

COUNCIL FINAL ASSESSMENT REPORT

PLANNING PANEL

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| PANEL REFERENCE & DA NUMBER | PPSSWC-368- 3464/2023/DA-SW |
| PROPOSAL | Stage 8 - Subdivision creating 82 lots comprising of 80 residential lots and 2 lots for parks and associated subdivision works including demolition and excavation works, construction of roads and road works, stormwater drainage, the removal of 317 trees and street tree landscaping works |
| ADDRESS | Pt Lot 53 DP 261258, Pt Lot 54 DP 261258, Pt Lot 55 DP 261258, Pt Lot 57 DP 261258, Lot 1 DP 859041, Lot 2 DP 859041, Lot 3 DP 859041, Lot 4 DP 859041, Lot 5 DP 859041, Lot 6 DP 859041, Lot 7 DP 859041, Lot 8 DP 859041, Lot 12 DP 859041, Lot 11 DP 859041, Lot 10 DP 859041, Lot 9 DP 859041, Lot 14 DP 859041, Lot 13 DP 859041, Lot 15 DP 859041, Lot 22 DP 859041, Lot 21 DP 859041, Lot 20 DP 859041, Lot 19 DP 859041, Lot 18 DP 859041, Lot 2 DP 868815, Lot 2 DP 1055886, Pt Lot 8080 DP 1063276 Various properties Dalkeith Place, Greengate Road, Woolwash Road, Clarendon Place, Winbourne Place, Georges River Parkway Reserve and Hagan Reserve, AIRDS |
| APPLICANT | Landcom |
| OWNER | New South Wales Land and Housing Corporation |
| DA LODGEMENT DATE | 05-Oct-2023 and as amended |
| APPLICATION TYPE | CROWN DA |
| CIV | \$6,464,982 (excluding GST) |
| KEY SEPP/LEP | <ul style="list-style-type: none"> • SEPP (Transport and Infrastructure) 2021 • SEPP (Resilience and Hazards) 2021 • SEPP (Biodiversity and Conservation) 2021 • Campbelltown Local Environmental Plan 2015 • Campbelltown (Sustainable City) Development Control Plan 2015 • Campbelltown (Sustainable City) Development Control Plan 2015 - Volume 2: Site Specific DCP's: Part 9 - Urban Renewal Areas Airds Claymore Campbelltown Local Strategic Planning Statement |
| TOTAL & UNIQUE SUBMISSIONS | Not Applicable |
| REGIONALLY SIGNIFICANT DEVELOPMENT CRITERIA (Schedule 6 of the SEPP (Planning Systems) 2021) | The consent authority for the subject development application is the Sydney Western City Planning Panel, as the development has a capital investment value of over \$5 million as outlined in Schedule 6 of the State Environmental Planning Policy (Planning Systems) 2021. |

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|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>Schedule 6 Regionally Significant Development</p> <p>4 Crown development over \$5 million</p> <p><i>Development carried out by or on behalf of the Crown (within the meaning of Division 4.6 of the Act) that has a capital investment value of more than \$5 million.</i></p> |
| DOCUMENTS SUBMITTED FOR CONSIDERATION | <ul style="list-style-type: none"> • Survey Plan • Stormwater Drawings • Landscape plans • Remediation Action Plan • Geotechnical Report • Bulk earthworks specifications • Statement of Environmental effects • Stormwater Management Plan • Traffic Impact Assessment • Waste Management Plan |
| REGIONAL PANEL BRIEFING | 30 October 2023 |
| NSW RFS | 11 November 2024 |
| RECOMMENDATION | Approval subject to conditions |
| DRAFT CONDITIONS TO APPLICANT | Concurrence provided Wednesday 13th November 2024 |
| SCHEDULED MEETING DATE | 18 November 2024 |
| PREPARED BY | Alexandra Long |
| DATE OF REPORT | November 2024 |

EXECUTIVE SUMMARY

Redevelopment of the Airds/Bradbury public housing estate is being undertaken by NSW Land and Housing Corporation in accordance with the Airds/Bradbury Urban Renewal Concept Plan granted by the Minister for Planning and Infrastructure on 24 August 2012.

The development application proposes subdivision creating 82 lots comprising of 80 Torrens title residential lots and 2 lots for parks and associated subdivision works including demolition and excavation works, construction of roads and road works, stormwater drainage, the removal of 317 trees and street tree landscaping works. The proposal is identified as Stage 8 of the Airds/Bradbury public housing estate in accordance with the Airds/Bradbury Urban Renewal Concept Plan.

The site is bounded by Greengate Road, Burrundulla Crescent and the future Stage 7 site to the north, Greengate Road and Merino Reserve to the west, Dalkeith Place to the south, and the Georges River Parkway Reserve to the east. The area of land associated with Stage 8 works is approximately 8.67 ha.

The subject area is zoned R2 Low Density Residential and RE1 Public Recreation under the provisions of Campbelltown Local Environmental Plan 2015 (CLEP 2015).

The proposed development is permitted with consent and is consistent with the identified zone objectives of R2 Low Density Residential zone and the RE1 Public Recreation zone.

The proposal is generally in accordance with the terms and intent of the Airds/Bradbury Urban Renewal Concept Plan, and associated Claymore Urban Renewal Development Control Guidelines.

Officer's Recommendation

Application 3464/2023/DA-SW for the subdivision of land creating 82 lots comprising of 80 Torrens title residential lots and 2 lots for parks and associated subdivision works including demolition, excavation works, construction of roads and road works, stormwater drainage, the removal of 317 trees and street tree landscaping works be approved, subject to the attached conditions of consent. (Attachment 1)

1.0 Site History

The Airds Bradbury Urban Renewal Project (ABURP) comprises the long term urban rejuvenation of the Airds Bradbury public housing estate in the Campbelltown Local Government Area (LGA).

The ABURP is the subject of a Concept Plan approval issued by the Minister for Planning (the Minister) pursuant to Part 3A (transitional arrangements) of the EP&A Act.

Director General Requirements were issued for the project on 10 December 2010 and Campbelltown City Council was delegated the authority to undertake the environmental assessment of the Concept Plan. The environmental assessment was undertaken between June 2011 and December 2011; culminating in a Council resolution to support the project at the Council meeting of 13 December 2011 and further updated on 3 July 2012.

A Concept Plan approval was subsequently issued by the Minister on 24 August 2012, followed by a Section 75R (3A) Order on 24 May 2013 which amended the zoning of the project land to be consistent with the approved Concept Approval.

The Concept Approval was amended on 22 October 2013 in relation to development contributions, to reference the letter of offer to Council to provide greater certainty regarding the nature of contributions and timing of the delivery of the contributions. The modification also sought to amend the timing for execution of the contributions agreement to Stage 3 of the development.

At the time of the Concept Plan approval, the Airds Bradbury estate comprised approximately 1,542 dwellings, built during the 1970s and early 1980s. Of these, 94 per cent are in public ownership, with only 91 dwellings privately owned.

The ABURP sought to rejuvenate the locality through a revised street layout, improved parks, public areas, new and upgraded community facilities and importantly, a more diverse socio-economic resident population.

Under the Concept Plan, townhouse areas will be demolished and redeveloped, whilst existing cottages will be selectively upgraded.

In summary, the Concept Plan comprises:

- An increase of approximately 562 dwellings;
- Retention of approximately 880 existing dwellings on separate lots;
- A more diverse social mix with 70 per cent private housing and 30 per cent public housing;
- Formalisation and reinvigoration of the Airds Town Centre;
- New and upgraded urban infrastructure including pathways, lighting, open space, community facilities, drainage and new interconnecting public roads;
- A Staging Plan;
- A utilities and infrastructure Delivery Plan;
- Airds-Bradbury Development Control Guidelines; and
- A street tree and landscaping strategy.

1.1. History/Background

A summary of determinations issued by the SWCPP and/or by Council under delegated authority is summarised below:

Stage 1 - 1610/2012/DA-SW

Subdivision of land to create 184 residential allotments and one open space lot including associated works was approved by SWCPP on 6 November 2013.

Construction of Stage 1 is complete with new titles registered and sold.

Stage 2 - 2978/2013/DA-SW

Subdivision of land to create 132 allotments, two open space lots, one lot for existing seniors housing development and associated works was approved by the SWCPP on 3 April 2014.

Construction of Stage 2 is complete with new titles registered and sold.

Stage 3 - 2678/2016/DA-SW

Subdivision of land to create 54 residential lots, 3 super lots and construction of associated road works, landscaping and civil works was approved under Council delegation on 11 December 2017.

Construction of Stage 3 is complete with new titles registered and sold.

Kevin Wheatley Playing Fields Civil Works - 3742/2016/DA-CW

A development application for the establishment of new playing fields including earthworks,

retaining walls, fencing, lighting installation and landscaping at Kevin Wheatley VC Reserve.

Conditions of consent imposed under development consent 2678/2016/DA-SW required the stormwater strategy to be resolved for the site prior to the issue of a Construction Certificate which result in further amendments to the playing fields application to accommodate the required design outcomes to manage stormwater across the precinct.

Earthworks have commenced.

3742/2016/DA-CW/A

An application for modification was lodged and subsequently approved under the delegated authority of Council, which comprised of the amendment of Condition 1 – Approved Development and Condition 6 – Retaining Wall and included:

- Modification to the grade of the playing fields from approximately 2 per cent to 1 per cent, to account for the approved synthetic playing field surface, and;
- An increase in retaining wall height adjoining Creigan Road, to account for the change in grade of the playing field surface.

Deane Park, Briar Road - 1644/2017/DA-S

Subdivision of land to create 7 residue allotments was approved by Council under delegated authority on 7 September 2017. This consent related to the existing lots which formed part of this application.

The paper subdivision has been completed.

Stage 4 - 497/2017/DA-SW

Subdivision of land to create 159 Torrens titled residential lots, one lot containing an existing community facility, 7 residue lots, roads and associated civil and landscape works being Stage 4 of the ABURP was approved by the SWCPP in September 2019.

The proposed subdivision works have commenced.

Stage 6 - 2138/2017/DA-SW

Subdivision of land to create 144 residential allotments and associated civil works for Stage 6 of the ABURP was approved by the SWCPP in February 2019.

Construction of Stage 6 is complete with new titles registered and sold.

Campbellfield Avenue construction and subdivision - 3740/2016/DA-CW

A development application for the construction of a road extension to Campbellfield Avenue between St Johns Road to Riverside Drive including earthworks, boundary adjustments for 16 residential lots, demolition of houses, landscaping and installation of associated services at Campbellfield Avenue, Creigan Road and St Johns Road, Bradbury and Riverside Drive, Airs at Riverside Inn, 48 Riverside Drive, Deane Park, Briar Road, Airs, 3-9 & 15 Summers Place, 11-13

& 22-24 Karingal Place, 174 -178 St Johns Road, 6-8 Docharty Street, 7-9 Karingal Place, 47-49 Creigan Road, 1-9 Croft Place, Bradbury.

The application was approved under delegated authority on 19 December 2019 and construction works have commenced.

Campbellfield Avenue Modification - 3740/2016/DA-CW/A

Modification of development consent (3740/2016/DA-CW) for the Airds/Bradbury Renewal Project, construction of a road extension Campbellfield Avenue to Riverside Drive including earthworks, boundary adjustments for 16 residential lots, demolition of houses, landscaping and installation of associated services at Campbellfield Avenue, Creigan Road and St Johns Road, Bradbury and Riverside Drive, Airds and comprised the provision of an additional roundabout, introduction of a landscape median and associated street and landscape improvement works and including the removal of an additional 44 trees.

The application was approved under delegated authority on 10 June 2022 and construction works have commenced.

Airds Pond Bulk Earthworks - 2854/2020/DA-CW

A development application for early works to the Airds Pond comprising of bulk earthworks and including excavation, cut and fill, construction of retaining structures, dewatering of the dam and the removal of 28 trees was approved by Council under delegated authority, 28 February 2022 subject to conditions.

Earthworks have commenced.

Airds Pond Embellishment Works - 774/2021/DA-CW

A development application for the construction of a new access road, landscape and open space infrastructure embellishment works to the new pond and surrounding parklands was approved by the SWCPP, 11 May 2022, subject to conditions.

2842/2019/DA-SW and 2842/2019/DA-SW/A (Tasma/Argo)

Subdivision of land to create 10 residential lots, 2 boundary adjustments and one super lot and stormwater drainage work.

The application was approved subject to conditions on 6 May 2021 and Modification 'A' was approved 10 March 2022.

The current development application incorporates the subdivision of the 'super lot' (as identified above) into 6 separate Torrens titled allotments.

Stage 9 - 16/2021/DA-SW

Subdivision of land to create 54 lots comprising of 52 Torrens title residential allotments, one lot consisting of an existing multi dwelling development, one lot being for a public park, associated road and stormwater drainage works, landscape works and ancillary site works including the removal of 103 trees was approved by Council under delegated authority, 10 June 2022 subject to conditions.

988/2020/DA-SW known as 'Riley Park subdivision'

Subdivision of land to create 20 Torrens title residential allotments, associated landscaping, stormwater and drainage works, including the removal of 39 trees and ancillary site works was approved by Council under delegated authority, 26 August 2022, subject to conditions.

2794/2022/DA-C known as 'Amarina Learning Centre'

A development application involving proposed interim works to the existing Community Centre and Child Care Centre comprising of the construction of a new shared access driveway and reconfiguration of external areas including the removal of 8 trees, was approved under delegated authority of Council 18 November 2022 subject to conditions.

Airds Cottages Site 01 – 77/20201/DA-SW

Subdivision of land comprising the reconfiguration of 4 lots to deliver a new connector road and 3 residential torrens title lots including associated street tree landscaping, stormwater, drainage works, ancillary site works and including the removal of 3 trees was approved by Council under delegated authority, 17 April 2023, subject to conditions.

Airds Cottages Site 02 – 67/2021/DA-SW

Re-subdivision of 7 Torrens title residential lots into 12 residential allotments including road reserve and associated landscaping, stormwater, drainage, ancillary site works and the removal of 9 trees was approved by Council under delegated authority, 17 March 2023 subject to conditions.

Airds Cottages Site 03 – 75/2021/DA-SW

Re-configuration of 10 lots and the existing road reserve, to deliver a new connector road, 14 new residential Torrens title lots including associated landscaping, stormwater, drainage, ancillary site works and including the removal of 20 trees was approved by Council under delegated authority subject to conditions.

2635/2021/DA-SL (Seniors Living, Stage 9/Creigan Road)

A development application involving the construction of a part 2 and part 3 storey seniors living development comprising 31 independent living units and 31 parking spaces including provision of communal gardens, landscaping, site services, stormwater infrastructure, site remediation works and associated site works was approved by the Sydney Western City Planning Panel 14 March 2022, subject to conditions.

3142/2022/DA-SL (Seniors Living, Stage 4)

A development application involving the construction of a part 2 and part 3 storey seniors living development comprising 31 independent living units and 21 off street parking spaces including the provision of 8 accessible spaces and including communal gardens, landscaping, site services, storm water infrastructure and associated ancillary site works was approved by the Sydney Western City Planning Panel, 26 April 2023, subject to conditions.

535/2021/DA-SW (Airds Stage 7)

Subdivision of land to create 209 lots comprising of 201 Torrens title residential lots, 4 residue lots, 2 lots for future development, 1 lot comprising an existing senior housing development and 1 lot for dedication as a public road and associated civil, landscape and ancillary site works including the removal of 516 trees. The development is identified as Stage 7 (7A and 7B) of the Airds/Bradbury public housing estate in accordance with the Airds/Bradbury Urban Renewal Concept Plan was approved by the Sydney Western City Planning Panel 13 November 2023, subject to conditions.

2.0 The Site and Locality

Stage 8 is located within the south eastern portion of the broader renewal area and is bounded by Greengate Road, Burrundulla Crescent and the future Stage 7 site to the north, Greengate Road and Merino Reserve to the west, Dalkeith Place to the south, and the Georges River Parkway Reserve to the east. It also includes Hagan reserve.

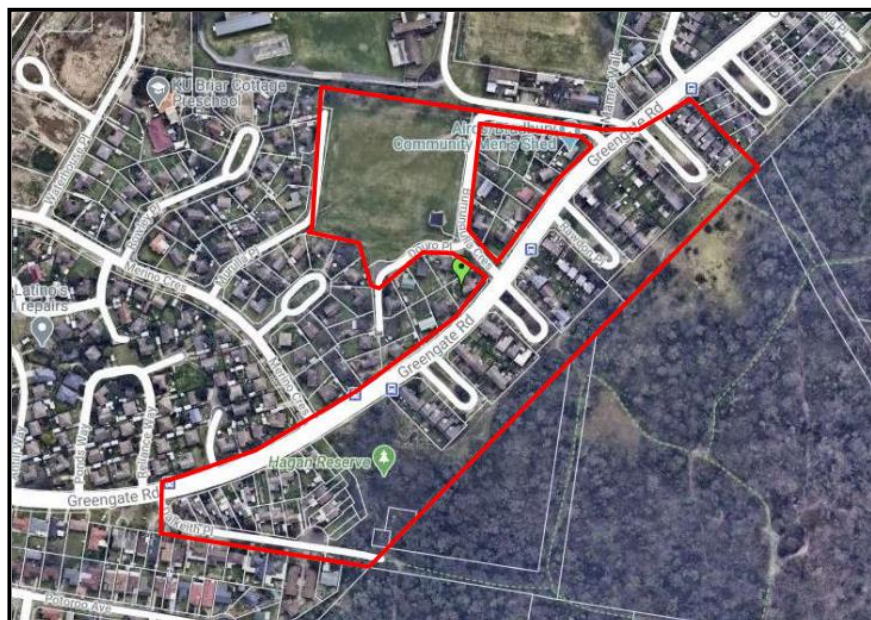


Figure 1: Stage 8.

The subject site is surrounded by existing residential development and open space areas.

The properties are not listed as an item of environmental heritage and are not located within a heritage conservation area.

Existing lot details are noted below:

| Lot & DP | Address | Owner |
|------------------|------------------------------|---------------------------|
| Lot 53 DP 261258 | 11 Clarendon Place, Airds | Housing Commission of NSW |
| Lot 54 DP 261258 | 3 Winbourne Place, Airds | Housing Commission of NSW |
| Lot 55 DP 261258 | Lot 55 Greengate Road, Airds | Housing Commission of NSW |
| Lot 57 DP 261258 | 2 Rawdon Place, Airds | Housing Commission of NSW |
| Lot 1 DP 859041 | 2 Dalkeith Place, Airds | Housing Commission of NSW |
| Lot 2 DP 859041 | 4 Dalkeith Place, Airds | Housing Commission of NSW |
| Lot 3 DP 859041 | 6 Dalkeith Place, Airds | Housing Commission of NSW |

| | | |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Lot 4 DP 859041 | 8 Dalkeith Place, Airds | Housing Commission of NSW |
| Lot 5 DP 859041 | 10 Dalkeith Place, Airds | Housing Commission of NSW |
| Lot 6 DP 859041 | 12 Dalkeith Place, Airds | Housing Commission of NSW |
| Lot 7 DP 859041 | 14 Dalkeith Place, Airds | Housing Commission of NSW |
| Lot 8 DP 859041 | 16 Dalkeith Place, Airds | Housing Commission of NSW |
| Lot 9 DP 859041 | 28 Dalkeith Place, Airds | Housing Commission of NSW |
| Lot 10 DP 859041 | 26 Dalkeith Place, Airds | Housing Commission of NSW |
| Lot 11 DP 859041 | 24 Dalkeith Place, Airds | Housing Commission of NSW |
| Lot 12 DP 859041 | 22 Dalkeith Place, Airds | Housing Commission of NSW |
| Lot 13 DP 859041 | 20 Dalkeith Place, Airds | Housing Commission of NSW |
| Lot 14 DP 859041 | 18 Dalkeith Place, Airds | Housing Commission of NSW |
| Lot 15 DP 859041 | Lot 15 Dalkeith Place, Airds | Housing Commission of NSW |
| Lot 16 DP 859041 | 57 Greengate Road, Airds | Housing Commission of NSW |
| Lot 17 DP 859041 | 55 Greengate Road, Airds | Housing Commission of NSW |
| Lot 18 DP 859041 | 53 Greengate Road, Airds | Housing Commission of NSW |
| Lot 19 DP 859041 | 51 Greengate Road, Airds | Aboriginal Housing Office |
| Lot 20 DP 859041 | 49 Greengate Road, Airds | Housing Commission of NSW |
| Lot 21 DP 859041 | 47 Greengate Road, Airds | Housing Commission of NSW |
| Lot 22 DP 859041 | 45 Greengate Road, Airds | Housing Commission of NSW |
| Lot 2 DP868815 | Hagan Reserve, Greengate Road, Airds | NSW LAHC |
| Lot 2 DP 1055886 | Georges River Parkway Reserve, Woolwash Road, Airds | NSW LAHC |
| Lot 8080 DP 1063276 | Merino Reserve, Duoro Place, Airds | NSW LAHC |
| Lot 1035 DP 250130 | Lot 1035 Woolwash Road, Airds | Minister administering the EP&A Act |
| Lot 1027 DP 250130 | Lot 1027, Greengate Road, Airds | Minister administering the EP&A Act |
| | Greengate Road, Rawdon Place, Winbourne Place, Clarendon Place, Burrundulla Crescent, Duoro Place and walkway, Dalkeith Place | |

2.1 Airds Bradbury Concept Plan

The proposed subdivision and road extension falls within the area of the concept plan.

