

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC – 755
DA Number	DA-25-01363
LGA	Blacktown
Proposed Development	Redevelopment of the existing 50m outdoor pool facility, comprising: Demolition of minor site components including a children's playground and associated shade structures. Construction and fit out of a new pool hall with an indoor 25m swimming pool and children's play areas including splash pad and waterplay. Landscape elements Supporting facilities including, a new pedestrian entrance from Chris Murphy Walk, accessible change rooms and toilets, a café, a reception area, a Managers office, a flexible function space, Delivery dock, chemical and general storage areas, waste collection area, basement plant room.
Street Address	7 Mount Street, Mount Druitt.
Applicant/Owner	Blacktown City Council
Date of DA lodgement	7 August 2025
Number of Submissions	Nil
Recommendation	Approve, subject to conditions listed in attachment 7
Regional Development Criteria - Schedule 6 of SEPP (Planning Systems) 2021	Council related development over \$5 million where: (a) the council is the owner of any land on which the development is to be carried out, and (b) the development is to be carried out by the council.
List of all relevant s4.15(1)(a) matters	• Environmental Planning and Assessment Act 1979 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Sustainable Buildings) 2022 • Central City District Plan 2018 • Blacktown Local Strategic Planning Statement 2020 • Blacktown Local Environmental Plan 2015 • Blacktown Development Control Plan 2015 A draft Planning Proposal to rezone and reclassify land at part Lot 24 DP 250595
List all documents submitted with this report for the Panel's consideration	• Attachment 1 Location map • Attachment 2 Aerial image • Attachment 3 Zoning extract • Attachment 4 Detailed information about proposal and submissions • Attachment 5 A Chris Murphy Walk Speed zones and speed control devices • Attachment 6 Assessment against planning controls post 1 March 2022 • Attachment 7 Draft conditions
Clause 4.6 requests	Not applicable
Summary of key submissions	Not applicable
Report prepared by	Clare Harley
Report date	5 December 2025

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Not applicable

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment?

Yes

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

1.6 DA -25-01363

Assessment report to

Sydney Central City Planning Panel

Panel reference: PPSSCC-755

Development application

DA number	DA-25-01363	Date of lodgement	
Applicant	Cityscape		
Owner	Blacktown City Council		
Proposed development	Redevelopment of the existing 50m outdoor pool facility, comprising: • Demolition of minor site components including a children's playground and associated shade structures. • Construction and fit out of a new pool hall with an indoor 25m swimming pool and children's play areas including splash pad and waterplay. • Landscape elements • Supporting facilities including, a new pedestrian entrance from Chris Murphy Walk, accessible change rooms and toilets, a café, a reception area, a Managers office, a flexible function space, Delivery dock, chemical and general storage areas, waste collection area, basement plant room.		
Street address	7 Mount Street, Mount Druitt.		
Notification period	20 August to 17 September 2025	Number of submissions	Nil

Assessment

Panel criteria Schedule 6 of the State Environmental Planning Policy (Planning Systems) 2021	• Council related development over \$5 million where: (b) the council is the owner of any land on which the development is to be carried out, and (c) the development is to be carried out by the council.
Relevant section 4.15(1)(a) matters	• Environmental Planning and Assessment Act 1979 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Sustainable Buildings) 2022 • Central City District Plan 2018 • Blacktown Local Strategic Planning Statement 2020 • Blacktown Local Environmental Plan 2015 • Blacktown Development Control Plan 2015 • A draft Planning Proposal to rezone and reclassify land at part Lot 24 DP 250595
Report prepared by	Clare Harley

Report date	5 December 2025
Recommendation	Approve, subject to conditions listed in attachment 7

Checklist

Summary of section 4.15 matters

Have all recommendations in relation to relevant section 4.15 matters been summarised in the Executive summary of the Assessment report? Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments, where the consent authority must be satisfied about a particular matter, been listed and relevant recommendations summarised in the Executive Summary of the Assessment report? Yes

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the Assessment report? Not applicable

Special Infrastructure Contributions

Not applicable

Does the DA require Special Infrastructure Contributions conditions (section 7.24)?

Housing Productivity Contribution (for DA lodged on or after 1 October 2023)

Not applicable

Does the DA require Housing Productivity Contribution Condition?

Conditions

Have draft conditions been provided to the applicant for comment? Yes

Biodiversity

No

Is the land bio-certified land under the Biodiversity Conservation Act 2016?

Attachments

1. Attachment 1 Location map [1.6.1 - 1 page]
2. Attachment 2 Aerial image [1.6.2 - 1 page]
3. Attachment 3 Zoning extract [1.6.3 - 1 page]
4. Attachment 4 detailed information about proposal and submissions [1.6.4 - 6 pages]
5. Attachment 5 Development plans [1.6.5 - 27 pages]
6. Attachment 6 Assessment against planning controls post 1 March 2022 [1.6.6 - 13 pages]
7. Attachment 7 Draft conditions [1.6.7 - 31 pages]

1 Executive summary

- 1.1 Blacktown Council is the applicant for this development application. By way of background, Blacktown Council has received Western Sydney Infrastructure Grant funding to undertake renewal and extension of key civic buildings and public domain in the Mount Druitt Town Centre. Due to deadlines associated with the grant funding, the applicant is pursuing planning approval pathways for five components of the urban renewal under Part 4 and Part 5 of the Environmental Planning and Assessment Act 1979 (the Act). Council is also pursuing a planning proposal to rezone and classify a part of the site. Details about the various approval components is provided in section 4.
- 1.2 This development application relates to the redevelopment of the Mount Druitt Swim Centre to:
 - 1.2.1 Retain and renovate the existing 50m outdoor pool
 - 1.2.2 Demolish minor site components including a children's playground and associated shade structures.
 - 1.2.3 Construct and fit out a new pool hall with an indoor 25m swimming pool and children's play areas including splash pad and waterplay.
 - 1.2.4 Upgrade landscape elements
 - 1.2.5 Provide upgraded facilities including a new pedestrian entrance from Chris Murphy Walk, accessible change rooms and toilets, a café, a reception area, a Managers office, a flexible function space, delivery dock, chemical and general storage areas, waste collection area and basement plant room.
- 1.3 The key issues that need to be considered by the Panel in respect of this application are:
 - This is the second of 5 related projects comprising 3 development applications and 2 Review of Environmental Factors which seek to deliver 3 transformational civic projects and associated upgrades to the public domain in the Mount Druitt town Centre. As the approval pathways for the Mount Druitt town centre precinct renewal are both overlapping and complicated, this report and attachments explain the context of this development in some detail. The development proposed in this development application is considered to be in line with the Mount Druitt town centre masterplan and other relevant plans.
 - A development application (DA-25-00922) for the Mount Druitt library/hub and upgrades, realignment and extension of Chris Murphy Walk has recently been submitted to the Sydney Regional Planning Panel. It is noted that this development application duplicates the proposed changes to Chris Murphy Walk. However, as an approval for Chris Murphy Walk is to be issued under DA-25-00922 it has not been included in Conditions of Consent for this application.
 - The proposed development of the Mount Druitt Swim Centre satisfies the requirements of the Blacktown Local Environmental Plan 2015 in relation to Design Excellence.
 - Amenity impacts - design and proposed operations of the facility including building setbacks, overshadowing and noise impacts will result in minimal and reasonable impacts.
 - Biodiversity impacts and trees - the proposed removal of trees, planting and management of vegetation is considered acceptable.
 - Parking and service access - the proposal satisfactorily addresses the need for parking to meet the needs of visitors, staff, waste and emergency services and other community members who access the site and the broader town centre.

- Traffic impacts are considered to be reasonable with modelling indicating minimal increase in vehicle movements as a result of the proposed development,
 - Stormwater and flood management - the proposed development will not increase flood risk.
 - Salinity management will meet requirements
 - Contamination management - No contaminants of potential concern have been identified at the site, at this point in time.
 - Fire safety - to confirm compliance a Performance Solution Report is required prior to issue of a Construction Certificate
 - Operation of the Swim Centre are in accordance with the adopted Plan of Management and will be guided by an Operations Management Plan and associated procedures and systems, including delivery and storage of pool chemicals.
 - Staging of project delivery - the proposed development is one of three major civic facility and complementary public domain upgrades in the Mount Druitt town centre being progressed by Council. Estimated completion date of all works is 2029.
- 1.4 Assessment of the application against the relevant planning framework and consideration of matters by Councils' technical departments has not identified any issues of concern that cannot be dealt with by conditions of consent.
- 1.5 The application is considered to be satisfactory when evaluated against Section 4.15 of the Environmental Planning and Assessment Act 1979.
- 1.6 This report recommends that the Panel approve the application subject to the recommended conditions listed in attachment 8,

2 Location

- 2.1 The site is located 7 Mount Street, Mount Druitt and is within the Mount Druitt Town Centre. It is approximately 350m north-east of the Mount Druitt railway Station with Mount Street on the western boundary of the site and Ayres Grove is immediately to the north.
- 2.2 The location of the site is shown at attachment 1.

3 Site description

- 3.1 The site is legally described as:
- 3.1.1 Part Lot 24/DP250595
 - 3.1.2 Part Lot 52/DP1161933
 - 3.1.3 Part Lot 51/DP1161933
- 3.2 The site is an irregular shaped parcel of land, 16,180 sqm in area.
- 3.3 The existing Mount Druitt Swimming Centre is located in the southern part of the site. The existing facilities include an unheated 50m pool with adjacent grandstand, a 20m leisure pool, two storey amenities building, shade structures and service shed for community use. A paved parking area is located to the north and east.
- 3.4 The site is in a shallow valley which slopes from Mount Street to the west. The northern part of the site includes bushland type vegetation in a parkland setting.
- 3.5 An aerial image of the site and surrounding area is at attachment 2.

4 Background

4.1 Historical planning context - Mount Druitt town centre

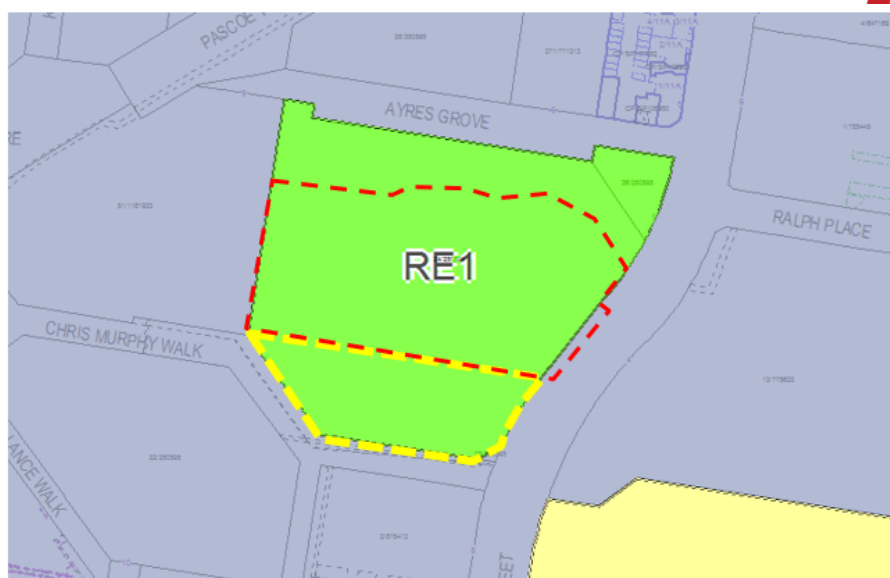
- 4.1.1 In 2012 Council progressed detailed strategic planning and design for the centre by adopting the Mount Druitt Major Centre Masterplan. The masterplan relates to the broader Mount Druitt Precinct within which the Mount Druitt Town Centre is located. The town centre is the area bounded by Carlisle Street, Luxford Avenue, Mount Street and North Parade. The Masterplan set a high level vision for the Town Centre which is that by 2036 it will include active civic, cultural and entertainment opportunities and facilities, improved open space and recreation opportunities, connectivity with surrounding precincts, mixed use residential development and improved road connectivity.
- 4.1.2 In 2016 Council completed the Blacktown and Mount Druitt town centre studies which built on the 2012 masterplan and identified more place specific principles and opportunities for improving the Mount Druitt centre. These included
- expanding and linking pedestrian spaces along the east-west axis from Mount Druitt town square/Pascoe Walk to Mount Druitt town centre reserve, increased density around the east-west public space to help transform use of the centre and maximise amenity and access for future residents.
 - gateway sites for landmark buildings to visually signify the Mount Druitt town centre.
 - extension of the existing network of streets to open up dead-end streets and provide vehicular and pedestrian connections through the centre.
 - provision of active street frontages along streets and lanes.
 - simplification of planning controls to encourage residential development by removing floor space ratio controls and setting more appropriate height controls.
- 4.1.3 In March 2024 Council adopted the Mount Druitt Town Centre Masterplan which sets out objectives and place specific design elements for the development of the site in relation to Central Park, a promenade, trees, infrastructure, parking, street design strategies, Ayres Grove, Chris Murphy Walk, Mount Street, Cleeve Close, Lance Walk, Jirrange Close, and the architecture of the civic buildings (the library and hub, swimming centre and First Nations Cultural Hub).

4.2 Mount Druitt Town Centre renewal planning approval pathways

- 4.2.1 Due to deadlines associated with Western Sydney Infrastructure Grant funding, the applicant is pursuing planning approval pathways for five related projects within the Mount Druitt Town Centre under Part 4 and Part 5 of the Environmental Planning and Assessment Act 1979 (the Act). Council is also pursuing a planning proposal to rezone and reclassify a part of the site. In summary, the applications being progressed are:
- 4.2.2 This development application (DA-25-01363) under Part 4 of the Act for redevelopment of the Mount Druitt Swim Centre including construction of a new pool hall building, accessible change rooms and toilets, cafe, reception, offices, function rooms, basement plant room and a loading bay on Mount Street. Construction works are proposed to start in early 2027.
- 4.2.3 A development application (DA-25-0922), under Part 4 of the Act, for alterations and additions to the Mount Druitt Library/Hub, public domain works around the library and upgrading, realigning and extending Chris Murphy Walk to accommodate 2-way vehicular and pedestrian in a 10km/h shared zone and a 40km/h high pedestrian activity area, new on street parking, book drop-off, tree removal as well as a new intersection with Mount Street. Approval for Chris Murphy Walk is subject to DA-25-00922 which includes Conditions of Consent for the upgrade, realignment and extension of Chris Murphy Walk.
- 4.2.4 A Review of Environmental Factors (REF) under Part 5 of the Act for Swimming Centre Early Works including, but not limited to, demolition of existing buildings and

infrastructure and services onsite, including removal of the 25m outdoor pool, removal of vegetation, installation and management of tree protection zone fencing and earthworks to facilitate construction. The Request for Environmental Factors was exhibited, and approval granted on 18 August 2025. Site works are proposed to start in February 2026.

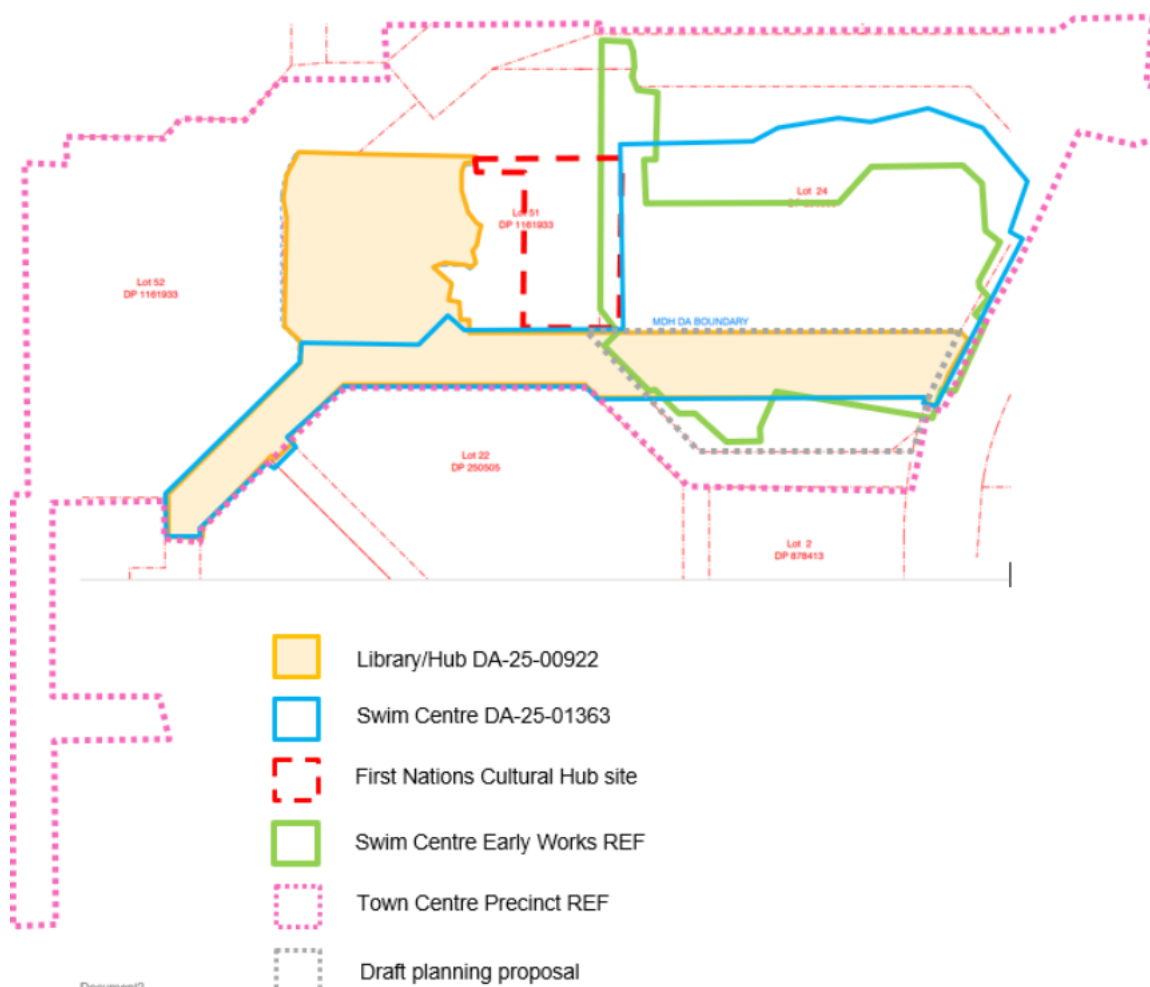
- 4.2.5 A Review of Environmental Factors under Part 5 of the Act for the Mount Druitt Town Centre Public Domain is due to be submitted in January 2026. It is anticipated that the REF will include, but not be limited to, widening and extending Ayres Grove, a new pedestrian crossing and modifications to Mount Street at the intersection with Ayres Grove, new on grade parking in Town Centre Reserve, alterations to existing and new on-street parking in Ayres Grove, creation of a central park between the Library Hub and the First Nations Cultural Hub contained with the new pedestrian loop promenade, enhanced natural vegetation precinct south of Ayres Grove, new planting, paving, landscaping, lighting, signage, public art and street furniture throughout the precinct, upgraded stormwater and overland flood flow management infrastructure, upgrades to Dawson Mall and the Town Square including the creation of a new Cultural Plaza.
- 4.2.6 A development application will be lodged in 2026, under Part 4 of the Act, for the construction of a First Nations Cultural Hub, to the west of the Swim Centre. The proposal will be for a new building with purpose-built spaces for arts, cultural activities, educational opportunities, gatherings and other social, cultural and economic activities. This project is still at the design stage.
- 4.2.7 Council is progressing a planning proposal to amend the Blacktown Local Environmental Plan by rezoning a portion of the area subject to this development application from RE1 Public Recreation to MU1 Mixed Use and reclassifying the same area from community to operational land. The planning proposal is being pursued to:
 - accommodate a straightened Chris Murphy Walk as a public road
 - Facilitate the disposal of a parcel of land, to the south of the future alignment of Chris Murphy Walk, which is not subject to this development application.
- 4.2.8 No land subject to this development application is subject to the Planning Proposal. Figure 1 illustrates (yellow dotted line) the area which is subject to the planning proposal and the proposed zone of MU1 Mixed Use. The draft planning proposal will not change planning controls in a way that will affect the current development application. The Local Planning Panel considered the matter at the meeting on 14 April 2025 and Council subsequently endorsed the planning proposal, for the purpose of seeking a gateway determination, on 6 August 2025. A Gateway Determination was issued on 25 September 2025.



- - - SWIM Centre DA Boundary
- - - Planning Proposal boundary

Figure 1: Boundary of Planning Proposal and Swim Centre DA

4.2.9 Figure 2 illustrates the extent of the five components of the Mount Druitt Town Centre renewal and the boundary of the draft planning proposal.



Document2

Figure 2: Mount Druitt Town Centre Precinct – location of precinct projects

4.3 Current planning controls

- 4.3.1 Blacktown Local Environmental Plan (2015) applies to the site. The site is currently zoned RE1 Public Recreation. The proposed development meets the definition of 'recreation facility (indoor)', 'recreation facility (outdoor)' and 'restaurant or café'. Those uses are permissible with consent in the RE1 Public Recreation zone.
- 4.3.2 The zoning plan for the site and surrounds is at attachment 3.
- 4.3.3 In 2023 Council adopted the Blacktown Development Control Plan – Part O – Mount Druitt CBD which applies to the Mount Druitt Town Centre. The development control plan established more detailed controls for planning and designing the centre and builds on the earlier strategic and urban design studies. This development application has been assessed against the DCP, including Part O.

4.4 Strategic context of Mount Druitt town centre renewal

- 4.4.1 The renewal of the Mount Druitt Town Centre is consistent with the Greater Sydney Region Plan and the Central District Plan which identify Mount Druitt as a 'strategic centre'. A strategic centre is defined as a place that attracts investment, business activity and jobs close to people's homes. Such centres are to include high levels of private sector investment, co-location of a wide mix of land uses including residential, commercial and high levels of amenity and access for walkers and cyclists.
- 4.4.2 The Blacktown Local Strategic Planning Statement, adopted by Council and the NSW government in 2020, also confirms the role of Mount Druitt as a Strategic Centre. The planning statement established planning expectations for the centre including a variety of land uses (cultural, civic, commercial, retail and community services) higher density housing. It emphasised the need for the centre to have good infrastructure, enhanced transport networks and connections.

5 The proposal

- 5.1 This development application has been lodged by Cityscape on behalf of Blacktown City Council. It proposes to:
 - 5.1.1 Retain and renovate the existing 50m outdoor pool
 - 5.1.2 Demolish minor site components including a children's playground and associated shade structures.
 - 5.1.3 Construct and fit out a new pool hall with an indoor 25m swimming pool and children's play areas including splash pad and waterplay.
 - 5.1.4 Upgrade landscape elements
 - 5.1.5 Provide upgraded facilities including a new pedestrian entrance from Chris Murphy Walk, accessible change rooms and toilets, a café, a reception area, a Managers office, a flexible function space, delivery dock, chemical and general storage areas, waste collection area and basement plant room.
- 5.2 Other details about the proposal are at attachment 4 and a copy of the development plans is at attachment 5.

6 Assessment against planning controls

- 6.1 A full assessment of the development application against relevant planning controls is provided at attachment 6, including:
 - Environmental Planning and Assessment Act 1979
 - State Environmental Planning Policy (Biodiversity and Conservation) 2021

- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Resources and Energy) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- Central City District Plan 2018.
- Blacktown Local Environmental Plan 2015
- Blacktown Development Control Plan 2015
- Blacktown Local Strategic Planning Statement 2020

7 Issues raised by the public

- 7.1 The proposed development was notified to 232 property owners and 228 occupiers in the locality between 20 August and 25 September 2025. The development application was also advertised on Council's website under "have your say" and a sign was erected on the site.
- 7.2 We received no submissions.

8 Key issues

8.1 This development application relates to Councils vision for the Mount Druitt town centre

- 8.1.1 This development application aligns with and is informed by Council's long term strategic planning and design vision for the area as outlined in the Mount Druitt Masterplan, Blacktown and Mount Druitt Studies (2016), DCP - Part O (2023) and the Mount Druitt CBD Masterplan (2024). Council is actively pursuing planning approvals as outlined in section 4.1 to realise the renewal of the town centre in accordance with the strategic framework.

8.2 Design excellence has been met

- 8.2.1 The development application is subject to assessment against Clause 7.7 Design Excellence of the Blacktown Local Environmental Plan 2015 as the site is identified on the Design Excellence Map (DEX_008).
- 8.2.2 The proposed Swim Centre will be located in the Mount Druitt town centre precinct and will not overlook any residential development due to its location and scale of the development.
- 8.2.3 The proposed Swim Centre has a maximum height of building of 6.04 m and will result in minimal additional overshadowing of adjacent public domain.
- 8.2.4 The proposed built form responds to the parkland setting and the design illustrates a cohesive built form, creating spaces with good visual surveillance, access to pedestrian paths and parking. Proposed public entries to the building from Chris Murphy Walk, a new public road to the south will improve access and surveillance by passers-by.
- 8.2.5 The proposed development is inconsistent with 2.7.2.b of Part O - Active Street frontages. 50% of the primary street frontage and 40% of a secondary street frontage are to have an active street front. The proposed development will have its primary frontage to Chris Murphy Walk. The inconsistency has been assessed and found to be acceptable for the following reasons: access to the pool environment needs to be controlled and secure. A controlled entry point from Chris Murphy Walk is proposed and entrance and exit to the pool by patrons will be at this location. The number of public facing doors and activity zones that are placed along the street frontage is

limited to improve security and reduce supervision requirements. The operational needs of the swim centre, particularly the new pool hall requires an enclosed and controlled internal environment to manage acoustic impacts on receivers and humidity management and energy efficiency issues limit the use of extensive glazing. The need for functional components (such as storage, maintenance, delivery dock) on the perimeter of the building mean that active frontage opportunities have been reduced. The inconsistency has been mitigated through other urban design considerations incorporated into the proposal including a transparent entrance area and café on the ground floor, high quality materials, landscaped forecourt and public domain in Chris Murphy Walk, Mount Street and Ayres Grove which will also accommodate a new 'Promenade' around the Swim Centre, the proposed First Nations Cultural Hub and the Mount Druitt Library/hub. Night time lighting will also be upgraded to improve safety and visual interest.

8.3 Amenity impacts are considered reasonable

- 8.3.1 The design and proposed operations of the facility including building setbacks, overshadowing and noise impacts will result in minimal and reasonable impacts.
- 8.3.2 The Blacktown DCP - Part O identifies a minimum 2m setback for buildings fronting Ayres Grove and does not identify a setback for Chris Murphy Walk. The proposed Swim Centre building will be setback approximately 44m from the future alignment of Ayres Grove to the north, 4m from Mount Street to the east and 0m to Chris Murphy Walk to the south. The setbacks meet the requirements of the DCP.
- 8.3.3 Shadow diagrams prepared by Lippman, the project architect, indicate that the proposed development will not overshadow the open and landscaped areas to the north of the proposed outdoor swimming pool and the pool hall building. Some overshadowing of the Mount Street road reserve, from 12:00 pm, at the winter solstice, will occur. The impact is considered acceptable in context of the design objectives associated with the built form defining the corner to improve visual surveillance of and activity in the street environment.
- 8.3.4 The shadow diagrams indicate that the proposed First Nations Cultural Hub, to be constructed west of the new swim centre, will not be impacted by overshadowing as a result of the proposed development.
- 8.3.5 Potential amenity impacts associated with noise have been addressed in an Acoustic Report, prepared by Northrop. The report identified the potential operational noise sources as being from patron activity within the centre, car park movements, deliveries and waste collection as well as mechanical plant and equipment and construction activities.
- 8.3.6 Patron noise is anticipated to be generated by noise breakout from the indoor pool hall, activity in and around the outdoor pool and at large events such as swimming carnivals. Northrop noted that the use of the outdoor pool for swimming carnivals is an existing use and that it is anticipated that the noise from such events will not significantly change due to the proposed development.
- 8.3.7 Northrop also advised that the proposed, adjacent First Nations Cultural Hub should be designed to adequately mitigate the pool noise levels to acceptable levels. Mitigation measures in the new First Nations Cultural Hub building may include thicker glazing, upgraded walls and a roof with higher acoustic performance.
- 8.3.8 Car park movements, deliveries and waste collection as well as mechanical plant and equipment were assessed by Northrop as industrial noise. Northrop concluded that the proposed development will not result in a change of use there will be a minimal increase in traffic movements deliveries and waste collection, arising from the operation of the new swim centre compared with the existing centre the assessment of industrial noise was limited to mechanical plant and equipment.

- 8.3.9 Northrop noted that demolition of the existing swim centre buildings, the mound and utilities are the subject of approval under Part 5 (the Swim Centre Early Works Review of Environmental Factors).
- 8.3.10 Proposed construction activities arising from this development application are excavation, structural works and fit out. Northrop concluded that construction noise management levels are predicted to be exceeded and therefore construction noise mitigation measures are recommended to minimise construction noise at sensitive receivers. Construction activities are to be subject to a draft Construction Noise and Vibration Management Plan which is to be an Appendix to the Construction Environmental Management Plan. A draft Condition of Consent has been included to require that the Construction Environmental Management Plan be updated prior to issue of a Construction Certificate.
- 8.3.11 The maximum construction noise level events are not expected to exceed the sleep disturbance criteria therefore sleep disturbance is not anticipated for nearby residential receivers.

Potential impacts on amenity have been assessed, and more detail is provided in Attachment 6.

8.4 Biodiversity and trees

- 8.4.1 The proposed removal of trees, planting and management of vegetation and biodiversity is considered acceptable.
- 8.4.2 A Flora and Fauna Assessment, prepared by Kleinfelder Australia notes that due to past land clearing, modification of natural landforms and ongoing management of the site that there is no mid storey layer. The understorey vegetation layer consists of native and introduced species and there is marginal habitat across the site for threatened fauna species.
- 8.4.3 Kleinfelder confirmed that no karst, caves, crevices, cliffs, rocks, or other geological features that may provide habitat for threatened fauna were identified on the site. However, several habitat trees were observed, all which are potential habitat for small mammals, birds and bats. Kleinfelder confirmed that the Tree Management Plan (TMP) prepared by JMD Design, indicates that all of the habitat trees are to be retained. There are no areas of critical habitat listed or declared areas of outstanding biodiversity value.
- 8.4.4 Kleinfelder concluded that the proposed development, following implementation of appropriate controls will not result in significant impact upon terrestrial threatened species, communities or their habitats
- 8.4.5 Kleinfelder also concluded that there are no threatened flora species as listed under the NSW Biodiversity Conservation Act 2016 and the Commonwealth Environment Protection and Biodiversity Conservation Act 1999. Assessments of significance for state and nationally listed threatened fauna were also undertaken and found that the proposed development does not constitute a significant impact under the relevant legislation.
- 8.4.6 Entry into the Biodiversity Offset Scheme, under the NSW Biodiversity Conservation Act 2016 is not required as the proposed development does not exceed the clearing threshold. A Biodiversity Development Assessment Report is also not required.
- 8.4.7 Retention and protection of Cumberland Shale Plains Woodland is proposed in accordance with the JMD Design Planting Masterplan (Figure 3) (Drawing No. L015 Issue No.C) which identifies the areas of the Woodland within the Swim Centre. It is proposed that the extent of the swim centre be reduced so that a portion of the Cumberland Shale Plains Woodland can be included in open parkland immediately to the north of a new fence line. This means that a portion of the Cumberland Shale Plains Woodland will be located within the swim centre and be subject to this development application and a portion will be outside the swim centre and will be

subject to the Part 5 Town Centre Precinct Review of Environmental Factors. Figure 3 illustrates the proposed fence line and the area of woodland with the swim centre (in dark red) and outside the swim centre (outlined in blue)

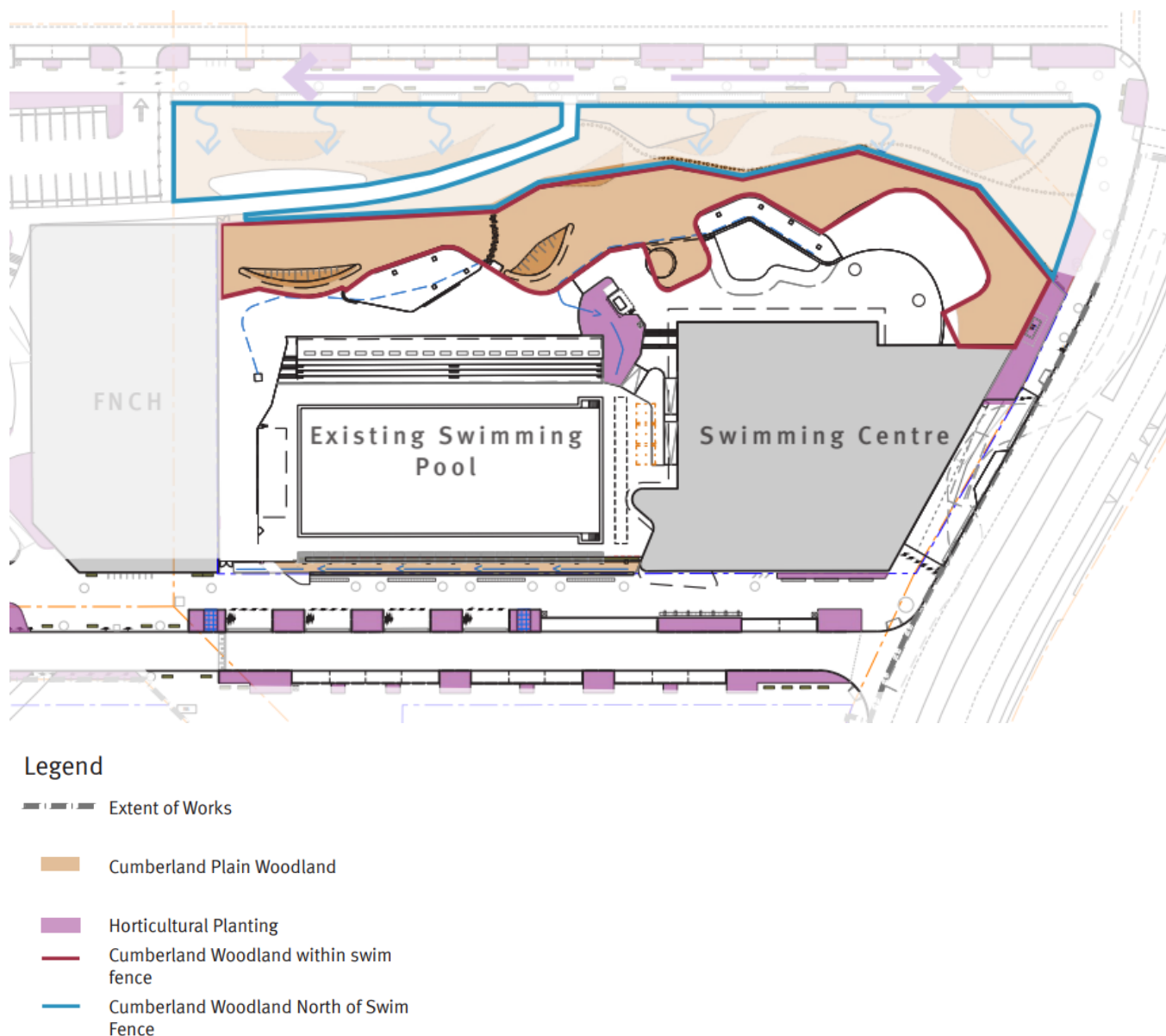


Figure 3: Swim Centre fence line and location of Cumberland Plain Woodland

- 8.4.8 The proposed removal and replacement of trees is considered acceptable.
- 8.4.9 An Arboricultural Impact Assessment has been completed by Canopy Consulting. Canopy concluded that trees to be removed should be replaced with a tree of like habit and indigenous to the local government area where possible. Replacement trees should be planted as close as possible to the location of the removed tree, grown to maturity and replaced if the planting fails to survive and thrive
- 8.4.10 Landscape architects JMD Design have prepared the Tree Management Plan and drawing L03 (Issue No. C) covers the extent of the Swim centre and identifies 4 indigenous and 20 exotic trees to be removed. 44 indigenous and 8 exotic trees are to be retained. The General Arrangement Plan 01 (Drawing No. L07 Issue No. C) identifies the location of replacement trees to be planted within the Swim Centre site.

