



Notice of Determination of a Development Application

Application number	2024/96/1
Planning application number	PAN-421046
Applicant	Western Suburbs League Club (Campbelltown) Limited
Description of development	Construction of a new registered club premises and outdoor recreation facility in conjunction with an existing golf course, including golf driving range, driving range netting, 27 hole mini golf course, lighting, car parking, drainage construction, landscaping and all associated works.
Property	890 Camden Valley Way GLEDSWOOD HILLS, 880 Camden Valley Way GLEDSWOOD HILLS LOT: 1 DP: 1241677, LOT: 1 DP: 1237468
Determination	Approved Consent Authority - Sydney Western City Planning Panel
Date of determination	8/10/2024
Date from which the consent operates	8/10/2024
Date on which the consent lapses	8/10/2029

Under section 4.18(1) of the EP&A Act, notice is given that the above development application has been determined by the granting of consent using the power in section 4.16(1)(a) of the EP&A Act, subject to the conditions specified in this notice.

Reasons for approval

- (1) The development is consistent with the objectives of the applicable environmental planning instruments and development control plans.

- (2) The development is considered to be of an appropriate scale and form for the site and the character of the locality.
- (3) The development is unlikely to have any unreasonable adverse impacts on the natural or built environments.
- (4) The development is a suitable and planned use of the site and its approval is in the public interest.

All of the issues raised in the submissions have been considered in the assessment report pursuant to Section 4.15 of the *Environmental Planning and Assessment Act 1979*. Where considered appropriate, conditions have been imposed to address submission issues.

Right of appeal / request a review of the determination

If you are dissatisfied with this determination:

Request a review

You do not have the right to request a review of the determination under section 8.3 of the EP&A Act for designated development or crown development, or where the determination was made by the minister, the independent planning commission, or the planning secretary or independent planning commission as a delegate of the minister.

Otherwise, you may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 6 months from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

Rights to appeal

You do not have the right to appeal the Independent Planning Commission's decision after a public hearing has been carried out of that development under section 8.6(3)(a) of the EP&A Act.

Otherwise, you have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW planning portal.

Objector's right of appeal against the determination

Where consent has been granted for designated development, and where no public hearing has been carried out by the independent planning commission, an objector who is dissatisfied with the consent authority's determination to grant consent, has the right to appeal to the Court against the determination under section 8.8 of the EP&A Act within 28 days after the date that the objector was notified of the determination appealed against.

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

Mrs J Mesiti
Executive Planner
Person on behalf of the consent authority

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

General Conditions

(1) **Approved Plans and Documents**

The development must be carried out in accordance with the following approved plans and documents, except where the conditions of this development consent expressly require otherwise:

Approved plans				
Plan number	Revision number	Plan title	Drawn by	Date of plan
77770DT Sheets 1-16			Harrison Friedmann & Associates Pty Ltd	24/10/2023
DA0001	4	Coversheet and Drawing List	Altis Architecture	22/7/2024
DA0010	2	Site Analysis 01	Altis Architecture	4/6/2024
DA0011	2	Site Analysis 02	Altis Architecture	4/6/2024
DA0050	3	Master Key Plan	Altis Architecture	4/6/2024
DA0100	4	Proposed Site Plan	Altis Architecture	22/7/2024
DA1000	2	Site Plan – Proposed Demolition & Excavation	Altis Architecture	4/6/2024
DA1100	3	Overall Lower Ground Level Plan	Altis Architecture	22/7/2024
DA1101	3	Overall Ground Level Plan	Altis Architecture	22/7/2024
DA1102	3	Overall Roof Level Plan	Altis Architecture	22/7/2024
DA1120	3	Lower Ground Level Plan 01-Club Building	Altis Architecture	22/7/2024
DA1121	3	Lower Ground Level Plan 02-Car Park	Altis Architecture	22/7/2024
DA1122	2	Lower Ground Level Plan 03-Mini Golf Course	Altis Architecture	4/6/2024
DA1130	3	Ground Level Plan 01-Club Building	Altis Architecture	22/7/2024
DA1131	3	Ground Level Plan 02 – Car Park	Altis Architecture	22/7/2024

DA1140	3	Roof Level Plan 01 – Club Building	Altis Architecture	4/6/2024
DA1150	2	Maintenance Shed – Proposed Details	Altis Architecture	4/6/2024
DA1160	2	Ball Processing Plan – Details	Altis Architecture	4/6/2024
DA1170	3	Huntington Street Entry Details 01	Altis Architecture	4/6/2024
DA1180	4	Providence Drive Entry Details 01	Altis Architecture	22/7/2024
DA1182	1	Providence Drive Entry Details 03	Altis Architecture	4/6/2024
DA2100	3	Elevations – Proposed	Altis Architecture	4/6/2024
DA2101	3	Elevations – Proposed	Altis Architecture	4/6/2024
DA3100	2	Site Sections – Adjacent Site	Altis Architecture	4/6/2024
DA3110	3	Site Sections	Altis Architecture	4/6/2024
DA3201	3	Building Sections 01	Altis Architecture	4/6/2024
DA3202	3	Building Sections 02	Altis Architecture	4/6/2024
DA3501	2	Detail Sections – Car Park Ramp	Altis Architecture	22/7/2024
DA3502	2	Detail Plans – Car Park Ramp	Altis Architecture	22/7/2024
DA5100	2	Signage Sections – Site Plan	Altis Architecture	4/6/2024
DA5101	1	Signage Schedule – Details	Altis Architecture	24/4/2024
DA6010	2	Proposed Gross Floor Area Plan	Altis Architecture	4/6/2024
DA6020	2	Proposed Site Coverage Plan	Altis Architecture	4/6/2024
DA7000	2	Materials & Finishes Details 01	Altis Architecture	22/7/2024
DA7001	3	Materials & Finishes Details 02	Altis Architecture	22/7/2024
DA9101	2	Rendered View 02	Altis Architecture	4/6/2024
DA9102	2	Rendered View 03	Altis Architecture	4/6/2024
DA9103	2	Rendered View 04	Altis Architecture	4/6/2024
DA9104	2	Rendered View 05	Altis Architecture	4/6/2024
DA9105	2	Rendered View 06	Altis Architecture	4/6/2024
230605_DA_000	4	Cover Sheet, Drawing Schedule, Notes, and Locality Sketch	Henry & Hymas	23/7/2024

230605_DA_C100	4	General Arrangement Plan Lower Ground Floor Plan	Henry Hymas &	23/7/2024
230605_DA_C101	4	Detail Plan – Lower Ground Floor Sheet 1 of 6	Henry Hymas &	23/7/2024
230605_DA_C102	5	Detail Plan – Lower Ground Floor Sheet 2 of 6	Henry Hymas &	23/7/2024
230605_DA_C103	5	Detail Plan – Lower Ground Floor Sheet 3 of 6	Henry Hymas &	23/7/2024
230605_DA_C104	5	Detail Plan – Lower Ground Floor Sheet 4 of 6	Henry Hymas &	23/7/2024
230605_DA_C105	4	Detail Plan – Lower Ground Floor Sheet 5 of 6	Henry Hymas &	23/7/2024
230605_DA_C106	4	Detail Plan – Lower Ground Floor Sheet 6 of 6	Henry Hymas &	23/7/2024
230605_DA_C110	4	General Arrangement Plan Ground Floor	Henry Hymas &	23/7/2024
230605_DA_C111	4	Detail Plan – Ground Floor Sheet 1 of 3	Henry Hymas &	23/7/2024
230605_DA_C112	4	Detail Plan – Ground Floor Sheet 2 of 3	Henry Hymas &	23/7/2024
230605_DA_C113	4	Detail Plan – Ground Floor Sheet 3 of 3	Henry Hymas &	23/7/2024
230605_DA_C120	5	Typical Road Sections	Henry Hymas &	23/7/2024
230605_DA_C121	4	Typical Details	Henry Hymas &	23/7/2024
230605_DA_C150	2	Road Longitudinal Sections – Sheet 1 of 2	Henry Hymas &	23/7/2024
230605_DA_C151	2	Road Longitudinal Sections Sheet 2 of 2	Henry Hymas &	23/7/2024
230605_DA_C200	4	Stormwater Miscellaneous Details and Pit Lid Schedule	Henry Hymas &	23/7/2024
230605_DA_C201	4	OSD Basin Section and Details	Henry Hymas &	23/7/2024
230605_DA_202	4	Water Quality Chamber Plan and Sections	Henry Hymas &	23/7/2024
230605_DA_C203	2	Swale Typical Details	Henry Hymas &	23/7/2024
230605_DA_C220	2	Outlet Detail Plan Headwall	Henry Hymas &	23/7/2024
230605_DA_C250	4	Pre Development Catchment Plan	Henry Hymas &	23/7/2024
230605_DA_C251	4	Post Development Catchment Plan	Henry Hymas &	23/7/2024