An excerpt of the concept plan showing the area affected by the proposed subdivision is provided below:



Figure 2 - Excerpt from Concept Plan

3.0 Site Constraints Table

| Site Constraints | Applicable to this site |
|-------------------------------|----------------------------------|
| Bushfire Prone Land | Applicable (referred to NSW RFS) |
| Flood Affected | Not Applicable |
| Overland Flow Affected | Applicable |
| Mine Subsidence | Not Applicable |
| Noise Affected Property | Not Applicable |
| Aboriginal Sensitivity Zone | Not Applicable |
| Koala Habitat | Applicable |
| Jemena Gas Line | Not applicable |
| Transgrid Electrical Easement | Not Applicable |
| Easements | Applicable |
| Tree Removal | Applicable |
| Biodiversity Impacts | Not Applicable |
| Heritage Item | Not Applicable |

4.0 Sydney Western City Planning Panel

4.1 Kick Off Briefing

A Kick Off Briefing was held with the Panel Chair on Monday 30 October 2023.

The meeting details as provided by the Panel Secretariat were noted as follows:

"DA LODGED & DAYS SINCE LODGEMENT: 5 October 2023 (25 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated.

TENTATIVE PANEL DETERMINATION DATE: Within 250-day target

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- The applicant provided a description of the proposed development and site context.
- The applicant advised they are seeking to provide green and pedestrian linkages and connections through the site.

Council

- Council have commenced their referral process, including referral to the RFS and Sydney Water to obtain GTAs.

Panel

- The panel discussed the Clause 34A Certificate and the offsetting agreements of relevance to the broader site, as well as the different advice received from Council and the applicant.
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite their efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment.

Note:

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation. The application is yet to be considered by the Sydney Western City Planning Panel and therefore future comment will not be limited to the detail contained within."

The issues raised by the panel have been addressed in detail within this report.

(Attachment 2 – Record of Kick Off Briefing)

5.0 Proposal in Detail

The proposed works comprising Stage 8 of the Concept Plan are noted as follows:

- Stage 8 – 82 lots comprising 80 residential lots, and 2 lots for public parks.
- Associated subdivision works including the construction of roads and roadworks –
 - Construction of a new single lane roundabout at the intersection of Greengate Road / Burrundulla Crescent.
 - Construction of a new single lane roundabout at the intersection of Greengate Road.
 - Internal local roads within 14.0 m wide road reservations and 7.6 m wide carriageways.
 - New boundary road along eastern boundary of the Airds Precinct .
- Associated drainage, site regrading and retaining works, utility services including services relocation;
- Minor associated works such as the removal of redundant services, sedimentation control, and selective tree removal;
- Excavation works associated with road grading and site benching;
- Removal of 317 trees;
- Street tree landscaping works.

The following Torrens title allotment sizes are proposed as a component of the subdivision:

| Lot Size (m2) | Stage 8 |
|---------------|-----------|
| 300 - 399 | 45 |
| 400 - 499 | 23 |
| 500 + | 12 |
| Total | 80 |
| Public Parks | 2 |

The mix of residential allotment sizes provides choice in the development of future housing form.

All allotments have been provided with a street frontage.

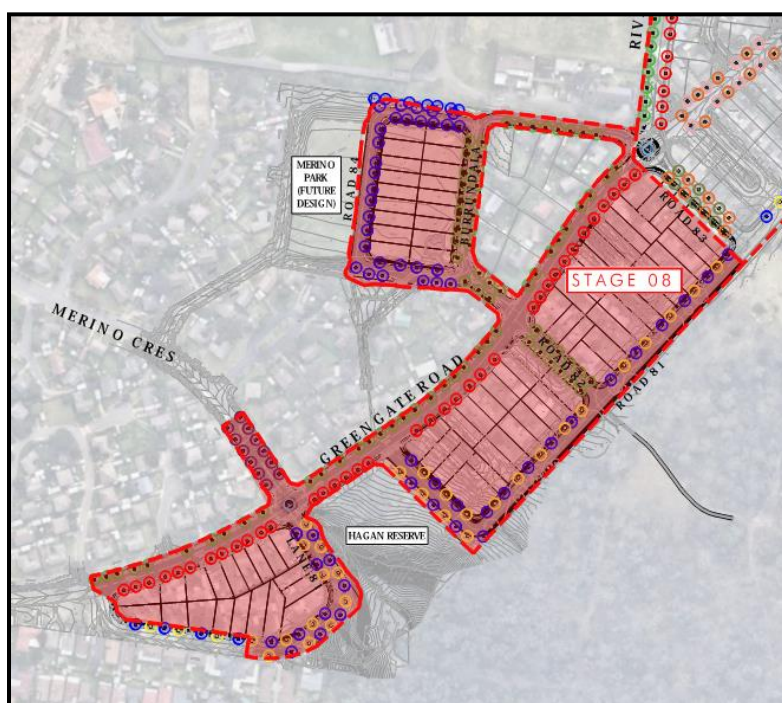


Figure 3 – Proposed Lot Layout

5.1 Urban Design Strategy

The proposed subdivision layout is based on the Urban Design Strategy prepared by e8urban which has refined the approved concept plan according to best practice urban design principles.

The strategy promotes a high quality residential subdivision development with a mix of housing typologies located on high quality local streets. The Urban Design Strategy aims to rectify the poor social and urban outcomes that are a result of the Radburn Planning model. It creates a clear definition of public and private spaces, ensures all homes have a clear street address, improves street legibility, connects public open space and creates a high quality public domain with good pedestrian links and opportunities for cycle connections.

The Urban Design Strategy embodies the following key outcomes:

Efficiency

- strategically retains existing streets to reduce costs and save resources, and
- provides for regular and orthogonal dwelling lots.

Best Practice Design

- eliminates unsafe spaces, and
- provides positive interfaces between streets and private lots.

Community and Amenity

- provides a range of housing types,
- great links to open spaces and local destinations, and
- retains mature trees to add identity.

The principle features of the strategy are:

1. New lots to resolve poor 'back-fence' condition to private lots;
2. New development to address reconfigured Merino Reserve;
3. New street to address Georges River Reserve;
4. New development to address Hagan Reserve;

5.2 Proposed Allotments

It is noted that no existing dwellings are to be retained as a component of the Stage 8 works. Demolition of the existing dwellings is to occur under a separate application.

For a detailed assessment of the new allotments refer to *Attachment 3*.

5.3 Bushfire Prone Land - NSW Rural Fire Service

The Stage 8 area of works is identified as comprising bushfire prone land. The affected land is concentrated in the south-eastern portion of the broader renewal area and generally bound by Georges River Reserve in the east, Stage 7 to the north, Dalkeith Place to the south and Briar Public School in the west.

The development is categorised by the NSW Rural Fire Service (RFS) as being a residential subdivision and this requires the RFS to issue a bushfire safety authority (BSA) in accordance with Planning for Bush Fire Protection 2019 (PBP 2019). (proposal referred to NSW RFS and GTA's received).

The proposed residential subdivision must ensure that the extent of bushfire attack that can potentially impact a building envelope should not exceed a radiant heat flux of 29kW/m². This rating assists in determining the size of the asset protection zone (APZ), which provides the necessary defendable space between hazardous vegetation and a building.

The Bushfire assessment lodged in support of the proposal has found that bushfire can potentially affect the proposed development from the Sydney Hinterland Dry Sclerophyll Forest located within Riverside Reserve to the east as well as from the bushland located within BC6

(Hagan Reserve) which is subject to future restoration in accordance with the approved bushland management plan (BMP) prepared by TBE in 2015).

In recognition of the bushfire risk posed to the site by the surrounding bushland, Travers bushfire & ecology propose the following combination of bushfire measures;

- Use of an alternative solution to determine minimum APZ and bushfire attack level (BAL) setbacks in accordance with Method 2 of AS3959 Construction of Buildings in
- Bushfire Prone Areas using the NSW Rural Fire Service Comprehensive Vegetation Fuel Loads (March, 2019) and the effective slope;
- Provision of access in accordance with the acceptable solutions outlined in PBP 2019;
- Water, electricity and gas supply in compliance with the acceptable solutions outlined in PBP 2019; and
- Future dwelling construction in compliance with the appropriate construction sections of AS3959-2018, and PBP 2019.

NSW Rural Fire Service provided their General Terms of Approval Monday 11 November 2024. Refer to Attachment 8.

5.4 Bulk Earthworks

Earthworks are proposed to make the land suitable for future residential development.

Excavation earthworks proposed as part of the Stage 8, will require 9,595 cubic metres of cut material and 12,435 cubic metres of fill material. This results in an excess of 2,840 cubic metres of material to be imported to the Stage 8 site. Suitable material will be reused on the site as fill, and unsuitable materials will be removed.

Temporary sediment basins will be constructed and maintained during construction in accordance with relevant guidelines. An erosion and sedimentation has been included as a component of the civil works drawings.

5.5 Geotechnical Investigation

Geotechnical investigations carried out in association with the Concept Plan application revealed that the ABRP site is generally underlain by thin topsoil/fill and fill overlying residual clays overlying bedrock. The upper bedrock unit comprises Ashfield Shale and the lower bedrock unit comprises Hawkesbury Sandstone. The laboratory test results indicate the natural clay to be plastic and generally moderately reactive and non to slightly saline with localised moderately saline soil at lower depths.

In the support of the application a site specific investigation for Stages 7 & 8 was provided, and undertaken by Geotechnique Pty Ltd, dated 13 November 2020.

The following assessment was provided:

- *The sub-surface profile across Stages 7 and 8 of Airds Bradbury Renewal Project comprises a sequence of topsoil/fill and residual underlain by bedrock shale and*

sandstone. Fill of thickness more than 0.5 m was encountered in only 3 test pits and the depth to bedrock varies from about 0.5 m to 2.3 m and the depth to groundwater level is likely to be in excess of 2.5 m.

- Soils across the Stages 7 and 8 of Airds Bradbury Renewal Project are predominantly medium to high plasticity clayey soils, with potential for high reactivity and susceptibility to erosion.
- Soils across the Stages 7 and 8 of Airds Bradbury Renewal Project are non-saline up to depth of about 0.5m. However, localised saline soils are likely to be encountered at depths exceeding 0.5m
- The risk of land subsidence and slope instability for existing slopes across Stages 7 and 8 of Airds Bradbury Renewal Project is very low and tolerable for the proposed residential subdivision development. The risks can be maintained to tolerable level if earthworks and the proposed development works are carried out in accordance with the recommendations provided in this report.
- Ground vibration during excavations during development of Stages 7 and 8 of Airds Bradbury Renewal Project is unlikely to adversely impact on stability of existing structures in the vicinity of the site.
- The site for Stages 7 and 8 of Airds Bradbury Renewal Project is located outside the mine subsidence district and the site is unlikely to be impacted from mine subsidence.

Based above, it is our assessment that the geotechnical conditions across the site for Stages 7 and 8 of Airds Bradbury Renewal Project are suitable for proposed residential subdivision provided constraints imposed by reactivity, dispersibility and salinity of soils are addressed during site preparation and construction of buildings and other structures. Therefore, this geotechnical investigation report provides recommendations on earthworks, including appropriate methods for cut and fill operations, Saline Soil Management Plan and design of batter slopes, retaining structures, floor slabs and footings of residential dwellings and road pavement.

The submitted report was reviewed by Council's Environment Specialist and was considered to be satisfactory. Council is satisfied that the requirements have been met.

5.6 Aboriginal Cultural Heritage

Extent Heritage Advisors prepared an addendum Aboriginal Cultural and Heritage Assessment in support of the proposed works.

Extent Heritage recommended as follows:

"There is low risk of harm to Aboriginal objects, sites or cultural values through the proposed development. Works may proceed with caution. No further Aboriginal heritage assessment or community consultation is required for Stage 8 of the Airds Bradbury Renewal Project.

In the event that unexpected Aboriginal objects, sites or places (or potential Aboriginal objects, sites or places) are discovered during construction, all works in the vicinity of the find should cease and the proponent should determine the subsequent course of action in consultation with a heritage professional, relevant Registered Aboriginal Parties and/or Heritage NSW as appropriate.

If human skeletal material less than one hundred years old is discovered, the Coroners Act 2009 (NSW) requires that all works should cease and the NSW Police and the NSW Coroner's Office should be contacted. Traditional Aboriginal burials (older than one hundred years) are protected under the National Parks and Wildlife Act 1974 (NSW) and should not be disturbed. Interpreting the age and nature of skeletal remains is a specialist field, and an appropriately skilled archaeologist or physical anthropologist should be contacted to inspect the find and recommend an appropriate course of action.

Should the skeletal material prove to be archaeological Aboriginal remains, notification to Heritage NSW and the Local Aboriginal Land Council is required. Notification should also be made to the Commonwealth Minister for the Environment, under the provisions of the Aboriginal and Torres Strait Islander Heritage Protection Act 1984."

The submitted addendum report was reviewed by Council's Environment Specialist and was considered to be satisfactory.

5.7 European Heritage

It is noted that the Stage 8 site does not comprise any individually listed items of local heritage significance as listed by Schedule 1 of the Campbelltown Local Environmental Plan 2015.

5.8 Waste Management

Adequate space has been allocated on the verge for each housing lot to accommodate garbage bins at the kerb-side.

5.9 Construction Management

The proposed development has the potential for noise and dust emissions during construction. It is anticipated that conditions will be imposed to ensure construction activity will take place in accordance with accepted criteria for construction activity.

Construction will be managed to minimise disturbance to neighbouring properties. Construction techniques would seek to avoid the generation of waste and to achieve a reduction in building waste to landfill by reusing and recycling construction material waste where possible.

A Construction Management Plan would be required prior to the commencement of construction works. This is to include construction traffic management and construction noise and vibration management measures as conditioned in *Attachment 1*.

5.10 Clause 34 A Biodiversity Conservation (Savings and Transitional) Regulation 2017

The Project was approved under former NSW biodiversity legislation, which has since been replaced by the NSW Biodiversity Conservation Act 2016 (BC Act). An application was made by LAHC for certification of the development under Clause 34A of the Biodiversity Conservation (Savings and Transitional) Regulation 2017. Certification under Clause 34A allows for recognition of past offsetting agreements for Part 3A concept plan approvals under the NSW Environmental Planning and Assessment Act 1979 and does not require further biodiversity assessment or approval under Part 7 of the BC Act.

Clause 34 A Certification was approved for the Airds/Bradbury Urban Renewal Project Area in December 2021. As such, no further biodiversity matters are required to be assessed unless the proposed works extend beyond the Clause 34A certification boundary, or the impacts are increased because of the proposed works causing further biodiversity impacts.

As the proposed subdivision works do not extend beyond the Clause 34A certification boundary no further biodiversity matters are required to be assessed.

5.11 Flora and Fauna

A Flora and Fauna Impact Assessment for the Stages 7 and 8 sites has been undertaken by Travers Bushfire and Ecology.

The Assessment concluded:

"In accordance with Section 5A of the EP&A Act 1979, the 7 part test of significance concluded that the proposed subdivision of Stages 7 & 8, will not have a significant impact on any threatened species, populations or EECs. This is given the conservation of significant portions of the affected EECs within the greater Airds Bradbury Urban Project Renewal area and the provision of the approved biodiversity offsets for the impacted communities.

It is concluded that the proposed works for the Airds Bradbury Urban Renewal Project, Stages 7 & 8 has been granted a Clause 34 Certification and any significant impact on any threatened species, populations or EECs or their habitats given that the impacts have already been considered and approved as part of the Airds Bradbury Urban Renewal Project Masterplan Approval with approved biodiversity offsetting prior to the enactment of the Biodiversity Conservation Act (BC Act).

In addition, the impact on individual threatened fauna species is also considered not significant given the affected remnant patches of vegetation are very small, scattered, of lower quality, do not appear to contain threatened species of significance, are not part of a significant habitat corridor, do not form part of core habitat areas and provide, at best, transitory foraging habitat for Koalas. Therefore, a Species Impact Statement is not required for the proposed development.

The submitted report was reviewed by Council's Environment Specialist and was considered to be satisfactory.

5.12 EPBC Act

In respect of matters required to be considered under the EPBC Act:

- *No threatened fauna species were recorded within, or in close proximity to, the subject site during surveys. The Grey-headed Flying-fox (*Pteropus poliocephalus*) has been previously recorded in flight during previous surveys. Koala (*Phascolarctos cinereus*) was previously recorded in the subject site.*
- *No protected migratory fauna species listed under the EPBC Act were recorded within or in close proximity to the subject site.*
- *No threatened flora species were recorded within the subject site*

Council's Environment Specialist and Open Space team consider the proposal to be satisfactory.

5.14 Water Cycle Management

A Water Cycle Management Report has been prepared by Mott McDonald, consistent with the overall stormwater management strategy that formed part of the ABRP Concept approval and subsequent stormwater management plans provided to Council.



Figure 6 – Proposed Catchment Delineation

Model Results as concluded:

The results of the modelling indicate the proposed underground 5 year ARI piped system and 100 year ARI overland flow paths are in accordance with Council's Engineering Design Guidelines section 4.7 regarding minor/major Philosophy and allows for pipework through pathways and residential lots to accommodate the increased flows from Stage 8 development. From DRAINS model, it can see that the existing drainage line along Greengate Road to the west of the Stage 8 catchment does not meet design requirement as per section 3.1.2. The drainage line is only included for modelling purpose, this is to understand the hydraulic impact at the downstream outlet.

In considering the Stage 8 catchment flowing to the south-east and discharging at the end of what is currently Hagan Reserve, the proposed works includes extensive upgrade of the existing stormwater network to the point of discharge in line with Council's preferred option that downstream stormwater systems be upgraded to take the increased flows.

DRAINS model results were noted as follows:

"Iterations were performed in the DRAINS models to determine the size of the proposed piped network in order to satisfy major / minor system requirements in accordance with Council requirements.

The proposed piped drainage system has been designed to cater for the 1 in 5 year ARI event leading to the outlet to the downstream drainage network. A provision for overland flows for events greater than the 1 in 5 year event has also been considered.

Results of model indicates that major / minor system requirements are satisfied at both outlets and that the piped system sufficiently conveys minor storm flows with safe provision for major system flows.

The proposed drainage system is compliant with pre vs post development flow rates for both major and minor storm events."

The report and models were reviewed by Council's Engineering Specialists and were considered to be satisfactory.

5.15 Bio retention system – Filterra

Bio-retention is a planted filtration system where water can temporarily pond and permeate through the ground allowing pollutants to be removed through natural processes. Bio-retention systems are planted with nutrient removing plants which provide an effective means of extracting dissolved nitrates and phosphates.

The bio-retention proposed is a high-flow type system such as the proprietary Filterra system produced by Ocean Protect (or approved equivalent).