8.5 Parking and service access

- 8.5.1 The proposal satisfactorily addresses the need for parking to meet the needs of visitors, staff, waste and emergency services and other community members who access the site and the broader town centre.
- 8.5.2 The town centre precinct parking strategy demonstrates that the projected peak demand for parking can be accommodated, with a surplus of parking available for busy times.
- 8.5.3 Mount Druitt town centre currently has a shared use parking arrangement with no formal designation of Council parking spaces for each of the existing two civic facilities (the library/hub and the swim centre). The applicants' traffic and parking consultant, TTW have concluded that a shared use town centre parking strategy continues to be an appropriate parking strategy for the Mount Druitt town centre as it encourages trip sharing, reduces need for multiple car parks and alleviates congestion.
- 8.5.4 The town centre currently accommodates 407 council owned, public parking spaces within a 400m radius of the three proposed council facilities (library/hub, Swim Centre, First Nations Cultural Hub). (Refer Table 1 and Figure 4).

Area No.	Location	Existing spaces
1	Council North	33
2	Council South (Jirrang Close)	111
3	Ayres Grove (On Street)	43
4	Ayres Grove carpark	152
5	Mount Street (on -street)	46
6	Ralph Place (on-street)	13
7	Cleeve Close	9
	TOTAL	407

Table 1: Existing spaces per council parking area

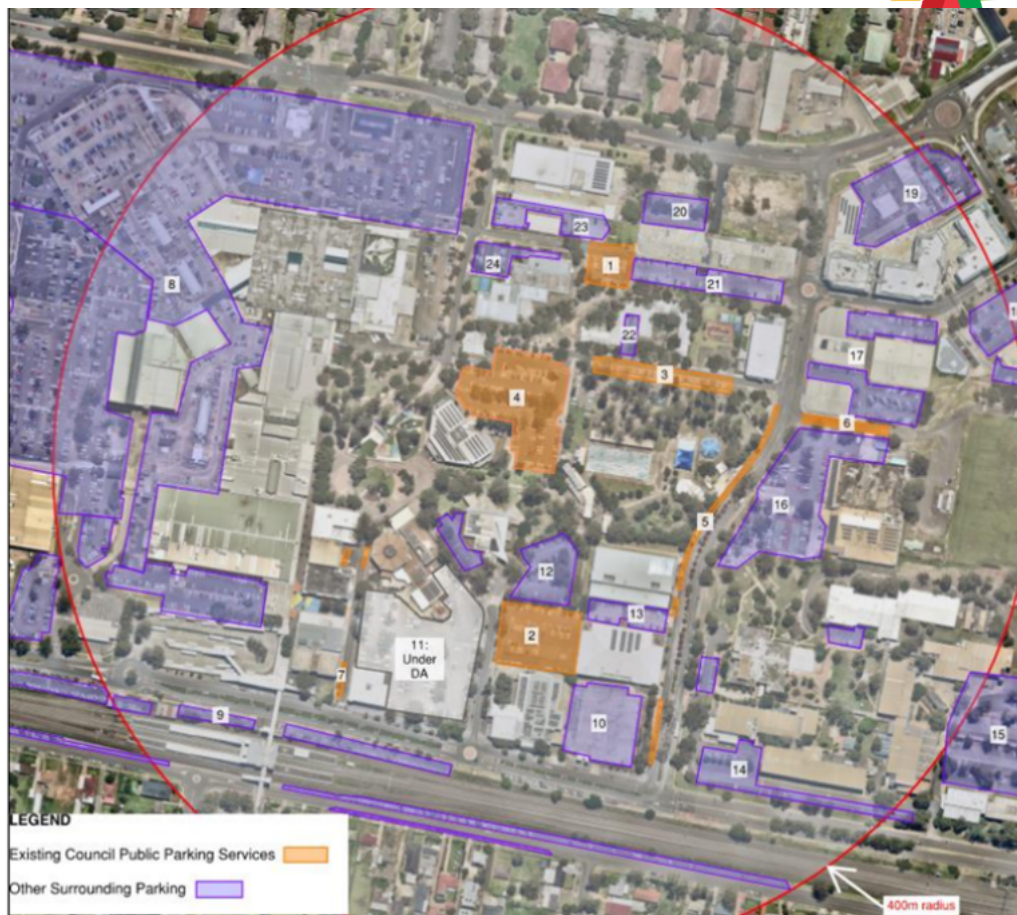


Figure 4: Existing parking areas in Mount DrUITT town centre.

- 8.5.5 An additional 4,419 parking spaces in the town centre are managed by TfNSW or private developments.
- 8.5.6 TTW have concluded that the projected peak parking demand for the three planned council facilities in the town centre is 313 which is 153 more spaces than current peak parking demand. The projected peak demand for parking spaces for the three civic facilities is 88 parking spaces for the Library/Hub, 128 for the Swim Centre and 97 for the First Nations Cultural Hub. (A total of 313 spaces).
- 8.5.7 However, TTW identified this as a worst-case scenario whereby all developments experience peak parking demand at the same time. Although the facilities are projected to individually increase the demand for parking TTW concluded that parking demand generated by each facility will occur separately from each other. The analysis also indicated that there is a tendency for trip sharing within the precinct meaning that there will be overlap of demand and that demand for each facility will peak at different times of the day and week.
- 8.5.8 In response the applicant proposes the provision of 424 council parking spaces across the town centre precinct meaning that there will be a minimum projected surplus of 111 spaces. When the proposed public domain upgrades and the three council facilities are completed the total council parking in the town centre will be greater than the number of spaces required to meet peak demand.
- 8.5.9 The 424 council parking spaces in the town centre precinct will be spread out in smaller areas of parking including some new on-street parking (e.g. Chris Murphy Walk and the Town Reserve carpark) Other areas of parking will be upgraded (e.g. Ayres Grove,) and the balance of the necessary parking spaces will be provided in existing carparks (e.g. Ralph Place, Jirrang Close car park). More detail about the proposed parking locations is provided in Table 2 and illustrated in Figure 5.

Table 2: Total proposed parking post precinct wide public domain upgrades

8.5.10 For the purpose of reporting and approvals parking demand generated by each new facility has been matched to proposed parking spaces in the town centre precinct. Table 3 identifies the location and number of proposed Council parking spaces to meet projected demand for each facility. The planning approval pathway is also identified. Figure 5 identifies the location of each area of parking and correlates with Table 3.

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Facility	Area	Location	# Parking Spaces (to meet projected demand)	Approval pathway
LIBRARY/HUB				
	2	Council South (Jirrang Close)	85	N/A – Existing parking
	8	Chris Murphy Walk	3	DA-25-00922 – Library/Hub
		Sub Total	88	
SWIM CENTRE				
	3	Ayres Grove carpark	12	Town Centre Precinct REF
	5	Mount Street (on-street)	21	N/A – Existing parking
	6	Ralph Street (on-street)	13	N/A – Existing parking
	8	Chris Murphy Walk	19	DA-25-00922 – Library/Hub
	9	Town Reserve carpark	63	Town Centre Precinct REF
		Sub Total	128	
FIRST NATIONS CULTURAL HUB				
	1	Council North	11	N/A – Existing parking
	3	Ayres Grove (on-street)	47	Town Centre Precinct REF
	4	Ayres Grove carpark	39	Town Centre Precinct REF
		Sub Total	97	
		TOTAL	313	

Table 3: Proposed Council parking spaces (by facility)

8.5.12 This development application does not seek approval for parking to meet demand associated with the Swim Centre. As identified in Table 3 and Figure 5 the parking areas indicatively identified to meet demand arising from the Swim Centre (128 parking spaces) are the Ayres Grove carpark, on street, parallel parking in Mount Street, Ralph Street and Chris Murphy Walk as well as in a new Town Centre Reserve carpark.

8.5.13 A 30-metre bus zone is proposed on Mount Street.

8.5.14 The traffic impact assessment report also recommended that the preparation and implementation of an Operational Travel Management Plan be imposed as a condition of consent and include measures such as signage to indicate additional parking opportunities to visitors, coordination with other Town Centre activities to ensure no overlap in timing of large events occurs, increased public transport frequencies / shuttle services, website / social media live parking and overflow parking locations.

8.5.15 More detail is provided in Attachment 4.

8.6 Traffic

8.6.1 Traffic impacts are considered to be reasonable with modelling indicating minimal increase in vehicle movements as a result of the proposed development,

8.6.2 Modelling of the potential traffic and intersection impacts of the proposed development by TTW concluded that the proposal is expected to generate up to 23 additional peak-hour vehicle movements (approximately one additional trip every two

to three minutes(which is not anticipated to significantly impact the external road network.

- 8.6.3 TTW acknowledged that additional planned town centre works will result in additional traffic volumes within the road network with up to 140 additional peak-hour trips projected in association with the Town Centre developments. TTW have advised that traffic modelling has confirmed that the forecast traffic generated once the whole precinct is redeveloped is not anticipated to significantly impact the external road network.
- 8.6.4 TTW have confirmed that modelling of future traffic impacts has been conducted including a proposed development traffic model for 2027 a 2037 model to assess the continued operation of the road network. The modelling also included the proposed upgrades to the town centre street network including:
 - The new Chris Murphy Walk/Mount street intersection
 - A new signalised intersection at Ralph Place/Ayres Grove/Mount Street
- 8.6.5 TTW advised that the modelling indicates the continued satisfactory performance of intersections. Minor upgrades to Mount Street, Buran Close and Zoe Place are suggested to improve operation of the network in 2037 however, those upgrades are not recommended due to the proposed town centre precinct works; they are recommended due to other anticipated developments.

8.7 Stormwater and flood management will be improved by this development

- 8.7.1 Flood modelling by BG&E confirms that the proposed development will comply with the Blacktown Development Control Plan, with no increased flood risk.
- 8.7.2 BG&E concluded that the flood modelling indicates that the proposed development will not increase flood risk outside of the site boundary. The Blacktown DCP states that the Finished Floor Level for development in overland flow areas must be at least 300mm above the 1% AEP flood level. The
- 8.7.3 The flood hazard level, within the swim centre, along the eastern boundary has increased from level H1 (generally safe for people, vehicles and buildings) to level H3 (unsuitable for vehicles, children and the elderly).
- 8.7.4 BG&E concluded that stormwater management for the site will function as a standalone solution and on site detention of stormwater is not required to attenuate discharge from the site. The proposed design and site works for the western part of the site will allow water to exit the site. In the existing situation water has accumulated at that location. A reduction of up to 100mm in flood level will be achieved by proposed improvements to the pit network in Mount Street.
- 8.7.5 BG&E have confirmed that four Oceanguard filters are to be installed in the Swim Centre to contribute to an overall improvement of water quality in the precinct.

8.8 Salinity management will meet requirements

- 8.8.1 Kleinfelder Australia have completed a Salinity assessment report for the site and concluded that the site has low potential salinity for proposed near-surface structures (the building, community spaces and kiosk) and potential for moderate potential salinity for the new swimming pool, plant room and pump room.
- 8.8.2 Analysis by Kleinfelder indicates that the soil has 'Mild Aggressivity' to steel and concrete and the following plans are required to manage salinity hazards: a Salinity Management Plan and an Erosion and sediment control plan with consideration of the Salinity Management Plan. These plans are to be included as Appendices to the Construction Environmental Management Plan prior to the issue of a Construction Certificate,
- 8.8.3 Any planned structures with embedded steel foundations require design for durability (corrosion protection) in accordance with AS2159.

8.9 No contaminants of potential concern have been identified, at this point in time

- 8.9.1 Kleinfelder Australia have completed a Detailed Site Investigation of the site and concluded that no contaminants of potential concern were identified, at this point in time, which require consideration, management and/or remediation for current and future land use.
- 8.9.2 Kleinfelder advise that intrusive site investigations identified that fill material exists across most of the site, to depths between 0.2 to 0.3 mbgl but that soil samples submitted for analysis of contaminants of potential concern contained concentrations below the adopted human health criteria. No asbestos was identified in shallow soils across the site and in fill. Groundwater monitoring wells were installed and sampled during the investigation with all samples below the adopted human health criteria.
- 8.9.3 The Detailed Site Investigation recommended that a Construction and Environmental Management Plan be developed to ensure that appropriate controls are in place if an unexpected find of contaminated soil or water is identified during any proposed redevelopment or expansion works.

8.10 Fire Safety

- 8.10.1 The BCA and DDA Assessment Report by bm+g identified that the basement plantroom has not been provided with two exits. A secondary exit will need to be provided. bm+g concluded that the secondary exit may potentially be provided via an Australian Standard compliant ladder system. This, and other fire safety matters have been identified by bm+g as requiring redesign or additional information.
- 8.10.2 A draft Condition of Consent has been included which requires that the applicant provide a Performance Solution Report prior to issue of a Construction Certificate

8.11 Delivery and storage of pool chemicals

- 8.11.1 The applicant has provided information in relation to the location of chlorine storage. Pool chemicals, including chlorine, will be delivered to the site via a short delivery road and a delivery dock to be accessed from Mount Street. The draft Operational Management Plan notes that pool chemicals will be stored within the plant room and the ground floor plan identifies chlorine storage located adjacent to the delivery dock near the south-eastern corner of the swim centre building.
- 8.11.2 Draft Conditions of Consent have been included which require the applicant to undertake some additional work prior to construction and operation including:
 - Update to plans, prior to issue of a Construction Certificate
 - Preparation of a Preliminary Risk Study prior to issue of a Construction Certificate
 - Plans and systems relation to transport of hazardous materials, an Emergency Response Management Plan and a Safety Management System prior to issue of an Occupation Certificate
 - Updates to the Operation Management Plan prior to issue of an Occupation Certificate.

8.12 Operation of the Swim Centre

- 8.12.1 The existing Mount Druitt Swim Centre includes 50m and 25 metre outdoor swimming pools. The renovated swim centre will have an outdoor 50m pool and the 25m pool will be indoors. As outlined in section 8.3 the anticipated additional noise and amenity impacts of the operation of the renovated pool are considered to be acceptable.
- 8.12.2 The Mount Druitt Swim Centre will be owned by Blacktown City Council. The centre will be operated by 'Key Venues' and managed by Blacktown Venue Management which, in turn, reports to Blacktown Council and receives an operating budget to manage and operate the facility, on behalf of Council.

8.12.3 The Draft Operational Management Plan outlines that the delivery dock will also be used for delivery of general supplies and garbage collection. The delivery dock is proposed to be 'bunded' to assist in management of any spills.

8.12.4 The hours of operation are proposed to be extended with earlier opening and later closing times on weekdays and earlier opening and closing times on weekends. (refer Table 4). Swimming carnivals will be hosted in the Olympic sized pool which will be closed to the public during the carnival. The centre will be open each day of the year, except Good Friday and Christmas Day.

As outlined in section

		Existing (summer only)	Proposed
Centre	Monday - Friday	9am - 6pm	6am - 9pm
	Saturday	9am - 6pm	8am - 5pm
	Sunday	9am - 6pm	8am - 5pm
Aquatic	Monday - Friday	9am - 6pm	6am - 9pm
	Saturday	9am - 6pm	8am - 5pm
	Sunday	9am - 6pm	8am - 5pm
Kiosk and other functions	Monday - Friday	Variable	Based on demand
	Saturday & Sunday	Variable	Based on Demand

Table 4: Proposed hours of operation

8.12.5 Northrop recommended that the Operational Management Plan be updated to incorporate measures to mitigate patron noise prior to issue of an Occupation Certificate and a draft Condition of Consent has been included to that effect. The Operational Management Plan is to be completed prior to issue of an Occupation Certificate.

8.12.6 The Operational Management Plan is to require that all operational procedures at the centre are in accordance with the Mount Druitt Swimming Centre Operations Manual. The Operational Management Plan is to be reviewed and updated each year.

8.13 Staging of project delivery

8.13.1 This development application is the second of five applications for proposed works in the Mount Druitt town centre. The first development application relates to the redevelopment of the Mount Druitt Library/hub and the third to the First Nations Cultural Hub. Completion of all three projects is scheduled for January 2029.

8.13.2 Technical assessment for issues such as contamination and salinity, for each of the five applications will occur as each application is assessed.

8.13.3 There will be multiple work sites active at the same time across the Mount Druitt town centre and temporary lighting and wayfinding is to be provided to ensure ongoing access around and through the centre.

8.13.4 Draft conditions of consent include requirements for the management of the site and precinct impacts during demolition, excavation, construction and operation of the

Swim Centre. As each town centre precinct application is assessed and conditioned the relationship to other projects will be considered and managed.

9 External referrals

- 9.1 The development application was not required to be referred to any external authorities for comment.

10 Internal referrals

- 10.1 The development application was referred to the following internal sections of Council for comment:

Section	Comments
Waste	TRIM#D25/467976
Social Planning	TRIM# D25/467404
Recreation planning & design	TRIM# D25/467404
Property	TRIM # D25/467403
Open space	TRIM # D25/467401
Env. Health	TRIM # D25/467401
Drainage	TRIM # D25/467398
City architect	TRIM # D25/467396
Building	TRIM # D25/467395
Strategic planning	TRIM # D25/482356

11 Conclusion

- 11.1 The proposed development has been assessed against all relevant matters and is considered to be satisfactory. It is considered that the likely impacts of the development have been satisfactorily addressed and that the proposal is in the public interest. The site is considered suitable for the proposed development subject to conditions.

12 Disclosure of political donations and gifts

- 12.1 Under Section 10.4 of the Environmental Planning and Assessment Act 1979, a disclosure statement must be lodged in certain circumstances in relation to any planning application, i.e. a development application, an application to modify a consent and an application to make an environmental planning instrument or development control plan.
- 12.2 A disclosure statement of a reportable political donation or gift must accompany a planning application or submission (including a submission either objecting to or supporting the proposed development) if the donation or gift is made within 2 years before the application or submission is made. If the donation or gift is made after the lodgement of the application, a disclosure statement must be sent to Council within 7 days after the donation or gift is made. The provision also applies to an associate of a submitter.
- 12.3 A disclosure statement may be made available for viewing upon a written request to Council in line with Section 12 of the Local Government Act 1993.
- 12.4 Disclosures:

- | | | |
|---|---|---------------------------|
| <ul style="list-style-type: none"> • Political donations | <p>Has a Disclosure statement been received in relation to this application?</p> <p>If yes, provide Disclosure statement register reference</p> | <p>No</p> <p>Ref: N/A</p> |
| <ul style="list-style-type: none"> • Gifts | <p>Have staff received a 'gift', that needs to be disclosed, from anyone involved with this application?</p> | <p>No</p> |

13 Recommendation

- 1 Approve Development Application DA 25 01363 for the reasons listed below, and subject to the conditions listed in attachment 7
 - a The proposed development will not have adverse environmental, social and economic impacts in the locality (Section 4.15 (1) (b) of the Environmental Planning and Assessment Act 1979)
 - b The site can be made suitable for the proposed development (Section 4.15 (1) (c) of the Environmental Planning and Assessment Act 1979)
 - c The proposal is in the public interest (Section 4.15 (1) (e) of the Environmental Planning and Assessment Act 1979)
- 2 Council officers notify the applicant and submitters of the Panel's decision.

14 Declaration and endorsement

We, the undersigned, declare, to the best of our knowledge that we have no interest, pecuniary or otherwise, in this development application or persons associated with it; and we have provided an impartial assessment.



Clare Harley
Consultant planner



Peter Conroy
Director City Planning and Development

Attachment 1

Location map



Subject to DA 25-00922

Attachment 2

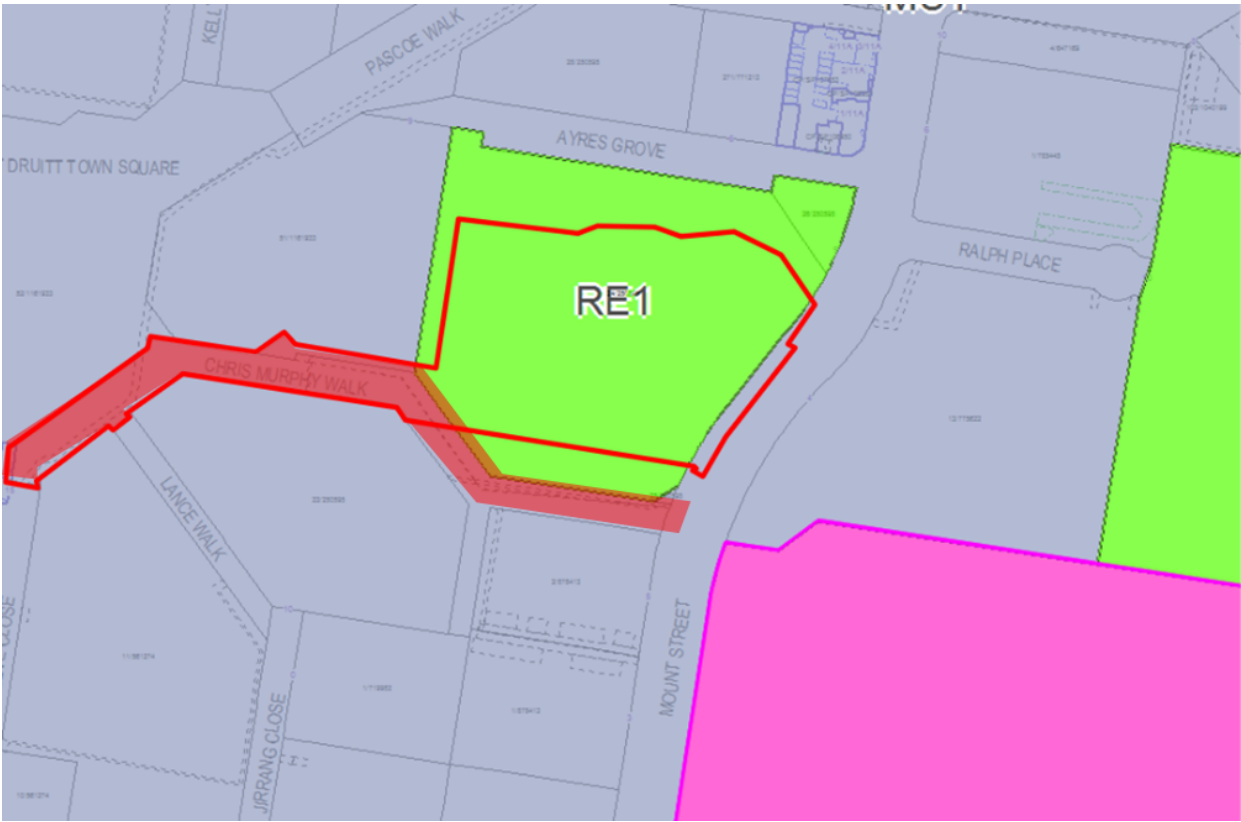
Aerial image (as at 19 October 2025)



Subject to DA-25-00922

Attachment 3

Zoning extract



Subject to DA-25-00922

Detailed information about proposal and DA submission material

1 Overview

- 1.1 The Development Application (DA) was lodged by Cityscape, on behalf of Blacktown City Council (the Applicant) and relates to Council owned facilities on Council land. For this reason, the application has been independently assessed for determination by the Panel.
- 1.2 The Applicant proposes redevelopment of the existing 50m outdoor pool facility, comprising:
 - 1.2.1 Demolition of minor site components including a children's playground and associated shade structures.
 - 1.2.2 Construction and fit out of a new pool hall with an indoor 25m swimming pool and children's play areas including splash pad and waterplay.
 - 1.2.3 Landscape elements
 - 1.2.4 Supporting facilities including, a new pedestrian entrance from Chris Murphy Walk, accessible change rooms and toilets, a café, a reception area, a Managers office, a flexible function space, Delivery dock, chemical and general storage areas, waste collection area, basement plant room.

2 Design excellence

- 2.1 A Design Verification Statement (prepared by Lippman Partnership, dated 2 May 2025) confirms that the proposed alterations and additions to the Mount Druitt Swim Centre meets the requirements of Clause 7.7 Design Excellence, of the Blacktown Local Environmental Plan 2015. The proposed architecture of the pool hall is contemporary in nature and of single storey form.
- 2.2 The main built form in the Swim Centre will be the new pool hall and ancillary functions including a café, managers office, storage and plant room. The building will have a 0 m setback to Chris Murphy Walk and a 4m setback to Mount Street. The entry to the building will be from the new Chris Murphy Walk and will improve surveillance through increased activity in the public domain.
- 2.3 It is noted that the proposed development is non-compliant in relation to two DCP matters: basement loading dock for waste and active street frontage. The design response has been considered in the context of the site and proposed use:
 - 2.3.1 The proposed development is inconsistent with 2.16.2 (e) - Loading docks and waste collection areas must be located within the basement of the development. The inconsistency has been assessed as being acceptable, for the following reasons: the proposed loading dock and waste storage is located on the ground floor as the basement area will accommodate the plant room. The balance tank for the swimming pool is also located underground; the renovation of the swim centres does not represent a shift in operational nature or generate a significant increase in bulky waste and does not warrant the provision of an additional basement area only for that purpose; the cost and environmental impacts of construction of a basement for only that purpose would outweigh the benefits; waste trucks will be able to enter and exit the dedicated delivery dock bay from Mount Street in a forward direction; Council will

be the owner and operator of the centre and it is reasonable to expect that it will collect and dispose of any bulky waste in a timely manner and to its own facilities.

- 2.3.2 The proposed development is inconsistent with 2.7.2.b of Part O - Active Street frontages. 50% of the primary street frontage and 40% of a secondary street frontage are to have an active street front. The proposed development will have its primary frontage to Chris Murphy Walk. The inconsistency has been assessed and found to be acceptable for the following reasons: access to the pool environment needs to be controlled and secure. A controlled entry point from Chris Murphy Walk is proposed and entrance and exit to the pool by patrons will be at this location. The number of public facing doors and activity zones that are placed along the street frontage is limited to improve security and reduce supervision requirements. The operational needs of the swim centre, particularly the new pool hall requires an enclosed and controlled internal environment to manage acoustic impacts on receivers and humidity management and energy efficiency issues limit the use of extensive glazing. The need for functional components (such storage, maintenance, delivery dock) on the perimeter of the building mean that active frontage opportunities have been reduced. The inconsistency has been mitigated through other urban design considerations incorporated into the proposal including a transparent entrance area and café on the ground floor, high quality materials, landscaped forecourt and public domain in Chris Murphy Walk, Mount Street and Ayres Grove which will also accommodate a new 'Promenade' around the Swim Centre, the proposed First Nations Cultural Hub and the Mount Druitt Library/hub. Night time lighting will also be upgraded to improve safety and visual interest.

3 Traffic

- 3.1 TTW have confirmed that modelling of future traffic impacts has been conducted including a proposed development traffic model for 2027 and 2037 to assess the continued operation of the road network. The modelling also included the proposed upgrades to the town centre street network including:
- o The new Chris Murphy Walk/Mount street intersection
 - o A new signalised intersection at Ralph Place/Ayres Grove/Mount Street
- 3.2 TTW advised that the modelling indicates the continued satisfactory performance of intersections. Minor upgrades to Mount Street, Buran Close and Zoe Place are suggested to improve operation of the network in 2037. However, those upgrades are not recommended due to the proposed town centre precinct works; they are recommended due to other anticipated developments. Further refinement may be needed, particularly regarding the potential removal of the western approach that connects to private parking areas.
- 3.3 The recommendation is not a result of the proposed development or the cumulative impact of the three town centre projects but does reflect the projected rise in background traffic growth and potential network upgrades approximately 11 years into the future. The assessment also does not account for an anticipated modal shift away from private vehicle use, in line with TfNSW's Future Transport Strategy. TTW advised that traffic volumes should be monitored, and the need for the upgrade reassessed in the future.

4 Parking

- 4.1 Mount Druitt town centre currently has a shared use parking arrangement with no formal designation of Council parking spaces for each of the two civic facilities (the library/hub and the swim centre).
- 4.2 The town centre currently provides 407 council-owned public parking spaces, with an additional 4,419 spaces managed by TfNSW or private developments. Parking provision is proposed in accordance with a Precinct wide approach.
- 4.3 TTW have concluded that the projected peak parking demand for the three planned council facilities in the town centre is 313 which is 153 more spaces than current peak parking demand. The projected peak demand for parking spaces for the three civic facilities is 88 parking spaces for the Library/Hub, 128 for the Swim Centre and 97 for the First Nations Cultural Hub. (A total of 313 spaces).
- 4.4 However, TTW identified this as a worst-case scenario whereby all developments experience peak parking demand at the same time. Although the facilities are projected to individually increase the demand for parking TTW concluded that parking demand generated by each facility will occur separately from each other. The analysis also indicated that there is a tendency for trip sharing within the precinct meaning that there will be overlap of demand and that demand for each facility will peak at different times of the day and week.
- 4.5 In response the applicant proposes the provision of 424 council parking spaces across the town centre precinct meaning that there will be a minimum projected surplus of 111 spaces. When the proposed public domain upgrades and the three council facilities are completed the total council parking in the town centre will be greater than the number of spaces required to meet peak demand.
- 4.6 The 424 council parking spaces in the town centre precinct will be spread out in smaller areas of parking including some new on-street parking (e.g. Chris Murphy Walk and the Town Reserve carpark) Other areas of parking will be upgraded (e.g Ayres Grove,) and the balance of the necessary parking spaces will be provided in existing carparks (e.g Ralph Place, Jirrang Close car park).