230605_DA_C252	4	MUSIC Catchment Plan and MUSIC Calculation	Henry Hymas &	23/7/2024
230605_DA_C650	1	Vehicle Swept Paths – Lower Ground Level HRV Inbound	Henry Hymas &	23/7/2024
230605_DA_C651	1	Vehicle Swept Paths – Lower Ground Level HRV Outbound	Henry Hymas &	23/7/2024
230605_DA_C652	1	Vehicle Swept Paths – Lower Ground Level Passenger Vehicles 01	Henry Hymas &	23/7/2024
230605_DA_C653	1	Vehicle Swept Paths – Lower Ground Level Passenger Vehicles 02	Henry Hymas &	23/7/2024
230605_DA_C654	1	Vehicle Swept Paths – Ground Level HRV (Fire Brigade)	Henry Hymas &	23/7/2024
230605_DA_C655	1	Vehicle Swept Paths – Ground Level HRV (Fire Brigade Car Park)	Henry Hymas &	23/7/2024
230605_DA_C656	1	Vehicle Swept Paths – Ground Level Passenger Vehicle	Henry Hymas &	23/7/2024
230605_DA_SE01	4	Sediment and Erosion Control Plan	Henry Hymas &	23/7/2024
230605_DA_SE02	3	Sediment and Erosion Control Details	Henry Hymas &	23/7/2024
230605_DA_BE01	2	Bulk Earthworks Cut and Fill Plan	Henry Hymas &	23/7/2024
1.1, 1.2, 2.1-2.5, 2.6.1-2.6.3, 2.7.1-2.7.5, 2.8.1, 2.8.2, 3.2, 3.3, 4.1	E	Landscape Plans	Distinctive Living Design	5/6/2024

Approved documents			
Document title	Version number	Prepared by	Date of document
Access Assessment Report The Greens Golf Club	3	Jensen Hughes	15/3/2024
Acoustical Report Proposed Registered Club – “The Greens” Lot 1 DP 1241677, 880 Camden Valley Way, Gledswood Hills		Koikas Acoustics Pty Ltd	18/7/2024
Flora and Fauna Assessment for The Greens Gledswood Hills	3	Ecological	6/6/2024
Visual Impact Assessment The Greens Gledswood Hills 880 Camden Valley Way Gledswood Hills NSW	F	Distinctive	June 2024
Aboricultural Impact Assessment and Tree Management Plan Proposed Driving Range, Putt Putt, Club House, Car Parking and New Access Road Development Application	2	Arboricultural Australia	9/2/2024
BCA Assessment Report The Greens Golf Club	3	Jensen Hughes	15/3/2024
Energy Efficiency Evaluation Section J of NCC 2022	1	Partners Energy	13/3/2024
Bushfire Hazard Assessment Report The Greens Golf Club 880 Camden Valley Way, Gledswood Hills	3	Firstfield Environmental	22/12/2023
Request for Further Information WSLC – The Greens 880 Camden Valley Way Gledswood Hills		Canopy Enterprises	29/5/2024
The Greens at Gledswood Hills 880 Camden Valley Way, Gledswood Hills NSW 2557 – Demolition and Construction Waste Management Plan		Universal Foodservice Designs	12/3/2024
The Greens at Gledswood Hills 880 Camden Valley Way, Gledswood Hills NSW 2557 – Operational Waste Management Plan		Universal Foodservice Designs	19/7/2024
The Green’s – Driving Range and Mini Golf Safety Report		Swing Factory	19/2/2024
Obtrusive Lighting Report Gledswood Hills Driving Range – Swing Factory 880 Camden Valley Way, Gledswood Hills	B	JHA Services	22/1/2024

Response to Request for additional information – IDAS-2024-10273; Lot 1, DP 1241677, 880 Camden Valley Way Gledswood Hills		Ecological	3/6/2024
Geotechnical Investigation & Salinity Assessment for Western Suburbs Leagues Club (Campbelltown) Ltd 880 Camden Valley Way, Gledswood Hills, Report GG11346.001		Green Geotechnics	9/1/2023
Preliminary Site Investigation with Supplementary Sample The Greens Golf Club 880 Camden Valley Way, Gledswood Hills	0	Canopy Enterprises	8/2/2024
Public Art Statement		Danielle Mate	Submitted with DA Documentation
Proposed “The Greens” Sporting Club Development 880 Camden Valley Way, Gledswood Hills Civil Engineering Consulting Services		Junry & Hymas	15/3/2024
Traffic Report for Proposed Development “The Greens” Gledswood Hills Ref 12234		Colston Budd Rogers & Kafes Pty Ltd	March 2024
The Greens, 890 Camden Valley Way Gledswood Hills		Colston Budd Rogers & Kafes Pty Ltd	4/6/2024
The Greens – Gledswood Hills Vegetation Management Plan Wests Group Macarthur	2	Ecological	15/3/2024
Walk on Country: Executive Summary		Distinctive	Submitted with DA Documentation
Plan of Management 880 Camden Valley Way Gledswood Hills The Greens	1.0	Wests Group Macarthur	June 2024

In the event of any inconsistency between the approved plans/documents and a condition of this development consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

(2) **Authority Requirements**

The development must be carried out in accordance with the following authority requirements:

1. Department of Planning and Environment – Water, Ref IDAS-2024-10273, dated 25 July 2024.
2. Transport for NSW, Ref SYD24/00758/01, dated 7 May 2024.

3. Rural Fire Service, Ref DA20240415001454-Original-1, dated 23 April 2024.
4. Endeavour Energy, Ref CNR-67389, dated 15 April 2024.
5. NSW Police, dated 30 July 2024.

Reason: To ensure the development complies with Authority requirements

(3) **Approved Signage Illumination**

This development consent approves the signage to have a level of illumination and/or lighting intensity that complies with AS 4282 - The Control of Obtrusive Effects of Outdoor Lighting and AS 1158 - Lighting for Roads and Public Spaces.

Reason: To protect the visual amenity of the surrounding area.

(4) **Approved Signage Requirements**

The approved digital signage and luminance levels must be in accordance with the Transport Corridor Outdoor Advertising and Signage Guidelines 2017 and relevant Australian Standards. The images displayed on the signs must not contain/use:

- Flashing or flickering lights or content.
- Animated displays, moving parts or simulated movement.
- Complex displays that hold a driver's attention beyond "glance appreciation".
- Displays resembling traffic control devices by use of colour, shape or words that can be construed as giving instruction to traffic for example, red, amber, or green circles, octagons, crosses, triangles and words such as 'stop' or 'halt'.
- A method of illumination that distracts or dazzles; and
- Dominant use of colours red or green.

Reason: To protect the safety and prevent interference of the operation of the business with the surrounding road network.

(5) **Approved Tree Work**

This development consent approves the following tree(s) to be removed:

1. Trees numbered 1,4,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,24,25 are approved for removal and replacement as per the submitted arborist report.
2. For each tree removed four (4) new upper canopy trees are to be planted and have a 75L pot size. Two trees are to be placed within the mini golf course to create future canopy coverage.

The trees can be planted in the Cumberland plain restoration area, and some planted in the grassland area adjacent to carpark and entrance road. Trees to be a selection of the following *E. moluccana*, *E. tereticornis*, *E. crebra*, *E. eugenioides*, *C. maculata* & should be identified on the detailed landscape plans.

