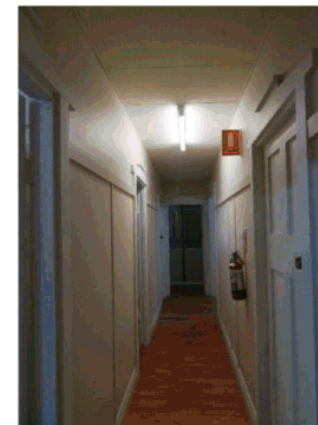


Figure 3.12 Interior view—some original doors and architraves remain.



Figure 3.21 Poultry sheds at the rear of the cottage.



Figure 3.22 Poultry sheds at the rear of the cottage.

3.5.4 Landscape Elements



Figure 3.23 Main entrance drive and internal fencing.



Figure 3.24 Secondary driveway.



Figure 3.3 Curvilinear driveway that extends to the centre of the site.



Figure 3.4 Turning circle in the centre of the site, with the interwar cottage in the background.



Figure 3.13 Interior view of cottage.

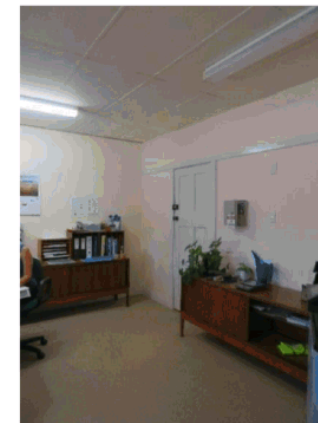


Figure 3.14 Interior view of cottage.



Figure 3.25 Remains of former garden bed.



Figure 3.26 Remnant plantings on the site.

Small table with columns: date, issue, amendment. Row 1: 25/5/20, A, issue for SA judgement.

existing site condition RAW19059 | Rawson Communities Rawson Communities | LEPPINGTON

Table with columns: project reference, drawn, checked, scale. Row 1: RAW19059, DC, ST, 1:300, 1:2.85, 1:1.86, 1:2.12, 1:1.11, 1:1.11, 1:1.11.



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 - EL - entry lobby
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 - K - kitchen
 - L - laundry
 - LIV - living
 - MB - master bedroom
 - S - storage
 - V - void
 - WR - walk in robe



date	issue	description
21/1/20	A	issue for consultant coordination
4/3/20	B	issue for consultant coordination
7/4/20	C	issue for consultant coordination
23/4/20	D	issue for consultant coordination
16/5/20	E	issue for consultant coordination
16/5/20	F	issue for the DA meeting
25/5/20	G	issue for DA judgement
20/10/20	H	council PR response
28/5/21	I	council PR response

site plan
 RAW19059 | Rawson Communities
 Rawson Communities | LEFFINGTON

RL's SHOWN ARE FINISHED FLOOR LEVELS. REFER TO CIVIL DRAWINGS FOR BULK EARTHWORK LEVELS.

project reference: RAW19059
 drawn: DC
 checked: ST
 scale: 1:300 @ A1

DA 0100 ISSUE

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 - LV - living
 - MB - master bedroom
 - S - storage
 - V - void
 - WR - walk in robe



- Stage 1 Complete the subdivision creating Lot 1 (commence and finalise the development for site development and provide a site plan and the transfer of services)
- Stage 2 Development of the plan for site development and site plan (topography, landscaping etc)
- Stage 3 Development of the plan for site development and site plan (topography, landscaping etc) and construction of the site plan road
- Stage 4 Development of the plan for site development and site plan (topography, landscaping etc)

date	issue	amendment
13/02/20	A	issue for the DA meeting
25/02/20	B	issue for DA lodgement
25/02/20	C	council WR response

TOTAL SITE AREA
12,483.94 m²

- easements for zero lot lines
- easements for access

subdivision plan
RAW19059 | Rawson
Communities
Rawson Communities |
LEFFINGTON

project reference: RAW19059
drawn: DC
checked: ST
scale: 1:300 @ A1



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- legend**
- B - bedroom
 - BR - bathroom
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 - EL - entry/lobby
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 - K - kitchen
 - L - laundry
 - LIV - living
 - MB - master bedroom
 - S - storage
 - V - void
 - WR - walk in robe



- Stage 1 Community title subdivision creating Lot 1 (community land), the blue development lot, pink development lot and purple heritage lot, and the installation of services.
- Stage 2 Development of the pink lot into our six dwellings and lots, and works within Lot 1 (footpaths, landscaping etc).
- Stage 3 Development of our blue lot into our 11 dwellings and lots, and construction of the private access road.
- Stage 4 Development of the purple lot being alterations and additions to the heritage cottage.

date	issue	description
25/20	A	scale for DA lodgement
26/21	B	council PR response

staging plan

RAW19059 | Rawson Communities
Rawson Communities | LEFFINGTON

project reference: RAW19059
drawn: DC
checked: SF
scale: 1:300, 1:174.32 @ A1

DA 0102 ISSUE B

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datum and dimensions on site | all materials and
workmanship to be in accordance with current edition
manufacturers instructions local regulations and SAA
codes | conflicting information to be brought to notice
of the architect and clarification sought before
proceeding with any works | all drawings are not for
construction and are subject to further design
development, consultant input, council and legislative
requirements

- legend**
- B - bedroom
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 - K - kitchen
 - L - laundry
 - LV - living
 - MB - master bedroom
 - S - storage
 - V - void
 - WR - walk in robe



date	issue	approved
21/12/20	A	council FR response
28/5/21	B	council FR response

roof plan
RAW19059 | Rawson
Communities
Rawson Communities |
LEFFINGTON

project reference: RAW19059
drawn: DC
checked: ST
scale: 1:300 @ A1





CLPP01

Attachment 2

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 - L - laundry
 - LIV - living
 - MB - master bedroom
 - S - storage
 - V - void
 - WR - walk in robe



Room	Wall insulation	Ceiling insulation to roof space	Insulation between levels	Roof insulation	Glazing door E, Clerestory plus	Glazing (above)
F01a	R2.0 external walls	R4.0	R2.0 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	Double Glazing Long all windows	
F01b	R2.0 external walls	R4.0	R2.0 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	Ground floor enclosing wall areas	
F02a	R2.0 external walls	R4.0	R2.0 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	Cladding	
F02b	R2.0 external walls	R4.0	R2.0 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	Cladding	
F03a	R2.0 external walls	R4.0	R2.0 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	Cladding	
F03b	R2.0 external walls	R4.0	R2.0 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	Cladding	
F04a	R2.0 external walls	R4.0	R2.0 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	Cladding	
F04b	R2.0 external walls	R4.0	R2.0 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	Cladding	
F05a	R2.0 external walls	R4.0	R2.0 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	Cladding	
F05b	R2.0 external walls	R4.0	R2.0 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	Cladding	
F06	R2.0 external walls	R4.0	R2.0 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	Cladding	
F07a	R2.0 external walls	R4.0	R2.0 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	Cladding	
F07b	R2.0 external walls	R4.0	R2.0 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	Cladding	
F08a	R2.0 external walls	R4.0	R2.0 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	Cladding	
F08b	R2.0 external walls	R4.0	R2.0 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	Cladding	
F09a	R2.0 external walls	R4.0	R2.0 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	Cladding	
F09b	R2.0 external walls	R4.0	R2.0 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	Cladding	

Date	Issue	Description
23/4/20	A	Issue for consultant coordination
4/5/20	B	Issue for planning review
8/5/20	C	Issue for DA lodgement
23/5/20	D	Issue for DA lodgement
27/5/20	E	Updated for DA lodgement
29/5/20	F	Council FFI response
30/10/20	G	Council FFI response
23/10/20	H	Council FFI response
28/5/21	I	Council FFI response

ground floor plan
RAW19059 | Rawson Communities
Rawson Communities | LEFFINGTON

project reference: RAW19059
drawn: DC
checked: ST
scale: 1:200 @ A1



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 - K - kitchen
 - L - laundry
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 - MB - master bedroom
 - S - storage
 - V - void
 - WR - walk in robe



unit construction	Ceiling insulation to roof space	Insulation between levels	Floor insulation	Glazing Area (E, Quarter plus)	Glazing (shelby)	
101a	R2.5 external walls	R4.0	R2.5 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	Kitchen/Dining/Living all windows	
101b	R2.5 external walls	R4.0	R2.5 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	Ground floor enclosing wet areas	
102a	R2.5 external walls	R4.0	R2.5 above garage where 1st floor sits above only	R1.3 (50mm) Anticon		
102b	R2.5 external walls	R4.0	R2.5 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	Dining/Dining/dish as per NABERS	
103a	R2.5 external walls	R4.0	R2.5 above garage where 1st floor sits above only	R1.3 (50mm) Anticon		
103b	R2.5 external walls	R4.0	R2.5 above garage where 1st floor sits above only	R1.3 (50mm) Anticon		
104a	R2.5 external walls	R4.0	R2.5 above garage where 1st floor sits above only	R1.3 (50mm) Anticon		
104b	R2.5 external walls	R4.0	R2.5 above garage where 1st floor sits above only	R1.3 (50mm) Anticon		
105a	R2.5 external walls	R4.0	R2.5 above garage where 1st floor sits above only	R1.3 (50mm) Anticon		
105b	R2.5 external walls	R4.0	R2.5 above garage where 1st floor sits above only	R1.3 (50mm) Anticon		
106	R2.5 external walls	R4.0	R2.5 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	lower level enclosing wet areas + Stairs fire window	lower level enclosing wet areas + Stairs fire window
107a	R2.5 external walls	R4.0	R2.5 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	lower level enclosing wet areas + Stairs fire window	lower level enclosing wet areas + Stairs fire window
107b	R2.5 external walls	R4.0	R2.5 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	lower level enclosing wet areas	lower level enclosing wet areas
107c	R2.5 external walls	R4.0	R2.5 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	lower level enclosing wet areas	lower level enclosing wet areas
108a	R2.5 external walls	R4.0	R2.5 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	lower level enclosing wet areas + Stairs, Bed 2, 3	lower level enclosing wet areas + Stairs, Bed 2, 3
108b	R2.5 external walls	R4.0	R2.5 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	lower level enclosing wet areas + Stairs, Bed 2, 3	lower level enclosing wet areas + Stairs, Bed 2, 3
109a	R2.5 external walls	R4.0	R2.5 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	lower level enclosing wet areas + Stairs, Bed 2, 3	lower level enclosing wet areas + Stairs, Bed 2, 3
109b	R2.5 external walls	R4.0	R2.5 above garage where 1st floor sits above only	R1.3 (50mm) Anticon	lower level enclosing wet areas + Stairs, Bed 2, 3	lower level enclosing wet areas + Stairs, Bed 2, 3

date	issue	amendment
22/4/20	A	Issue for consultant coordination
4/5/20	B	Issue for planning review
8/5/20	C	Issue for DA meeting
23/5/20	D	Issue for DA lodgement
27/5/20	E	Updated for DA lodgement
26/6/21	F	Council FR response

first floor plan
RAW19059 | Rawson Communities
Rawson Communities | LEFFINGTON

project reference: RAW19059
drawn: DC
checked: ST
scale: 1:200, 1:1.55 @ A1



CLPP01

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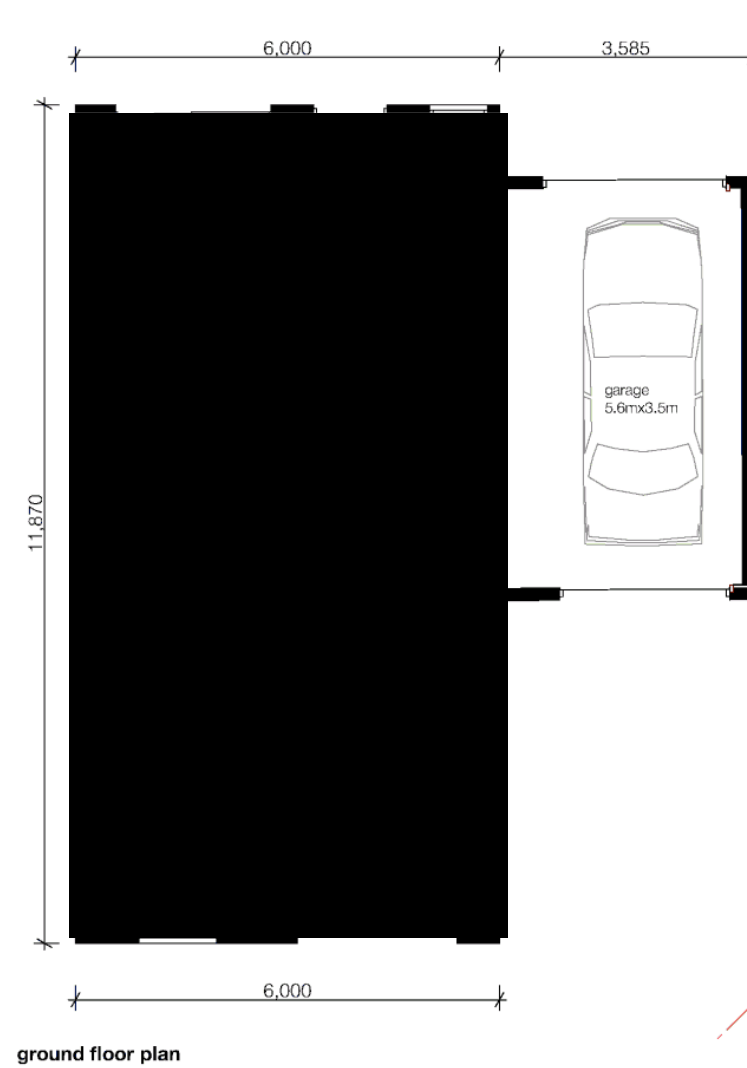
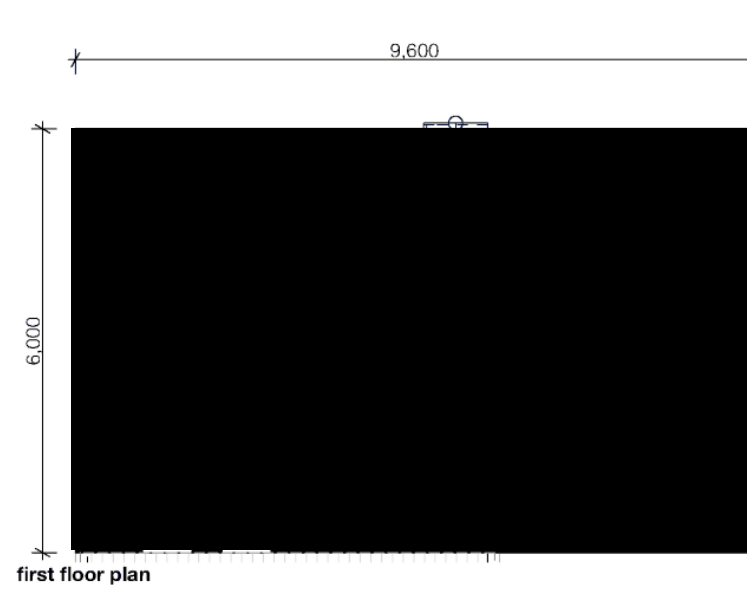
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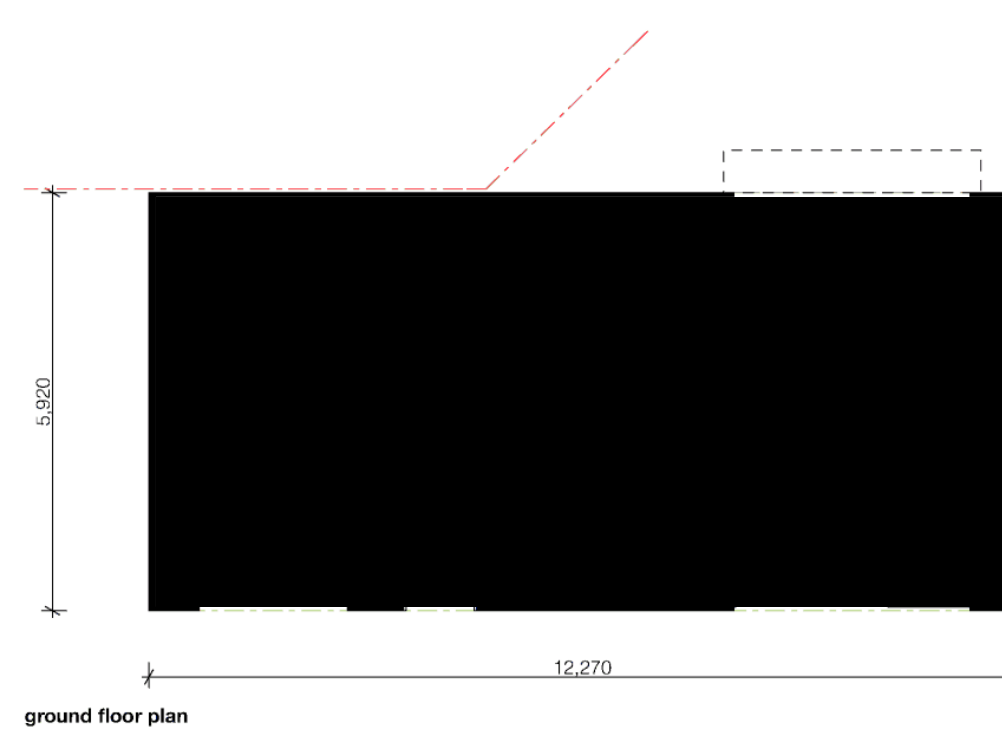
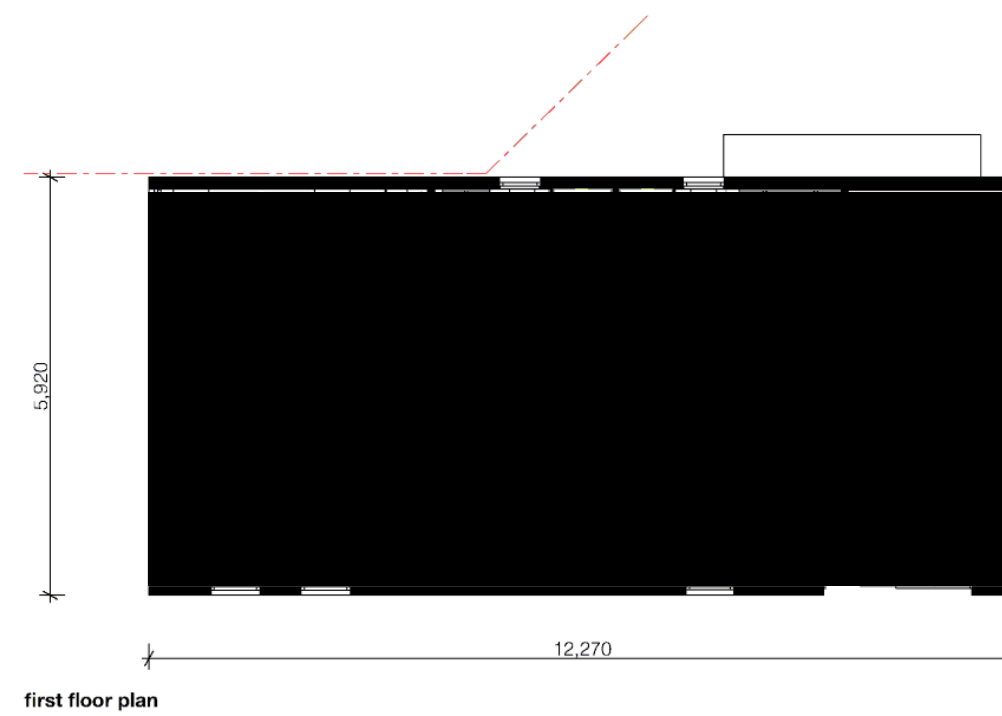
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 - WIR - walk in robe

preliminary not for construction



house type 1



house type 2

date	issue	description
15/20	A	issue for consultant coordination
16/20	B	issue for building review
17/20	C	issue for the DA meeting
20/20	D	issue for DA judgement

typical unit floor plan
RAW19059 | Rawson Communities
Rawson Communities | LEFFINGTON

project reference: RAW19059
drawn: DC
checked: SF
scale: 1:50 @ a1



preliminary not for construction

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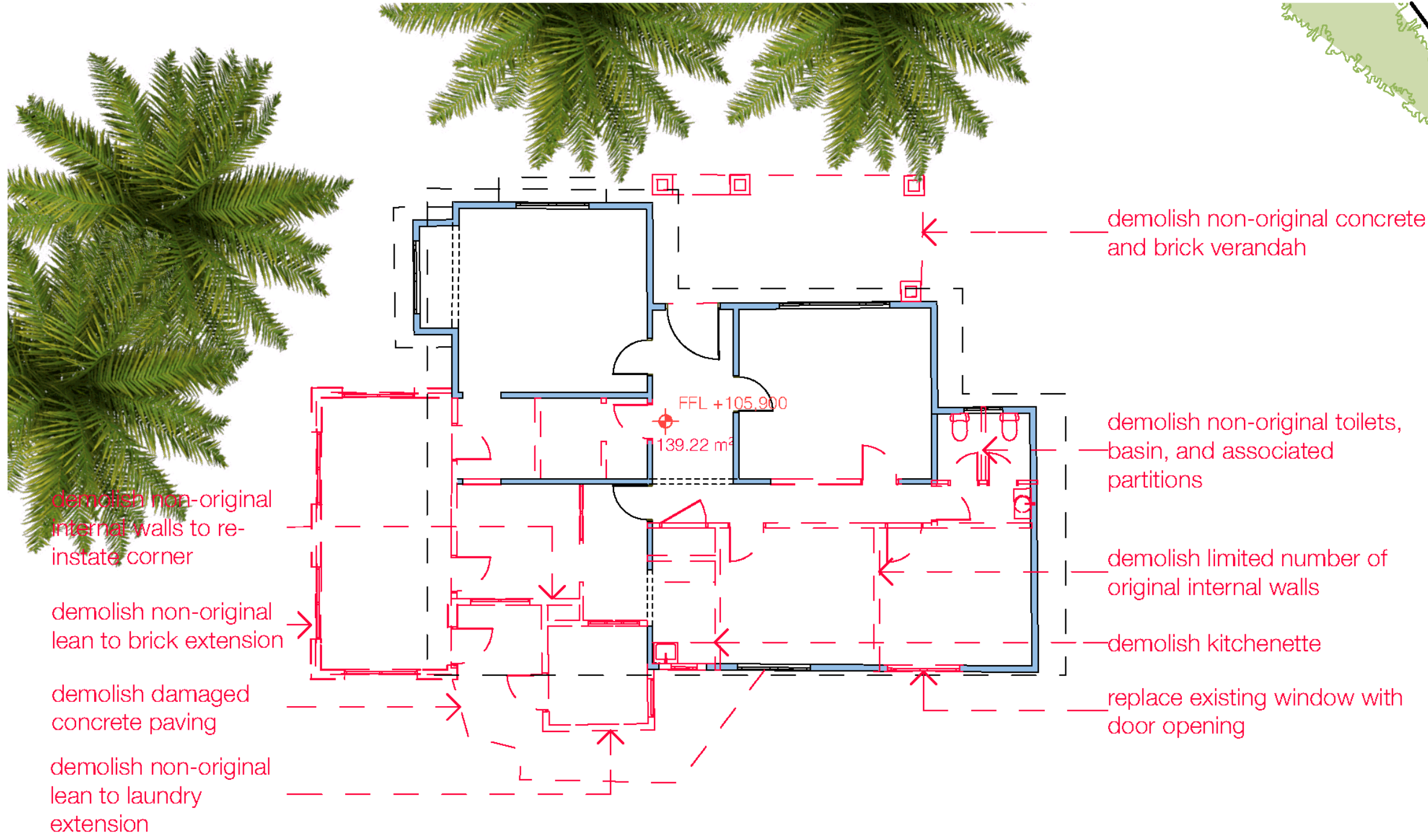
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demolish non-original internal walls to re-instate corner

demolish non-original lean to brick extension

demolish damaged concrete paving

demolish non-original lean to laundry extension

demolish non-original concrete and brick verandah

demolish non-original toilets, basin, and associated partitions

demolish limited number of original internal walls

demolish kitchenette

replace existing window with door opening

date	issue	amendment
14/5/20	A	issue for Pre-DA meeting
22/5/20	B	issue for DA lodgement
27/5/20	C	updated for DA lodgement

heritage cottage | demolition plan

RAW19059 | Rawson Communities
Rawson Communities,
LEPPINGTON

project reference: RAW19059
drawn: QC
checked: ST
scale: 1:100 @ a3

DA 1103 issue C

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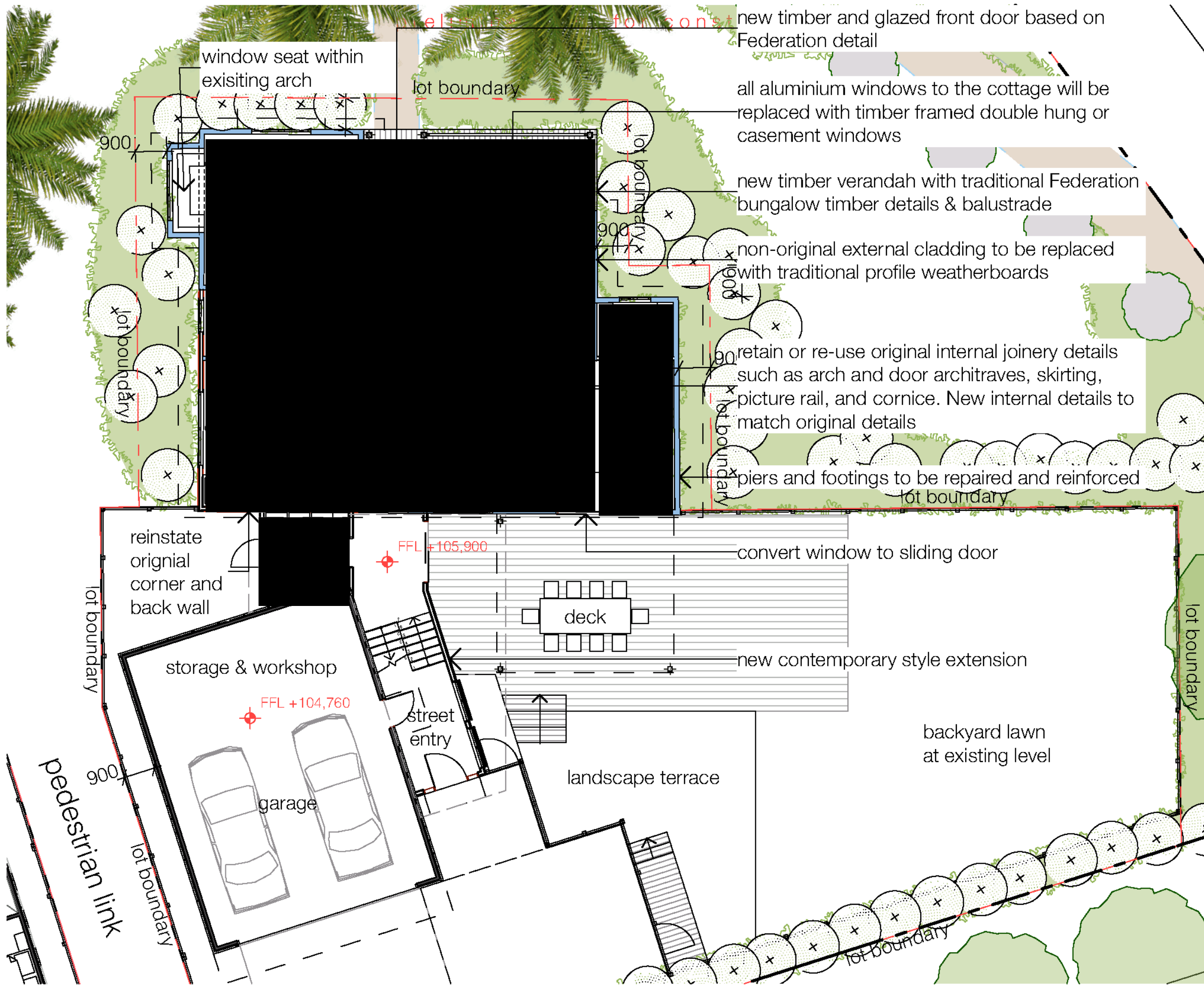
date	issue	amendment
27/6/20	A	updated for DA lodgement

heritage cottage | ground floor plan

RAW19059 | Rawson Communities
Rawson Communities,
LEPPINGTON

project reference: RAW19059
drawn: QC
checked: ST
scale: 1:200, 1:100 @ a3

DA 1104 issue A



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date	issue	amendment
27/5/20	A	updated for DA lodgement

heritage cottage | first floor plan

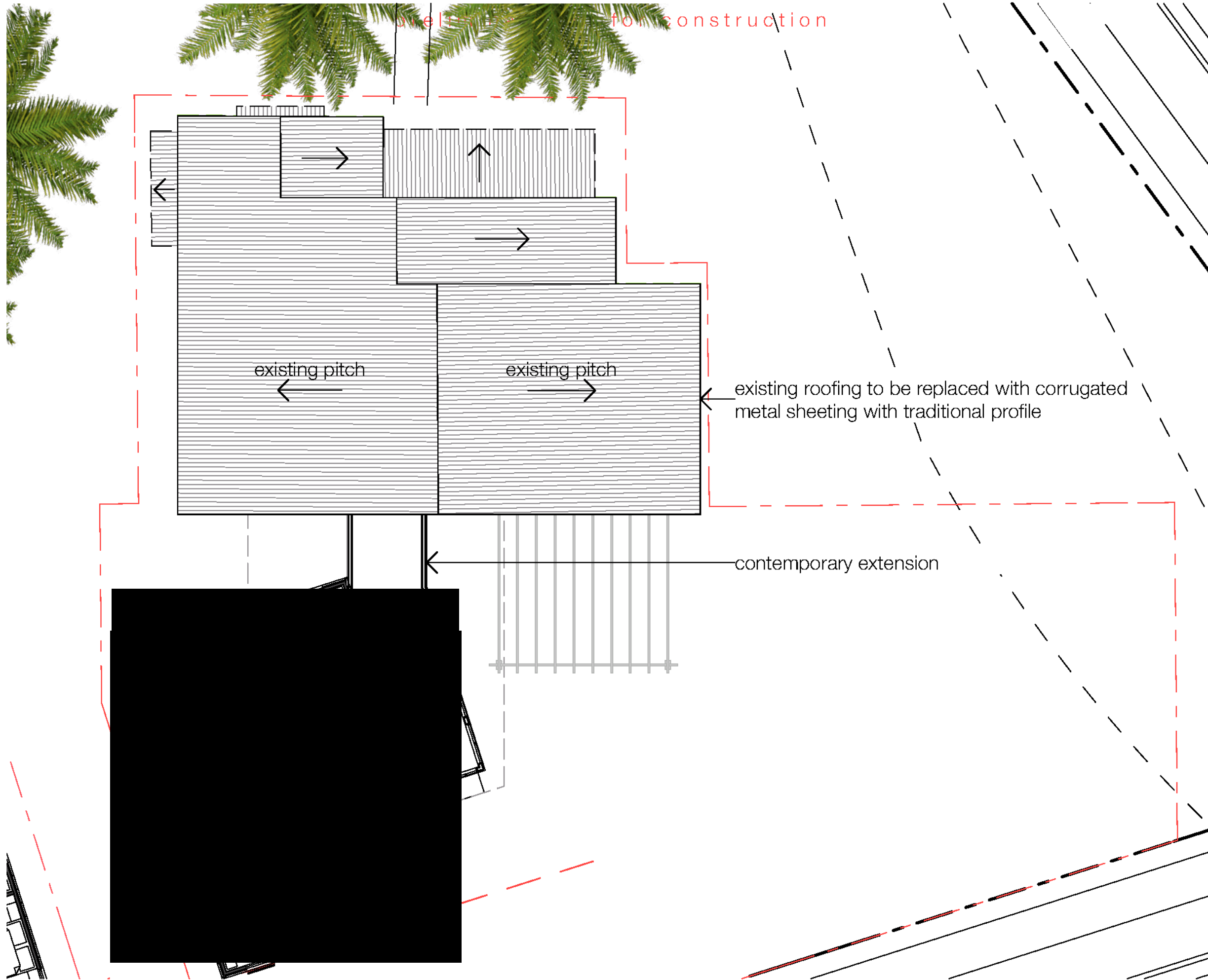
RAW19059 | Rawson Communities
Rawson Communities,
LEPPINGTON

project reference: RAW19059
drawn: QC
checked: ST
scale: 1:200, 1:100 @ a3



DA
1105

issue
A



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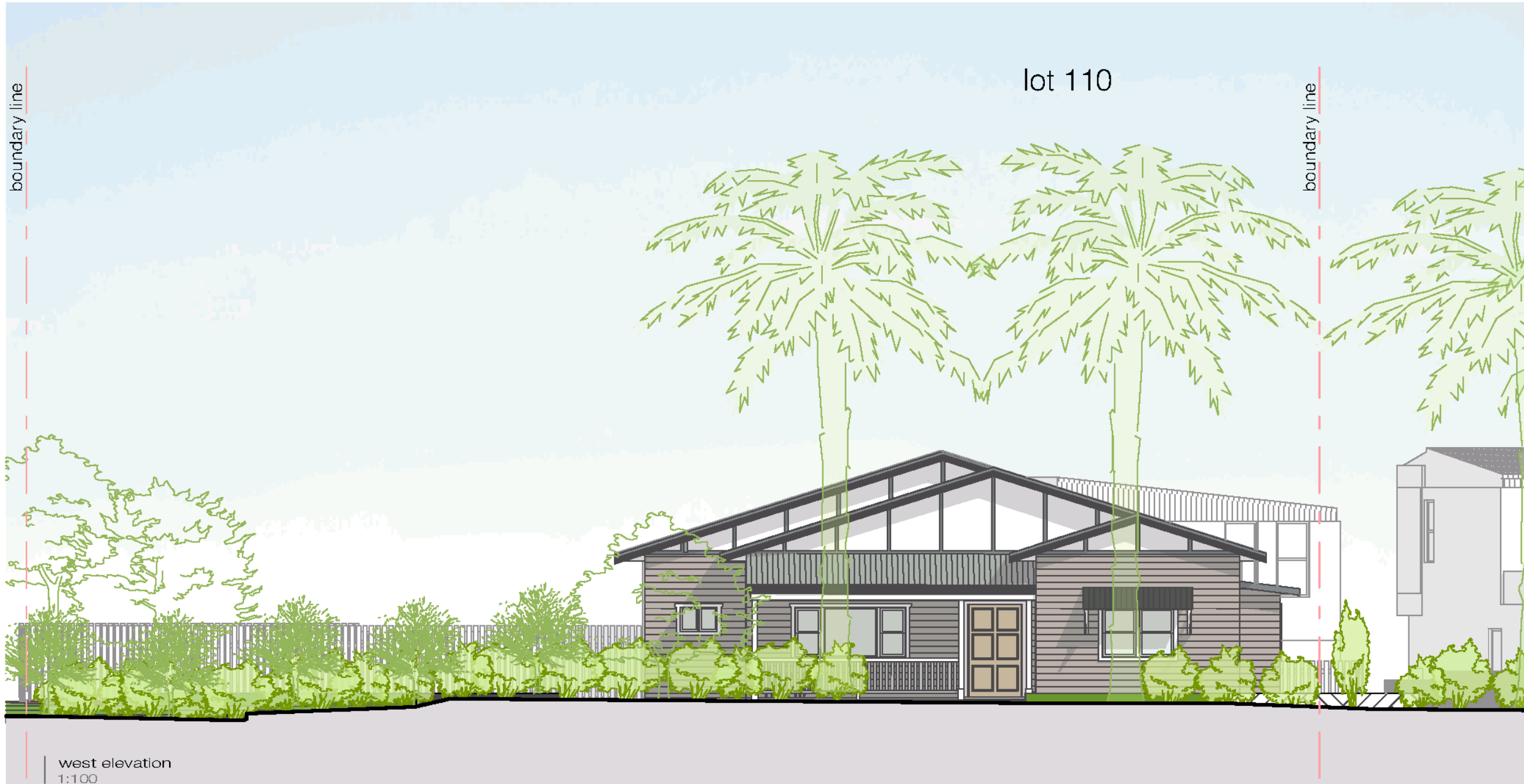
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date	issue	amendment
27/6/20	A	updated for DA lodgement



heritage cottage |
west elevation

RAW19059 | Rawson
Communities
Rawson Communities,
LEPPINGTON

project reference: RAW19059
drawn: QC
checked: ST
scale: 1:100 @ a3



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date	issue	amendment
27/5/20	A	updated for DA lodgement



heritage cottage |
south elevation

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Communities
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project reference: RAW19059
drawn: QC
checked: ST
scale: 1:100 @ a3