5 Service access

- 5.1 The delivery dock for the Swim Centre is proposed to be located at the south eastern corner of the facility with vehicle access from the north bound lane of Mount Street, north of the proposed intersection with Chris Murphy Walk. The largest vehicle that will access the delivery dock is the 10.5 m chlorine delivery truck. A swept path for that vehicle has informed the dimensions and layout of the access road and confirms that the chlorine delivery truck can be accommodated.
- 5.2 General deliveries as well as waste collection will be from the same access road and all vehicles will enter and exit if a forward direction.
- 5.3 The proposed loading bay has been designed so that emergency vehicles can access the site. Swept path tests have been conducted to confirm that a general fire appliance (10m in length) can access the site if required. An ambulance would also be able to utilise the loading bay if required or park in the 'No Parking' zone in Chris Murphy Walk, adjacent to the swim centre.
- 5.4 A 30 m school bus zone (not for public buses) is proposed to be located in Mount Street. Bus arrivals for school swimming carnivals can be managed and supervised so that they do not occur simultaneously with the other servicing requirements of the Swim centre (waste

collection, chemical deliveries etc). Students entering and exiting a bus will be able to do so directly onto the Promenade at Mount Street and access to the loading bay will not be obstructed.

6 Waste management

- 6.1 The proposed arrangements for waste collection at the delivery dock does not meet the requirements of the Blacktown DCP -Part O which requires waste collection to be within a basement. However, the variation is considered acceptable as the cost and environmental impacts of construction for an extensive basement to accommodate waste storage would outweigh the benefits and reduce the amount of public grant available for the provision of the public asset, in the form of an upgraded Swim centre. Furthermore, Council will be the owner and operator of the facility and it is reasonable to expect that it will collect and dispose of any bulky waste in a timely manner and to its own facilities.
- 6.2 A waste storage room is to be located near the south eastern corner of the pool hall building. It is proposed that bins will be taken from the waste storage room to the building exit at the delivery dock and then to kerb at Mount Street where the waste will be collected. Recyclables and food organics will be separated and collected in the same manner.
- 6.3 Management of waste during construction and then operation of the Swim Centre will be the subject of a Waste Management Plan.

7 Heritage

- 7.1 The site is not a local heritage item and is not within a Heritage Conservation Area. It is not in the vicinity of any heritage items or Heritage Conservation Areas.

8 Contamination

- 8.1 A Detailed Site Investigation was prepared by Kleinfelder Australia and included a review of available historical site information and evaluation for Contaminants of potential concern for the site. Intrusive investigations and groundwater sampling were also undertaken to assess if any contamination is present that needs to be considered for the use or require remediation prior to the future use of the site.
- 8.2 The site was identified as having been native vegetation and green fields until 1960 when the centre was cleared and a dam created. In 1870 the dam was backfilled, and a swim centre built in 1978. The swim centre remained, with minimal changes until the present.
- 8.3 Investigations identified that fill materials exist across the site, to depths of about 0.2 to 0.3 mbgl. The soil sample analysis indicates that contaminants of potential concern are acceptable, and asbestos was not identified in shallow soils across the site or in fill. Groundwater monitoring wells were installed and sampled with analysis indicating that contaminants of potential concern are below the adopted human health criteria.
- 8.4 No contaminants of potential concern have been identified to date and Kleinfelder recommended that a construction and environmental management plan be developed to ensure that appropriate controls are in place if an unexpected find of contaminated soil or water is identified during the proposed works.

9 Flora and fauna

- 9.1 Kleinfelder Australia prepared a Flora and Fauna Assessment report. It noted that the site has a native vegetation clearing footprint of 0.23ha, consisting of a combination of landscaping, grasses, native and exotic vegetation.
- 9.2 Direct impacts associated with the proposed development would be the removal of native and exotic trees. However, Kleinfelder have confirmed that, in accordance with the NSW biodiversity Conservation Act, entry into the Biodiversity Offset Scheme is not required as:
 - 9.2.1 The proposed development does not exceed the clearing threshold for the area as per clause 7.3 of the Biodiversity Conservation regulation
 - 9.2.2 The proposed development does not contain any land mapped with the Biodiversity Values Map as per clause 7.3 of the Biodiversity Conservation Regulation
 - 9.2.3 The proposed development is not deemed to be 'State Significant' under the NSW Environmental Planning and Assessment Act 1979 or an associated State Environmental Planning Policy (SEPP)
 - 9.2.4 The proposed development will not impact an Area of Outstanding Biodiversity Value as declared under Part 3 of the Biodiversity Conservation Act
 - 9.2.5 The proposed development is unlikely to cause a significant impact on a threatened species, population or ecological community, as listed under Schedules 1 and 2 of the Biodiversity Conservation Act, as determined by an Assessment of significance
- 9.3 Kleinfelder have also concluded that an EPBC referral to the Commonwealth Minister for the Environment is not required for the proposed development as it has been assessed as not having a 'significant impact' under the Commonwealth legislation.
- 9.4 Avoidance and mitigation measures to reduce potential impacts on biodiversity values will be implemented. Revegetation of disturbed areas of vegetation will include native species endemic to Cumberland Shale Plains Woodland, in accordance with an approved planting plan and Landscape Management Plan.

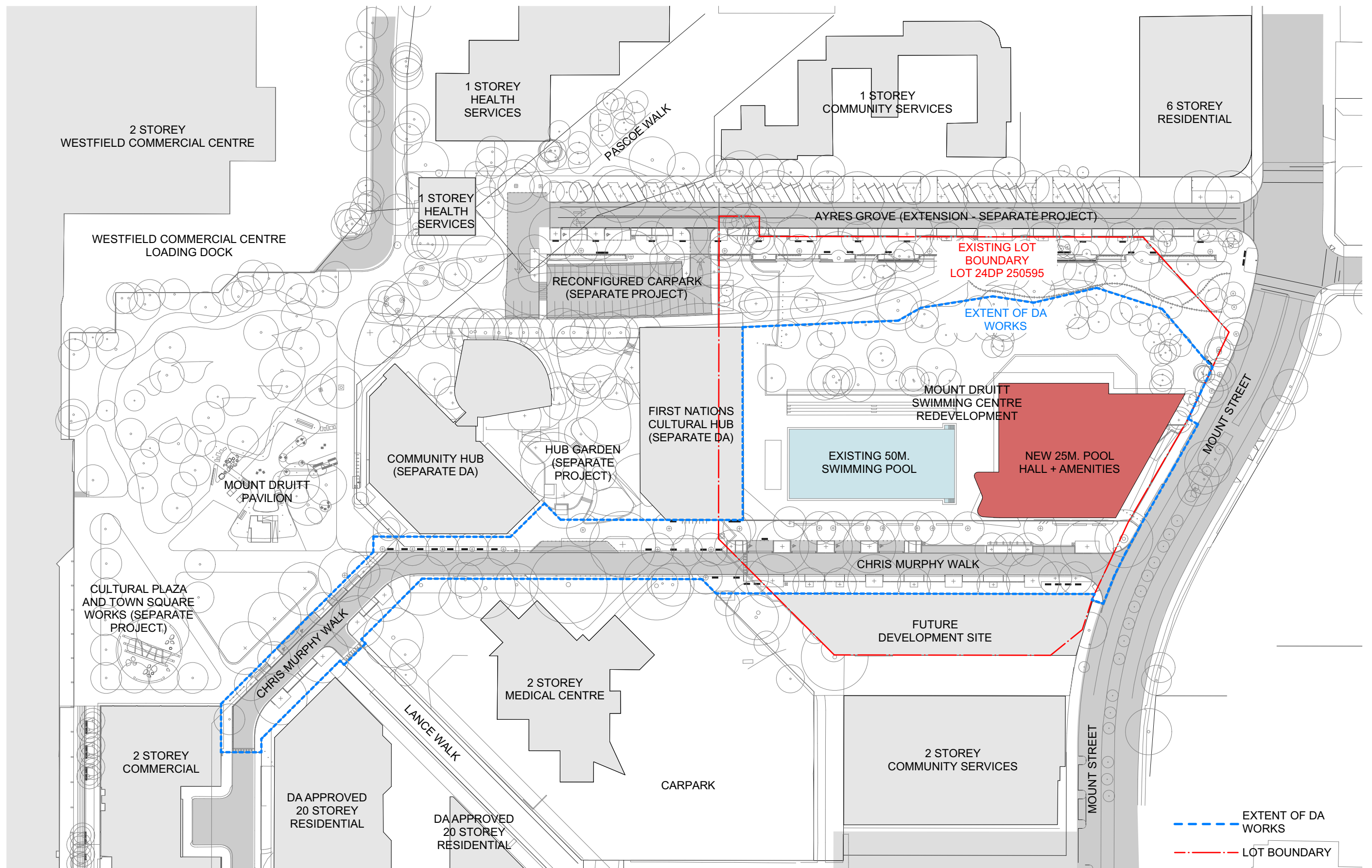
10 Stormwater and flood management

- 10.1 The Stormwater Management Report, prepared by BG&E includes flood modelling which confirms that the proposed development will be compliant with the Blacktown DCP, with no increase in flood risk.
- 10.2 The proposed development site is located within the Ropes Creek catchment and is subject to localised overland flow during major storm events. As outlined in the Blacktown Local Overland Flow Path Study (August 2020), prepared by Catchment Simulation Solutions for Blacktown City Council, stormwater runoff is managed via an underground pit and pipe system. During heavy rainfall events, when this system exceeds its capacity, excess runoff is conveyed along local roads, resulting in overland flooding. In a 1% Annual Exceedance Probability (AEP) event, the depth of overland flows across most of the site is generally less than 0.5 m.
- 10.3 BG&E noted that to address existing drainage limitations and reduce flood risk, the design incorporates a digital terrain model and upgrades to the existing stormwater pipes. A key intervention is the reopening of a previously blocked drainage connection between Cleeve Close and the Westfield parking lot, which significantly improves flow conveyance in the area.

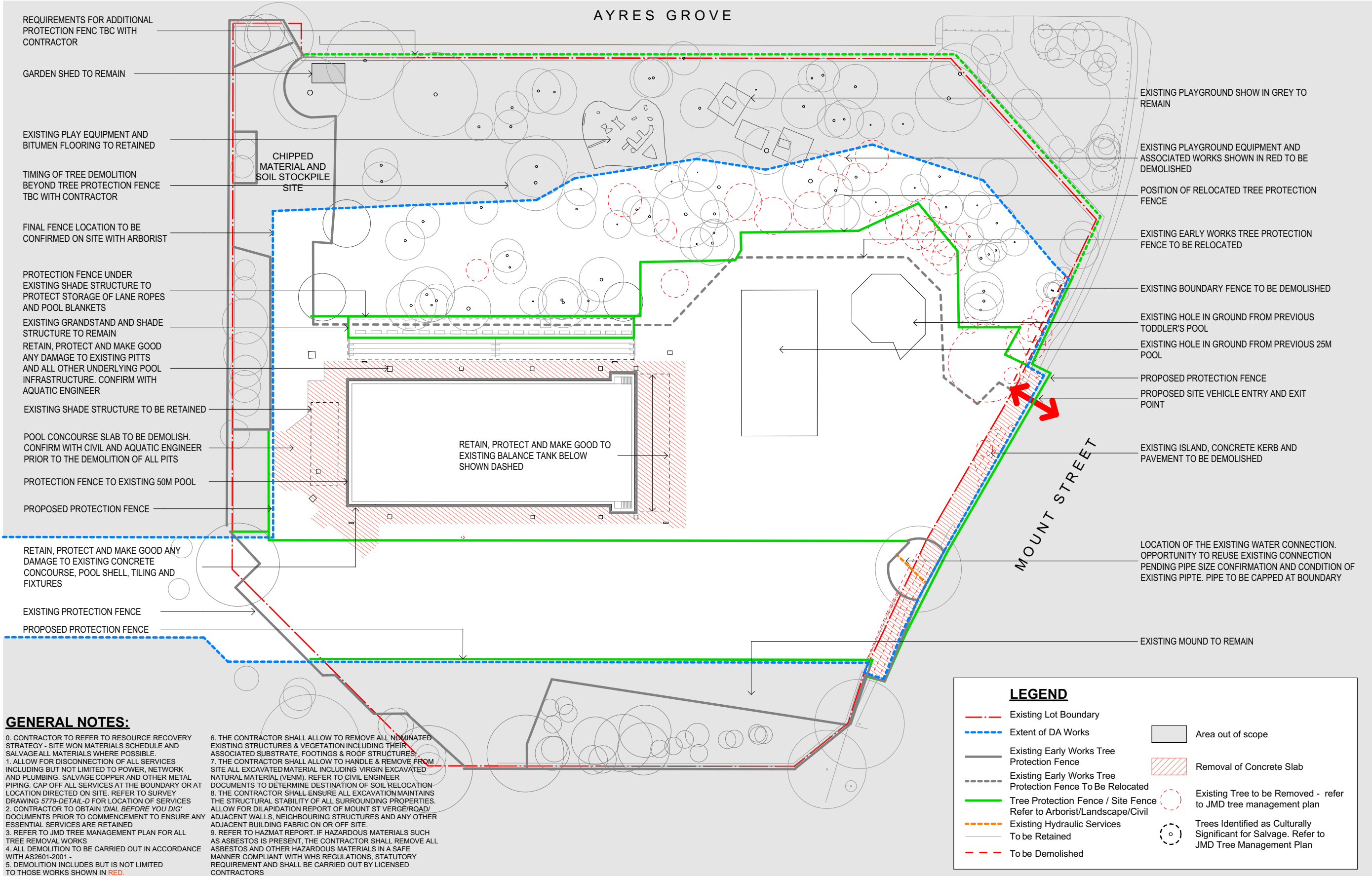
- 10.4 The DCP states that the Finished Floor Level for development in overland flow areas must be at least 300mm above the 1% AEP flood level. The ground floor of the Swim Centre is proposed to be 54.9AHD and 55.6 AHD which, in part, is below the surrounding design flood level of 55.4AHD. However, BG&E concluded that the exterior of the building has been designed to not allow ingress of floodwaters and the building openings are not located in areas impacted by flood waters. BG&E note that the DCP states that this can be considered on merit if that circumstance is not part of an evacuation route.
- 10.5 BG&E concluded that:
- 10.5.1 The stormwater drainage for the site functions as a standalone stormwater solution.
- 10.5.2 The new drainage has been designed in accordance with the Council's Civil Specification and Engineering guide for development. and Engineering guide for development
- 10.5.3 Overland Flow Flooding can be managed and advise:
- A reopened drainage link between Cleeve Close and the Westfield car park improves stormwater flow
 - Drainage upgrades and regrading reduce local flood risk and address existing issues
 - Flood modelling confirms compliance with Blacktown DCP, with no increased flood risk
 - Flood hazard levels have improved near the Mount Druitt Swim Centre
 - Climate change modelling shows reduced afflux due to drainage improvements

11 Staging of Project Delivery

- 11.1 Due to the Applicants' deadlines associated with Western Sydney Infrastructure Grant funding the Applicant has progressed Development Applications for the three projects (including this one) separately. This Development Application relates to works which are proposed to start in July 2026. A Development Application for the Mt Druitt Swim Centre has been lodged by the Applicant with site works proposed to commence in February 2026 and a third Development Application for the First Nations Cultural Hub is being prepared with works expected to commence in early 2027. Completion of all three projects is scheduled for January 2029.
- 11.2 Due to the nature of the precinct pedestrian access and parking provision is to be provided throughout the four-year program of works. Temporary wayfinding signage and lighting is to be provided with a draft Condition of Consent included to require lodgement and approval by Council staff of a Construction Access and Wayfinding plan, prior to issue of a Construction Certificate.



Structural Engineer NORTHROP	ESD Consultant STEENSEN VARMING	Aquatic Engineer creo	Planner cityscape planning + projects	Blacktown City Council	 Scale 1:1000	Lippmann Lippmann Partnership ABN 64 077 405 273 NSW Architects Registration Board No. 4656 570 Crown Street, Surry Hills, NSW, 2010	Detail Design 24007 - Mount Druitt Swimming Centre		Title Plan - Precinct Site Plan	Sheet DA101			
Quantity Surveyor mbm	Landscape Design TTW	Civil & Stormwater BG & E	Building Services Stantec				DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE. THIS DRAWING IS COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT FROM LIPPMANN		Date 31/07/2025	Drawn by ZZ/JE	Checked by EL	Scale 1:1000	Rev S
Project Management Currie & Brown	Traffic Engineer TTW	BCA/DDA bmg	First Nations hardyhardy™										



Structural Engineer

Quantity Surveyor

Project Management

ESD Consultant

Landscape Design

Traffic Engineer

Aquatic Engineer

Civil & Stormwater

BCA/DDA

Planner

Building Services

First Nations

Blacktown City Council

Lippmann Partnership ABN 64 077 405 273
NSW Architects Registration Board No. 4666
570 Crown Street, Surry Hills, NSW, 2010

Detail Design

24007 - Mount Druitt Swimming Centre

Date

6/08/2025

Drawn by

ZZ/JE

Checked by

EL

Scale

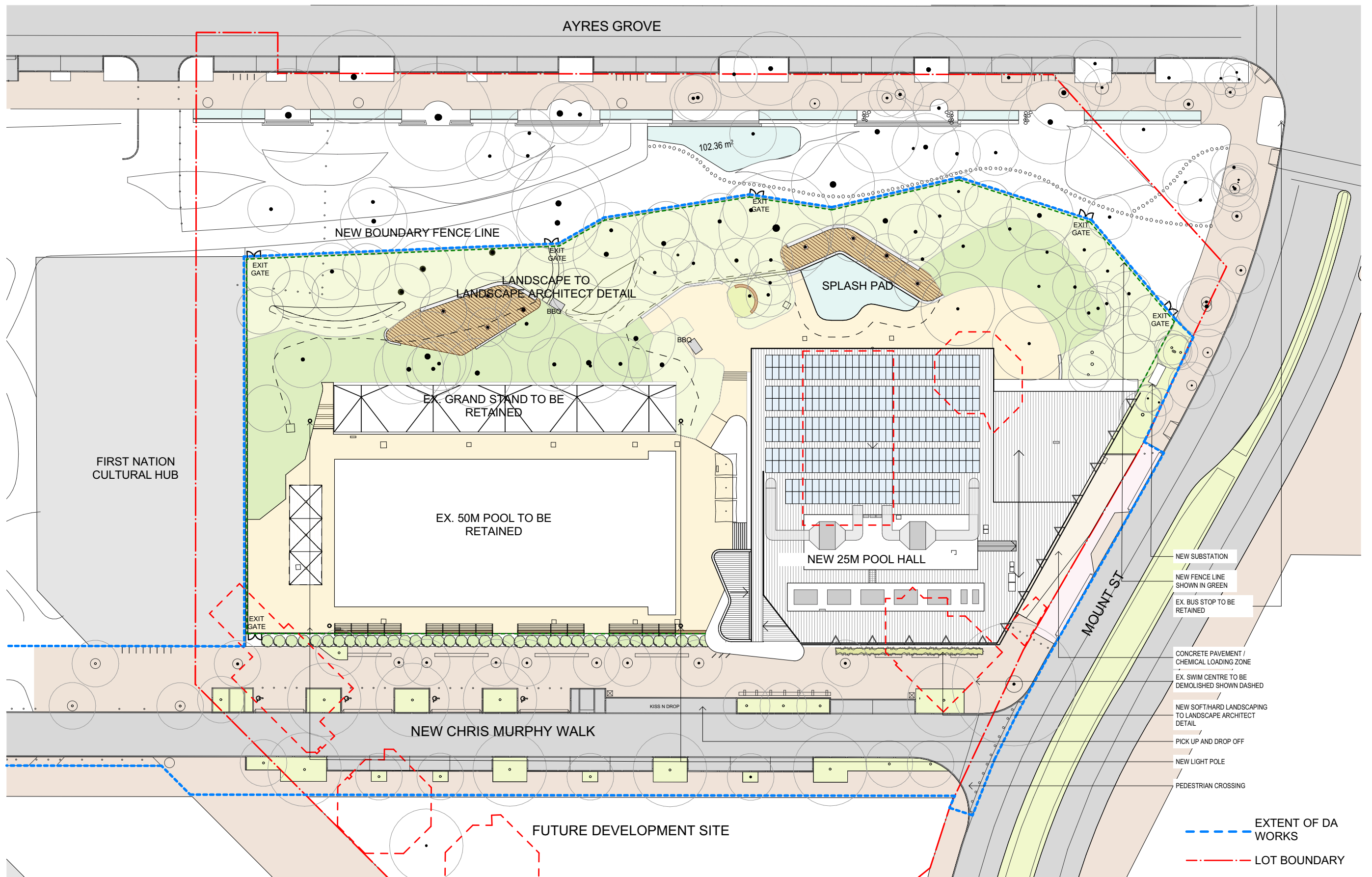
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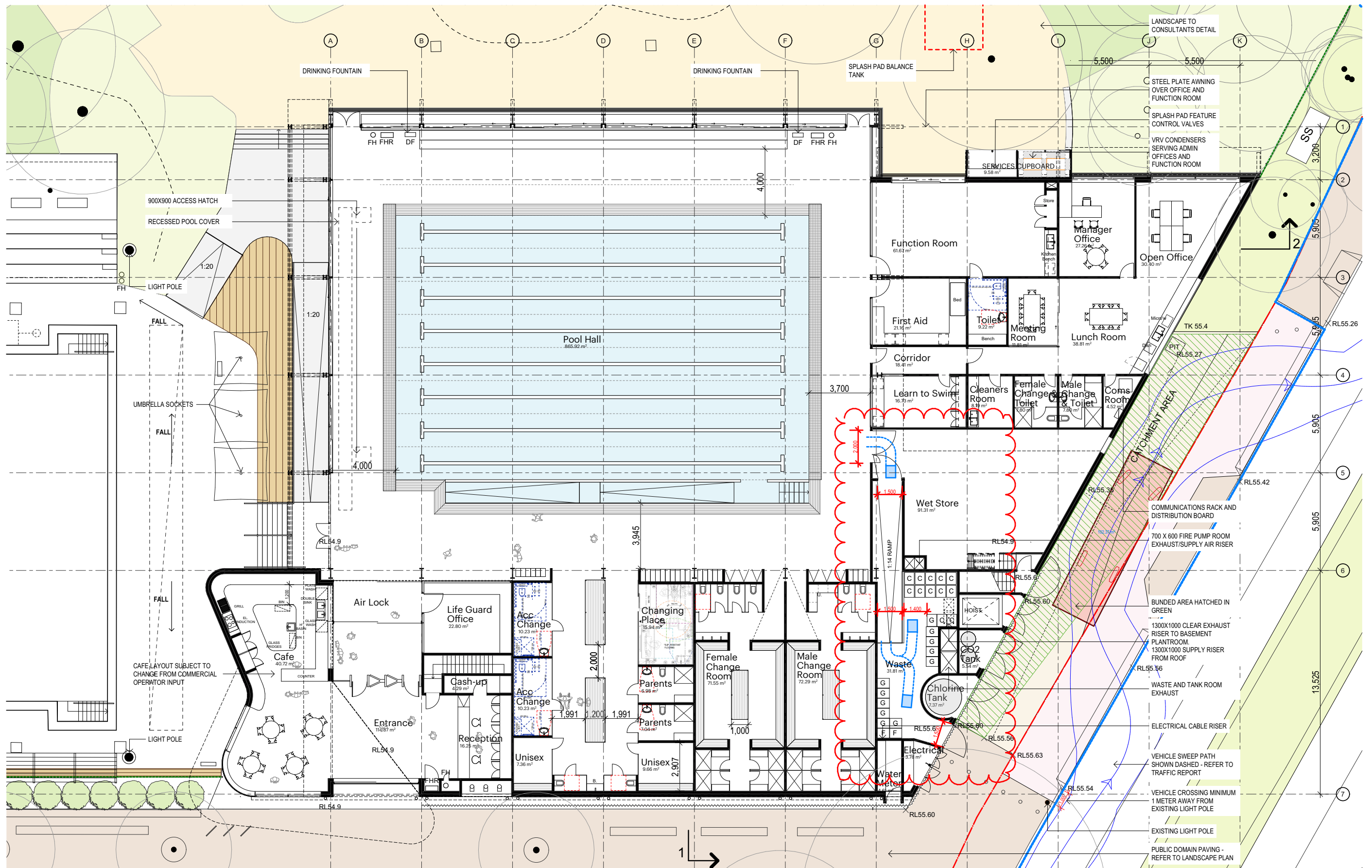
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S

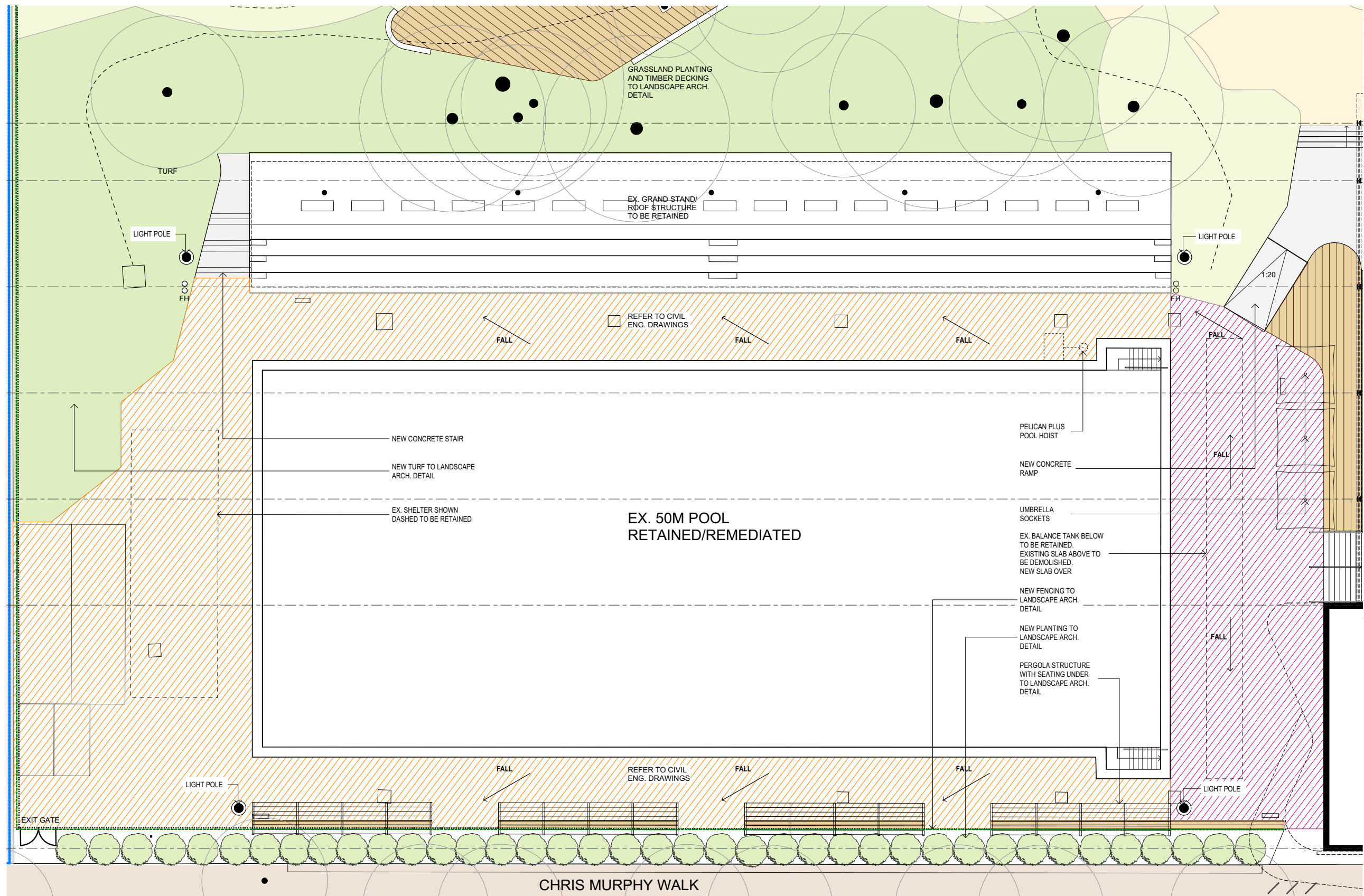
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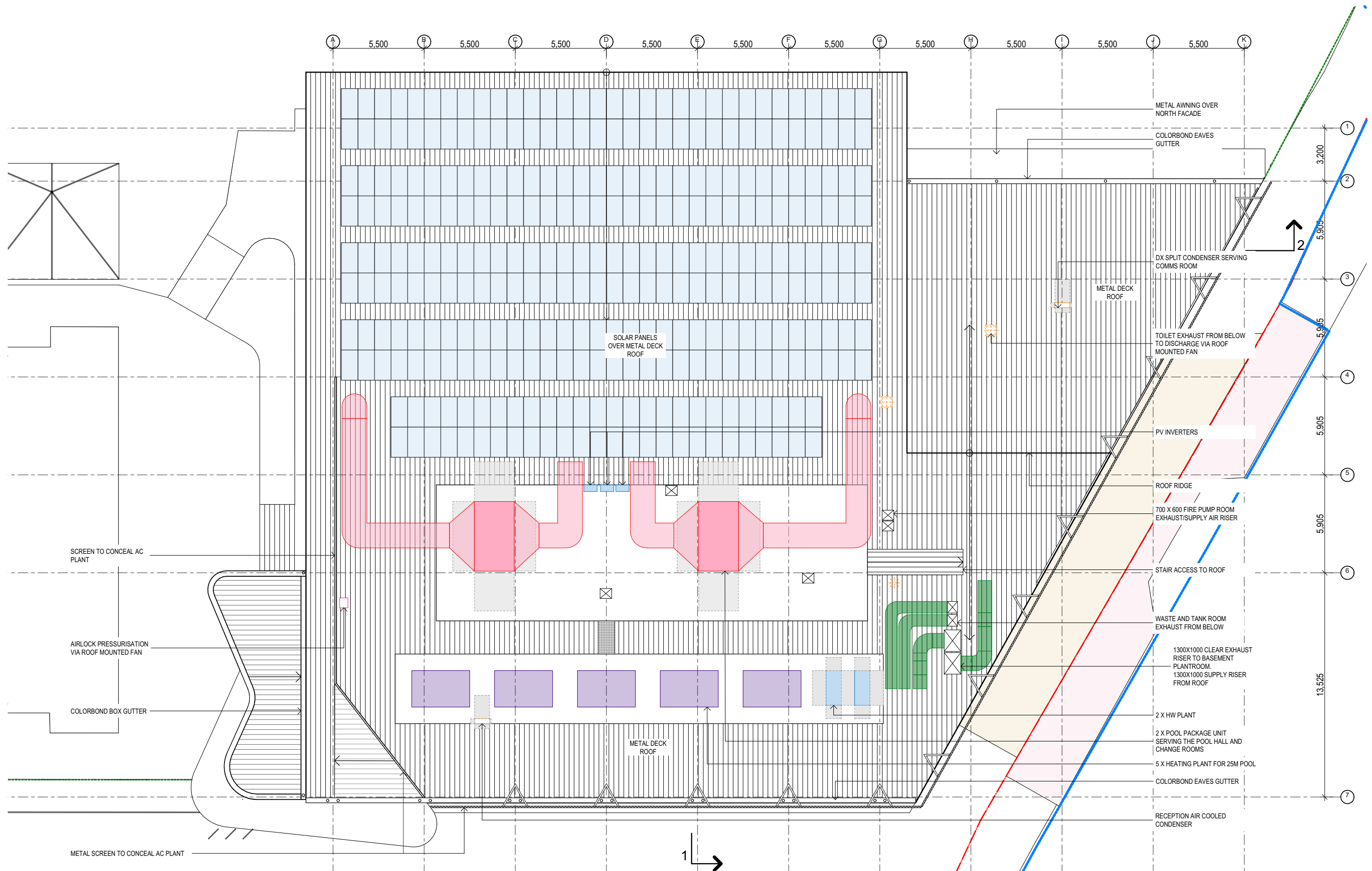
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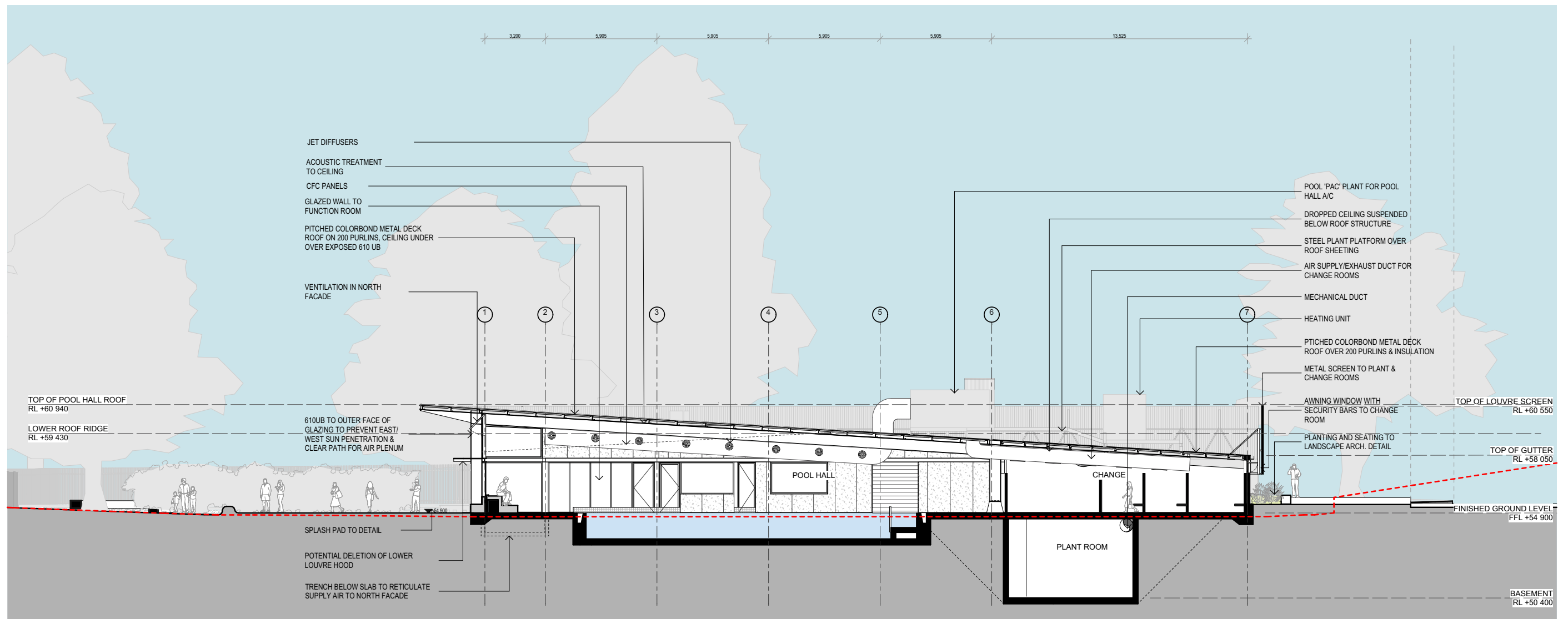