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

This approval does not grant access to adjoining land. The applicant must negotiate any issues of access with adjoining property owners.

All vegetative waste is to be mulched using a commercial mulcher and either be directed to a waste facility that is licensed to accept the waste, reused for landscaping purposes on site or used as per the NSW Environmental Protection Authority's Mulch Exemption 2016. If reused as firewood it must be stored behind the building line or place out view from the street within 28 days of the tree works authorised by this approval. Other than properly seasoned firewood the burning of tree waste or materials on site is prohibited.

All reasonable measures must be taken to protect the remaining vegetation on the site from damage during the approved tree works.

Reason: To detail approved tree work and any replacement landscaping.

(6) **Parking Compliance**

Vehicle parking facilities are to be designed in accordance with Australian Standards 2890.1 and 2890.6

Reason: To ensure all parking bays comply with the Australian Standards.

(7) **Road Line Marking**

Centre line marking shall be provided at the bend of the access driveway from Huntingwood Drive.

Reason: To ensure the safety manoeuvring of vehicles within the access driveway.

Prior to Issue of a Construction Certificate

(8) **Design Amendments**

Before the issue of a construction certificate, the certifier must ensure the construction certificate plans and specifications detail the following required amendments to the approved plans and documents:

1. The following tree species should be removed from the Vegetation Management Plan (VMP) as these trees either, do not occur in Cumberland Plain Woodland or the Camden LGA or are restricted to very limited locations at the edge of Camden LGA.

- a. *Allocasuarina littoralis*
- b. *Angophora subvelutina*
- c. *Corymbia maculate*
- d. *Eucalyptus baueriana*

e. *Eucalyptus fibrosa*

2. Detailed layout plans to the food, bar, café and waste storage areas are required to be provided to demonstrate the fit-out is in accordance with Food Act, Food Regulations, Food Standards Code and Australian Standard 4674.
3. Specifications of filtration and exhaust requirements for any proposed solid fuel appliance is required.
4. A speed hump and pram ramp at the location of the raised pedestrian/golf buggy wombat crossing within the access driveway to Huntington Street shall be provided to provide additional safety for the crossing buggies and through traffic.
5. A boom gate shall be installed at the Huntingwood Street access to restrict patron access via this entrance between the hours of 10:00pm and 7:00am.

Reason: To require minor amendments to the plans endorsed by the consent authority following assessment of the development.

(9) **Surrender of Development Consent**

Before the issue of a construction certificate, development consent DA/2017/678/1 must be surrendered under section 4.17 of the *Environmental Planning and Assessment Act 1979* and section 67 of the *Environmental Planning and Assessment Regulation 2021*.

Reason: To require the surrender of existing consent(s) where warranted by approved development.

(10) **Public Infrastructure Alterations**

Before the issue of a construction certificate, any required alterations to public infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlets, service provider pits, street trees or any other public infrastructure) must be approved by the roads authority under the *Roads Act 1993*. Any costs incurred will be borne by the developer. Evidence of the approval must be provided to the certifier.

Reason: To clarify the timing and need for approval under the *Roads Act 1993*.

(11) **Fibre-Ready Facilities and Telecommunications Infrastructure**

Before the issue of a construction certificate, written evidence from the carrier must be obtained that demonstrates, to the certifier's satisfaction, that arrangements have been made for:

1. The installation of fibre-ready facilities to the development to enable fibre to be readily connected or may be constructed. Written confirmation that the carrier is satisfied that the fibre ready facilities are fit for purpose is also required.
2. The provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to the premises demonstrated through an agreement with a carrier.

Reason: To ensure fibre-ready telecommunications facilities are installed for new development.

(12) **Glass Reflectivity Index**

Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the glass reflectivity index for all glass used externally will not exceed 20%.

Reason: To ensure all glass used externally has a reasonable maximum level of reflectivity.

(13) **Long Service Levy**

Before the issue of a construction certificate, the long service levy must be paid at the prescribed rate to either the Long Service Payments Corporation or Council under section 34 of the *Building and Construction Industry Long Service Payments Act 1986*. This applies to building and construction works with a cost of \$250,000 or more. Evidence of the payment must be provided to the certifier.

Reason: To ensure the long service levy is paid.

(14) **Outdoor Lighting Provision**

Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the development will be provided with lighting in all outdoor areas that complies with AS 4282 - The Control of Obtrusive Effects of Outdoor Lighting and AS 1158 - Lighting for Roads and Public Spaces.

Reason: To ensure the provision of lighting in accordance with industry standards and to protect the amenity of the surrounding area.

(15) **Driveway Design**

Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the approved driveway(s) will comply with AS 2890 - Parking Facilities and Council's Access Driveway Specifications or Heavy Duty Industrial Commercial Vehicle Crossing (as applicable to the development).

A driveway crossing approval must be obtained from Council before the issue of a construction certificate. Evidence of the approval must be provided to the certifier.

Reason: To ensure that driveways are designed to appropriate standards.

(16) **Mechanical Exhaust Systems**

Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the mechanical exhaust systems will comply with AS 1668 - The Use of Ventilation and Air Conditioning in Buildings (including exhaust air quantities and discharge location points).

Reason: To ensure compliance with industry standards.

(17) **Sydney Water trade Waste Requirements**

Before the issue of a construction certificate, information must be obtained from Sydney Water and a suitably qualified person and demonstrate, to the certifier's satisfaction, any Sydney Water trade waste requirements and how the development will comply with them.

Reason: To ensure that provisions have been made for managing trade waste.

(18) **Food Premises and/or Storage Areas**

Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the development will comply with the following detailed design requirements:

- a) The *Food Act 2003*.
- b) The *Food Regulation 2015*.
- c) Food Standards Australia and New Zealand Food Standards Code 2003.
- d) AS 1668.1 - The Use of Ventilation and Air Conditioning in Buildings - Fire and Smoke Control in Buildings.
- e) AS 1668.2 - The Use of Ventilation and Air Conditioning in Buildings - Mechanical ventilation in Buildings.
- f) AS 4674 - Design, Construction and Fit-Out of Food Premises.

Reason: To ensure that food premises and/or storage areas are designed to comply with statutory requirements and industry standards.

(19) **Mechanical Ventilation**

Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that any room or area not provided with natural ventilation in accordance with the Building Code of Australia will instead be provided with a mechanical ventilation system that complies with the following requirements:

- a) AS 1668.1 - The Use of Ventilation and Air Conditioning in Buildings - Fire and Smoke Control in Buildings.
- b) AS 1668.2 - The Use of Ventilation and Air Conditioning in Buildings - Mechanical Ventilation in Buildings.

Reason: To ensure that mechanical ventilation system(s) are provided where natural ventilation is not achieved.

(20) **Construction Certificate Information**

Before the issue of a construction certificate, the following information must be prepared by a suitably qualified person to the certifier's satisfaction:

1. Provide suitable traffic control devices, advisory speed signs for internal roads and wombat crossings which demonstrate compliance with the Australian standards.
2. A compliance report is required which details that the proposed fit-out of the food, bar, café and waste storage areas are in accordance with Food Act, Food Regulations, Food Standards Code and Australian Standard 4674.

Reason: To ensure that required information is provided to the certifier.

(21) **Engineering Specifications**

Before the issue of a construction certificate, civil engineering plans and information must be prepared by a suitably qualified civil engineer and demonstrate, to the certifier's satisfaction, that the development has been designed to comply with Council's engineering specifications, the approved plans and documents and the conditions of this development consent.

Reason: To ensure that the development will comply with Council's engineering specifications and the terms of this consent.

(22) **Performance Bond**

Before the issue of a construction certificate, a performance bond must be lodged with Council in accordance with Council's Development Infrastructure Bonds Policy. Fees are payable for the lodgement and refund of the bond. Evidence of the bond lodgement must be provided to the certifier.

Reason: To ensure that new public infrastructure works undertaken within the existing public domain are constructed to an appropriate standard.

(23) **Damages Bond**

Before the issue of a construction certificate, a bond must be lodged with Council in accordance with Council's Development Infrastructure Bonds Policy. Fees are payable for the lodgement and refund of the bond. Evidence of the bond lodgement must be provided to the certifier.