Pollutant removal rates for raingardens are not fixed within the MUSIC model, rather they are based on a set of input parameters which determine the effectiveness. In developing the MUSIC model for the site, the following input parameter assumptions were made generally in accordance with the recommended defaults listed in Council's WSUD Technical Guidelines:

- Filter area = Outlet 1; Filtera 4: 190 m² & Filtera 5: 40 m² Outlet 2: Filtera 1: 240 m², Filtera 2: 75 m², Filtera 3 East: 105 m² & Filtera 3 West: 50 m²
- Extended detention depth = 0.15 m;
- Filter depth = 0.53 m; and
- Saturated hydraulic conductivity = 3550 mm/hr.-

The system utilises physical, chemical and biological mechanisms of a soil, plant and microbe complex to remove pollutants typically found in urban stormwater runoff. Stormwater flows through a specially designed filter media mixture where pollutants are immobilized, decomposed, volatilized and incorporated into the biomass of the Filterra® system's micro/macro fauna and flora. Stormwater runoff flows through into an underdrain pipe at the bottom of the system where the treated water is discharged. Higher flows are designed to bypass the Filterra® to a downstream structure.

Council is satisfied that at the completion of Stage 8, the new residential lots will have direct vehicular access to either a local or minor road.

5.18 Utility Services

Investigations undertaken as part of the Concept Plan confirmed that all urban utility services are available or can be readily extended to meet the needs of the ABRP.

New and upgraded utilities reticulation will be provided to new streets. Sydney Water mains will be relocated under new streets. Water, sewerage, telecommunications and energy services will be provided to all new residential lots.

Planning Assessment

6. Strategic Context

6.1 Greater Sydney Regional Plan

The Greater Sydney Region Plan (GSRP), is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. In the transformation of Greater Sydney, the needs of a growing and changing population have been broken into three metropolis cities:

- Western Parkland City
- Central River City
- Eastern Harbour City

The GSRP identifies the need for an additional 725,000 dwellings across Greater Sydney between 2016-2036. Approximately 25 per cent of this growth will come from the Western Parkland City, which the Campbelltown LGA is a part.

The proposal is consistent with the GSRP in that it seeks to deliver some 179 residential allotments that will help contribute to the GSRP's projected needs by 2036.

6.2 Western City District Plan

The Western City District Plan (the District Plan) sets out more detail with respect to the anticipated growth in housing and employment in the Western City over the next 20 years.

The District Plan identifies future growth of an additional 184,500 dwellings to be provided in land release areas and urban renewal of existing areas close to existing centres. The redevelopment of Claymore will assist in achieving the 0-5 year housing target of 6,800 for Campbelltown as future subdivision and dwelling house applications are lodged.

6.3 Greater Macarthur 2040 (Draft) An interim Plan for the Greater Macarthur Growth Area

Greater Macarthur 2040 is a draft land use and infrastructure implementation plan that, when finalised, will guide precinct planning within the Growth Area. The Plan is supported by strategies for major items of State and local infrastructure and includes an updated structure plan for the land release areas of South Campbelltown.

The Growth Area within the Campbelltown Local Government Area (LGA) would provide for approximately 39,000 dwellings in the land release precincts. Approximately 19,000 of these new dwellings is expected to be delivered in new land releases within the Campbelltown LGA, including Airds/Bradbury.

The proposal is consistent with the draft Plan and the overall Concept Plan approval.

6.4 Local Strategic Planning Statement

On 31 March 2020 the Campbelltown Local Strategic Planning Statement (LSPS) came into force when it was published on the NSW Department of Planning, Industry and Environment's e-planning portal.

The LSPS responds to a number of key strategic documents produced by the Federal and NSW State Governments, as well as by Council, to provide a 20 year land use vision for the Campbelltown LGA. The LSPS delivers four key themes, which are consistent with the Council's Community Strategic Plan. The themes that are most relevant to the proposed development are:

1. A vibrant, liveable city, and
2. A respected and protected natural environment.

The planning priorities, within these themes, that are applicable to the proposed development are:

- Planning Priority 2 - Creating high quality, diverse housing
- Planning Priority 6 - Respecting and protecting our natural assets

The application is consistent with the above strategic directions as the proposal would continue to facilitate the redevelopment of the Airds public housing estate, which would significantly improve the existing public infrastructure.

6.5 Campbelltown 2017-2027 Community Strategic Plan

Campbelltown 2027 is the Community Strategic Plan (CSP) for the City of Campbelltown. Campbelltown 2027 addresses four key strategic outcomes that Council and other stakeholders will work to achieve over the next 10 years:

- Outcome 1: A vibrant, liveable city
- Outcome 2: A respected and protected natural environment
- Outcome 3: A thriving, attractive city
- Outcome 4: A successful city

The key outcome most relevant to the proposed development is Outcome 1: A vibrant liveable city.

The strategy most relevant to this application is:

- 1.8 - Enable a range of housing choices to support different lifestyles
- 2.3.1 - Ensure all people in Campbelltown have access to safe, secure, and affordable housing.

The proposed development would facilitate the renewal of aging social housing to revitalise and provide a new supply of social housing in a more inclusive and safe environment.

The proposal is in accordance with Council's Strategic vision.

7. Planning Provisions

The development has been assessed in accordance with the heads of consideration under Section 4.15 of the EP&A 1979, and having regard to those matters, the following have been identified for further consideration.

7.1 Determination of Crown Development Applications

Pursuant to Clause 4.33 of the Environmental Planning and Assessment Act 1979, a consent authority must not impose a condition on its consent to a Crown development application, except with the approval of the applicant.

The draft conditions of consent were provided to Landcom for review and approved accordingly.

7.2 State Environmental Planning Policy (Transport and Infrastructure) 2021

The aim of Chapter 2 is to facilitate the effective delivery of infrastructure across the State.

Clause 2.119 refers to development with frontage to a classified road, the proposed development does not have a frontage to a classified road, as such Clause 2.119 does not apply.

Clause 2.120 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* sets out provisions relating to the impacts of road noise or vibration on non-road development. The proposed land use is not identified, and as the site does not have frontage to a classified road, the clause does not apply in this instance.

Clause 2.122 of the SEPP sets out provisions relating to traffic generating development. The proposed development does not trigger the threshold for traffic generating development as the proposed residential accommodation is less than 300 or more dwellings.

The proposal is in accordance with this policy.

Furthermore, a Traffic Impact Assessment prepared by Positive Traffic Engineering & Planning supported the proposal and concluded as follows:

1. *The traffic impacts of the development would be minimal with future traffic flows on surrounding roads within acceptable limits.*
2. *Intersections surrounding the development would continue to operate at levels of service to that which currently occurs following full development of the Airds / Bradbury precincts.*
3. *The proposed design of the internal roads complies with the minimum requirements of the AECOM report and are considered satisfactory.*
4. *The proposed eastern boundary road through Stage 8 would provide a further opportunity for both vehicle and bus travel as an alternative to Greengate Road following its closure.*

5. *The proposed additional roundabouts within Greengate Road at Burrundulla Crescent and Merino Crescent would provide additional capacity over and above that which was assumed in the original AECOM modelling.*
6. *The provision of an additional local road connection to serve the lots east of Greengate Road in the form of a left in / left out intersection would further enhance accessibility to these lots by all modes over and above that which was envisaged originally in the approved ILP road network serving these lots.*

Overall, the potential traffic impacts of the proposed residential subdivision are considered acceptable.

The above findings are noted and were forwarded to Council's Traffic Engineer for review and considered satisfactory subject to the inclusion of conditions of consent as provided.

7.3 State Environmental Planning Policy (Resilience and Hazards) 2021 - Chapter 4 Remediation of Land

Clause 4.1 Object of this Chapter:

- (1) *The object of this Policy is to provide for a State-wide planning approach to the remediation of contaminated land.*
- (2) *In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment:*
 - a. *by specifying when consent is required, and when it is not required, for a remediation work, and*
 - b. *by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and*
 - c. *by requiring that remediation work meet certain standards and notification requirements.*

The SEPP introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed.

The Environmental Consultants noted, that based on review of site history, background information, previous reports and based on the results completed in the assessment there is no contamination risk which would prevent the site from being made suitable for the proposed redevelopment.

Council's Environment Officer reviewed the proposal and raised no objections subject to the imposition of conditions of consent to manage contamination risks during construction.

7.4 State Environmental Planning Policy (Biodiversity and Conservation) 2021 Chapter 11 Georges River Catchment

The proposal falls within the Georges River Catchment and thus this policy applies.

Chapter 6 Water catchments

Pursuant to Clause 6.1 this Chapter applies to land in the Georges River Catchment.

Clause 6.6 Water quality and quantity

- (1) *In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following—*
 - (a) *whether the development will have a neutral or beneficial effect on the quality of water entering a waterway,*
 - (b) *whether the development will have an adverse impact on water flow in a natural waterbody,*
 - (c) *whether the development will increase the amount of stormwater run-off from a site,*
 - (d) *whether the development will incorporate on-site stormwater retention, infiltration or reuse,*
 - (e) *the impact of the development on the level and quality of the water table,*
 - (f) *the cumulative environmental impact of the development on the regulated catchment,*
 - (g) *whether the development makes adequate provision to protect the quality and quantity of ground water.*
- (2) *Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied the development ensures—*
 - (a) *the effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial, and*
 - (b) *the impact on water flow in a natural waterbody will be minimised.*
- (3) *Subsections (1)(a) and (2)(a) do not apply to development on land in the Sydney Drinking Water Catchment.*

The proposal does not conflict with any of the relevant provisions of Clause 6.6 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 and is considered acceptable in this regard.

7.5 State Environmental Planning Policy (Biodiversity and Conservation) 2021 Chapter 3 Koala Habitat Protection 2020

Chapter 3 Koala Habitat Protection

Clause 3.1 Aims of this Chapter:

This Chapter aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline—

- a. by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and
- b. by encouraging the identification of areas of core koala habitat, and
- c. by encouraging the inclusion of areas of core koala habitat in environment protection zones.

The Ecological Assessment as prepared by Travers Bushfire & Ecology (dated May 2023) noted as follows;

Mitigation and compensation for impacts on Koala's

A Koala activity assessment has been completed and despite the records of koala throughout the local area the residential subdivision area (consisting of the existing urban lots and open space) has low activity and consequently is Potential Koala Habitat. The most recent observations include a foraging male Koala in Greengate Reserve in 2020. Green Gate reserve is one of the onsite conservation areas and is not affected by the proposal. This habitat is being conserved and re-generated.

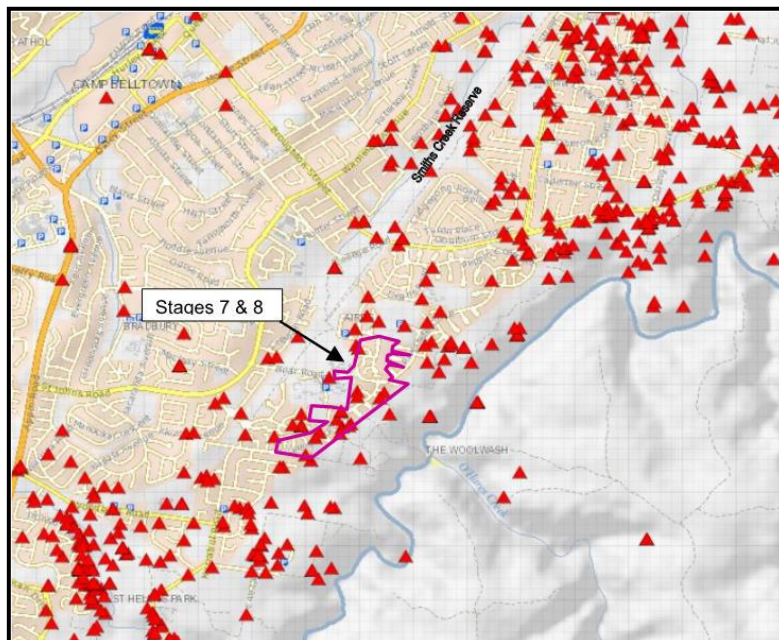


Figure 8 – Historical Koala Records, Bionet

Habitat Hayes 2011 recommended:

- Future detailed design of each stage within the concept plan would include details to maintain the accessibility of treed areas providing potential bushfire refuge for Koalas and would incorporate measures to increase protection of Koalas from Vehicle collisions and dog attacks.
- Consultation with Dr Close is also recommended but reference to the current Campbelltown Comprehensive Plan of Management Koala protection measures could apply as mentioned above.

It is noted that at the time of approval the Campbelltown Comprehensive Plan of Management was in draft and considered essentially a guidance to mitigating impacts on Koalas. Consequently stages 7 & 8 should consider the Koala Protection measures but is not bound by any specific

revegetation offsets or compensatory payments for the loss of the trees. Consequently, mitigation measures are proposed below to minimise impacts on Koala in general.

The proposed works for Stage 8 of the Airds Bradbury Urban Renewal Project is unlikely to result in a significant impact on any threatened species, populations of EECs or their habitats given the impacts have already been considered as part of the concept plan process.

Council considers that the application is consistent with the biodiversity offset strategy for the renewal project and the supporting bushland management plan as adopted with the concept plan approval.

7.6 State Environmental Planning Policy Planning Systems 2021

The aims of Chapter 2 are—

- (a) to identify development that is State significant development,
- (b) to identify development that is State significant infrastructure and critical State significant infrastructure,
- (c) to identify development that is regionally significant development.

Pursuant to Clause 2.6 and Schedule 7 of the SEPP the proposed development has a Capital Investment Value of \$6,464,982.

Schedule 7 states the following:

4 Crown development over \$5 million

Development carried out by or on behalf of the Crown (within the meaning of Division 4.6 of the Act) that has an estimated development cost of more than \$5 million.

The proposed subdivision works has a Capital Investment Value greater than \$5 million, and not greater than \$30 million, as such the proposal is Regionally Significant Development and is required to be determined by the Sydney South West Planning Panel.

7.7 State Environmental Planning Policy (Precincts - Western Parkland City) 2021

The aims of Chapter 3 are to co-ordinate the release of land for residential, employment and other urban development in the South West Growth Centre, the Wilton Growth Area and the Greater Macarthur Growth Area.

The subject site is not located within the boundaries of the Greater Macarthur Growth Area and is therefore subject to the provisions of the SEPP. Clauses 3.21 and 3.22 of the SEPP are not applicable.

7.8 Airds Bradbury Development Control Guidelines

The application was assessed against the concept plan approval.

It is considered that the proposed subdivision is consistent with the terms of the Concept Plan.

Refer to *Attachment 4* for detailed review.

7.9 Campbelltown Local Environmental Plan 2015

The Campbelltown Local Environment Plan 2015 establishes the area's development objectives and land zoning.

The site is zoned part R2 Low Density Residential and part RE1 Public Recreation in accordance with the provisions of the CLEP 2015, consent must not be granted for any type of development within this zone unless it is consistent with the zone objectives, and the use is permissible within the zone

The zone provisions for R2 Low Density Residential are:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To enable development for purposes other than residential only if that development is compatible with the character of the living area and is of a domestic scale.*
- *To minimise overshadowing and ensure a desired level of solar access to all properties.*
- *To facilitate diverse and sustainable means of access and movement.*

The zone provisions for RE1 Public recreation are:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To provide for land uses compatible with the ecological, scientific, cultural or aesthetic values of land in the zone.*
- *To facilitate the multiple use of certain open space areas.*
- *To facilitate development that is ancillary or incidental to the special land uses provided for in this zone.*
- *To provide for the sufficient and equitable distribution of public open space to meet the needs of the local community.*
- *To preserve and rehabilitate bushland, wildlife corridors and natural habitat, including waterways and riparian lands, and facilitate public enjoyment of these areas.*
- *To provide for the retention and creation of view corridors.*

- To protect and enhance areas of scenic value and the visual amenity of prominent ridgelines.
- To preserve land that is required for public open space or recreational purposes.

The proposed subdivision is considered to contribute to the future residential development of the area. The consolidation and subsequent re-subdivision works will add to the housing diversity of the locality. The proposed works are compatible with the character of the area and low residential scale.

The proposal is consistent with the objectives of the R2 Low Density Residential area and RE1 Public Recreation zones and consistent with the applicable Clauses of the LEP.

Refer to *Attachment 5* for a detailed assessment against applicable clauses.

8.0 Section 4.15(1)(a)(iii) The provisions of any development control plan

8.1 Campbelltown (Sustainable City) Development Control Plan 2015

The purpose of Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP 2015) is to provide more detailed provisions to supplement the Campbelltown Local Environmental Plan 2015 (CLEP 2015).

Pursuant to Clause 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 Council is required to consider the relevant provisions of the applicable development control plan of the Campbelltown Local Government Area (LGA), being SCDCP 2015.

Refer to *Attachment 6* for a detailed assessment against the SCDCP 2015.

The proposal is generally compliant with the SCDCP 2015.

8.2 Campbelltown (Sustainable City) Development Control Plan 2015 Volume 2

The terms of the Concept Plan require all subdivision applications to demonstrate consistency with the Claymore Urban Renewal Development Control Guidelines (DCG). The DCG apply to all land within the Claymore Urban Renewal area.

The DCG were prepared to guide the design of subdivision and construction of housing in the Claymore Urban Renewal area. The provisions of the DCG are site-specific and reflect the planning and design objectives of the Concept Plan.

The proposed subdivision works are consistent with the aims of the DCG.

8.3 Development Contributions

Council's Development Contributions Officer reviewed the proposal and noted as follows:

"This development, being Stage 8 of the Airs Bradbury Renewal Project is subject to development contributions in accordance with the executed VPA between LAHC and Council."

No further contributions are required.

Please insert the standard condition referencing the need to comply with requirements of the VPA."

The above comment is noted and is to be conditioned accordingly.

9. Planning Assessment

9.1 EP&A Act 4.15 (1)(b) – Likely Impacts

Section 4.15 (1)(b) of the EP&A Act requires that the consent authority must consider the development's potential impacts on the natural and built environment, as well as, potential social and economic impacts of the development.

The key matters for consideration when considering the potential impacts on the natural and built environment are as follows:

- Stormwater impacts
- Construction impacts
- Social & Economic Impacts

Stormwater Impacts

The Stage 8 DA is located within an established urban area, measures are proposed to manage stormwater quality and quantity during construction and operation. This includes improvements in stormwater treatment and management on the site. The site will be fully serviced and existing services upgraded or replaced as required.

Council's Development Engineer reviewed the stormwater assessment including the Water Management Cycle report and supports the development subject to recommended conditions of development consent.

Construction Impacts

The applicant has committed to the preparation of a Construction Management Plan (CMP) for Stage 8, Airs, prior to construction commencing.

A condition of development consent has been recommended for a CMP to be prepared prior to the commencement of any works in line with the applicant's commitment.

The proposal includes several erosion and sediment control measures that will seek to alleviate any nuisance to any residents as well as the surrounding road network.

Social and Economic Impacts

The proposed subdivision will facilitate future residential development of the land to provide for the housing needs of the community, which will in effect provide tangible social and economic benefits.

Socially, the proposal will deliver vacant residential allotments that will facilitate an increase of housing supply and help to improve housing choice and affordability within the locality. The

proposed development will also facilitate an active and passive recreation area that will promote social interactions and passive surveillance.

Economically, the proposal will be beneficial to the overall local economy with workers being employed during the construction phase of the development and future residents spending in the local economy once the allotments comprise dwelling houses.

10.0 Section 4.15(1)(d) Any Submissions

Section 4.15(1)(d) of the *Environmental Planning and Assessment Act 1979* requires Council to consider submissions, in accordance with the Campbelltown Community Participation Plan. In this instance it is noted that the application was not required to be notified.

11.0 Section 4.15(1)(e) Public Interest

The proposed subdivision works have addressed the requirements of the relevant planning instruments including the objectives of the zone. The proposed works have demonstrated that the site is suitable for the proposed development.