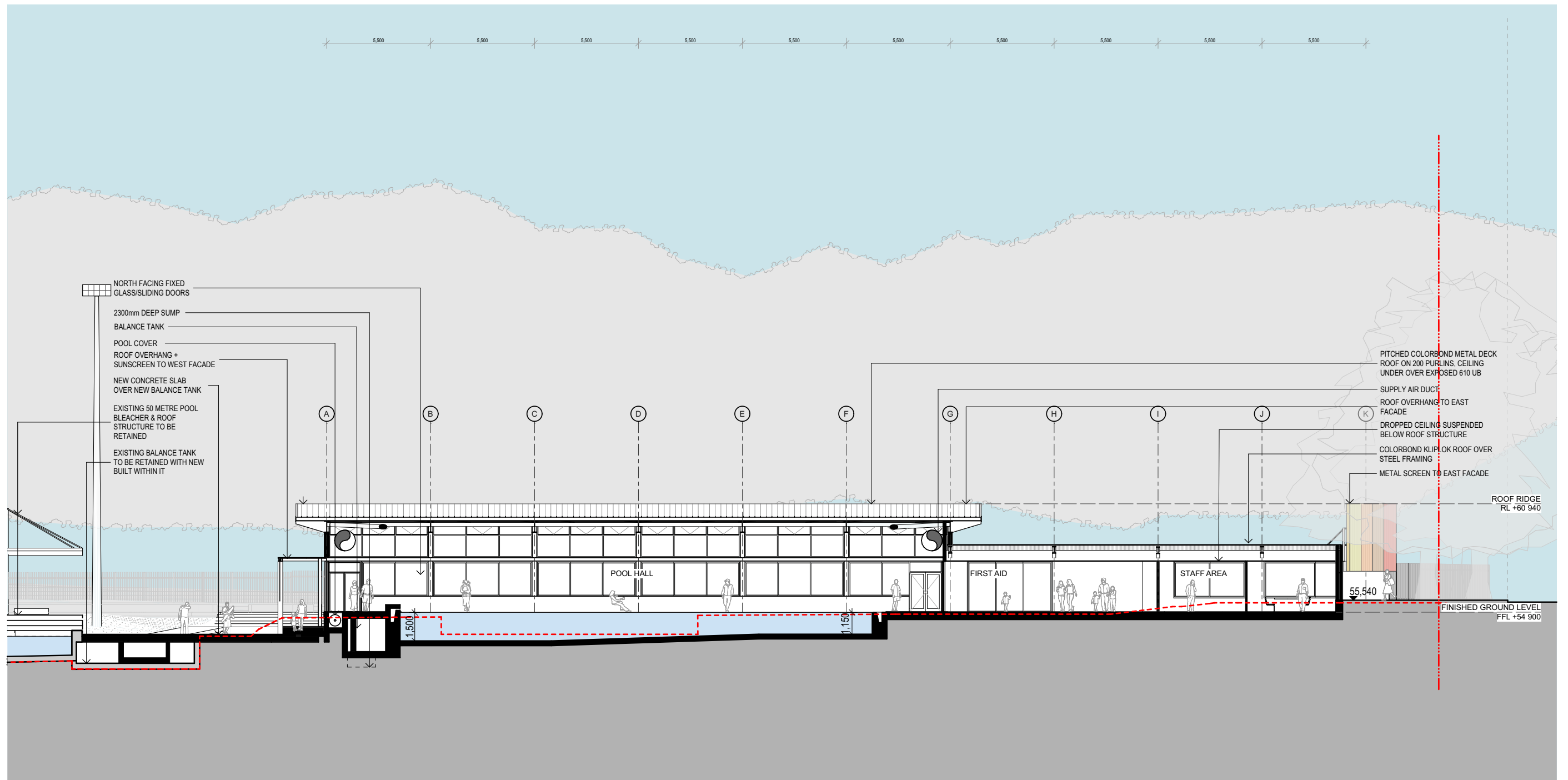
Structural Engineer	NORTHROP	ESD Consultant	STEENSEN VARMING	Aquatic Engineer	creo	Planner	cityscape planning + projects	 Blacktown City Council	 Scale 1:200 0 2M 5M 10M	Lippmann Lippmann Partnership ABN 64 077 405 273 NSW Architects Registration Board No. 4656 570, Crown Street, Surry Hills, NSW, 2010 DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE. THIS DRAWING IS COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT FROM LIPPMANN	Detail Design	24007 - Mount Drutt Swimming Centre	Title	Plan - Ground Floor	Sheet	DA106				
Quantity Surveyor	mbm	Landscape Design		Civil & Stormwater	BG & E	Building Services	Stantec				Date	24/09/2025	Drawn by	ZZ/JE	Checked by	EL	Scale	1:200	Rev	T
Project Management	Currie & Brown	Traffic Engineer	TTW	BCA/DDA	bmg	First Nations	hardyhardy													

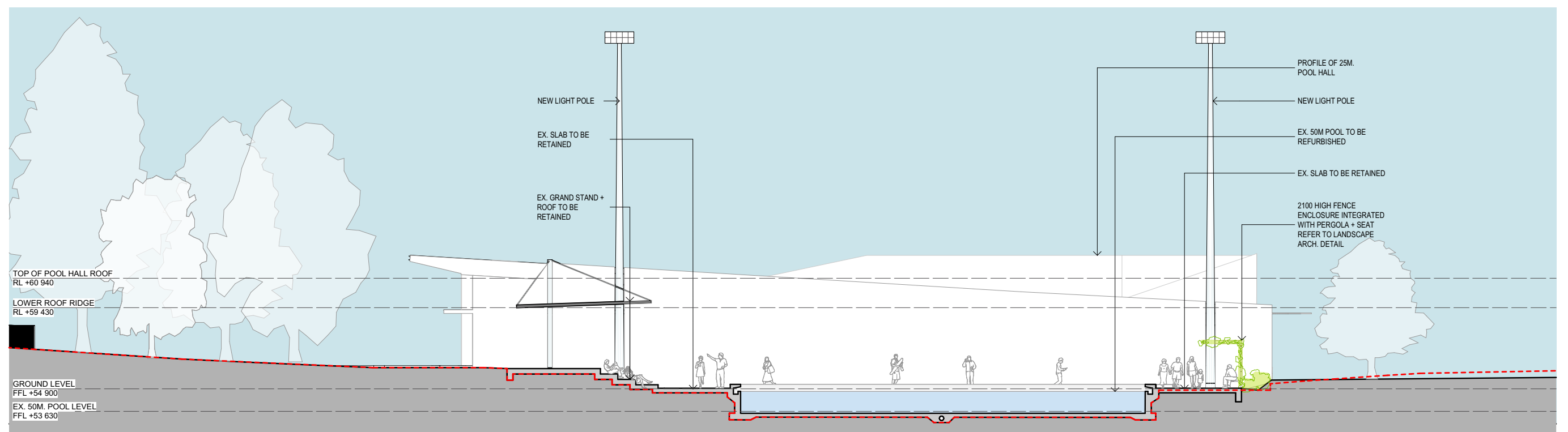
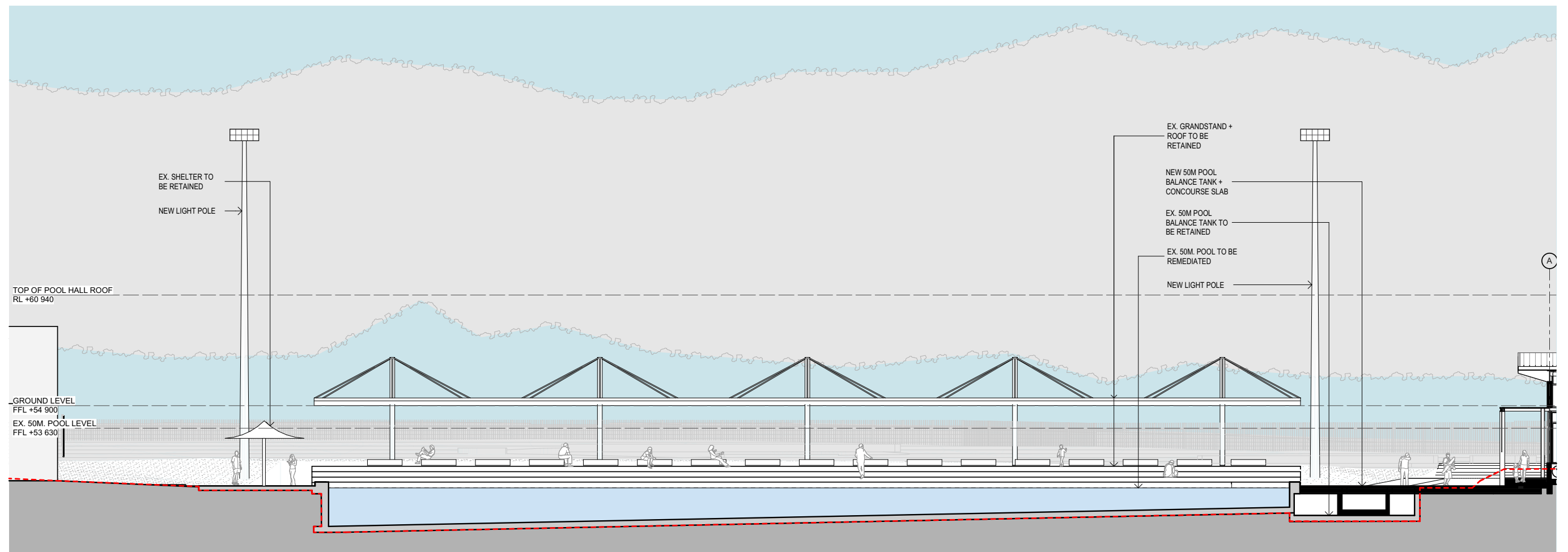


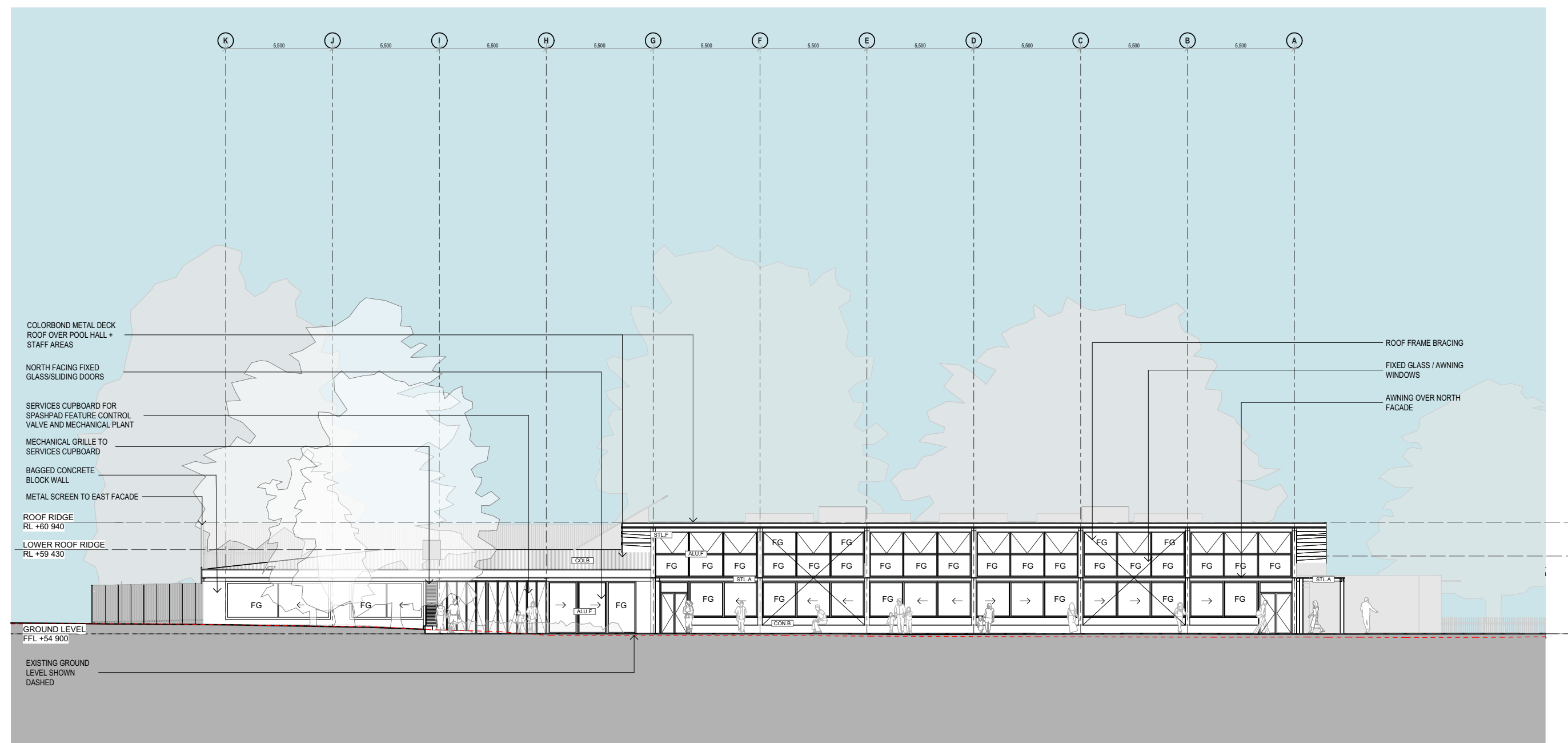


Structural Engineer	NORTHROP	ESD Consultant	STEENSEN VARMING	Aquatic Engineer	creo	Planner	cityscape planning + projects	 Blacktown City Council	 Lippmann Partnership ABN 64 077 405 273 NSW Architects Registration Board No. 4656 570, Crown Street, Surry Hills, NSW, 2010	Detail Design	24007 - Mount Druitt Swimming Centre	Title	Plan - Roof	Sheet	DA108			
Quantity Surveyor	mbm	Landscape Design		Civil & Stormwater	BG & E	Building Services	Stantec			DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE. THIS DRAWING IS COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT FROM LIPPMANN	Date	31/07/2025	Drawn by	ZZ/JE	Checked by	EL	Scale	1:200
Project Management	Currie & Brown	Traffic Engineer	TTW	BCA/DDA	bmg	First Nations	hardyhardy™											Rev









Structural Engineer **NORTHROP**

ESD Consultant **STEENSEN VARMING**

Aquatic Engineer **creo**

Planner **cityscape planning + projects**

Quantity Surveyor **mbm**

Landscape Design **TTW**

Civil & Stormwater **BGE**

Building Services **Stantec**

Project Management **Currie & Brown**

Traffic Engineer **TTW**

BCA/DDA **bmg**

First Nations **hardyhardy™**



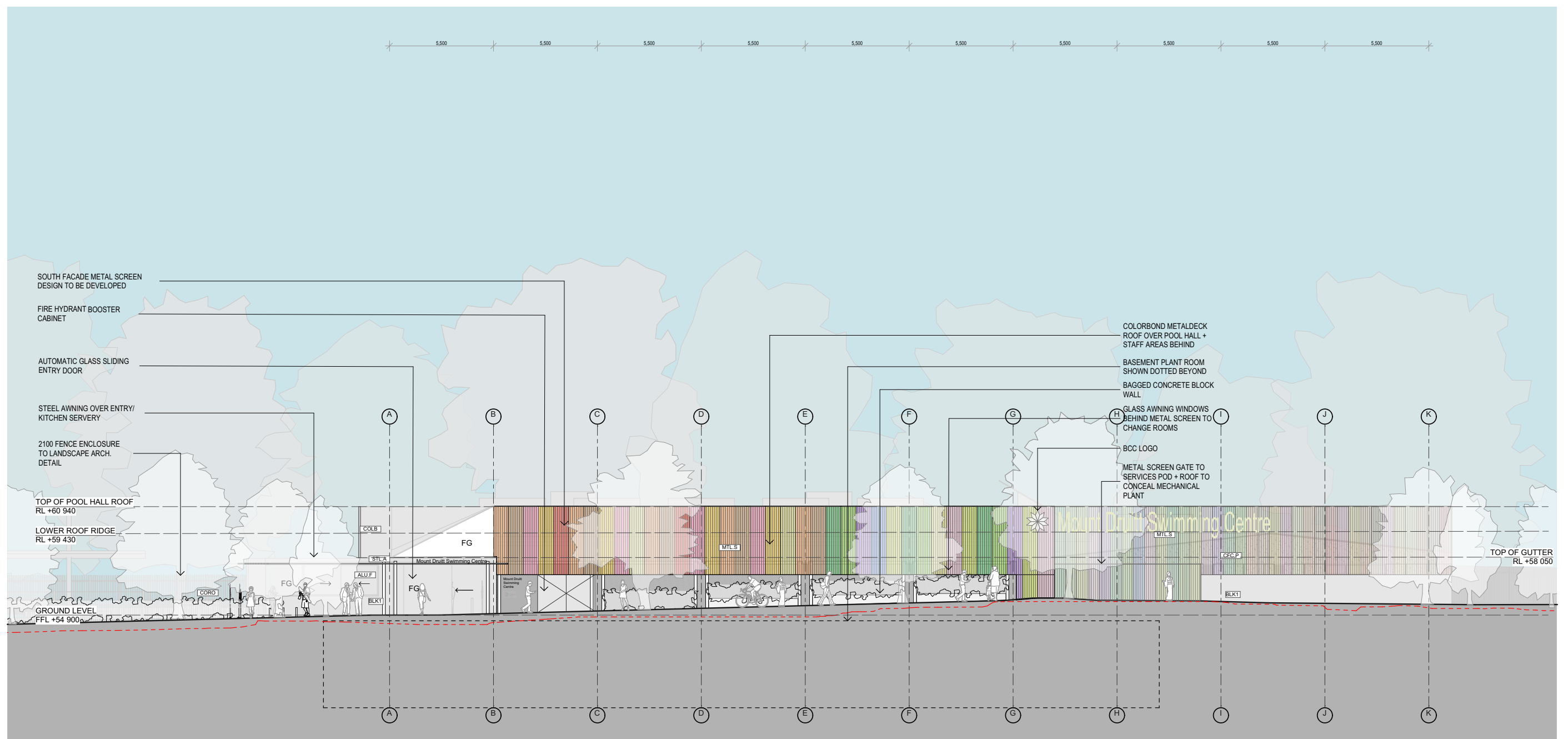
Lippmann
Lippmann Partnership ABN 64 077 405 273
NSW Architects Registration Board No. 4656
570 Crown Street, Surry Hills, NSW, 2010

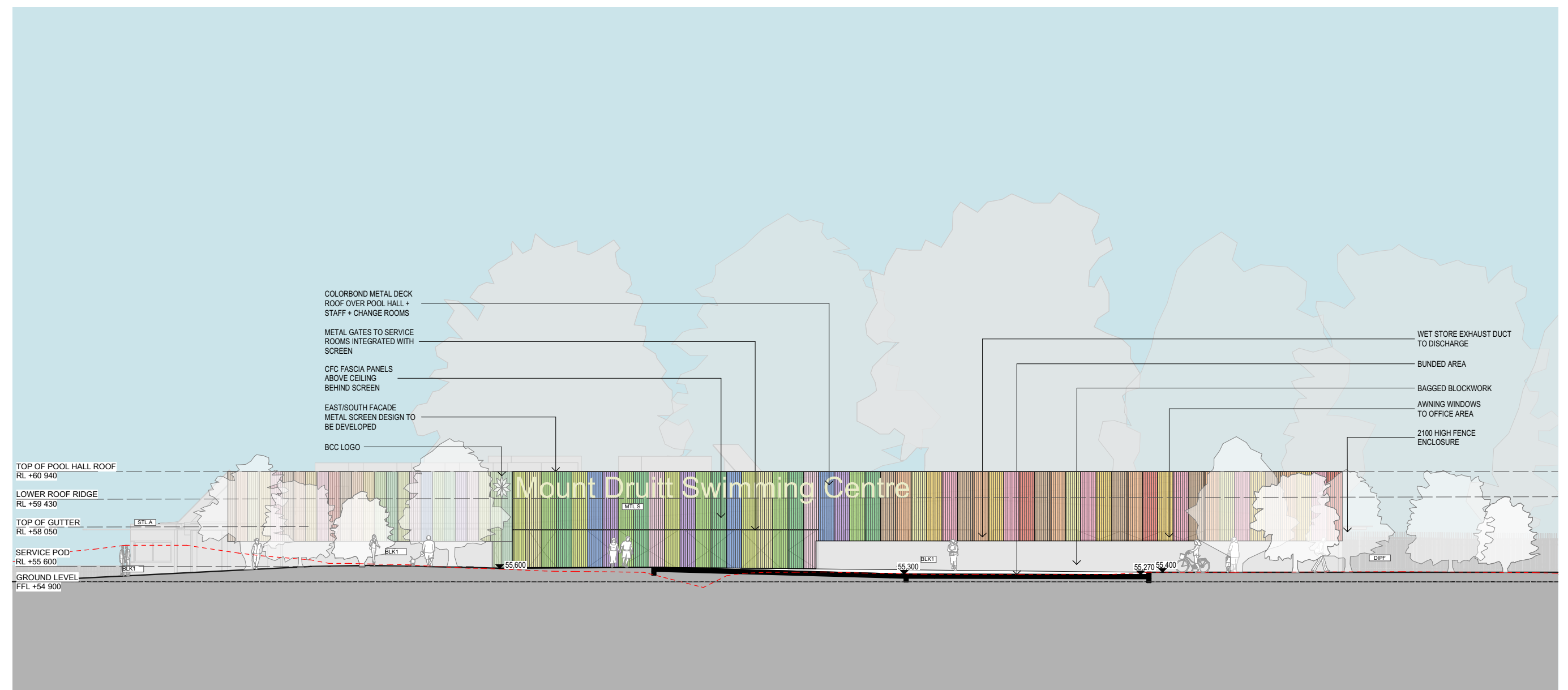
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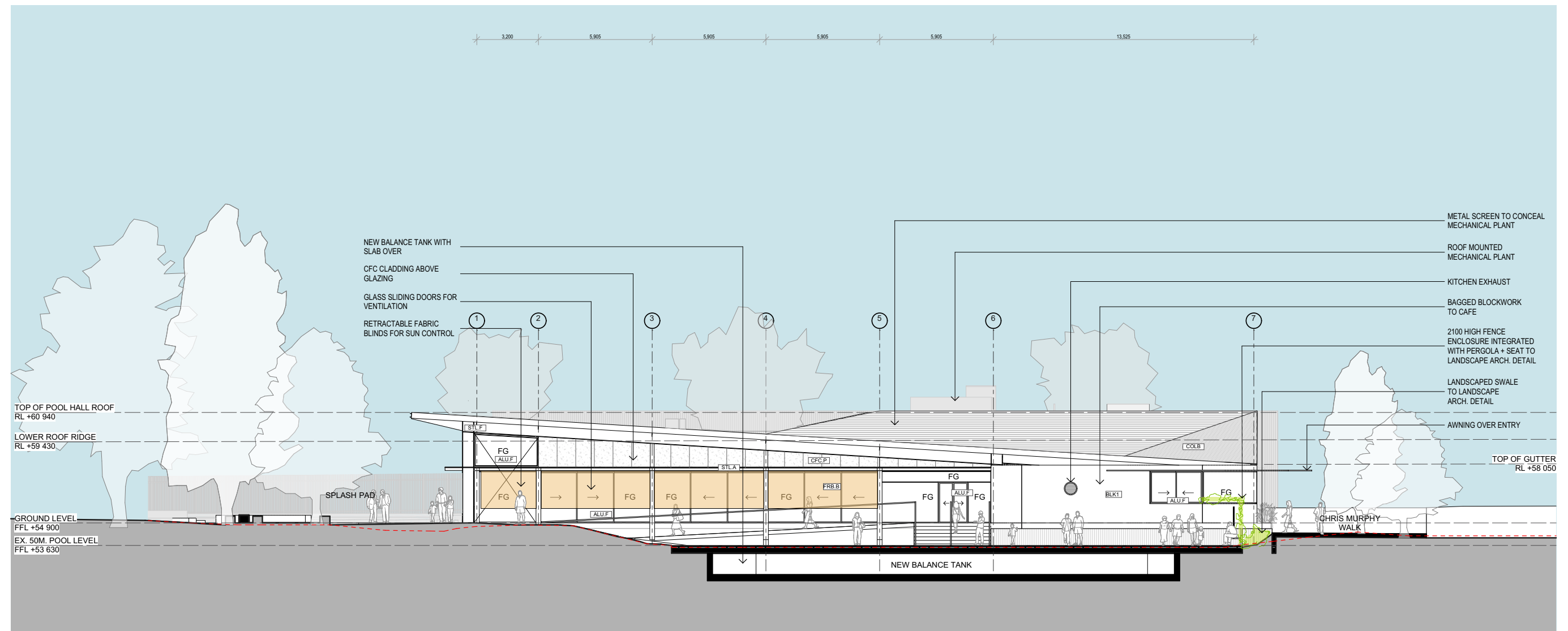
Detail Design
24007 - Mount Druitt Swimming Centre
DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE. THIS DRAWING IS COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT FROM LIPPMANN

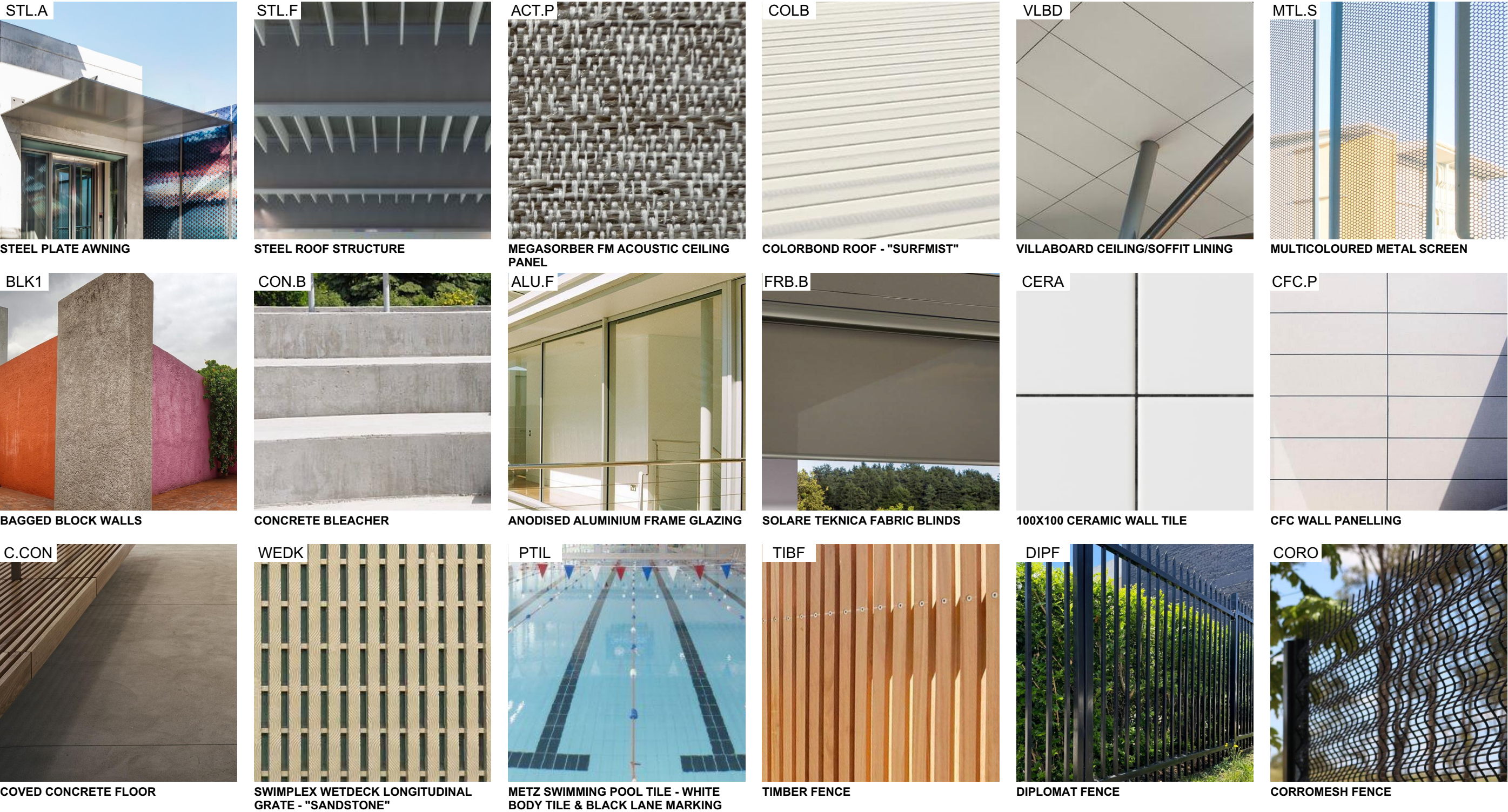
Date 31/07/2025
Drawn by ZZ/JE
Checked by EL

Title Elevation - North
Sheet DA112
Scale 1:200
Rev S









Structural Engineer 	ESD Consultant 	Aquatic Engineer 	Planner 	
Quantity Surveyor 	Landscape Design 	Civil & Stormwater 	Building Services 	
Project Management 	Traffic Engineer 	BCA/DDA 	First Nations 	

Lippmann Lippmann Partnership ABN 64 077 405 273 NSW Architects Registration Board No. 4656 570 Crown Street, Surry Hills, NSW, 2010	Detail Design 24007 - Mount Druitt Swimming Centre DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE. THIS DRAWING IS COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT FROM LIPPMANN	Title Finishes Schedule	Sheet DA117
Date 31/07/2025	Drawn by ZZ/JE	Checked by EL	Rev S

Tree Management Plan 01

Swim Centre DA Tree Management Schedule - Lo3

Tree Classification	Quantity
Indigenous trees to be removed	4
Indigenous trees to be retained	42
Native trees to be removed	0
Native trees to be retained	4
Exotic trees to be removed	20
Exotic trees to be retained	6
Total Trees SWIM DA Lo3	76

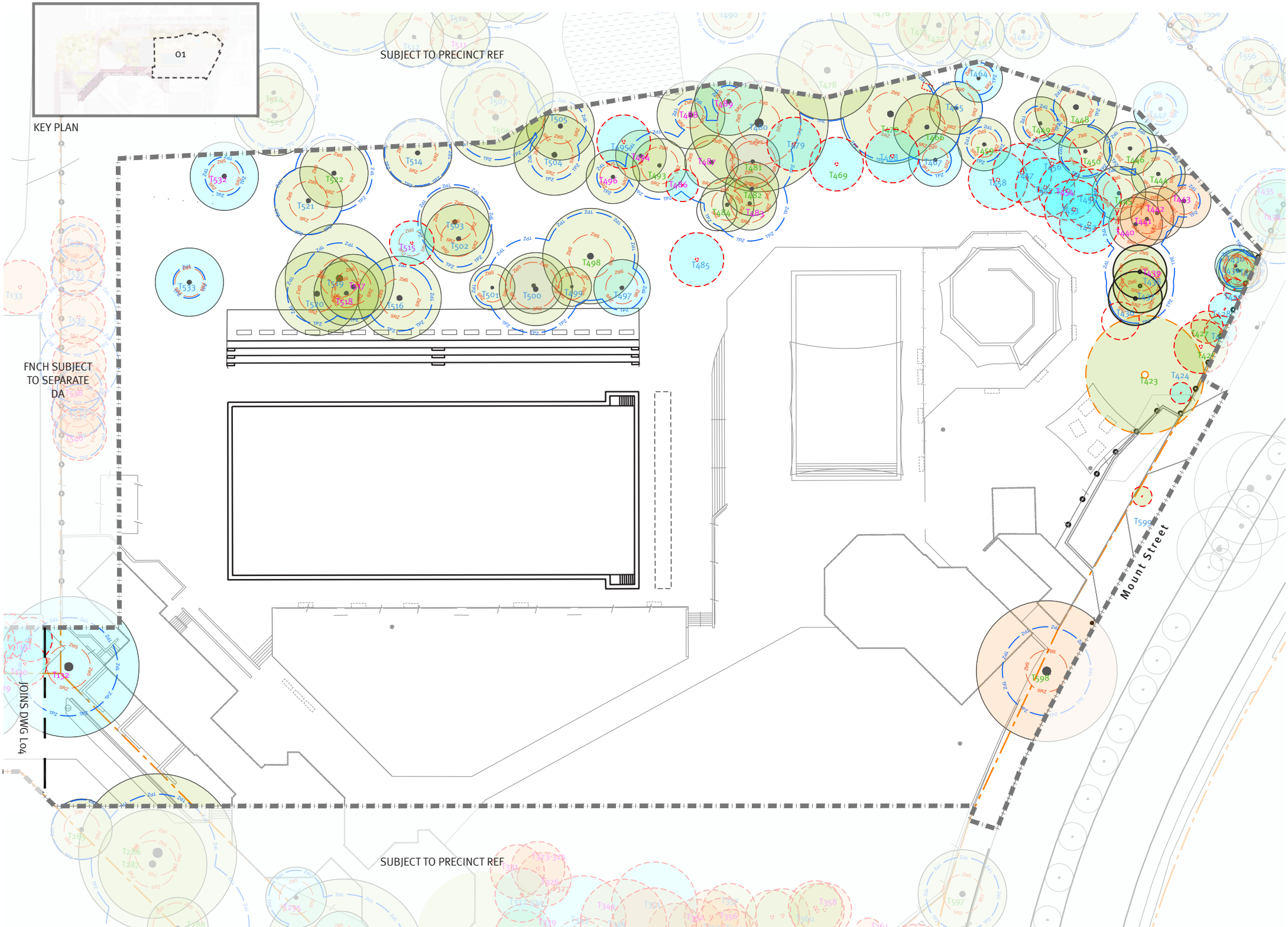
CMW Tree Management Schedule - Lo3

Tree Classification	Quantity
Trees to be retained	2
Total Trees CMW	2

Refer to Canopy Consulting, 2025, Preliminary Development Assessment Arborist Report schedules for detail tree information.