Reason: To ensure that any damage to existing public infrastructure is rectified.

(24) **Structural Engineer Certificate**

Before the issue of a construction certificate, a certificate must be prepared by a suitably qualified structural engineer and certify, to the certifier's satisfaction, that all piers, slabs, footings, retaining walls and structural elements have been designed in accordance with the approved and applicable geotechnical report(s). The certificate must be accompanied by a copy of the structural engineer's current professional indemnity insurance.

Reason: To ensure that building elements are designed for the site conditions.

(25) **Civil Engineering Plans and Information**

Before the issue of a construction certificate, civil engineering plans and information must be prepared by a suitably qualified civil engineer, to the satisfaction of the certifier. The plans and information must include the following elements:

1. Erosion and sediment control measures, including compliance with the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate (the blue book) (as amended from time to time).
2. Earthworks.
3. Water quantity and quality facilities:
 - a. A detailed on-site detention and water quality report.
 - b. An electronic stormwater model
 - c. A validated Camden Council MUSIC-link report with electronic model.
4. Details of any required augmentation of existing drainage systems to accommodate drainage from the development.
5. For roads and car parks:
 - a. Pavement design.
 - b. Traffic management devices.
 - c. Line marking.
6. Clearly delineate the extent/location of the 5% annual exceedance probability (AEP), the 1% AEP, the probable maximum flood and the flood planning level (FPL) lines and clearly label them as such (only if the site is flood affected). The FPL is defined in Council's Flood Risk Management Policy.

The plans and information must be accompanied by certification from a suitably qualified civil engineer certifying that they comply with Council's engineering specifications.

Reason: To ensure that civil works are designed to appropriate standards.

(26) Dam and/or Watercourse Beds Desilting

Before the issue of a construction certificate, a geotechnical report must be prepared by a suitably qualified geotechnical engineer and demonstrate, to the satisfaction of the certifier, the works required to desilt the dam or watercourse beds where required.

Reason: To ensure that the works required to desilt dam and/or watercourse beds are documented.

(27) Construction On-site Detention/Sediment Control Basins

Before the issue of a construction certificate, information detailing the location and design of construction on-site detention/sediment control basins within the site must be prepared by a suitably qualified person, to the certifier's satisfaction.

Reason: To ensure that on-site detention and sediment control measures are provided.

(28) **Detailed Landscaping Plan**

Before the issue of a construction certificate, detailed landscaping plans must be prepared by a registered landscape architect and demonstrate, to the certifier's satisfaction, the following detailed design requirements:

- a) Consistency with the concept landscaping plans approved by this development consent.
- b) Compliance with Appendix B of Camden Development Control Plan 2019.
- c) Amended plans of the mini golf and boardwalk are required showing the retention of tree number 22.
- d) Updated landscape plans are required which show amendments for tree retention of tree number 22.
- e) Replacement plantings are required to be shown on the detailed landscape plans.
- f) The access road from Providence Drive is required to have larger canopy trees. Every 4 trees should have a larger canopy tree.

Reason: To ensure that detailed landscaping requirements are documented.

(29) **Waste Rooms**

Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the waste rooms will comply with the following detailed design requirements:

- a) Constructed of solid, impact resistant materials and finished in a smooth, even surface.
- b) Smooth, impervious walls to ensure no moisture, oils or similar material can soak in.
- c) Impervious, coved and graded floors that will be drained to a floor waste connection.
- d) Provision of ventilation in accordance with AS 1668 - The Use of Ventilation in Buildings, lighting, pest proofing and an external hose tap.
- e) Roofed with a minimum ceiling height of 2.4m

Reason: To ensure that hygienic waste management facilities are provided.

(30) **Section 7.12 Contributions**

Before the issue of a construction certificate, contributions must be made to Council under section 7.12 of the *Environmental Planning and Assessment Act 1979*:

Camden Section 7.12 Development Contribution Plan	
% of development cost	1% OF DEVELOPMENT COST
Amount payable	\$497,148

The amount of contribution payable under this condition has been calculated at the date of determination. In accordance with the provisions of the contributions plan, this amount shall be indexed at the time of actual payment in accordance with the consumer price index.

Reason: To ensure that development makes contributions towards services identified in the applicable contributions plan.

- (31) **Registered Club Licence** – A registered club licence must be obtained in accordance with the Liquor Act 2007 and the Registered Clubs Act 1976 prior to the issue of a Construction Certificate. Documentary evidence and detailed demonstrating compliance shall be provided to the Certifying Authority prior to the release of a construction certificate.

Reason: To ensure that a registered club licence is obtained in accordance with the legislation.

Before Work Commences

(32) **Public Liability Insurance Policy**

Before any site work commences, the developer must take out a public liability insurance policy with a minimum cover of \$20 million in relation to the occupation of, and works within, all public property for the full duration of the works. Evidence of the policy must be provided to the principal certifier.

Reason: To ensure adequate public liability insurance is obtained to cover development within public property.

(33) **Site Security and Fencing**

Before any site work commences, the site is to be secured and fenced to the satisfaction of the principal certifier.

Reason: To ensure that access to the site is managed before works commence.

(34) **Sydney Water Approval**

Before any site work commences, the approved construction certificate and/or subdivision works certificate plans must be approved by Sydney Water to confirm if sewer, water or stormwater mains or easements will be affected by the

development. Visit www.sydneywater.com.au/tapin to apply. The Sydney Water approval must be provided to the principal certifier.

For subdivision works certificates, stamped water servicing coordinator must be provided to the principal certifier.

Reason: To ensure that any impacts upon Sydney Water infrastructure have been approved.

(35) **Demolition Work**

Before any demolition work commences, the following requirements must be complied with to the satisfaction of the principal certifier (or Council where there is no requirement for a principal certifier):

1. The developer must notify adjoining property occupiers of the demolition works 7 working days prior to demolition. The notification must be clearly written on A4 size paper giving the date demolition will commence and be placed in the letterbox of every premises (including every apartment, unit or the like) either side, immediately at the rear of and directly opposite the demolition site.
2. The developer must erect a sign at the front of the property with the demolisher's name, licence number, contact phone number and site address.
3. The developer must erect a 1.8m high temporary fence and hoarding between the site and any public property (footpaths, roads, reserves, etc.). Access to the site must be restricted to authorised persons only and the site must be secured against unauthorised entry when work is not in progress or when the site is unoccupied.
4. All utilities (such as sewer, telephone, gas, water and electricity) must be disconnected. The developer must consult with the relevant utility owner regarding their requirements for the disconnection of services.
5. Erosion and sediment control measures must be installed.
6. A work plan must be prepared by a suitably qualified person. The plan must:
 - a. Demonstrate compliance with AS 2601 - The Demolition of Structures.
 - b. The NSW Government's Code of Practice for Demolition Work.
 - c. Identify hazardous materials including surfaces coated with lead paint.
 - d. Detail the method(s) of demolition.
 - e. Identify the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
 - f. Note that the burning of any demolished material on site is not permitted and that offenders will be prosecuted.

7. If the property was built prior to 1987, an asbestos survey must be carried out by a suitably qualified person. If asbestos is found, a SafeWork NSW licensed asbestos removalist must remove all asbestos in accordance with SafeWork NSW requirements and include notification to adjoining property occupiers of the asbestos removal.

Reason: To ensure that demolition works are carried out to appropriate standards

(36) **Site Management Plan (Preparation)**

Before any site work commences, a site management plan must be prepared by a suitably qualified person. The plan must demonstrate, to the satisfaction of the principal certifier, that the following site work matters will be managed to protect the amenity of the surrounding area:

1. Erosion and sediment control measures, including compliance with the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate' (the blue book) (as amended from time to time).
2. Prohibiting offensive noise, vibration, dust and odour as defined by the *Protection of the Environment Operations Act 1997*.
3. Covering soil stockpiles and not locating them near drainage lines, watercourses, waterbodies, footpaths and roads without first providing adequate measures to protect those features.
4. Prohibiting the pumping of water seeping into any excavations from being pumped to a stormwater system unless sampling results demonstrate compliance with NSW Environment Protection Authority requirements and the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2018) criteria for water quality discharge.
5. Construction traffic management in accordance with Council's engineering specifications and AS 1742.3 - Manual of Uniform Traffic Control Devices - Traffic Control for Works on Roads.
6. Maintaining a fill delivery register including the date, time, truck registration number and fill quantity, origin and type.
7. Ensuring that vehicles transporting material to and from the site:
 - a. Cover the material so as to minimise sediment transfer.
 - b. Do not track soil and other waste material onto any public road.
 - c. Fully traverse the site's stabilised access point.
8. Waste generation volumes, waste reuse and recycling methods, waste classification in accordance with NSW Environment Protection Authority waste classification guidelines, hazardous waste management, disposal at waste

facilities, the retention of tipping dockets and their production to Council upon request.