12.0 Referrals

| Internal Referrals | Comment |
|-----------------------------|---------------------------------------------------------------------------------------------------------|
| Development Engineer | Council's Development Engineer raised no objections subject to the inclusion of conditions as provided. |
| Open Space | Council's Open Space Officer raised no objections subject to the inclusion of conditions as provided. |
| External Referrals | Comment |
| Sydney Water | No objections raised subject to lodgement of Section 73 Compliance Certificate. |
| Endeavour Energy | No objections raised. |
| NSWRFS | GTA's were issued Monday 11 th November 2024 subject to conditions. |

11.3 EP&A Act 4.15 (1)(c) – Suitability of the Site

Section 4.15 (1)(c) of the EP&A Act requires that the consent authority must consider the suitability of the site when determining a development application. The site is considered suitable for the proposed residential subdivision and associated works.

The proposed dimensions, areas and orientation of the allotments are considered adequate to facilitate the siting, design and construction of future residential development. The land once subdivided will contribute positively to the desired future character of the locality by enabling the construction of future dwellings within the residential zone.

11.4. Conclusion

Stage 8 of the Airds/Bradbury Urban Renewal Concept Plan proposes subdivision works creating 82 lots comprising of 80 Torrens title residential lots and 2 lots for parks and associated subdivision works including demolition and excavation works, construction of roads and road works, stormwater drainage, the removal of 317 trees and street tree landscaping works.

The continued redevelopment of the Airds/Bradbury public housing estate is anticipated to have positive social and economic impacts for the immediate locality and the wider community due to the provision of improved housing in a renewed urban environment.

Overall, having regard to the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, and the relevant matters discussed within this report, it is recommended that the development be approved, subject to the recommended conditions of consent in Attachment 1.

Attachment 1 – Draft Conditions of Consent

GENERAL CONDITIONS

1.

Approved development

The development shall be carried out in accordance with the approved plans and documents listed in the table below, and all associated documentation supporting this consent, except as modified in red by Council and/or any conditions within.

| Plan Detail | Revision | Prepared by | Date |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------------------|-----------------|
| Stage 8 Newbrook Airids Drawing No. Stage 8 | A | Cardno | undated |
| Plan of Subdivision of Lots 53 – 55 in DP 261258, Lots 1 – 22 in DP 859041, Lot 2 in DP 868815, Lot 8080 in DP 1063276 and Part Dalkeith Place, Clarendon Place and Murulla Place Surveyors Reference: 830118910-DP8 Sheet 1 of 5 | | Matthew William Cleary | 21 October 2024 |
| Plan of Subdivision of Lots 53 – 55 in DP 261258, Lots 1 – 22 in DP 859041, Lot 2 in DP 868815, Lot 8080 in DP 1063276 and Part Dalkeith Place, Clarendon Place and Murulla Place Surveyors Reference: 830118910-DP8 Sheet 2 of 5 | | Matthew William Cleary | 21 October 2024 |
| Plan of Subdivision of Lots 53 – 55 in DP 261258, Lots 1 – 22 in DP 859041, Lot 2 in DP 868815, Lot 8080 in DP 1063276 and Part Dalkeith Place, Clarendon Place and Murulla Place Surveyors Reference: 830118910-DP8 Sheet 3 of 5 | | Matthew William Cleary | 21 October 2024 |
| Plan of Subdivision of Lots 53 – 55 in DP 261258, Lots 1 – 22 in DP 859041, Lot 2 in DP 868815, Lot 8080 in DP 1063276 and Part Dalkeith Place, Clarendon Place and Murulla Place Surveyors Reference: 830118910-DP8 Sheet 4 of 5 | | Matthew William Cleary | 21 October 2024 |
| Plan of Subdivision of Lots 53 – 55 in DP 261258, Lots 1 – 22 in DP 859041, Lot 2 in DP 868815, Lot 8080 in DP 1063276 and Part Dalkeith Place, Clarendon Place and Murulla Place Surveyors Reference: 830118910-DP8 Sheet 5 of 5 | | Matthew William Cleary | 21 October 2024 |
| Airds Bradbury Renewal project Stage 8 – Civil Works Drawing No:395777-MMD-08-XX-DR-C-1001 Cover Sheet | P6 | Mott MacDonald | 24 May 2024 |
| Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1002 General Notes Sheet 1 | P4 | Mott MacDonald | 31 August 2021 |
| Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1003 General Notes Sheet 2 | P4 | Mott MacDonald | 31 August 2021 |

| | | | | |
|--|----------------------------------------------------------------------------------------------------------------------------------------------|----|----------------|-----------------|
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1005 Legends Sheet and Drawing Index | P6 | Mott MacDonald | 23 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1006 General Arrangement Plan | P5 | Mott MacDonald | 24 May 2024 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1008 Tree Removal Plan | P7 | Mott MacDonald | 24 May 2024 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1011 Typical Road Cross Sections Sheet 1 | P4 | Mott MacDonald | 31 August 2021 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1012 Typical Road Cross Sections Sheet 2 | P4 | Mott MacDonald | 31 August 2021 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1013 Typical Road Cross Sections Sheet 3 | P4 | Mott MacDonald | 31 August 2021 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1014 Typical Road Cross Sections Sheet 4 | P6 | Mott MacDonald | 11 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1020 Soil and Water Management Plan Sheet 1 | P6 | Mott MacDonald | 29 August 2023 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1021 Soil and Water Management Plan Sheet 2 | P8 | Mott MacDonald | 11 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1030 Bulk Earthworks Plan Sheet 1 | P6 | Mott MacDonald | 11 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1031 Bulk Earthworks Plan Sheet 2 | P7 | Mott MacDonald | 11 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1040 Stormwater Drainage Plan Sheet 1 | P4 | Mott MacDonald | 31 August 2021 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1041 Stormwater Drainage Plan Sheet 2 | P5 | Mott MacDonald | 29 August 2023 |

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| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1042 Stormwater Drainage Plan Sheet 3 | P5 | Mott MacDonald | 29 August 2023 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1043 Stormwater Drainage Plan Sheet 4 | P5 | Mott MacDonald | 29 August 2023 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1044 Stormwater Drainage Plan Sheet 5 | P7 | Mott MacDonald | 24 May 2024 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1045 Stormwater Drainage Plan Sheet 6 | P8 | Mott MacDonald | 11 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1046 Stormwater Drainage Plan Sheet 7 | P6 | Mott MacDonald | 11 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1060 Stormwater Drainage Longitudinal Section Sheet 1 | P5 | Mott MacDonald | 29 August 2023 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1061 Stormwater Drainage Longitudinal Section Sheet 2 | P5 | Mott MacDonald | 29 August 2023 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1062 Stormwater Drainage Longitudinal Section Sheet 3 | P5 | Mott MacDonald | 29 August 2023 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1063 Stormwater Drainage Longitudinal Section Sheet 4 | P6 | Mott MacDonald | 24 May 2024 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1064 Stormwater Drainage Longitudinal Section Sheet 5 | P6 | Mott MacDonald | 24 May 2024 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1065 Stormwater Drainage Longitudinal Section Sheet 6 | P6 | Mott MacDonald | 24 May 2024 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1066 Stormwater Drainage Longitudinal Section Sheet 7 | P5 | Mott MacDonald | 29 August 2023 |

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| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1067 Stormwater Drainage Longitudinal Section Sheet 8 | P5 | Mott MacDonald | 29 August 2023 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1068 Stormwater Drainage Longitudinal Section Sheet 9 | P2 | Mott MacDonald | 29 August 2023 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1080 Site Works and Grading Plan Sheet 1 | P4 | Mott MacDonald | 31 August 2021 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1081 Site Works and Grading Plan Sheet 2 | P4 | Mott MacDonald | 31 August 2021 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1082 Site Works and Grading Plan Sheet 3 | P5 | Mott MacDonald | 29 August 2023 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1083 Site Works and Grading Plan Sheet 4 | P4 | Mott MacDonald | 31 August 2021 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1084 Site Works and Grading Plan Sheet 5 | P6 | Mott MacDonald | 24 May 2024 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1085 Site Works and Grading Plan Sheet 6 | P7 | Mott MacDonald | 11 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1086 Site Works and Grading Plan Sheet 7 | P6 | Mott MacDonald | 11 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1100 Road Longitudinal Sections Sheet 1 | P5 | Mott MacDonald | 02 December 2022 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1101 Road Longitudinal Sections Sheet 2 | P6 | Mott MacDonald | 24 May 2024 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1102 Road Longitudinal Sections Sheet 3 | P5 | Mott MacDonald | 24 May 2024 |

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| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1103 Road Longitudinal Sections Sheet 4 | P5 | Mott MacDonald | 02 December 2022 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1104 Road Longitudinal Sections Sheet 5 | P5 | Mott MacDonald | 02 December 2022 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1105 Road Longitudinal Sections Sheet 6 | P5 | Mott MacDonald | 11 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1106 Road Longitudinal Sections Sheet 7 | P4 | Mott MacDonald | 31 August 2021 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1107 Road Longitudinal Sections Sheet 8 | P5 | Mott MacDonald | 24 May 2024 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1170 Retaining Wall Details | P4 | Mott MacDonald | 31 August 2021 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1180 Bioretention Details Sheet 1 | P4 | Mott MacDonald | 29 August 2023 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1181 Bioretention Details Sheet 2 | P5 | Mott MacDonald | 24 May 2024 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1182 Bioretention Details Sheet 3 | P4 | Mott MacDonald | 29 August 2023 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1183 Bioretention Details Sheet 4 | P4 | Mott MacDonald | 29 August 2023 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1184 Bioretention Details Sheet 5 | P3 | Mott MacDonald | 29 August 2023 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1200 DRAINS Catchment Plan Sheet 1 | P6 | Mott MacDonald | 29 August 2023 |

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| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1201 DRAINS Catchment Plan Sheet 2 | P7 | Mott MacDonald | 24 May 2024 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1210 Roundabout Plan | P6 | Mott MacDonald | 11 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1220 Vehicle Turning simulation Sheet 1 | P6 | Mott MacDonald | 11 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1221 Vehicle Turning simulation Sheet 2 | P4 | Mott MacDonald | 31 August 2021 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1222 Vehicle Turning simulation Sheet 3 | P4 | Mott MacDonald | 31 August 2021 |
| | Ocean Protect Filterra bioscope System with Bioscape inlet Structure Specification Drawing | | Ocean Protect | 24 May 2019 |
| | Airds Bradbury Renewal project Stage 8 – Civil Works DrawingNo:395777-MMD-08-XX-DR-C-1230 Stopping Sight Distance | P2 | Mott MacDonald | 24 May 2024 |
| | Airds Bradbury Renewal project Stage 8 – Landscape Project No. 21-20 Drawing No. 21-20.00 Cover Sheet | E | Distinctive | 14 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Landscape Project No. 21-20 Drawing No. 21-20.01 Location & Context Plan | E | Distinctive | 14 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Landscape Project No. 21-20 Drawing No. 21-20.02 Airds/Bradbury Overall Street Tree Masterplan | E | Distinctive | 14 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Landscape Project No. 21-20 Drawing No. 21-20.03 Street Tree Palette | E | Distinctive | 14 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Landscape Project No. 21-20 Drawing No. 21-20.04 Streetscape Masterplan | E | Distinctive | 14 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Landscape Project No. 21-20 Drawing No. 21-20.05 Sheet Directory | E | Distinctive | 14 October 2024 |

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| | Airds Bradbury Renewal project Stage 8 – Landscape Project No. 21-20 Drawing No. 21-20.19 Landscape Detail Plan 10 | E | Distinctive | 14 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Landscape Project No. 21-20 Drawing No. 21-20.20 Landscape Detail Plan 11 | E | Distinctive | 14 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Landscape Project No. 21-20 Drawing No. 21-20.21 Landscape Detail Plan 12 | E | Distinctive | 14 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Landscape Project No. 21-20 Drawing No. 21-20.22 Landscape Detail Plan 13 | E | Distinctive | 14 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Landscape Project No. 21-20 Drawing No. 21-20.23 Landscape Detail Plan 14 | E | Distinctive | 14 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Landscape Project No. 21-20 Drawing No. 21-20.24 Landscape Detail Plan 15 | E | Distinctive | 14 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Landscape Project No. 21-20 Drawing No. 21-20.30 Typical Road Sections 01 | E | Distinctive | 14 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Landscape Project No. 21-20 Drawing No. 21-20.31 Typical Road Sections 02 | E | Distinctive | 14 October 2024 |
| | Airds Bradbury Renewal project Stage 8 – Landscape Project No. 21-20 Drawing No. 21-20.32 Typical Road Details & Street Tree Schedule | E | Distinctive | 14 October 2024 |
| Supporting Documentation | | | | |
| Airds Bradbury Renewal Project Stage 8, Campbelltown LGA Preliminary Aboriginal Heritage Assessment, June 2023 – Version 4 | | | Extent Heritage | |
| Arboricultural Impact Assessment Stage 8 January 2023 Final V3 | | | Arborsaw | |
| Detailed Site Investigation Stages 7A, 7B and 8, Airds NSW 29 March 2023 52671-132551 (Rev 1) | | | JBS&G | |
| Bushfire Protection Assessment Stage 8 Airds/Bradbury Urban Renewal Project November 2020 | | | Travers Bushfire and Ecology | |

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| | Addendum Bushfire Protection Assessment Stage 8 Airds 30 July 2024 (REF: 18EPM02B(v3)) | Travers Bushfire and Ecology |
| | Geotechnical Investigation 13 November 2020 | Geotechnique Pty Ltd |
| | Proposed Airds Bradbury Renewal Project Residential Subdivision Development - Stages 7 and 8, Airds Geotechnical Investigation 13 June 2023 | Geotechnique Pty Ltd |
| | Traffic and Access Assessment Report September 2021 Report No: PT18024r04_Final_V4 | PositiveTraffic Engineering/Planning |
| | Waste Management Plan 07 December 2020 | Mott MacDonald for Landcom |
| | Airds Stage 8 Watercycle Management Plan 29 August 2023 | Mott MacDonald |
| | <p><i>Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development</i></p> <p>D01.Z01</p> | |
| 2. | <p>Concept Plan Approval</p> <p>The development is to be generally consistent with the Terms of the Ministers Concept Plan Approval, that applies to the subject land.</p> <p><i>Condition reason: To comply with legislation</i></p> <p>D01.999</p> | |
| 3. | <p>Voluntary Planning Agreement</p> <p>The development must be consistent with the requirements of the Airds Bradbury Renewal Project Planning Agreement that applies to the land. The provision and timing of infrastructure as detailed in the Airds Bradbury Renewal Project Planning Agreement between New South Wales Land and Housing Corporation (NSW LAHC) and Campbelltown City Council (CCC) dated November 2014, or as amended or otherwise agreed by the parties, must be undertaken by the Applicant in accordance with that Agreement throughout the Agreement's operation.</p> <p><i>Condition reason: To comply with legislation</i></p> <p>D01.999</p> | |
| 4. | <p>NSW Rural Fire Service – General Terms of Approval</p> <p>The development shall comply with the general terms of approval issued by the NSW Rural Fire Service dated Friday 08 November 2024, referenced as (CNR-60938) 3464/2023/DA/SW-CNRforRFS.</p> <p><i>Condition reason: To comply with legislation</i></p> <p>D01.999</p> | |
| 5. | <p>Building Code of Australia</p> <p>All building work must be carried out in accordance with the provisions of the <i>Building Code of Australia</i>. In this clause, a reference to the <i>Building Code of Australia</i> is a reference to that Code as in force on the date the application for the relevant construction certificate is made.</p> <p><i>Condition reason: Prescribed condition under Section 69 of the Environmental Planning and Assessment Regulation 2021.</i></p> <p>D01.02</p> | |

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| 6. | <p>Project Arborist</p> <p>An official "Project Arborist" shall be commissioned to oversee the tree protection, any works within the TPZ's and complete compliance certification. The Project Arborist should have minimum five (5) years industry experience in the field of arboriculture.</p> <p><i>Condition reason: To comply with Council's requirements</i></p> <p style="text-align: right;">D01.999</p> |
| 7. | <p>Vegetation Clearance Timing</p> <p>The clearance of trees and vegetation will only occur outside of winter (that is not within the months of June, July and August).</p> <p><i>Condition reason: To protect the fauna</i></p> <p style="text-align: right;">D01.999</p> |
| 8. | <p>Clearing Supervision and Protocols</p> <p>To minimise impacts to native fauna species, clearing is to be undertaken under the supervision of a suitably qualified ecologist, in a staged process.</p> <p>The following management measures are to be included in staged clearing:</p> <ul style="list-style-type: none"> • Prior to commencing any works ensure appropriately qualified, licensed and experienced personnel (such as from WIRES/FAWNS) are available to care for any injured fauna that may be encountered. • Ensure appropriately qualified personnel are on-site during clearing of habitat and inspect all habitat once it is removed (e.g. once a tree is felled), appropriately qualified personnel should capture, inspect and relocate any fauna to suitable habitat identified during pre-clearing. • Inspect habitat to confirm the presence of fauna. • Follow rescue and release procedures (developed during pre-clearing) in the event of remaining fauna, especially injured, shocked or juvenile fauna. • Remove non-hollow-bearing trees, undergrowth, feed-trees, regrowth and grass whilst maintaining habitat trees, bushrock and other habitat features identified during the pre-clearing process. • Allow a minimum of 24 hours between clearing of non-habitat and clearing of habitat to enable fauna to self relocate. • Fell habitat trees with care to avoid possible injury to fauna still remaining within hollows (e.g. where possible by lowering slowly with a claw extension). <p><i>Condition reason: To protect the fauna of the surrounding area</i></p> <p style="text-align: right;">D01.999</p> |
| 9. | <p>Landscaping</p> <p>The provision and maintenance of landscaping shall be in accordance with the approved landscape plan containing Council's approved development stamp including the engagement of a suitably qualified landscape consultant/ contractor for landscaping works. The landscape design shall incorporate a significant portion of native, low water demand plants consistent with BASIX requirements.</p> <p><i>Condition reason: To provide for planting that will enhance the natural and built environment.</i></p> <p style="text-align: right;">D01.06</p> |
| 10. | <p>Engineering design works</p> <p>The design of all engineering works shall be carried out in accordance with the requirements set out in Council's 'Engineering Design Guide for Development' (as amended) and the</p> |

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| | <p>applicable development control plan.</p> <p><i>Condition reason: To comply with Council requirements for engineering works.</i></p> <p>D01.44</p> |
| 11. | <p>Boundary of Works</p> <p>No works are permitted to occur outside of the limit of works shown on the approved plans.</p> <p>Prior to the commencement of works, the boundary of the limit of works must be appropriately demarcated via appropriate fencing and signage.</p> <p><i>Condition reason: To comply with Council's requirements</i></p> <p>D01.999</p> |
| 12. | <p>Lighting</p> <p>Illumination of the site is to be arranged to provide an appropriate level of lighting and in accordance with the requirements of <i>Australian Standard AU-NZS1158</i> so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises or traffic.</p> <p><i>Condition reason: To comply with legislation</i></p> <p>D01.999</p> |
| 13. | <p>Unreasonable Noise, Dust and Vibration</p> <p>The development, including operation of vehicles, shall be conducted so as to avoid the generation of unreasonable noise, dust or vibration and cause no interference to adjoining or nearby occupants. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.</p> <p>In the event of a noise related issue arising during construction, the person in charge of the premises shall when instructed by Council, cause to be carried out an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to its satisfaction.</p> <p><i>Condition reason: To protect the amenity of the surrounding area</i></p> <p>D01.999</p> |
| 14. | <p>Electrical Substations</p> <p>Substations are not permitted to be installed on land to be dedicated to Council as a part of this determination.</p> <p>If the applicant is to pursue the installation of substations on land to be dedicated to Council, the applicant is required to obtain separate approval and relevant licence from Council's Executive Manager Property (or equivalent).</p> <p><i>Condition reason: To comply with Council's requirements</i></p> <p>D01.999</p> |
| 15. | <p>Spray grass</p> <p>All land that has been disturbed by earthworks must be stabilised with native spray grass or similarly treated to establish grass cover.</p> <p><i>Condition reason: To comply with Council's requirements</i></p> |

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| | D01.999 |
| 16. | <p>Subdivision Works Certificate</p> <p>Before commencement of any works that require a subdivision works certificate:</p> <ol style="list-style-type: none"> 1. the applicant shall appoint a principal certifier; 2. the applicant shall obtain a subdivision works certificate for the particular works; and 3. when Council is not the principal certifier, the appointed principal certifier shall notify Council of their appointment no less than two days before the commencement of any works. <p><i>Condition reason: To comply with legislation.</i></p> <p>D01.54</p> |

BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

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| 17. | <p>Utility servicing provisions</p> <p>Before the issue of a subdivision works certificate, the applicant shall obtain a letter from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development.</p> <p>Note: The applicant should also contact the relevant water servicing authority to determine whether the development will affect the authority's water or sewer infrastructure.</p> <p><i>Condition reason: To ensure relevant utility and service providers' requirements are provided to the certifier.</i></p> <p>D02.04</p> |
| 18. | <p>Geotechnical report</p> <p>Before the issue of a subdivision works certificate, a geotechnical report prepared by a NATA registered lab shall be submitted which indicates that the land will not be subject to subsidence, slip, slope failure or erosion where excavation and/or filling exceeds 900mm in depth or identified as filled land.</p> <p><i>Condition reason: To inform the certifier of any structural design requirements for the approved building works.</i></p> <p>D02.09</p> |
| 19. | <p>Soil and water management plan</p> <p>Before the issue of a subdivision works certificate, a detailed soil and water management plan shall be submitted for approval.</p> <p><i>Condition reason: To ensure no sediments or substances other than rainwater enters the stormwater system and waterways.</i></p> <p>D02.10</p> |
| 20. | <p>Road construction (shoulder)</p> <p>Prior to Council or the appointed Principal Certifier issuing a subdivision works certificate, the applicant shall submit design details for approval of the proposed road construction.</p> <p>The categories and traffic loadings to be adopted for the design of the road pavements shall be as follows;</p> |

| | Road No. | Category | Traffic Loading (ESA) |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------------|
| | Riverside Drive, Greengate Road | E(i) | 1 x 10 ⁶ |
| | 81,82,84,85, Burrundulla | D | 3 x 10 ⁵ |
| | <p>Construction of the roads shall be undertaken in accordance with the requirements detailed in Council's <i>Specification for Construction of Subdivisional Road and Drainage Works (as amended)</i> and <i>Engineering Design for Development (as amended)</i> guide.</p> <p>All inspections are to be undertaken by Council and the principal certifying authority shall not issue the subdivision certificate until all works have been satisfactorily completed.</p> <p><i>Condition reason: To comply with engineering standards</i></p> | | |
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| 21. | <p>Road construction (roundabout)</p> <p>Prior to Council or an accredited certifier issuing a subdivision works certificate, the applicant shall submit engineering details of the required roundabout construction described below:</p> <p>The applicant shall design and construct a roundabout at the intersection of Road 85 and Greengate Road. The roundabout(s) shall be designed to <i>Austroads</i> and Council's current specifications and shall include all construction and reconstruction including SBS modified asphaltic concrete seal 60mm thick to the roundabout and approaches, signposting, thermoplastic line marking, reflectors, landscaping, the capital cost of street lighting to Integral Energy requirements, reinstatements, service relocations and adjustments, any work required to make a smooth connection to existing construction and any other associated works.</p> <p><i>Condition reason: To comply with engineering standards</i></p> | | |
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| 22. | <p>Downstream drainage</p> <p>Before the issue of a subdivision works certificate, the applicant shall liaise with adjoining land owners regarding downstream drainage and shall submit to the Council written approval from the owner(s) granting permission to discharge stormwater and to create an easement with a set width to Council's current requirement over any drainage works required to traverse those lands.</p> <p><i>Condition reason: To comply with legislation</i></p> | | |
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| 23. | <p>Stormwater management plan</p> <p>Prior to Council or the appointed Principal Certifier issuing a subdivision works certificate, plans, electronic models and other supporting information indicating all engineering details and calculations relevant to site regrading and the collection and disposal of stormwater from the site and adjacent catchments, shall be submitted for approval. Where adjacent properties are affected, drainage formalisation shall be extended to include these properties to the satisfaction of the adjacent owners and Council.</p> <p>All proposals shall comply with the requirements detailed in Council's <i>Engineering Design for Development (as amended)</i> guide, <i>Australian Rainfall and Runoff (current version)</i>, <i>NSW Floodplain Development Manual</i> and the <i>Water Cycle Management Plan for Airids Stage 7</i> dated 27 Jan 2023/Rev B.</p> | | |
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| | <p><i>Condition reason: To protect the operation of stormwater systems.</i></p> <p>D02.26</p> |
| 24. | <p>Work on public land</p> <p>Before the issue of a subdivision works certificate, the applicant shall obtain written approval from Council for any proposed work on public land. Inspection of this work shall be undertaken by Council at the applicant's expense and a compliance certificate, approving the works, shall be obtained from Council prior to the principal certifier issuing an occupation certificate.</p> <p><i>Condition reason: To ensure that work on public land is undertaken with approval.</i></p> <p>D02.35</p> |
| 25. | <p>Contaminated site assessment</p> <p>Before the issue of a subdivision works certificate, a detailed site investigation and a remedial action plan shall be undertaken/completed by a suitably qualified person in accordance with the relevant guidelines approved by the Office of Environment and Heritage (OEH) and in accordance with the requirements of the <i>Contaminated Land Management Act 1997</i> and shall be submitted to Council/certifier for approval.</p> <p><i>Condition reason: To comply with legislation</i></p> <p>D02.36</p> |
| 26. | <p>Vehicle turning movements</p> <p>Prior to Council or an accredited certifier issuing a subdivision works certificate, Vehicle turning movements (for the appropriate vehicle types as agreed with Council) are to be assessed and prepared by a professional Traffic Engineer using Autodesk Vehicle Tracking and submitted for approval.</p> <p>The speed environment used in the assessment is to be consistent with the requirements as set out in the Austroads Guide to Road Design Part 4.</p> <p><i>Condition reason: To comply with legislation</i></p> <p>D02.62</p> |
| 27. | <p>Civil Works under S138 Roads Act</p> <p>Prior to Council or the appointed Principal Certifier issuing a subdivision works certificate, the applicant shall lodge a S138 Roads Act application via NSW Planning Portal for any proposed civil works proposed on public land.</p> <p>The application shall be accompanied with detailed engineering plans designed in accordance with the requirements detailed in <i>Austroads Guides</i> and Council's <i>Specification for Construction of Subdivisional Road and Drainage Works (as amended)</i> and <i>Engineering Design for Development (as amended)</i> guide.</p> <p>The application shall include payment for plan assessment and inspection fees.</p> <p>All works shall be carried out in accordance with the Roads Act approval, the approved stamped plans and Council specifications.</p> <p>Inspection of this work shall be undertaken by Council at the applicant's expense.</p> <p><i>Condition reason: To comply with legislation</i></p> <p>D02.999</p> |
| 28. | <p>Water Quality</p> |

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| | <p>Prior to Council or the appointed Principal Certifier issuing a subdivision works certificate, plans, electronic models and other supporting information indicating all engineering details and calculations relevant to the water quality treatment of stormwater from the site and adjacent catchment shall be submitted to Council's Executive Manager Infrastructure (or equivalent) for approval.</p> <p>Maintenance details for the water quality devices including Filtera System in the form of an <i>Operation and Maintenance Manual</i> and <i>Maintenance Schedule</i>, must be submitted to Council's Executive Manager Infrastructure (or equivalent) for approval prior to the issue of a subdivision works certificate. The Manual and Schedule are to be updated and discussed with Infrastructure Section prior to handover of these assets to Council.</p> <p>All proposals shall comply with the requirements detailed in Council's <i>Engineering Design for Development (as amended)</i> guide and the applicable <i>Development Control Plan</i>.</p> <p><i>Condition reason: To comply with Council's requirements</i></p> <p style="text-align: right;">D02.999</p> |
| 29. | <p>Filterra System Maintenance Bond</p> <p>Prior to the issuing a subdivision works certificate, the applicant must make a written agreement with Council's Executive Manager Infrastructure (or equivalent) with respect to the proposed Filterra bio-retention system accepting the following clauses (but not limited to):</p> <ol style="list-style-type: none"> 1. The bio-retention system must be maintained by the applicant for at least 5 years from the construction of 80% of the building works, and a maintenance bond must be paid to council prior to release of a subdivision certificate. The amount of bond is to be worked out in consultation with Council's Executive Manager Infrastructure and Executive Manager Operations. 2. The maintenance period must not be commenced until the building works are 80% complete and the sediment basin is removed. 3. Additional years of maintenance obligation will be imposed on the applicant or a lump sum payment will be required to be paid to Council if the Filterra system fails to meet any of the following: <ol style="list-style-type: none"> a. The design targets of performance. b. Cost of maintenance. c. Not experienced by significant rainfall events in terms of frequency and size of rainfall events. 4. A testing regime is to be implemented to confirm performance and results to be supplied within 2-4 weeks after each storm events (i.e. all rainfall events that generate runoff). The water testing is to be managed by Council with an agreed company at no cost to Council. 5. The operation and maintenance specification and schedule must be submitted to Council in the form of an operation and maintenance manual, and approved by Council's Executive Manager Infrastructure prior to the issue of a subdivision works certificate. The results of maintenance works must be supplied to Council after each maintenance is carried out. 6. A written certification must be submitted prior to the handover of the Filterra bio-retention basin at the end of the 5 year maintenance period confirming that the installed filter media complies with the design parameters used in the MUSIC model and |

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| | <p>the parameters are unchanged throughout the maintenance period. The critical parameters(include, but are not limited to)are printed below:</p> <ol style="list-style-type: none"> Saturated hydraulic conductivity 3550 mm/hr. Total Nitrogen content of filter media 200 mg/kg. Orthophosphate content of filter media 0.1 mg/kg. <p><i>Condition reason: To comply with Council's requirements</i></p> <p style="text-align: right;">D02.999</p> |
| 30. | <p>Telecommunications infrastructure</p> <ol style="list-style-type: none"> If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to proposed works must be submitted to the appointed certifier prior to the issue of a subdivision works certificate or any works commencing, whichever occurs first; and The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer. <p><i>Condition reason: To ensure that the development does not impact any telecommunications infrastructure and that appropriate arrangements have been made for the approved development.</i></p> <p style="text-align: right;">D02.59</p> |
| 31. | <p>Sydney Water</p> <p>Before the issue of a subdivision works certificate, the approved plans must be submitted to Sydney Water via the Sydney Water Tap In service, to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met.</p> <p>An approval receipt will be issued if the building plans have been approved. The approval receipt shall be submitted to the appointed certifier prior to issue of a subdivision works certificate.</p> <p>The Sydney Water Tap In service can be accessed at www.sydneywater.com.au.</p> <p><i>Condition reason: To ensure the development does not adversely affect Sydney Water infrastructure and that appropriate arrangements have been made to connect to Sydney Water services.</i></p> <p style="text-align: right;">D02.60</p> |
| 32. | <p>Retaining Structures</p> <p>Prior to Council or the appointed Principal Certifier issuing a subdivision works certificate, the applicant shall engage a suitably qualified structural and geotechnical engineer to design all proposed retaining structures exceeding 800mm in height.</p> <p>All retaining structures shall be constructed of a masonry material.</p> <p><i>Condition reason: To comply with Council's requirements</i></p> <p style="text-align: right;">D02.999</p> |
| 33. | <p>Street Lighting</p> <p>Prior to issue of a subdivision works certificate, the applicant shall prepare a street lighting plan for the written approval of Council's Executive Manager Infrastructure (or equivalent),</p> |

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| | <p>which address the following:</p> <ul style="list-style-type: none"> • Light distribution drawings shall be provided. • All street light luminaires are to be LED. • The street lighting plan must consider the impact of street tree planting (at planting and mature height and form) on the lightings effectiveness. <p><i>Condition Reason: To comply with Council's requirements</i></p> <p style="text-align: right;">D02.999</p> |
| 34. | <p>Road Safety Audit</p> <p>Prior to Council or the appointed Principal Certifier issuing a subdivision works certificate, a detailed road safety audit (RSA) is to be undertaken for the design of the proposed roadworks and traffic facilities by an independent road safety auditor.</p> <p><i>Condition reason: To comply with Council's requirements</i></p> <p style="text-align: right;">D02.999</p> |
| 35. | <p>Landscape Requirements</p> <p>Prior to Council or an appointed Principal Certifier issuing a subdivision works certificate, the applicant shall submit detailed landscape plans for approval by the appointed Principal Certifier.</p> <p>Landscaping of the development site shall be undertaken in accordance with the approved plans incorporating the following requirements where necessary:</p> <p>Street tree installation shall comply with the following requirements:</p> <ol style="list-style-type: none"> Root boxes or barriers are required for all street trees which are being placed within 1m of infrastructure. Such infrastructure shall include footpaths, share ways road ways, kerb and gutter, underground pipes. Unless specified otherwise the minimum size for root control boxes shall be 800mm x 800mm by 500mm deep. Trees are to be installed centrally within the root control box. Alternatively, root barrier is to be placed on the road and footpath side of all street trees. Vertical ribbed root barrier a minimum of 600mm deep and 0.75mm thick is to be used in all instances. Root boxes or barriers must be placed: <ul style="list-style-type: none"> • behind the back of kerb so that it does not compromise the road pavement (i.e. the trunk of the tree shall be a minimum of 700mm from the back of kerb); • flush with or marginally below the ground surface; • flush with or marginally below the adjoining top of footpath; • for a 3m extent along the footpath/share way and kerb with the tree centrally placed; • such that it extends a minimum of 100mm below the adjoining road pavement; • such that is not a trip hazard. <p><i>Condition reason: To comply with Council' requirements</i></p> <p style="text-align: right;">D02.999</p> |

BEFORE BUILDING WORK COMMENCES

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| 36. | <p>Filtterra Engineering Design Details</p> <p>Prior to the commencement of works, the applicant shall submit detailed engineering design plans of the proposed bio-retention basin and Filtterra system.</p> <p>The plans must be consistent with its operation technical specifications and must be</p> |
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| | <p>approved by Council's Executive Manager Infrastructure (or equivalent).</p> <p><i>Condition reason: To comply with Council's requirements</i></p> <p style="text-align: right;">D03.999</p> |
| 37. | <p>Construction Environmental Management Plan</p> <p>Prior to the commencement of any works a Construction Environmental Management Plan (CEMP) must be prepared and approved in writing by Campbelltown City Council's Manager Development Assessment (or equivalent). The CEMP must detail the environment management and control measures which will be implemented in association with the proposed construction activities to ensure the works are managed in a manner to reduce adverse impacts on the environment.</p> <p>At a minimum the CEMP must address:</p> <ul style="list-style-type: none"> i. Measures to delineate clearing areas and protect native vegetation that is to be retained, as set out in the Arboricultural Impact Assessment by Arborsaw Airds Stage 7 dated November 2022. ii. Preclearance survey requirements as outlined in the Ecological Assessment Report for stages 7 and 8 Airds Urban renewal project by Travers BE dated May 2023. iii. Measures to prevent the spread of priority and environmental weeds as set out in the Ecological Assessment Report for stages 7 and 8 Airds Urban renewal project by Travers BE dated May 2023. iv. Measures to prevent the transport and spread of <i>Phytophthora cinnamoni</i> and other plant pathogens (for example myrtle rust) into areas of conservation value within and adjacent to the Airds Urban renewal Area. Incorporate best practice site hygiene protocols to manage the potential spread of pathogens, such as <i>Phytophthora cinnamomi</i> and Myrtle Rust. Including the cleaning of all plant, equipment, hand tools and work boots prior to delivery onsite to ensure that there is no loose soil or vegetation material caught under or on the equipment and within the tread of vehicle tyres. Any equipment onsite found to contain soil or vegetation material is to be cleaned in a quarantined work area or wash station and treated with fungicides. v. Required Sediment and Erosion Control Measures/stockpile management as per Managing Urban Stormwater: Soils and Construction (Landcom, 2004) – The Blue Book and as set out in the Ecological Assessment Report for stages 7 and 8 Airds Urban renewal project by Travers BE dated May 2023. vi. Noise control measures. vii. Air quality control measures (dust). viii. Hazardous material management protocols (ie. fuel etc.) addressing storage, use, refuelling etc. ix. Incident and emergency response protocols. x. Competence, training and awareness procedures (ie. Environmental inductions, Toolbox talks, training and awareness). xi. Roles and responsibilities for implementing, monitoring and reviewing CEMP requirements. xii. An overview of relevant Environmental management documentation. xiii. Waste Management procedures as per the submitted Waste Management Plan. xiv. Inspection, monitoring and auditing requirements for all environmental controls and adaptive management to ensure environmental mitigation measures remain effective. <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D03.999</p> |
| 38. | <p>Construction Management Plan</p> <p>Prior to the commencement of any works on the land, a site specific Construction Management Plan (CMP) is required to be prepared.</p> |

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| | <p>The CMP must include the following details:</p> <ol style="list-style-type: none"> 1. Detail any potential impacts on the amenity of nearby existing dwellings and existing lane uses within the locality; 2. Detail how access is being maintained to the existing dwellings; 3. Describe the project in detail, including activities undertake;. 4. Detail noise and vibration management measures to be implemented to protect the amenity of the existing and adjoining residents within close proximity to the site; and 5. Outline a monitoring regime to check the adequacy of controls and mitigation measures and ensure that they remain in good working order; 6. Measures to minimise ground disturbance and prevent the transportation of soil onto any public road system. <p>The recommendations of the CMP must be in place prior to any works commencing.</p> <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D03.999</p> |
| 39. | <p>Construction Traffic Management Plan</p> <p>Prior to the commencement of works, a Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control, shall be submitted to Council for approval.</p> <p>Copies of the approved CTMP's shall be kept on site for the duration of the works, in accordance with <i>Work Cover Authority</i> requirements and copies shall also be forwarded to Council for its records.</p> <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D03.999</p> |
| 40. | <p>Traffic Committee</p> <p>Prior to commencement of works, the applicant shall submit plans and obtain approval from Council's Local Traffic Committee for any proposals for the construction of prescribed traffic control devices and traffic control facilities and all associated line marking and/or sign posting.</p> <p><i>Condition reason: To comply with Council's requirements</i></p> <p style="text-align: right;">D03.999</p> |
| 41. | <p>Traffic Control Plans</p> <p>Prior to commencement of works, the applicant shall prepare a Traffic Control Plan (TCP) in accordance with the <i>RMS manual "Traffic Control at Work Sites"</i> and Australian Standard AS 1742.3 (as amended) and obtain approval from an accredited person.</p> <p>A copy of the approved TCP shall be kept on site for the duration of the works, in accordance with <i>Work Cover Authority</i> requirements and a copy shall be submitted to Council for its records.</p> <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D03.999</p> |

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| 42. | <p>Erosion and sediment control</p> <p>Before any site work commences on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented.</p> <p><i>Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.</i></p> <p>D03.01</p> |
| 43. | <p>Erection of construction sign</p> <p>Before any site work commences on the land, signs must be erected in prominent positions on the site:</p> <ol style="list-style-type: none"> 1. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours 2. Stating that unauthorised entry to the work site is prohibited 3. Pollution warning sign promoting the protection of waterways (a digital copy is provided with this consent that can be printed, laminated and affixed to the site or a corflute sign is available for free pick up at Council's administration office) 4. Stating the approved construction hours in which all works can occur 5. Showing the name, address and telephone number of the principal certifier for the work. <p>Any such signs are to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.</p> <p><i>Condition reason: Prescribed condition under Section 70 of the Environmental Planning and Assessment Regulation 2021.</i></p> <p>D03.02</p> |
| 44. | <p>Toilet on construction site</p> <p>Before any site work commences on the land, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part thereof. Each toilet provided must be a standard flushing toilet and be connected to:</p> <ol style="list-style-type: none"> 1. A public sewer, or 2. If connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council, or 3. If connection to a public sewer or an accredited sewage management facility is not practicable, to some other management facility approved by Council. <p><i>Condition reason: To ensure that appropriate toilets are provided for construction workers.</i></p> <p>D03.03</p> |
| 45. | <p>Trade waste</p> <p>Before any site work commences on the land, a trade waste facility shall be provided on-site to store all waste pending disposal. The facility shall be screened, regularly cleaned and accessible to collection vehicles.</p> |