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date	issue	amendment
27/6/20	A	updated for DA lodgement



heritage cottage |
north elevation

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Rawson Communities,
LEPPINGTON

project reference: RAW19059
drawn: QC
checked: ST
scale: 1:100 @ a3



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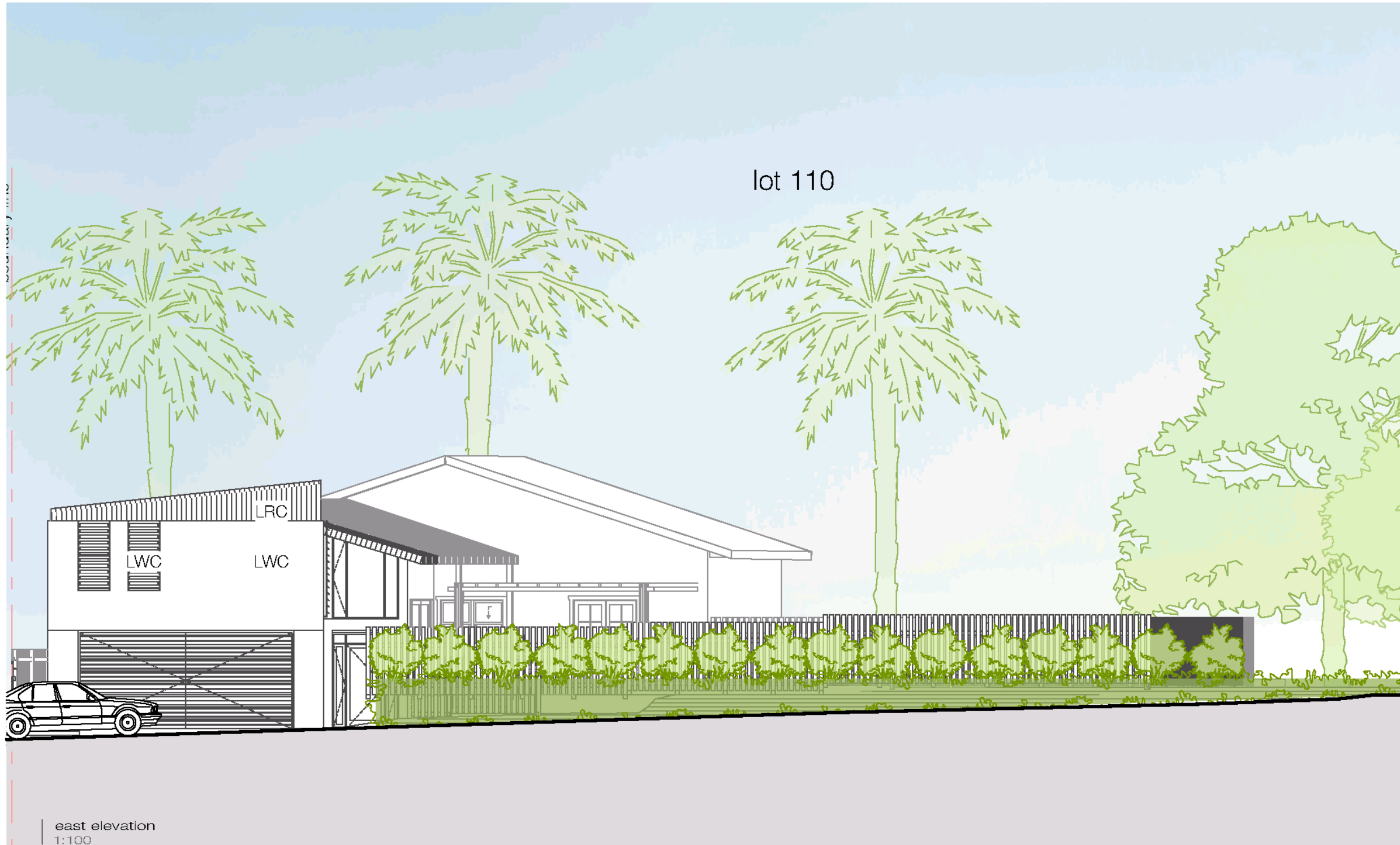
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date	issue	amendment
27/5/20	A	updated for DA lodgement



**heritage cottage |
east elevation**

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Rawson Communities,
LEPPINGTON

project reference: RAW19059
drawn: QC
checked: ST
scale: 1:100 @ a3



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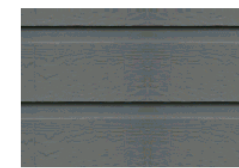
LWC
Stryocrete panel
rendered and painted



FB
brick, white



FB
brick, mid brown



LWC
Hardiplank weatherboard
grey (scyon linear)



LRC
colorbond roof
light to mid grey (custom orb)



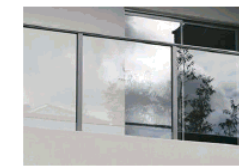
timber pergola, painted



window awnings
heka hood or fibre cement



aluminium window frames
white



FGB
glass balustrades

02 | external finishes schedule

- LRC - lightweight roof cladding**
- LWC - lightweight wall cladding**
- FB - face brick**
- FGB - frameless glass balustrade**

date	issue	amendment
27/6/20	A	updated for DA lodgement

**heritage cottage |
external finish
schedule**

RAW19059 | Rawson
Communities
Rawson Communities,
LEPPINGTON

project reference: RAW19059
drawn: QC
checked: ST
scale: @ a3

DA 1110 issue A



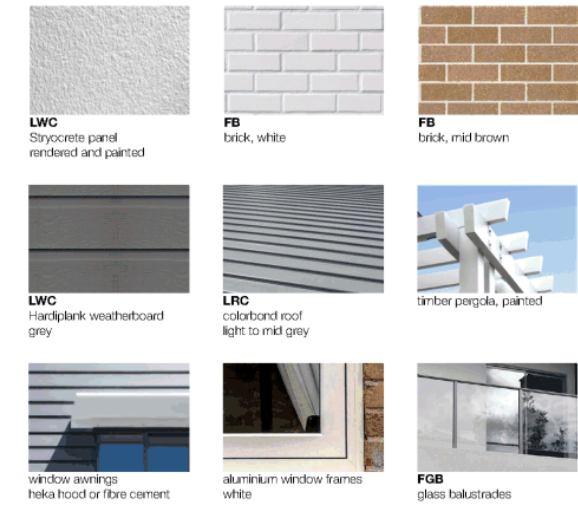
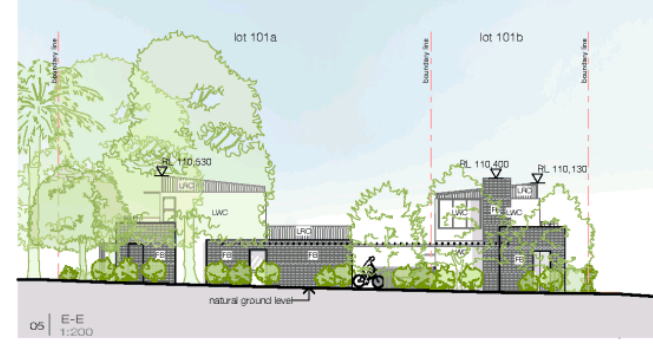
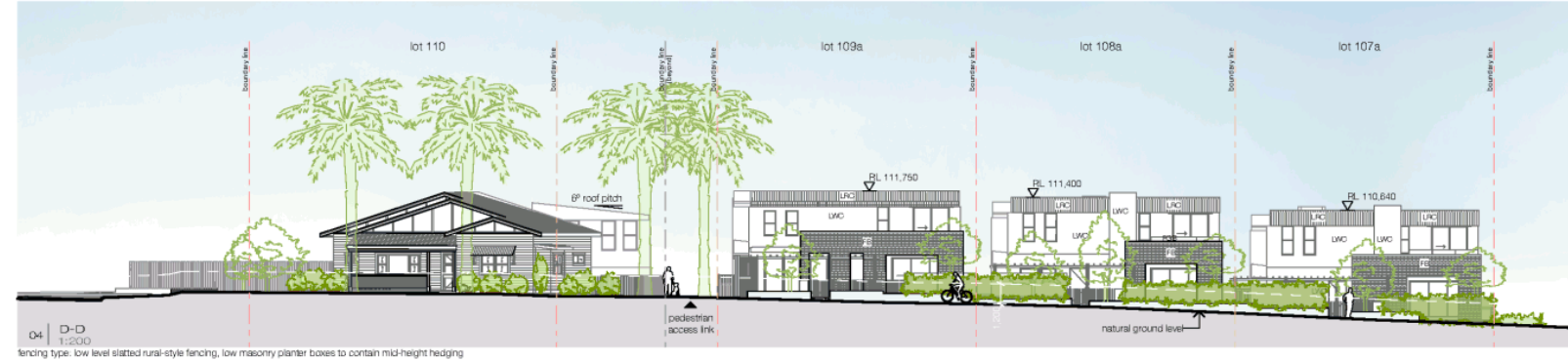
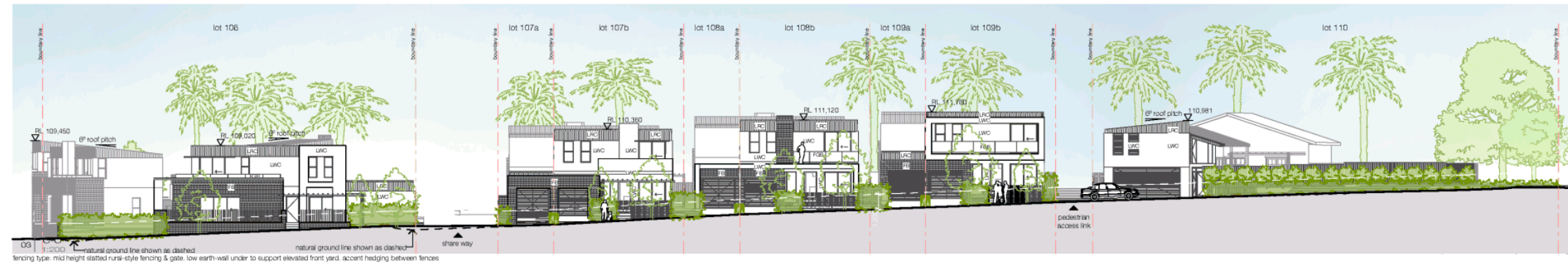
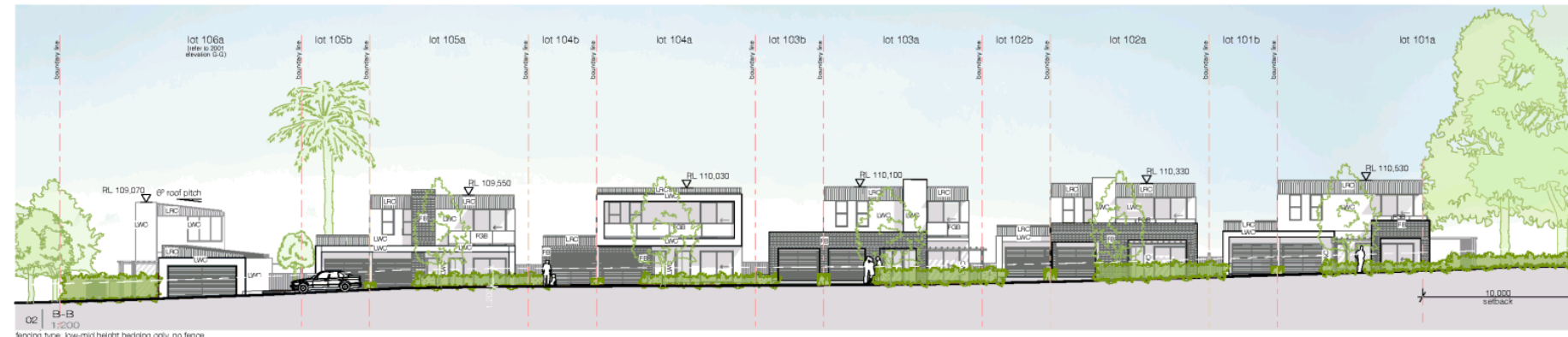
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nominated architect
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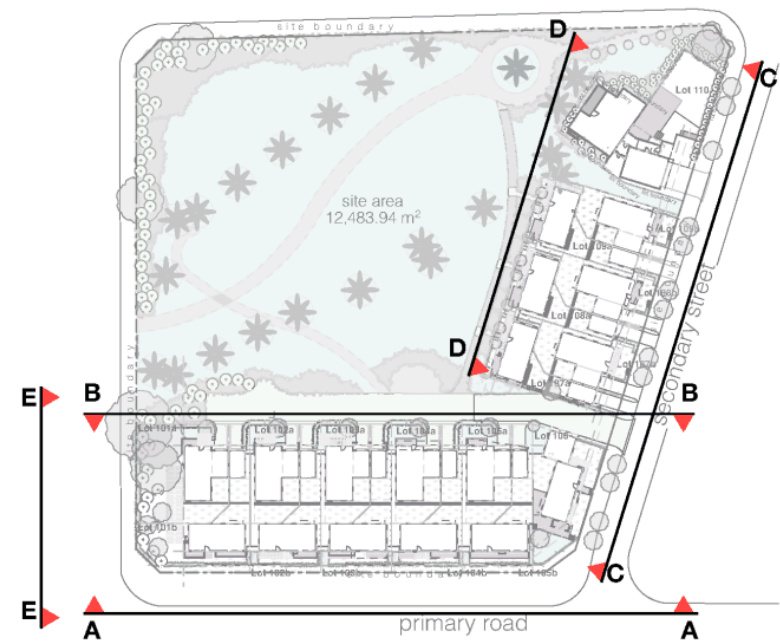
figures dimensions take precedence over scaled drawings | contractors to check and verify all levels datum and dimensions on site | all materials and workmanship to be in accordance with current author manufacturers instructions local regulations and SAA codes | consulting attention to be brought to notice of the architect and clarification sought before proceeding with any works | all drawings are not for construction and are subject to further design development, constant input, cost and legislative requirements

legend
B - bedroom
BR - bathroom
D - dining
EL - entry lobby
ENS - ensuite
K - kitchen
L - laundry
LV - living
MB - master bedroom
S - storage
V - void
WRI - walk in robe



LRC - lightweight roof cladding
LWC - lightweight wall cladding
FB - face brick
FGB - frameless glass balustrade

06 | external finishes schedule



07 | site location

Table with 2 columns: date and issue/revision. It lists various milestones and council responses.

street elevations
RAW19059 | Rawson Communities
Rawson Communities | LEFFINGTON

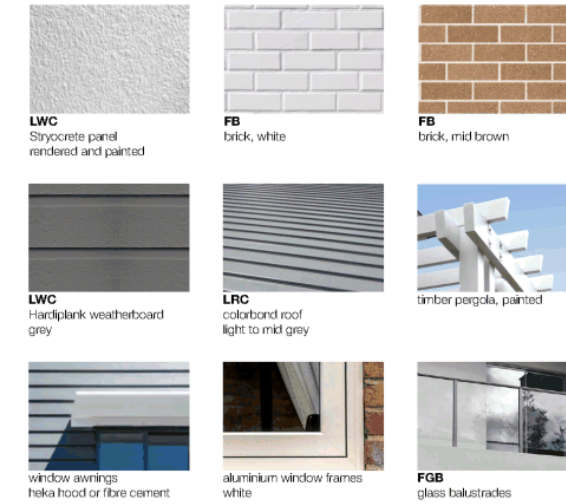
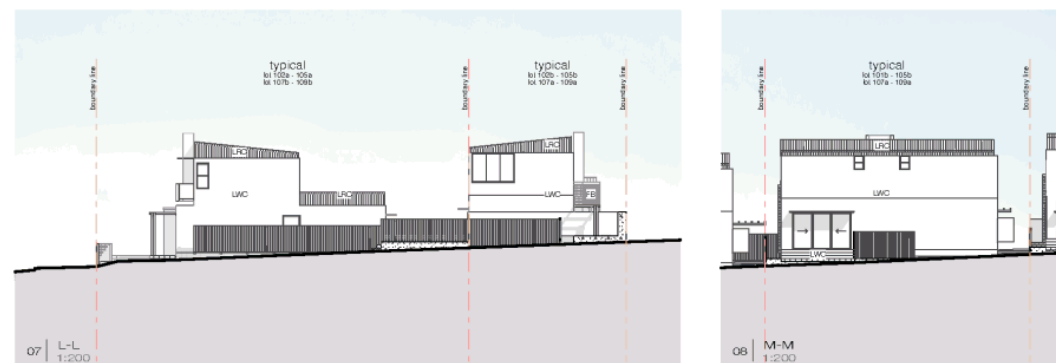
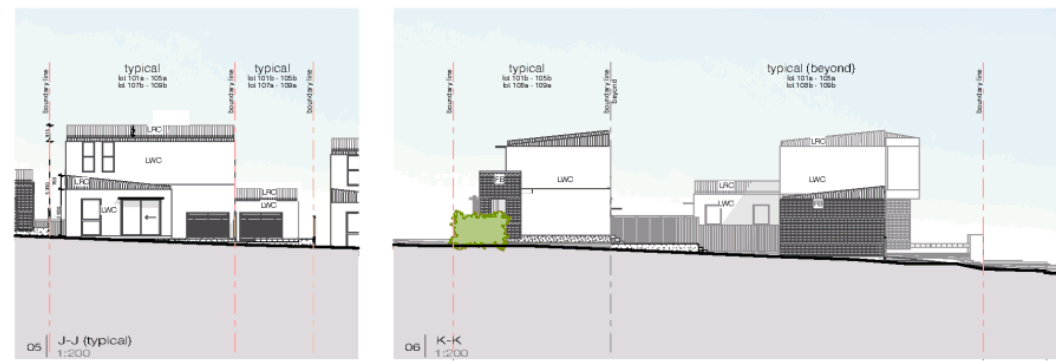
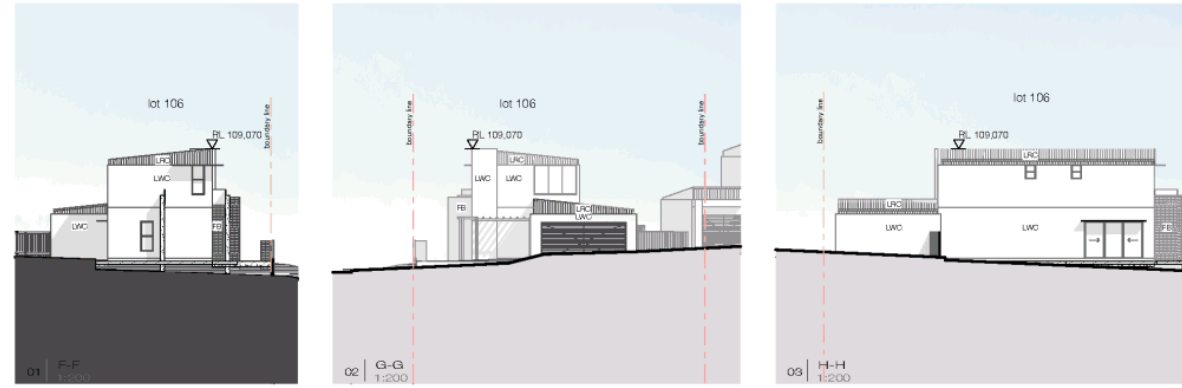
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drawn: DC
checked: ST
scale: 1:200 @ A1



Attachment 2

CLPP01

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11 external finishes schedule

LRC - lightweight roof cladding
 LWC - lightweight wall cladding
 FB - face brick
 FGB - frameless glass balustrade



12 site location

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Legend
 B - bedroom
 BR - bathroom
 D - dining
 EL - entry lobby
 ENS - ensuite
 K - kitchen
 L - laundry
 LIV - living
 MB - master bedroom
 S - storage
 V - void
 WR - walk in robe

Issue
 4/2020 A Issue for planning intake
 8/2020 B Issue for DA meeting
 2/2021 C Issue for DA lodgement
 2/2021 D Council PR response

internal elevations
 RAW19059 | Rawson
 Communities
 Rawson Communities |
 LEFFINGTON

project reference: RAW19059
 drawn: DC
 checked: SF
 scale: 1:200 @ A1





date	issue	description
25/20	A	issue for DA meeting
25/20	B	issue for DA judgement
25/20	C	council FFI response
25/20	D	council FFI response
25/21	E	council FFI response

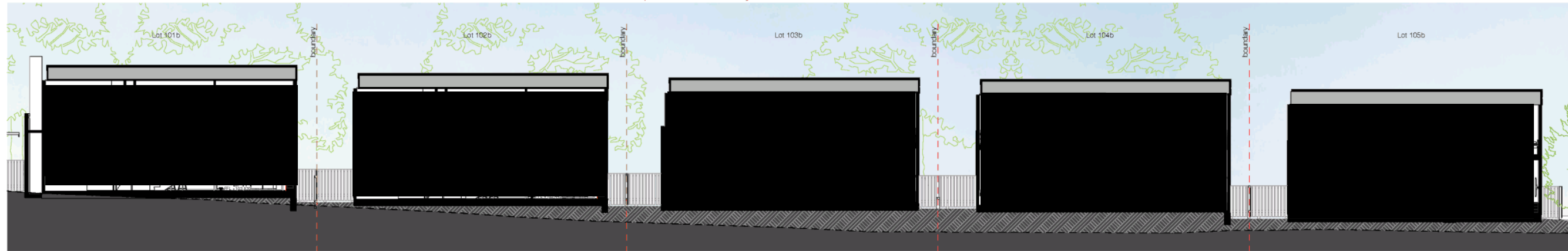
section a

RAW19059 | Rawson Communities
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project reference: RAW19059
drawn: DC
checked: ST
scale: 1:100 @ A1

DA 3000 ISSUE E

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c - c
1:100

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- legend**
- B - bedroom
 - BR - bathroom
 - D - dining
 - EL - entry lobby
 - ENS - ensuite
 - K - kitchen
 - L - laundry
 - LIV - living
 - MB - master bedroom
 - S - storage
 - V - void
 - WR - walk in robe



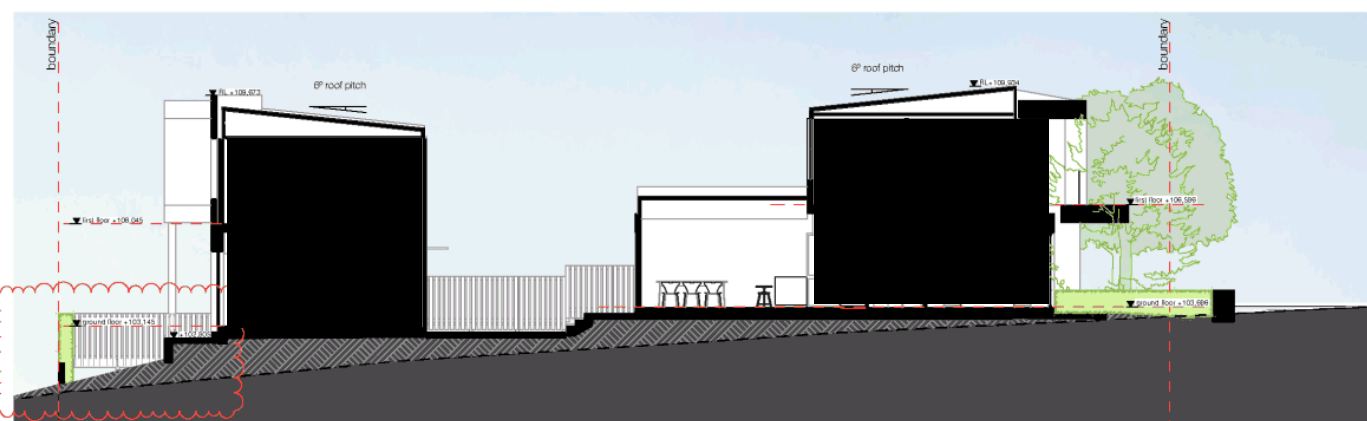
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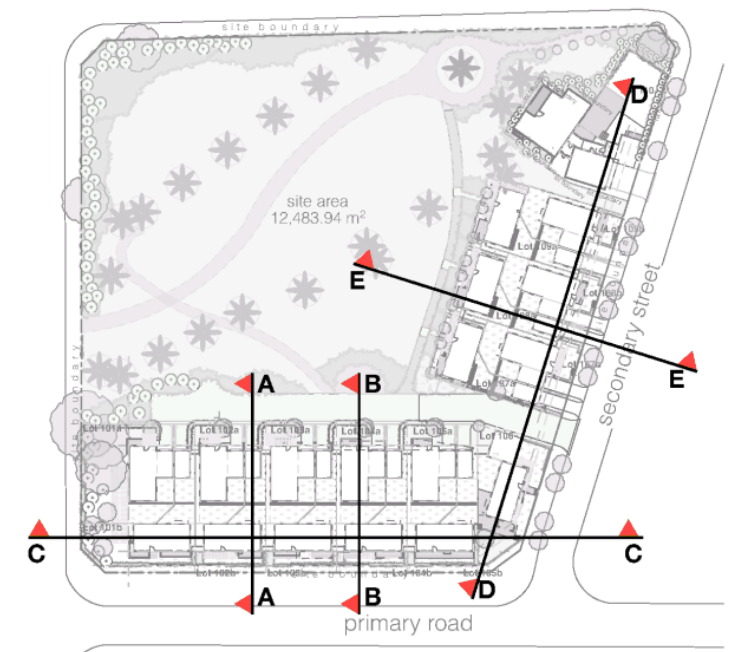
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1:100



e - e
1:100



b - b
1:100



1 | site location

date	issue	description
20/02/20	A	council FR response
20/10/20	B	council FR response
28/01/21	C	council FR response