Legend

-  Extent of Works
-  Lot Boundary - Existing
-  Tree to be Removed
-  Tree to be Retained
-  Tree to be Salvaged for habitat logs/Nawi Creation
-  Indigenous Tree
-  Native Tree
-  Exotic Tree
- Tree Tag Legend - As per Arborists Assessment
-  Priority for Removal
-  Low Retention Value
-  Medium Retention Value
-  High Retention Value
-  Existing Structural Root Zone
-  Existing Tree Protection Zone



Client	Consultant	Revisions		190 James Street Redfern NSW 2016 T (02) 9310 5644 info@jmdesign.com.au	Project Mt Druitt Swimming Centre DA Drawing title Tree Management Plan 02	Date June 2025 Scale 1:500 A3	Drawing No. L03	Issue No. D																								
	 	<table><tr><th>Issue</th><th>Date</th><th>Description</th><th>Drawn</th><th>Check</th></tr><tr><td>ADV</td><td>04.04.25</td><td>For Comment</td><td>CA/JBL</td><td>CB</td></tr><tr><td>A</td><td>14.05.25</td><td>For DA</td><td>CA/JBL</td><td>CB</td></tr><tr><td>C</td><td>26.06.25</td><td>For DA</td><td>CA/JBL</td><td>CB</td></tr><tr><td>D</td><td>04.12.25</td><td>For DA</td><td>CA/RI</td><td>CR</td></tr></table>	Issue	Date	Description	Drawn	Check	ADV	04.04.25	For Comment	CA/JBL	CB	A	14.05.25	For DA	CA/JBL	CB	C	26.06.25	For DA	CA/JBL	CB	D	04.12.25	For DA	CA/RI	CR					
Issue	Date	Description	Drawn	Check																												
ADV	04.04.25	For Comment	CA/JBL	CB																												
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Swim Centre DA Tree Management Schedule - Lo3

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CMW Tree Management Schedule - Lo3

Tree Classification	Quantity
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Total Trees CMW	2

Refer to Canopy Consulting, 2025, Preliminary Development Assessment Arborist Report schedules for detail tree information.

Legend

Extent of Works

Lot Boundary - Existing

Tree to be Removed

Tree to be Retained

Tree to be Salvaged for habitat logs/Nawi Creation

Indigenous Tree

Native Tree

Exotic Tree

Tree Tag Legend - As per Arborists Assessment

Priority for Removal

Low Retention Value

Medium Retention Value

High Retention Value

Existing Structural Root Zone

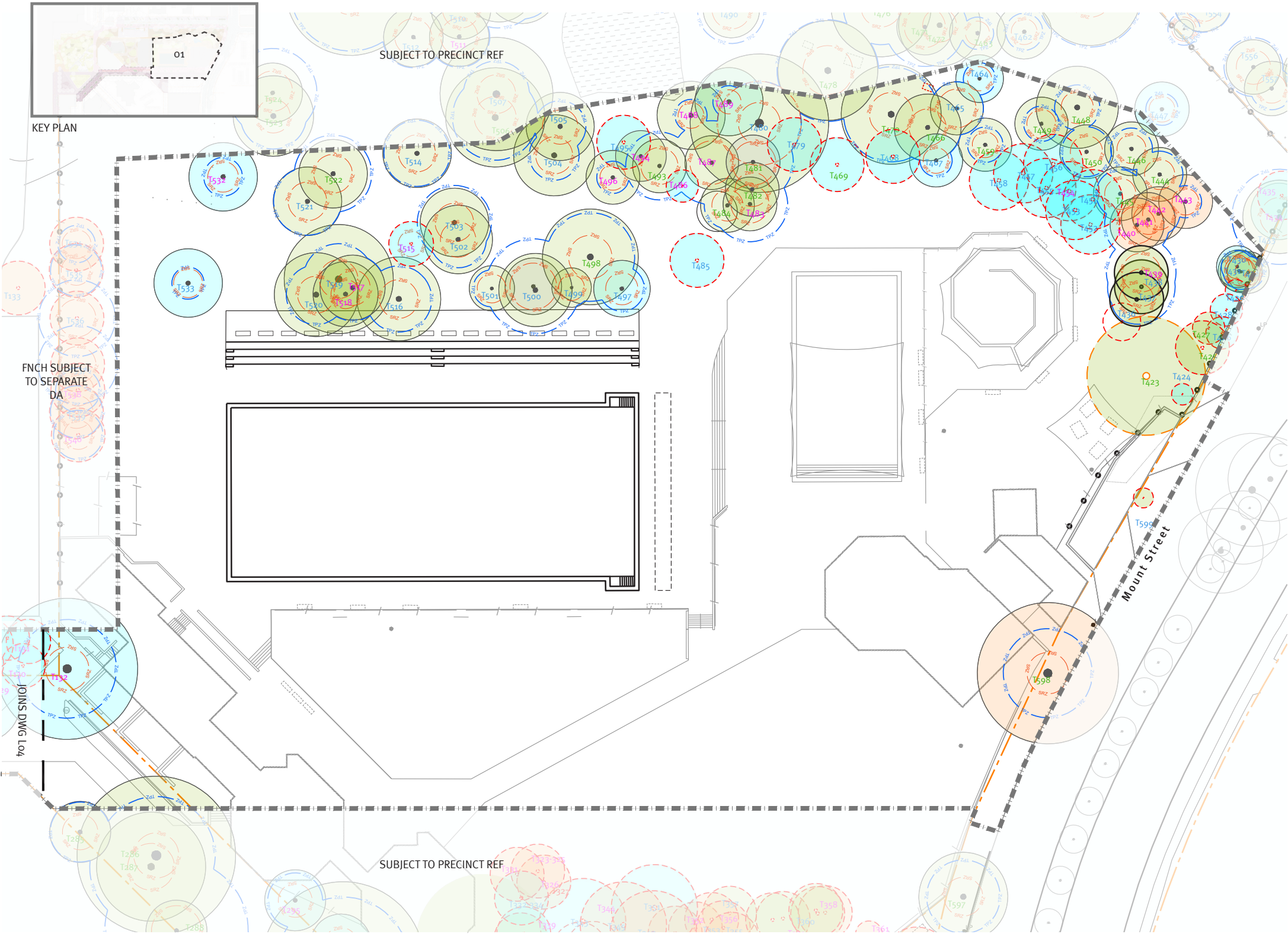
Existing Tree Protection Zone

0

5

10

20m



Client	Consultant	Revisions						190 James Street Redfern NSW 2016 T (02) 9310 5644 info@jmdesign.com.au	Project Mt Druitt Swimming Centre DA Drawing title Tree Management Plan 02	Date June 2025 Scale 1:500 A3	Drawing No. L03	Issue No. D
	 	Issue	Date	Description	Drawn	Check						
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		A	14.05.25	For DA	CA/BL	CB						
		C	26.06.25	For DA	CA/BL	CB						
		D	04.12.25	For DA	CA/BL	CB						

CMW Tree Management Schedule - Lo4

Tree Classification	Quantity
Trees to be removed	38
Trees to be retained	3
Total Trees CMW	41

Refer to Canopy Consulting, 2025, Preliminary Development Assessment Arborist Report schedules for detail tree information.

Legend

Extent of Works

Lot Boundary - Existing

Tree to be Removed

Tree to be Retained

Indigenous Tree

Native Tree

Exotic Tree

Tree Tag Legend - As per Arborists Assessment

T001

Priority for Removal

T001

Low Retention Value

T001

Medium Retention Value

T001

High Retention Value

Existing Structural Root Zone

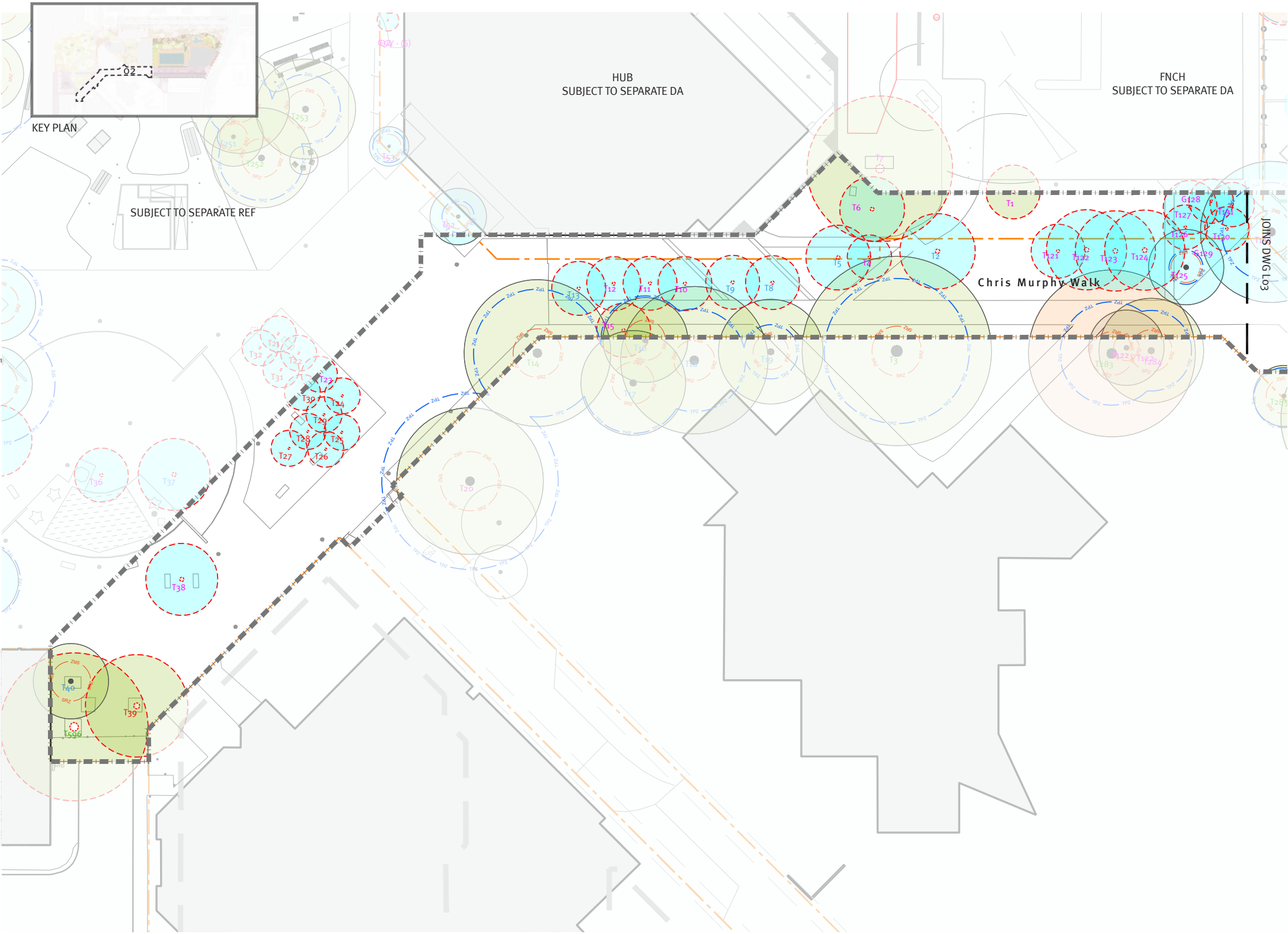
Existing Tree Protection Zone

0

5

10

20m



Client	Consultant	Revisions		Drawn	Check	JMD design	190 James Street Redfern NSW 2016 T (02) 9310 5644 info@jmdesign.com.au	Project Mt Druitt Swimming Centre DA Drawing title Tree Management Plan 01	Date June 2025 Scale 1:500 A3	Drawing No. Lo4	Issue No. A
		Issue ADV A	Date 04.04.25 14.05.25								



 Extent of Works

 Lot Boundary - Existing

Existing tree management - refer Tree Management Plan Lo3

 Tree to be Removed

 Tree to be Retained

Elements to be demolished and salvaged:

 Paving

 Wall

 Fence

 Playground

 Bollards

 BBQ

 Sign

Elements to be retained:

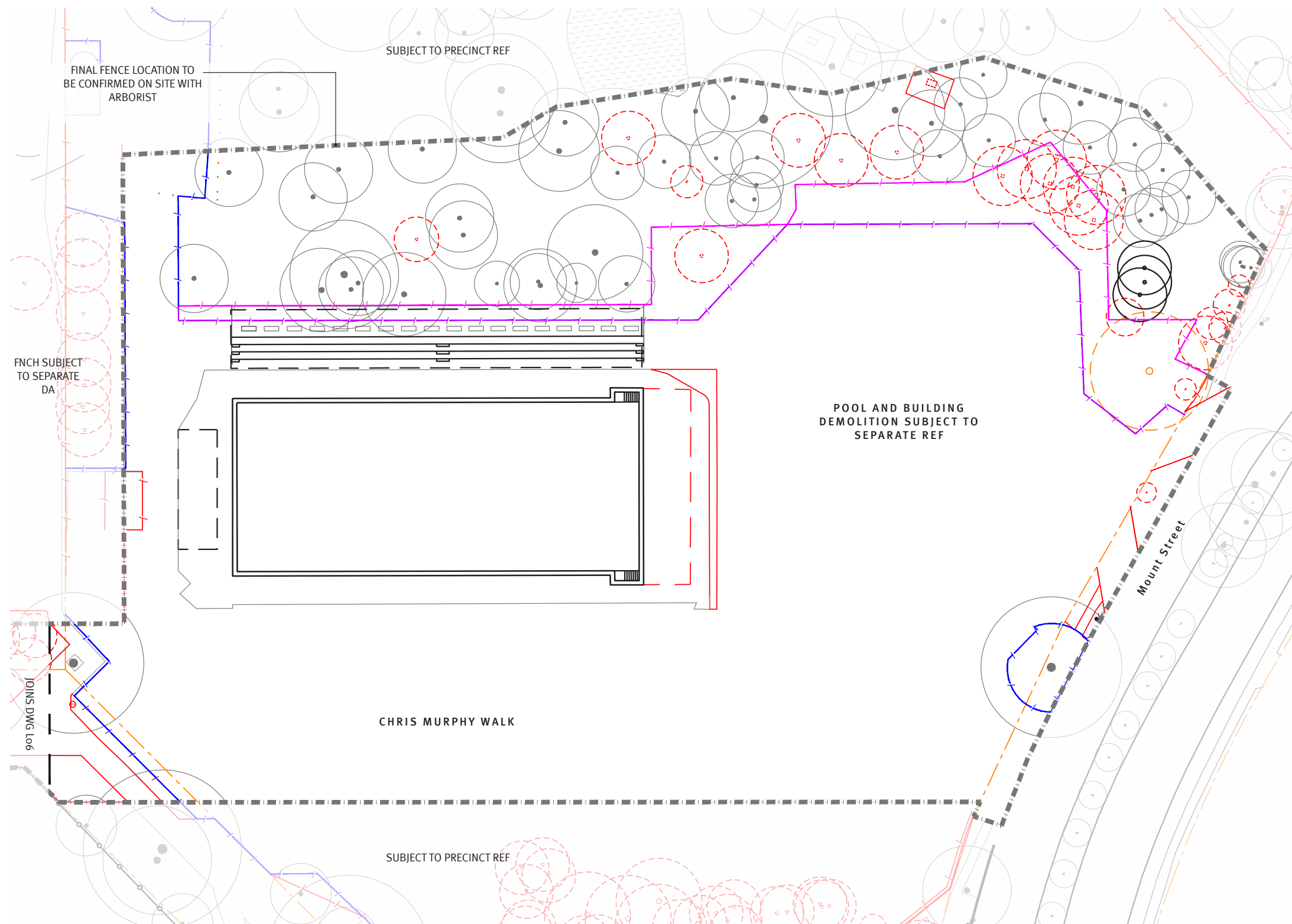
 Building and roof over

 Light Pole

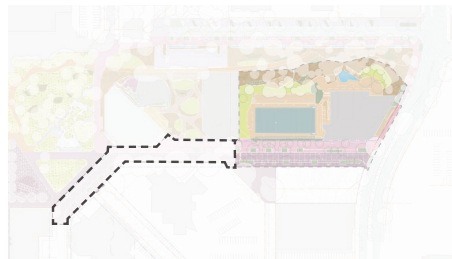
 Existing Early Works Fence Line

 Removed Early Works Fence Line

 Adjusted Site/Tree Protection - Building Construction



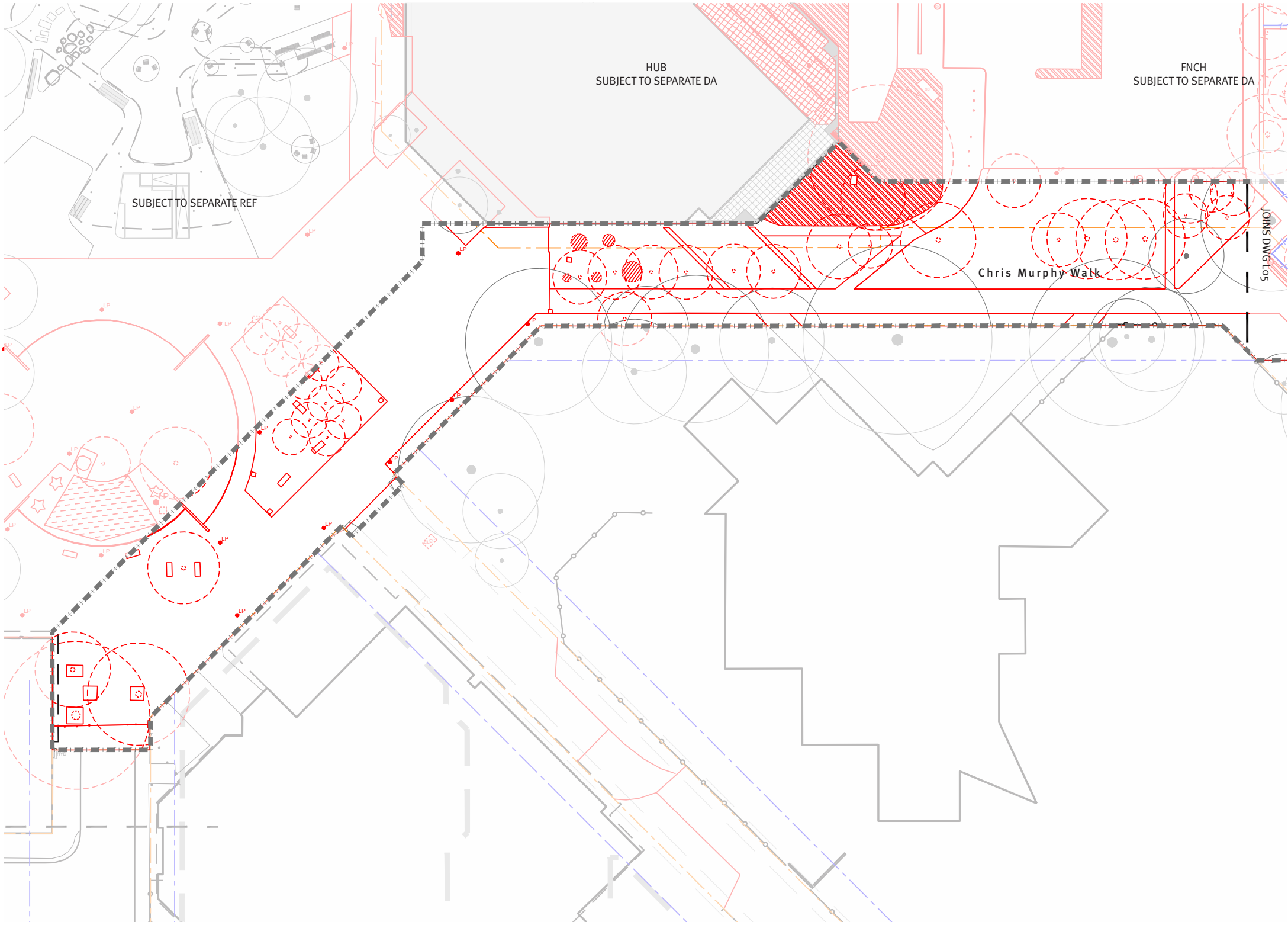
Client	Consultant	Revisions				190 James Street Redfern NSW 2016 T (02) 9310 5644 info@jmdesign.com.au	Project Mt Druitt Swimming Centre DA Drawing title Demolition Plan 02	Date June 2025 Scale 1:500 A3	Drawing No. L05	Issue No. C																								
 Blacktown City Council	 	<table><thead><tr><th>Issue</th><th>Date</th><th>Description</th><th>Drawn</th><th>Check</th></tr></thead><tbody><tr><td>ADV</td><td>04.04.25</td><td>For Comment</td><td>CA/BL</td><td>CB</td></tr><tr><td>A</td><td>14.05.25</td><td>For DA</td><td>CA/BL</td><td>CB</td></tr><tr><td>B</td><td>13.06.25</td><td>For DA</td><td>CA/BL</td><td>CB</td></tr><tr><td>C</td><td>26.06.25</td><td>For DA</td><td>CA/RI</td><td>CR</td></tr></tbody></table>	Issue	Date	Description	Drawn	Check	ADV	04.04.25	For Comment	CA/BL	CB	A	14.05.25	For DA	CA/BL	CB	B	13.06.25	For DA	CA/BL	CB	C	26.06.25	For DA	CA/RI	CR	JMD design						
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A	14.05.25	For DA	CA/BL	CB																														
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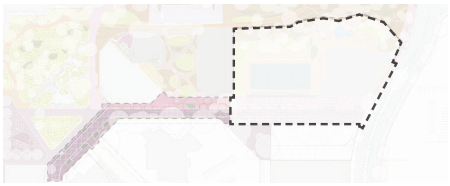
KEY PLAN

Legend

- Extent of Works
- Lot Boundary - Existing
- Existing tree management - refer Tree Management Plan Lo4
- Tree to be Removed
- Tree to be Retained
- Elements to be demolished and salvaged:
 - Paving
 - Wall
 - Light Pole
 - Seat
 - Planting Area
- Elements to be retained:
 - Building and roof over
- Elements to be retained and relocated:
 - Sculptures



Client		Consultant		Revisions		JMD design		190 James Street Redfern NSW 2016 T (02) 9310 5644 info@jmdesign.com.au		Project Mt Druitt Swimming Centre DA Drawing title Demolition Plan 01		Date June 2025 Scale 1:500 A3		Drawing No. Lo6		Issue No. A																							
		 		<table><thead><tr><th>Issue</th><th>Date</th><th>Description</th><th>Drawn</th><th>Check</th></tr></thead><tbody><tr><td>ADV</td><td>04.04.25</td><td>For Comment</td><td>CA/BL</td><td>CB</td></tr><tr><td>A</td><td>14.05.25</td><td>For DA</td><td>CA/BL</td><td>CB</td></tr><tr><td>C</td><td>26.06.25</td><td>For DA</td><td>CA/BL</td><td>CB</td></tr></tbody></table>		Issue	Date	Description	Drawn	Check	ADV	04.04.25	For Comment	CA/BL	CB	A	14.05.25	For DA	CA/BL	CB	C	26.06.25	For DA	CA/BL	CB														
Issue	Date	Description	Drawn	Check																																			
ADV	04.04.25	For Comment	CA/BL	CB																																			
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C	26.06.25	For DA	CA/BL	CB																																			

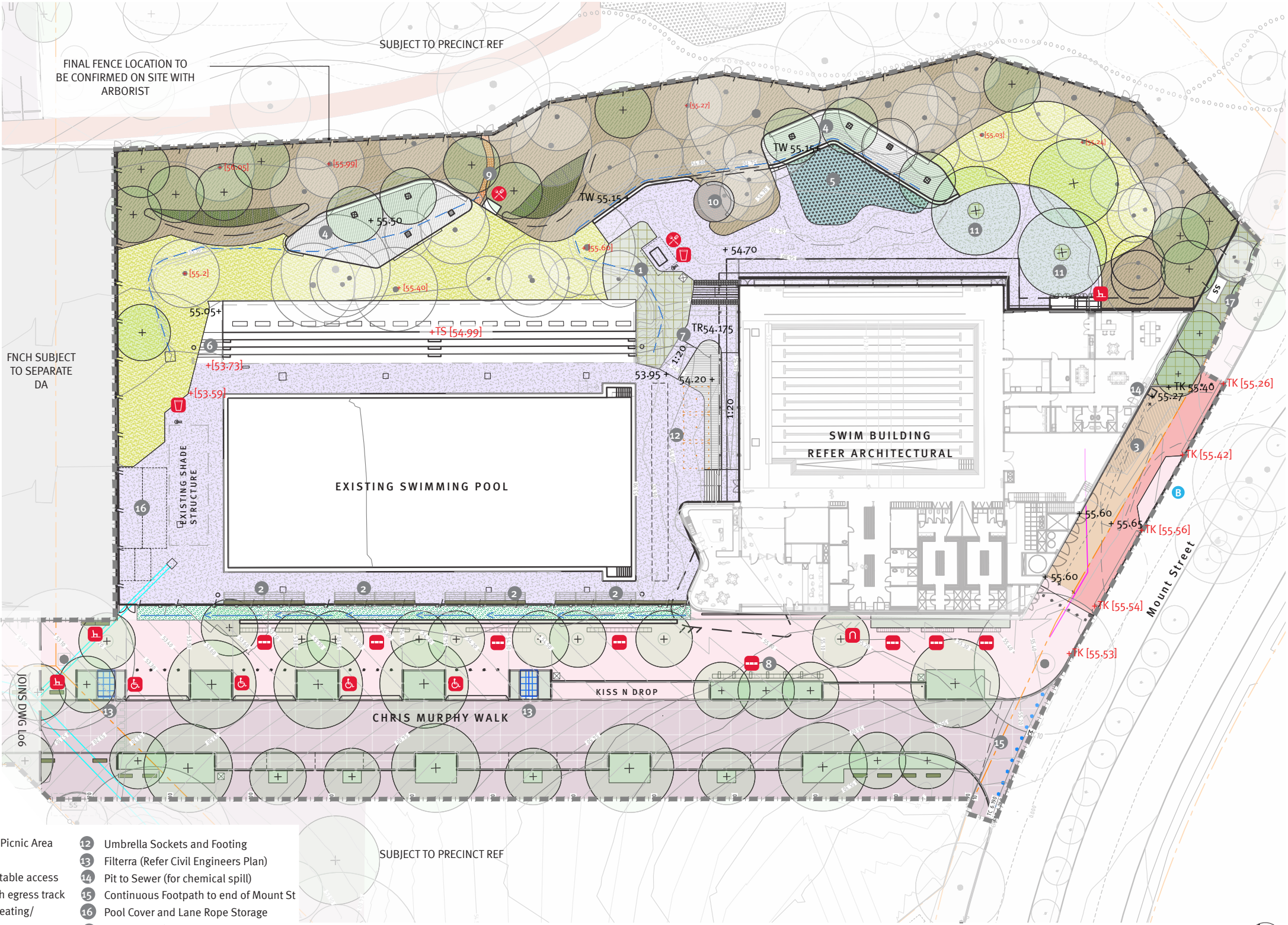


- KEY PLAN**
Legend
- Extent of Works
 - Lot Boundary - Existing
 - Existing Trees to be retained
 - Proposed Trees
 - Existing level
 - Proposed level
 - Proposed contours
 - Existing contours
 - Overland Flowpath
 - Existing Services/Utilities to be retained
 - Sewer main
 - Stormwater pipe

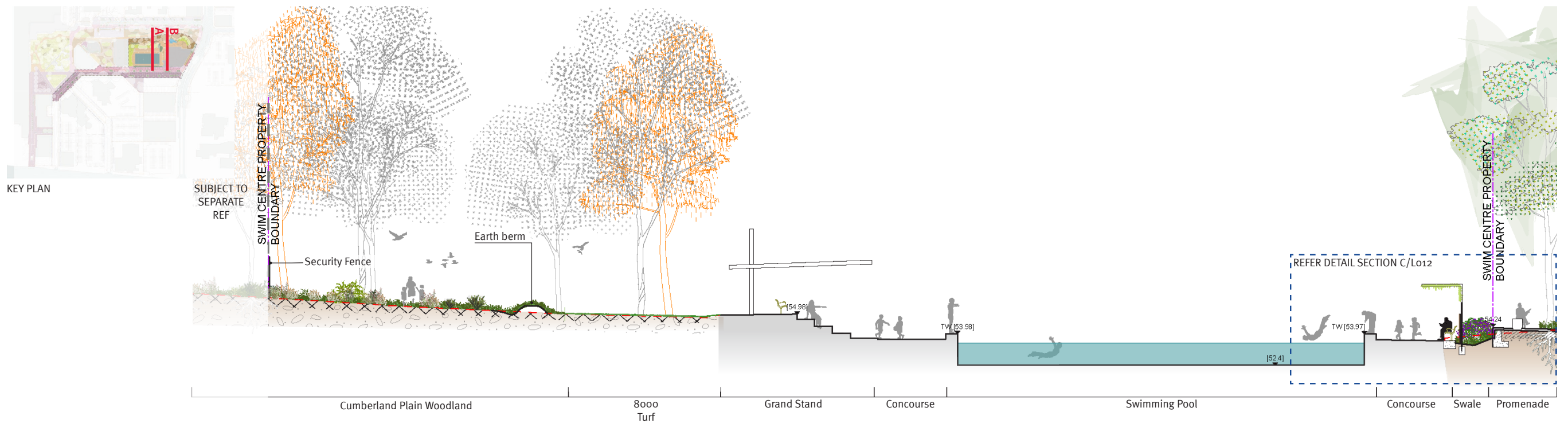
- Kerb - castellated
- Kerb - flush
- Concrete Oxide Paving with Broom Finish Finish
- Promenade - Porphyry (select colour)
- Coloured Concrete Pavement - Vehicle Loading Zone
- Coloured Concrete Pavement - Pedestrian Right of Way
- Porphyry
- Porphyry Carriageway - High pedestrian zone
- Turf - Accessible area of 1010 m2
- CPW Grassland
- Deco Granite Finish
- Swale
- 2.1m Coromesh Perimeter/Security Fence
- Timber Batten Fence
- Diplomat Fence
- Low Seating Wall (Recycled Brick)
- Deck with seating
- Pergola with trellis wires
- Earth Berm (Site won material 300-500mm H)

- Lightpole by others
- Bench/Seating
- BBQs
- Brick terrazzo seating bench
- DDA Space
- Drinking Fountain
- Bicycle Parking
- Bin
- Removable Bollard
- Bus Pullover Area