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| | <p><i>Condition reason: To ensure all waste is moved off-site for disposal.</i></p> <p>D03.04</p> |
| 46. | <p>Vehicular access during construction</p> <p>Before any site work commences on the land, a single vehicle/plant access to the site shall be provided, to minimise ground disturbance and prevent the transportation of soil onto any public road system. Single sized aggregate, 40mm or larger placed 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement.</p> <p><i>Condition reason: To ensure that construction vehicles do not disturb the soil and adversely impact Council infrastructure.</i></p> <p>D03.05</p> |
| 47. | <p>Public property</p> <p>Before any site work commences on site, the applicant shall provide Council with a report establishing the condition of the property which is controlled by Council which adjoins the site including (but not limited to) kerbs, gutters, footpaths, and the like.</p> <p>Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.</p> <p><i>Condition reason: To ensure the condition of public infrastructure is recorded before the commencement of any works.</i></p> <p>D03.06</p> |
| 48. | <p>Dilapidation Report</p> <p>Prior to commencement of works, the applicant shall submit to Council (for its records) and the nominated Principal Certifier, a dilapidation report for all buildings in the vicinity of the subject works and for any other infrastructure that may be affected by the works on the subject site.</p> <p><i>Condition reason: To comply with Council's requirements</i></p> <p>D03.999</p> |
| 49. | <p>Demolition works</p> <p>Demolition works shall be carried out in accordance with the following:</p> <ol style="list-style-type: none"> Before any site work commences on the land, a detailed demolition work plan designed in accordance with Clause 1.7.3 of Australian Standard AS 2601-2001 – The Demolition of Structures, prepared by a suitably qualified person with suitable expertise or experience, shall be submitted to and approved by Council and shall include the identification of any hazardous materials, method of demolition, precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials. Before any site work commences on the land, the demolition Contractor(s) licence details must be provided to Council. The handling or removal of any asbestos product from the building/site must be carried out by a NSW Work Cover licensed contractor irrespective of the size or nature of the works. Under no circumstances shall any asbestos on site be handled or removed by a non-licensed person. The licensed contractor shall carry out all works in accordance with NSW Work Cover requirements. An appropriate fence preventing public access to the site shall be erected for the |

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| | <p>duration of demolition works.</p> <p>5. Immediately prior to the commencement of the demolition or handling of any building or structure that contains asbestos, the applicant shall request that the principal certifier attend the site to ensure that all appropriate safety measures are in place. The applicant shall also notify the occupants of the adjoining premises and Workcover NSW prior to the commencement of any works.</p> <p><i>Condition reason: To provide details of measures for the safe and appropriate disposal of demolition waste and the protection of the public and surrounding environment during the carrying out of demolition works on the site.</i></p> <p>D03.08</p> |
| 50. | <p>Waste Management Plan</p> <p>Prior to the commencement of any works, the relevant provisions of Council's Waste Management Plan is to be updated and is to be completed to the satisfaction of Council.</p> <p><i>Condition reason: To comply with Council's requirements</i></p> <p>D03.999</p> |
| 51. | <p>Hoarding / Fence</p> <p>Before any site work commences, a hoarding or fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place in accordance with Work Cover requirements.</p> <p>The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.</p> <p>A separate land use application under <i>Section 68 of the Local Government Act 1993</i> shall be submitted to and approved by Council prior to the erection of any hoarding on public land.</p> <p><i>Condition reason: To protect workers, the public and the environment.</i></p> <p>D03.09</p> |
| 52. | <p>Site Remediation and Site Audit Process</p> <p>Prior to the commencement of any works:</p> <ol style="list-style-type: none"> 1. The consent holder must engage an appropriately qualified and experienced supervising environmental consultant to supervise all aspects of site remediation and validation. The environmental consultant must supervise all aspects of the remediation and validation works in accordance with the approved Remedial Action Plan. 2. A Site Auditor shall be appointed for the project prior to the commencement of any works authorised by this consent. The site auditor must be a person accredited under the Contaminated Land Management Act, 1997. 3. Council shall be notified of the appointment of the site auditor at least 2 business days prior to the commencement of any works authorised by this consent. This notification shall include the name, contact details and accreditation details of the auditor. <p><i>Condition reason: To comply with legislation.</i></p> <p>D03.999</p> |
| 53. | <p>Site Audit</p> <p>Following the completion of the approved demolition works and including bulk earthworks and</p> |

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| | <p>prior to the commencement of the approved construction works, the applicant shall submit to Council and/or the appointed Principal Certifier a statement from a suitably qualified person accredited by the Office of Environment and Heritage (OEH), that the investigations carried out to date and the site validation report adheres to all relevant requirements of the OEH and the Contaminated Land Management Act 1997.</p> <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D03.999</p> |
| 54. | <p>Unexpected Finds Protocol</p> <p>The applicant shall prepare and implement an 'unexpected finds protocol' with respect to dealing with unexpected finds that pose a contamination risk or potential Aboriginal or European heritage significance risk.</p> <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D03.999</p> |
| 55. | <p>Inductions/Toolbox Talks</p> <p>The civil contractor is to ensure that during the site induction process and site toolbox talks, all site workers and visitors are aware of the no-access areas within the site. Site Inductions are to include communication on tree protection measures. Installation of fences around specified tree protection zones.</p> <p>All tree work is to be carried out by a suitably qualified and insured Arborist, as set out in the Arboricultural Impact Assessment by Arborsaw Airids Stage 8 dated January 2023.</p> <p><i>Condition reason: To comply with Council's requirements</i></p> <p style="text-align: right;">D03.999</p> |
| 56. | <p>Delineation of Clearing Limits</p> <p>Clearing limits are to be marked either by high visibility tape on trees or metal/wooden pickets, fencing or an equivalent boundary marker. Where they adjoin the development areas, the boundaries of the conservation areas shall be clearly marked out on-site to ensure their protection.</p> <p>All areas of natural vegetation retention shall be protected by fencing, prior to construction, to ensure that these areas are not damaged during the construction phase. Disturbance, including stockpiling, is to be restricted to the clearing limits, as set out in the Arboricultural Impact Assessment by Arborsaw Airids Stage 8 dated January 2023.</p> <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D03.999</p> |
| 57. | <p>Pre-Clearance Surveys</p> <ol style="list-style-type: none"> 1. Prior to the commencement of any works: Pre-clearance surveys are to be conducted in all areas of vegetation to be cleared, pre-clearance surveys are to be undertaken within two weeks of clearing of vegetation. Habitat features appropriate for relocation, are to be marked during the pre-clearing survey. 2. Fauna pre-clearance surveys are to be undertaken by a suitably qualified ecologist, prior to any habitat removal, a comprehensive search for Cumberland Plain Land Snails is to be undertaken on site to relocate any individuals into the nearby creek line vegetation to the immediate south of site. 3. Upon completion of pre-clearance surveys, a report outlining the pre-clearance surveys carried out, including survey effort, results and outcomes will be completed and |

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| | <p>submitted to Council for review.</p> <ol style="list-style-type: none"> If threatened species are roosting in any habitat to be removed, a detailed threatened species relocation plan will be developed and submitted to Council's Executive Manager Development Assessment (or equivalent), for approval prior to the issuing of a subdivision works certificate or the commencement of any on ground works. If any habitat features (trees, logs or parts thereof) are identified to be appropriate for relocation to the proposed conservation areas in the Stage 8 of the Airds Bradbury Urban Renewal Area, the felling/removal procedures and storage is to be specified, to personnel undertaking vegetation removal If any breeding females or females with young are detected during the pre-clearance surveys, then clearance will be postponed until breeding is complete and hollows are vacant. <p><i>Condition reason: To comply with legislation</i></p> |
| 58. | <p>Hollow Offset Replacement</p> <ol style="list-style-type: none"> Prior to the commencement of any works, a Hollow Offset Replacement Strategy and associated monitoring and maintenance program must be prepared and submitted to Council's Executive Manager Development Assessment (or equivalent) for approval. The number of hollows/nest boxes required for offset replacement is set out in section 4.7.4 of the Ecological Assessment Report for Stages 7 and 8 Airds Urban renewal project by Travers BE dated May 2023. <p><i>Condition reason: To comply with legislation</i></p> |
| 59. | <p>Management of Hollows and Hollow dependent fauna</p> <ol style="list-style-type: none"> The felling of hollow-bearing trees is to be conducted under the supervision of a fauna ecologist to ensure appropriate animal welfare procedures are taken, particularly for threatened species. Hollows of high quality or with fauna recorded residing within should be dismantled for relocation and all hollows should be inspected for occupation, signs of previous activity and potential for reuse. Subsequent hollows of retention value are to be relocated to nearby conservation areas. If these are placed as on ground habitat and are not reattached to a new recipient tree then they are to be replaced with appropriately sized nest boxes affixed to a retained tree. All hollow sections considered suitable for should where possible be recovered and prepared for placement into an appropriate retained tree. Augmented Hollows and or Constructed nest boxes should target recorded hollow dependent threatened species (and their prey species). Boxes should be constructed all of weatherproof timber (marine ply), fasteners and external paint and appropriately affixed to a recipient tree under the guidance of a fauna ecologist. All high quality hollows of likely occupation by fauna are to be inspected prior to removal and to avoid nest periods of hollow dependent threatened fauna. If any fauna species, a nest or roost is located during development works, then works should cease until safe relocation can be advised by a contract fauna ecologist. <p><i>Condition reason: To comply with legislation</i></p> |

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| 60. | <p>Threatened Species Relocation Plan</p> <p>A Threatened Species Relocation Plan is to be prepared and submitted to Council, that includes the methodology to be employed to capture and relocate threatened species recorded from the subject land during pre-clearance surveys and/or clearance supervision, as set out in the Ecological Assessment Report for stages 7 and 8 Airs Urban renewal project by Travers BE dated May 2023.</p> <p><i>Condition reason: To comply with Council's requirements</i></p> <p>D03.999</p> |
| 61. | <p>Protection of Existing Trees on the Development Site (Retained Trees)</p> <p>From the commencement of works, Tree protection fencing is to be undertaken as set out in Sections 11.3 (Tree Protection fencing) and 11.4 (Tree protection Signage) of the Arboricultural Impact Assessment by Arborsaw Airs Stage 8 dated January 2023.</p> <p>23 trees nominated for retention must be fenced as per the fencing method described in Section 11.3 of the Arboricultural Impact Assessment by Arborsaw Airs Stage 8 dated January 2023.</p> <p><i>Condition reason: To comply with legislation</i></p> <p>D03.999</p> |
| 62. | <p>Tree Removal</p> <p>The following trees are approved for removal as set out in Appendix 16.1 of the Arboricultural Impact Assessment by Arborsaw Airs Stage 8 dated January 2023.</p> <p>These trees are numbered 290 – 296, 529 – 540, 542 – 566, 601 – 602, 604 – 607, 611 – 703, 706 – 717, 724 – 725, 729 – 764, 766 – 788, 1700, 900 – 902, 905 – 917.</p> <p><i>Condition reason: To comply with Council's requirements</i></p> <p>D03.999</p> |
| 63. | <p>Tree Retention</p> <p>In accordance with Appendix 16.1 of the Arboricultural Impact Assessment, prepared by Arborsaw, Airs Stage 8 dated January 2023, the following twenty three (23) trees are to be retained for the development:</p> <p>These trees are numbered and identified as 541, 603, 608 – 610, 704 – 705, 718 – 723, 726 – 728, 765, 903 – 904.</p> <p><i>Condition reason: To comply with legislation</i></p> <p>D03.999</p> |
| 64. | <p>Tree Protection Zones (TPZ's)</p> <p>The project Arborist must supervise any works within the TPZ's of Trees to be retained. Upon completion of the works within the TPZ, the project Arborist is to document whether the works have impacted the viability of the subject trees. Details to be submitted to Council, accordingly.</p> <p>All works within the TPZs must be completed by techniques that do not damage tree roots.</p> <p>Excavation and demolition works should be undertaken using techniques that are sensitive to</p> |

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| | <p>tree roots to avoid unnecessary damage.</p> <p>Such techniques include:</p> <ul style="list-style-type: none"> • Excavation/ demolition by hand • Excavation/ demolition by machine with Arborist supervision. • Excavation using a high pressure water jet and vacuum truck. • Excavation using an Air Spade with vacuum truck. • Machine excavation is prohibited within the remaining TPZ areas of retained trees unless undertaken at the direct consent from the project arborist and/or the responsible authority. <p>Activities Restricted within the TPZ is noted as follows:</p> <ul style="list-style-type: none"> • Machine excavation without Arborist supervision; • Demolition by machine without Arborist supervision; • Excavation for silt fencing; • Storage; • Preparation of chemicals, including preparation of cement products; • Dumping of waste; • Wash down and cleaning of equipment; • Placement of fill; • Soil level changes; • Temporary or permanent installation of utilities and signs; • Physical damage to the tree; • Parking or driving of vehicles/machinery. <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D03.999</p> |
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DURING BUILDING WORK

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| 65. | <p>Disposal of Contaminated Soils/Waste</p> <p>All transport of waste and disposal of materials must be conducted in accordance with the requirements of the Protection of the Environment and Operations (POEO) Act (1997). All required licences and approvals required for disposal of the material will be obtained prior to removal of the materials from the site. Transport of Spoil must also be via a clearly delineated, pre-defined haul route.</p> <p>Removal of waste materials from the site shall only be conducted by a licensed contractor holding the appropriate licence, consent or approvals to dispose of waste materials according to the classification outlined in the NSW EPA Waste Classification Guidelines (2014) and with appropriate approvals obtained from the EPA, if required.</p> <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D04.999</p> | | | | | | |
| 66. | <p>Construction work hours</p> <p>All work on site shall only occur between the following hours:</p> <table> <tr> <td>Monday to Friday</td><td>7.00 am to 6.00 pm</td></tr> <tr> <td>Saturday</td><td>8.00 am to 5.00 pm</td></tr> <tr> <td>Sunday and public holidays</td><td>No Work.</td></tr> </table> <p><i>Condition reason: To protect the amenity of the surrounding area.</i></p> <p style="text-align: right;">D04.01</p> | Monday to Friday | 7.00 am to 6.00 pm | Saturday | 8.00 am to 5.00 pm | Sunday and public holidays | No Work. |
| Monday to Friday | 7.00 am to 6.00 pm | | | | | | |
| Saturday | 8.00 am to 5.00 pm | | | | | | |
| Sunday and public holidays | No Work. | | | | | | |

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| 67. | <p>Erosion and sediment control</p> <p>Erosion and sediment control measures shall be provided and maintained throughout the construction period, in accordance with the requirements of the manual – Soils and Construction (2004) (Bluebook), the approved plans, Council specifications and to the satisfaction of the principal certifier. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated.</p> <p>Note: On the spot penalties up to \$8,000 will be issued for any non-compliance with this requirement without any further notification or warning.</p> <p><i>Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater and waterways.</i></p> <p style="text-align: right;">D04.02</p> |
| 68. | <p>Fill Compaction Requirements</p> <p>Any filling carried out in accordance with this consent shall maintain a minimum requirement of 98 per cent standard compaction.</p> <p>Any lot filling operations carried out in accordance with this consent shall be tested to establish the field dry density every 300mm rise in vertical height. Test sites shall be located randomly across the fill site with 1 test per 500m² (minimum 1 test per 300mm layer) certified by a qualified geotechnical engineer.</p> <p><i>Condition reason: To ensure any fill material is suitably compacted.</i></p> <p style="text-align: right;">D04.06</p> |
| 69. | <p>Fill contamination</p> <p>Any landfill used on the site is to be validated in accordance with the Environment Protection Authority's guidelines for consultants reporting on contaminated sites. The validation report shall state in an end statement that the fill material is suitable for the proposed use on the land.</p> <p><i>Condition reason: To ensure any fill material used on site is not contaminated and is safe for future occupants.</i></p> <p style="text-align: right;">D04.07</p> |
| 70. | <p>Dust nuisance</p> <p>Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – 'Soils and Construction (2004)(Bluebook). Construction areas shall be treated/regularly watered to the satisfaction of the appointed principal certifier.</p> <p><i>Condition reason: To minimise the impacts of the development construction on the environment.</i></p> <p style="text-align: right;">D04.08</p> |
| 71. | <p>Mud/Soil</p> <p>Mud and soil from vehicular movements to and from the site must not be deposited on the road.</p> <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D04.999</p> |
| 72. | <p>Excess material</p> <p>All excess material is to be removed from the site. The spreading of excess material or</p> |

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| | <p>stockpiling on site will not be permitted without prior written approval from Council.</p> <p><i>Condition reason: To ensure that the levels of the land remain consistent with the approved plans.</i></p> <p style="text-align: right;">D04.14</p> |
| 73. | <p>Earth works/ Filling works</p> <p>All earthworks, including stripping, filling, and compaction shall be:</p> <ul style="list-style-type: none"> • Undertaken in accordance with Council's 'Specification for Construction of Subdivisional Roads and Drainage Works' (as amended), AS 3798 'Guidelines for Earthworks for Commercial and Residential Development' (as amended), and approved construction drawings; • Supervised, monitored, inspected, tested and reported in accordance with AS 3798 Appendix B 2(a) Level 1 and Appendix C by a NATA registered laboratory appointed by the applicant. Two collated copies of the report and fill plan shall be forwarded to Council; and • Certified by the laboratory upon completion as complying, so far as it has been able to determine, with Council's specification and AS 3798. <p><i>Condition reason: To ensure earthworks are carried out in accordance with the relevant Australian Standards and Council's DCP.</i></p> <p style="text-align: right;">D04.16</p> |
| 74. | <p>Revegetation</p> <p>Revegetation to the requirements of the manual – 'Soils and Construction (2004) (Bluebook)' shall be applied to all disturbed areas within seven days after completion of earthworks, and shall be fully established prior to release of the maintenance security bond.</p> <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D04.17</p> |
| 75. | <p>Public safety</p> <p>Any works undertaken in a public place are to be maintained in a safe condition at all times. In this regard, the applicant shall ensure that a safe, fully signposted passage, minimum 1.2m wide, separated from the works and moving vehicles by suitable barriers and lights, is maintained for pedestrians, including disabled pedestrians, at all times. The applicant shall ensure that traffic control is undertaken and maintained strictly in accordance with AS 1742.3, the requirements set out in the State Roads Authority manual "Traffic Control at Work Sites" (as amended), all applicable Traffic Management and/or Traffic Control Plans. The contractor shall also ensure that all Work Cover Authority requirements are complied with. Council may at any time and without prior notification make safe any such works that be considered to be unsafe, and recover all reasonable costs incurred from the applicant.</p> <p><i>Condition reason: To protect workers, traffic and the public.</i></p> <p style="text-align: right;">D04.18</p> |
| 76. | <p>Compliance with Council specification</p> <p>All design and construction work shall be in accordance with:</p> <ul style="list-style-type: none"> • Council's specification for Construction of Subdivisional Road and Drainage Works (as amended) • Campbelltown (Sustainable City) DCP - Volumes 1 and 3 as amended • Soils and Construction (2004) (Bluebook) and • Relevant Australian standards and State Government publications. <p><i>Condition reason: To ensure earthworks are carried out in accordance with the relevant</i></p> |