9. Hazardous materials management.

10. Work health and safety.

11. Complaints recording and response.

Reason: To ensure site management practices are established before any works commence.

(37) Fill Management Plan (Preparation)

Before any site work commences, a fill management plan must be prepared by a suitably qualified person. The plan must demonstrate, to the satisfaction of the principal certifier, that all fill material imported into the site will be virgin excavated natural material.

Reason: To ensure that only virgin excavated natural fill material is imported into the site.

(38) Utility Services Protection

Before any site work commences, the developer must demonstrate, to the satisfaction of the principal certifier, that the following requirements have been met:

- a) Undertake a 'Before You Dig Australia' services search and liaise with the relevant utility owners.
- b) Offer all utility owners a duty of care, take action to prevent damage to utility networks and comply with utility owners' directions.
- c) Obtain approval to proceed with the site works from utility owners.

Reason: To ensure that utilities are not adversely affected by development.

(39) Hollow Bearing Trees / Active Nests

A nest box installation, hollow re-use and active nest relocation plan must be prepared in addition to the tree survey plan.

The nest box installation, hollow re-use and active nest relocation plan shall provide fauna with short-term habitat requirements during vegetation clearance and bushland restoration works. Each individual tree hollow must be replaced at a minimum 1:1 ratio with nest boxes.

All hollow-bearing and active nest trees removed from the site are to be inspected prior to removal. Measures must be taken to ensure that fauna inhabiting tree hollows or active nests are treated humanely and relocated before development activities commence in line with the *National Parks and Wildlife Act 1974*.

A qualified ecologist or wildlife carer must be present throughout vegetation clearing activities to relocate fauna, or take fauna into care where appropriate (i.e. juvenile or nocturnal fauna).

Reason: To ensure that fauna habitat approved for removal is replaced by nest boxes and/or by relocating active nests.

(40) Erection of Signs

Before any site work commences, a sign must be erected in a prominent position on the site:

1. Showing the name, address and telephone number of the principal certifier for the work.
2. Showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours.
3. Stating that unauthorised entry to the work site is prohibited.

The sign must be:

1. Maintained while the work is being carried out.
2. Removed when the work has been completed.

This condition does not apply in relation to:

1. Building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building.
2. Crown building work certified to comply with the *Building Code of Australia* under Part 6 of the *Environmental Planning and Assessment Act 1979*.

Reason: Prescribed condition under section 70 of the *Environmental Planning and Assessment Regulation 2021*.

During Works

(41) Priority (Noxious) Weeds Management (During Work)

While site work is being carried out, weed dispersion must be minimised and weed infestations must be managed under the *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*. Any priority (noxious) or environmentally invasive weed infestations that occur during works must be fully and continuously suppressed and destroyed by appropriate means, to the satisfaction of the principal certifier. All new infestations must be reported to Council.

Reason: To ensure priority (noxious) weeds are managed in accordance with statutory requirements.

(42) Work Noise

While site work is being carried out, noise levels must comply with:

- a) For work periods of 4 weeks or less, the LAeq level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 20dB(A).
- b) For work periods greater than 4 weeks but not greater than 26 weeks, the LAeq level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 10dB(A).
- c) For work periods greater than 26 weeks, the LAeq level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 5dB(A). Alternatively, noise levels must comply with the NSW Environment Protection Authority Interim Construction Noise Guidelines.

Reason: To protect the amenity of the surrounding area.

(43) **Work Hours**

While site work is being carried out, all work (including the delivery of materials) must be:

- a) Restricted to between the hours of 7am to 5pm Monday to Saturday.
- b) Not carried out on Sundays or public holidays.

Unless otherwise approved in writing by Council.

Reason: To protect the amenity of the surrounding are

(44) **Survey Report**

Before concrete is poured, the building(s) must be set out by a registered surveyor and a peg out survey must be prepared. The survey must confirm, to the satisfaction of the principal certifier, that the building will be sited in accordance with the approved plans and this development consent.

Reason: To ensure that the building(s) will be sited in accordance with the approved plans and this development consent.

(45) **Pollution Warning Sign**

While site work is being carried out, a sign must be displayed at all site entrances to the satisfaction of the principal certifier. The sign(s) must be constructed of durable materials, be a minimum of 1.2m x 900mm and read:

'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 must be a minimum of 120mm high. The warning and fine details must be in red bold capitals and the remaining words in dark coloured lower case letters. The sign(s) must have a white background and a red border.

The sign(s) must be maintained until the works have been completed.

Reason: To ensure that potential fines for pollution are clearly advertised.

(46) **Site Management Plan (During Work)**

While site work is being carried out, the approved site management plan must be complied with.

A copy of the plan must be kept on the site at all times and provided to Council upon request.

Reason: To protect the amenity of the surrounding area.

(47) **Fill Management Plan (During Work)**

While site work is being carried out, the approved fill management plan must be complied with.

Reason: To ensure that only virgin excavated natural fill material is imported into the site.

(48) **Fill Assessment Report**

While site work is being carried out, a fill assessment report must be prepared by a suitably qualified person each month. The report must facilitate, to the satisfaction of the principal certifier, a monthly audit of compliance with the approved fill management plan.

Reason: To confirm that only virgin excavated natural fill material is imported into the site.

(49) **Fill Delivery Register**

Once site work is completed, the delivery register for the site work must be submitted to Council.

Reason: To ensure that Council has a record of all fill deliveries to the site.

(50) **Fill Material (Virgin Excavated Natural Material)**

Before the importation and placement of any fill material on the site, an assessment report and sampling location plan for the material must be prepared by a contaminated land specialist. The report and plan must demonstrate, to the satisfaction of the principal certifier, that:

1. The report and plan have been endorsed by a practising engineer with specific area of practice in subdivisional geotechnics.
2. The report and plan have been prepared in accordance with:
 - a. The Department of Land and Water Conservation publication 'Site investigation for Urban Salinity'.

- b. The Department of Environment and Conservation - Contaminated Sites Guidelines 'Guidelines for the NSW Site Auditor Scheme (Third Edition) - Soil Investigation Levels for Urban Development Sites in NSW'.

3. The fill material:

- a. Provides no unacceptable risk to human health and the environment.
- b. Is free of contaminants.
- c. Has had its salinity characteristics identified in the report and specifically the aggressiveness of salts to concrete and steel (refer to the Department of Land and Water Conservation publication 'Site investigation for Urban Salinity').
- d. Is suitable for its intended purpose and land use.
- e. Has been lawfully obtained.

4. The sampling of the material for salinity complies with:

- a. Less than 6,000m³ - 3 sampling locations.
- b. Greater than 6,000m³ - 3 sampling locations with 1 extra location for each additional 2,000m³ or part thereof.
- c. A minimum of 1 sample from each sampling location must have been provided for assessment.

5. The sampling of the material for contamination complies with:

- a. 1 sample per 1,000m² or part thereof.
- b. For volumes less than 1,000m², a minimum of 2 separate samples from different locations must be taken.

Reason: To ensure that fill material has been adequately assessed before placement on the site

(51) **Unexpected Contamination Finds Contingency (General)**

While site work is being carried out, if any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash

material, etc.) are encountered, the work must cease immediately until a certified contaminated land consultant has conducted an assessment of the find to the satisfaction of the principal certifier.