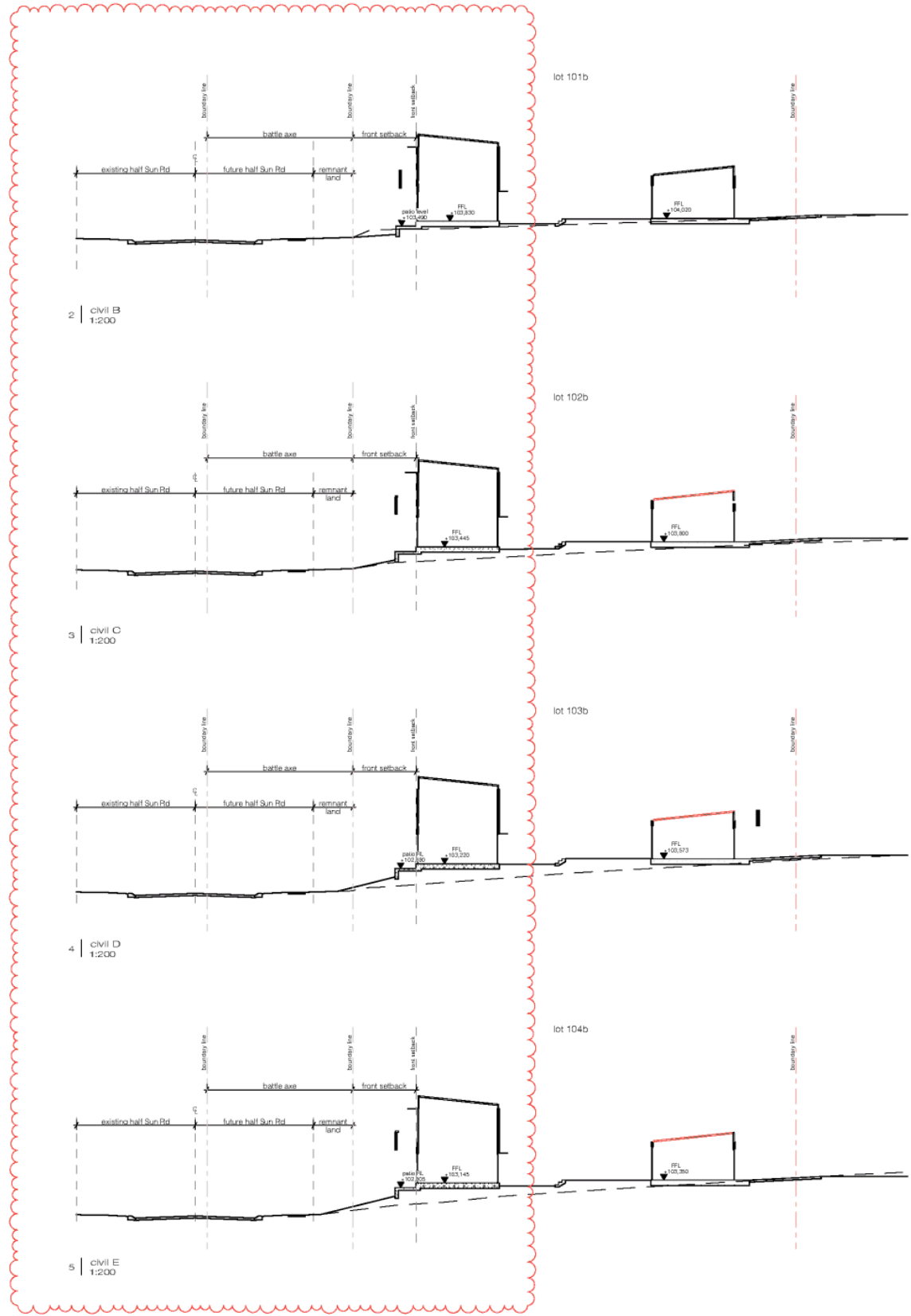
sections

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Rawson Communities | LEFFINGTON

project reference: RAW19059
drawn: DC
checked: SF
scale: 1:100 @ A1

DA 3001 ISSUE C

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site	issue	amendment
201020	A	council FFI response
201030	B	council FFI response
201050	C	council FFI response
20501	D	council FFI response

site re-grading sections
RAW19059 | Rawson Communities
Rawson Communities | LEFFINGTON

project reference:	RAW19059
drawn:	DC
checked:	ST
scale:	1:200 @ A1



1 | site location

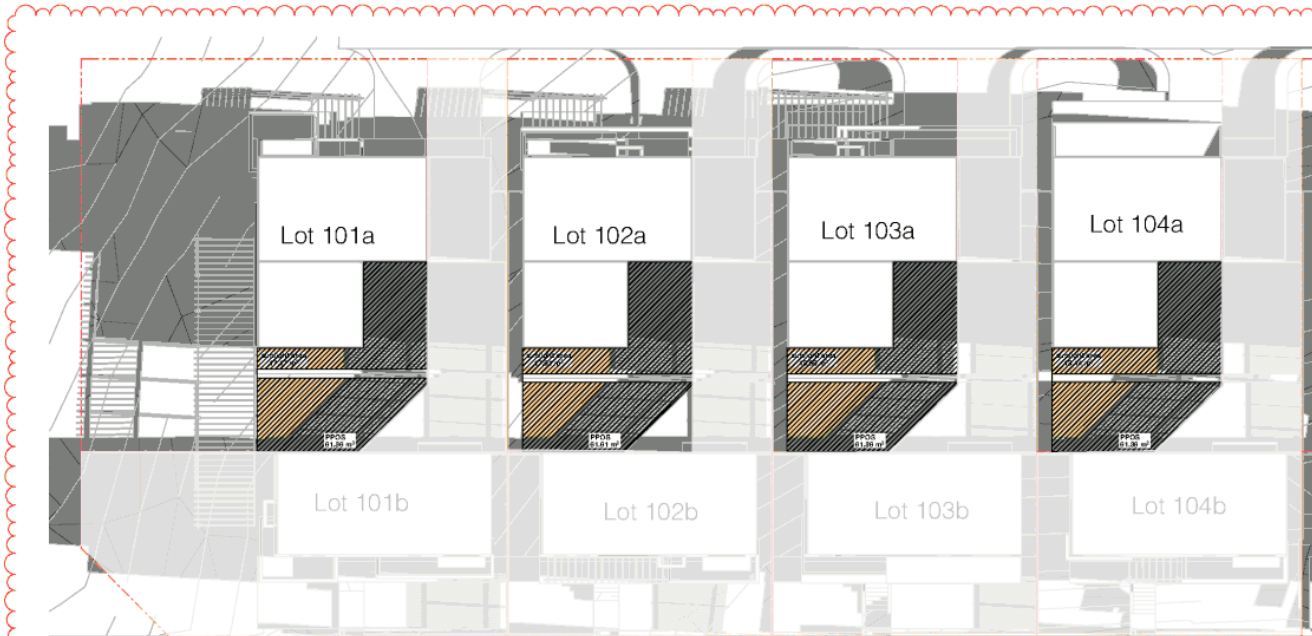
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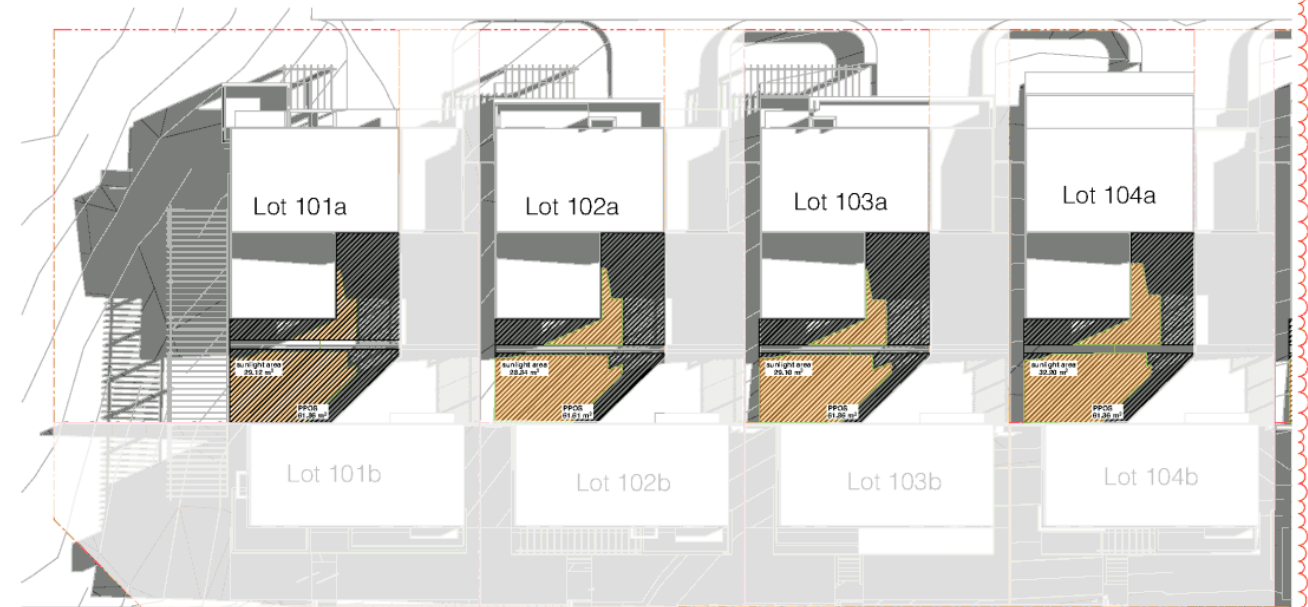
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enr home reg. no. 7093

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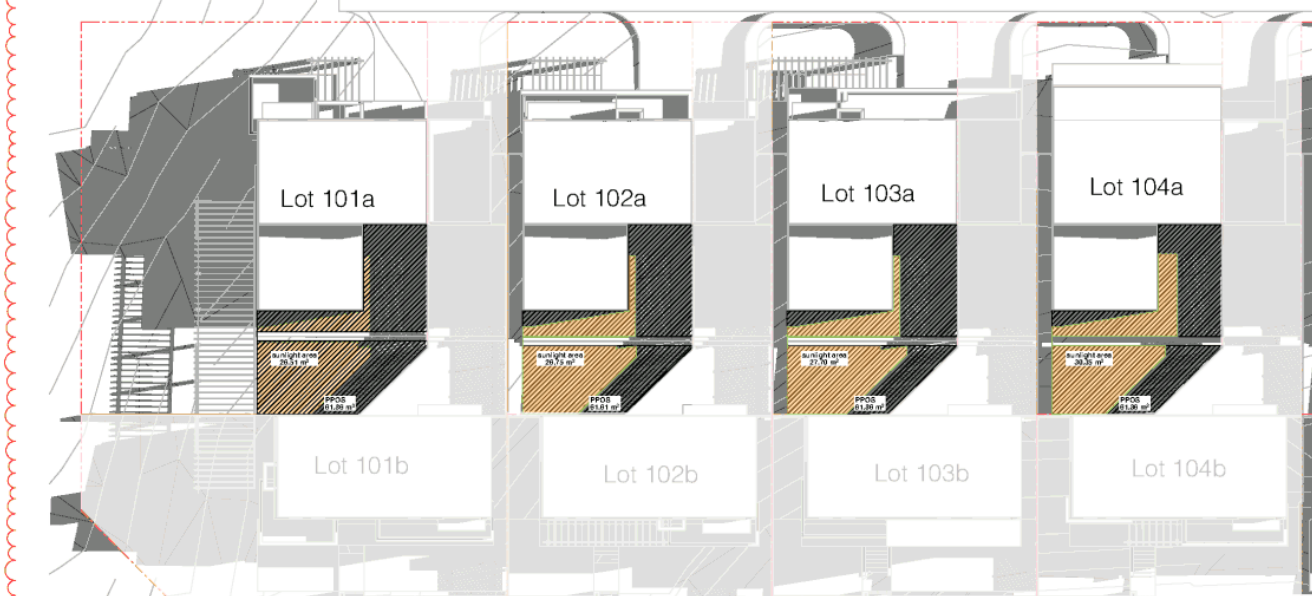
- Legend
- B - bedroom
 - BR - bathroom
 - D - dining
 - EL - entry/lobby
 - ENS - ensuite
 - K - kitchen
 - L - laundry
 - LIV - living
 - MB - master bedroom
 - S - storage
 - V - void
 - WR - walk in robe



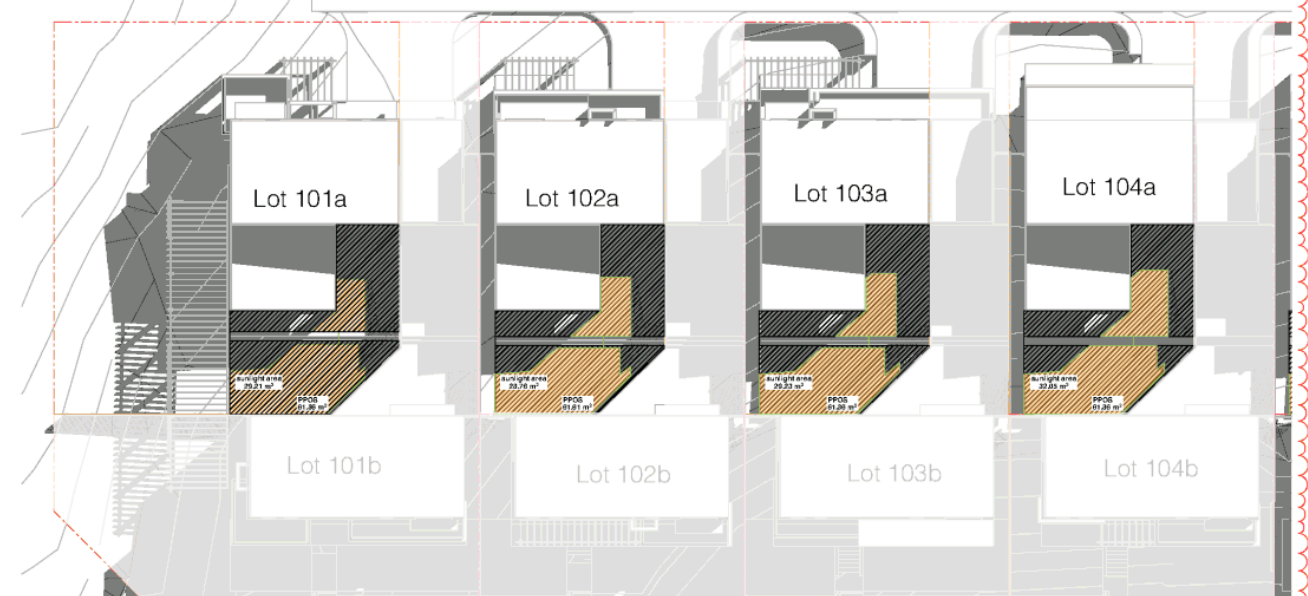
June 21 9:00am



June 21 11:00am



June 21 10:00am



June 21 12:00pm

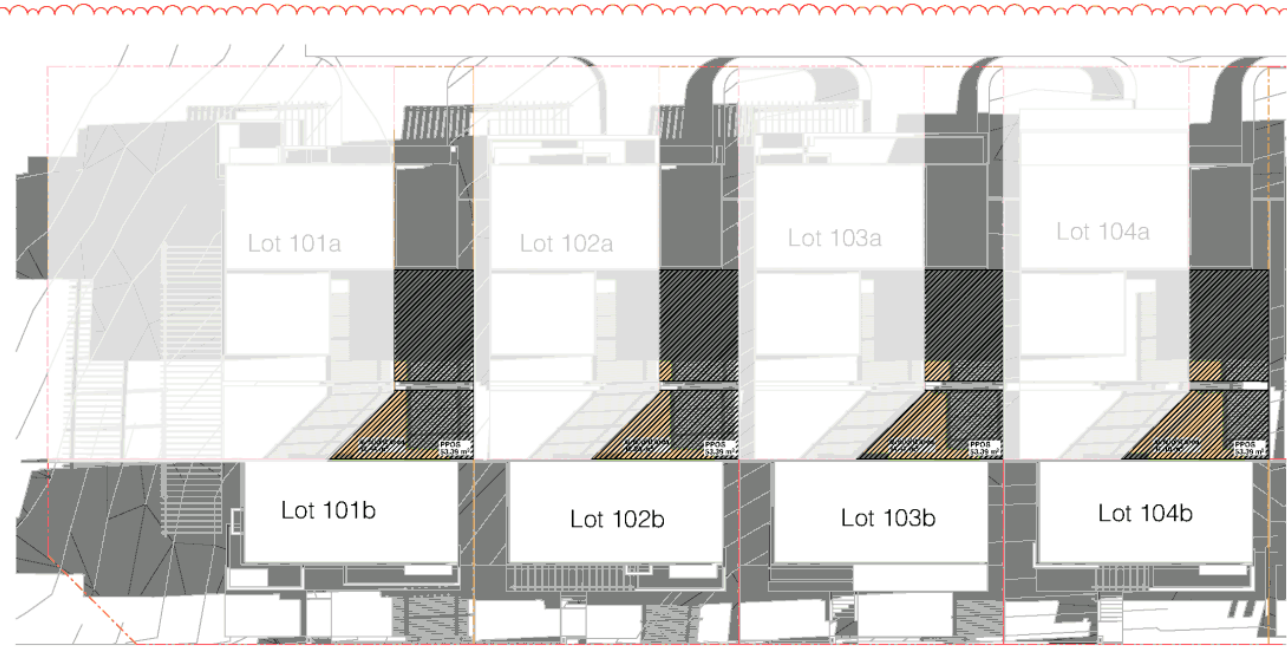
date	issue	description
15/05/20	A	Issue for Pre-DA meeting
25/05/20	B	Issue for DA preparation
29/05/20	C	Issue for DA response

sun study | Lot 101a -104a
RAW19059 | Rawson Communities
Rawson Communities | LEFFINGTON

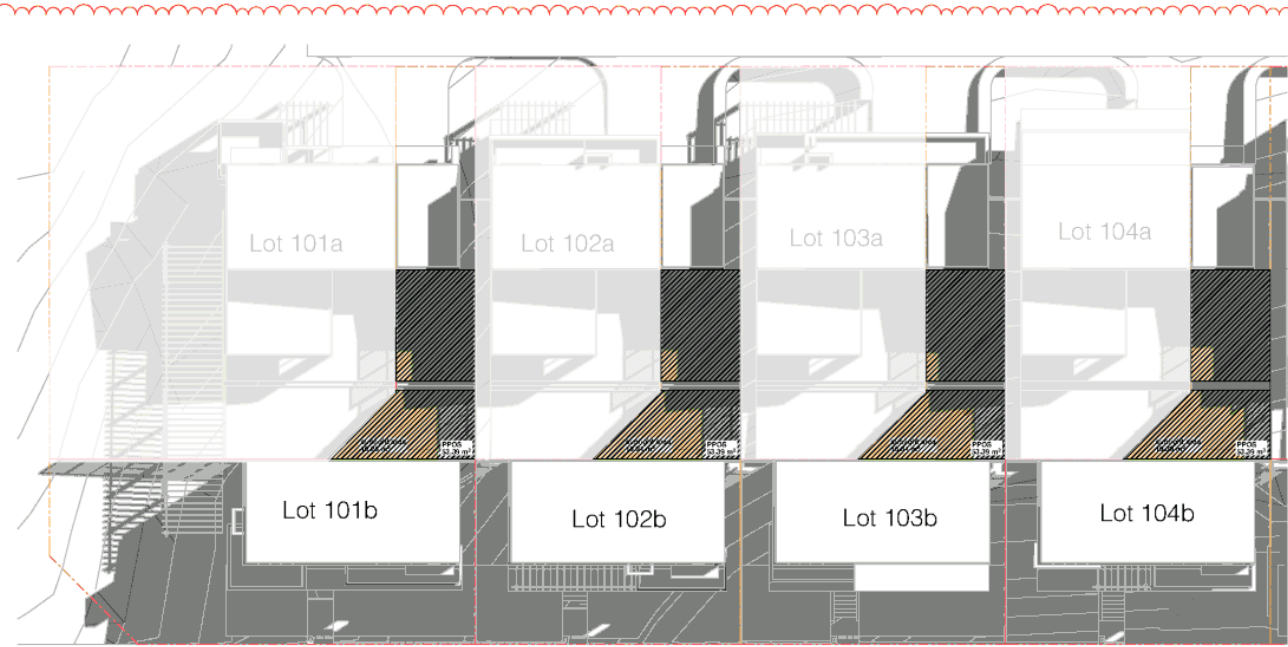
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checked: SF
scale: 1:200 @ A1



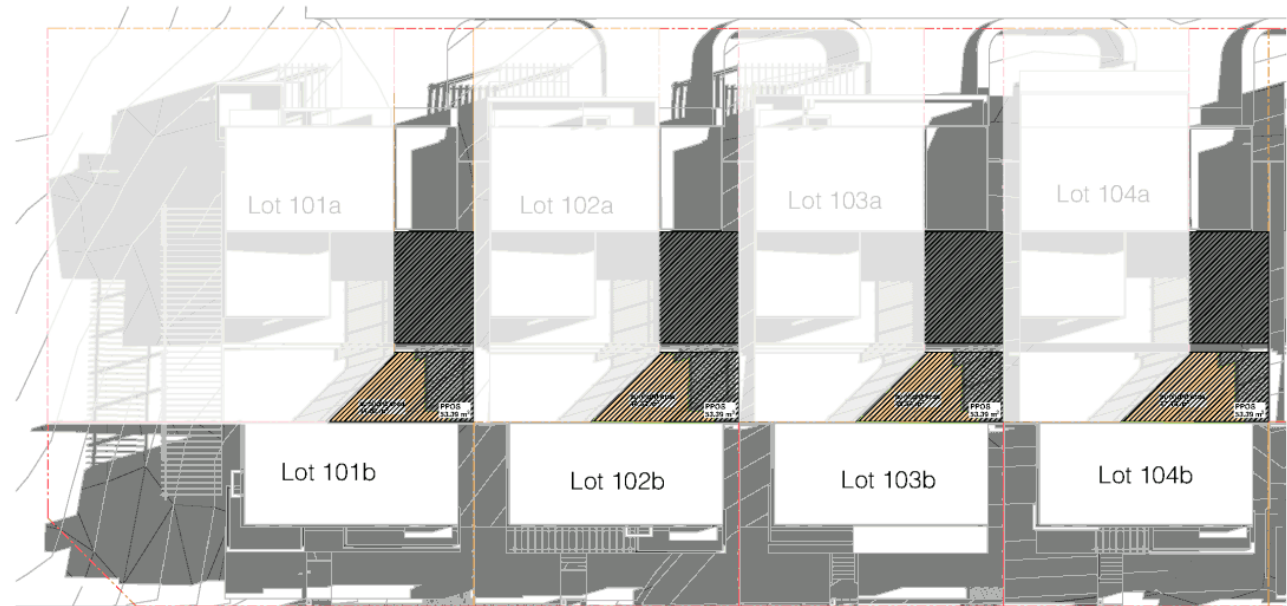
- legend**
- B - bedroom
 - BR - bathroom
 - D - dining
 - EL - entry lobby
 - ENS - ensuite
 - K - kitchen
 - L - laundry
 - LV - living
 - MB - master bedroom
 - S - storage
 - V - void
 - WR - walk in robe



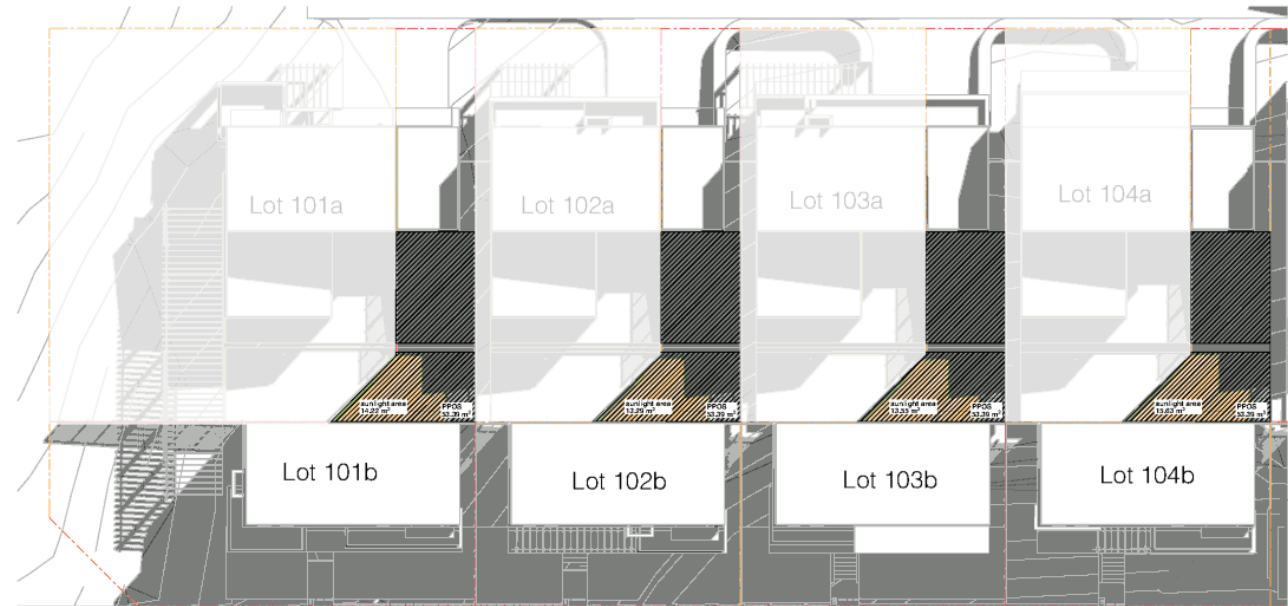
June 21 9:30am



June 21 11:30am



June 21 10:30am



June 21 12:30pm

date	issue	approved
13/02/20	A	issue for the DA meeting
20/02/20	B	issue for DA lodgement
29/01/21	C	council WR response

sun study | Lot 101b -104b

RAW19059 | Rawson Communities
Rawson Communities | LEFFINGTON

project reference: RAW19059
drawn: DC
checked: ST
scale: 1:200 @ A1



RAW

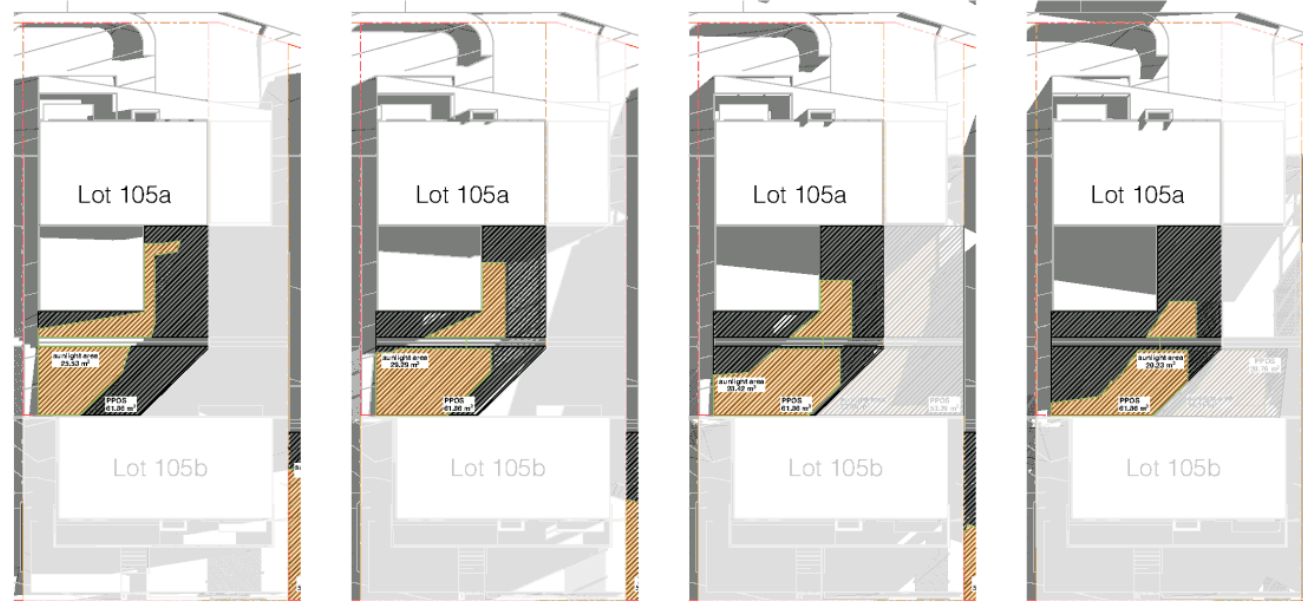
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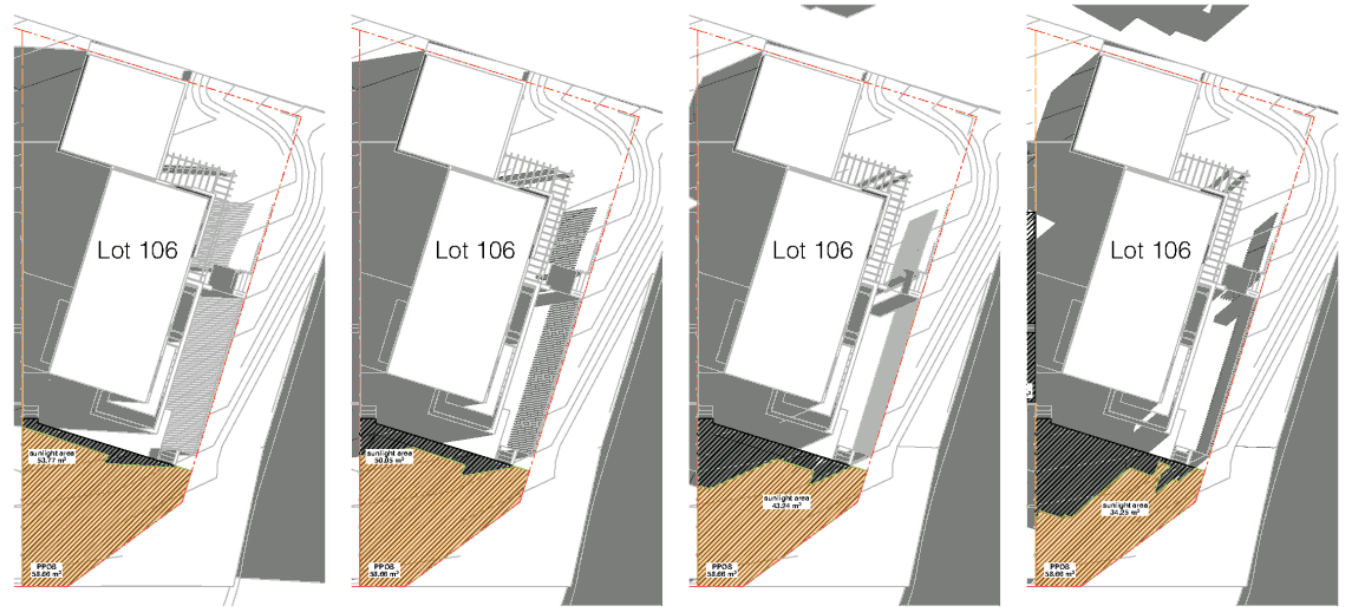
- Legend
- B - bedroom
 - BR - bathroom
 - D - dining
 - EL - entry/lobby
 - ES - ensuite
 - K - kitchen
 - L - laundry
 - LI - living
 - MB - master bedroom
 - S - storage
 - Y - yard
 - WR - walk in robe



June 21 10:00am June 21 11:00am June 21 12:00pm June 21 13:00pm



June 21 11:30am June 21 12:30pm June 21 13:30pm June 21 14:30pm



June 21 9:00am June 21 10:00am June 21 11:00am June 21 12:00pm

Issue
 05/20 A Issue for Pre-DA meeting
 06/20 B Issue for DA lodgement
 07/21 C Council Pre-response

sun study | Lot 105-106
 RAW19059 | Rawson Communities
 Rawson Communities | LEFFINGTON

project reference: RAW19059
 drawn: DC
 checked: SF
 scale: 1:200 @ A1

DA 8102
 ISSUE C

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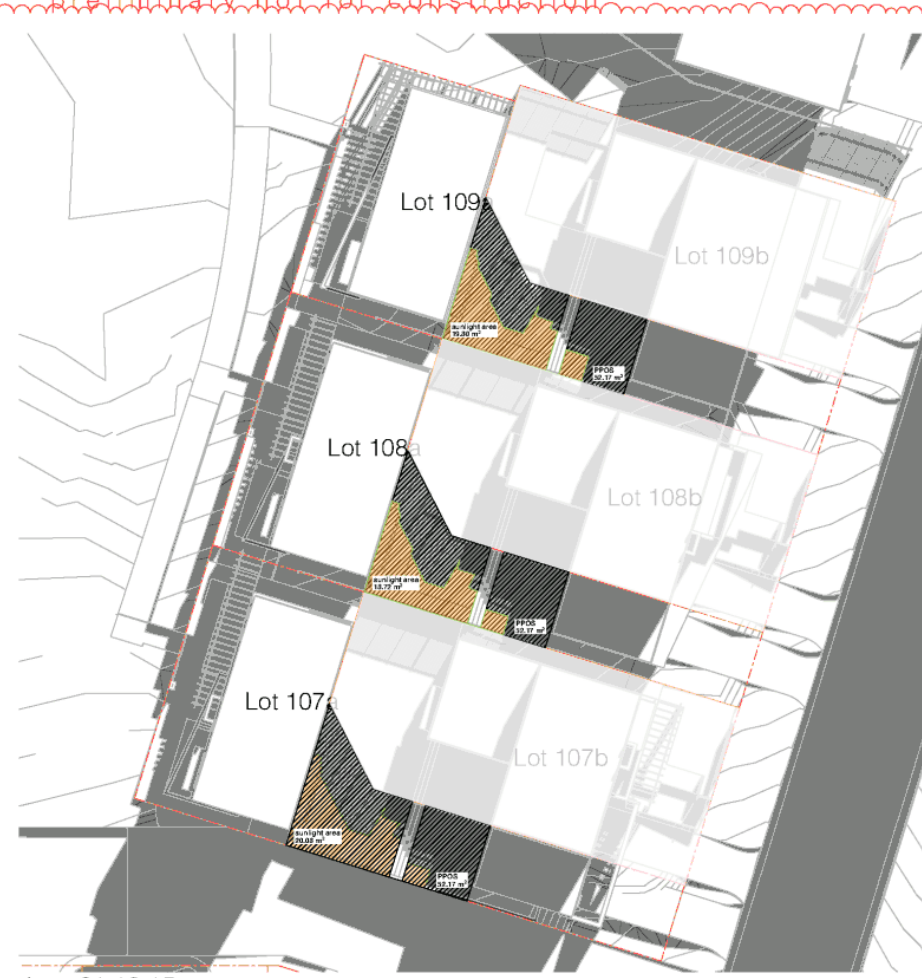
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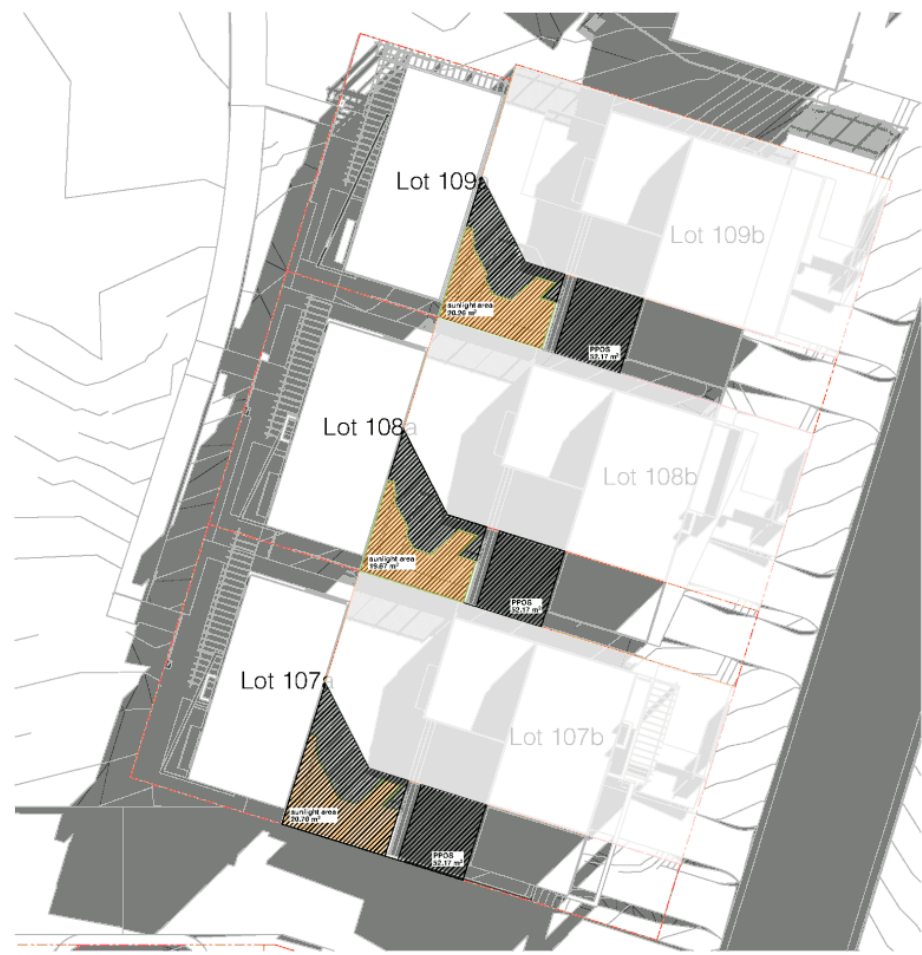
- legend**
- B - bedroom
 - BR - bathroom
 - D - dining
 - EL - entry lobby
 - ENS - ensuite
 - K - kitchen
 - L - laundry
 - LN - living
 - MB - master bedroom
 - S - storage
 - V - void
 - WR - walk in robe