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| | <p><i>Australian Standards, best practice and Council's DCP.</i></p> <p style="text-align: right;">D04.21</p> |
| 77. | <p>Footpath</p> <p>The footpath/cycleway adjoining the subject land shall be constructed in accordance with levels to be obtained from Council, in accordance with Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and with the design requirements of the Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended) shall be constructed to the satisfaction of Council.</p> <p>Areas not concreted shall be topsoiled and turfed. The footpath formation may need to be extended beyond the site boundary to provide an acceptable transition to existing footpath levels.</p> <p>A 1 metre wide turf strip shall be laid immediately behind the kerb.</p> <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D04.24</p> |
| 78. | <p>Pavement thickness determination</p> <p>A road pavement design and pavement thickness report, from a N.A.T.A. registered laboratory appointed by the applicant, in accordance with Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) shall be forwarded to the principal certifier a minimum of 2 working days prior to the inspection of exposed sub grade for pavement thickness determination.</p> <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D04.26</p> |
| 79. | <p>Residential driveway and layback crossing</p> <p>The applicant shall provide a reinforced concrete footpath crossing and layback at the entrance to the property, in accordance with Council's <i>Residential Vehicle Crossing Specification and Engineering Design Guide for Development (as amended)</i>.</p> <p>A separate application for this work, which will be subject to a crossing inspection fee and inspections by Council, must be lodged with Council prior to pouring the concrete. Where necessary, conduits shall be provided under the footpath crossing, in accordance with the relevant service authority's requirements.</p> <p><i>Condition reason: To ensure that work on public land is undertaken with approval in accordance with Councils requirements.</i></p> <p style="text-align: right;">D04.28</p> |
| 80. | <p>Associated works</p> <p>The applicant shall undertake any works external to the development, that are made necessary by the development, including additional road and drainage works or any civil works directed by Council, to make a smooth junction with existing work.</p> <p><i>Condition reason: To ensure that work on public land is undertaken with approval in accordance with Councils requirements.</i></p> <p style="text-align: right;">D04.31</p> |
| 81. | <p>Redundant laybacks</p> <p>All redundant layback/s shall be reinstated to conventional kerb and gutter to Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and with the design requirements of the Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended).</p> |

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| | <p><i>Condition reason: To ensure any redundant infrastructure is removed.</i></p> <p>D04.32</p> |
| 82. | <p>Imported 'waste-derived' fill material</p> <p>The only waste-derived fill material that may be received at the development site is:</p> <ul style="list-style-type: none"> • virgin excavated natural material (within the meaning of the Protection of the Environment Operations Act 1997); and • any other waste-derived material the subject of a resource recovery exemption under cl.51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material. <p>Any waste-derived material the subject of resource recovery exemption received at the development site must be accompanied by documentation as to the material's compliance with the exemption conditions and must be provided to the principal certifier on request.</p> <p><i>Condition reason: To ensure any fill material used on site is not contaminated and is safe for future occupants.</i></p> <p>D04.36</p> |
| 83. | <p>Protection of Existing Trees</p> <p>During construction, other than those trees approved for removal, no trees are to be cut down, lopped, destroyed or removed without the separate written approval of Council unless those trees are within three metres of the footprint of a building that has been approved by Council.</p> <p>All trees that are to be retained are to be protected by fencing, firmly staked within the drip line/ canopy of the tree and maintained during the duration of the works. The area within the fencing must not be used for stockpiling of any material, nor for vehicle or pedestrian convenience.</p> <p>All useable trees and shrubs shall be salvaged for re-use, either in log form, or as woodchip mulch for erosion control or garden beds or site rehabilitation. Non-salvable materials such as roots and stumps shall be disposed of to a waste management centre or other approved form.</p> <p><i>Condition reason: To comply with legislation</i></p> <p>D04.999</p> |
| 84. | <p>Protection of Koalas during Construction</p> <p>During construction the following mitigation measures must be undertaken:</p> <ul style="list-style-type: none"> • Clearing of native vegetation and/or earthworks as part of any development approval consent from Council must be temporarily suspended within a range of 25m from any tree which is concurrently occupied by a koala and must not resume until the koala has moved from the tree of its own volition; • Any clearing of land must not commence until the area proposed for clearing has been inspected for the presence of koalas by a suitably qualified ecologist and approval given in writing; • Approval to proceed with the clearing of vegetation in accordance with this section is only valid for the day on which the inspection has been undertaken; and • A suitably qualified ecologist must remain on site during any approved clearing of vegetation. If clearing operations are being undertaken concurrently in different sections of a property, a suitably qualified ecologist must be present in each section. <p><i>Condition reason: To comply with legislation</i></p> <p>D04.999</p> |

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| 85. | <p>Weed Management</p> <p>Weed control activities are to be undertaken in accordance with the Greater Sydney Regional Strategic Weed Management Plan 2017 – 2022; as reported in the Ecological Assessment Report for stages 7 and 8 Airs Urban renewal project by Travers BE dated May 2023.</p> <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D04.999</p> |
| 86. | <p>Compliance Inspections & Reports</p> <p>As per Section 11.10 of the Arboricultural Impact Assessment by Arborsaw Airs Stage 8 dated January 2023, inspections are to be conducted by the Project Arborist at key points (bimonthly) during the construction in order to ensure that protection measures are being adhered to during construction stages and decline in tree health or additional remediation measures can be identified.</p> <p>Tree inspections and compliance reporting by the project arborist is required as follows:</p> <ul style="list-style-type: none"> • Following the tree removal works and the installation of the tree protection fencing & Trunk Protection for tree 610. • During any works within TPZ's of trees to be retained unless specific methodologies are developed and approved by the project arborist. • Every 2 months during the works to ensure compliance. • At the practical completion of the project. <p>Following each inspection, the project arborist shall prepare a brief Compliance report detailing the condition of the trees. These reports should contain photographic evidence where required to demonstrate that the protection measures are in place as specified and a copy provided to Council and the appointed Principal Certifier.</p> <p>Any Non-Compliance Statements shall be submitted to the Project Manager (as well as the clients' nominated representative) if tree protection conditions have been breached. Reports should contain clear remedial action specifications to minimise any adverse impact on any subject.</p> <p><i>Condition reason: To comply with Council's requirements</i></p> <p style="text-align: right;">D04.999</p> |

BEFORE ISSUE OF A SUBDIVISION CERTIFICATE

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| 87. | <p>Section 73 Certificate – subdivision Only</p> <p>Before the issue of the relevant subdivision certificate, a section 73 compliance certificate under the <i>Sydney Water Act 1994</i> shall be obtained from Sydney Water Corporation. Early application for the certificate is suggested as this can also impact on other services and building, driveway or landscape design.</p> <p>Application shall be made through an authorised Water Servicing Coordinator.</p> <p>For help either visit www.sydneywater.com.au > Building and developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.</p> <p>The section 73 certificate must be submitted to Council prior to the release of the subdivision certificate.</p> <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D05.01.01</p> |
| 88. | <p>Subdivision Certificate</p> |

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| | <p>Prior to the Council or the appointed Principal Certifier issuing a subdivision certificate, a satisfactory final inspection is required to be issued for all works relevant to the subdivision certificate.</p> <p>A copy of the final inspection is to be provided to Council for its records.</p> <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 89. | <p>Restriction on the Use of Land</p> <p>Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall create appropriate restrictions on the use of land under Section 88B of the Conveyancing Act.</p> <ul style="list-style-type: none"> a. Floor Level Control – where applicable b. No Alteration to Surface Levels – subject to geotechnical advice c. Lots Filled – where applicable d. Access Denied – where applicable e. Set Back from Access Denied Roads – where applicable f. Uncontrolled Fill – where applicable g. Drainage Floor Level Control Easements – (100yr flow, depressed) – where applicable h. No Cut or Fill – (Existing Geotech Report from N.A.T.A. reg. Laboratory) – where applicable i. No Cut or Fill – (Geotech Report Required) – where applicable j. Battle-Axe Lots where reciprocal rights of carriageway are proposed k. Lots with any other restrictions eg. Refuse Collection. l. The APZ requirements as dictated by NSW RFS. m. BAL ratings where applicable and as dictated by NSW RFS. n. Residential fencing to be constructed in accordance with Section 6.4.5 of Campbelltown’s Comprehensive Koala Plan of Management (Biolink, 2018). o. Building Siting Envelope Plans. <p>The applicant shall liaise with Council regarding the required wording. Any lots subsequently identified during the subdivision process as requiring restrictions shall also be suitably burdened. The authority empowered to release, vary or modify these restrictions on the use of land shall be the Council of the City of Campbelltown. The cost and expense of any such release, variation or modification shall be borne by the person or corporation requesting the same in all respects.</p> <p><i>Condition Reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 90. | <p>Bond (Outstanding Work)</p> <p>Prior to the principal certifying authority issuing a subdivision certificate and to facilitate the</p> |

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| | <p>release of the subdivision certificate, Council may accept bonding for outstanding asphaltic concrete work, footpath paving, vehicle crossings/driveways or other minor works. Following a written request from the applicant, Council will determine the bond requirements.</p> <p>Council acknowledges that Landcom and/or Homes NSW may submit Letters of Undertaking in this regard.</p> <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 91. | <p>Maintenance Security Bond</p> <p>Prior to the appointed principal certifying authority issuing a subdivision certificate, a maintenance security bond of 5 per cent of the contract value or \$5000, whichever is the greater, shall be lodged with Council. This security will be held in full until completion of maintenance, minor outstanding works and full establishment of vegetation to the satisfaction of Council, or for a period of six months from the date of release of the subdivision certificate, whichever is the longer. All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution.</p> <p>The applicant is responsible for applying to Council for the return of the bond. Should no request be made to Council for the return of the bond six years after the issue of the subdivision certificate, Council will surrender the bond to the Office of State Revenue.</p> <p>Council acknowledges that Landcom and/or Homes NSW may submit Letters of Undertaking in this regard.</p> <p><i>Condition Reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 92. | <p>Classification of Residential Lots</p> <p>Prior to the principal certifying authority issuing a subdivision certificate, all residential lots are to be individually classified in accordance with guidelines contained in the Australian Standard AS 2870-1996 <i>Residential Slabs and Footings (as amended)</i>.</p> <p><i>Condition Reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 93. | <p>Contaminated Land</p> <p>Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall ensure by way of soil testing by a N.A.T.A. registered laboratory that the land and any imported filling are free from contamination in accordance with the <i>Environmental Health Form Health Based Soil Investigation Levels - Soil Series No. 1</i> and a copy of the laboratory report shall be submitted to Council.</p> <p><i>Condition Reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 94. | <p>Site Validation Report</p> <p>Upon completion of the approved remediation works, a site validation report completed by an appointed hygienist, shall be submitted to Council and the appointed principal Certifier indicating that the soil on the site complies with the requirements for the use of the site as proposed.</p> <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 95. | <p>Road Widening</p> |

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| | <p>The land required for road widening shown on the approved plan shall be dedicated at no cost to Council.</p> <p><i>Condition Reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 96. | <p>Splay Corner (Residential)</p> <p>Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall dedicate 4m x 4m splay corners in the property boundaries of all lots located adjacent to road intersections, at no cost to Council.</p> <p><i>Condition Reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 97. | <p>Works as Executed Plans</p> <p>Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall submit to Council two complete sets of fully marked up and certified work as executed plans in accordance with the requirements detailed in Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and Engineering Design Guide for Development (as amended).</p> <p>The applicant shall also submit a copy of the Works as Executed information to Council in an electronic format in accordance with the following requirements:</p> <p>Survey Information</p> <ul style="list-style-type: none"> • Finished ground and building floor levels together with building outlines. • Spot levels every five (5) metres within the site area. • Where there is a change in finished ground levels that are greater than 0.3.m between adjacent points within the above mentioned 5m grid, intermediate levels will be required. • A minimum of fifteen (15) site levels. • If the floor level is uniform throughout, a single level is sufficient. • Details of all stormwater infrastructure including pipe sizes and types as well as surface and invert levels of all existing and/or new pits/pipes associated with the development. • All existing and/or new footpaths, kerb and guttering and road pavements to the centre line/s of the adjoining street/s. • The surface levels of all other infrastructure. <p>Format</p> <ul style="list-style-type: none"> • MGA 94 (Map Grid of Australia 1994) Zone 56 - Coordinate System • All level information to Australian Height Datum (AHD) <p><i>AutoCAD Option</i></p> <ul style="list-style-type: none"> • The "etransmit" (or similar) option in AutoCAD with the transmittal set-up to include as a minimum: <ul style="list-style-type: none"> Package Type - zip File Format - AutoCAD 2004 Drawing Format or later Transmittal Options - Include fonts Include textures from materials Include files from data links Include photometric web files Bind external references The drawing is not to be password protected. |

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| | <p><i>MapInfo Option</i></p> <ul style="list-style-type: none"> • Council will also accept either MapInfo Native format (i.e. .tab file) or MapInfo mid/mif. <p>All surveyed points will also be required to be submitted in a point format (x,y,z) in either an Excel table or a comma separated text file format.</p> <p><i>Condition Reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 98. | <p>Engineering Documentation</p> <p>Prior to the appointed Principal Certifier issuing a subdivision certificate, the applicant shall submit to Council the following documents:</p> <ol style="list-style-type: none"> 1. Two copies of geotechnical stability reports, dispersion tests, earthworks and fill placement reports, concrete core tests, sub grade and pavement density reports, structural and all other testing undertaken. 2. Two copies of all compliance certificates in accordance with consent authority requirements, including supply of pipes and precast units, supply of sub-base material, supply of base course material, supply of concrete, and supply of bituminous materials. 3. Two copies of work as executed plans for the line marking / sign posting in relation to the subdivision. The information shown on the plan shall be in accordance with the recommendations of the Traffic Committee and shall note the date/s of installation. 4. Two digital copies of all requested information. <p>All reports/certificates shall be prepared by a N.A.T.A. registered laboratory or qualified engineer in accordance with Council's <i>Specification for Construction of Subdivisional Road and Drainage Works (as amended)</i> and <i>Engineering Design for Development (as amended)</i> guide, and shall list the relevant compliance standard(s) and certify that the whole of the area of works or materials tested comply with the above specification. All reports/certificates shall be complete, fully referenced, clearly indicate the area or material tested, the location and required/actual values of all tests and retesting, and be collated and suitably bound.</p> <p><i>Condition Reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 99. | <p>Restoration of Public Roads</p> <p>Prior to the principal certifying authority issuing a subdivision certificate, any restoration of the public road pavement required as a result of the development, shall be carried out by Council and all costs shall be paid by the applicant.</p> <p><i>Condition Reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 100. | <p>Public Utilities</p> <p>Prior to the principal certifying authority issuing an subdivision certificate, any adjustments to public utilities required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense.</p> <p><i>Condition Reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 101. | <p>Service Authorities</p> |

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| | <p>Prior to the principal certifying authority issuing a subdivision certificate, two copies of all servicing plans shall be forwarded to Council in accordance with the following:</p> <p>Written advice from <i>Sydney Water</i>, <i>Endeavour Energy</i> and where applicable the relevant gas company, shall be submitted, stating that satisfactory arrangements have been made for the installation of either service conduits or street mains in road crossings, prior to the construction of the road pavement. All construction work shall conform to the relevant authority's specifications.</p> <p>The final seal shall be deferred pending installation of all services. In this regard the applicant shall provide a temporary seal and lodge with Council as security, the amount to be determined by Council, to cover the cost of trench restoration by Council and the placement of the final asphaltic concrete seal.</p> <p><i>Condition Reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 102. | <p>NBN Co</p> <p>Prior to the issue of a subdivision certificate, the appointed Principal Certifier shall be satisfied that telecommunications infrastructure may be installed to service the premises which complies with the following:</p> <ul style="list-style-type: none"> • The requirements of the Telecommunications Act 1997; • For a fibre ready facility, the NBN Co's standard specifications current at the time of installation; and • For a line that is to connect a lot to telecommunications infrastructure external to the premises, the line shall be located underground. <p>Unless otherwise stipulated by telecommunications legislation at the time of construction, the development must be provided with all necessary pits and pipes, and conduits to accommodate the future connection of optic fibre technology telecommunications.</p> <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 103. | <p>House Numbers</p> <p>Prior to the principal certifying authority issuing subdivision certificate, all house numbers shall be stencilled onto the kerb at appropriate locations with black letters/numbers 75mm high on a white background using an approved pavement marking paint.</p> <p>For all new additional lots created, please contact Council's Land Information Unit on 4645 4465 to ensure the correct house number is stencilled.</p> <p><i>Condition Reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 104. | <p>Line Marking / Sign Posting Documentation (Subdivision)</p> <p>Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall submit to Council for the Local Traffic Committee's records, two copies of the work as executed plans for the line marking / sign posting in relation to the subdivision.</p> <p>The information shown on the plan shall be in accordance with the recommendations of the Traffic Committee and shall note the date/s of installation.</p> <p><i>Condition Reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |

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| 105. | <p>Residential Inter-Allotment Drainage</p> <p>Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall demonstrate on the works as executed plans that inter-allotment drainage and the associated easements have been provided for all residential lots that cannot be drained to the kerb and gutter. Inter-allotment drainage systems shall be designed and constructed in accordance with the requirements detailed in Council's <i>Specification for Construction of Subdivisional Road and Drainage Works (as amended)</i>, <i>Engineering Design Guide for Development (as amended)</i> and <i>Campbelltown (Sustainable City) DCP (as amended)</i>.</p> <p><i>Condition Reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 106. | <p>Retaining</p> <p>Prior to the appointed principal certifier issuing a subdivision certificate, all excavated and filled areas shall be battered to a slope of not greater than 1:2 or similarly be retained in accordance with the approved plan or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provisions for exempt development.</p> <p>Construction of retaining walls outside the scope of the State Environmental Planning Policy and not shown on the approved plans require lodgement of a separate development application.</p> <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 107. | <p>Compliance Certificate</p> <p>All the works on public area in relation to the development shall be completed as per the Council approved plans. A compliance certificate, approving the works, shall be obtained from Council prior to the principal certifying authority issuing a subdivision certificate.</p> <p><i>Condition Reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 108. | <p>CCTV footage verifying integrity of all new pipes and existing pipes</p> <p>Prior to Council or an accredited certifier issuing a subdivision certificate, the applicant shall provide CCTV footage to Council for all new pipes and for all existing pipes which are modified by works prior to Linen release. The footage shall comply with the following requirements:</p> <ul style="list-style-type: none"> • the files shall be in MP4 format • file resolution shall be 640 by 480 pixels, 3Mbps and 25 frames per second • each pipe reach (i.e. between two pits) shall be provided as a separate file • the CCTV inspection shall be undertaken in accordance with the IPWEA Condition Assessment and Asset Performance Guidelines, Practice Note 5, Stormwater Drainage • the speed and panning of the footage shall be sufficient to demonstrate that there are no significant cracks in the pipe and that the joints have been properly constructed • the files shall have a name corresponding with the unique label provided in the associated stamped approved drawings and a summary report (*.pdf) shall accompany the data. <p><i>Condition Reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 109. | <p>Bush Fire Certification</p> <p>Prior to the issue of a subdivision certificate, a certificate by a person who is recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment shall be</p> |

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| | <p>submitted to Council and/or the accredited certifier stating that the development conforms to the relevant specifications and requirements as specified in the relevant condition from the NSW Rural Fire Service forming part of this consent.</p> <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 110. | <p>Completion of Landscaping Works</p> <p>Prior to the release of the subdivision certificate documentation must be submitted to Council or the Appointed Principal Certifier that all landscaping works have been completed in accordance with the approved plans.</p> <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 111. | <p>Tree Compliance and Certification Report</p> <p>Prior to Council or an appointed principal certifier issuing a subdivision certificate, the applicant must:</p> <p>a. Engage a suitably qualified, minimum AQF5 accredited Arborist to prepare a Tree Compliance and Certification Report to be submitted to Councils Manager Development Assessment (or equivalent) for in writing approval. The report is to provide an audit of the retained trees to demonstrate compliance with the approved plans and applicable conditions.</p> <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 112. | <p>Council Fees and Charges</p> <p>Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall ensure that all applicable Council fees and charges associated with the development have been paid in full.</p> <p>Written confirmation will be provided to the applicant following Council's final inspection and satisfactory clearance of the public area adjacent the site.</p> <p><i>Condition Reason: To comply with legislation</i></p> <p style="text-align: right;">D05.40.S</p> |

BEFORE ISSUE OF A PRACTICAL COMPLETION CERTIFICATE

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| | <p>PRIOR TO THE ISSUE OF A PRACTICAL COMPLETION CERTIFICATE</p> <p>The following conditions of consent must be complied with prior to the issue of a practical completion certificate by either Campbelltown City Council or the appointed Principal Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for practical completion.</p> <p style="text-align: right;">D05.99.S</p> |
| 113. | <p>Site Audit Statement for Land Being Dedicated to Council</p> <p>Prior to the principal certifying authority awarding a practical completion certificate, the applicant shall provide a Site Audit Statement in respect of the land to be dedicated to Council.</p> <p>The Site Audit Statement must outline the conclusions of a site audit and must contain an accompanying Site Audit Report that summarises the information reviewed by the auditor and</p> |