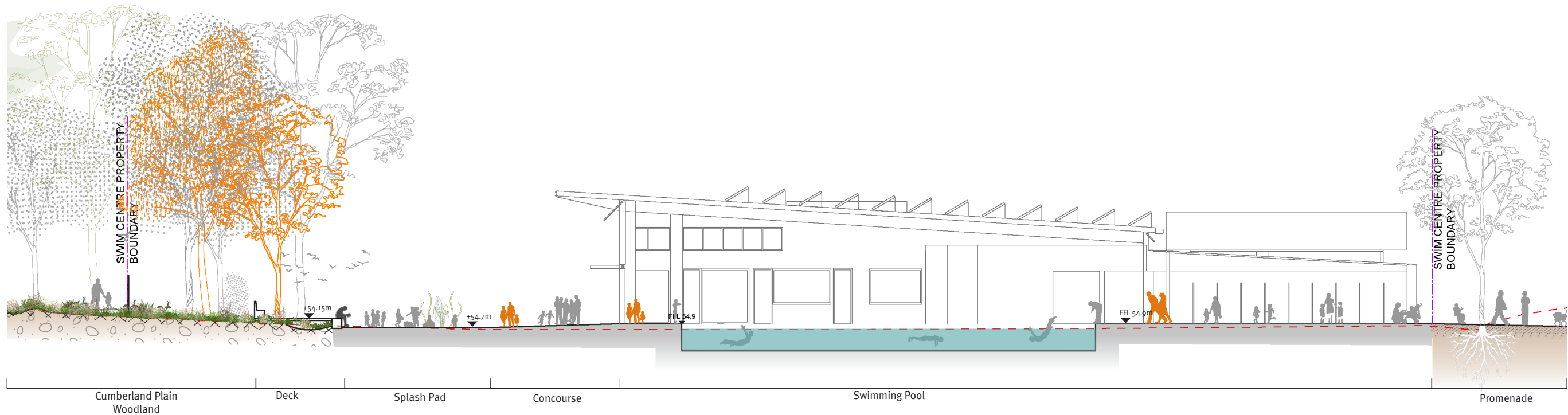
- BBQ Shelter
- Seating under Pergola
- Chemical Delivery Loading Bay
- Deck Areas utilising existing trees for shade
- Splash Pad - Refer Architect
- New Stair Access to Picnic Area
- Split ramp
- Seating Bench with table access
- Recycled brick mulch egress track
- Yarning circle with seating/ localised pier footing
- Planting around tree 2m diameter
- Umbrella Sockets and Footing
- Filterra (Refer Civil Engineers Plan)
- Pit to Sewer (for chemical spill)
- Continuous Footpath to end of Mount St
- Pool Cover and Lane Rope Storage
- Electrical Substation



Client		Consultant		Revisions		JMD design 	190 James Street Redfern NSW 2016 T (02) 9310 5644 info@jmdesign.com.au	Project Mt Druitt Swimming Centre DA Drawing title General Arrangement Plan 01	Date June 2025 Scale 1:500 A3	Drawing No. L07	Issue No. C					
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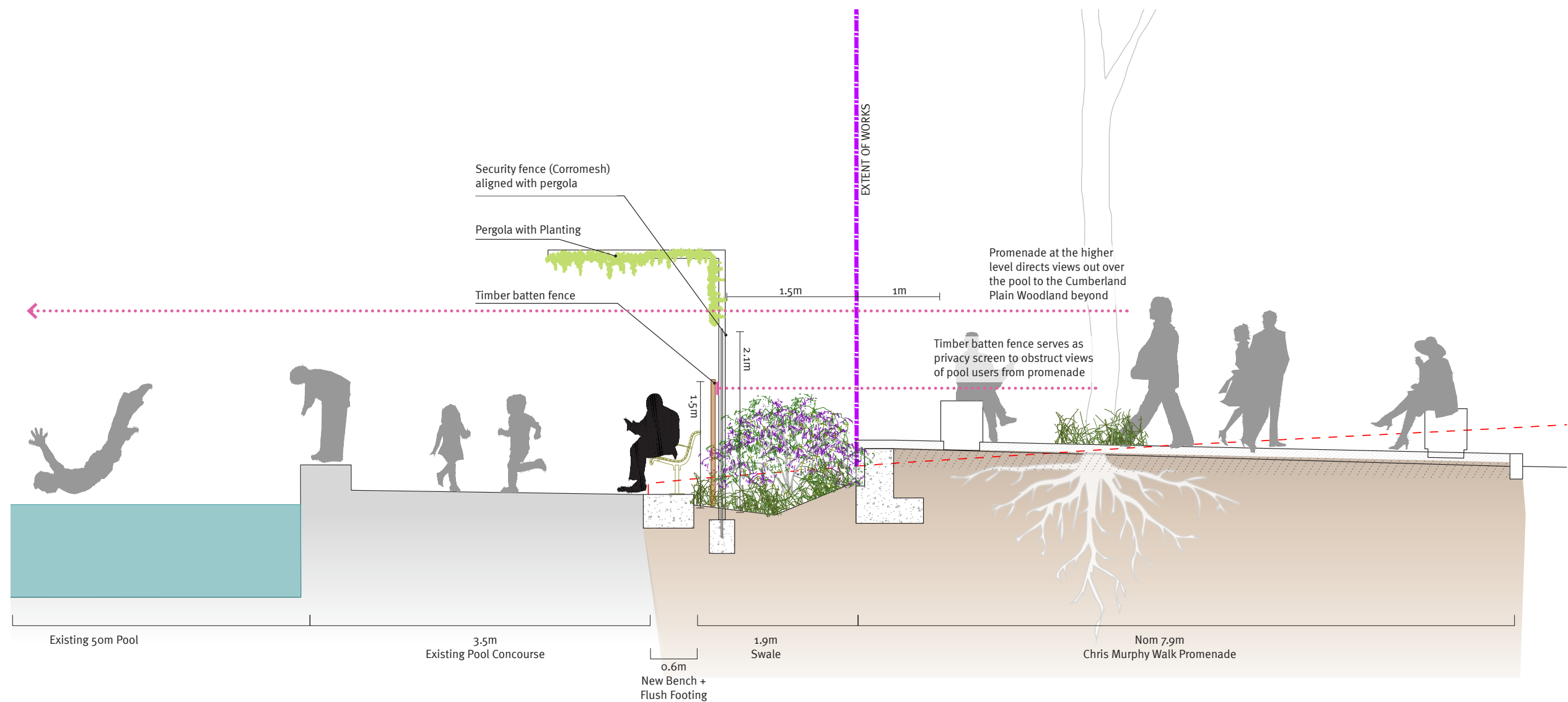


Section A - NS Site Section Ayres Grove to Chris Murphy Walk 01
1:200 @ A3



Section B - NS Site Section Ayres Grove to Chris Murphy Walk 02
1:200 @ A3

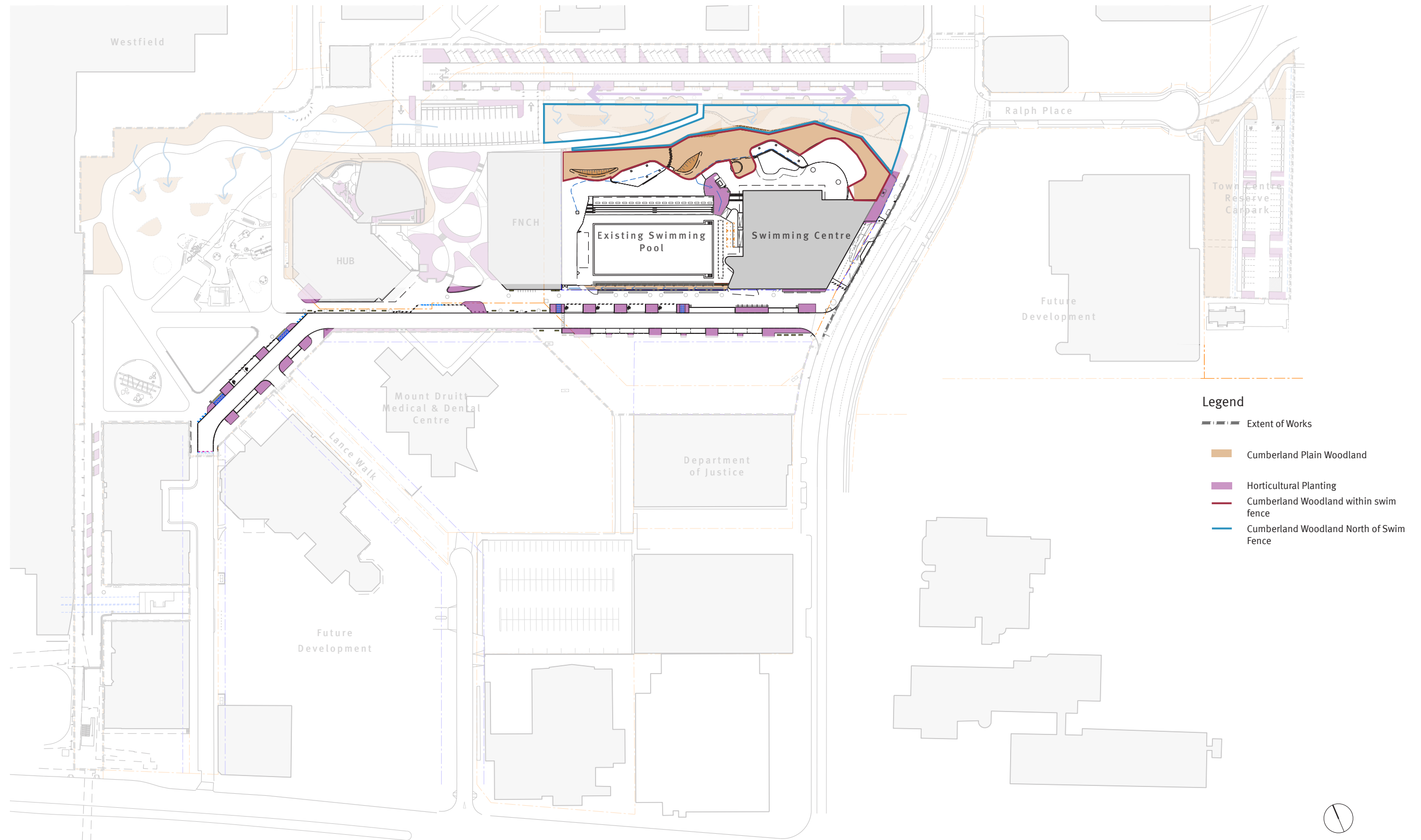
Client	Consultant	Revisions		JMD design	190 James Street Redfern NSW 2016 T (02) 9310 5644 info@jmdesign.com.au	Project Mt Druitt Swimming Centre DA Drawing title Landscape Sections 01	Date June 2025 Scale 1:200 A3	Drawing No. L09	Issue No. C
		Issue	Date						
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		B	13.06.25	For DA					
		C	26.06.25	For DA					



Section C - Detail Interface 50m Pool and Public Domain
1:50 @ A3

Client		Consultant	 	Revisions						190 James Street Redfern NSW 2016 T (02) 9310 5644 info@jmdesign.com.au	Project Mt Druitt Swimming Centre DA Drawing title CMW & 50m Swim Deck Interface	Date June 2025 Scale 1:50 A3	Drawing No. L014	Issue No. A	
				Issue	Date	Description	Drawn								Check
				ADV	04.04.25	For Comment	CA/BL								CB
				A	14.05.25	For DA	CA/BL								CB
C				For DA		CA/BL	CB								

Planting Masterplan



Client	Consultant	Revisions						190 James Street Redfern NSW 2016 T (02) 9310 5644 info@jmdesign.com.au	Project Mt Druitt Swimming Centre DA Drawing title Planting Masterplan	Date June 2025 Scale 1:1500 A3	Drawing No. L015	Issue No. C
	 	Issue	Date	Description	Drawn	Check						
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		A	14.05.25	For DA	CA/BL	CB						
		B	13.06.25	For DA	CA/BL	CB						
		C	26.06.25	For DA	CA/RL	CB						

Indicative Plant Schedule 01



Botanical name	Common name	Height	Pot size	Location
Trees				
<i>Acacia decurrens</i>	Green Wattle	6m	5L	
<i>Acacia implexa</i>	Hickory Wattle	6m	5L	
<i>Corymbia citriodora</i>	Lemon Scented Gum	20m	75L	
<i>Corymbia maculata</i>	Spotted Gum	20m	75L	
<i>Eucalyptus fibrosa</i>	Red Ironbark	35m	75L	
<i>Eucalyptus longifolia</i>	Woollybutt	35m	75L	
<i>Eucalyptus paniculata</i>	Grey Ironbark	30m	75L	
<i>Leptospermum petersonii</i>	Lemon Scented teatree	5m	45L	
Shrubs				
<i>Acacia decurrens</i>	Black wattle	6m	5L	
<i>Bossiaea prostrata</i>	Creeping Bossiaea	1.5m	5L	●
<i>Daviesia ulicifolia</i>	Gorse Bitter-Pea	2m	150mm	●
<i>Indigofera australis</i>	Australian Indigo	2m	5L	●
<i>Melaleuca thymifolia</i>	Thyme Honey Myrtle	1m	45L	●
<i>Ozothamnus diosmifolius</i>	Rice flower	2m	150mm	●
<i>Platylobium formosum</i>	Handsome Flat-pea	2m	5L	●
<i>Plectranthus argentatus</i>	Silver plectranthus	0.8m	5L	●
<i>Pultenaea microphylla</i>	Spreading Bush-pea	2m	5L	●
<i>Pultenaea villosa</i>	Hairy bush-pea	2m	5L	●
Grasses				
<i>Aristida ramosa</i>	Purple Wiregrass	1.2m	90x50x50mm	●
<i>Austrostipa ramosissima</i>	Stout Bamboo Grass	2m	90x50x50mm	●
<i>Bothriochloa macra</i>	Red-leg Grass	1.2m	90x50x50mm	●
<i>Chloris ventricosa</i>	Windmill Grass	0.5m	50 x 50 x 90mm	●
<i>Dianella caerulea</i>	Blue Flax Lily	0.4m	50 x 50 x 90mm	●
<i>Dianella longifolia</i>	Flax Lily	0.4m	50 x 50 x 90mm	●
<i>Dichelachne micrantha</i>	Short Haired Plume Grass	0.4m	50 x 50 x 90mm	● ●
<i>Echinopogon ovatus</i>	Forest Hedgehog Grass	1.2m	90x50x50mm	●
<i>Eragrostis parviflora</i>	Weeping Lovegrass	0.4m	50 x 50 x 90mm	●
<i>Lomandra longifolia</i>	Spiky-Headed Mat Rush	1m	50 x 50 x 90mm	●
<i>Lomandra multiflora</i>	Many-flowered Mat Rush	0.6m	50 x 50 x 90mm	●
<i>Microlaena stipoides</i>	Weeping Grass	0.7m	50 x 50 x 90mm	●
<i>Oplismenus aemulus</i>	Creeping Shade Grass	0.2m	50 x 50 x 90mm	● ●
<i>Panicum simile</i>	Two Color Panic	0.7m	50 x 50 x 90mm	●
<i>Poa labillardieri var labillardieri</i>	Tussock-grass	1.2m	50 x 50 x 90mm	●

Client		Consultant		Revisions		Drawn		Check		190 James Street Redfern NSW 2016 T (02) 9310 5644 info@jmdesign.com.au		Project Mt Druitt Swimming Centre DA Drawing title Indicative Plant Schedule 01		Date June 2025 Scale N/A		Drawing No. L016		Issue No. B	
				Issue ADV		Date 25.02.25		Description For Comment		Drawn CA/BL		Check CB							
				A		14.05.25		For DA		CA/BL		CB							
				B		13.06.25		For DA		CA/BL		CB							

Indicative Plant Schedule 02



Rytidosperma tenuius



Themeda triandra



Cyathea australis



Doodia Aspera



Pteris tremula



Ajuga australis



Chrysocephalus apiculatum



Chrysocephalus semipapposum



Coronidium scorpioides



Craspedia paludicola



Glycine tabacina



Hardenbergia violacea



Indigofera australis



Leptorhynchos squamatus



Pelargonium australe



Pycnosorus globosus



Viola hederacea



Calocephalus citreus



Calocephalus cuneifolia



Calocephalus lacteus



Calotis lappulacea



Einadia nutans



Euchiton involucratus



Goodenia paniculata



Podolepis jaceoides



Wahlenbergia sp.

- Cumberland Plain Woodland - Grass
● Horticultural

Botanical name	Common name	Height	Pot size	Location
Grasses				
Rytidosperma tenuius	Purplish Wallaby Grass	1m	140mm	●
Themeda triandra	Kangaroo Grass	0.5m	50 x 50 x 90mm	● ●
Ferns				
Cyathea australis	Rough Tree Fern	1-3m	45L	●
Doodia Aspera	Rasp Fern	0.5m	150mm	●
Pteris tremula	Tender Brake	0.4m	150mm	● ●
Ground covers				
Ajuga australis	Austral Bugle	0.3m	150mm	●
Aristida ramosa	Purple wiregrass	1.2m	50 x 50 x 90mm	●
Chrysocephalus apiculatum	Common Everlasting	0.6m	150mm	●
Chrysocephalus semipapposum	Clustering Everlasting	0.6m	90 x 50 x 90mm	●
Coronidium scorpioides	Button Everlasting	0.5m	50 x 50 x 90mm	●
Craspedia paludicola	Swamp Billy Buttons	1.2m	150mm	●
Glycine tabacina	Variable Glycine	0.3m	150mm	●
Hardenbergia violacea	Purple Coral Pea	0.5m	150mm	●
Indigofera australis	Australian Indigo	2m	150mm	●
Leptorhynchos squamatus	Scaly Buttons	0.4m	150mm	●
Pelargonium australe	Wild Geranium	0.5m	150mm	●
Plectranthus parvifolia	Spurflower	0.8m	5L	●
Pycnosorus globosus	Billy Buttons	1.2m	150mm	●
Viola hederacea	Native Violet	0.2m	50 x 50 x 90mm	● ●
Herbs				
Calocephalus citreus	Lemon Beauty	0.2m	150mm	●
Calocephalus cuneifolia	Purple Burr-Daisy	0.2m	Purple Burr-Daisy	●
Calocephalus lacteus	Milk Beauty	0.2m	150mm	●
Calotis lappulacea	Yellow Burr-Daisy	0.2 m	Yellow Burr-Daisy	●
Dianella longifolia	Flax Lily	0.4m	50 x 50 x 90mm	●
Einadia nutans	Climbing Satlbush	1m	50 x 50 x 90mm	● ●
Euchiton involucratus	Star Cudweed	0.5m	50 x 50 x 90mm	●
Goodenia paniculata	Branched Goodenia	0.5m	50 x 50 x 90mm	●
Podolepis jaceoides	Showy Copper-Wire Daisy	0.7m	50 x 50 x 90mm	●
Wahlenbergia sp.	Bluebells	0.4m	50 x 50 x 90mm	●

Client 	Consultant 	Revisions						190 James Street Redfern NSW 2016 T (02) 9310 5644 info@jmdesign.com.au	Project Mt Druitt Swimming Centre DA Drawing title Indicative Plant Schedule 02	Date June 2025 Scale N/A	Drawing No. L017	Issue No. B
		Issue	Date	Description	Drawn							
		ADV	25.02.25	For Comment	CA/BL							
		A	14.05.25	For DA	CA/BL							
		B	13.06.25	For DA	CA/BL							

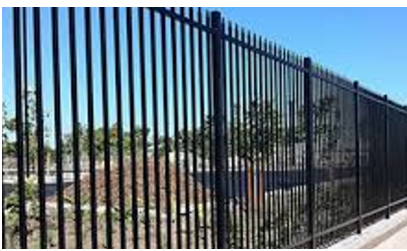
Indicative Materials Palette



Shelter



2.1m Perimeter Mesh security fence



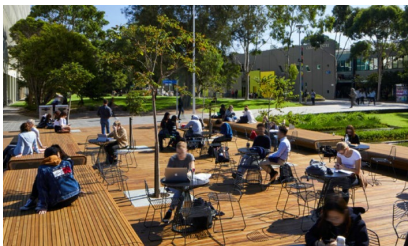
2.1m Diplomat security fence



1.5m Timber Batten Privacy Fence



Pergola with Trellis wire and Planting



Decks with Incorporated Trees



Deck with Seat Edge



Recycled Brick Mulch Track through Grassland



Barbeques



Swale Planting



Grassland Area amongst retained trees



Internal Swim Seats



Recycled brick retaining wall



Brick and terrazzo seating bench utilising recycled pool tiles and mosaic from site



Promenade flush concrete/stone kerb



Recycled brick paving band adjacent existing concrete



Porphyry paving - CMW



Seat with backrests - Park Suite HUB Group - CMW



Bench - Urban Suite HUB Group - CMW



Drinking fountain HUB Group



Bin HUB Group



Bike rack



Bollards

Client		Consultant	 	Revisions				 	190 James Street Redfern NSW 2016 T (02) 9310 5644 info@jmdesign.com.au	Project Mt Druitt Swimming Centre DA Drawing title Indicative Materials Palette	Date June 2025 Scale N/A	Drawing No. Lo18	Issue No. C
				Issue	Date	Description	Drawn						
				ADV	04.04.25	For Comment	CA/BL						
				A	14.05.25	For DA	CA/BL						
				C	26.06.25	For DA	CA/BL						

Attachment 6

Assessment against planning controls: section 4.15, summary assessment and variations to standards

1 Environmental Planning and Assessment Act 1979

1.1 Section 4.15 'Heads of Consideration'

Heads of Consideration	Comment	Complies
a. The provisions of: i. Any environmental planning instrument	The proposal is considered to be consistent with relevant environmental planning instruments including the Blacktown Local Environmental Plan 2015, State Environmental Planning Policy (Biodiversity and Conservation) 2021, State Environmental Planning Policy (Sustainable Buildings) 2022, State Environmental Planning Policy (Industry and Employment) 2021, State Environmental Planning Policy (Transport and Infrastructure) 2021, State Environmental Planning Policy (Planning Systems) 2021 and the Central City District Plan 2018. The site is currently zoned RE1 Public Recreation. The proposed development meets the definition of Recreation facility (Indoor), Recreation facility (outdoor) and Restaurant or café. The proposed uses are permissible with consent.	Yes
	Blacktown Local Environmental Plan 2015	Yes

Heads of Consideration	Comment	Complies
ii. Any proposed instrument that is or has been the subject of public consultation under this Act	Draft State Environmental Planning Policy (Remediation of Land) The draft Remediation of Land State Environmental Planning Policy was exhibited from January to April 2018 with the intent that it repeal and replace State Environmental Planning Policy 55 - Remediation of Land (SEPP 55) in relation to the management and approval pathways for contaminated land. SEPP 55 has since been repealed and its provisions were consolidated into the State Environmental Planning Policy (Resilience and Hazards) 2021, Chapter 4. However, Chapter 4 of this new policy does not includes the changes that were exhibited in 2018 and those provision are still under review. The draft Remediation of Land State Environmental Planning Policy will: • provide a state-wide planning framework for the remediation of land • maintain the objectives and reinforce those aspects of the existing framework that have worked well • clearly list the remediation works that require development consent • categorise remediation work based on the scale, risk and complexity of the work • require environmental management plans relating to post remediation, maintenance and management of on-site remediation measures to be provided to Council.	Yes. This proposal is not inconsistent with the provisions of the draft State Environmental Planning Policy subject to conditions that will be imposed
	Relevant Planning Proposals The existing Mount Druitt Swim Centre is located within Lot 24/DP250595. Part of the Lot is subject to a Draft Planning Proposal which Blacktown Council endorsed for the purpose of seeking a Gateway Determination, on 6 August 2025. The Planning Proposal seeks to amend the Blacktown Local Environmental Plan by: - rezoning a portion of the site from Public Recreation to MU1 Mixed Use - reclassifying a portion of the site from Community to Operational land to facilitate disposal of a parcel of land which is not subject of this Development Application. The draft Planning Proposal does not propose to change planning controls for the part of the Lot on which the Swim Centre will be located. The zoning of the future Swim Centre will remain as RE1 - Public Recreation. The swim centre is defined as a 'Recreation facility (indoor)' and 'Recreation facility (outdoor)', both of which are permitted with consent in the RE1 Public Recreation Zone. The site subject to this DA for the new Swim Centre will not be reclassified and will retain a 'community' classification. Chris Murphy Walk is to be constructed immediately to the south of the proposed Swim Centre and will be dedicated as a public road. A future Development application will seek subdivision of part of Lot 24/DP250595, to the south of the Chris Murphy Walk. The draft Planning Proposal has been publicly exhibited.	Yes

Heads of Consideration	Comment	Complies
iii) Any development control plan	Blacktown Development Control Plan 2015 Part O The proposed development is inconsistent with 2.16.2 (e) - Loading docks and waste collection areas must be located within the basement of the development. The inconsistency has been assessed as being acceptable, for the following reasons: the proposed loading dock and waste storage is located on the ground floor as the basement area will accommodate the plant room. The balance tank for the swimming pool is also located underground; the renovation of the swim centres does not represent a shift in operational nature or generate a significant increase in bulky waste and does not warrant the provision of an additional basement area only for that purpose; the cost and environmental impacts of construction of a basement for only that purpose would outweigh the benefits; waste trucks will be able to enter and exit the dedicated delivery dock bay from Mount Street in a forward direction; Council will be the owner and operator of the centre and it is reasonable to expect that it will collect and dispose of any bulky waste in a timely manner and to its own facilities. The proposed development is inconsistent with 2.7.2.b of Part O - Active Street frontages. 50% of the primary street frontage and 40% of a secondary street frontage are to have an active street front. The proposed development will have its primary frontage to Chris Murphy Walk. The inconsistency has been assessed and found to be acceptable for the following reasons: access to the pool environment needs to be controlled and secure. A controlled entry point from Chris Murphy Walk is proposed and entrance and exit to the pool by patrons will be at this location. The number of public facing doors and activity zones that are placed along the street frontage is limited to improve security and reduce supervision requirements. The operational needs of the swim centre, particularly the new pool hall requires an enclosed and controlled internal environment to manage acoustic impacts on receivers and humidity management and energy efficiency issues limit the use of extensive glazing. The need for functional components (such as storage, maintenance, delivery dock) on the perimeter of the building mean that active frontage opportunities have been reduced. The inconsistency has been mitigated through other urban design considerations incorporated into the proposal	No, but the departures are acceptable in the circumstances

Heads of Consideration	Comment	Complies
	including a transparent entrance area and café on the ground floor, high quality materials, landscaped forecourt and public domain in Chris Murphy Walk, Mount Street and Ayres Grove which will also accommodate a new 'Promenade' around the Swim Centre, the proposed First Nations Cultural Hub and the Mount Druitt Library/hub. Night time lighting will also be upgraded to improve safety and visual interest.	
a) 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,	Nil	
the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	Refer to Part 4, Division 1 of the Regs 2021 Clause 61 Demolition of a building - the consent authority must consider the Australian Standard AS 2601—2001: The Demolition of Structures.	Yes, subject to conditions.
The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality	The Development Application proposes the construction and operation of a new outdoor 50 m pool, refurbishment and upgrades of the 25 m indoor pool and construction of a new pool hall The proposed development will result in improved stormwater management on site and in the precinct, enhanced activity and visual surveillance in and of the public domain. The proposed development is one of three major projects being progressed by Blacktown Council and is to be complemented by significant public domain upgrades including parking, tree planting, signage and lighting.	Yes
The suitability of the site for the development	The proposed development is consistent with the objectives of the zone and the strategic planning for the Mount Druitt town centre. The precinct has a civic focus and the proposed upgrades to the swim centre will improve visitation to the town centre and improve visual surveillance and activation of the public domain in Ayres Grove, Chris Murphy Walk and Mount Street.	Yes

Heads of Consideration	Comment	Complies
Any submissions made in accordance with this Act, or the regulations	The application was advertised for a period of 29 days between 20 August and 17 September 2025. No submissions were received.	Yes
The public interest	The proposal will result in public benefits associated with an upgraded public swimming pool which will be a community recreation and meeting place that will increase opportunities for social connection and well-being. It is proposed to have a distinctive visual presence in the town centre and be complemented by a parkland setting to the north and a new, high pedestrian activity area (Chris Murphy Walk) to the south.	Yes

2 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Summary comment	Complies
The proposed development will not occur within, or in proximity to, an Area of Outstanding Biodiversity Value and is deemed to not present a significant impact to threatened species, populations or threatened ecological communities via the applied "test of significance". Therefore, the proposed development does not require entry in Biodiversity Offset Scheme or preparation of a Species Impact Statement (SIS). In relation to vegetation the proposed development has been identified as land that is excluded from NSW Strategic biodiversity certification and the Environmental Planning Biodiversity Conservation Act strategic assessment. The proposed development will not cause an inconsistency with the SEPP and no further assessment is required. In relation to potential impact of the proposed development on the Hawkesbury Nepean Catchment the assessment indicates that significant new stormwater volumes and pollutants will not be generated, upgrades to the local drainage network will be implemented to manage stormwater from surrounding areas, flood modelling indicates that the development would not increase risk to the site or adjoining areas and potential erosion and sedimentation risks will be managed throughout the construction phase.	Yes

3 State Environmental Planning Policy (Planning Systems) 2021

Summary comment	Complies
The Sydney Central City Planning Panel is the consent authority for all regionally significant development with a capital investment value of over \$30 million or Council related or Crown Developments with a capital investment value of over \$5 million. Blacktown City Council is both the proponent and landowner of the proposed development and as the estimated capital cost of the development is more than \$45,000,000 the proposal meets the test under Schedule 6 of the SEPP. Therefore, whilst Council is responsible for its assessment, determination of the application is to be made by the Panel.	Yes

4 State Environmental Planning Policy (Resilience and Hazards) 2021

Summary comment	Complies
The SEPP aims to promote the remediation of contaminated land for the purpose of reducing risk of harm to human health and any other aspect of the environment. Detailed Site investigations have been undertaken with recommendations for actions which will be subject to a Condition of Consent. As such the proposed development will not result in an inconsistency with the SEPP. The site can be made suitable in accordance with Section 4.6(1) (c) of the SEPP.	Yes, subject to conditions

5 State Environmental Planning Policy (Transport and Infrastructure) 2021

Summary comment	Complies
The State Environmental Planning Policy ensures that Transport for NSW is given the opportunity to comment on development nominated as 'traffic generating development' under Schedule 3 of the State Environmental Planning Policy. Schedule 3 of the SEP P (Transport and Infrastructure) does not apply to the proposed development as the site does not have access to a road that is a classified road or access to a road that connects to a classified road within 90m. Notwithstanding the proposal was referred to Transport for NSW and no comment was received. The SEPP makes provision for EV charging units as development permitted without consent, development permitted with consent, and exempt development under Chapter 2, Part 2.3, Division 17, Subdivision 3 (Electric vehicle charging units) of the State Environmental Planning Policy (Transport and Infrastructure) 2021. A precinct-wide electric vehicle charging strategy is being developed and will be facilitated as part of the Precinct REF.	

6 State Environmental Planning Policy (Sustainable Buildings) 2022

Summary comment	Complies
The proposed development includes BASIX non-residential building and therefore requires assessment against the provisions of this State Environmental Planning Policy, including BASIX certification and other applicable documentations. An Embodied Emissions Summary Report of materials used to construct the development was submitted with the development application in line with the provisions of this State Environmental Planning Policy. A NABERS Embodied Emissions Material Form has been provided. The proposed development has been assessed and complies with the provisions and objectives of the SEPP.	Yes

7 Central City District Plan 2018

Summary comment	Complies
While the Act does not require consideration of District Plans in the assessment of development applications, the development application is consistent with the following overarching planning priorities of the Central City District Plan: Liveability • Creating great places • Contributing to the provision of services to meet communities' changing needs.	Yes

8 Blacktown Local Strategic Planning Statement

Summary comment	Complies
The Blacktown Local Strategic Planning Statement outlines a planning vision for the City over the next 20 years to 2041. It contains 18 Local Planning Priorities based on themes of Infrastructure and collaboration, Liveability, Productivity, Sustainability and Implementation. The development application is consistent with the following priorities: • LPP 4: Respecting heritage and fostering healthy, creative, culturally rich and socially connected communities. Action 17: Plan for arts, culture, health and social interaction opportunities in the master planning for strategic centres supported by equitable funding. • LPP 6: Creating and renewing great places and centres. Action 20: Undertake place based planning appropriate to the hierarchy and role of each strategic centre. • LPP 7 Delivering integrated land use and transport planning and a 30 minute city. Action 27: Improve connectivity and accessibility in strategic centres. • LPP 8: Growing mixed use, investment, business and job opportunities in strategic centres. Collaborate with the NSW government to undertake place based planning and review planning controls in the Mount Druitt strategic centre. • LPP 15: Delivering high quality open space. Action 51: Plan for open space and recreation when master planning strategic centres.	Yes

9 Blacktown Local Environmental Plan 2015

Summary comment	Complies
Blacktown Local Environmental Plan 2015 applies to the site with regard to the proposed development of a recreation facility (indoor), a recreation facility (outdoor) and restaurant or café. The following table outlines the proposal's compliance with Blacktown Local Environmental Plan 2015.	Yes.
PART 2 _ Permitted or Prohibited Development	
The proposed development for the purpose of 'Recreation facility (indoor)', 'Recreation facility (outdoor)' and 'Restaurant or café' are uses which are permitted with consent in the RE1 Public Recreation zone. The proposed uses are consistent with the objectives of the zone.	Yes.
PART 3 _ Exempt and complying development	N/A
PART 4_ Principal Development Standards	
Map_0750_COM_HOB_008_0202_20202101 of the Blacktown LEP does not identify a permissible height for the Swim Centre site. The proposed development complies as the proposed swim centre would have a maximum height of building of 6.04 m and is consistent with the objectives of the LEP including minimisation of loss of solar access to the adjoining public domain. No additional overshadowing of adjacent public domain will result from the height of the building.	