June 21 11:15am



June 21 13:15pm



June 21 12:15pm



June 21 14:15pm

date	issue	amendment
13/2/20	A	issue for DA meeting
25/2/20	B	issue for DA lodgement
25/2/21	C	council WR response

sun study | Lot 107a -109a

RAW19059 | Rawson Communities
Rawson Communities | LEFFINGTON

project reference: RAW19059
drawn: DC
checked: ST
scale: 1:200 @ A1

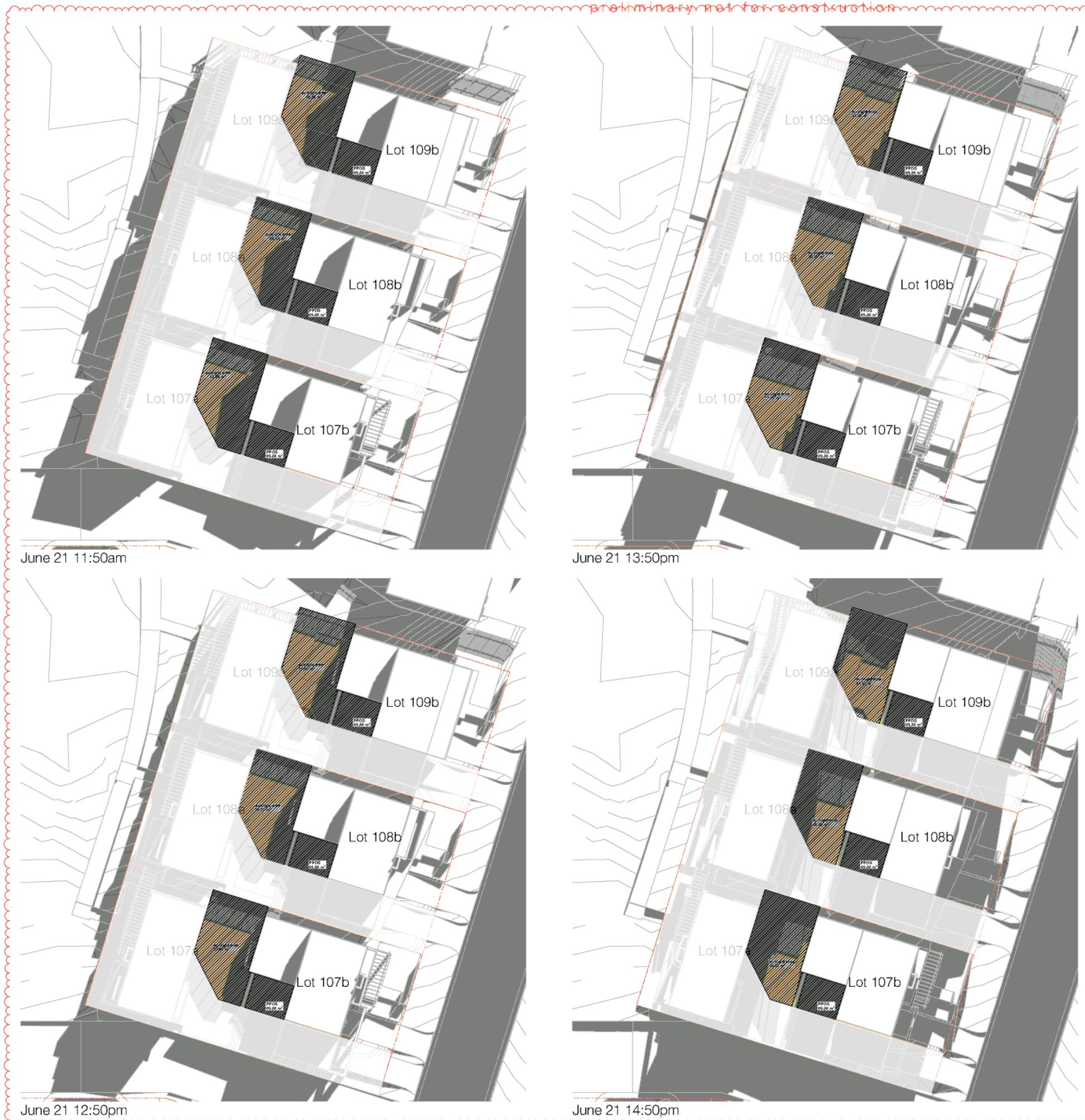


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- legend**
- B - bedroom
 - BR - bathroom
 - D - dining
 - EL - entry/lobby
 - ENS - ensuite
 - K - kitchen
 - L - laundry
 - LIV - living
 - MB - master bedroom
 - S - storage
 - V - void
 - WR - walk in robe



date	issue	description
15/05/20	A	Issue for Pre-DA meeting
23/05/20	B	Issue for DA preparation
29/05/20	C	Issue for DA response

sun study | Lot 107b -109b

RAW19059 | Rawson Communities
Rawson Communities | LEFFINGTON

project reference: RAW19059
drawn: DC
checked: ST
scale: 1:200 @ A1

DA 9104 ISSUE C

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dnr home reg. no. 7000

typed dimensions take precedence over scaled
drawings | contractors to check and verify all notes,
datum and dimensions on site | all materials and
workmanship to be in accordance with current nation
manufacturers instructions local regulations and SAA
codes | working dimensions to be brought to notice
of the architect and verification sought before
proceeding with any works | all drawings are not for
construction and are subject to further design
development, consultant input, council and legislative
requirements

- legend**
- B - bedroom
 - BR - bathroom
 - D - dining
 - EL - entry lobby
 - ENS - ensuite
 - K - kitchen
 - L - laundry
 - LI - living
 - MB - master bedroom
 - S - storage
 - V - void
 - WIR - walk in robe



date	issue	description
20/02	A	Issue for the DA meeting
20/02	B	Issue for DA lodgement

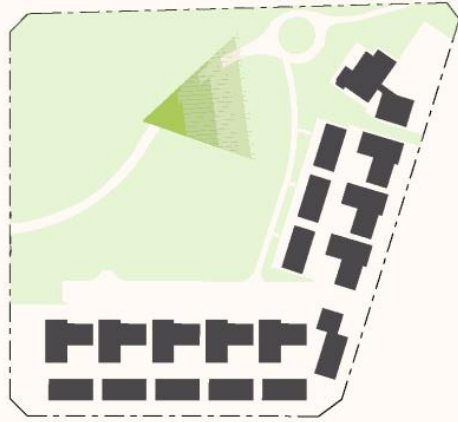
3D rendering - 01

RAW19059 | Rawson
Communities
Rawson Communities |
LEFFINGTON

project reference: RAW19059
drawn: DC
checked: ST
scale: 1:185 @ A1

DA 9/00
ISSUE B

preliminary not for construction



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typed dimensions take precedence over scaled drawings | contractors to check and verify all levels, datum and dimensions on site | all materials and workmanship to be in accordance with current relevant manufacturing instructions, local regulations and SCA codes | conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works | all drawings are not for construction and are subject to further design development, consultant input, council and regulatory requirements.

- Legend**
- B - bedroom
 - BR - bathroom
 - D - dining
 - EL - entry lobby
 - ENS - ensuite
 - K - kitchen
 - L - laundry
 - LIV - living
 - MB - master bedroom
 - S - storage
 - V - void
 - WIR - walk in robe



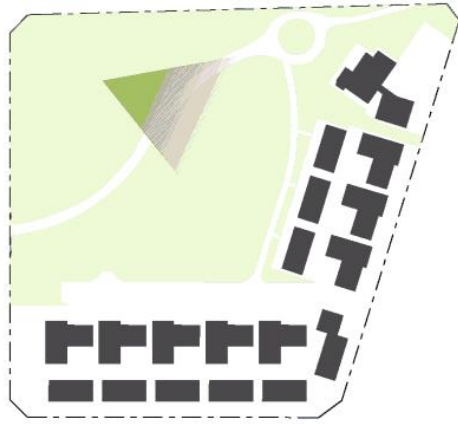
date: 20/05/20
 issue: 02
 scale: 1:185 @ A1

3D rendering - 02
 RAW19059 | Rawson Communities
 Rawson Communities | LEFFINGTON

project reference: RAW19059
 drawn: DC
 checked: SF
 scale: 1:185 @ A1



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legend

B - bedroom
BR - bathroom
D - dining
EL - entry lobby
ENS - ensuite
K - kitchen
L - laundry
LV - living
MB - master bedroom
S - storage
V - void
WIR - walk in robe



date issue amendment
25/02/20 A issue for DA refinement

3D rendering - 03

RAW19059 | Rawson
Communities
Rawson Communities |
LEFFINGTON

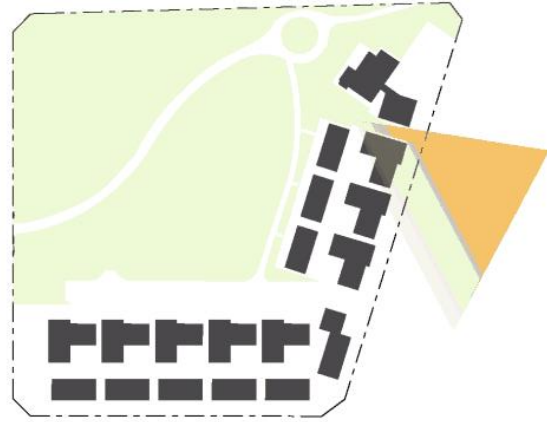
project reference: RAW19059
drawn: DC
checked: ST
scale: 1:185 @ A1



CLPP01

Attachment 2

preliminary not for construction



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drawings | contractors to check and verify all levels,
datum and dimensions on site | all fixtures and
workmanship to be in accordance with current building
regulations, manufacturer's instructions, local regulations and SAA
codes | conflicting information to be brought to notice
of the architect and clarification sought before
proceeding with any works | all drawings are not for
construction and are subject to further design
development, consultant input, council and regulatory
requirements.

- Legend**
- B - bedroom
 - BR - bathroom
 - D - dining
 - EL - entry/lobby
 - ENS - ensuite
 - K - kitchen
 - L - laundry
 - LIV - living
 - MB - master bedroom
 - S - storage
 - V - void
 - WIR - walk in robe



date: 20/03/20
issue: 04
scale: 1:185 @ A1

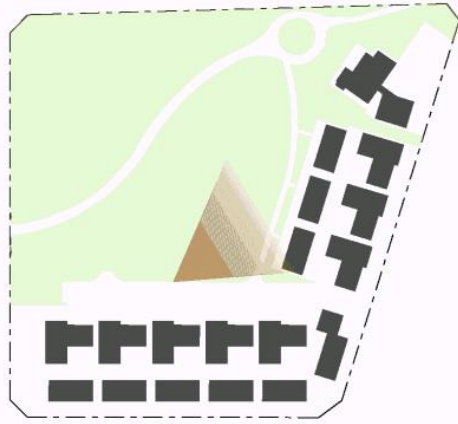
3D rendering - 04

RAW19059 | Rawson
Communities
Rawson Communities |
LEFFINGTON

project reference: RAW19059
drawn: DC
checked: ST
scale: 1:185 @ A1



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drawings. contractors to check and verify all levels,
datum and dimensions on site. all materials and
workmanship to be in accordance with current edition
manufacturers instructions, local regulations and SAA
codes. (including alterations to be brought to notice
of the architect and clarification sought before
proceeding with any work.) all drawings are not for
construction and are subject to further design
development, consultant input, council and legislative
requirements.

- legend**
- B - bedroom
 - BR - bathroom
 - D - dining
 - EL - entry lobby
 - ENS - ensuite
 - K - kitchen
 - L - laundry
 - LV - living
 - MB - master bedroom
 - S - storage
 - V - void
 - WIR - walk in robe



date issue amendment
20/02/20 A issue for DA lodgement

3D rendering - 05

RAW19059 | Rawson
Communities
Rawson Communities |
LEFFINGTON

project reference: RAW19059
drawn: DC
checked: ST
scale: 1:185 @ A1

DA 9/7/04 ISSUE A

preliminary not for construction



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typed dimensions take precedence over scaled drawings | contractors to check and verify all levels, datum and dimensions on site | all materials and workmanship to be in accordance with current written manufacturers instructions local regulations and SCA codes | conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works | all drawings are not for construction and are subject to further design development, consultant input, council and regulatory requirements.

- Legend**
- B - bedroom
 - BR - bathroom
 - D - dining
 - EL - entry lobby
 - ENS - ensuite
 - K - kitchen
 - L - laundry
 - LIV - living
 - MB - master bedroom
 - S - storage
 - V - void
 - WR - walk in robe



date: 20/05/20
title: 3D rendering
scale: 1:284 @ A1

3D rendering - 06

RAW19059 | Rawson Communities
Rawson Communities | LEFFINGTON

project reference: RAW19059
drawn: DC
checked: SF
scale: 1:284 @ A1



Issue	Amendment	Date
A	Preliminary	5.3.20
B	Preliminary	9.3.20
C	Preliminary [for zoom meeting]	14.5.20
D	DA Lodgement	28.5.20
E	Nature strip bin allocations added	22.10.20
F	Revised layout, boundaries	28.05.21

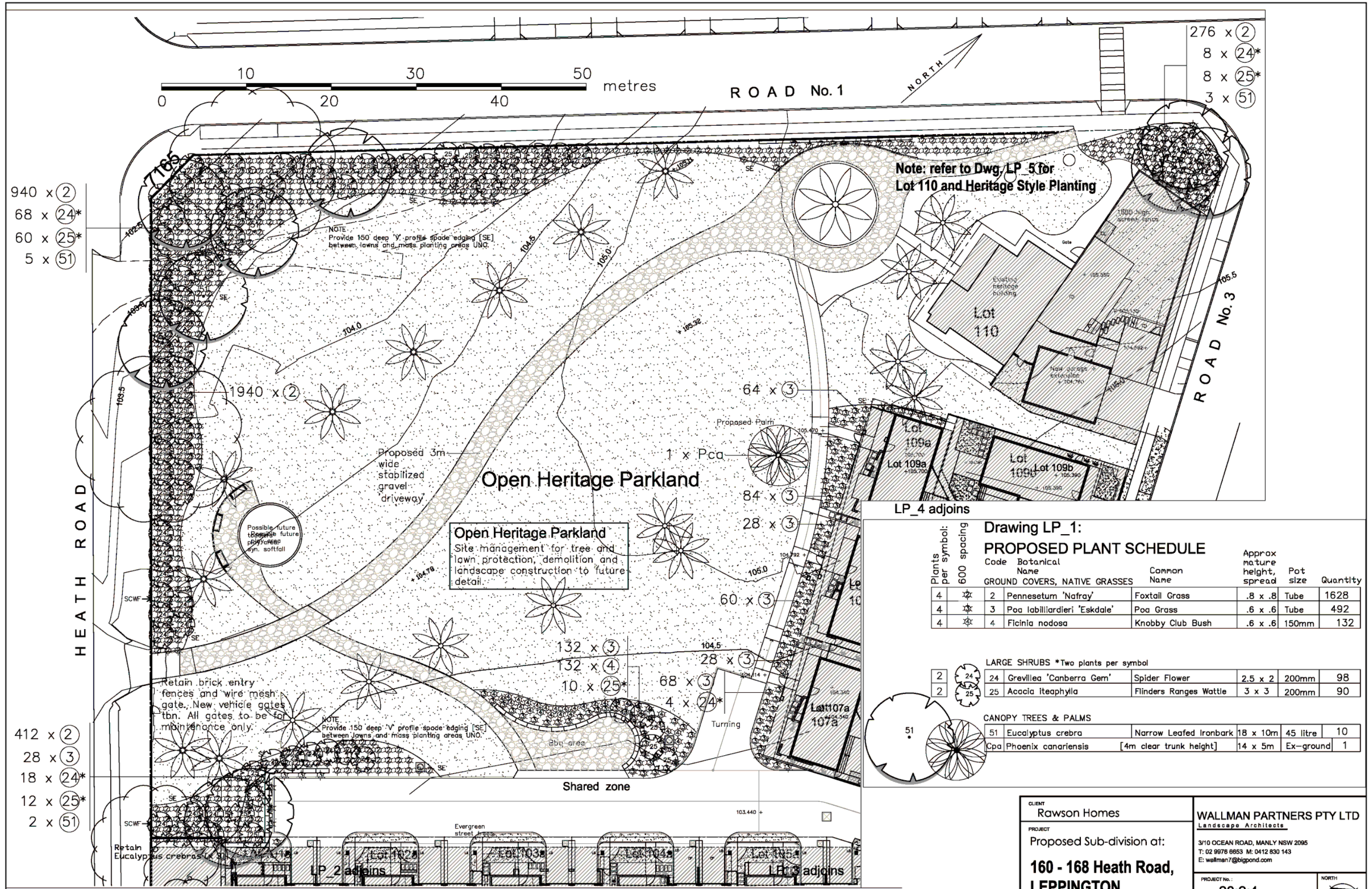
LEGEND

- Existing contours
- Existing Eucalyptus crebra
To be protected and retained
- Existing heritage Phoenix canariensis
To be protected and retained
- Phoenix canariensis
- Evergreen tree
- Deciduous tree
- Large shrubs
- Native grasses
- Mass planting: small shrubs and ground covers
- Heritage Planting areas
- Stabilized gravel: decomposed brown granite, h.d. galvanized edging
- Rounded pebble mulch
- Stepping pads, fine pebble infill
- Permeable unit paving
- Coloured concrete paving
- Concrete paving
- Lawn
- Clothes line
- Letter box
- Heritage fencing: 1200 high circular section h.d.galvanized posts with top and bottom rails. Cyclone wire mesh infill
- Low [masonry] retaining wall
- 2m long seat with armrests
- Sandstone log wall: 1500x400x400 units
- Bin allocation zone in nature strip

Refer to Planting Plans

CLIENT Rawson Homes	WALLMAN PARTNERS PTY LTD Landscape Architects	
PROJECT Proposed Sub-division at: 160 - 168 Heath Road, LEPPINGTON	3/10 OCEAN ROAD, MANLY NSW 2095 T: 02 9976 6653 M: 0412 830 143 E: wallman7@bigpond.com	
DRAWING Landscape Site Plan: Heritage Park and Lots	PROJECT No.: 20:2:4	NORTH
	SCALE: 1 : 250 @ A1	
	DRAWING No.: LS_1	ISSUE: F





LP_4 adjoins

**Drawing LP_1:
PROPOSED PLANT SCHEDULE**

Plants per symbol:	600 spacing	Code	Botanical Name	Common Name	Approx mature height, spread	Pot size	Quantity
4	☆	2	Pennisetum 'Nafay'	Foxtail Grass	.8 x .8	Tube	1628
4	☆	3	Poa labillardieri 'Eskdale'	Poa Grass	.6 x .6	Tube	492
4	☆	4	Ficinia nodosa	Knobby Club Bush	.6 x .6	150mm	132

LARGE SHRUBS *Two plants per symbol

2	⊙	24	Grevillea 'Canberra Gem'	Spider Flower	2.5 x 2	200mm	98
2	⊙	25	Acacia iteaphylla	Flinders Ranges Wattle	3 x 3	200mm	90

CANOPY TREES & PALMS

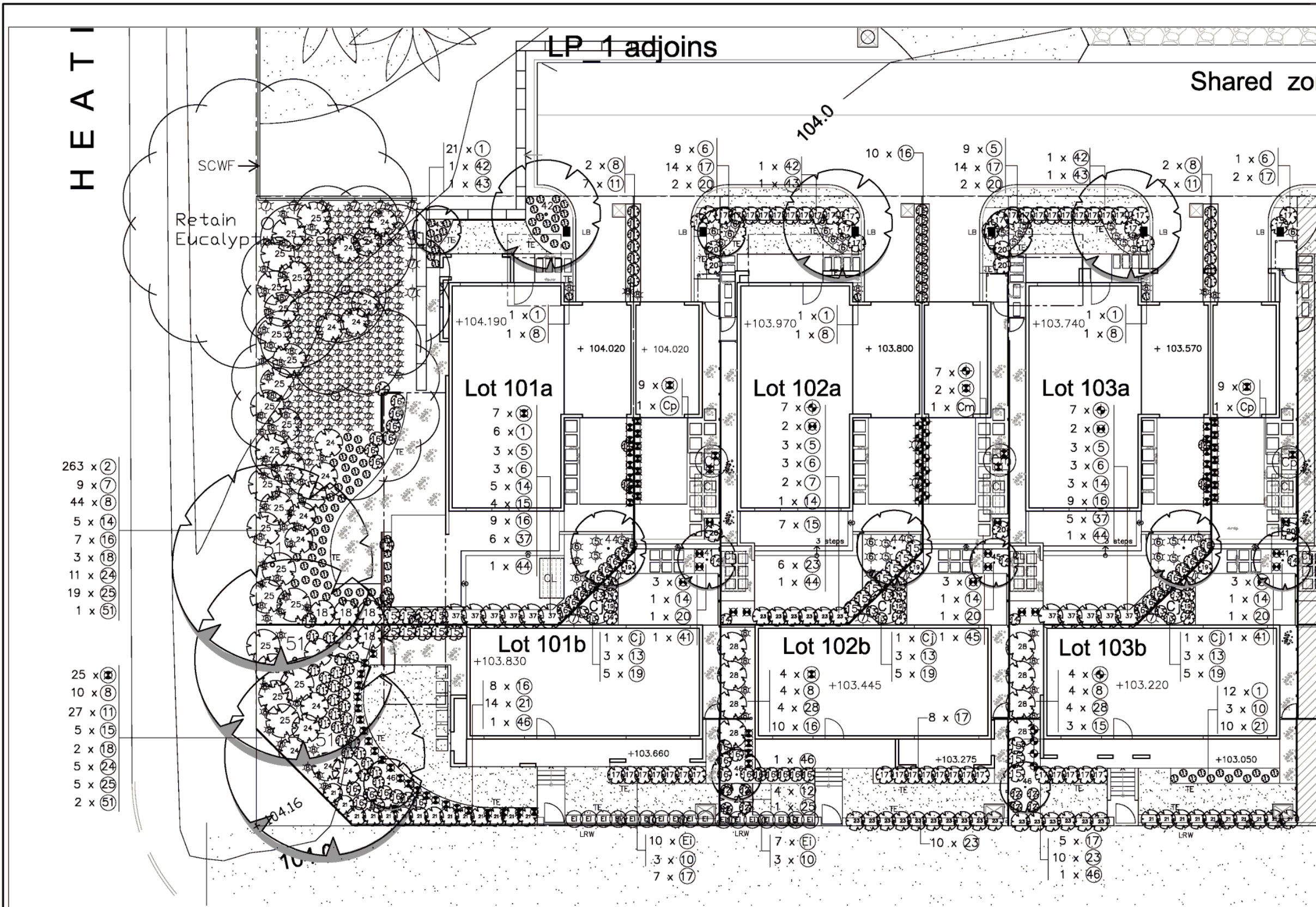
51	⊙	Eucalyptus crebra	Narrow Leafed Ironbark	18 x 10m	45 litre	10
	⊙	Cpa Phoenix canariensis	[4m clear trunk height]	14 x 5m	Ex-ground	1

CLIENT Rawson Homes	PROJECT Proposed Sub-division at: 160 - 168 Heath Road, LEPPINGTON	WALLMAN PARTNERS PTY LTD Landscape Architects	
		3/10 OCEAN ROAD, MANLY NSW 2095 T: 02 9976 8653 M: 0412 830 143 E: wallman7@bigpond.com	
DRAWING Landscape Planting Plan: Open Heritage Parkland		PROJECT No.: 20:2:4	NORTH
Issue Amendment Date		SCALE: 1 : 200 @ A1	DRAWING No.: LP_1
D DA Lodgement 2.6.20	E Adjust for revised layout 28.05.20		ISSUE: E

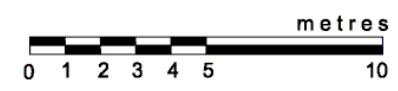
Issue	Amendment	Date
D	DA Lodgement	2.6.20
E	Adjust for revised layout	28.05.20

Issue	Amendment	Date
A	DA Lodgement	2.6.20
B	Minor amendments	22.10.20
C	Adjust for revised layout	28.05.21

- NOTES:**
1. Verify all dimensions on site prior to commencement of work or preparation of shop drawings.
 2. Do not scale drawings. If in doubt, ASK.
 3. This drawing shall be read in conjunction with architectural, hydraulic and survey plans.
 4. All existing trees shall be protected and retained UNO. Refer to arborist's report for any action to be taken on existing trees.
 5. All pruning shall be carried out in accordance with AS 4373.
 6. Thoroughly eradicate weeds from the site.
 7. No variation to the works shall be permitted without verification from the landscape architect.
 8. Submit all materials for approval by the landscape architect prior to commencement on site.
 9. Refer to the survey for locations of services and check with the construction manager. Dial-Before-You-Dig.
 10. All landscape works shall comply with all Council DCP, DA and CC conditions, as well as all relevant AS codes.
 11. Order all plants, as per schedule, at least 8 weeks prior to date for delivery to the site. No plant substitutes [species or container sizes] shall be allowed without approval from the landscape architect.
 12. Irrigation system: fully automatic system TO ALL AREAS shall be designed and installed to AS3500, Sydney Water and all current regulatory conditions.
 13. Practical Completion: organize site inspection with the landscape architect for all approvals. Adjust any defective works immediately.
 14. Maintenance Period: 52 weeks from date of PC. Check and adjust irrigation system to achieve optimum soil moisture content for growth of plants and lawns; replace missing or failed plants with identical species and sizes; top up any subsided ground conditions; remove stakes and ties; remove weeds; top up mulch; clean out inlet pits; report any vandalism.

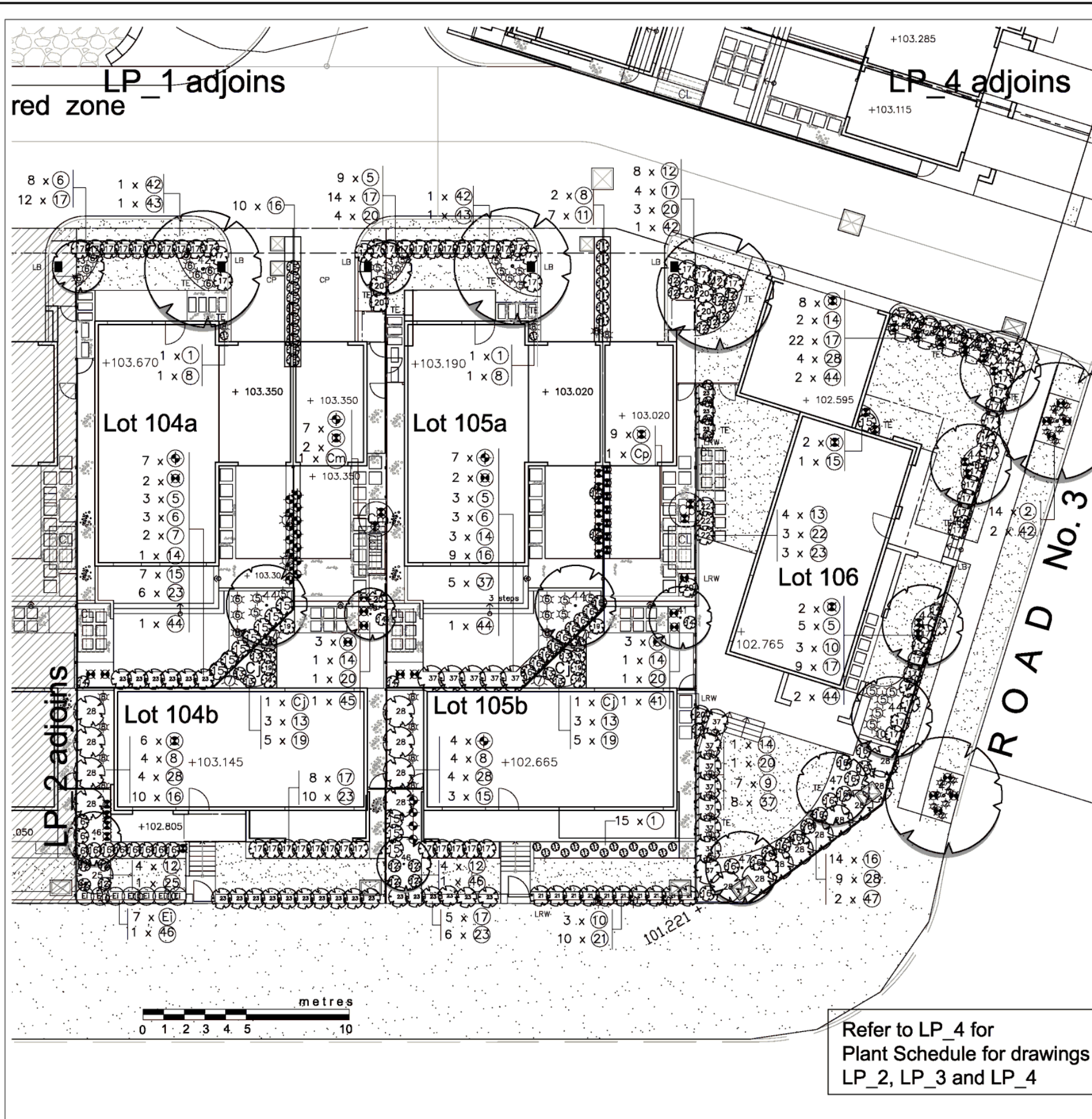


This is the report submitted to the Camden Local Planning Panel - Electronic Determination - Page 81

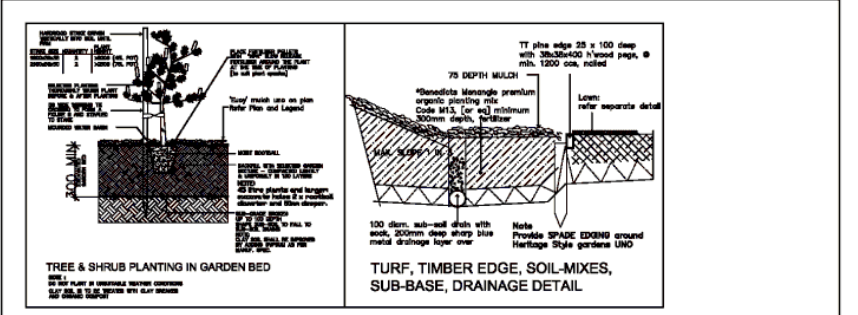


Refer to LP_4 for
Plant Schedule for drawings
LP_2, LP_3 and LP_4

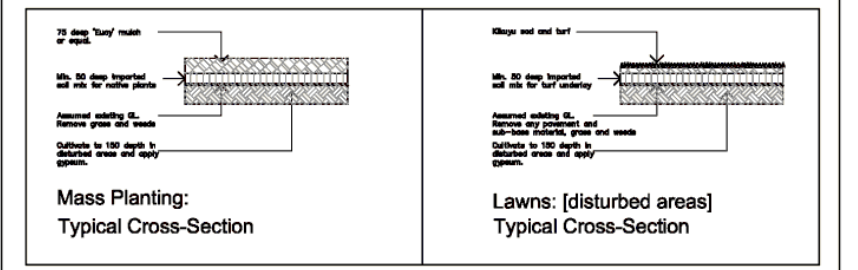
CLIENT Rawson Homes	WALLMAN PARTNERS PTY LTD Landscape Architects	
PROJECT Proposed Sub-division at: 160 - 168 Heath Road, LEPPINGTON	3/10 OCEAN ROAD, MANLY NSW 2095 T: 02 9970 8653 M: 0412 830 143 E: wallman7@bigpond.com	
DRAWING Landscape Planting Plan : Lots 101 [a+b] - 103 [a+b]	PROJECT NO: 20:2:4	NORTH
	SCALE: 1 : 100 @ A1	ISSUE: C
	DRAWING NO: LP_2	