Where the assessment identifies contamination and remediation is required, all work must cease in the vicinity of the contamination and Council must be notified immediately. Development consent must be obtained to undertake Category 1 remediation.

Reason: To ensure a procedure is in place to manage unexpected contamination finds encountered during site works.

(52) Car Park Noise Control (During Work)

While site work is being carried out, all car parks must have a coved finish with Slabseal 2000 SR sealant (or a similar equivalent product) applied to concrete floors, to the satisfaction of the principal certifier.

Reason: To ensure that car parks are adequate finished to protect the amenity of the surrounding area.

(53) Fill compaction

While site work is being carried out, a suitably qualified geotechnical engineer must supervise the placement of all fill material and certify that the work has, to the satisfaction of the principal certifier, been:

- a) Carried out to level 1 inspection and testing responsibility in accordance with Appendix B of AS 3798 - Guidelines on Earthworks for Commercial and Residential Developments.
- b) Compacted in accordance with Council's engineering specifications.

Reason: To ensure that fill is compacted to appropriate standards.

(54) Material Sampling and Testing

While site work is being carried out and before any material is delivered to the site, sampling and testing of all material in accordance with Council's engineering specifications must be completed by a suitably qualified testing organisation, to the satisfaction of the principal certifier. The testing results must include a certificate from the testing organisation that certifies compliance with the criteria in Council's engineering specifications. The testing results must be updated every 3 months or when the material source changes.

Reason: To ensure that material used in construction complies with Council's engineering specifications.

(55) Pavement Layer Thickness

While site work is being carried out and at the completion of each pavement layer, a site survey plan must be prepared by a registered surveyor and demonstrate, to the satisfaction of the principal certifier, the following information:

1. The reduced level (to Australian height datum level) of the finished surface layer after trimming and before the next course material is laid.
2. Survey readings at the lip of gutter (two sides) and the centre line of the road at least every 50m of road chainage or part thereof, with a minimum of two chainage locations per continuous length of pavement design profile along a single road.
3. The variation from the design level and whether the points are within Council's acceptable tolerances. The tolerances for each layer are specified in the table below:

Layer	Tolerance
Subgrade (surface layer)	-30mm / +10mm
Subbase Course (thickness)	-10mm / +20mm
Base Course (thickness)	-0mm / +20mm
Finished Surface Level	-15mm / +12mm

The construction of the next pavement layer must not commence until written approval is given by the principal certifier.

Reason: To ensure that pavement layer thickness complies with Council's engineering specifications.

(56) **Work Near or Involving Vegetation**

While site work is being carried out, the following requirements must be complied with to the satisfaction of the principal certifier:

- a) Existing vegetation (including street trees) not approved for removal must be protected in accordance with AS 4970 - Protection of Trees on Development Sites and Council's engineering specifications.
- b) The boundaries of any bushland or waterfront land areas adjacent to the site must be fenced by minimum 1.8m high chain link or welded mesh fencing. The fencing must include signage advising that the vegetation behind it is protected. The fencing must be maintained until the works have been completed.
- c) No work (including for vehicular access or parking) that transects vegetation not approved for removal can be undertaken.
- d) All vegetation related work must be carried out by a fully insured and qualified arborist. The arborist must be qualified to Australian Qualifications Framework (AQF) Level 3 in Arboriculture for the carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.
- e) All tree pruning must be carried out in accordance with AS 4373 - Pruning of Amenity Trees.

- f) Where practical, all green waste generated from vegetation work must be recycled into mulch or composted at a designated facility.

Reason: To ensure that work near or involving vegetation is carried out to industry standards.

(57) **Archaeological Discovery**

While site work is being carried out, the following requirements must be complied with should relic(s) from the past be discovered that could have historical significance, to the satisfaction of the principal certifier:

- a) All works in the vicinity of the discovery area must stop.
- b) For Aboriginal objects, Heritage NSW must be advised of the discovery in writing in accordance with Section 89A of the *National Parks and Wildlife Act 1974*. Any requirements of Heritage NSW must be implemented.
- c) For non-Aboriginal objects, Heritage NSW must be advised of the discovery in writing in accordance with Section 146 of the *Heritage Act 1977*. Any requirements of Heritage NSW must be implemented.

Reason: To ensure unexpected archaeological discoveries are managed in accordance with statutory requirements.

(58) **Local Traffic Committee Approval**

Before the installation of or any changes to regulatory road signage, line marking and/or devices, approval must be obtained from Council's Local Traffic Committee for the installation of or any changes to regulatory road signage, line marking and/or devices. Evidence of the approval must be provided to the principal certifier.

Reason: To ensure that regulatory road elements are formally approved.

(59) **Compliance with *Building Code of Australia***

While building work is being carried out, the work must be carried out in accordance with the *Building Code of Australia*. A reference to the *Building Code of Australia* is a reference to the Building Code of Australia as in force on the relevant date (as defined by section 19 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*).

This condition does not apply:

- a) To the extent to which an exemption from a provision of the *Building Code of Australia* or a fire safety standard is in force under the [*Environmental Planning and Assessment \(Development Certification and Fire Safety\) Regulation 2021*](#).
- b) To the erection of a temporary building other than a temporary structure used as an entertainment venue.

Reason: Prescribed condition under section 69 of the *Environmental Planning and Assessment Regulation 2021*.

(60) **Shoring and Adequacy of Adjoining Property**

While site work is being carried out, the person having the benefit of the development consent must, at the person's own expense:

1. Protect and support the building, structure or work on adjoining land from possible damage from the excavation.
2. If necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.

This condition does not apply if:

1. The person having the benefit of the development consent owns the adjoining land.
2. The owner of the adjoining land gives written consent to the condition not applying.

Reason: Prescribed condition under section 74 of the *Environmental Planning and Assessment Regulation 2021*.

(61) **Salinity Management**

All approved development including earthworks, imported fill, landscaping, buildings and associated infrastructure must be carried out or constructed in accordance with the management strategies as contained within the approved Salinity Management Plan titled, "Report on Salinity Investigation and Management Plan, prepared by Douglas Partners, project 76631, dated 03 April 2015".

Reason: To ensure the development is designed to withstand the effects of salinity.

(62) **Site Access**

As per the submitted engineering plans titled "Sediment and Erosion Control Plan, Ref 230605_DA_SE01, Rev 4, prepared by Heny & Hymas, dated 23/7/2024", no access/exit to and from the site via Huntington Street is permitted during construction works, with the exception during reconstruction of the driveway on Huntington Street.

Reason: To ensure construction site access is in accordance with the sediment control plan.

Prior to Issue of an Occupation Certificate

(63) **Acoustic Report Compliance**

Documentary evidence shall be provided to the principal certifier confirming the building/s has been designed and constructed in accordance with the approved acoustic report "Acoustical Report Proposed Registered Club - The Greens, Lot 1 DP 1241677, 880 Camden Valley Way, Gledswood Hills, prepared by Koikas Acoustics Pty Ltd, dated 18 July 2024, Reference 2996R20240718".

Reason: To ensure that the building has been constructed to mitigate noise impacts upon future occupants.

(64) **Acoustic Compliance Report**

A report shall be prepared by an independent acoustic consultant and be submitted to the principal certifier certifying authority to demonstrate that noise levels from all mechanical plant will comply with the following criteria when measured at the following locations (as described in the approved acoustic report prepared by Koikas Acoustics):

NCA_1 - Camden Valey way

- 53dB(A) 7am-6pm;
- 55 dB(A) 6pm-10pm; and
- 44 dB(A)10pm-7am.

NCA_2 - Huntington Street

- 43 dB(A) 7am-6pm;
- 44 dB(A) 6pm-10pm; and
- 39 dB(A)10pm-7am.

NCA_3 – Glenholme Way

- 41 dB(A) 7am-6pm;
- 41 dB(A) 6pm-10pm; and
- 38 dB(A)10pm-7am

NCA_4 - Providence Drive

- 42 dB(A) 7am-6pm;
- 42 dB(A) 6pm-10pm; and
- 37 dB(A)10pm-7am

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

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

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

Reason: To ensure that the building(s) has been constructed to mitigate noise impacts upon future occupants.