Summary comment		Complies
Clause 4.4 Floor space ratio There is no floor space ratio applied to the site.		Yes
PART 5 _ Miscellaneous Provisions		
Clause 5.21 Flood planning The proposed development will be compliant with the Blacktown DCP, with no increased flood risk.		Yes
PART 6 _ Urban Release Area		N/A
PART 7_ Additional Local Provisions		
Clause 7.5 Essential services The proposed development is located in an existing urban area where essential services are available. The proposed development would, however include upgrades to stormwater drainage infrastructure. The applicant will also need a Section 73 Certificate for water and sewage upgrades and an Endeavour Energy Notice of Arrangements for upgrades.		Yes
Clause 7.7 Design excellence Clause 7.7 requires the consent authority to be satisfied that the development exhibits design excellence. This requires the consent authority to have regard to the following matters:		
Clause 7.7 consideration	Comment	
(4) (a) Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved.	The proposed design is appropriate to a contemporary civic facility. It employs a suitable material palette, including bagged block walls, recycled brick and steel framed structure. The detailing of edges, entries, and shading elements are appropriately durable and climate-responsive.	Yes
(4)(b) Whether the form and external appearance of the development will improve the quality and amenity of the public domain	The form of the proposed swim centre will enhance the adjacent public domain with an entrance and forecourt which provide shaded rest areas and public gathering spaces. The Swim Centre is sited and designed to activate the street edge and enhance the public domain through improved pedestrian connectivity, landscape integration and visual permeability	Yes
(4)(c) Whether the development detrimentally impacts view corridors.	The proposed swim centre building will be located at the corner of Chris	Yes

	Murphy Walk and Mount Street. The scale and placement of the proposed building will not detrimentally impact views to or from open space.	
(4)(d)Whether the development detrimentally impacts on any land protected by solar access controls established by the Blacktown Development Control Plan	The development has been tested against the relevant solar access provisions of the Blacktown DCP. The proposal does not result in overshadowing of land protected by solar access controls and has been designed to reduce glare, by incorporating passive and active sun shading devices.	Yes
(4)(e)The requirements of the Blacktown Development Control Plan (DCP) including Part O- Mt Druitt Town CBD	The application has been assessed against the relevant provisions of the Blacktown Development Control Plan 2013 including clauses: A4 Environment Protection A6 Car Parking A7 Services A8.4 Crime Prevention Part G - Waste Management Part I Contaminated Land Part J Water Sensitive Urban Design The application has also been assessed against Blacktown DCP 2015 Part O (Mount Druitt CBD): 2.1.2.a Building Setbacks. 2..2 a Building separation – 6m building required separation is achieved 2.3 Podium height and front setback above podium – N/A 2.4 Building depth, bulk and length N/A 2.5.1a Floor to floor height – N/A 2.6.2.a Road reserve – requirement that Chris Murphy Walk road reserve is 18m - N/A 2.6.2.b – Links to be direct in alignment – N/A 2.6.2.d – Shared lanes are to have a minimum width of 6m clear of obstructions – N/A	Yes

2.6.2.e New road of 18m reserve with 3.5m min footpath each side – N/A

2.6.2.f – Existing road reserve narrower than 18m to be widened to 18m – N/A

2.6.2.g Pedestrian connections must be well lit and meet accessibility standards – N/A

2.7.2.b – Active Street frontage – not achieved. Refer to section

2.8. Facade designs – Achieved – building design appropriately integrates windows, entrances, materials and colour to respond to the parkland setting to the north and Chris Murphy Walk and Mount Street to the east.

2.9 Awnings – Achieved – building entrances will have awnings that meet the minimum height and depth.

2.10 Materials and colours – Achieved

2.11 Roof form – Achieved

2.12 Signage - Achieved

2.13 Safety and Security – Achieved. A Safety by Design assessment has been provided and the built and spatial forms will encourage activity and visual surveillance of spaces to provide a greater level of security. Sight lines to and from building entries will be clear, in prominent locations and will have prominent signage.

2.14.2a – Solar access and overshadowing – achieved. More than 65% of the public spaces will received sunlight between 12pm and 2pm on 21 June

2.15 Views and amenity – This section relates to residential and commercial uses.

2.16 Vehicular access points – the proposed development includes a Delivery dock at ground level, to be accessed from Mount Street.

2.17 Parking – Achieved – parking provision has been addressed at a Precinct level

2.18 Landscaping – Achieved.

(4)(f)How the development addresses the following matters-

(i) the suitability of the land	The proposed development includes renovation of the swim centre including a 50m outdoor pool, a 25m indoor pool with a new pool hall, café, managers office, facilities. The use will contribute to the civic precinct within the town centre.	Yes
(ii) existing and proposed uses and use mix	The proposed use of the site as a swim centre is consistent with the current use. The proposed development is for renovation and upgrades of the facilities.	Yes
(iii) heritage and streetscape constraints	Not applicable as the site and its surrounds are not in a Heritage Conservation Area and are not Heritage Items.	Yes
(iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form.	The scale of the proposed building is consistent with the scale of the nearby civic buildings and is complementary to the open parkland setting of the pool and the woodland to the immediate north. The setbacks to the street environment are appropriate for a town centre precinct and will complement the new streetscape to be created with the construction of the newly aligned and extended Chris Murphy Walk to the south.	Yes
(v) Bulk, massing and modulation of buildings.	The proposed pool hall building will be a maximum of 6.04m and will define the south eastern corner of the swim centre site with a continuous façade at zero lot line. The modulated using materials and colour with landscaped forecourt and street environment.	Yes
(vi) Street frontage heights	The maximum height of the pool hall is proposed to be 6.04 m	Yes
(vii) Environmental impacts such as sustainable design, overshadowing, wind and reflectivity	The design addresses environmental impacts through sustainable strategies	Yes

	and minimises overshadowing and reflectivity	
(viii) the achievement of the principles of ecologically sustainable development	The proposed building is designed to be all electric and on-site fossil fuels have been eliminated. Extensive external shading is proposed including: Horizontal overhangs to the North at high and mid-level. Operable shading to the West as well as horizontal overhangs over café windows External mesh over Eastern Windows Operable windows to the North and West allow for Natural Ventilation and the building will use 40% less potable water annually compared to a reference building. Embodied emissions will be reduced as much as practical by reusing Demolition Waste using local materials including sustainable timber, steel and low carbon concrete.	Yes
(ix) Pedestrian, cycle, vehicular and service, access and circulation requirements	The applicant proposes to increase the pedestrian infrastructure and connectivity surrounding the site. These works will include the following improvements for pedestrians and cyclists: ▪ Establishing an encircling Promenade around the three main Town Centre developments ▪ Additional pedestrian crossing infrastructure across Mount Street and Ayres Grove ▪ Additional continuous footpath treatment across Chris Murphy Walk at Mount Street ▪ Raised road surfaces within Ayres Grove to establish a pedestrianised environment ▪ 6 bicycle parking spaces are proposed for the Swim Centre. Public domain works within the town centre precinct will improve the pedestrian network with the implementation of routes between the main existing and proposed public parking areas	Yes
(x) the impact on and any proposed improvements to the public domain	The proposed development does not include upgrades to the public domain. However, it is located immediately adjacent to the proposed upgrades to Chris Murphy Walk and Mount Street which will be upgraded as part of the	Yes

10 Blacktown Development Control Plan 2015

Summary comment

We have assessed the development application against the relevant controls.
It is compliant with the exception of those listed below.

Control	Comment	Complies
Part G, Waste management	The proposal does not comply in relation to bulky waste storage. The proposal does not comply in relation to active street frontage (Part O - 2.7.2.b) to Chris Murphy Walk and Mount Street. Details of the assessment of these controls are in section 1.1(a)iii of this document.	No, but variation is justified.

Attachment x

Conditions of consent (draft)

Proposed development	Tree removal and alterations and additions to the existing Mount Druitt Swimming Centre, including a new hall building with indoor pool and facilities together with landscape elements, stormwater drainage, signage and external lighting.
Property description	Lot 24 DP 250595, 7 Mount Street, MOUNT DRUITT

1 ADVISORY NOTES

1.1 Terminology

- 1.1.1 Any reference in this document to a "consent" means a "development consent" defined in the Environmental Planning and Assessment Act 1979.
- 1.1.2 Any reference in this consent to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to a certificate as defined by Part 6 of the Environmental Planning and Assessment Act 1979.

1.2 Scope of Consent

- 1.2.1 The granting of this consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992. The applicant is advised to investigate any liability that may apply under that Act. The current suite of Australian Standard 1428 - Design for Access and Mobility, should be consulted for guidance. The prescriptive requirements of Part 1 of the Standard apply to certain buildings requiring development consent.

1.3 Other Approvals

- 1.3.1 A separate valid Construction Certificate shall be issued prior to commencement of any construction works.
- 1.3.2 The applicant's attention is drawn to the need to obtain separate appropriate approval for any ancillary development not approved by this consent, including:
 - (a) the removal of any tree(s) not indicated on the approved plans and any tree(s) located greater than 3 m from the building perimeter, and
 - (b) any fence, retaining wall, land excavation or filling, advertising structure or other development not approved by this development application, and
 - (c) the use of any crane that swings over public air space. If a crane is used to construct this development that swings over public air space, separate Council approval under the *Roads Act 1993 and Local Government Act 1993* is required.
- 1.3.3 This consent does not authorise the encroachment or overhang of any building or structure over or within any easement.

- 1.3.4 If any Aboriginal objects are found during construction, work is to cease immediately. The Office of Environment and Heritage (OEH) is to be notified and the site, and objects, are to be assessed by a suitably qualified Aboriginal Heritage Consultant in accordance with the requirements of OEH. No further works are to be undertaken on the site without the written consent of OEH.

1.4 **Services**

- 1.4.1 The applicant is advised to consult with:

- (a) Sydney Water Corporation Limited
- (b) Recognised energy provider
- (c) Natural Gas Company
- (d) The relevant local telecommunications carrier

regarding any requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on the land or on the adjacent public road(s).

All approved building construction plans attached to the Construction Certificate should be submitted to Sydney Water Tap In, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. The plans are to be appropriately stamped and all amended plans will require re-stamping. For further information go to: www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 1300 082 746 for assistance.

- 1.4.2 Prior to any demolition works, all services or utilities should be disconnected in consultation with the relevant service provider.
- 1.4.3 Underground assets may exist in the area that is subject to your application. In the interests of health, safety, and in order to protect damage to third party assets, please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (this is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset holders a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.
- 1.4.4 Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number: 1800 810 443.

- 1.4.5 The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.

1.5 Tree Planting and Service Locations (After all other services)

- 1.5.1 Street tree planting must not impact on public utilities. The applicant should liaise with the relevant service authorities on the location and use of services within the public road reserve. These authorities may be able to lay their services on the opposite side of the road, thereby providing larger areas for tree planting.

Street tree planting must not interfere with street light spill. The applicant is to provide documentation to confirm there is no conflict between proposed vegetation at maturity and street lighting. This confirmation must be received before a Construction Certificate can be issued.

1.6 Identification Survey

- 1.6.1 The applicant is advised to obtain an identification survey from a registered surveyor to ascertain the correct location of the property boundaries, and to ensure the development does not encroach upon adjoining properties.

1.7 Road Damage

- 1.7.1 The cost of repairing any damage caused to Council's assets in the vicinity of the land as a result of the development works shall be met in full by the applicant/developer.

1.8 Payment of Engineering Fees

- 1.8.1 If the applicant wishes for Council to issue the Construction Certificate as nominated in the 'Prior to Construction Certificate' please:

- Complete application form
- Submit all relevant plans produced by a suitably qualified person and in accordance with Councils Standards.

2 GENERAL

2.1 Scope of Consent

- 2.1.1 The proposed development is to be in accordance with the following drawings/details, subject to compliance with any other conditions of this consent:

Drawing Name	Drawing No.	Drawn By	Dated	Revision
Precinct Site Plan	DA101	Lippmann	31/07/2025	S
Demolition Plan	DA102	Lippmann	6/08/2025	S
Site Plan	DA104	Lippmann	31/07/2025	S
Basement Plan*	DA105	Lippmann	31/07/2025	S

Ground Floor Plan	DA106	Lippmann	24/09/2025	T
Existing 50m Pool Plan	DA107	Lippmann	31/07/2025	S
Roof Plan	DA108	Lippmann	31/07/2025	S
Section 1	DA109	Lippmann	31/07/2025	S
Section 2	DA110	Lippmann	7/08/2025	S
Existing 50m Pool Section	DA111	Lippmann	7/08/2025	S
Elevation - North	DA112	Lippmann	31/07/2025	S
Elevation - South	DA113	Lippmann	31/07/2025	S
Elevation - East	DA114	Lippmann	31/07/2025	S
Elevation – West	DA115	Lippmann	31/07/2025	S
Finishes Schedule	DA117	Lippmann	31/07/2025	S
Tree Management Plan 01	L03	JMD Design	04/12/2025	D
Tree Management Plan 02	L04	JMD Design	14/05/2025	A
Demolition Plan 01	L06	JMD Design	26/06/2025	A
Demolition Plan 02	L05	JMD Design	26/06/2025	C
General Arrangement Plan 01	L07	JMD Design	26/06/2025	C
Landscape Sections 01	L09	JMD Design	26/06/2025	C
CMW & 50m Swim Deck Interface	L014	JMD Design	26/06/2025	A
Planting Masterplan	L015	JMD Design	26/06/2025	C
Indicative Plant Schedule 01	L016	JMD Design	13/06/2025	B
Indicative Plant Schedule 02	L017	JMD Design	13/06/2025	B
Indicative Materials Palette	L018	JMD Design	26/06/2025	C

* unless modified by a condition of this consent.

2.2 Suburb Name

- 2.2.1 The land the subject of this consent is known to be located in the following suburb. This suburb name shall be used for all correspondence and property transactions:

Suburb: Mount Druitt

2.3 Engineering Matters

2.3.1 Design and Works Specification

- 2.3.1.1 All engineering works required by this consent must be designed and undertaken in accordance with the relevant aspects of the following documents except as otherwise authorised by this consent:

- (c) Blacktown City Council's Works Specification - Civil (Current Version)
- (c) Blacktown City Council's Engineering Guide for Development (Current Version)
- (c) Blacktown City Council Development Control Plan (Current Version) including Part J – Water Sensitive Urban Design and Integrated Water Cycle Management

Design plans, calculations and other supporting documentations prepared in accordance with the above requirements MUST be submitted to Council with any application for Construction Certificate, *Road Act 1993* or *Local Government Act 1993* approval.

Any Construction Certificates issued by Private Certifiers must also be accompanied by the above documents.

NOTE: Any variations from these design requirements must be separately approved by Council.

2.3.2 Other Necessary Approvals

2.3.2.1 A separate application will be required for the following approvals, under the *Local Government Act 1993* and/or the *Roads Act 1993*.

- Vehicular Crossing
- Works on or occupation of existing public roads (Not including works covered by a Roads Act Approval)

2.4 Other Matters

- 2.4.1 No construction preparatory work (such as, excavation, filling, and the like) shall be undertaken on the land prior to a valid Construction Certificate being issued.

3 PRIOR TO DEMOLITION WORKS COMMENCING

3.1 Safety/Health/Amenity

- 3.1.1 Security fencing shall be provided around the perimeter of the demolition site to prevent unauthorised entry to the site. Notices complying with AS 1319-1994 and displaying the words "DANGER - DEMOLITION IN PROGRESS", or similar message shall be fixed to the fencing at appropriate places to warn the public.

3.1.2 A sign shall be erected in a prominent position on the land indicating the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

3.1.3 Should the demolition work:

- (a) be likely to be a danger to pedestrians in a public place or occupants of any adjoining land or place,
- (b) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (c) involve the enclosure of a public place,

a hoarding or protective barrier shall be erected between the work site and the public place or adjoining land or place. Such hoarding or barrier shall be designed and erected in accordance with Council's current Local Approvals Policy under the Local Government Act 1993.

Where necessary, an awning shall be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place or adjoining land or place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to any person in the public place.

3.1.4 Toilet facilities shall be provided on the land at the rate of 1 toilet for every 20 persons or part thereof employed at the site.

Each toilet provided shall be:

- (a) a standard flushing toilet, and
- (b) connected:
 - (i) to a public sewer, or
 - (ii) if connection to a public sewer is not practicable, to an accredited sewage management facility provided by the Council, or
 - (iii) if connection to a public sewer or an accredited sewage management facility is not practicable to some other sewage management facility approved by Council.

3.1.5 Soil erosion and sediment control measures shall be provided in accordance with Council's Soil Erosion and Sediment Control Policy.

3.1.6 A Hazardous Materials Survey (HMS) should be prepared for the site prior to demolition of any onsite structures, with any control measures outlined in the report to be implemented during demolition of structures.

3.2 **Other Matters**

3.2.1 The Applicant is to advise all adjoining neighbours, and those located opposite the subject development site, by letter, of their intention to commence demolition work. The letter shall

be distributed at least 2 days prior to the intended work and include the following information:

- date/s, hours and duration of the works.
- contact name and phone number of the applicant
- contact name and phone number of the licensed demolisher
- SafeWork NSW contact number 131050, and email address contact@safework.nsw.gov.au

3.3 Environmental Health Matters

- 3.3.1 The recommendations of Detailed Site Investigation, prepared by Kleinfelder, dated 11 June 2025 are to be implemented.
- 3.3.2 The recommendations of Salinity Assessment Report, prepared by Kleinfelder, dated 25 June 2025 are to be implemented.
- 3.3.3 A Hazardous Materials Survey (HMS) should be prepared for the site prior to demolition of any onsite structures, with any control measures outlined in the report to be implemented during demolition of structures.

3.4 Tree Protection

- 3.4.1 Unless specific approval is given in this consent, no trees, located within the subject allotment or any adjoining allotments, may be removed or pruned during demolition works.
- 3.4.2 Any tree not indicated to have consent for removal shall be effectively protected against damage as specified in the TPMP.
- 3.4.3 Tree Protection measures must be installed before Demolition work begins.

4 DURING DEMOLITION WORKS

4.1 Safety/Health/Amenity

- 4.1.1 Security fencing shall be maintained around the perimeter of the demolition site to prevent unauthorised entry to the site at all times during the demolition works. Notices lettered in accordance with AS 1319-1994 and displaying the words "DANGER - DEMOLITION IN PROGRESS", or similar message shall be maintained on the fencing at appropriate places to warn the public.
- 4.1.2 A sign shall be maintained in a prominent position on the land indicating the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.
- 4.1.3 Any hoarding or protective barrier required to be erected between the work site and the public place on adjoining land or place shall be maintained in an effective condition.
- 4.1.4 The required toilet facilities shall be maintained on the land at the rate of 1 toilet for every 20 persons or part of 20 persons employed at the site.
- 4.1.5 Soil erosion and sediment control measures shall be maintained in accordance with Council's Soil Erosion and Sediment Control Policy.

- 4.1.6 Any excavation and/or backfilling associated with the demolition works shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent them from being dangerous to life or property.
- 4.1.7 All demolition work and handling of materials shall be in accordance with Australian Standard 2601-2001 (Demolition of Structures) and all applicable NSW WorkCover Authority requirements including the Code of Practice for the Safe Removal of Asbestos” – National Occupational Health and Safety Commission:2002 (if applicable)
- 4.1.8 All plant and equipment used on the land shall be operated by a competent person. Cranes used for hoisting and lowering of materials shall comply with AS 1418.1 and AS 1418.5 and be fitted with a load indicator and hoist limited device.
- 4.1.9 At least one access and egress route shall be made available connecting any undemolished floor to an open space well clear of the structure being demolished. The egress route shall be clearly identified as an emergency exit and maintained clear of obstructions at all times.
- 4.1.10 A valid public liability insurance policy of at least \$10,000,000 shall be maintained throughout the demolition works.
- 4.1.11 Demolished materials, plant, equipment and the like shall not be stored or placed at any time on Council's footpath, roadway or any public place.
- 4.1.12 Should any excavation associated with the demolition works extend below the level of the base of the footings of a building on an adjoining allotment of land, including a public road or place, the person causing the excavation to be made:
- (a) must preserve and protect the building from damage, and
 - (b) if necessary, must underpin and support the building in an approved manner, and
 - (c) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

- 4.1.13 All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
- 4.1.14 The demolisher has an obligation to ensure that the adjoining buildings and property are not damaged.
- 4.1.15 The removal of hazardous waste including Asbestos from the site and its transportation to its final destination is to be undertaken in accordance with the NSW Environment Protection Authority's tracking and reporting system, the Integrated Waste Tracking Solution.

For more information, please refer to the following link: <https://www.epa.nsw.gov.au/your-environment/waste/integrated-waste-tracking-solution>

Evidence of tracking must be provided upon request by an authorised officer.

4.2 Nuisance Control

- 4.2.1 Any objectionable noise, dust, concussion, vibration or other emission from the demolition works shall not exceed the limit prescribed in the Protection of the Environment Operations Act 1997.
- 4.2.2 Any noise generated during demolition shall not exceed those limits specified in the Protection of the Environment Operations Act 1997 and shall be limited to between 7.00am and 6.00pm, Monday to Friday, and 8.00am to 1.00pm, Saturday, with no demolition work being undertaken on Sundays or public holidays.
- 4.2.3 The waste material sorting, storing and re-use requirements of the approved Waste Management Plan and Council's Site Waste Management and Minimisation Development Control Plan shall be implemented during the course of the demolition works.

4.3 Environmental Health Matters

- 4.3.1 The recommendations of Demolition Waste Management Plan, prepared by SLR Consulting, dated 1 July 2025 are to be implemented.
- 4.3.2 The recommendations of Construction Environmental Management Plan, prepared by Kleinfelder, dated 3 July 2025 are to be implemented.
- 4.3.3 The recommendations of Acoustic Report, prepared by Northrop, dated 26 June 2025 are to be implemented.
- 4.3.4 Any asbestos material is to be handled and treated in accordance with the SafeWork NSW document "Your Guide to Working With Asbestos - Safety guidelines and requirements for work involving asbestos" dated March 2008.
- 4.3.5 Following removal, a clearance inspection and issuing of a clearance certificate for the area should be completed by an independent licensed asbestos assessor or competent person.
- 4.3.6 The demolition of any structures and excavation activity on site be undertaken in accordance with relevant Australian Standards, SafeWork NSW codes of practice and any other applicable requirements.
- 4.3.7 Any materials requiring off-site disposal will need to be classified, managed and disposed of in accordance with the Protection of the Environment Operations Act 1997 and the NSW Environment Protection Authority's Waste Classification Guidelines (2014)
- 4.3.8 Any new information revealed during development works that has the potential to alter previous conclusions about site contamination or hazardous materials must be immediately notified to the Council

4.4 Tree Protection

- 4.4.1 The measures required to effectively protect trees on the land shall be maintained throughout the demolition works.

4.5 Waste Requirements

- 4.5.1 The removal of hazardous waste including Asbestos from the site and its transportation to its destination is to be undertaken in accordance with the NSW Environment Protection Authority's tracking and reporting system, the Integrated Waste Tracking Solution. For more information, please refer to the following link:
<https://www.epa.nsw.gov.au/yourenvironment/waste/integrated-waste-tracking-solution>

Evidence of tracking must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

5 COMPLETION OF DEMOLITION WORKS

5.1 Final Inspection

- 5.1.1 A final inspection is required to ascertain compliance with the condition of approval prior to the release of the road damage deposit.

5.2 Hazardous Materials and Waste

- 5.2.1 A clearance certificate/statement prepared in accordance with the National Code of Practice for the Safe Removal of Asbestos shall be issued by the competent demolition contractor who holds an appropriate Demolition Licence issued by the NSW WorkCover Authority under the provisions of the Work Health and Safety Act 2011 (and any relevant Regulation there under). The certificate/statement must state that the pre-existing building/s was/were demolished in accordance with the conditions and terms of that licence, Australian Standard 2601-2001 – The Demolition of Structures and that any asbestos removal has been carried out in accordance with NOHSC-2002 – Code of Practice for Safe Removal of Asbestos. A copy of the clearance certificate/statement shall be lodged with Council.

6 PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE (GENERAL)

6.1 General

- 6.1.1 All relevant conditions within the 'Prior to Construction Certificate' section of this consent shall be satisfied before the relevant Construction Certificate can be issued.

6.2 DA Plan Consistency

- 6.2.1 A Construction Certificate for the proposed development shall only be issued when the accompanying plans, specifications and/or details are consistent with the approved Development Application design plans.
- 6.2.2 Should any proposed excavation associated with the development extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), separate details prepared by a suitably qualified person shall be prepared indicating how that building or structure is to be:
- (a) Preserved and protected from damage, and
 - (b) Underpinned and supported.

Such details shall accompany the Construction Certificate.

6.3 Building Code of Australia Compliance

- 6.3.1 All building work shall be carried out in accordance with the provisions of the Building Code of Australia

6.4 Development Control Plan

- 6.4.1 Except as otherwise approved, the design plans which accompany the Construction Certificate shall comply with the design criteria specified in Council's Development Control Plan 2015.

6.5 Waste management for the development

- 6.5.1 Access for collection vehicles must be designed in accordance with the dimensions indicated on the approved architectural plans, CAD files and vertical clearances (as per Australian Standards), showing adequate truck entry and exit and in all manoeuvring areas to Council's satisfaction. The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.
- 6.5.2 The applicant must ensure no plantings or landscaping is located where the bin collection points are as this will hinder safe and efficient collection of bins and bulky waste from the development. The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

7 PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE (PLANNING)

7.1 Necessary Plan Amendments

- 7.1.1 The following plan amendments shall be submitted to Council for approval prior to the issue of any Construction Certificate:
- b) Details of the feature façade and rooftop metal screens are to be submitted to the City Architect for approval, including materials, height, extent, colour and signage integration.
 - b) Details of DDA and BCA compliance in accordance with the BCA and DDA Assessment Report, by BM+G and dated 8 July 2025, including provision of a secondary exit from the basement plantroom. A Performance Solutions report is to be provided.

7.2 Construction Environmental Management Plan

- 7.2.1 The Construction Environmental Management Plan, prepared by Kleinfelder Australia, dated 3 July 2025 is to be amended to include:
- Site contacts
 - 2.5 Construction Works
 - 2.6 Construction Plant and equipment
 - 2.8 Construction materials
 - 2.9 Construction Staff
 - 5.2 Emergency contacts
 - Appendix A – Salinity Management Plan
 - Appendix C Ecological Management Plan
 - Appendix E – Traffic Management Plan
 - Appendix F Construction Noise and Vibration Plan

- Appendix G – Soil and Water Management Plan/Erosion and Sediment Control Plan
- Appendix H – Hazardous Material Management Plan

7.3 Operational Management Plan

7.3.1 The Operational Management Plan, prepared by Blacktown City Council, dated March 2024 is to be amended to include:

- Descriptions of functional areas including plant room and chemical delivery area
- Details of maintenance of landscape spaces and ancillary areas including the splashpad and CCTV
- Roles and responsibilities
- Operational Noise Management Plan
- Out of Hours Operating procedures
- Evacuation Plans

The amended Operational Management Plan must be submitted to Council for review and endorsement prior to the issue of the Construction Certificate.

7.4 Aesthetics, Streetscape and External Materials

7.4.1 The reflectivity index of glass used in the external facade of the building is not to exceed 20 percent.

7.4.2 Any bathroom, w.c. or laundry window in the external wall of the building shall be fitted with translucent glazing.

7.4.3 The development approved by this consent is to be constructed in accordance with the materials, finishes and colours indicated on the photomontage and the external material and finishes schedule submitted with the application. Building materials and finishes are to be finished with an anti-graffiti coating. Details of these building materials and finishes, including colour samples from brochures or the like, are to be included as part of the Construction Certificate plans.

7.4.4 All external walls and fences of this development must be finished with a non-flammable graffiti proof coating.

7.4.5 External service fixtures and conduits are to be designed so that they form part of the overall appearance of the building, or are to be screened from view.

7.5 Access/Parking

7.5.1 The access driveway, ramps, circulation aisles and parking arrangements are to be designed in accordance with AS 2890.1, AS 2890.2 & AS 2890.6.

7.5.2 All internal roads and other paved areas shall be designed to provide continuous surface drainage flow paths to approved points of discharge.

7.5.3 Access to and parking for persons with disabilities shall be designed in accordance with Australian Standard 2890.6:2022 and AS1428.1 - 2009.

7.5.4 Adequate pedestrian and bicycle access is required to be provided to the adjoining road network.

7.6 Additional Inspections

- 7.6.1 Any additional Council inspection services provided beyond the scope of any Compliance Certificate or inspection package and required to verify full compliance with the terms of this consent, will be charged at the individual inspection rate nominated in Council's Fees and Charges Schedule and shall be paid to Council.
- 7.7 **Appointment of Project Arborist**
- 7.7.1 Prior to issue of a Construction Certificate, a Project Arborist is to be appointed for the duration of the works on site. The Project Arborist must hold a minimum qualification of Australian Qualification Framework (AQF) Level 5 in arboriculture and have Public Liability Insurance (minimum \$20 million) for the duration of the project. The name and contact details of the Project Arborist are to be notified to Council prior to the commencement of any works on site, including demolition.
- 7.7.2 An AQF Level 5 Consulting Arborist needs to be engaged to supervise work within the TPZ, provide advice regarding tree protection and monitor compliance. The Consulting Arborist must be appointed before demolition of any existing structures or earthworks. They are to register with the Developer before any works commence so that the builder can be inducted as to essential times when the Arborist will be required on-site. Hold points, inspections and certification are to be carried out by the Arborist.
- 7.8 **Amended plans to reflect trees to be retained.**
- 7.8.1 All documentation, including plans, must be amended to reflect tree work approved in these conditions of consent. All trees shown on the plans are required to be numbered in accordance with the Arboricultural Impact Assessment Report (AIA), prepared by Canopy Consulting. All trees, approved for removal, are to be identified with dashed circles. All trees, conditioned to be retained, are to be identified with a solid circle and have their Tree Protection Zone, compliant with the calculations of AS4970:2025, clearly plotted around the tree.
- 7.9 **Water Supply Work Approval**
- 7.9.1 Prior to the issue of a construction certificate, the applicant must obtain a water supply work approval from the Department of Climate Change, Energy, the Environment and Water.
- 7.10 **Environmental Health Matters**
- 7.10.1 Plans and specifications submitted for issue of a Construction Certificate must demonstrate compliance with the requirements of;
- o Food Act 2003 and Regulations there under.
 - o Australian Standard 4674-2004 *Design, construction and fit-out of food premises*.
- 7.10.2 Details of the storage room containing pool chemicals must be provided to Council for review including the following requirements:
- o All floors within the facility must be sealed to enable containment of spills/leaks.
 - o All chemicals and materials associated with the use of the site, including empty containers, must be stored within the building.

- o The bunded storage area must be maintained in such condition to ensure that all spillage or leakage is retained within the bund, until disposed of by means that do not pollute waters or land.
- o Bunding is to be designed and installed in accordance with:
 - NSW DECC – Environmental Protection: Storage and Handling of Liquids (Participant’s Manual)
 - Department of Environmental and Climate Change: “Environmental Action for Service Stations”;
 - Australian Standard 1940-2017: The storage and handling of flammable and combustible liquids; and
 - Australian Standard/New Zealand Standard 4681-2000: The storage and handling of Class 9 (miscellaneous) dangerous goods and articles.

7.10.3 The Applicant shall prepare a Fire Safety Study for the proposed development. This study shall cover the relevant aspects of the Department of Planning’s Hazardous Industry Planning Advisory Paper No. 2, ‘Fire Safety Study Guidelines’ and the New South Wales Government’s ‘Best Practice Guidelines for Contaminated Water Retention and Treatment Systems’. The study shall meet the requirements of Fire and Rescue NSW.

7.10.4 All areas contaminated shall be remediated. Upon completion of remediation an appropriately qualified environmental consultant shall prepare a validation report. The validation report shall be carried out in accordance with;

- o NSW Environment Protection Authority’s *Guidelines for Consultants Reporting on Contaminated Sites* (2020)
- o NSW Environmental Protection Authority’s – Sampling design part 1 (application) & 2 (interpretation) – Contaminated Land Guidelines (2022)
- o NSW Environmental Protection Authority’s Contaminated Sites: Guidelines for NSW Site Auditor Scheme 3rd edition (2017)
- o National Environment Protection Council (NEPC) 1999 *National Environment Protection (Assessment of Site Contamination Measure)* as amended 2013
- o NSW Environment Protection Authority’s *Waste Classification Guidelines, Part 1: Classifying Waste* (2014)

7.11 Preliminary Risk Screening Report

7.11.1 Prior to the issue of a Construction Certificate a Preliminary Risk Screening Report must be provided to Council for review and endorsement.