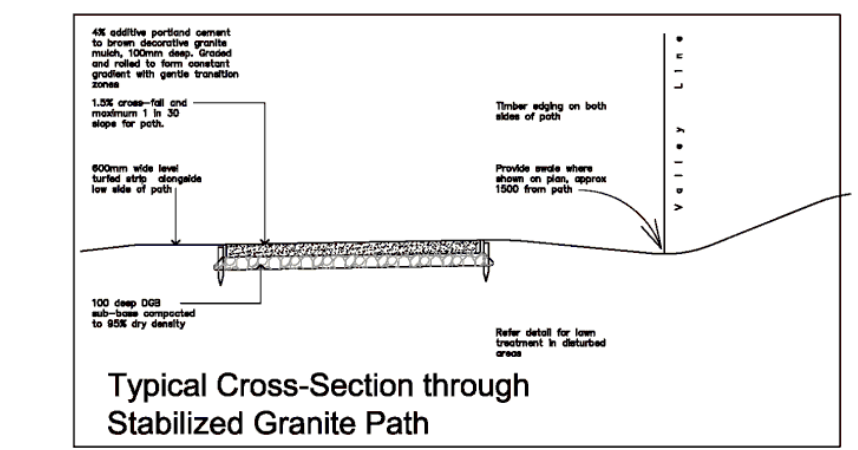
Issue	Amendment	Date
A	DA Lodgement	2.6.20
B	Minor amendments	22.10.20
C	Adjust for revised layout	28.05.21



ALL HOUSING LOTS:
Typical Garden and Lawn Preparation



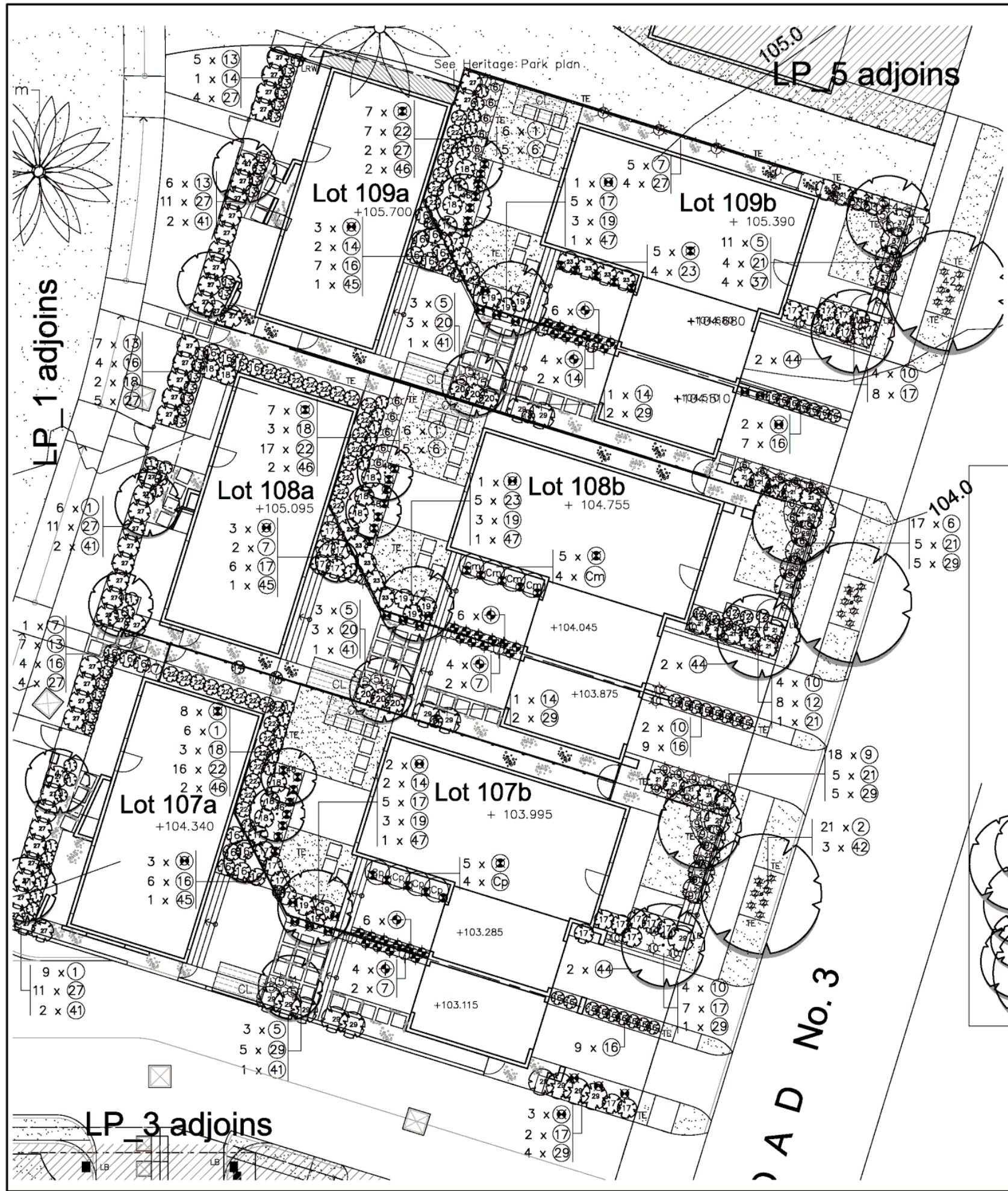
OPEN HERITAGE PARKLAND :
Typical Mass Planting and Lawn Preparation
[Excluding Heritage Style Gardens]



Typical Cross-Section through
Stabilized Granite Path

Refer to LP_4 for
Plant Schedule for drawings
LP_2, LP_3 and LP_4

CLIENT Rawson Homes	WALLMAN PARTNERS PTY LTD Landscape Architects	
PROJECT Proposed Sub-division at: 160 - 168 Heath Road, LEPPINGTON	3/10 OCEAN ROAD, MANLY NSW 2095 T: 02 9976 8663 M: 0412 830 143 E: wallman7@bigpond.com	
DRAWING Landscape Planting Plan : Lots 104 [a+b], 105 [a+b] and Lot 106	PROJECT No. : 20:2:4	NORTH
SCALE: 1 : 100 @ A1	DRAWING No. LP_3	ISSUE: C



Drawings LP_2, LP_3, LP_4:

PROPOSED PLANT SCHEDULE

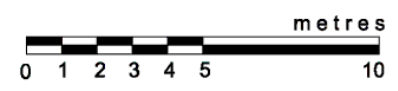
Code	Botanical Name	Common Name	Approx. height, spread	Pot size	Sheet LP_2	Sheet LP_3	Sheet LP_4	TOTAL
GROUND COVERS, NATIVE GRASSES								
+	Agapanthus orientalis blue	Agapanthus	.4 x .5	100mm	25	25	30	80
+	Ajuga Catlins Giant	Blue Bugle	.2 x 1	100mm	54	29	37	120
+	Gazania tomentosum	Gazania	.1 x 1	Tube	7	12	18	37
1	Dianella 'Silver Streak'	Variegated Dianella	.5 x .5	150mm	42	17	33	92
2	Pennisetum 'Nafray'	Foxtail Grass	.8 x .8	Tube	263	14	21	298
5	Grevillea 'Mt Tamboritha'	Dwarf Grevillea	.3 x .5	150mm	18	20	20	58
6	Helichrysum apiculatum	Yellow Buttons	.2 x 1	100mm	19	14	27	60
7	Hardenbergia violacea	False Sarseparilla	N/a	200mm	11	2	12	25
8	Dichondra repens	Kidney Weed	.1 x .8	Tube	69	12	-	81
9	Baeckia virgata 'nana'	Dwarf Baeckia	.5 x .5	150mm	-	7	18	25
10	Dichondra 'Silver Falls'	Dwarf Kidney Weed	.7 x .7	Tube	9	6	14	29
11	Westringia 'Low Horizon'	Dwarf Westringia	.7 x .4	Tube	41	7	-	48
12	Westringia 'mundi'	Dwarf Westringia	.5 x .9	Tube	4	16	8	28
13	Dianella 'Little Jess'	Dwarf Dianella	.6 x .6	Tube	9	10	25	44
14	Pandorea pandorana	Wonga Wonga Vine	N/a	200mm	17	9	9	35
15	Azalea 'Alba magna'	Azalea	.8 x .8	200mm	19	11	-	30
16	Lomandra tanika	Dwarf Lomandra	.6 x .6	Tube	53	43	46	142
17	Raphiolepis 'Snow Maiden'	Dwarf Indian Hawthorn	.7 x .8	Tube	50	78	28	156

SHRUBS

Cj	Camellia japonica	Japonica Camellia	2.5 x 2	300mm	3	2	-	5
Cm	Camellia sas. mine-no-yuke	Sasanqua Camellia	2.5 x 2	300mm	1	1	4	6
Cp	Camellia sas. plantation pink	Sasanqua Camellia	2.5 x 2	300mm	2	1	4	7
Ei	Escallonia ivelyi	Escallonia [hedge]	1 x 1	300mm	10	7	-	17
18	Correa alba	White Correa	.8 x 1	200mm	5	-	8	13
19	Lavandula dentata	French Lavender	.6 x .6	200mm	15	10	9	34
20	Thryptomene 'FC Payne'	Thryptomene	.8 x 1.2	200mm	7	10	6	23
21	Abelia grandiflora 'Glossy'	Abelia [hedge]	1.3 x .8	300mm	24	10	15	49
22	Westringia fruticosa	Coast Rosemary [hedge]	1.1 x 8	150mm	-	3	40	43
23	Camellia sas. 'Pure Silk'	Sasanqua Camellia [hedge]	2.5 x 2	300mm	26	25	9	60
24	Grevillea 'Canberra Gem'	Spider Flower	2.5 x 2	200mm	16	-	-	16
25	Acacia iteaphylla	Flinders Ranges Wattle	3 x 3	200mm	25	1	-	26
27	Callistemon Great Balls of Fire	Bottlebrush [hedge]	1.3 x 1	200mm	-	-	47	47
28	Callistemon 'Endeavour'	Bottlebrush [hedge]	2.2 x 1	200mm	8	17	-	25
29	Syzigium 'Resilience'	Lillypilly [hedge]	2 x 1	300mm	-	-	24	24
37	Callistemon viminalis 'Slim'	Bottlebrush	2.2 x 1	200mm	11	13	4	28

TREES

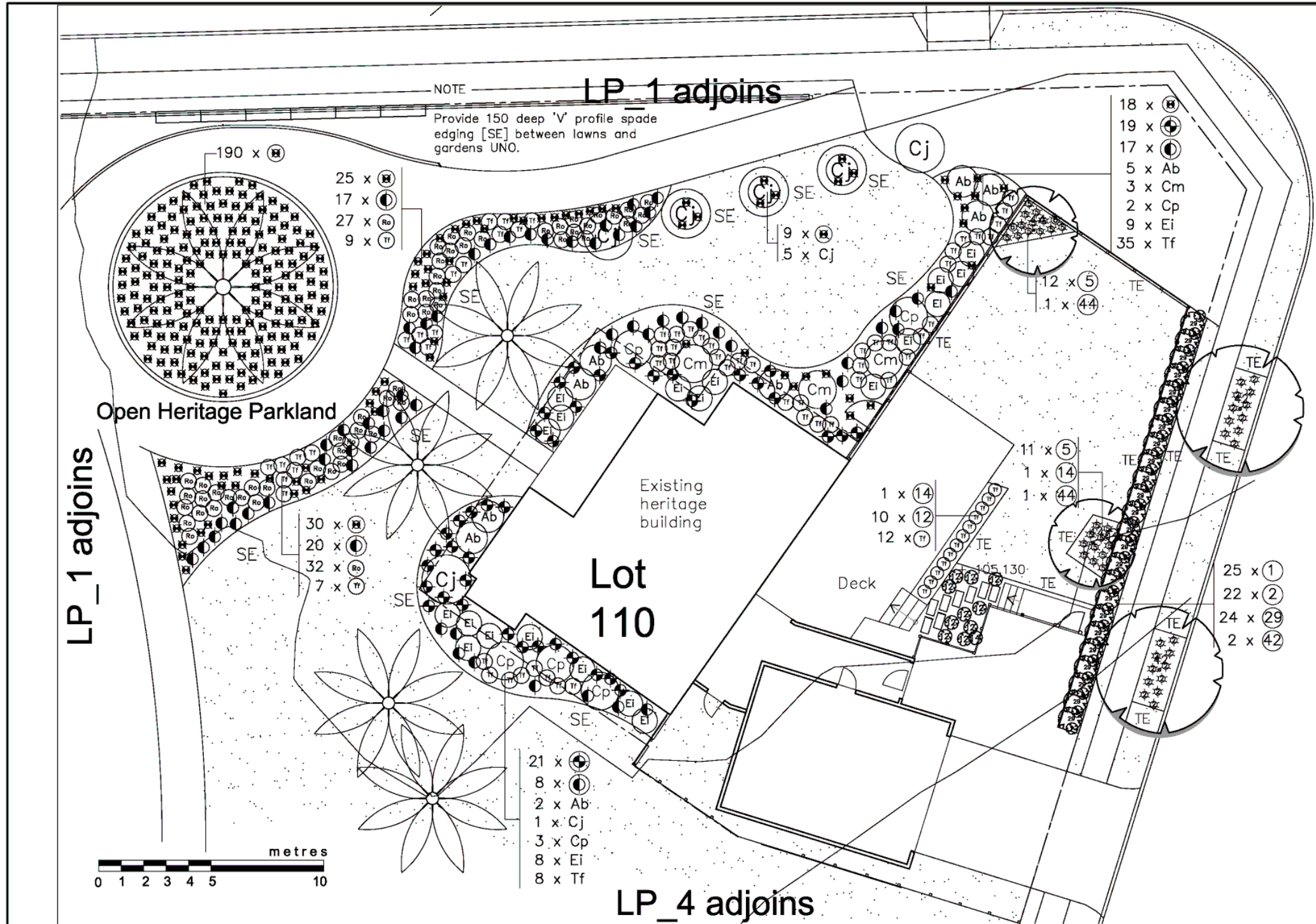
41	Acer negundo 'Flamingo'	Box Elder Maple	5 x 4m	45 litre	2	1	9	12
42	Tristaniopsis laurina 'Luscious'	Water Gum	6 x 4m	75 litre	3	3	3	11
43	Acacia floribunda	Gossamer Wattle	4 x 2m	200mm	3	2	-	5
44	Prunus serrulata 'Kanzan'	Flowering Pink Cherry	5 x 3m	45 litre	3	6	6	15
45	Lagerstroemia 'Acoma'	Crepe Myrtle	3 x 3m	45 litre	1	1	3	5
46	Magnolia 'Little Gem'	Dwarf Magnolia	5 x 3m	45 litre	3	2	6	11
47	Lagerstroemia 'Natchez'	Crepe Myrtle	7 x 5m	45 litre	-	2	3	5
51	Eucalyptus crebra	Narrow Leafed Ironbark	10 x 6m	300mm	3	-	-	3



Issue	Amendment	Date
A	DA Lodgement	2.6.20
B	Minor amendments	22.10.20
C	Adjust for revised layout	28.05.21

CLIENT Rawson Homes	WALLMAN PARTNERS PTY LTD Landscape Architects
PROJECT Proposed Sub-division at: 160 - 168 Heath Road, LEPPINGTON	3/10 OCEAN ROAD, MANLY NSW 2095 T: 02 9978 8653 M: 0412 830 143 E: wallman7@bigpond.com
PROJECT No. 20:2:4	NORTH
DRAWING Landscape Planting Plan : Lots 107 [a+b] - 109 [a+b]	SCALE: 1 : 100 @ A1
ISSUE LP_4	ISSUE: C

Issue	Amendment	Date
A	DA Lodgement	2.6.20
B	Adjust for revised layout	28.05.21



This is the report submitted to the Camden Local Planning Panel - Electronic Determination - Page 84

PROPOSED PLANT SCHEDULE

Code	Botanical Name	Common Name	Approx mature height, spread	Pot size	Quantity
GROUND COVERS, CLIMBERS					
⊕	Agapanthus orientalis blue	Agapanthus	.3 x .5	150mm	40
⊗	Gazania tomentosum	Gazania	.1 x 1	Tube	272
⊙	Juniperus horizontalis 'Douglasii'	Dwarf Juniper	.25 x 1	150mm	62
1	Dianella 'Silver Streak'	Variegated Dianella	.5 x .5	150mm	25
2	Pennisetum 'Nafray'	Foxtail Grass	.8 x .8	Tube	22
5	Grevillea 'Mt Tamboritha'	Dwarf Grevillea	.3 x .5	150mm	23
12	Westringia 'mundi'	Dwarf Westringia	.3 x 1	Tube	10
14	Pandorea pandorana	Wonga Wonga Vine	N/a	200mm	2

SHRUBS						
Cj	Camellia japonica	Japonica Camellia	2.5 x 2	300mm	6	
Cm	Camellia sas. mine-no-yuke	Sasanqua Camellia	2.5 x 2	300mm	3	
Cp	Camellia sas. plantation pink	Sasanqua Camellia	2.5 x 2	300mm	5	
Ab	Abelia grandiflora	Abelia	2 x 2	300mm	7	
Ei	Escallonia ivelyi	Escallonia [hedge]	1 x 1	200mm	17	
Ro	Raphiolepis 'Oriental Pearl'	Dwarf Indian Hawthorn	.8 x .8	200mm	55	
Tf	Teucrium fruticans	Germander [hedge]	1 x 1	200mm	71	
29	Syzygium 'Resilience'	Lillypilly [hedge]	2 x 1	300mm	24	

TREES						
42	Tristanopsis laurina 'Luscious'	Water Gum	6 x 4m	75 litre	2	
44	Prunus serrulata 'Kanzan'	Flowering Pink Cherry	5 x 3m	45 litre	2	

CLIENT Rawson Homes	WALLMAN PARTNERS PTY LTD Landscape Architects	
PROJECT Proposed Sub-division at: 160 - 168 Heath Road, LEPPINGTON	3/10 OCEAN ROAD, MANLY NSW 2095 T: 02 9976 8653 M: 0412 830 143 E: wallman7@bigpond.com	
DRAWING Landscape Planting Plan : Lot 110 + Heritage Zone	PROJECT NO.: 20:2:4	NORTH
	SCALE: 1 : 100 @ A1	
	DRAWING NO. LP_5	ISSUE: A

**DOCUMENT TRANSMITTAL: Landscape
 PROJECT
 160 Heath Road, LEPPINGTON**

Date of Issue																
DAY	31															
MONTH	05															
YEAR	21															
Drawing No.	Title	Revision No.														
LS_1	Landscape Site Plan	F														
LP_1	Landscape Planting Plan: Open Heritage Parkland	E														
LP_2	Landscape Planting Plan: Lots 101A/B – 103A/B	C														
LP_3	Landscape Planting Plan: Lots 104A/B – 105A/B; 106	C														
LP_4	Landscape Planting Plan: Lots 107A/B – 109A/B	C														
LP_5	Landscape Planting Plan: Lot 110 + Heritage Zone	B														

RECOMMENDED CONDITIONS

1.0 - General Conditions of Consent

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

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

The general terms of approval/requirements are:

- a) NSW Rural Fire Service letter dated 1 September 2021.

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

Plan Reference/ Drawing No.	Name of Plan	Prepared By	Date
Architectural Plans			
Proj.RAW19059, Dwg. DA 0100, Issue I	Site Plan	Integrated Design Group	28/05/2021
Proj.RAW19059, Dwg. DA 0101, Issue C	Subdivision Plan	Integrated Design Group	28/05/2021
Proj.RAW19059, Dwg. DA 0100, Issue B	Staging Plan	Integrated Design Group	28/05/2021
Proj.RAW19059, Dwg. DA 010., Issue B	Roof Plan	Integrated Design Group	28/05/2021
Proj.RAW19059, Dwg. DA 0100, Issue I	Ground Floor Plan	Integrated Design Group	28/05/2021
Proj.RAW19059, Dwg. DA 1101, Issue F	First Floor Plan	Integrated Design Group	28/05/2021
Proj.RAW19059, Dwg. DA 1102, Issue D	Typical Unit Floor Plan	Integrated Design Group	22/05/2020
Proj.RAW19059, Dwg. DA 1103, Issue C	Heritage Cottage Demolition Plan	Integrated Design Group	27/05/2020
Proj.RAW19059, Dwg. DA 1104, Issue A	Heritage Cottage Ground Floor Plan	Integrated Design Group	27/05/2020
Proj.RAW19059, Dwg. DA 1105,	Heritage Cottage First Floor Plan	Integrated Design	27/05/2020

Issue A		Group	
Proj.RAW19059, Dwg. DA 1106, Issue A	Heritage Cottage West Elevation	Integrated Design Group	27/05/2020
Proj.RAW19059, Dwg. DA 1107, Issue A	Heritage Cottage South Elevation	Integrated Design Group	27/05/2020
Proj.RAW19059, Dwg. DA 1108, Issue A	Heritage Cottage North Elevation	Integrated Design Group	27/05/2020
Proj.RAW19059, Dwg. DA 1109, Issue A	Heritage Cottage East Elevation	Integrated Design Group	27/05/2020
Proj.RAW19059, Dwg. DA 1110, Issue A	Heritage Cottage External Finish Schedule	Integrated Design Group	27/05/2020
Proj.RAW19059, Dwg. DA 2000, Issue G	Street Elevations	Integrated Design Group	28/05/2021
Proj.RAW19059, Dwg. DA 2001, Issue D	Internal Elevations	Integrated Design Group	02/10/2020
Proj.RAW19059, Dwg. DA 3000, Issue E	Section A	Integrated Design Group	28/05/2021
Proj.RAW19059, Dwg. DA 3001, Issue C	Sections	Integrated Design Group	28/05/2021
Proj.RAW19059, Dwg. DA 3002, Issue D	Site Re-Grading Sections	Integrated Design Group	28/05/2021
Engineering Plans			
Dwg. 300052(1)- DA-002, Ver. D	Overall Site Plan & General Notes	ADW Johnson	28/05/2021
Dwg. 300052(1)- DA-003, Ver. D	Demolition Plan	ADW Johnson	28/05/2021
Dwg. 300052(1)- DA-004, Ver. D	Public Domain Plan	ADW Johnson	28/05/2021
Dwg. 300052(1)- DA-005, Ver. D	Staging Plan	ADW Johnson	28/05/2021
Dwg. 300052(1)- DA-101, Ver. D	Detail Plan	ADW Johnson	28/05/2021
Dwg. 300052(1)- DA-151, Ver. D	Lot Dimensions Plan	ADW Johnson	28/05/2021
Dwg. 300052(1)- DA-201, Ver. D	Road Longitudinal Sections	ADW Johnson	28/05/2021
Dwg. 300052(1)- DA-221, Ver. D	Typical Road Cross Sections & Details	ADW Johnson	28/05/2021
Dwg. 300052(1)- DA-401, Ver. D	Stormwater Catchment Plan	ADW Johnson	28/05/2021
Dwg. 300052(1)- DA-501, Ver. D	Site Regrade Plan	ADW Johnson	28/05/2021
Dwg. 300052(1)-	Site Sections - Sheet 1	ADW	28/05/2021

DA-511, Ver. D		Johnson	
Dwg. 300052(1)-DA-512, Ver. D	Site Sections - Sheet 2	ADW Johnson	28/05/2021
Dwg. 300052(1)-DA-513, Ver. D	Site Sections - Sheet 3	ADW Johnson	28/05/2021
Dwg. 300052(1)-DA-514, Ver. D	Site Sections - Sheet 4	ADW Johnson	28/05/2021
Dwg. 300052(1)-DA-601, Ver. D	Erosion & Sediment Control Plan	ADW Johnson	28/05/2021
Dwg. 300052(1)-DA-611, Ver. D	Erosion & Sediment Control Details - 1	ADW Johnson	28/05/2021
Dwg. 300052(1)-DA-612, Ver. D	Erosion & Sediment Control Details - 2	ADW Johnson	28/05/2021
Dwg. 300052(1)-DA-901, Ver. D	Indicative Services Plan	ADW Johnson	28/05/2021
Landscape Plans			
Project 20:2:4, Dwg. LS_1, Issue F	Landscape Site Plan	Wallman Partners	28/05/2021
Project 20:2:4, Dwg. LP_1, Issue E	Landscape Planting Plan: Open Heritage Parkland	Wallman Partners	28/05/2021
Project 20:2:4, Dwg. LP_2, Issue C	Landscape Planting Plan: Lots 101 [a+b] – 103 [a+b]	Wallman Partners	28/05/2021
Project 20:2:4, Dwg. LP_3, Issue C	Landscape Planting Plan: Lots 104 [a+b], 105 [a+b] and 106	Wallman Partners	28/05/2021
Project 20:2:4, Dwg. LP_4, Issue C	Landscape Planting Plan: Lots 107 [a+b] – 109 [a+b]	Wallman Partners	28/05/2021
Project 20:2:4, Dwg. LP_5, Issue B	Landscape Planting Plan: Lots 110 + Heritage Zone	Wallman Partners	28/05/2021

Document Title	Prepared by	Date
BASIX Certificate No. 1103050M_02	Frys Energywise	22/05/2020
BASIX Certificate No. A377794	Frys Energywise	25/05/2020

- (2) **Staged Lot Release** - The lots approved as part of this determination are only to be released in accordance with the staging plan identified in the approved plans and documentation condition of this determination, and as amended by any conditions of this consent.

Stages 1, 2, and 4 can be released immediately in accordance with the relevant conditions of this consent.

Stage 3 is not to be released until a public road is constructed and dedicated to Council for the full frontage of all lots (i.e. Sun Road has been fully completed and dedicated to Council).

- (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 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:
- a) in the case of work for which a principal contractor has been appointed:
 - i) has been informed in writing of the name and licence number of the principal contractor; and
 - ii) where required has provided an insurance certificate with the name of the insurer by which the work is insured under Part 6 of that Act.
 - b) in the case of work to be carried out by an owner-builder;
 - i) has been informed in writing of the name of the owner-builder; and
 - ii) if the owner-builder is required to hold an owner-builder permit under that Act; has provided a copy of the owner builder permit.
- (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 clause does not apply:

- a) to the extent to which an exemption is in force under Clause 187 or 188 of the EP&A Regulation 2000, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4) of the EP&A Regulation 2000; or

to the erection of a temporary building, other than a temporary structure to which subclause (1A) of Clause 98 of the EP&A Regulation 2000 applies.

- (7) **Shoring and Adequacy of Adjoining Property Works** - If the approved development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, the person having the benefit of the consent shall, at the person's own expense:
- a) protect and support the adjoining building, structure or work from possible damage from the excavation; and

- b) where necessary, underpin the building, structure or work to prevent any such damage.

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

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

- (8) **Street Tree Planting** – Street tree planting must be provided at a rate of 1 street tree per lot. More than 1 street tree per lot frontage can be provided if the following can be achieved:
 - a) Space for future driveways and waste storage collections points;
 - b) Street lighting, utilities, bus stops and pedestrian crossings; and
 - c) Appropriate sight distances in accordance with relevant standards.
- (9) **Waste Bin Collection Points** - A waste bin collection point that is clear from the positioning of driveways, tree plantings (or tree canopies), street lighting and other fixtures must be provided for each approved lot. This area is to be 3m long x 0.9m wide and provide a 3.9m clear vertical space to allow for the truck-lifting arm.
- (10) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications.
- (11) **Street Lighting** - Street lighting for the subdivision shall be designed and installed in accordance with relevant Australian Standards and to the satisfaction of the Roads Authority.
- (12) **Infrastructure in Road and Footpath Area** - Infrastructure must not be removed and/or reconstructed without prior written approval from Council. Any costs incurred due to the relocation, restoration or reconstruction of pram ramps, footpath, light poles, kerb inlet pits, service provider pits, street trees or other Infrastructure in the street footpath area for the proposed development shall be borne by the applicant, and not Council.

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

2.0 - Prior to Issue of a Construction Certificate and/or Subdivision Works Certificate

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

- (1) **Staging of Construction Works** - The development is to be completed in stages in accordance with the approved Staging Plans referenced in the Approved Plans and Documents condition of this consent. The development of the approved dwellings in Stage 3 is not to occur until a public road is

constructed and dedicated to Council for the full frontage of all lots (i.e. Sun Road has been fully completed and dedicated to Council).

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

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

This condition applies to the Construction Certificate application.

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

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

- (4) **Retaining Walls** – The following restrictions apply to any retaining wall erected within the allotment boundaries:
- a) retaining walls shall be designed and certified by a suitably qualified structural engineer;
 - b) retaining walls in cut shall be constructed a minimum of 300mm from any property boundary to ensure all associated drainage and backfill remain wholly within the subject property;
 - c) retaining walls in fill shall be constructed to ensure all associated drainage and backfill remain wholly within the subject property;
 - d) adequate provisions shall be made for surface and subsurface drainage of retaining walls and all water collected shall be diverted to, and connected to, a stormwater disposal system within the property boundaries.
 - e) retaining walls shall not be erected within drainage easements; and

- f) retaining walls shall not be erected in any other easement present on the land without the approval of the relevant authority benefited.

This condition applies to both the Construction Certificate and Subdivision Works Certificate applications.

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

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

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

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

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

This condition applies to the Subdivision Works Certificate application.

- (8) **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*.

This condition applies to the Subdivision Works Certificate application.

- (9) **Construction Certificate for Civil Engineering Works – Inter-Allotment Drainage** - The following information shall be provided to the certifier with the Construction Certificate application:

- a) a stormwater plan designed by a suitably qualified civil/hydraulic engineer that includes a new pit and pipe to be constructed within an existing or proposed drainage easement. The plan is to include details of the pit construction, connections to the pit and the drainage lines to the pit end; and,

- b) a design certificate from the suitably qualified civil/hydraulic engineer that the stormwater plan complies with all relevant aspects of Council's Engineering Specifications and AS 3500.3 and that it will not adversely impact upon the drainage capability of the existing stormwater system within the drainage easement.

Note. Proposed drainage easements must be indicated on the stormwater plan and the plan of subdivision lodged with the Subdivision Certificate.

- (10) **Validation Report** – Following the completion of the remediation works carried out under DA2018/927/1, a validation report endorsed by a certified contaminated land consultant shall be provided to the certifier and Council, which demonstrates:

- a) compliance with the approved RAP;
- b) that the remediation acceptance criteria (in the approved RAP) has been fully complied with;
- c) that all remediation works undertaken comply with the contaminated lands planning guidelines, *Contaminated Lands Management Act 1997*, SEPP 55 and Council's Management of Contaminated Lands Policy;

and includes:
- d) Works-As-Executed Plan(s) that identify the extent of the remediation works undertaken (that includes any encapsulation work) prepared by a registered surveyor;
- e) a "notice of completion of remediation work" as required under Clause 18 of SEPP 55; and
- f) statement confirming that the site following remediation of contamination is suitable for the intended use.

This condition applies to the Subdivision Works Certificate application.

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

The detailed landscape plan must also include:

- a) Street trees to be sourced in accordance with tests and measurements contained within AS2303-2015 – Tree Stock for Landscape Use.
- b) Installation of street trees to be in accordance with clause B.2.3, Appendix B of Camden DCP 2019 and Council's Engineering Design Specifications including root barrier installed 450-600 mm deep by minimum of 1.5 m wide, installed between tree and kerb and footpaths where applicable.
- c) Detailed plans are to be prepared in accordance with Appendix B of Council's Engineering Design Specifications prior to issue CC.

Details demonstrating compliance shall be provided to the certifier with both the Construction Certificate and Subdivision Works Certificate applications

- (12) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the certifier
- a) Energy supplier – Evidence demonstrating that satisfactory arrangements have been made with Endeavour Energy to service the approved development.
 - b) Water and sewerage supplier – Evidence demonstrating that satisfactory arrangements have been made with Sydney Water to service the approved development.

This condition applies to the Construction Certificate application.

- (13) **Fibre-ready Facilities/Telecommunications Infrastructure** - Documentary evidence must be provided to the certifier demonstrating that satisfactory arrangements have been made for:
- a) the installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. The carrier must confirm in writing that they are satisfied that the fibre ready facilities are fit for purpose; and
 - b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.