(65) **Driveway Crossing Construction**

Before the issue of an occupation certificate, evidence must be provided and demonstrate, to the principal certifier's satisfaction, that a driveway crossing has been constructed in accordance with this development consent and the driveway crossing approval.

Reason: To ensure that the building(s) is provided with vehicular access.

(66) **Services**

Before the issue of an occupation certificate, the following information from energy, water and wastewater service suppliers must be obtained and provided to the principal certifier:

- a) A notice of arrangement for the distribution of electricity from Endeavour Energy to service the approved development.
- b) A section 73 compliance certificate from Sydney Water demonstrating that satisfactory arrangements have been made to service the approved development.

Reason: To ensure that energy, water and wastewater services are provided for the development

(67) **Mechanical Exhaust Systems**

Before the issue of an occupation certificate, information must be prepared by a suitably qualified person and demonstrate, to the principal certifier's satisfaction, that:

- a) The mechanical exhaust systems have been designed, constructed and installed in accordance with the *Building Code of Australia* and AS 1668 - The Use of Ventilation and Air Conditioning in Buildings.
- b) The installed air handling system has been tested and complies with the construction certificate plans and specifications (including ventilation requirements and fire precautions).

Reason: To ensure that mechanical exhaust system(s) are installed in accordance with industry standards.

(68) **Development Registration with Council**

Before the issue of an occupation certificate, the development must be inspected by and registered with Council. Evidence of the inspection and registration must be provided to the principal certifier.

Reason: To support Council's regulatory functions related to the development.

(69) **Defects and Liability Bond**

Before the issue of an occupation certificate, a defects and liability bond must be lodged with Council in accordance with Council's Development Infrastructure Bonds Policy. Fees are payable for the lodgement and refund of the bond. Evidence of the bond lodgement must be provided to the principal certifier.

Reason: To ensure that the cost to rectify defects and liabilities in new public infrastructure works is captured.

(70) **Water Management Facilities Positive Covenant**

Before the issue of an occupation certificate, evidence must be provided and demonstrate, to the principal certifier's satisfaction, that a positive covenant has been registered with NSW Land Registry Services. The positive covenant must be created under Section 88E of the *Conveyancing Act 1919* and burden the property owner with a requirement to maintain any on-site detention, on-site retention/re-use and water quality facilities on the property.

The terms of the positive covenant must include the following:

- a) The property owner is responsible for maintaining and keeping clear all pits, pipelines, trench barriers and other structures.
- b) The property owner will have the facilities inspected by a competent person on a schedule mandated by the facilities' design specifications.
- c) Council will have the right to enter the site at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order the facilities.
- d) Council will have the right to recover as a liquidated debt the cost of any remedial work from the property owner upon demand.
- e) The property owner will indemnify Council and all adjoining property owners against damage to their properties arising from the failure of any component of the facilities or the failure to clean, maintain and repair the facilities.

Reason: To provide a legal mechanism for the long-term maintenance of water management facilities.

(71) On-site Detention Facility Plan of Management (Preparation)

Before the issue of an occupation certificate, an on-site detention facility plan of management (POM) must be prepared by a suitably qualified person, to the satisfaction of the principal certifier. The POM must describe all design and operational parameters for the facility including:

- a) Design levels.
- b) Hydrology and hydraulics.
- c) Inspection and maintenance requirements (including time intervals for inspections and maintenance).

Reason: To provide a management regime for on-site detention facilities.

(72) Verge Reconstruction

Before the issue of an occupation certificate, the unpaved road verges directly adjoining the property must be reconstructed with grass species listed in Council's engineering specifications.

Reason: To ensure that road verges are reconstructed with grass following building works.

(73) Water Management Basins Certificate

Before the issue of an occupation certificate, a certificate must be prepared by a suitably qualified person and demonstrate, to the satisfaction of the principal certifier, that the water management basins comply with the following requirements:

- a) The basins have been completed in accordance with the approved construction certificate plans or that any variations that have been made will not impair the performance of the basins.
- b) The basins will function in accordance with the design intent approved by the construction certificate.

Reason: To ensure that water management basins will comply with the construction certificate.

(74) Works as Executed Plans

Before the issue of an occupation certificate, works as executed plans in accordance with Council's engineering specifications must be prepared by a suitably qualified person and demonstrate, to the principal certifier's satisfaction, the following requirements:

1. Digital data must be in AutoCAD .dwg or .dxf format and the data projection coordinate must be in GDA94 / MGA Zone 56.

2. Verify that any water management basins have been completed in accordance with the approved plans and provide the following details:
 - a. Levels and dimensions to verify the storage volume of any water management facilities.
 - b. Levels and other relevant dimensions of:
 - i. Internal drainage pipes.
 - ii. Orifice plates.
 - iii. Outlet control devices and pits.
 - iv. Weirs (including widths).
 - c. Verification that the orifice plates have been fitted and the diameter of the fitted plates.
 - d. Verification that trash screens are installed.
3. Where the site is flood affected, the plans must clearly delineate the extent of the flood planning levels. The plans must clearly delineate the extent and location of the 5% annual exceedance probability (AEP), the 1% AEP, the probable maximum flood and the flood planning level (FPL) lines and clearly label them as such. The FPL is defined in Council's Flood Risk Management Policy.

Reason: To ensure that the completed works are recorded.

(75) Landscaping Works Completion

Before the issue of an occupation certificate, all of the landscaping works approved by this development consent and the construction certificate must be completed to the satisfaction of the principal certifier. This must include the provision of certification from the supplier of all trees certifying that the trees comply with AS 2303 - Tree Stock for Landscape use.

Reason: To ensure that all approved landscaping works have been completed to an appropriate standard.

(76) Existing Street Trees Inspection

Before the issue of an occupation certificate, all existing street trees along all public roads adjoining the site must be inspected by Council. Any damage to these

existing street trees must be rectified to the satisfaction of Council. Evidence of the inspection and Council's satisfaction of any required rectification works must be provided to the principal certifier.

Reason: To ensure that existing street trees are inspected for damage and rectified where required.

(77) Private Waste Collection Contract

Before the issue of an occupation certificate, a private waste collection contract must be entered into for the collection of all waste and its disposal at a waste facility. Evidence of the contract must be provided to the principal certifier and Council.

Reason: To ensure that a formal arrangement is in place for the private collection of waste.

(78) Food, Bar and Café areas Compliance Report

Information must be prepared by a suitably qualified consultant which demonstrates, to the principal certifier's satisfaction, that the food, bar, café and waste storage areas have been designed, constructed and fit-out in accordance with Food Act, Food Regulations, Food Standards Code and Australian Standard 4674.

Reason: To ensure food handling and waste storage areas comply with the relevant legislation.

Ongoing Use

(79) Priority (Noxious) Weeds Management (Ongoing)

During occupation and ongoing use of the development, weed dispersion must be minimised and weed infestations must be managed under the *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*. All new infestations must be reported to Council.

Reason: To ensure priority (noxious) weeds are managed in accordance with statutory requirements.

(80) Loading and Unloading

During occupation and ongoing use of the development, all loading and unloading activities must take place within the development's approved loading area.

Reason: To maintain the visual amenity of the area and off-street car parking spaces and driveways approved for the development.

(81) Graffiti Removal

During occupation and ongoing use of the development, all graffiti applied to the development must be removed within 48 hours of its application.

Reason: To protect the visual amenity of the area surrounding the development.

(82) **Operating Hours**

During occupation and ongoing use of the development, the development is approved to operate within the following hours:

Registered Club

Day	Hours of Operation
Monday	10:00am – 2:00am
Tuesday	10:00am – 2:00am
Wednesday	10:00am – 2:00am
Thursday	10:00am – 2:00am
Friday	10:00am – 2:00am
Saturday	10:00am – 2:00am
Sunday and Public Holidays	10:00am – 2:00am

Driving Range

Day	Hours of Operation
Monday	5:30am – 12:00 Midnight
Tuesday	5:30am – 12:00 Midnight
Wednesday	5:30am – 12:00 Midnight
Thursday	5:30am – 12:00 Midnight
Friday	5:30am – 12:00 Midnight
Saturday	5:30am – 12:00 Midnight
Sunday and Public Holidays	5:30am – 12:00 Midnight

Mini Golf Course

Day	Hours of Operation
Monday	7:00am – 12:00 Midnight
Tuesday	7:00am – 12:00 Midnight
Wednesday	7:00am – 12:00 Midnight
Thursday	7:00am – 12:00 Midnight
Friday	7:00am – 12:00 Midnight
Saturday	7:00am – 12:00 Midnight
Sunday and Public Holidays	7:00am – 12:00 Midnight

Reason: To protect the amenity of the surrounding area.