8 PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE (ENGINEERING)

8.1 General

8.1.1 The engineering drawings referred to below are not for construction. The Construction Certificate drawings shall be generally in accordance with the approved drawings and conditions of consent. Any significant variation to the design shall require a section 4.55 application

Construction Certificate plans shall be generally in accordance with the following drawings and relevant Consent conditions:

Prepared By	Project No.	Revision	Dated	Trim	Number
BG & E Engineering Services	S24119-02	C	07/07/2025	D25	458064
		B	07/07/2025	D25	458059
		A	02/06/2025	D25	458062
Project Surveyors	5779-Details	D	04/03/2025	D25	458057

The following items are required to be addressed on the Construction Certificate plans:

- i. A maintenance access of the rainwater must be provided.
- ii. The details of the location of the proposed Ocean Guard must be showed including the following:
- iii. The details of down pipes connection and pump of the rainwater tank must be provided.
- iv. The details of the proposed swales must be provided.
- v. The details must be provided to demonstrate that the proposed swale near to splash pad must not cause any damage to the existing trees.
- vi. In line S02, the details must be provided to demonstrate pit S02/01 will not surcharge from pit A01/05 during stormwater event to prevents any street water to enter the proposed development site.

8.2 Construction Certificate Requirements

8.2.1 Under the *Environmental Planning and Assessment Act 1979* a Construction Certificate is required. These works include but are not limited to the following:

- Drainage construction
- Water quality treatment
- Earthworks

The above requirements are further outlined in this section of the consent.

8.3 Roads Act Requirements

8.3.1 Under Section 138 of the Roads Act 1993 an approval for engineering work is required. These works include but are not limited to the following:

- Any works within Council's road reserve

8.4 Other Engineering Requirements

- 8.4.1 If the estimated cost is \$25,000 or greater proof of long service levy payment is required.
- 8.4.2 Submit written permission from the affected property owner for any works proposed on adjoining land.
- 8.4.3 Submit a Public Utilities Plan demonstrating adequate clearance between services to stormwater pits, pipes, driveways, light poles, etc.

8.5 Drainage

- 8.5.1 Drainage from the site must be connected into Council's existing drainage system.

8.6 Erosion and Sediment Control

- 8.6.1 Provide a sediment and erosion control plan in accordance with Council's Soil Erosion and Sediment Control Policy and Engineering Guide for Development.

8.7 Earthworks

- 8.7.1 Finished levels of all internal works at the road boundary of the property must be 4% above the top of kerb.

9 PRIOR TO DEVELOPMENT WORKS COMMENCING

9.1 Safety/Health/Amenity

- 9.1.1 Toilet facilities shall be provided on the land at the rate of 1 toilet for every 20 persons or part thereof employed at the site.

Each toilet provided shall be:

- (a) a standard flushing toilet, or
- (b) a temporary on-site toilet which is regularly maintained and the waste disposed to an approved sewerage management facility.

- 9.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 70 of the Environmental Planning and Assessment Regulation 2021 indicating:

- a. the name, address and telephone number of the principal certifying authority for the work, and
- b. the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and
- c. stating that unauthorised entry to the work site is prohibited.

This condition does not apply to:

- (a) building work carried out inside an existing building, or

- (b) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.

9.1.3 Should the development work:

- (a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or

- (b) involve the enclosure of a public place,

a hoarding or protective barrier shall be erected between the work site and the public place. Such hoarding or barrier shall be designed and erected in accordance with Council's current Local Approvals Policy under the Local Government Act 1993.

Where necessary, an awning shall be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to any person in the public place.

9.1.4 Soil erosion and sediment control measures shall be provided in accordance with Council's Soil Erosion and Sediment Control Policy.

9.1.5 A single vehicle/plant access to the land shall be provided to minimise ground disturbance and transport of soil onto any public place. Such access shall be provided in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. Single sized 40 mm or larger aggregate placed 150 mm deep, and extending from the street kerb/road shoulder to the land shall be provided as a minimum.

9.1.6 Any excavation and/or backfilling associated with the development shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent such work being dangerous to life or property.

9.1.7 Should any excavation associated with the development extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), that building or structure:

- (c) shall be preserved and protected from damage, and
- (c) if necessary, shall be underpinned and supported in accordance with structural design details accompanying the Construction Certificate, and
- (c) the owner(s) of which shall, at least 7 days before any such excavation or supporting work commences, be given notice of such intention and particulars of the excavation or supporting work.

9.2 Notification to Council

9.2.1 The person having the benefit of this consent shall, at least 2 days prior to work commencing on site, submit to Council a notice under Clause 57 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 indicating details of the appointed Principal Certifying and the date construction work is proposed to commence.

9.3 Tree Management

- 9.3.1 No trees, located within the subject allotment or any adjoining allotments, may be removed or pruned unless specific approval is given in this consent.
- 9.3.2 All trees, not approved for removal, or pruning by the Conditions of this Development Consent, are required to be retained and protected. Tree Protection Measures, compliant with the provisions of AS4970-2025 Protection of trees on development sites, must be installed prior to the commencement of any works on site, including demolition.
- 9.3.3 A Compliance Certificate is to be provided by the Project Arborist to the Principal Certifying Authority once the required Tree Protection Measures have been installed.
- 9.3.4 There must be no excavation, mechanical or by hand, or alteration to existing soil levels within the Tree Protection Zone of any tree required to be retained and
- 9.4 Tree removal**
- 9.4.1 Trees 423 - 429, 436, 451 - 458, 468, 469, 479, 485, 486, 495, 515 and 599 identified for removal in Section 6 of the AIA, are approved for removal.
- 9.4.2 Trees, not specifically identified in the AIA referenced above may NOT be removed under this development consent.
- 9.4.3 Trees approved for removal must be removed by a qualified Practicing Arborist, with a minimum qualification of Australian Qualification Framework (AQF) Level 3 in Arboriculture and have Public Liability Insurance (minimum \$20 million).
- 9.4.4 All tree work must be carried out in accordance with the Safe Work Australia Guide to Managing Risks of Tree Trimming and Removal Work and Work Cover NSW Code of Practice – Amenity Tree Industry 1998.
- 9.5 Hollow bearing trees-protection of wildlife**
- 9.5.1 Prior to the removal of any tree located on site the applicant shall:
- Have all trees inspected, by a Practicing Arborist with a minimum qualification of Australian Qualification Framework (AQF) Level 3 in Arboriculture, for the presence of hollows or potential hollows.
 - Prior to any works being undertaken on hollow-bearing tree/s approved for removal or pruning, a person, holding a wildlife handling licence, must be present on site. If, during tree works, an animal or bird is located, the accredited handler is to direct removal/relocation of the animal as appropriate. Accredited handlers can be contacted through Wires (<<https://www.wires.org.au/>>) or Birdlife Australia (<<https://birdlife.org.au/>>).
- 11.6 Tree Preservation and protection requirements**
- 9.5.2 Trees 3, 14, 18 - 20, 37, 132, 168 - 173, 283, 285, 286, 287, 319, 430 - 435, 437 - 444, 446 - 450, 459 - 466, 470 - 478, 480, 488 - 492, 494 - 496, 499 - 541, 551 - 570, 598 recommended for retention in Section 6 of the AIA and Tree Protection Management Plan (TPMP) must be retained and protected
- 9.5.3 Tree Protection, as specified in Sections 6.4, 6.5 and Appendix 10 of the TPMP is to be installed on site.

9.6 **Sydney Water Authorisation**

- 9.6.1 Sydney Water Corporation's approval, in the form of appropriately stamped Construction Certificate plans, shall be obtained and furnished to the Principal Certifying Authority to verify that the development meets the Corporation's requirements concerning the relationship of the development to any water mains, sewers or stormwater channels.

OR

The approved plans are to be submitted to a Sydney Water Tap In, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. The plans must be appropriately stamped and all amended plans will require restamping. For further information please refer to the "Developing Your Land" section of the website: www.sydneywater.com.au, or telephone 1300 082 746 for assistance.

10 **DURING CONSTRUCTION (BUILDING)**

10.1 **Safety/Health/Amenity**

- 10.1.1 The required toilet facilities shall be maintained on the land at the rate of 1 toilet for every 20 persons or part of 20 persons employed at the site.

- 10.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 70 of the Environmental Planning and Assessment Regulation 2021 indicating:

- a. the name, address and telephone number of the principal certifying authority for the work, and
- b. the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and
- c. stating that unauthorised entry to the work site is prohibited.

- 10.1.3 Should the development work:

- (a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or

- (b) involves the enclosure of a public place,

the required hoarding, awning or protective barrier shall be maintained between the land and the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to persons in the public place.

- 10.1.4 Soil erosion and sediment control measures (including the connection of roofwater downpipes to stormwater drainage lines upon fixing of roof covering) shall be maintained during the development works.

- 10.1.5 All measures specified in the Construction Certificate to control soil erosion and sedimentation shall be maintained throughout development works.

- 10.1.6 A single vehicle/plant access to the land shall be maintained to minimise ground disturbance and transport of soil onto any public place. Such access shall be maintained in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. As a minimum, single sized 40 mm or larger aggregate placed 150 mm deep, and extending from the street kerb/road shoulder to the land shall be provided.
- 10.1.7 Any excavation and/or backfilling associated with the ongoing development works shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent them from being dangerous to life or property.
- 10.1.8 Building and construction materials, plant, equipment and the like shall not to be placed or stored at any time on Council's footpath, roadway or any public place.
- 10.2 **Nuisance Control**
- 10.2.1 Any objectionable noise, dust, concussion, vibration or other emission from the development works shall not exceed the limit prescribed in the Protection of the Environment Operations Act 1997.
- 10.2.2 The hours of any offensive noise-generating development works shall be limited to between 7 am to 6 pm, Mondays to Fridays: 8 am to 1 pm, Saturdays; and no such work to be undertaken at any time on Sundays or public holidays.
- 10.3 **Building Code of Australia Compliance**
- 10.3.1 All building work shall be carried out in accordance with the provisions of the Building Code of Australia.
- 10.4 **Surveys**
- 10.4.1 The building(s) shall be set out by a registered surveyor and a survey report lodged with the Principal Certifier to verify the approved position of each structure in relation to the property boundaries.
- 10.5 **Waste Control**
- 10.5.1 The waste material sorting, storage and re-use requirements of the approved Waste Management Plan and Council's Site Waste Management and Minimisation Development Control Plan shall be implemented during development works.
- 10.5.2 The applicant must provide upon request of an authorised officer, evidence of tipping dockets for all demolition and construction waste generated onsite.
- 10.5.3 The applicant must ensure all litter is managed onsite by ensuring waste receptacles are covered when not in use.
- 10.6 **Other Matters**
- 10.6.1 No building elements are to overhang any maintenance easement.
- 10.6.2 All landscaping, fencing, retaining walls are to be provided in accordance with the approved plans, and the details submitted and approved as part of the Construction Certificate.

10.7 Site Contamination

- 10.7.1 Should any contaminated material be unearthed during the construction works, all works are to cease immediately and a suitably qualified environmental site contamination consultant is to investigate and report on the findings. Any recommended remediation and validation works are to be undertaken pursuant to Council's Contamination Lands Policy.

10.8 European Heritage

- 10.8.1 If, during the course of construction, the applicant or persons acting on this consent become aware of any previously unidentified heritage object(s), all work likely to affect the object(s) shall cease immediately and the Heritage Council of New South Wales shall be notified immediately in accordance with section 146 of the *Heritage Act 1977*. Relevant works shall not recommence until written authorisation from the Heritage Council is issued.

10.9 Aboriginal Heritage

- 10.9.1 If, during the course of construction, the applicant or persons acting on this consent become aware of any previously unidentified Aboriginal object(s), all work likely to affect the object(s) shall cease immediately and the NSW Office of Environment & Heritage informed in accordance with Section 89A of the *National Parks and Wildlife Act 1974*. Relevant works shall not recommence until written authorisation from the NSW Office of Environment & Heritage is received by the Applicant. In addition, a member of each of the Western Sydney Aboriginal Stakeholder Groups is to be contacted.

11 DURING CONSTRUCTION (ENGINEERING)

11.1 Notification of Works

- 11.1.1 A written notification of works must be submitted to Council's Engineering Approvals Team prior to the commencement of any engineering works required by this consent. This must be submitted a minimum 5 business days prior to commencement of engineering works.
- 11.1.2 A notification of works flyer (letter drop) is to be provided to all businesses and organisations adjacent to any engineering works approved by this consent. This is for works undertaken on Council controlled lands such as roads, drainage reserves and parks. The notification of works flyer must contain details of the proposed works, locality map of works, contact details and the anticipated time period. A signed copy of the notice is to be provided to Council's Engineering Approvals Team and is to show the date of the letter drop as well as highlight the area that received the notification.

11.2 Insurances

- 11.2.1 Current copies of relevant insurance Certificates of Currency are to be submitted to Council's Engineering Approvals Team. This shall be submitted prior to commencement of engineering works required by this consent that are carried out on Council controlled lands such as roads, drainage reserves and parks. This includes Public Liability Insurance with a minimum of \$20,000,000 Indemnity and Workers Compensation.

11.3 Service Authority Approvals

- 11.3.1 Prior to the commencement for construction of footway crossings and driveways a clearance shall be obtained from the relevant telecommunications carriers and Endeavour Energy.

The clearance shall notify that all necessary ducts have been provided under the proposed crossing.

11.4 Tree Protection

- 11.4.1 All sub-surface services (e.g. gas, water, electricity, stormwater, sewerage etc) are to be located outside of the Tree Protection Zone of any tree required to be retained and protected by this consent, including those located on adjoining properties.
- 11.4.2 Under no circumstances are sub-surface services to be installed within the Structural Root Zone of a tree required to be retained and protected by this consent, including those located on adjoining properties.
- 11.4.3 Power poles, stormwater grate drains, service lines etc. are to be located to avoid any need to install services within a Tree Protection Zone or to excavate through a Tree Protection Zone. All such features are to be located so that they do not negatively impact on any tree required to be retained by this consent or which is located on an adjoining site. Only where there is no other viable option available are services to be installed within the Tree Protection Zone.
- 11.4.4 Where services are required to be installed within the Tree Protection Zone, the Project Arborist is to be consulted prior to the works being undertaken and appropriate, tree sensitive installation methods are to be used. Open excavation must only be used on the authorisation of the Project Arborist and must be completed by hand, use of mechanical digging tools is not permitted.
- 11.4.5 The Project Arborist is required to supervise and direct all work associated with the installation of sub-surface services within the Tree Protection Zone of any tree required to be retained and protected by this consent, including those located on adjoining properties.
- 11.4.6 At the completion of the works, the Project Arborist must provide a Compliance Certificate to the Principal Certifying Authority which details the method used for the installation of the sub-surface services, identifies all tree roots severed by diameter and depth, and all tree protection measures implemented.
- 11.4.7 During building work, including demolition and landscape construction, the Project Arborist is to complete site inspections and/or supervision of work, as indicated in Sections 6.4 and 6.5 of the AIA.
- 11.4.8 The Project Arborist must be appointed before demolition of any existing structures or earthworks. They are to register with the Developer before any works commence so that the builder can be inducted as to essential times when the Arborist will be required on-site. Hold points, inspections and certification are to be carried out by the Arborist.
- 11.4.9 During building work, including demolition and landscape construction, the Project Arborist is to carry out regular site monitoring, to ensure Tree Protection Measures are being maintained compliant with the requirements of this consent. Record of these site visits is to be sent to the Principal Certifying Authority.

11.4.10 Where a non-compliance with the conditions of this consent is identified, the Project Arborist is to notify the Principal Certifying Authority within three (3) working days from the date of the site visit. The notification must include the following details:

- Description of the non-compliance,
- Remedial actions required,
- Time frame for remedial actions to be completed.

The Principal Certifying Authority must ensure that the recommendations of the Project Arborist are implemented within the stated timeframes. .

11.5 Soil Erosion and Sediment Control Measures

11.5.1 Soil erosion and sediment control measures onsite shall be implemented, maintained and monitored in accordance with Council's Soil Erosion and Sediment Control Policy.

11.5.2 Re-vegetation and restoration of all disturbed areas as a result of the development works shall be completed as soon as practicable after the completion of earthworks and before the commencement of any other works on-site. The revegetated/restored areas must be established prior to the release of maintenance security/bonds. Note: All open drains must be turfed.

11.5.3 All required soil erosion and sedimentation control measures are to be maintained throughout the entire construction period and until all disturbed areas are restored to the satisfaction of Council in accordance with the design and construction specification. Infringement Notices incurring a monetary penalty may be issued by Council where the maintenance of measures is deemed inadequate.

11.6 Public Safety

11.6.1 The applicant is advised that all works undertaken are to be maintained in a safe condition at all times. Council may at any time and without prior notification make safe any such works Council considers to be unsafe and recover all reasonable costs incurred from the applicant.

11.7 Site Security

11.7.1 Chain wire gates and security fencing must be provided around the site in order to prevent unauthorised access and dumping of rubbish.

12 DURING CONSTRUCTION (ENVIRONMENTAL HEALTH)

12.1 Environmental Health Matters

12.1.1 A site specific 'Unexpected Finds Protocol' is to be made available for reference for all occupants and/or site workers in the event unanticipated contamination is discovered, including asbestos.

12.1.2 Any soils requiring excavation, onsite reuse and/or removal must be classified in accordance with "Waste Classification Guidelines Part 1: Classifying Waste" NSW EPA (2014)

- 12.1.3 Any fill material imported onto the site must be classified as Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM) and must be analysed and validated by an appropriately qualified and experienced environmental consultant in accordance with relevant NSW EPA guidelines, including the 'Waste Classification Guidelines' 2014 and the NSW EPA Contaminated Land Guidelines: Sampling design (2022).
- 12.1.4 Any asbestos material is to be handled and treated in accordance with the SafeWork NSW document "*Your Guide to Working With Asbestos - Safety guidelines and requirements for work involving asbestos*" dated March 2008.
- 12.1.5 On completion of the installation of any new ventilation system, a Compliance Certificate is to be submitted to Council certifying that the system has been installed and commissioned in accordance with the approved details.
- 12.1.6 The food preparation areas shall be constructed so as to comply with the requirements of;
- The *Food Act 2003* and Regulations there under.
 - *Australian Standard 4674-2004 Design, construction and fit-out of food premises*
 - *Australian Standard 1668.2-2012: The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings*
- 12.1.7 The recommendations of the *Acoustics Report, prepared by Northrop, dated 26 June 2025* are to be implemented.

13 PRIOR TO ISSUE OF THE OCCUPATION CERTIFICATE

13.1 Service Authorities

- 13.1.1 The applicant shall obtain a Trade Waste Approval from the Sydney Water Corporation Limited in relation to any discharges to the Corporation's sewerage system.
- 13.1.2 A final written clearance shall be obtained from Sydney Water Corporation, Energy provider and Telstra (or any other recognised communication carrier) if such clearance (in the form of a Section 73 Certificate, Notification of Arrangement, etc.) has not previously been issued.
- 13.1.2 The following documentary evidence shall be obtained and forwarded to the Principal Certifier prior to the release of any Occupation Certificate:
- (c) A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained. Applications must be made through an authorised Water Servicing Coordinator. Please refer to the "Building Plumbing and Developing" Section of the website www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 13 20 92 for assistance. Following application a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design. A copy of Sydney Water's Notice of Requirements must be submitted to the Principal Certifier to the Construction Certificate being issued. The Section 73 Certificate must be submitted to the Principal Certifier prior to the occupation of the development/release of the plan of subdivision, whichever occurs first.

- (c) A “Notification of Arrangement” Certificate from energy provider, or any other recognised energy provider, stating that arrangements have been made with the servicing authority for electrical services, including the provision of street lighting, to the development.

- (c) A written clearance from Telstra or any other recognised communication carrier, stating that services have been made available to the development or that arrangements have been made for the provision of services to the development.

13.2 Road Damage

- 13.2.1 The cost of repairing any damage caused to Council's assets in the vicinity of the land as a result of the development works shall be met in full by the applicant/developer.

13.3 Compliance with Conditions

- 13.3.1 An Occupation Certificate shall not be issued until such time as all conditions of this consent, other than “Operational” conditions, have been satisfied. The use or occupation of the development prior to compliance with all conditions of consent, other than “Operational” conditions, may render the applicant/developer liable to legal proceedings.
- 13.3.2 Prior to commencement of the occupation or use of the whole or any part of a new building, or commencement of a change of building use for the whole or any part of an existing building, it is necessary to obtain an Occupation Certificate from the Principal Certifier in accordance with the provisions of Section 6.9 of the *Environmental Planning and Assessment Act 1979*.

13.4 Temporary Facilities Removal

- 13.4.1 Any hoarding or similar barrier erected to protect a public place shall be removed from the land and/or public place.
- 13.4.2 Any temporary toilet facilities provided during construction works shall be appropriately dismantled, disconnected and removed from the land.
- 13.4.3 Any temporary soil erosion control measure installed during development works shall be removed and other permanent measures required by Council's Soil Erosion Control Policy shall be provided.
- 13.4.4 Any temporary builder's sign or other site information sign shall be removed from the land.
- 13.4.5 Any temporary site access provided for the purpose of development works shall be removed and the kerb and gutter and/or previous roadworks reinstated in a manner satisfactory to Council. Should the reinstatement involve the provision of a new vehicular crossing, layback, kerb and gutter or road shoulder works the separate approval of Council's Maintenance Section shall be obtained (and any appropriate fees paid) prior to such works commencing.

13.5 Tree preservation

- 13.5.1 Prior to the issue of an Occupation Certificate, the Project Arborist is to provide certification, to the Principal Certifying Authority, that the Tree Protection Measures, as required by the conditions of this consent, have been implemented and maintained during the project. This will assist with assessing the Occupation Certificate requirements.

- 13.5.2 The trees retained for the development must be in good health and condition to receive the Occupation Certificate. The applicant must follow the recommendations in the Tree Protection Plan.
- 13.6 **Environmental Health Matters**
- 13.6.1 The premises is to be registered with Council as a food business
- 13.6.2 The premises is to be registered with Council as a public swimming pool.
- 13.6.3 Trading must not commence until an Occupation Certificate for the development has been issued.
- 13.7.4 Prior to the issue of an Occupation Certificate, documentation shall be submitted to Council certifying that the ventilation system has been installed and is operating in accordance with Australian Standard 1668.2:2002 The use of ventilation and air conditioning in buildings – Ventilation design for indoor air contaminant control.
- 13.6.5 Certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures and noise attenuation has been completed in accordance with the certified design and to the standard required by this consent.
- 13.6.6 Prior to operation, the Applicant shall develop and implement the following plans and systems:
- a. Arrangements covering the transport of hazardous materials including details of routes to be used for the movement of vehicles carrying hazardous materials to or from the proposed development. The routes selected shall be consistent with the Department of Planning's Hazardous Industry Planning HIPAP 12: Hazards-Related Conditions of Consent | January 2011 15 | Department of Planning Advisory Paper No. 11, 'Route Selection'. Suitable routes identified in the study shall be used except where departures are necessary for local deliveries or emergencies.
 - b. A comprehensive Emergency Plan and detailed emergency procedures for the proposed development. The plan shall be consistent with the Department of Planning's Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'.
 - c. A comprehensive Safety Management System, covering all on-site operations and associated transport activities involving hazardous materials. The Safety Management System shall be consistent with the Department of Planning's Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management'.
- 13.6.7 An Emergency Response Management Plan must be prepared by a suitably qualified person and be submitted to Council. The Plan must include the following:
- list of chemicals and maximum quantities to be stored at the site;
 - identification of potentially hazardous situations;
 - procedure for incident reporting;
 - details of spill stations and signage;
 - containment and clean-up facilities and procedures; and
 - the roles of all staff in the Plan and details of staff training.

13.6.8 Engage an Occupational Hygienist to prepare a Hazard and Risk Audit to be submitted to Council. This must verify that the storage and handling of any potentially hazardous or dangerous goods are done in accordance with:

- SafeWork NSW
- Dangerous goods storage and handling requirements outlined in safety data sheets;
- Protection of the Environment Operations Act 1997
- Australian Standard 1940-2017: The storage and handling of flammable and combustible liquids
- Australian Standard/New Zealand Standard 4681-2000: The storage and handling of Class 9 (miscellaneous) dangerous goods and articles.

13.7 **Engineering Matters**

13.7.1 **Surveys/Certificates/Works As Executed plans**

13.7.1.1 A Work-as-Executed (WAE) plan signed by a Registered Engineer (NER) or a Registered Surveyor must be submitted to Council when the engineering works are completed. A colour soft copy (on a CD/USB with file format .PDF) of the WAE plans are to be submitted to Council. All engineering WAE plans MUST be prepared on a copy of the original, stamped Construction Certificate plans for engineering works.

13.8 **Fee Payment**

13.8.1 Any fee payable to Council as part of a Construction, Subdivision Works, Compliance or Occupation Certificate or inspection associated with the development (including the registration of privately issued certificates) shall be paid in full.

13.9 **Engineering Matters**

13.9.1 **Easements/Restrictions/Positive Covenants**

13.9.1.1 Any easement(s) or restriction(s) required by this consent must nominate Blacktown City Council as the authority to release vary or modify the easement(s) or restriction(s). The form of easement or restriction created because of this consent must be in accordance with the following:

(b) Blacktown City Council's standard recitals for Terms of Easements and Restrictions (Current Version).

(b) The standard format for easements and restrictions as accepted by the Lands Title Office.

13.9.1.1 A chartered professional engineer (CPEng) who has membership to Engineers Australia is to certify

- i. All the requirements of the Flood Management Plan have been implemented including the installation of all signage and notices
- ii. A rainwater tank has been connected and installed
- iii. All swale must be installed to divert the surface water into a constructed pit

13.9.1.2 Details demonstrated compliance must be submitted to the Certifying Authority prior to the release of the Occupation Certificate.

13.10.2 **Inspections**

13.10.2.1 Any additional Council inspections beyond the scope of any Compliance Certificate package and needed to verify full compliance with the terms of this consent will be charged at the individual inspection rate nominated in Council's Fees and Charges Schedule.

14 OPERATIONAL

14.1 **Environmental Health Matters**

14.1.1 The recommendations of Acoustic Report, prepared by Northrop, dated 26 June 2025 are to be implemented.

14.1.2 The operation and maintenance of the swimming pool shall be carried out in accordance with:

- o Public Swimming Pool and Spa Pool Advisory Document, NSW Health, April 2013;
- o APVMA Guide for Demonstrating Efficacy of Pool and Spa Sanitisers, Australian Pesticides & Veterinary Medicines Authority, July 2014.
- o Public Health Act 2010
- o Public Health Regulation 2022

14.1.3 A record must be made, and kept for at least 6 months, of the results of any water quality testing required.

14.1.4 The storage and handling of liquids associated with activities on the premises is to be carried out in accordance with the requirements of;

- o Safework NSW
- o NSW DECC (2007) - Storing and Handling Liquids: Environmental Protection - Participants Manual
- o NSW DECC (2005) - Environmental Compliance Report: Liquid Chemical Storage, Handling and Spill Management - Part B Review of Best Practice and Regulation
- o Australian Standard 1940:2004 The Storage and Handling of Flammable and Combustible Liquids; and
- o Environment Protection Authority Guidelines - Technical BU Bunding and Spill Management.

14.1.5 Sufficient supplies of appropriate absorbent materials and/or other appropriate spill clean-up equipment shall be kept on site to recover any liquid spillage. Liquid spills must be cleaned up using dry methods only and shall not give rise to an offence under the Protection of the Environment Operations Act 1997.

14.1.6 A Trade Waste Agreement shall be obtained from Sydney Water prior to the discharge of trade wastewater to the sewer system.

- 14.1.7 A post commissioning report must be produced by an acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) within 3 – 6 months of the proposed development operating to validate the Environmental Noise Impact Assessment's findings. The report is to be submitted to Council to review.
- 14.1.8 Upon receipt of a justified complaint in relation to noise pollution emanating from the premises, an acoustical assessment is to be carried out in accordance with the requirements of the NSW Environmental Protection Authorities - Noise Policy for Industry and provide recommendations to mitigate the emission of offensive noise from the premises. The report shall be prepared by an appropriately qualified acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) and shall be submitted to Council for consideration.
- 14.1.9 Any activity carried out in accordance with this approval shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- 14.1.10 All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- 14.1.11 In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.
- 14.1.12 Twelve months after the commencement of operations of the proposed development and every three years thereafter, the Applicant shall carry out a comprehensive Hazard Audit of the proposed development consistent with the Department of Planning's Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit Guidelines'. The audit shall be carried out by a qualified person or team, independent of the development.
- 14.2 **Plan of Management**
- 14.2.1 The management, maintenance and operation of the premises are to be conducted at all times in a manner that complies with the approved Operations Management Plan
- 14.3 **Waste**
- 14.3.1 Site management will be responsible for ensuring clear access is provided for waste collection trucks servicing the site via the loading bay off Mount Street. Failure to adhere to this, may result in missed collections.
- 14.3.2 Waste, recycling, organics and bulky waste collection vehicles servicing the site, must do so in a forward direction.

- 14.3.3 Ongoing management of any discarded bulky waste from the site (ie, broken benches, pool equipment, office furniture, play equipment etc), must be managed, stored and collected in accordance WHS requirements as the site does not have a designated, caged storage area for this waste.
- 14.3.4 Ongoing management and use of the waste room must be done in a way that meets WHS requirements as the waste room is not of a regular shape. This may result in challenges associated with cleaning this space, and for rotation, servicing and storage of waste, recycling and organics bins for the site.
- 14.3.5 Ongoing management of waste for the site must be in accordance with the waste requirements outlined in the approved waste management plan as submitted with the development application. This includes but is not limited to:
- o provision and maintenance of suitable signage in all areas with waste facilities such as bin storage areas, bin collection points, loading bays or any other relevant area accessible to residents, cleaners and/or building management staff.
 - o engagement of a building manager and/or caretaker onsite to manage the waste system if suggested for the site. This includes prompt removal of illegal dumping onsite.
- 14.3.6 A building manager must be engaged in perpetuity and for the life of the development to:
- o manage bins and bulky waste onsite
 - o clean bins and the waste room(s)
 - o arrange clear access to the waste loading bay on collection day (ie, remove lockable bollards or open roller doors and boom gates etc), which are in place to protect the truck turning areas on private property from being parked out.
 - o install and maintain relevant waste management signage onsite
- 14.4 **Storage**
- 14.4.1 No goods, materials, or trade waste shall be stored, displayed for sale or manufactured at any time outside the building on either the internal roadway, car parking areas, landscaping or footpaths, other than in approved garbage receptacles.
- 14.5 **General**
- 14.5.1 No goods, materials, or trade waste shall be stored at any time outside the building other than in approved garbage receptacles.
- 14.5.2 No goods or materials shall be stored, displayed for sale or manufactured at any time outside the building.
- 14.5.3 Spillage of light, if any, shall be controlled so as not to cause nuisance to the amenity of adjoining land.
- 14.5.4 Should an intruder alarm be installed on the land it shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- 14.5.5 Emission of sound from the land shall be controlled at all times so as to not unreasonably impact upon nearby owners/occupants.

14.5.6 No nuisance or interference with the amenity of the area shall be created by reason of any process or operation on the land causing the emission of noise, dust, smoke or any polluted discharge whatsoever. Note: The Protection of the Environment Operations Act 1997 requires Council to investigate complaints where only one person complains.

14.6 **Landscaping**

14.6.1 All landscaped areas provided in accordance with the approved landscaping design plan shall be maintained at all times in accordance with the approved plans.

14.6.2 Regular maintenance and up-keep of the site must be undertaken to the site to ensure that sightlines are kept free from obstructions.

14.7 **Use of Premises**

14.7.1 The use of the approved development shall, at all times, be conducted in a manner consistent with the terms and conditions of this consent.

14.7.2 The development shall not be used or converted for use for any purpose other than that:

(a) Granted consent by Council's Notice of Determination, or

(b) Which is "Exempt Development" under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or other NSW or Council planning instrument.

14.7.3 The owner of the building shall furnish Blacktown City Council with an Annual Fire Safety Statement endorsed by an Accredited Fire Safety Practitioner within the meaning of the Building and Development Certifiers Act 2018 each on the anniversary of the Occupation Certificate.

14.8 **Emergency Procedures**

14.8.1 Instructions concerning procedures to be adopted in the event of an emergency shall be clearly displayed on the premises for both public and staff information at all times to the satisfaction of Council.

14.9 **Lighting and Security**

14.9.1 Spillage of light, if any, shall be controlled so as not to cause nuisance to the amenity of adjoining land.

14.9.2 All intruder alarms shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.

14.10 **Graffiti Removal**

14.10.1 Removal of any graffiti, visible from any public road or place, is the responsibility of the property owner/s. All graffiti must be removed no later than 48 hours after detection.