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

This condition applies to both the Construction Certificate and Subdivision Works Certificate applications.

- (14) **Schedule of Conservation Works** – A Schedule of Conservation Works is to be prepared, including details of how the cottage will be conserved. The Schedule is to be prepared by a suitably qualified heritage expert with experience in detailing alterations to historic buildings.

The Schedule of Conservation Works is to be approved by Council's Heritage Advisor in writing prior to the issue of any Construction Certificate.

- (15) **Interpretation Plan** - Before the issue of any Construction Certificate, an Interpretation Plan for the site should be developed to enhance the resident's understanding of the history and significance of the place. There is opportunity to interpret the history and heritage values of the site through engaging and inspiring interpretive elements including signage, wayfinding, and play spaces within the site.

The Plan must be prepared by an experienced heritage interpretation practitioner and submitted to the written satisfaction of Council's Heritage

Advisor. The Interpretation Plan shall be in accordance with the Heritage Council's Interpreting Heritage Places and Items Guidelines, 2005. The Plan must interpret the history of the various elements in the site in a way that is engaging, informative and readily accessible to the majority of visitors.

- (16) **Window Privacy** - To ensure reasonable privacy for the adjoining property, the north-east-facing upper-floor bedroom window for Lot 109a shall meet one of the following requirements:
- a) fixed and obscure glazing to a minimum level of 1.5m above the floor level; or,
 - b) a minimum sill height of 1.5 above floor level; or,
 - c) suitable externally fixed screening with a minimum block out density of 75% to a level of 1.5m above the floor level.

This condition applies to the Construction Certificate application.

- (17) **Fencing** - Details demonstrating compliance with the following shall be provided to the certifying authority prior to the issue of a Construction Certificate:
- a) Side and rear fencing must not exceed 1800mm in height when measured on the low side.
 - b) Side fencing must not exceed 1200mm in height up to two metres behind the building line.
 - c) Side fencing delineating the pedestrian link from Lots 109b and 110 must not exceed 1200mm in height up to four metres behind the building line (i.e. 8.5m from the street boundary).
 - d) The slatted front fencing atop the brick planter boxes on Lots 101b to 105b must not exceed a total height of 1200mm when measured on the low side.

This condition applies to the Construction Certificate application.

- (18) **Special Infrastructure Contribution** - The applicant shall make a special infrastructure contribution (SIC) in accordance with the determination made by the Minister administering the *EP&A Act 1979* under Section 7.23 of that Act and as in force on the date of this consent. This contribution shall be paid to the Department of Planning, Industry and Environment (DPIE).

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

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

More information

A request for assessment by the Department of Planning, Industry and Environment of the amount of the special infrastructure contribution that is required under this condition can be made through the NSW Planning Portal

(<https://www.planningportal.nsw.gov.au/special-infrastructurecontributions-online-service>). Please refer enquiries to SIContributions@planning.nsw.gov.au.

- (19) **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.

This condition applies to the Construction Certificate application.

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

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

This condition applies to both the Construction Certificate and Subdivision Works Certificate applications.

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 days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:

- a) a description of the work to be carried out;
- b) the address of the land on which the work is to be carried out;
- c) the registered number and date of issue of the relevant development consent;
- d) the name and address of the 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

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 days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
- a) the name and address of the person by whom the notice is being given;
 - b) a description of the work to be carried out;
 - c) the address of the land on which the work is to be carried out;
 - d) the registered number and date of issue of the relevant development consent and construction certificate;
 - e) a statement signed by or on behalf of the 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 and Subdivision Works Certificate Required** - In accordance with the requirements of the *EP&A Act 1979*, building or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate and Subdivision Works Certificate have 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 (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
 - c) the name, address and telephone number of the principal certifier.

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

- (6) **Site is to be Secured** - The site shall be secured and fenced.
- (7) **Demolition Work** - Consent is granted for the demolition of [insert description] currently existing on the property, subject to compliance with the following conditions:
 - a) The developer shall notify adjoining residents of demolition works seven (7) working days prior to demolition. Such notification is to be clearly written on A4 size paper giving the date demolition will commence and be placed in the letterbox of every premises (including every residential flat or unit, if any) either side, immediately at the rear of, and directly opposite, the demolition site.
 - b) Prior to demolition, the applicant shall erect a sign at the front of the property with the demolisher's name, licence number, contact phone number and site address.
 - c) Prior to demolition, the applicant shall erect a 1.8m high temporary fence and hoarding between the work site and any public property (footpaths, roads, reserves etc). Access to the site shall be restricted to authorised persons only and the site shall be secured against unauthorised entry when work is not in progress or when the site is otherwise unoccupied.
 - d) Prior to demolition, all services (such as sewer, telephone, gas, water and electricity) must be disconnected. The developer must consult with the relevant service authorities regarding their requirements for the disconnection of services.
 - e) Suitable erosion and sediment control measures in accordance with an approved erosion and sediment control plan shall be installed prior to the commencement of demolition works and shall be maintained at all times.
 - f) A Work Plan prepared by a suitably qualified person in accordance with AS 2601 'Demolition of Structures' shall be provided to the principal certifier for approval prior to demolition works commencing. The Work Plan shall identify hazardous materials including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
 - g) If the property was built prior to 1987, an asbestos survey shall be carried out by a suitably qualified person prior to demolition. If asbestos is found, a WorkCover Authority licensed contractor shall remove all asbestos in accordance with the requirements of the WorkCover Authority, including notification of adjoining neighbours of asbestos removal. All asbestos material must be disposed of at a facility licenced to accept asbestos. Tipping receipts for the disposal of the asbestos must be retained.

- h) The burning of any demolished material on site is not permitted and offenders will be prosecuted.
 - i) Care shall be taken during demolition to ensure that existing services on the site (i.e. sewer, electricity, gas, phone, etc.) are not damaged. Any damage caused to existing services is to be repaired by the relevant authority at the expense of the applicant.
- (8) **Sydney Water Approval** – The approved construction certificate plans must also be approved by Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of the development. Go to www.sydneywater.com/tapin to apply.

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

- (9) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction (the blue book)' and any Sediment and Erosion plans approved with this development consent.
- (10) **Dilapidation Report – Council Property** - A dilapidation report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the site shall be prepared. The report must be submitted to the principal certifier and Council at least 2 days prior to the commencement of works.

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

- (11) **Traffic Management Plan** - A traffic management plan shall be prepared in accordance with Council's Engineering Specifications and AS 1742.3. The plan must be submitted to the principal certifier.
- (12) **Hazardous Building Materials Assessment** - A Hazardous Building Material Assessment (HBMA) shall be undertaken on all buildings and structures to be demolished that identifies all hazardous components on site. A HBMA report shall be provided to the principal certifier and Council.

Once hazardous components are identified, all demolition works that involve the demolition and removal of the hazardous materials shall ensure that all site personnel are protected from risk of exposure in accordance with relevant SafeWork NSW and NSW Demolition Guidelines. Premises and occupants on adjoining land shall also be protected from exposure to any hazardous materials.

- (13) **Construction Management Plan** - A construction management plan that includes dust, soil and sediment and traffic management, prepared in accordance with Council's Engineering Design Specification, shall be provided to the principal certifier.

- (14) **Construction Noise Management Plan** – A construction noise management plan shall be provided to the principal certifier and include the following:
- a) noise mitigation measures;
 - b) noise and/or vibration monitoring;
 - c) use of respite periods;
 - d) complaints handling; and
 - e) community liaison and consultation.

- (15) **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.

- (16) **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.
- (17) **Heritage Site Induction** – Prior to the commencement of any works, all contractors and subcontractors shall undergo an induction session, prepared and delivered by a suitable heritage consultant, highlighting the historical significance of the site and in particular the building elements and archaeology requiring conservation.
- (18) **Archival Recording** - An archival record of the existing building(s) and site shall be completed and provided to the satisfaction of Council's Heritage Advisor prior to the commencement of any demolition works.

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

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:

- a) restricted to between the hours of 7am to 5pm Monday to Saturday (inclusive), and
 - b) not carried out on Sundays or public holidays,
- unless approved in writing by Council.

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

If an excavation extends below the level of the base of the footings of a building on an adjoining allotment, the person causing the excavation shall:

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

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

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

- (3) **Stormwater – Collection and Discharge Requirements** - The roof of the subject buildings 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 drainage pit on the respective allotment.

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) **Traffic Management Plan Implementation** - All traffic management procedures and systems identified in the approved traffic management plan shall be introduced and maintained during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.
- (9) **Site Signage** - A sign shall be erected at all entrances to the site and be maintained until the development has been completed. The sign shall be constructed of durable materials, be a minimum of 1200mm x 900mm, and read as follows:

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

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

- (10) **Compaction (Lots)** - The approved lots that are subject to filling must be compacted in accordance with Council's current Engineering Construction Specifications. A suitably qualified and experienced geotechnical engineer must supervise the placing of fill material and certify that the work has been carried out to level 1 responsibility in accordance with Appendix B of AS 3798.
- (11) **Vehicles Leaving the Site** - The construction supervisor must ensure that:
- a) all vehicles transporting material from the site cover such material so as to minimise sediment transfer;
 - b) the wheels of vehicles leaving the site:
 - i) do not track soil and other waste material onto any public road adjoining the site; and
 - ii) fully traverse the site's stabilised access point.
- (12) **Removal of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill/rubbish/asbestos, the waste material shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines 2014 (refer to: www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm)
- Once assessed, the materials shall be disposed of to a licensed waste facility suitable for that particular classification of waste. Copies of tipping dockets shall be retained and supplied to Council upon request.
- (13) **Soil, Erosion, Sediment and Water Management – Implementation** - All requirements of the erosion and sediment control plan and/or soil and water management plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.
- (14) **Hazardous Building Materials Assessment** - All works (including demolition and materials handling, storage, transport and disposal) shall be undertaken in accordance with the requirements outlined in the hazardous building material assessment. All material not suitable for recycling or reuse must be disposed of at a licenced waste facility authorised to accept that waste.
- (15) **Noise During Work** - Noise levels emitted during works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW Environment Protection authority's Environmental Noise Control Manual.

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

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

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

- (16) **Location of Stockpiles** - Stockpiles of soil shall not be located on / near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect these water bodies. All stockpiles of contaminated materials shall be suitably covered to prevent dust and odour nuisance.
- (17) **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.
- (18) **Delivery Register** - The applicant must maintain a register of deliveries which includes date, time, truck registration number, quantity of fill, origin of fill and type of fill delivered. This register must be made available to Council officers on request and be provided to the Council at the completion of the development.
- (19) **Fill Material (VENM)** - Prior to the importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be provided to and approved by the principal certifier.

The validation report and associated sampling location plan must:

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

- c) be prepared in accordance with;
- Virgin Excavated Natural Material (VENM):
- i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity;" and
 - ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW."
- d) confirm that the fill material;
- i) provides no unacceptable risk to human health and the environment;
 - ii) is free of contaminants;
 - iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
 - iv) is suitable for its intended purpose and land use; and
 - v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

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

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

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

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

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

- (20) **Erosion and Sedimentation Control** - Soil erosion and sedimentation controls are required to be maintained for the duration of the works. The controls must be undertaken in accordance with version 4 of the Soils and Construction – Managing Urban Stormwater manual (Blue Book).

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

(21) **Construction Noise Management Plan** - All operations must be carried out in accordance with the recommendations contained in the Construction Noise Management Plan required by this consent, including:

- a) noise mitigation measures;
- b) noise and/or vibration monitoring;
- c) use of respite periods;
- d) complaints handling; and
- e) community liaison and consultation

(22) **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.

- (23) **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.
- (24) **Unexpected Finds Contingency (Remediation)** - Should any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc.) be encountered during any stage of works (including earthworks, site preparation or construction works, etc.), such works shall cease immediately and the contingency recommendations in the remediation action plan approved under DA/2018/927/1 (prepared by EP Risk, Ref EPO739.002, dated 17 March 2018) shall be adopted.
- (25) **Salinity Management** - All approved development that includes earthworks, imported fill, landscaping, buildings and associated infrastructure must be carried out or constructed in accordance with the salinity / control measures contained in Council's Engineering Specifications.
- (26) **Relics Discovered During Works** - If any relic surviving from the past is uncovered during the work that could have historical significance (but is not an Aboriginal object):
- a) all work must stop immediately in that area,
 - b) Heritage NSW must be advised of the discovery in writing in accordance with Section 146 of the *Heritage Act 1977*, and
 - c) any requirements of Heritage NSW must be implemented.
- (27) **Aboriginal Objects Discovered During Excavation** - If any Aboriginal object (including evidence of habitation or remains) is discovered during the work:
- a) all excavation or disturbance of the area must stop immediately in that area,
 - b) Heritage NSW must be advised of the discovery in writing in accordance with Section 89A of the *National Parks and Wildlife Act 1974*, and
 - c) any requirements of Heritage NSW must be implemented.
- (28) **Appropriate Heritage Knowledge and Experience** - All works to the existing heritage cottage must be carried out under the supervision of a tradesperson or heritage consultant with knowledge and experience in heritage conservation related to the work being undertaken.

5.0 - Prior to Issue of a Subdivision Certificate

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

- (1) **Requirement for a Subdivision Certificate** - The application for subdivision certificate(s) shall be made in accordance with the requirements of Clause 157 of the Environmental Planning & Assessment Regulation 2000.
- (2) **Show Easements/Restrictions on the Plan of Subdivision** - The developer shall acknowledge all existing easements and/or restrictions on the use of the land on the final plan of subdivision.
- (3) **Burdened Lots to be Identified** - Any lots subsequently identified during the subdivision as requiring restrictions shall also be suitably burdened.
- (4) **Subdivision Certificate** - The issue of a Subdivision Certificate is not to occur until all subdivision engineering works are complete (where the subdivision involves engineering works), unless otherwise approved in writing by the principal certifier.
- (5) **Subdivision Prior to Dwelling Construction (Frame Inspection)** – The issue of a subdivision certificate is not to occur until:
 - a) evidence of a satisfactory frame inspection from an accredited certifier has been provided to the principal certifier, and
 - b) all conditions of this development consent that relate to the approved subdivision of the land have been satisfactorily addressed and all subdivision engineering works are complete (where the subdivision involves engineering work), unless otherwise approved in writing by the principal certifier.
- (6) **Fill Plan** - A fill plan shall be provided to the principal certifier prior to the issue of any Subdivision certificate. The plan must show:
 - a) lot boundaries;
 - b) road/drainage/public reserves;
 - c) street names;
 - d) final fill contours and boundaries; and
 - e) depth in filling in maximum 0.5m increments.

The plan is to be provided electronically in portable document format (.PDF).
- (7) **Incomplete Works Bond** - Where there are incomplete works, the applicant is to lodge a bond with Council to cover the cost of the incomplete works in accordance with Council's Development Infrastructure Bonds Policy.

Note. Fees are payable for the lodgement and refund of the bond.
- (8) **Surveyor's Report** - Prior to the issue of the Subdivision Certificate a certificate from a registered surveyor must be provided to the principal certifier, certifying that all drainage lines have been laid within their proposed easements. Certification is also to be provided stating that no services or accessways encroach over the proposed boundary other than as provided for by easements as created by the final plan of subdivision.
- (9) **Value of Works** - Itemised data and value of civil works shall be provided to Council for inclusion in Council's Asset Management System in accordance with Council's Engineering Specifications.

- (10) **Electricity Notice of Arrangement** - A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy must be submitted to the principal certifier (Council). The arrangement must include the provision of street lighting in accordance with the electrical design approved by Council.
- (11) **Soil Classification** - A soil classification report prepared by a suitably qualified person in accordance with AS 2870 'Residential Slabs and Footings', detailing the general classification of soil type generally found within the subdivision, shall be provided to the principal certifier. A classification shall be provided for each lot within the subdivision. The soil classification report shall also be provided to Council.
- (12) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the principal certifier:
- a) Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development;
 - b) Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.
- The assessment will determine the availability of water and sewer services, which may require extension, adjustment or connection to Sydney Water mains. Sydney Water will assess the development and if required will issue a Notice of Requirements letter detailing all requirements that must be met. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator (WSC). Go to www.sydneywater.com.au/section73 or phone 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.
- (13) **Works as Executed Plans** - Works As Executed Plans shall be prepared and provided in accordance with Council's Engineering Specifications.
- Digital data must be in AutoCAD .dwg or .dxf format and the data projection coordinate must be in GDA94 / MGA Zone 56.
- (14) **Section 88B Instrument** - The applicant shall prepare a Section 88B Instrument for approval by the principal certifier which incorporates the following easements, positive covenants and restrictions to user where necessary:
- a) easement for services;
 - b) retaining wall, positive covenant, and restriction to user;
 - c) access denial for Sun Road;
 - d) easements for access;

- e) restriction as to user creating an easement for support and maintenance 900mm wide adjacent to the “zero” lot line wall;
 - f) party wall easements identifying the building footprint and the associated common wall (“party wall”) easement associated with the development;
 - g) creation of reciprocal easements and positive covenants over the proposed lots shall be provided to drain roof water and maintain gutters, downpipes and stormwater lines;
 - h) covenant entitling Council, it’s servants, agents and persons authorised by it to enter the site and operate vehicles for the purposes of waste collection.
- (15) **Compaction Report** - A compaction report must be submitted that demonstrates that all roads and lots have been compacted in accordance with Council’s Engineering Specifications.
- (16) **Lot Numbers and Street Names** Lot numbers and street names must be stencilled on the face of kerb or in alternative locations directed by the principal certifier.
- The stencil medium must be of a good quality UV stabilised paint and applied to the kerb thusly:
- a) Lot numbers – White number on Brunswick Green background located on the prolongation of both common boundaries of each lot.
 - b) Street names – White lettering on Brunswick Green background at kerb and gutter tangent points.
- (17) **Stencilled Pit Lintels** - Pit lintels must be labelled with permanent stencilled signs in accordance with Council’s current Engineering Design Specifications.
- (18) **Section 7.11 Contributions – Monetary (Leppington Precinct)** - A contribution pursuant to the provisions of Section 7.11 of the *EP&A Act 1979* for the services and amounts detailed below.

Plan Name	Contribution Type	Indexed Rate	Amount Payable
Leppington Precinct Section 7.11 (LP) Contributions Plan - Essential Infrastructure	Open Space & Recreation - Land	\$24,056 per lot or dwelling	\$408,952.00
LP Contributions Plan - Essential Infrastructure	Open Space & Recreation - Works	\$8,179 per lot or dwelling	\$139,043.00
LP Contributions Plan - Essential Infrastructure	Community Facilities - Land	\$1,059 per lot or dwelling	\$18,003.00
LP Contributions	Roads - Land	\$44,341	\$21,944.00

Plan - Essential Infrastructure		per net developable hectare	
LP Contributions Plan - Essential Infrastructure	Roads - Works	\$247,522 per net developable hectare	\$122,499.00
LP Contributions Plan - Essential Infrastructure	Drainage - Land	\$293,006 per net developable hectare	\$145,009.00
LP Contributions Plan - Essential Infrastructure	Drainage - Works	\$135,248 per net developable hectare	\$66,934.00
LP Contributions Plan - Essential Infrastructure	Plan Administration Allowance	\$7,883 per net developable hectare	\$3,901.00
	Total		\$926,285.00

A copy of the Leppington Precinct Section 7.11 Contributions Plan may be inspected at Council's Camden office at 70 Central Avenue, Oran Park or can be accessed on Council's website at www.camden.nsw.gov.au.

The amount of contribution payable under this condition has been calculated at the date of consent. In accordance with the provisions of the Contributions Plan, this amount shall be indexed at the time of actual payment in accordance with the applicable Index.

- (19) **Defects and Liability Bond** - The applicant is to lodge a bond with Council to cover any defects and liabilities of any new public infrastructure in accordance with Council's Development Infrastructure Bonds Policy.

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

- (20) **Special Infrastructure Contribution** - A special infrastructure contribution (SIC) is to be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution - Western Sydney Growth Areas) Determination 2011 (as in force when this consent becomes operative).

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

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

More information

A request for assessment by the Department of Planning, Industry and Environment of the amount of the special infrastructure contribution that is required under this condition can be made through the NSW Planning Portal (<https://www.planningportal.nsw.gov.au/special-infrastructurecontributions-online-service>). Please refer enquiries to SIContributions@planning.nsw.gov.au

6.0 - Prior to Issue of an Occupation Certificate

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

- (1) **Occupation Certificate Required** - An Occupation Certificate shall be obtained prior to any use or occupation of the development.
- (2) **Survey Certificate** - A registered surveyor shall prepare a Survey Certificate to certify that the location of the building in relation to the allotment boundaries complies with the approved plans or as specified by this consent. The Survey Certificate shall be provided to the satisfaction of the principal certifier.
- (3) **Building Height** - A registered surveyor shall certify that the maximum height of the building is consistent with the height in the approved plans and this consent. The certification/verification shall be provided to the satisfaction of the principal certifier.
- (4) **Registration of Land** - Documentary evidence shall be provided to the principal certifier confirming registration of the approved allotments with NSW Land Registry Services prior to the issue of any Occupation Certificate.
- (5) **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.
- (6) **Reinstate Verge** - The applicant shall construct and/or reconstruct the unpaved verge area with grass, species and installations approved by Council.
- (7) **Waste Management Plan** - The principal certifier shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.
- (8) **Completion of Landscape Works** - All landscape works, including the removal of noxious weed species, are to be undertaken in accordance with the approved landscape plan and conditions of this development consent.
- (9) **Inspection of Existing Street Trees** – All existing street trees must be inspected by Council to ensure that they are undamaged and in a healthy condition.
- (10) **House Numbering** – The dwellings on the site must be readily identifiable from the street by displaying their Council allocated house numbers. The allocated house numbers will be in accordance with the current Geographical Names Board of NSW Address Policy. E-mail Council at lis.mailbox@camden.nsw.gov.au to obtain the allocated house numbers. Any alternative numbering of the dwellings is not permitted.
- (11) **Indemnity Agreement** - The community association must have an indemnity agreement in place with Council before occupation and before waste collection will occur from private roads.

- (12) **Schedule of Conservation Works** – The works identified in the Schedule of Conservation Works prepared in accordance with this consent are to be implemented to the written satisfaction of the heritage expert responsible for its preparation prior to the issue of any Occupation Certificate.
- (13) **Interpretation Plan** - The Interpretation Plan prepared in accordance with this consent must be implemented, with written confirmation from the Council, prior to the issue of any Occupation Certificate.
- (14) **Open Heritage Parkland (Lot 1)** – All works, including landscape works, in the Open Heritage Parkland (i.e. Community Lot 1) must be completed prior to the issue of any Occupation Certificate.

7.0 - Ongoing Use

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

- (1) **Residential Air Conditioning Units** - The operation of air conditioning units shall operate as follows:
 - a) be inaudible in a habitable room during the hours of 10pm – 7am on weekdays and 10pm to 8am on weekends and public holidays; and
 - b) emit a sound pressure level when measured at the boundary of any neighbouring residential property, at a time other than those specified in (a) above, which exceeds the background (LA90, 15 minutes) by more than 5dB(A). The source noise level shall be measured as a LAeq 15 minute.
- (2) **Building Uses and Alterations** – It is not permitted for garden sheds, carports, garages, outbuildings, rural sheds, etc. to be adapted, converted or used for commercial, industrial or residential purposes without the prior approval of Council. Carports are not to be enclosed in any manner, including with the use of solid gates or door, without the prior consent of Council.
- (3) **Maintenance of Landscaping** - Landscaping shall be maintained in accordance with the approved landscape plan.
- (4) **Landscaping Maintenance Establishment Period** - Commencing from the date of practical completion, the applicant will have the responsibility to establish and maintain all hard and soft landscaping elements associated with this consent.

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

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

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Attachment 4

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

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

State Environmental Planning Policy (Sydney Region Growth Centres) 2006
Assessment Table

Clause	Assessment	Complies
<p>Appendix 9, 2.3 Zone objectives and land use table</p> <p>The land use table for each zone sets out what development is permitted without consent, permitted with consent and prohibited.</p> <p>The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within a zone.</p> <p>The zone objectives for this site are:</p> <ul style="list-style-type: none"> • To 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. 	<p>The portion of the subject site proposed for development is zoned R2 Low Density Residential.</p> <p>The proposed works are defined as "earthworks," "drainage," "roads", the subdivision of land, and the construction and use of "dwelling houses".</p> <p>Dwelling houses are a use that is permitted with consent in the R2 Low Density Residential zone.</p>	Yes
<p>Appendix 9, 2.6 Subdivision – consent requirements</p> <p>Development consent is required to subdivide land (unless the subdivision is exempt or complying development under another environmental planning instrument).</p>	The proposal seeks consent for a community title subdivision.	Yes
<p>Appendix 9, 2.7 Demolition</p> <p>Development consent is required to demolish a building or work (unless the demolition is exempt or complying</p>	The proposal seeks consent for demolition.	Yes

development under another environmental planning instrument).		
<p>Appendix 9, 4.1 Minimum subdivision lot size</p> <p>Lot sizes must not be less than the minimum lot size shown on the Lot Size Map.</p> <p>This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.</p>	<p>There is no minimum lot size identified for the subject site.</p> <p>Additionally, minimum lot size does not apply to a community title scheme.</p>	N/A
<p>Appendix 9, 4.1AA Subdivision resulting in lots between 225-300m²</p> <p>On land zoned:</p> <ul style="list-style-type: none"> • R2 Low Density Residential, or • R3 Medium Density Residential, <p>Development consent may be granted to the subdivision of land that will result in the creation of a lot with an area less than 300m² (but not less than 225m²), if the consent authority is satisfied that the lot will contain a sufficient building envelope to enable the erection of a dwelling house on the lot.</p> <p>This clause does not apply to a subdivision that is the subject of a development application under clause 4.1AD(2)(b), 4.1AE(2)(b) or 4.1AF.</p>	<p>The proposed lots range in size from 226m² to 601m², and Council is satisfied that they contain a sufficient building envelope.</p> <p>However, the subdivision is the subject of a DA under cl.4.1AE(2)(b), as considered below, and as such cl.4.1AA is not applicable.</p>	N/A
<p>Appendix 9, 4.1AB Minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential</p> <p>On land zoned:</p> <ul style="list-style-type: none"> • R2 Low Density Residential, or • R3 Medium Density Residential, <p>The minimum lot size for a dwelling house is 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, 20 or 25.</p> <p>The minimum lot size for a semi-detached dwelling is:</p> <p>(a) 200m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or</p> <p>(a1) 150m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20, or</p>	<p>The proposed dwelling houses (Lot 106 and 110) are on lots that are 337m² and 601m² respectively.</p> <p>The proposed dwellings on lots 101a to 109b do not comply with cl.4.1AB, but are considered under cl.4.1AE, as per the row below.</p>	N/A

<p>(b) 125m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25.</p>		
<p>Appendix 9, 4.1AE Exceptions to minimum lot sizes for dwelling houses on other lots in Zone R2 Low Density Residential</p> <p>(1) This clause applies to a lot zoned R2 Low Density Residential that has an area of less than 250m² (but not less than 225m²) if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15.</p> <p>(2) Despite clause 4.1AB(3), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if the lot meets the requirements of subclause (3) and:</p> <p>a) the lot results from a subdivision to which development consent has been granted in accordance with clause 4.1AA and, in determining the development application for the erection of the dwelling house, the consent authority considers any information that it considered for the purposes of that clause in determining the development application for that subdivision, or</p> <p>b) the development application is a single development application for development consisting of both of the following:</p> <p>i) the subdivision of land into 2 or more lots,</p> <p>ii) the erection of the dwelling house on one of the lots resulting from the subdivision.</p> <p>(3) A lot meets the requirements of this subclause if—</p> <p>a) the lot adjoins land zoned RE1 Public Recreation or that land is set aside for open space or recreation purposes, or is separated from that land only by a public road, or</p> <p>b) the lot adjoins land zoned B1 Neighbourhood Centre, B2 Local Centre or B4 Mixed Use, or is separated from land in any of those zones only by a public road, or</p>	<p>(1) The proposed lots are more than 225sqm in area and the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15.</p> <p>(2) Subclause (3) considered below and:</p> <p>a) Not applicable, as subdivision is proposed with this application.</p> <p>b) the development application is a single development application for development consisting of both of the following:</p> <p>i) the subdivision of land into 2 or more lots,</p> <p>ii) the erection of the dwelling house on one of the lots resulting from the subdivision.</p> <p>(3) The lots adjoin land that land is set aside for open space purposes or is separated from that land only by a public road.</p>	<p>Yes</p>

<p>c) the lot is within 400m of land zoned B1 Neighbourhood Centre or B2 Local Centre and the lot:</p> <p>i) adjoins land zoned SP2 Infrastructure that is set aside for drainage or education purposes, or</p> <p>ii) is separated from land zoned SP2 Infrastructure that is set aside for drainage or education purposes only by a public road.</p> <p>(4) Despite the above, development consent must not be granted to the erection of a dwelling house on a lot to which this clause applies unless the consent authority is satisfied that the dwelling house:</p> <p>(a) will not adversely impact on the amenity of adjoining residential properties, and</p> <p>(b) will be designed and orientated to provide active frontages to and surveillance of the public recreation or drainage land, and</p> <p>(c) will not adversely impact on or limit solar access to adjoining residential or public open space land.</p>	<p>(4) As demonstrated by the DCP assessment, the Panel should be satisfied that the dwelling houses:</p> <p>(a) will not adversely impact on the amenity of adjoining residential properties, and</p> <p>(b) will be designed and orientated to provide active frontages to and surveillance of the public recreation or drainage land, and</p> <p>(c) will not adversely impact on or limit solar access to adjoining residential or public open space land.</p>	
<p>Appendix 9, 4.3 Height of buildings Maximum buildings heights must not exceed the maximum building height shown on the Height of Buildings Map.</p>	<p>The maximum height of buildings is 9m. The architectural plans demonstrate compliance, and a condition of consent is recommended requiring a building height survey prior to the development proceeding beyond frame stage.</p>	<p>Yes</p>
<p>Appendix 9, 5.9 Preservation of trees or vegetation Development consent is required for tree removal and tree related works.</p>	<p>The removal of five trees is proposed and has been considered and supported by Council's Urban Tree & Landscape Officer.</p>	<p>Yes</p>
<p>Appendix 9, 5.10 Heritage conservation Before granting development consent in respect of a heritage items or a heritage conservation area, the consent authority must consider the effect of the proposed development on the heritage significance of the item or area concerned.</p>	<p>An Aboriginal Archaeological Due Diligence Assessment has been provided, which considered the potential for impacts to Aboriginal objects within the project area to be low. Conditions of consent are recommended regarding unexpected finds.</p>	<p>Yes</p>

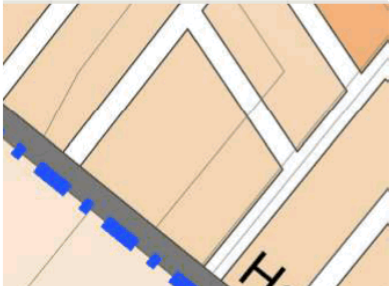
<p>The consent authority may require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the item or heritage conservation area concerned. The submission of a heritage conservation management plan may also be required.</p> <p>Before granting consent to the carrying out of development on an archaeological site the consent authority must notify the Heritage Council of its intention to grant consent and take into consideration any response received within 28 days after the notice is sent.</p>	<p>The site is of local heritage significance, containing item 22 in Schedule 5 of Appendix 9, identified as 'cottage and landscaping'. The property has local heritage significance as the remaining part of an original, much larger poultry farm, Kooree Grange, established in 1921, and for its association with the Tegel family who were pioneers in the development of the poultry farming industry in NSW.</p> <p>A Heritage Impact Statement prepared by GML Heritage was provided at lodgement, and considers the proposed works, which include the demolition of a non-original lean-to south-west brick annex and laundry extension and repair involving the restoration and reconstruction/replacing decayed fabric with new fabric and reinstating the dislodged or relocated fabric to its original location/state.</p> <p>The proposed works are considered appropriate and supported, subject to conditions of consent.</p> <p>The potential for archaeological impacts is considered to be low, but contingency conditions of consent are recommended in the event of unexpected finds during works.</p>	
<p>Appendix 9, 6.1 Public utility infrastructure</p> <p>Development consent must not be granted for development on land unless the consent authority is satisfied that any public utility infrastructure that is essential for the proposed development is available or</p>	<p>Public utility infrastructure to be made available by works approved in DA/2018/927/1.</p>	<p>Yes</p>

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that adequate arrangements have been made to make that infrastructure available when it is required.		
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Attachment 5