(83) **Dangerous and/or Hazardous Goods Storage**

During occupation and ongoing use of the development, all dangerous and/or hazardous goods must be stored in accordance with SafeWork NSW requirements.

Reason: To ensure that dangerous and/or hazardous good are stored safely and in compliance with industry standards.

(84) **Outdoor Lighting Plan (Ongoing)**

During occupation and ongoing use of the development, the approved lighting plan must be complied with.

Reason: To ensure compliance with industry standards and to protect the amenity of the surrounding area.

(85) **Car Park Noise Control (Ongoing)**

During occupation and ongoing use of the development, the coved finish and sealant applied to all car parks must always be maintained to a standard that eliminates tyre squeal noise from being audible.

Reason: To protect the amenity of the surrounding area.

(86) **Pollutant Discharge Management**

During occupation and ongoing use of the development, the control of pollutant discharges must comply with the following requirements:

- a) No wastewater, chemicals or other pollutant substances may be discharged to Council's stormwater system or other waterways.
- b) All gases, odours, dust, fumes, steam, moisture and particulate matter generated by the development must be collected into approved stacks for discharge to the atmosphere.

Reason: To protect the environment from pollution.

(87) **Maintenance Shed Liquid Storage and Bunding**

During occupation and ongoing use of the development, all liquids including oils, lubricants, hydraulic fluids, fuel, paints, detergents and any other chemicals must be stored in approved containers and housed in an impervious, bunded and covered area. The bunded area must be able to store a minimum of 110% of the volume of the largest container stored or 25% of the total volume of all the containers stored.

Reason: To protect the environment from pollution.

(88) **Maintenance Shed Liquid Spills Management**

During occupation and ongoing use of the development, the management of liquid spills must comply with the following requirements:

- a) Supplies of spill prevention, absorbent and clean-up materials must be kept on site to recover any spilled liquid.

- b) Liquid spills must be cleaned up using dry methods (by placing absorbent material on the spill and sweeping or shovelling the material into a secure bin).
- c) Materials used for clean-up must be disposed of at a waste facility.

Reason: To protect the environment from pollution.

(89) **Waste Oil and By-Products Disposal**

During occupation and ongoing use of the development, all waste oil, grease and associated by-products must be transferred to a waste or recycling facility by a liquid waste contractor. All waste disposal must be in accordance with the NSW Environment Protection Authority's waste tracking requirements with documentation kept for 4 years. The documentation must be produced to Council upon request.

Reason: To ensure compliance with industry standards.

(90) **Material Safety Data Sheets**

During occupation and ongoing use of the development, material safety data sheets must be held on site for all hazardous materials.

Reason: To ensure that hazardous materials are safely stored and used.

(91) **Offensive Noise and Noise Compliance**

During occupation and ongoing use of the development, the use and occupation of the premises, including all plant and equipment, must not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997*. Operational noise must also comply with the NSW Noise Policy for Industry 2017.

Reason: To protect the amenity of the surrounding area.

(92) **Licensed Premises Noise**

During occupation and ongoing use of the development, noise from the development must comply with the following requirements:

- a) The LA10, 15min noise level emitted from the licensed premises must not exceed the background noise level in any octave band centre frequency (31.5Hz-8kHz inclusive) by more than 5dB between 7am and 12 midnight at the boundary of any affected residence.
- b) The LA10,15min noise level emitted from the licensed premises must not exceed the background noise level in any octave band centre frequency (31.5Hz-8kHz inclusive) between 12 midnight and 7am at the boundary of any affected residence.
- c) The LA10, 15min noise level emitted from the licensed premises when measured inside a habitable room of a residence between 12pm and 7am must not give rise to a measurable increase above the ambient level in any octave band centre frequency (31.5Hz-8kHz inclusive) in the absence of music.

*In this condition, LA10 is taken as the average maximum deflection of the noise emission from the licensed premises.

Reason: To ensure that hazardous materials are safely stored and used.

(93) **On-Site Detention Facility Plan of Management (Ongoing)**

During occupation and ongoing use of the development, the on-site detention facility plan of management plan required by this development must be complied with.

Reason: To provide a management regime for on-site detention facilities.

(94) **Vegetation Management Plan Monitoring Reports**

During occupation and ongoing use of the development, annual monitoring reports that report on the progress of the implementation of the approved vegetation management plan must be provided to the satisfaction of Council. This must also include at completion of the primary planting and a final report at the completion of the works.

Reason: To allow the monitoring of the progress of approved vegetation management plan works.

(95) **Landscaping Works Maintenance**

During occupation and ongoing use of the development, the approved landscaping must be perpetually maintained in a complete and healthy condition.

Reason: To ensure that approved landscaping works are perpetually maintained to an appropriate standard.

(96) **Compliance With Acoustic Report**

The acoustic recommendations outlined in Section 10.0 of the acoustic report titled "Acoustical Report Proposed Registered Club - The Greens, Lot 1 DP 1241677, 880 Camden Valley Way, Gledswood Hills, prepared by Koikas acoustic Pty Ltd, dated 18 July 2024, Reference 2996R20240718" shall be implemented.

Reason: To ensure that the building has been constructed to mitigate noise impacts upon nearby occupants.

(97) **Maintenance Shed**

The roller door to the maintenance shed shall remain closed until 6.00am. Noise generating works must not to commence before 7.00am.

Reason: To ensure that the building has been constructed to mitigate noise impacts upon nearby occupants.

(98) **Driving Range Ball Retrieval**

The driving range ball retrieval vehicle must not operate before 7.00am or after 10.00pm.

Reason: To mitigate noise impacts upon nearby occupants.

(99) **Noise Management Plan**

The business is to be operated in accordance with the Noise Management plan – appendix F of the acoustic report titled club- The Greens, Lot 1 DP 1241677, 880 Camden Valley Way, Gledswood Hills prepared by Koikas acoustic Pty Ltd report dated 18 July 2024, Reference 2996R20240718, except were amended by any conditions of this consent.

The Plan of Management is to be reviewed annually and amended as necessary to ensure compliance with the relevant requirements.

Reason: To mitigate noise impacts upon nearby occupants.

(100) **Service Vehicle Access**

Ingress and Egress of all service vehicles must be undertaken via the Huntingwood Street access driveway only.

Reason: To ensure sufficient manoeuvrability of service vehicle into and out of the development.

(101) **Huntingwood Street Access Restriction**

Patron ingress and egress must not be undertaken via Huntingwood Street between 10:00pm and 7:00am and a boom gate must be installed and closed to restrict patron access during these hours.

Reason: To mitigate noise impacts upon nearby occupants.

(102) **Club Events**

There are to be no significant club activities or events (i.e. which give rise to traffic two-way traffic flows higher than 100 vehicles per hour) that have commencement or finish time that coincides with the drop-off and pick-up times of the adjoining public school.

Reason: To ensure traffic generation does not impact on the surrounding traffic network during school drop off and pick up hours.

(103) **Plan of Management**

During the ongoing use of the development, the club operations must comply with the plan of management titled "Plan of Management 880 Camden Valley Way Gledswood Hills The Greens, issue 1, prepared by Wests Group Macarthur, dated June 2024".

Reason: To ensure the club operates in accordance with the approved plan of management.

General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the [Conditions of development consent: advisory notes](#). The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent. Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means Camden Council.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Local planning panel means the Camden Local Planning Panel.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:

- the collection of stormwater,
- the reuse of stormwater,

- the detention of stormwater,
- the controlled release of stormwater, and
- connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

Sydney district or regional planning panel means the Sydney Western City Planning Panel.