Camden Growth Centre Precincts Development Control Plan Assessment Table

Section	Assessment	Complies
Chapter 2 Precinct Planning Outcomes		
<p>2.2 Indicative Layout Plan</p> <p>The development is to be undertaken generally in accordance with the ILP at Figure 2 subject to compliance with the objectives and development controls set out in this DCP.</p>	<p>The Indicative Layout Plan identifies the area of proposed works for 'low density residential'.</p> <p>The proposal is generally consistent in that regard.</p> <p>The construction of roads in accordance with the ILP has been undertaken with DA/2018/927/1, with the exception of the other half of Sun Road to the south-east, which is on adjoining land in separate ownership.</p> <p>It is noted that the ILP identifies a narrow strip of low density residential land within the adjoining access handle to 158 Heath Road (i.e. alongside the road on the south-eastern side of the subject site, now known as Sun Road), as shown below.</p>  <p>Assuming a 16m road reserve ('primary local street' in Figure 3-14 of the DCP) centred on the south-eastern boundary of the access handle, this strip of land would be 2 metres wide.</p> <p>DA/2018/927/1 has permitted the creation of lots fronting and adjoining the access handle to 158 Heath Road, albeit in a staged lot release whereby conditions of consent stipulate that a public road must be constructed and dedicated to Council for the full frontage of all lots.</p>	<p>Yes. Subject to conditions.</p>
<p>2.3.1 Flooding</p>	<p><i>The subject site is not flood prone land.</i></p>	<p><i>N/A</i></p>
<p>2.3.2 Water Cycle Management</p>	<p>A Stormwater Management Plan has been prepared by the applicant. Existing</p>	<p>Yes</p>


<p>The water cycle infrastructure must be in accordance with Council Specifications and comply with Australian Standards.</p>	<p>basins approved by DA/2018/927/1 will accommodate the development to ensure that post-development critical peak discharges leaving the site to less than that of pre-development for all storm events up to the 1% AEP. The Stormwater Management Plan has been assessed to the satisfaction of Council's Land Development Engineer.</p>	
<p>2.3.3 Salinity and Soil Management Development that includes earthworks, on land with a low, or more ate to high risk of salinity are to be accompanied by information detailing how the design and construction of the proposed subdivision intends to address salinity issues.</p>	<p>A Geotech Assessment prepared for DA/2018/927/1 addresses the area of proposed works (residue lot 66) and includes a salinity assessment, which found the site to be generally non-saline and generally non-aggressive to steel or concrete. This information has been assessed to the satisfaction of Council's Specialist Support Environmental Health Officer. Compliance with Council's Engineering Specification will be enforced by recommended conditions of consent.</p>	<p>Yes. Subject to conditions.</p>
<p>2.3.4 Aboriginal and European Heritage 1. Development applications must identify any areas of Aboriginal heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that are to be retained and protected (and identify the management protocols for these).</p>	<p>The subject site does not contain a known Aboriginal cultural heritage site. An Aboriginal Due Diligence prepared for DA/2018/927/1 addresses the area of proposed works (residue lot 66) and considered the potential for impacts to Aboriginal objects within the project area to be low. Conditions of consent are recommended regarding unexpected finds. As such, consideration against controls 2 to 4 not warranted.</p>	<p>Yes. Subject to conditions.</p>
<p>5. Applications for subdivision and building on the properties identified on the European cultural heritage sites figure, in the relevant Precinct's Schedule, are to be accompanied by:</p> <ul style="list-style-type: none"> • A Heritage Management Document that details the heritage significance of the heritage item, the impacts of the proposed development on the heritage item and any management or mitigation measures that are proposed. • A report from a suitably qualified heritage consultant detailing the 	<p>The property at 160 Heath Road is identified on the European cultural heritage figure in Schedule 5 to the DCP (Figure 2-6). A Heritage Impact Statement has been prepared by GML Heritage and submitted with the application. The HIS details the heritage significance of the heritage item, the impacts of the proposed development on the heritage item and includes recommended conditions of consent. The heritage studies completed to date have not indicated the potential</p>	<p>Yes.</p>

<p>results of archaeological investigations undertaken to confirm the presence of archaeological material relating to the heritage site (where heritage studies completed to date indicate the potential presence of as yet unidentified archaeological material). Where archaeological material is identified, the proposal is to address the requirements of the Heritage Act 1977.</p>	<p>presence of as yet unidentified archaeological material (p.33 & 47 of HIS), although a condition of consent is recommended requiring all works to cease in the event that unexpected archaeological remains (unidentified by the report) were to be discovered within the study area.</p>	
<p>6. Features which contribute to the heritage significance of the item or conservation area are to be conserved.</p> <p>7. Features which contribute to an understanding of the history of the item, or key periods of its development, are to be conserved.</p> <p>8. Significant landscape elements and/or views associated with the item are to be conserved.</p>	<p>The open space of the Community Lot contains the original entrance gates and curvilinear driveway leading up to the turning circle and 1920s cottage, which will be retained and conserved.</p> <p>The existing palms will also be conserved.</p> <p>The retention of the historic elements within the open space will reinforce the rural history of the site and give the new residents an understanding of the history of the site prior to residential redevelopment.</p>	Yes
<p>9. Significant historical property boundaries, if identified as part of the significance of the item, are to be conserved.</p>	<p>There are not significant historical property boundaries to be conserved.</p>	N/A
<p>10. Significant uses, if identified as part of the significance of the item, are to be conserved or a similar/compatible use identified for the heritage item where possible.</p>	<p>The existing cottage is proposed to be converted back to its original use as a single dwelling, albeit with a contemporary addition.</p>	Yes
<p>11. Unsympathetic elements are to be removed from the item or conservation area, where this will contribute to the heritage significance of the item or conservation area.</p>	<p>The application proposes the removal of unsympathetic additions, reinstatement of original details and materials, and conservation and repair works.</p>	Yes
<p>12. New work in the vicinity of built heritage items should be readily identifiable as such, and be sympathetic to the form, scale, massing, setback and overall character of the item, and should not detract from its appreciation.</p>	<p>The design of the new elements and the pavilion addition have been guided by heritage advice to ensure a positive outcome for the cottage.</p> <p>They are readily identifiable yet sympathetic.</p>	Yes
<p>13. Alterations and additions are to be located away from significant and/or</p>	<p>The proposed new elements to the cottage will be located away from the</p>	Yes

primary elevations, and behind and below the main ridge line of built heritage items.	primary, significant elevation, where there is an existing addition.	
14. Existing fabric, use, associations and meanings are to be adequately recorded before any changes are made.	A condition of consent is recommended regarding archival recording prior to the demolition of unsympathetic elements.	Yes. Subject to conditions.
<p>2.3.5 Native Vegetation and Ecology</p> <p>Native trees and other vegetation are to be retained where possible by careful planning of development (particularly at the subdivision stage) to incorporate trees into areas such as road reserves and private or communal open space.</p>	<p>The removal of five trees is proposed and has been considered and supported by Council's Urban Tree & Landscape Officer in accordance with the Growth Centres Biodiversity Certification and the Growth Centres Strategic Assessment Program.</p> <p>A landscape plan has been submitted incorporating trees in the private and community open space.</p> <p>The subject site is not located within an Environmental Protection Area.</p> <p>The subject site is not located within a Riparian Protection Area.</p> <p>The subject site does not adjoin E2 Zoned land.</p>	Yes
<p>2.3.6 Bushfire Hazard Management</p> <p>Reference is to be made to Planning for Bushfire Protection 2006 in subdivision planning and design and development is to be consistent with Planning for Bushfire Protection 2006.</p>	A Bushfire Threat Assessment has been provided and referred to the NSW RFS. General terms of approval have been provided with conditions regarding access and maintenance that will be referenced in the consent.	Yes. Subject to conditions.
<p>2.3.7 Site Contamination</p> <p>All subdivision Development Applications, and applications proposing a change of use to a more sensitive land use (eg. Residential, education, public recreation facility etc), shall be accompanied by a Stage 1 Preliminary Site Investigation prepared in accordance with the NSW EPA Contaminated Sites Guidelines, State Environmental Planning Policy 55 – Remediation of Land and the Contaminated Land Management Act, 1995 and relevant Council Policies</p>	<p>The site is identified as 'high risk' in the DCP. Site contamination was addressed with DA/2018/927/1, which required the remediation of land.</p> <p>The approved Remediation Action Plan concluded that the site can be made suitable for the intended land use and the risks posed by contamination can be managed to be adequately protective of human health and the environment.</p> <p>A condition of consent is recommended to require the submission of a validation report for the remediation works prior to the release of a subdivision works/construction certificate.</p>	Yes. Subject to conditions.
2.3.8 Development on and adjacent to Electricity and Gas Easements	<i>The subject site is not identified as being affected by easements or as being land adjacent to easements.</i>	N/A

<p>2.3.9 Noise</p> <p>Development Applications must be accompanied by an acoustic report where the development is in a location, shown on the Potential noise attenuation measures figure in the relevant Precinct Schedule, such as:</p> <ul style="list-style-type: none"> • adjacent to a railway line, arterial road, sub-arterial road, transit boulevard or other road with traffic volumes predicted to exceed (or currently exceeding) 6,000 vehicles per day; • potentially impacted upon by a nearby industrial / employment area; or • The subject site sits to the south of Bringelly Road and north of the Leppington Train station. • The development does not pose any adverse acoustic threat to the area given the type of development proposed. • potentially impacting upon sensitive receivers such as residences within the precinct and outside the precinct. <p>The acoustic report shall demonstrate that the noise criteria in Development Near Rail Corridors and Busy Roads- Interim Guideline (Department of Planning 2008), and Council's Environmental Noise Policy have been considered.</p>	<p>An Acoustic Report prepared for DA/2018/927/1 addresses the area of proposed works (residue lot 66). A 10m offset from Heath Road has been provided to Lots 101a and 101b in accordance with Figure 2-9 in Schedule 5 to the DCP.</p> <p>The acoustic report has been assessed to the satisfaction of Council's Specialist Support Environmental Health Officer, who has advised that no additional acoustic treatment is required to the dwellings or residential blocks.</p>	Yes
<p>2.3.10 Odour Assessment and Control</p> <p><i>Where land is deemed by Council to be affected by an odour source Council will consider whether the type of development in this area is appropriate and will also consider the need for the applicant to provide additional supporting information with the development application.</i></p>	<p><i>In accordance with Council's 'Internal Practice Direction 2 – Odour in Leppington' the area of proposed works is located outside of the 4.5 OU 250 hour contour. Therefore, an odour impact assessment was not required.</i></p>	N/A
<p>2.4 Demolition</p> <p>A Waste Management Plan (WMP) is required to be submitted with the application.</p>	A WMP was provided at lodgement.	Yes
<p>2.5 Crime Prevention through Environmental Design</p>	Buildings have been designed to overlook streets and communal areas to provide casual surveillance.	Yes

<p>All developments are to incorporate the principles of Crime Prevention Through Environmental Design (CPTED). Development Applications for subdivision, public open space, community facilities, commercial developments, mixed-use developments, and schools may require a formal crime risk (CPTED) assessment as part of the EP&A Act 1979, development assessment and Camden Council's Designing Safer Communities – Safer by Design Guidelines (October 2002).</p>	<p>There are no areas for concealment or blank walls facing the street. The proposed location of the garages at the street frontage on the battle-axe allotments provides a better streetscape presentation by eliminating long driveways and areas for concealment. Street lighting will be required by a recommended condition of consent.</p>	
<p>2.6 Earthworks Subdivision and building work is to be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill both during subdivision and when buildings are constructed.</p>	<p>Earthworks have been minimised where possible. A maximum of 1.5m cut and 1.5m of fill is proposed. All retaining walls are identified on the plans</p>	Yes
Chapter 3 Neighbourhood and subdivision design		
3.1 Residential Density and Subdivision		
<p>3.1.1 Residential Density 1. All DAs are to demonstrate that the proposal meets the minimum residential density requirements of the relevant Precinct Plan</p>	<p>The minimum residential density target for the locality is 15 dwellings per hectare. The calculation of net residential density is complicated by the irregular shape of the community allotment, and the provision of a private road. The definition for net residential density in the DCP states that it means <i>“the net developable area in hectares of the land on which the development is situated divided by the number of dwellings proposed to be located on that land”</i>, and refers to Figure 3-1 and Landcom’s “Residential Density Guide”. The Landcom Residential Density Guide advises that when measuring net residential density, <i>“include all streets and lanes located within the sample area including any access ways that provide access to dwellings (irrespective of the titling arrangement). “No other land uses (local parks, drainage reserves, community title recreation facilities and so on) should be included in your calculations.” (p.16).</i></p>	Yes.

	<p>In accordance with the definition, the NRD has been calculated as shown below, excluding the community title open space, but including the access road and access path, and external half roads.</p>  <p>With 18 dwellings proposed and a net developable area of approximately 8,090m², this application proposes a net residential density of approximately 22.24 dwellings per hectare, therefore meeting the minimum requirement.</p>	
<p>2. Residential development is to be generally consistent with the residential structure as set out in the Residential Structure Figure in the relevant Precinct Schedule and the typical characteristics of the corresponding Density Band in Table 3-1</p> <ul style="list-style-type: none"> • Predominantly a mix of detached dwelling houses, semi-detached dwellings and dual occupancies with some secondary dwellings. • Focused areas of small lot dwelling houses in high amenity locations. • At 20dw/Ha, the occasional manor home on corner lots. • Single and double storey dwellings. • Mainly suburban streetscapes, the occasional urban streetscape. Generally located within the walking catchment of centres, corridors and / or rail based public transport. 	<p>Figure 2-10 in Schedule 5 to the DCP shows the subject site as Low Density Residential.</p> <p>Further to the cell above, the proposal is closest to the density band of 15-20 dw/Ha (the next being 25-30 dw/Ha).</p> <p>The proposal will meet the typical characteristics of the corresponding density band shown in the adjoining cell, in that it provides a mix of housing typologies in the locality, with small lot dwelling houses focused on the amenity of that the open space provides, and the streetscape is consistent with a suburban context.</p>	<p>Yes.</p>

3.1.2 Block and Lot Layout	Street blocks are have been approved in accordance with the ILP and are not assessed against controls 1-4	
5. Minimum lot sizes for each dwelling type will comply with the minimum lot size provisions permitted by the Sydney Region Growth Centres SEPP. In certain density bands, variations to some lot sizes may be possible subject to clauses in the Sydney Region Growth Centres SEPP.	Of the 18 residential lots proposed, 4 lots are greater than 300sqm. Dwelling construction is proposed, meaning the minimum is 225m ² in accordance with cl. 4.1AE of Appendix 9 to the SEPP. All lots have a lot area greater than 225m ² .	Yes.
6. Minimum lot frontages applying to each density band will comply with Table 3-3.	All lots comply with the minimum lot frontage of 9m.	Yes.
7. A range of residential lot types (area, frontage, depth, zero lot and access) must be provided to ensure a mix of housing types and dwelling sizes and to create coherent streetscapes with distinctive garden suburban, suburban and urban characters across a neighbourhood.	While 14 of the 18 proposed residential lots are of one of two lot types, the proposal provides a new housing typology for the Leppington Precinct, thereby providing a range of lot types for the wider locality. These lots will present a side of the streetscape that will contribute to the low density residential character of the area.	Yes.
8. In density bands ≤20dw/ha no more than 40% of the total residential lots proposed in a street block may have a frontage of less than 10m wide.	Only lot 106 has a frontage of less than 10m wide, and it is a corner lot that has been designed to primarily address its secondary frontage.	Yes.
10. Lots should be rectangular. Where lots are an irregular shape, they are to be large enough and oriented appropriately to enable dwellings to meet the controls in this DCP.	The proposed lots are irregular. However, as demonstrated in the assessment against chapter 4 of the DCP below, the proposed dwellings meet the controls of the DCP.	Yes.
12. The orientation and configuration of lots is to be generally consistent with the listed subdivision principles	The proposal is consistent with the listed principles.	Yes.
15. The location of a zero lot line is to be determined primarily by topography and should be on the low side of the lot to minimise water penetration and termite issues.	Zero lot lines proposed on low side of lots 101b, 102b, 103b, 104b and 105b. However, the integrated development of dwellings on the proposed lots avoids the issues raised by the DCP. The site sections provided demonstrate that the zero lot line occurrences proposed pose no more threat of water or termite infestation than any other house would, as the earthworks associated with the proposal create building pads which do not involve any floor levels being lower than the designed ground levels. In addition, the entire site has been designed to ensure	DCP Variation

	proper drainage of all surfaces, thereby avoiding ponding against buildings.	
16. On all lots where a zero lot line is permitted, the side of the allotment that may have a zero lot alignment must be shown on the approved subdivision plan.	Zero lot lines have been shown on the proposed plan of subdivision by the location of the maintenance easements.	Yes.
17. Where a zero lot line is nominated on an allotment on the subdivision plan, the adjoining (burdened) allotment is to include a 900mm easement for single storey zero lot walls and 1200mm for two storey zero lot walls to enable servicing, construction and maintenance of the adjoining dwelling.	An Easement for Maintenance 0.9 Wide has been proposed on a number of lots.	Yes.
18. The S88B instrument for the subject (benefited) lot and the adjoining (burdened) lot shall include a note identifying the potential for a building to have a zero lot line. The S88B instrument supporting the easement is to be worded so that Council is removed from any dispute resolution process between adjoining allotments.	Enforced by a condition of consent.	Yes.
19. Shallow lots (typical depth 14-18m, typical area <200sqm) intended for double storey dwellings should be located only in locations where it can be demonstrated that impacts on adjoining lots, such as overshadowing and overlooking of private open space, satisfy the requirements of the DCP. For lots over 225sqm where development is not Integrated Assessment, the Building Envelope Plan should demonstrate in principle how DCP requirements such as solar access and privacy to neighbouring private open spaces will be satisfied.	A sun study has been provided to demonstrate that the proposal is satisfactory with regard to solar access. The proposed dwelling design does not give rise to concerns regarding overlooking of private open space. The proposal is compliant with the requirements of the DCP, as demonstrated in this table.	Yes
3.1.3 Battle-axe lots 1. Principles for the location of battle-axe lots are illustrated at Figure 3-5. (i.e. used to front dwellings to access denies street, to front dwellings to public open space, and to resolve residual land issues).	Proposed battle-axe lots 107a, 108a and 109a will front public open space. Proposed battle-axe lots 101b, 102b, 103b, 104b and 105b resolved a conflict regarding the construction of a half road.	Yes.
2. Subdivision layout should minimise the use of battle-axe lots without public frontage to resolve residual land issues.	The proposed subdivision layout has not created a residual land issue.	Yes.
3. In density bands 10, 15 and 20dw/Ha, the minimum site area for battle-axe lots without any street or park frontage is 500m ² (excluding the shared driveway)	All battle-axe lots have street or park frontage.	Yes.

and only detached dwelling houses will be permitted.		
4. The driveway or shared driveway will include adjacent planting and trees, as indicated in Figure 3-6.	Lengthy driveways not proposed, although landscaping is included beside them.	Yes.
5. Driveway design, including dimensions and corner splays, is to be in accordance with Council's Engineering Specifications.	Standard driveways proposed for battle-axe allotments (i.e. the garages are proposed at the street frontage).	Yes.
3.1.4 Corner Lots 1. Corner lots, including splays and driveway location, are to be designed in accordance with AS 2890 and Council's Engineering Specifications.	The proposal has been assessed to the satisfaction of Council's Land Development Engineer with regard to the Australian Standards and Engineering Specs.	Yes.
2. Corner lots are to be designed to allow dwellings to positively address both street frontages as indicated in Figure 3-7.	The dwelling proposed on lot 106 has been designed to satisfactorily address both street frontages.	Yes.
3. Garages on corner lots are encouraged to be accessed from the secondary street or a rear lane.	The garage for lot 106 is accessed from a secondary street (the community title laneway). Garage accessed from rear for 107a.	Yes.
4. Plans of subdivision are to show the location of proposed or existing substations, kiosks, sewer man holes and/or vents affecting corner lots.	Services are identified on the engineering plans. The sewer manhole will be located in the garden for lot 106.	Yes.
3.1.5 Subdivision in the Environmental Living Zone	<i>The subject site is not in the Environmental Living Zone</i>	N/A
3.2 Subdivision Approval Process 3. Subdivision applications that create lots smaller than 300sqm and larger than or equal to 225sqm must be accompanied by a Building Envelope Plan (BEP). An example of a BEP is included at Figure 3-8. The BEP should be at a legible scale and include the listed elements	The construction of dwellings has been proposed with this application and is required where lots smaller than 225m ² are proposed. The plans provide greater detail than required by the DCP and the recommended conditions require the dwellings to be at frame stage (minimum) prior to the issue of any subdivision certificate.	Yes.
4. Applications for subdivision using approval pathways A2, B1 and B2 require a Public Domain Plan (PDP) to be submitted as part of the application. The PDP should be at a legible scale and include the listed elements	A PDP is provided in the engineering plans. The application includes the development of the public domain.	Yes.
3.3 Movement network 3.3.1 Layout and Design 1. The design and construction of streets is to be consistent with the relevant typical designs in Figure 3-10 to Figure 3-15, Council's Engineering Specifications and Austroads	<i>As addressed previously, the construction of roads in accordance with the ILP has been undertaken with DA/2018/927/1, with the exception of the other half of Sun Road to the south-east, which is on adjoining land in separate ownership. As such, a full assessment against this section is not required.</i>	N/A

<p>3.3.2 Laneways 1. The design and construction of laneways is to be consistent with Figure 3-16 and Growth Centres Practice Note: Laneways.</p>	<p>The proposed laneway is not a public road. It will remain part of the community lot with the park. Regardless, the laneway is consistent with the DCP in its design (i.e. 7.0m width, driveway crossovers at intersection, garage setback, garage door width).</p>	<p>N/A</p>
<p>3.3.3 Shared Driveways</p>	<p>None proposed</p>	<p>N/A</p>
<p>3.3.4 Pedestrian and Cycle Network</p>	<p>None required on residue lot 66.</p>	<p>N/A</p>
<p>3.3.5 Temporary Vehicular Access</p>	<p>No half roads proposed with this application, as addressed previously.</p>	<p>N/A</p>
<p>3.3.6 Access to arterial roads, sub-arterial roads and transit boulevards 1. Access may only be via another public road.</p>	<p>No vehicular access proposed directly to Heath Road from the proposed lots.</p>	<p>Yes</p>
<p>3.4 Construction Environmental Management 1. A Construction Environmental Management Plan (CEMP) is to be submitted to Council or the accredited certifier prior to the issue of a construction certification for subdivision.</p>	<p>A condition of consent is recommended to this effect.</p>	<p>Yes. Subject to conditions.</p>
<p>2. The CEMP is to detail the methods of ensuring the protection of the environment during construction, monitoring and reporting on construction activities, and procedures to be followed in the event of an incident that is likely to cause harm to the environment.</p>	<p>A condition of consent is recommended to this effect.</p>	<p>Yes.</p>
<p>3. Construction activities are to be undertaken to ensure that water quality, soil stability, trees and vegetation cover, and heritage sites are protected in accordance with the development consent and to maintain the quality of the natural environment.</p>	<p>A condition of consent is recommended to this effect.</p>	
<p>4. Applicants are to ensure that the management of construction activities is undertaken in accordance with Camden Development Control Plan Part B1.1 0 – Erosion and Sedimentation.</p>	<p>Erosion and sediment control measures have been identified on the engineering plans and conditions of consent is recommended to enforce such measures.</p>	<p>Yes</p>
<p>5. Preservation of trees and native vegetation during construction is to be in accordance with the consent, and with the native vegetation and tree preservation provisions of the relevant Precinct Plan.</p>	<p>The preservation of trees is addressed in the consent. The subject site is not impacted by any native vegetation and tree preservation provisions of the Precinct Plan. The land is within Bio-certified land therefore no ecological assessment is required to be undertaken with respect to the presence</p>	<p>Yes</p>

	of local native tree species. Appropriate condition has been included to establish whether there are existing or potential habitat opportunities, hollows.	
6. Trees to be protected must be enclosed within a 1.8m high protection fence installed to conform to a Tree Protection Zone (TPZ) that is consistent with current arboriculture industry standards.	A condition of consent is recommended requiring compliance with AS 4970 Protection of Trees on Development Sites.	Yes
7. A report which outlines the condition, dimensions and species of existing trees contained within a development site is to be included as part of any development application documents and is to be accompanied by a Tree Retention Management Plan which shows the dimension of any proposed TPZs and outlines any other protection or enhancement methods that are appropriate to encourage the viable retention of trees. 8. All reports pertaining to trees on development sites are to be prepared by a suitably qualified person	Three trees are proposed for retention on Proposed Lot 101a, and two eucalypts and 22 palms are proposed for retention on the community lot (Proposed Lot 1). Retention of the palms is required due to their heritage significance. The proposed earthworks and construction works have been sufficiently set back to allow for TPZs, which are required by conditions of consent. This has been assessed to the satisfaction of Council's Urban Tree & Landscape Officer, who has not requested the provision of additional information in this regard. It is anticipated that the recommended conditions of consent will sufficiently address protection methods.	Yes
Chapter 4 Development in Residential Areas		
4.1.1 Site Analysis A site analysis plan must be provided	A site analysis plan has been provided. Further analysis has also been provided in the Appendices to the Heritage Impact Statement	Yes
4.1.2 Cut and Fill 1. 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.	A 'Site Regrade Plan' is provided on Sheet DA-501 of the engineering plans, which clearly identifies where earthworks are proposed.	Yes
2. The maximum amount of cut shall not exceed 1m. The maximum amount of fill shall not exceed 1m.	The maximum amount of cut does not exceed 1m. Where it is shown as such on the 'Site Regrade Plan', it is due to the engineering plans providing building pads, which will accommodate slabs for the dwellings and garages, thereby reducing the perceived extent of cut. However there is >1m fill on lots 102b (1.1m; RL 102.35 to 103.45), 103b (1.4m; RL 101.80 to 103.22), and 104b (1.3 m; 101.80 to 103.15).	DCP Variation. Assessed in table below.

3. 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.	As the DA involves the construction of dwellings and the subdivision of land, earthworks are proposed over all proposed property boundaries. Fill is mostly contained within the building footprint, with the exception of lot 106, where a retaining wall is proposed on the street frontage to a maximum height of 0.9m (RL 101.2 to 102.1 near the street corner and gradually meeting the street level as it rises towards the laneway intersection).	DCP Variation. Assessed in table below.
4. The use of a deepened edge beam shall not exceed 1m above natural ground level.	No DEBs > 1m proposed. Earthworks are proposed to provide sloped front yards for lots 103b, 104b and 105b.	Yes
5. Where excavation or filling is required alongside a driveway, it shall be retained by a retaining wall.	No retaining walls are required alongside driveways.	Yes
6. Council will consider permitting greater cut for basement garages and split level designed development on steeply sloping sites.	All proposed 'zipper lots' are split level, although >1m cut is not proposed.	Yes
7. All retaining walls proposed are to be identified in the development application and shall be a minimum 0.3m from property boundaries. Excavations affecting adjoining properties are to be retained or shored immediately. All other approved retaining walls are to be in place prior to the issue of an occupation certificate.	Retaining walls are permitted on the boundary where they are retaining fill, as the 0.3m setback requirement is to ensure that all associated drainage and backfill is contained within the property boundaries.	Yes
8. The maximum height of voids within individual allotments is 3m.	No voids are proposed.	Yes
4.1.3 Sustainable building design 1. The majority of plant species are to be selected from the preferred species listed at Appendix C and indigenous species are preferred.	The proposed plant species have been considered by Council's Urban Tree and Landscape Officer and are considered to be appropriate and in accordance with Council's recommended planting list.	Yes
2. The provisions of BASIX will apply with regards to water requirements and usage.	BASIX Certificates have been provided for the proposed dwellings and compliance with their requirements will be enforced by a condition of consent.	Yes
3. The design of dwellings is to maximise cross flow ventilation.	The design of the dwellings has maximised the opportunity for cross flow ventilation. The upper floor depth of both dwelling types is 6.0m or less, and all dwellings have been designed with front doors directly facing back doors.	Yes

4. 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 natural light penetration to indoor areas and to minimise the need for mechanical heating and cooling.	The dwellings on lots 101b to 105b, 107a to 109a, 107b to 109b all have living areas that face north, with glass doors to provide solar access and ventilation. Lots 101a to 105a comply with the minimum solar access and ventilation requirements. Lot 106 and Lot 110 maximises openings on its eastern and western facades to maximise cross-flow and solar access, while limiting cooling costs.	Yes
5. 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.	There is sufficient space for folding outdoor lines for each dwelling, which have been identified on the landscape plans.	Yes
6. Design and construction of dwellings is to make use of locally sourced materials where possible.	The materials identified on the finishes schedule are locally available.	Yes
7. Residential building design is to use, where possible, recycled and renewable materials.	None proposed, although "where possible" is not enforceable.	Yes
8. Roof and paving materials and colours are to minimise the retention of heat from the sun.	Light to mid-grey Colorbond roofing is proposed, which will minimise heat retention as opposed to darker Colorbond, long with white or mid-brown face brick.	Yes
9. 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.	No dwellings are required to attenuate noise. The dwellings on lot 101a and 101b have been sufficiently setback from Heath Road.	Yes
<p>4.1.4 Salinity, sodicity and aggressivity</p> <p>1. All development must comply with the salinity management plan developed at the subdivision phase or at Appendix B of the Growth DCP</p> <p>2. Salinity must be considered during the siting, design and construction of dwellings</p>	<p>The site was found to be generally non-saline and generally non-aggressive to steel or concrete.</p> <p>Compliance with Council's Engineering Specification will be enforced by recommended conditions of consent.</p>	Yes
<p>4.2.1 Summary of Key Controls</p>	Addressed in detail below.	Yes
<p>4.2.2 Streetscape and Architectural Design</p> <p>1. Primary street façade must incorporate ≥2 design features</p>	Design features have been provided to the primary street frontage of each dwelling.	

2. Secondary street façade must incorporate ≥2 design features	The dwelling for Lot 106 has been designed to emphasis the corner, including design features to both the primary street (future road land adjoining to the east) and the secondary street (approved Road 3 under DA/2018/927/1).	Yes
4. ≥450mm eaves overhang measured from the fascia board (except for walls built to the boundary). Council will consider alternative solutions to eaves so long as appropriate sun shading is provided to windows and display a high level of architectural merit.	No eaves are proposed, although pergolas and awnings have been provided for sun shading, and the proposal displays a high level of architectural merit.	Yes
5. Pitch of hipped and gable roof forms on main dwelling between 22.5° and 30°. Skillion roofs, roofs hidden from view by parapet walls, roofs on detached garages, studios and ancillary buildings on the allotment are excluded from this control.	Skillion roofs are proposed on all buildings except the existing heritage cottage.	Yes
6. Front façade to feature ≥1 habitable room with a window facing the street	Each dwelling includes at least one habitable with a window to the street.	Yes
7. Carports and garages are to be constructed of materials that complement the colour and finishes of the main dwelling	Garages have been designed to complement the colour and material finishes of the main dwelling.	Yes
8. Streets should be fronted with similar housing types to create a consistent street character.	Streetscape elevations have been provided to demonstrate the consistent character.	Yes
<p>4.2.3 Front Setbacks</p> <p>1. Dwellings are to be consistent with the front setback controls and principles in the relevant Tables 4-2 to 4-6, Figure 4-4 and Figure 4-5. i.e.</p> <p>Standard lots (lots 101b to 109b) 3.0m articulation zone setback 4.5m building façade front setback 5.5m garage setback</p> <p>If fronting open space (lot 101a to 109a): 2.0m articulation zone setback 3.5m building façade front setback 5.5m garage setback</p>	<p>Lot 101b: complies (rear garage 5.5m) Lot 102b: complies (rear garage 5.5m) Lot 103b: complies (rear garage 5.5m) Lot 104b: complies (rear garage 5.5m) Lot 105b: complies (rear garage 5.5m)</p> <p>Lot 107b: complies Lot 108b: complies Lot 109b: complies</p> <p>Lot 101a: 4.5m front, 3.0m articulation Lot 102a: 4.5m front, 3.0m articulation Lot 103a: 4.5m front, 3.0m articulation Lot 104a: 4.5m front, 3.0m articulation Lot 105a: 4.5m front, 3.0m articulation</p> <p>Lot 107a: 3.0m (see control 3) Lot 108a: 3.0m (see control 3)</p>	Yes

	<p>Lot 109a: 3.0m (see control 3)</p> <p>Lot 110: existing dwelling. The proposed addition complies</p>	
<p>2. On corner lots, front setback controls are to be consistent with Figure 4-6</p> <p>3.0m articulation zone setback 4.5m building façade front setback 2.5m secondary street setback (if within 7.0m of primary street) 1.0m secondary street setback No minimum garage setback</p>	<p>Lot 106: 3.5m primary street articulation zone setback 4.5m primary street setback, 2.5m secondary street articulation zone setback 3.5m secondary street setback Zero garage setback</p> <p>Greater setbacks are permitted and provide a consistent streetscape with Lots 107b to 109b.</p>	Yes
<p>3. To achieve a desired streetscape character, the building façade front setback for a series of lots can be more or less than the setbacks shown in Tables 4-2 to 4-6 where agreed to as part of the preparation of a Building Envelopes Plan or integrated housing development application at subdivision approval and the front setbacks are attached to the lot titles. However, the front setback to garages must be a minimum of 5.5m.</p>	<p>As demonstrated above, Lots 101a to 105a propose greater setbacks than required for lots fronting open space, while Lots 107a to 109a propose lesser setbacks than required for lots fronting open space. All garages are setback 5.5m.</p> <p>The proposal is considered to be satisfactory in providing an attractive streetscape. Dwelling design is proposed to be enforced by a restriction on title in a recommended condition of consent.</p>	Yes
<p>4. Elements permitted in the articulation zone (shown on Figures 4-4, 4-5 & 4-6) include those items listed in Control 4.2.2 (1).</p>	<p>Elements proposed in the articulation zone only includes pergolas, porches, window shading features, and projecting architectural elements associated with the dwelling design.</p> <p>Stairs are proposed in the front setback and accepted.</p>	Yes
<p>5. Except for rear loaded garages, garages are to be setback at least 5.5m from the street boundary and at least 1m behind the building line of the dwelling.</p>	<p>All garages are provided with 5.5m street setbacks and are located 1.0m behind the building line (the upper floor living area on Lot 110 is setback 4.5m), with the exception of the rear loaded garage for Lot 106.</p>	Yes
<p>4.2.4 Side and Rear Setbacks</p> <p>1. 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.</p>	<p>All dwellings provide 0.9m setbacks, except where garages are attached. All rear setback are compliant (i.e. \geq 4.0m ground and 6.0m upper), except where zero lot lines are proposed.</p>	Yes

2. Zero lot lines locations are to be determined primarily by topography and also consider, dwelling design, adjoining dwellings, landscape features, street trees, vehicle crossovers and lot orientation	As addressed previously, the proposed location of zero lot lines are acceptable due to the proposed construction works with this application.	Yes
3. For attached or semi-detached dwellings the side setback only applies to the end of a row of attached housing, or the detached side of a semi-detached house.	As above, 900mm setbacks not required where garages are attached.	Yes
4. Pergolas, swimming pools and other landscape features/structures are permitted to encroach into the rear setback	Landscape features proposed in rear setbacks.	Yes
5. Side setbacks to public recreation or drainage land must be $\geq 3\text{m}$ for land zoned R2, R3, and R4	0.9m side setbacks for lots 109b and 110. The provision of a pedestrian link between lot 109b and lot 110 is a more desirable outcome.	DCP Variation. Assessed in table below.
6. For dwellings with a 0.9m setback, projections into the side and rear setback areas include 450mm eaves, fascias, sun hoods, gutters, down pipes, flues, light fittings, electricity or gas meters, rainwater tanks and hot water units	No projections greater than 450mm are proposed.	Yes
7. For zero lot boundaries, no overhanging eaves, gutters or services (including rainwater tanks, hot water units, air-conditioning units or the like) of the dwelling on the benefitted lot are permitted within the easement	There are no projections into the zero lot easement identified on the plans.	Yes
8. For battle-axe lots without a street facing elevation, setbacks must be determined in the context of surrounding lots, built form and the location of private open space	Setbacks for lots 107a to 109a have been addressed previously and are satisfactory.	Yes
9. The upper floor of dwellings on battle-axe lots must be set back so as not to impact adversely on the existing or future amenity of any adjoining land on which residential development is permitted, having regard to overshadowing, visual impact and privacy	While the upper floor portions of 101b to 105b and 107a to 109a are proposed to abut the zero lot line, there are only small bathroom windows on the northern façade. A bedroom window is proposed to abut the zero lot line for Lot 109a, and a condition of consent is recommended to require a sill height of 1.5m.	Yes. Subject to conditions.
10. For battle-axe lots with direct frontage to land zoned for a public purpose or a street facing elevation, the applicable front setback applies to the lot boundary	The setbacks have been applied in accordance with this control	Yes

adjoining the public purpose zone, and side and rear setbacks apply to lot boundaries determined relative to the front setback boundary		
11. For corner lots with $\geq 15\text{m}$ lot widths with shallow depths (i.e. approximately square corner lots), the rear setback can be varied to be consistent with the applicable side setbacks provided that the private open space and solar access requirements for the subject and adjoining properties are met	The proposed corner lot (lot 106) is not approximately square.	N/A
4.2.5 Dwelling Height, Massing and Siting 1. Dwellings generally ≤ 2 storeys high. A third storey may be permitted where located on a prominent street corner, adjacent to certain commercial sites or open space, on sites with a slope $\geq 15\%$ or if within the roof line of the building (i.e. an attic)	All dwellings are proposed to be two storeys high.	Yes
2. All development is to comply with the maximum site coverage as indicated in the relevant Tables 4-2 to 4-6. Single storey dwellings: 60% Lot $\leq 375\text{sqm}$, upper level no more than 40% of lot area. Lot $> 375\text{sqm}$, upper level no more than 35% of lot area.	<u>Lot 101a:</u> ground = $92.73\text{m}^2/428.37\text{m}^2 = 21.6\%$, upper = $57.6\text{m}^2/428.37\text{m}^2 = 13.4\%$ <u>Lot 102a:</u> ground = $92.73\text{m}^2/226.05\text{m}^2 = 41.0\%$, upper = $57.6\text{m}^2/226.05\text{m}^2 = 25.5\%$ <u>Lot 103a:</u> ground = $92.73\text{m}^2/226.05\text{m}^2 = 41.0\%$, upper = $57.6\text{m}^2/226.05\text{m}^2 = 25.5\%$	Yes
3. 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.	<u>Lot 104a:</u> ground = $92.73\text{m}^2/226.05\text{m}^2 = 41.0\%$, upper = $57.6\text{m}^2/226.05\text{m}^2 = 25.5\%$ <u>Lot 105a:</u> ground = $92.73\text{m}^2/226.05\text{m}^2 = 41.0\%$, upper = $57.6\text{m}^2/226.05\text{m}^2 = 25.5\%$ <u>Lot 101b:</u> ground = $94.24\text{m}^2/347.24\text{m}^2 = 27.1\%$, upper = $72.64\text{m}^2/347.24\text{m}^2 = 20.9\%$ <u>Lot 102b:</u> ground = $94.24\text{m}^2/264.47\text{m}^2 = 35.6\%$, upper = $72.64\text{m}^2/264.47\text{m}^2 = 27.5\%$ <u>Lot 103b:</u> ground = $94.24\text{m}^2/264.47\text{m}^2 = 35.6\%$, upper = $72.64\text{m}^2/264.47\text{m}^2 = 27.5\%$ <u>Lot 104b:</u> ground = $94.24\text{m}^2/264.48\text{m}^2 = 35.6\%$, upper = $72.64\text{m}^2/264.48\text{m}^2 = 27.5\%$	

	<p><u>Lot 105b:</u> ground = $94.24\text{m}^2/262.15\text{m}^2 = 35.9\%$, upper = $72.64\text{m}^2/262.15\text{m}^2 = 27.7\%$</p> <p><u>Lot 106:</u> ground = $108.2\text{m}^2/337.72\text{m}^2 = 32.0\%$, upper = $72.64\text{m}^2/337.72\text{m}^2 = 21.5\%$</p> <p><u>Lot 107a:</u> ground = $94.24\text{m}^2/236.54\text{m}^2 = 39.8\%$, upper = $72.64\text{m}^2/236.54\text{m}^2 = 30.7\%$</p> <p><u>Lot 108a:</u> ground = $94.24\text{m}^2/241.95\text{m}^2 = 39.0\%$, upper = $72.64\text{m}^2/241.95\text{m}^2 = 30.0\%$</p> <p><u>Lot 109a:</u> ground = $94.24\text{m}^2/233.61\text{m}^2 = 40.3\%$, upper = $72.64\text{m}^2/233.61\text{m}^2 = 31.1\%$</p> <p><u>Lot 107b:</u> ground = $92.73\text{m}^2/226.05\text{m}^2 = 41.0\%$, upper = $57.6\text{m}^2/226.05\text{m}^2 = 25.5\%$</p> <p><u>Lot 108b:</u> ground = $92.73\text{m}^2/226.05\text{m}^2 = 41.0\%$, upper = $57.6\text{m}^2/226.05\text{m}^2 = 25.5\%$</p> <p><u>Lot 109b:</u> ground = $92.73\text{m}^2/226.05\text{m}^2 = 41.0\%$, upper = $57.6\text{m}^2/226.05\text{m}^2 = 25.5\%$</p> <p>Lot 110: ground = $212.3\text{m}^2/601.71\text{m}^2 = 35.3\%$, upper = $85.6\text{m}^2/601.71\text{m}^2 = 14.2\%$</p>	
4. Ground floor level $\leq 1\text{m}$ above finished ground level	All dwellings comply. Fill proposed with subdivision works, and all drop edge beams $< 1\text{m}$ in height. There are instances where the finished floor level is greater than 1 metre above the natural ground level; however, fill is proposed outside the building footprint such that the finished floor level is not greater than 1 metre above the finished ground level. Fill outside the building footprint is addressed below.	Yes
5. For dwellings on battle-axe lots without public open space or street frontage, ≤ 2 storeys high	All dwellings are proposed to be two storeys high.	Yes
<p>4.2.6 Landscaped Area</p> <p>1. 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.</p>	<p>Lot 101a: $307.1\text{m}^2/428.37\text{m}^2 = 71.7\%$</p> <p>Lot 102a: $77.3\text{m}^2/226.05\text{m}^2 = 34.2\%$</p> <p>Lot 103a: $77.3\text{m}^2/226.05\text{m}^2 = 34.2\%$</p> <p>Lot 104a: $77.3\text{m}^2/226.05\text{m}^2 = 34.2\%$</p>	Yes

<p>If rear-accessed (Lots 101b to 105b, 107a to 109a and 110):</p> <ul style="list-style-type: none"> • Minimum 15% lot area. • The first 1m of the lot measured from the street boundary (excluding paths) is to be soft landscaped. <p>Lots with frontage 9 to 15m wide (Lots 102a to 105a, 106, and 107b to 109b):</p> <ul style="list-style-type: none"> • Minimum 25% of allotment area <p>Lots with frontage >15m (Lot 101a):</p> <ul style="list-style-type: none"> • Minimum 30% of allotment area 	<p>Lot 105a: $77.3\text{m}^2/226.05\text{m}^2 = 34.2\%$</p> <p>Lot 101b: $184.7\text{m}^2/347.24\text{m}^2 = 53.2\%$ Lot 102b: $91.8\text{m}^2/264.47\text{m}^2 = 34.7\%$ Lot 103b: $91.8\text{m}^2/264.47\text{m}^2 = 34.7\%$ Lot 104b: $91.8\text{m}^2/264.48\text{m}^2 = 34.7\%$ Lot 105b: $91.8\text{m}^2/262.15\text{m}^2 = 35.0\%$</p> <p>Lot 106: $171.2\text{m}^2/337.72\text{m}^2 = 50.7\%$</p> <p>Lot 107a: $47.0\text{m}^2/236.54\text{m}^2 = 19.9\%$ Lot 108a: $47.0\text{m}^2/241.95\text{m}^2 = 19.4\%$ Lot 109a: $40.0\text{m}^2/233.61\text{m}^2 = 20.1\%$</p> <p>Lot 107b: $90.3\text{m}^2/226.05\text{m}^2 = 39.9\%$ Lot 108b: $90.3\text{m}^2/226.05\text{m}^2 = 39.9\%$ Lot 109b: $90.3\text{m}^2/226.05\text{m}^2 = 39.9\%$</p> <p>Lot 110: $161.0\text{m}^2/601.71\text{m}^2 = 26.7\%$</p>	
<p>2. Plans submitted with the development application must indicate the extent of landscaped area and nominate the location of any trees to be retained or planted.</p>	<p>Detailed landscape plans have been provided.</p> <p>Trees to be retained and removed are identified on the demolition plan in the engineering set.</p>	Yes
<p>3. Surface water drainage provided as necessary to prevent the accumulation of water</p>	<p>Inter-allotment surface water drainage proposed.</p>	Yes
<p>4. Low water demand drought resistant vegetation used for the majority of landscaping, including native salt tolerant trees</p>	<p>The proposed plant schedule in the landscape plans is primarily comprised of native species and has been supported by Council's Urban Tree & Landscape Officer.</p>	Yes
<p>4.2.7 Private Open Space</p> <p>1. 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>If rear-accessed (Lots 101b to 105b, 107a to 109a and 110):</p> <ul style="list-style-type: none"> • In density areas $\leq 20\text{dw}/\text{Ha}$: Min 16m^2 with minimum dimension of 3m. <p>Lots with frontage 9 to 15m wide (Lots 102a to 105a, 106, and 107b to 109b):</p>	<p><u>Lot 101a</u>: $>24\text{m}^2$ PPOS & $>12\text{m}^2$ receives solar access 9am-12pm <u>Lot 102a</u>: $>20\text{m}^2$ PPOS & $>10\text{m}^2$ receives solar access 9am-12pm <u>Lot 103a</u>: $>20\text{m}^2$ PPOS & $>10\text{m}^2$ receives solar access 9am-12pm <u>Lot 104a</u>: $>20\text{m}^2$ PPOS & $>10\text{m}^2$ receives solar access 9am-12pm <u>Lot 105a</u>: $>20\text{m}^2$ PPOS & $>10\text{m}^2$ receives solar access 9am-12pm</p> <p><u>Lot 101b</u>: $>16\text{m}^2$ PPOS <u>Lot 102b</u>: $>16\text{m}^2$ PPOS <u>Lot 103b</u>: $>16\text{m}^2$ PPOS</p>	Yes

<ul style="list-style-type: none"> • Minimum 20m² with minimum dimension of 4.0m. • 50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) Minimum 25% of allotment area <p>Lots with frontage >15m (Lot 101a):</p> <ul style="list-style-type: none"> • Minimum 24m² with minimum dimension 4m • 50% of the area of the required principal private open space (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June). 	<p><u>Lot 104b:</u> >16m² PPOS <u>Lot 105b:</u> >16m² PPOS</p> <p><u>Lot 106:</u> >20m² PPOS & >10m² receives solar access 9am-12pm</p> <p><u>Lot 107a:</u> >16m² PPOS <u>Lot 108a:</u> >16m² PPOS <u>Lot 109a:</u> >16m² PPOS</p> <p><u>Lot 107b:</u> >20m² PPOS & >10m² receives solar access 11:50am-2:50pm <u>Lot 108b:</u> >20m² PPOS & >10m² receives solar access 11:50am-2:50pm <u>Lot 109b:</u> >20m² PPOS & >10m² receives solar access 11:50am-2:50pm</p> <p>Lot 110: >16m² PPOS, north-facing with full solar access.</p>	
2. Principal private open space (PPOS) to be determined having regard to dwelling design, topography, allotment orientation, adjoining dwellings, landscape features and topography	The PPOS has been located with regard to dwelling design, topography, allotment orientation, adjoining dwellings, landscape features and topography	Yes
3. PPOS conveniently accessible from a main living area of a dwelling or alfresco room and ≤1:10 gradient	All PPOS accessible from a main living area of a dwelling and earthworks are proposed to provide ≤1:10 gradient.	Yes
4. Open space at the front of a dwelling can only be defined as PPOS where this is the only means of achieving solar access requirements. PPOS at the front of a dwelling must be designed to maintain appropriate privacy and be consistent with the applicable streetscape design controls in Section 4.2.2 of the Growth DCP	PPOS proposed in front of Lot 106 on the corner. This is the most suitable arrangement when having regard for the other requirements of the DCP. PPOS is proposed 'in front' of the dwelling for Lot 110, which is the existing heritage cottage that faces the community open space. The PPOS is located behind the dwelling, in the street frontage and is suitably screened for privacy.	Yes
4.2.8 Garages, Storage, Site Access and Parking 1. 1-2 bedroom dwellings will provide at least 1 car space. 2. 3 bedroom or more dwellings will provide at least 2 car spaces.	Each dwelling provides at least two car spaces, generally with one garaged and one driveway space. Double garages are proposed for Lots 106 and 110.	Yes
3. ≥1 car parking space must be behind the building line where the space is accessed from the street on the front property boundary	All dwellings have a car parking space behind the building line. (The first floor of Lot 110 overhangs the garage door by 1m).	Yes

4. Vehicular access is to be integrated with site planning from the earliest stages of the project to eliminate/reduce potential conflicts with the streetscape requirements and traffic patterns, and to minimise potential conflicts with pedestrians.	Integration of subdivision and construction of dwellings in the proposal satisfies this requirement.	Yes
5. Driveways are to have the smallest configuration possible to serve the required parking facilities and vehicle turning movements and shall comply with AS2890.	All driveways have the smallest configuration. Additional paving alongside driveway for Lot 110 is satisfactorily screened so as to not detract from the streetscape.	Yes
6. 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.	The proposed dwelling design has maximised on street car parking availability.	Yes
7. Driveways are not to be within 1m of any drainage facilities on the K&G	As per sheet DA-101 of the engineering plans, there is no conflict between drainage infrastructure and driveways.	Yes
8. Planting and walls adjacent to driveways must not block lines of sight for pedestrians, cyclists and motorists.	No walls or plants >1.1m high anticipated to impact sight lines.	Yes
9. Driveways are to have soft landscaped areas on either side, suitable for water infiltration	Soft landscaping provided either side of each driveway, with the exception of the zero setback garage for Lot 106 and the hardstand alongside the driveway for Lot 110 (which is satisfactorily screened).	Yes
10. Garages are to be designed and located in accordance with the controls in relevant Tables 4.2 – 4.6. Front-accessed lots ≥9m and <12.5m: <ul style="list-style-type: none"> • Where front accessed, single width garages only. • Rear lane or side street accessed double garages permitted. • Max. carport and garage door width not to exceed 3m (sgl) or 6m (dbl) Other controls addressed above and below.	Single garages only, except rear-access double garages for Lot 106 and 11. Door width compliant as addressed below.	Yes
11. Garage design and materials are to be consistent with the dwelling design	The design and materials of each garage is consistent with the dwelling to which it belongs.	Yes
12. ≤3m single garage garage door width ≤6m double garage garage door width	All garage doors are less than the maximum. Single garages proposed with a 2.6m door, Lot 106 garage has 4.8m door, Lot 110 garage has a 5.5m door	Yes
13. Minimum internal dimensions for a single garage are 3m wide by 5.5m deep	All garages comply with the minimum.	Yes

and for a double garage 5.6m wide by 5.5m deep.	House type 1 = 3.5m x 5.6m House type 2 = 3.5m x 5.6m Lot 106 = 5.6m x 5.6m Lot 110 = 6.55m x 8.6m	
14. Garage doors are to be visually recessive through the use of materials, colours and overhangs such as second storey balconies	Garage doors are proposed to be visually recessed with overhangs and projecting architectural features	Yes
15. Three car garages only permitted ...	None proposed	N/A
16. For garages accessed from a laneway or shared driveway minimum garage door width of 2.4m (single) and 4.8m (double).	Single garages proposed with a 2.6m door, Lot 106 garage has 4.8m door	Yes
17. Garages, site access and parking must be designed in accordance with the Department of Planning and Environment Delivery Note: Laneways	Growth Centres Practice Note no longer hosted online by DPE.	N/A
4.2.9 Visual and Acoustic Privacy 1. Direct overlooking of main habitable areas and private open spaces of adjacent dwellings should be minimised through building layout, window and balcony location and design, and the use of screening devices, including landscaping	There are no concerns with regard to overlooking at the ground floor due to landscaping and fencing, despite the stepped design. Upper floor windows have been located so as to eliminate any overlooking issues, with the exception of a bedroom window for Lot 109a. It is recommended that a condition of consent is imposed to require obscure glazing to a height of 1.5m above the floor level.	Yes. Subject to conditions.
2. Living area windows with a direct sightline within 9m to the PPOS of an existing adjacent dwelling are to: <ul style="list-style-type: none"> • be obscured by fencing, screens or appropriate landscaping, • be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent window, • have a sill height of 1.7m above floor level, or • have fixed obscure glazing in any part of the window below 1.7m above floor level 	The only upper floor living area proposed is located within the dwelling on Lot 110. Windows have been oriented to face the dwelling's own PPOS.	Yes
3. Balconies are not permitted on the first floor of the side and/or rear portion of the dwelling except where the balcony faces a public road or land zoned for public recreation or drainage	First floor balconies are only proposed at the front of dwellings.	Yes
4. The design of dwellings must minimise the opportunity for sound transmission through the building structure, with	The proposed dwellings have been designed to minimise the opportunity for sound transmission where possible.	Yes

particular attention given to protecting bedroom and living areas		
5. In attached and semi-detached dwellings, bedrooms of one dwelling are not to share walls with living spaces or garages of adjoining dwellings, unless it is demonstrated that the shared walls and floors meet the noise transmission and insulation requirements of the National Construction Code	Only garages are attached.	Yes
6. No electrical, mechanical or hydraulic equipment or plant shall generate a noise level >5dBA above background noise level measured at the property boundary during the hours of 7am-10pm and noise is not to exceed background levels during the hours of 10pm-7am	A condition of consent is recommended regarding residential air conditioning units to ensure compliance with this control.	Yes. Subject to conditions.
7. Dwellings along sub-arterial or arterial roads, transit boulevards or any other noise source must be designed to minimise the impact of traffic noise and where possible comply with the criteria in Table 4-7	Lots 101a and 101b are proposed to have a 10m setback to Heath Road in accordance with Schedule 5 to the DCP. An acoustic report has also been prepared and reviewed, as addressed previously.	Yes.
8. The internal layout of residential buildings, window openings, the location of outdoor living areas (i.e. courtyards and balconies) and building plant must be designed to minimise noise impact and transmission	As above, the proposed dwellings have been designed to minimise the opportunity for sound transmission where possible.	Yes
9. Noise walls are not permitted	None proposed.	Yes
10. 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 PPOS areas with reference to Council's Environmental Noise Policy	An Acoustic Report prepared for DA/2018/927/1 addresses the area of proposed works and has been assessed to the satisfaction of Council's Specialist Support Environmental Health Officer, who has advised that no additional acoustic treatment is required to the dwellings or residential blocks.	Yes
11. Architectural treatments are to be designed in accordance with AS3671 - Traffic Noise Intrusion Building Siting and Construction and the indoor sound criteria of AS2107 - Recommended Design Sound Levels and Reverberation Times for Building Interiors	None required.	N/A
4.2.10 Fencing 1. Front fencing ≤1.2m high and open style incorporating pickets, slats, palings or the like or lattice style panels with a minimum aperture of 25mm	Front fencing for lots 101b to 105b is proposed to be slatted fencing atop brick planter boxes, to a maximum height of 1.2m, as per Elevation A-A. A condition	Yes. Subject to conditions.

	of consent is recommended regarding its maximum height. No fencing is proposed for lots 101a to 105a. 1.2m slatted fencing.	
2. Front fences and walls are not to impede safe sight lines for traffic	The proposed fencing will not impede sight lines.	Yes
3. Side and rear fencing ≤1.8m high commencing 2m behind the building line (refer to Figure 4-2)	Fencing for lot 110 appears to be 2.5m high on the elevation. No further detail has been provided. Although lot 110 is screened by a hedge, a condition of consent is recommended regarding the maximum height of side and rear fencing for all lots.	Yes. Subject to conditions.
4. Side fences not on a street frontage ≤1.2m high to a point 2m behind the primary building line	Side gates are proposed 1m behind the building line, which is 2.5m behind the articulation zone. This is considered to be acceptable.	Yes.
5. On corner lots or lots that have a side boundary that adjoins open space or drainage, the front fencing style and height is to be continued along the secondary street or open space/drainage land frontage ≥4m behind the building line (Refer to Figure 4-12)	A condition of consent is recommended to enforce compliance for boundary fencing adjoining the pedestrian link for Lots 109b and 110.	Yes. Subject to conditions.
6. On boundaries that adjoin open space or drainage land, fencing is to be of a high quality material and finish. The design of the fencing is to permit casual surveillance of the public space by limiting fence height to 1.2m or by incorporating see through materials or gaps for the portion of the fence above 1.2m high	Slatted fencing to a maximum height of 1200mm is proposed to ensure that the dwellings fronting the community open space will have casual surveillance over that land.	Yes
7. Pre-painted steel or timber paling or lapped/capped boundary fencing is not permitted adjacent to open space or drainage land or on front boundaries	Front fencing is generally the only Standard fencing is proposed on the side boundaries of Lots 109b and 110 to provide sufficient privacy for those lots.	DCP Variation. Assessed in table below.
8. Fencing that adjoins mews or rear access ways must permit casual surveillance	Fencing adjoining the shareway permits casual surveillance.	Yes

DCP Variations

DCP Variation 1 – Location of Zero Lot Lines

DCP Control

Control 15 under subsection 3.1.2 'Block and Lot Layout' states:

The location of a zero lot line is to be determined primarily by topography and should be on the low side of the lot to minimise water penetration and termite issues.

Proposal

Zero lot lines proposed on low side of lots 101b, 102b, 103b, 104b and 105b.

Officer Assessment

Council staff have reviewed this variation and recommend that it be supported for the following reasons:

- The integrated development of dwellings on the proposed lots avoids the issues relating to water penetration and termites raised by the DCP.
- The site sections provided demonstrate that the zero lot line occurrences proposed pose no more threat of water penetration or termite infestation than any other house. The earthworks associated with the proposal create building pads, which do not result in any floor levels being lower than the designed ground levels. In addition, the entire site has been designed to ensure proper drainage of all surfaces, thereby avoiding ponding against buildings.

Consequently, it is recommended that the Panel support this proposed variation to the DCP in accordance with subsection 1.7.3 'Variations to Development Controls and DCP Amendments'.

DCP Variation 2 – Extent of FillDCP Control

Control 2 under subsection 4.1.2 'Cut and Fill' states:

The maximum amount of cut shall not exceed 1m. The maximum amount of fill shall not exceed 1m.

Proposal

The maximum amount of cut does not exceed 1m. Where it is shown as such on the 'Site Regrade Plan', it is due to the engineering plans providing building pads, which will accommodate slabs for the dwellings and garages, thereby reducing the perceived extent of cut.

However, there is >1m fill on lots 102b (1.1m; from RL 102.35 to 103.45), 103b (1.4m; from RL 101.80 to 103.22), and 104b (1.3 m; from 101.80 to 103.15), when measured to the finished floor level.

Officer Assessment

Council staff have reviewed this variation and recommend that it be supported for the following reasons:

- The non-compliant fill calculated above has been measured from the natural ground level to the finished floor level of the dwellings' living rooms. The pad levels beneath the slabs, as indicated on the engineering plans, are RL 103.06, 102.84, and 102.77 for lots 102b, 103b and 104b respectively (i.e. 385mm lower).
- The perception of the proposed non-compliant fill from the public domain will be reduced by a 340mm step down to the porch, and a drop edge beam to the finished ground level, which then batters down to the natural ground level at the property boundary. The maximum height of the proposed porch drop edge beams will be approximately 600mm for Lot 104b. This is demonstrated in Sections C, D, and E on Dwg. DA3002 of the architectural plans
- The levels for 101b to 105b are in part stipulated by the natural topography of the land (in that there is a downward slope from the community parkland to Sun Road), and the need to maintain existing levels in the community parkland to facilitate the preservation of heritage elements, including the phoenix palms, entry gates, and driveway alignment.

- As the other half of Sun Road that will be located in the adjoining access handle has not been designed at the time of this assessment, the finished ground level at the boundary of Lot 101b to 106 is unclear.
- The applicant has provided an approximate design in the sections on Dwg. DA3002 of the architectural plans that is based upon the levels of the constructed half of Sun Road.
- Due to this lack of clarity with regard to the impact of the proposed development on the streetscape, a condition of consent is recommended to stipulate that Stage 3 is not to be released until a public road is constructed and dedicated to Council for the full frontage of all lots. Where the finished ground levels of the public domain at the boundary are lower than those catered to in the architectural and engineering plans, the provision of low retaining walls within a typical front fence would be an acceptable solution and can be accommodated within the recommended conditions of consent.

Consequently, it is recommended that the Panel support this proposed variation to the DCP in accordance with subsection 1.7.3 'Variations to Development Controls and DCP Amendments'.

DCP Variation 3 – Location of Fill

DCP Control

Control 3 under subsection 4.1.2 'Cut and Fill' states:

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.

Proposal

As the DA involves the construction of dwellings and the subdivision of land, earthworks are proposed over all proposed property boundaries. Generally, these earthworks gradually meet the existing levels at the boundaries of Residue Lot 66.

The batters proposed at the frontage of lots 101b to 105b are addressed in the assessment of DCP Variation 2 above and in the consideration of the proposal's streetscape impacts in the main body of the report.

On lot 106, a retaining wall is proposed on the street frontage to a maximum height of 0.9m, from a natural ground level of RL 101.2 to 102.1 at the top of the wall near the street corner, and gradually meeting the street level as it rises towards the proposed laneway intersection.

Officer Assessment

Council staff have reviewed this variation and recommend that it be supported for the following reasons:

- Further to the description above, there is over 2.3m of fall in the existing ground level from the rear of proposed lot 106 (RL 103.15) to the boundary that forms the future Sun Road frontage (RL 100.78), resulting in a natural grade of approximately 7.6%.
- While cut is proposed at the rear of the site to accommodate the natural slope of the land, the dwelling footprint is a maximum of 800mm above the existing ground level.
- The fill under the building footprint is proposed to be extended to the front boundary to provide a usable front yard on the constrained allotment. The elevated front yard will be retained by a face brick wall, topped with open slatted rural-style elements.
- The proposed fill outside the building footprint does not extend to both frontages. Works in the future Sun Road frontage of Lot 106 will tie into the existing ground levels, with a mid-height hedge identified on the plans in place of a front fence.
- As demonstrated in elevation C-C on Dwg. DA2000, this is not anticipated to adversely impact the streetscape at the intersection.

- In providing a usable front yard that is directly accessed from the living areas, the proposal will enhance the casual surveillance over the street intersection.

Consequently, it is recommended that the Panel support this proposed variation to the DCP in accordance with subsection 1.7.3 'Variations to Development Controls and DCP Amendments'.

DCP Variation 4 – Open Space Setbacks

DCP Control

Control 5 under subsection 4.2.4 'Side and Rear Setbacks' states:

Side setbacks to public recreation or drainage land must be $\geq 3\text{m}$ for land zoned R2, R3, and R4,

Proposal

Side setbacks of 0.9m have been proposed for lots 109a, 109b and 110. The lot boundary for lot 110 is 0.3m from the garage and new extension at its closes point.

Officer Assessment

Council staff have reviewed this variation and recommend that it be supported for the following reasons:

- The proposed community open space allotment is not the type of public open space or drainage land envisaged by the DCP.
- The reduced side setbacks between lot 109b and lot 110 enable the provision of a 3.0m wide pedestrian link to the community open space allotment (lot 1). The alternative solution would be an amendment to the plan of subdivision to enclose the space between lot 109b and lot 110 as private land. The proposal is a more desirable outcome in enabling public access to the community open space allotment.
- The reduced side setback to lot 109a enables the retention of a significant phoenix palm with the other significant heritage landscape elements in lot 1.
- The reduced setbacks to the heritage cottage on lot 110 will not have any adverse impacts as the lot boundary will not be delineated by fencing, resulting in a closer relationship to the heritage elements in lot 1.
- The proposed variation will not result in an unattractive streetscape, adverse impacts on neighbouring properties, or inappropriate separation between buildings, in accordance with the objectives of the control.

Consequently, it is recommended that the Panel support this proposed variation to the DCP in accordance with subsection 1.7.3 'Variations to Development Controls and DCP Amendments'.

DCP Variation 5 – Open Space Fencing

DCP Control

Control 7 under subsection 4.2.10 'Fencing' states:

Pre-painted steel or timber paling or lapped/capped boundary fencing is not permitted adjacent to open space or drainage land or on front boundaries

Proposal

A 1.8m high screen fence is proposed at the rear of the heritage cottage, enclosing the private open space of lot 110, and along the side and rear boundary of lot 109b.

Officer Assessment

Council staff have reviewed this variation and recommend that it be supported for the following reasons:

- The proposed fencing will assist in providing privacy to private open space areas, in accordance with objective c in subsection 4.2.10 of the DCP.
- The fencing to the north of the heritage cottage will be appropriately screened by significant planting in accordance with the proposed landscape plans.
- A condition of consent is recommended to ensure that side fencing delineating the pedestrian link from Lots 109b and 110 does not exceed 1200mm in height up to four metres behind the building line (i.e. 8.5m from the street boundary), to minimise any adverse impacts on the streetscape and any 'gun barrel' effects that may arise from the pedestrian link.

Consequently, it is recommended that the Panel support this proposed variation to the DCP in accordance with subsection 1.7.3 'Variations to Development Controls and DCP Amendments'.