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| | <p>provides the basis for the conclusions contained in the Site Audit Statement. The Site Auditor shall be accredited under Section 49 of the Contaminated Land Management Act 1997.</p> <p>Council will not accept dedication of the land unless the Site Audit Statement demonstrates that the site is suitable for the purpose as zoned.</p> <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 114. | <p>Road Safety Audit - Post Construction</p> <p>Prior to the dedication of the roads to Council, a Road Safety Audit of the completed works is to be undertaken by a suitably qualified person to identify any potential safety risks for the users of roads and pedestrian facilities (day to day usage and maintenance activities).</p> <p>The objective of the audit is to identify potential risks to the users of roads and pedestrian facilities and to ensure compliance with the approved plans and that the measures to eliminate or reduce identified risks as suggested in the report have been implemented prior to the dedication of the roads to Council.</p> <p><i>Condition Reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 115. | <p>Certification of Retaining Structures</p> <p>Prior to the appointed Principal Certifier issuing a subdivision certificate, all retaining structures shall be certified by an appropriately qualified engineer as having been constructed in accordance with the approved design. An electronic copy of all documentation shall be submitted to Council for its records.</p> <p><i>Condition Reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |
| 116. | <p>Replacement Street Trees</p> <p>Prior to Council or the Appointed Principal Certifier issuing a prior to practical completion certificate, evidence shall be submitted to the satisfaction of the principal certifying authority that the street tree/s have been replaced in an appropriate location so as not impede sightlines or services and utilities within the road reserve.</p> <p>All landscaping works are to meet industry best practice and the following relevant Australian Standards:</p> <ul style="list-style-type: none"> • AS 4419 Soils for Landscaping and Garden Use; • AS 4454 Compost, Soil Conditions and Mulches; and • AS 4373 Pruning of Amenity Trees. <p>Written confirmation from a qualified landscape professional is to be provided to the principal certifying authority confirming compliance with this condition.</p> <p><i>Condition reason: To comply with legislation</i></p> <p style="text-align: right;">D05.99.S</p> |

POST DEVELOPMENT CONDITIONS

| | |
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| 117. | <p>Reporting & Ongoing Maintenance of Filterra System</p> <p>The ongoing reporting and maintenance of the proposed Filterra bio-retention system must satisfy the following requirements:</p> |
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| | <ul style="list-style-type: none"> • The bio-retention system must be maintained by the applicant for at least 5 years from the construction of 80% of the building works, and a maintenance bond must be paid to council prior to release of a subdivision certificate. The bond is to be worked out in consultation with Council's Executive Manager Infrastructure (or equivalent) and Council's operation department. • A testing regime is to be implemented to confirm performance and results to be supplied within 2-4 weeks after each storm events. The water testing is to be managed by Council with an agreed company at no cost to Council. • The operation and maintenance specification and schedule must be submitted to Council in the form of an operation and maintenance manual, and approved by Council's Executive Manager Infrastructure (or equivalent) prior to the issue of a subdivision works certificate. The results of maintenance works must be supplied to Council after each maintenance is carried out. • Written certification must be submitted prior to the handover of the Filterra bio-retention basin at the end of the 5 year maintenance period, confirming that the installed filter media complies with the design parameters used in the MUSIC model and the parameters <p><i>Condition Reason: To comply with Council's requirements</i></p> <p>D05.99.S</p> |
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Attachment 2 – Record of Kick Off Briefing

Record of Preliminary Briefing Sydney Western City Planning Panel

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|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PANEL REFERENCE, DA NUMBER & ADDRESS | PPSSWC-368 – Campbelltown – 3464/2023/DA-SW – 1 Rawdon Place, Airs |
| APPLICANT / OWNER | Applicant: Landcom Owner: New South Wales Land and Housing |
| APPLICATION TYPE | Subdivision of Stage 8 into 82 lots comprising 80 residential lots and 2 lots for parks and associated subdivision works including demolition, excavation works associated with road grading, site benching, removal of redundant services, the construction of roads and roadworks, stormwater drainage, utility services, selective tree removal, sedimentation control, and street landscaping. |
| REGIONALLY SIGNIFICANT CRITERIA | CIV > \$5M - Crown Development |
| CIV | \$6,464,982 (excluding GST) |
| BRIEFING DATE | 30 October 2023 |

ATTENDEES

| | |
|------------------------------------|-----------------------------------------------------------------|
| APPLICANT | Luis Valarezo, Margot Chappell, Dan Brindle |
| PANEL | Justin Doyle (Chair), David Kitto, Karen Hunt, George Brticevic |
| COUNCIL OFFICER | Alexandra Long, Karl Okorn, David Smith |
| CASE MANAGER | Kate McKinnon |
| PLANNING PANELS SECRETARIAT | Tim Mahoney, Sharon Edwards |

DA LODGED & DAYS SINCE LODGEMENT: 5 October 2023 (25 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated.

TENTATIVE PANEL DETERMINATION DATE: Within 250-day target

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- The applicant provided a description of the proposed development and site context.
- The applicant advised they are seeking to provide green and pedestrian linkages and connections through the site.

Council

- Council have commenced their referral process, including referral to the RFS and Sydney Water to obtain GTAs.

Panel

- The panel discussed the Clause 34A Certificate and the offsetting agreements of relevance to the broader site, as well as the different advice received from Council and the applicant.
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite their efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment.

Note:

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Sydney Western City Planning Panel and therefore future comment will not be limited to the detail contained within.

Attachment 3 – Proposed Lot Details

| Proposed Lot | Frontage | Depth | Size |
|--------------|---------------------|---------|----------|
| 8001 | 18.71m (corner lot) | 30m | 441.3sqm |
| 8002 | 12.5m | 30m | 375sqm |
| 8003 | 12.5m | 30m | 375sqm |
| 8004 | 15.04m (corner lot) | 44.14 | 584.9sqm |
| 8005 | 10m | 44.14m | 441.4sqm |
| 8006 | 12.5m | 44.14m | 551.7sqm |
| 8007 | 12.5m | 44.14m | 551.7sqm |
| 8008 | 12.5m | 44.14m | 551.7sqm |
| 8009 | 12.5m | 44.14m | 551.7sqm |
| 8010 | 12.49m | 44.14m | 551.7sqm |
| 8011 | 12.5m | 44.13m | 551.7sqm |
| 8012 | 12.5m | 44.13m | 551.7sqm |
| 8013 | 15m | 34.14m | 512.1sqm |
| 8014 | 16.6m (corner lot) | 34.14m | 504sqm |
| 8015 | 10m | 30m | 300sqm |
| 8016 | 12.5m | 30m | 375sqm |
| 8017 | 16.2m (corner lot) | 30m | 488sqm |
| 8018 | 12.66m | 31.45m | 405.9sqm |
| 8019 | 12.66m | 33.48m | 431.1sqm |
| 8020 | 12.66m | 35.5m | 456.4sqm |
| 8021 | 12.65m | 37.5m | 481.3sqm |
| 8022 | 10.065m | 39.425m | 400.4sqm |
| 8023 | 10.035m | 40.585m | 410.2sqm |
| 8024 | 10.94m | 41.4m | 455.4sqm |
| 8025 | 14.1m (corner lot) | 30m | 367sqm |
| 8026 | 14.1m (corner lot) | 30m | 367sqm |
| 8027 | 12.5m | 30m | 375sqm |
| 8028 | 10.2m | 30m | 306.6sqm |
| 8029 | 10m | 30m | 300sqm |
| 8030 | 10m | 30m | 300sqm |
| 8031 | 10m | 30m | 300sqm |
| 8032 | 10m | 30m | 300sqm |
| 8033 | 12.5m | 30m | 375sqm |
| 8034 | 14.1m (corner lot) | 30m | 367sqm |
| 8035 | 14.1m (corner lot) | 30m | 367sqm |
| 8036 | 12.5m | 30m | 375sqm |
| 8037 | 10m | 30m | 300sqm |
| 8038 | 10m | 30m | 300sqm |
| 8039 | 10m | 30m | 300sqm |
| 8040 | 10m | 30m | 300sqm |
| 8041 | 10.2m | 30m | 306.9sqm |
| 8042 | 12.5m | 30m | 375sqm |
| 8043 | 12.89 (corner lot) | 31.35m | 369.5sqm |
| 8044 | 14.38m (corner lot) | 36.14m | 439.9sqm |
| 8045 | 10m | 36.33m | 362.3sqm |
| 8046 | 10m | 36.52m | 364.2sqm |
| 8047 | 12.5m | 36.7m | 458sqm |

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|------------------------------|--------------------|----------|----------|
| 8048 | 12.5m | 36.7m | 460.9sqm |
| 8049 | 12.5m | 36.9m | 463.9sqm |
| 8050 | 12.5m | 37.4m | 466.9sqm |
| 8051 | 10m | 36.1m | 341.4sqm |
| 8052 | 20.1m (corner lot) | 36.14m | 814.9sqm |
| 8053 | 12.5m | 34.1m | 426.3sqm |
| 8054 | 12.5m | 34.1m | 426.3sqm |
| 8055 | 13.4m | 34.1m | 461.3sqm |
| 8056 | 12.57m | 30.9m | 394.9sqm |
| 8057 | 12.5m | 30.1m | 381.3sqm |
| 8058 | 12.5m | 30.1m | 374.2sqm |
| 8059 | 12.5m | 29.8m | 373.3sqm |
| 8060 | 10.015m | 30m | 302.3sqm |
| 8061 | 10.035m | 30.51m | 309sqm |
| 8062 | 16.7m (corner lot) | 29.8m | 450.3sqm |
| 8063 | 10m | 30.01m | 300sqm |
| 8064 | 11.77m | 30.01m | 367.7sqm |
| 8065 | 20.9m (corner lot) | 35m | 705.5sqm |
| 8066 | 12.7m | 29.06m | 466.4sqm |
| 8067 | 12.5m | 33.8m | 474.3sqm |
| 8068 | 11.4m | 26.3m | 343.8sqm |
| 8069 | 12.75m | 26.3m | 318.3sqm |
| 8070 | 17.3m | 23.5m | 418.3sqm |
| 8071 | 19.6m | 19.4m | 331.3sqm |
| 8072 | 26.73m | 15.2m | 367.4sqm |
| 8073 | 30.7m | 14.46m | 349.6sqm |
| 8074 | 19.39m | 19.6m | 319sqm |
| 8075 | 15.3m | 25.4m | 410.1sqm |
| 8076 | 11.7m | 25.47m | 333.2sqm |
| 8077 | 10.1m | 29.8m | 332.7sqm |
| 8078 | 9.995m | 29.8m | 312.1sqm |
| 8079 | 10m | 30.13m | 311.4sqm |
| 8080 | 9.995m | 29.8m | 318.1sqm |
| Hagan Reserve (lot 8081) | | | |
| Merino Reserve (lot 8082) | 55.29m | 128.105m | 7117sqm |

It is noted that no existing dwellings are to be retained as a component of the Stage 8 works. Demolition of the existing dwellings is to occur under a separate application.

Attachment 4 – Airds/Bradbury Concept Plan Approval

| Criteria | Requirement | Consistency |
|------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Schedule 3 | | |
| Part A – Terms of Approval | 1. Approval of Airds- Bradbury concept plan: | The proposed development is consistent with the masterplan, infrastructure delivery plan, Airds-Bradbury Development Control Guidelines and street layout. |
| | 2. The Proponent shall carry out the Concept Plan generally in accordance with approved documentation. | The proposed development is generally consistent with the ABURP approval. |
| | 3. Inconsistency between plans and documentation | The plans are generally consistent with the ABURP Approval. |
| | 4. Limits on approval | Further approval has been obtained for the construction of the ABURP. |
| Part B – Modifications to the concept plan | 1. Building Setbacks | Not applicable. |
| | 2. Fencing Strategy | Not applicable. |
| | 3. Traffic and transport | The proposal does not include access to Georges River Road. |
| | 5. Landscaping | A Street Tree landscape Plan has been submitted with the proposal |
| | 6. Open Space | Not applicable to proposed modification. |
| | 7. Biodiversity Offset Package | The applicant has stated a biodiversity offset package was approved on 4 July 2014. As previously approved |
| Schedule 4 Further Environmental Assessment Required | 1. General Requirements | The proposal maintains consistency with the masterplan with regard to the provision of open space and road access. |
| | 2. Built Form and Urban Design | The proposal is consistent with the ABURP. |
| | 3. Traffic and transport | The applicant has submitted a traffic and transport assessment, which was reviewed by Council's Engineer. |
| | 4. Development contributions | A VPA was executed for the Airds-Bradbury Renewal Plan. |
| | 5. Bushfire hazard | Not Applicable |
| | 6. Biodiversity offset package | As previously approved |
| | 9. Bushland Management | As previously approved |
| | 10. Heritage | Not Applicable |
| | 12. Site filling and disposal | Cut and fill is considered to be appropriate for the proposed development. |
| | 13. Utilities | Infrastructure servicing has been conditioned. |
| | 14. Contamination | As previously addressed. |
| | 15. Flooding | Not Applicable |
| | 16. Water Quality and Riparian Corridors | Not Applicable |

Attachment 5 – CLEP 2015

The proceeding table highlights compliance with the relevant development standards of the *Campbelltown Local Environment Plan 2015*.

| Clause | Requirement | Proposed | Compliance |
|--------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.6(1) – Subdivision consent requirements | Land to which this Plan applies may be subdivided, but only with development consent. | Subdivision into eighty (80) Torrens Title residential allotments proposed plus two lots as public parks | Complies |
| 4.1(3) – Minimum Subdivision Lot Size | The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land. l = 500sqm. | The proposed lot sizes range from 300sqm to 814.9sqm, however is permissible under the <i>Airds Bradbury Urban Renewal Development Control Guidelines</i> and <i>Claymore Urban Renewal Development Control Guidelines</i> . Development assessment against these policies provided below. | **N/A Clause 3B(2)(f) of Schedule 2 of the Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017 states that the provisions of any environmental planning instrument do not affect to the extent to which they are inconsistent with the terms of the Concept Plan. Therefore, the minimum lot size guidelines within the Concept Plan prevail over any inconsistency with the CLEP 2015. |
| Clause 6.1 Arrangements for designated State public infrastructure | Pursuant to Clause 6.1 of the CLEP 2015, development consent must not be granted for the subdivision of land in an urban release area if the subdivision would create a lot smaller than the minimum lot size permitted on the land immediately before the land became, or became part of, an urban release | The proposed subdivision proposes lots that are smaller than what was permissible before the site was zoned for urban release. The owner of the site and the Minister for Planning and Public Spaces have executed a State Voluntary Planning Agreement (SVPA) for the Site, | Complies |

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| | area, unless the Secretary has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to that land. | which provides for the payment of development contributions, special infrastructure contributions and the carrying out of works. | |
| 7.1 Earthworks | | The proposal includes earthworks to facilitate the construction of a road and associated infrastructure works. The proposed earthworks are considered to satisfy the considerations of Clause 7.1 of the CLEP 2015. | Complies |
| 7.10 – Essential Services | Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required: (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable road and vehicular access, (f) telecommunication services, (g) the supply of natural gas. | The civil works proposed include the provision of utility services to the site. And future allotments. | Complies |

Attachment 6 - Campbelltown (Sustainable City) Development Control Plan 2015.

The following details the assessment of the proposal in accordance with the relevant requirements of the Campbelltown (Sustainable City) Development Control Plan 2015.

Part 2 - Requirements Applying to All Types of Development

The general provisions of Part 2 of the Plan apply to all types of development.

Compliance with the relevant provisions of Part 2 of the Plan is discussed as follows:

| Campbelltown (Sustainable City) Development Control Plan | | | |
|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|----------|
| Control | Requirement | Proposed | Complies |
| 2.5 Landscaping | | | |
| 2.5 d) ii) Landscape Concept Plan | A landscape concept plan is required to be submitted with a development application for residential subdivision. | Street tree landscape plan details have been submitted as a component of the proposal. | Complies |
| 2.5 e) Design Requirements | The Landscape Concept Plan shall illustrate mature height, spread of species, trees to be removed/ retained and shall be prepared by a suitably qualified person. | All of the aforementioned information is demonstrated on the submitted street tree landscape masterplan. | Complies |
| 2.5 f) Design Requirements | Landscaping shall maximise the use of locally indigenous and other drought tolerant native plants and avoid the use of invasive species. | Locally endemic species proposed. | Complies |
| 2.7 Erosion and Sediment Control | | | |
| 2.7 a) Design Requirements | An Erosion and Sediment Control Plan (ESCP) shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface. | ESCP submitted. Recommended condition of consent for implementation prior to the commencement of any works. | Complies |
| 2.8 Cut, Fill and Floor Levels | | | |

| Campbelltown (Sustainable City) Development Control Plan | | | |
|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Control | Requirement | Proposed | Complies |
| 2.8.1 a) Cut and Fill | A Cut and Fill Management Plan (CFMP) shall be submitted with a development application where the development incorporates cut and/or fill operations. | Excavation earthworks proposed as part of the Stage 8 DA will require 9,595 cubic metres of cut material and 12,435 cubic metres of fill material, resulting in an excess of 2,840 cubic metres of material to be imported to the Stage 8 site. The applicant has noted that suitable material will be reused on the site as fill, and unsuitable materials will be removed. | Complies |
| 2.10 Water Cycle Management | | | |
| 2.10.3 a) Stormwater Drainage | A stormwater Drainage Concept Plan shall be prepared by a suitably qualified person, and submitted with all development applications, involving construction (except for internal alterations/fitouts), demonstrating to Council how the stormwater will be collected and discharged from the site. | Stormwater Drainage Concept Plan submitted and is considered satisfactory. | Complies |
| 2.10.3 b) Stormwater Drainage | The stormwater concept plan shall include the following information as a minimum: i) locations, layouts and sizes of stormwater pipes and pits; ii) minimum grades and capacity of stormwater pipes; and iii) existing and proposed easements, site contours and overland flow path/s. | Stormwater Drainage Concept Plan submitted and is considered satisfactory. | Complies |
| 2.15 Waste Management | | | |

| Campbelltown (Sustainable City) Development Control Plan | | | |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------|
| Control | Requirement | Proposed | Complies |
| 2.15.1 a) Waste Management Plan | A detailed 'Waste Management Plan' (WMP) shall accompany development applications for certain types of development/land uses. | Submitted, and is considered satisfactory. | Complies |

Part 3 – Low and Medium Density Residential Development and Ancillary Residential Structures

The development application was further assessed under the relevant controls outlined in Part 3 of the SCDCP 2015 with regard to requirements for residential development.

| Control | Requirement | Proposed | Compliance |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-------------------|
| 3.8.1(a) | Subdivision shall have appropriate regard to orientation, slope, aspect and solar access. | The subdivision pattern appropriately responds to the site constraints presents by the surrounding lots. | Complies |
| 3.8.1(b) | Subdivision design shall comply with the requirements specified in Council's Engineering Design Guide for Development | The proposal was reviewed by Council's Engineer and appropriate conditions of consent were recommended. | Complies |
| 3.8.1(f) | All allotments within a subdivision that are located adjacent to the intersection of local public roads (existing or proposed) shall provide a splay in accordance with Council's Engineering Design Guide for Development to ensure adequate sight distances and maintain footpath widths. | Corner splays are provided to corner lots. | Complies |
| 3.8.1(g) | Residential subdivision shall be designed to address the public domain. | The allotments are designed to address the public domain. | Complies |

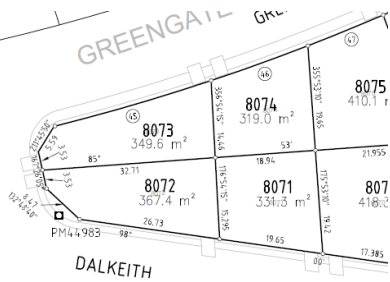
**Attachment 7 - Campbelltown (Sustainable City) Development Control Plan 2015 – Volume 2:
Site Specific DCPs: Part 9 – Urban Renewal Areas Airds Claymore**

The proposed development has been assessed having regard to the relevant numerical and design standards within Council's (Sustainable City) Development Control Plan 2015 (SCDCP 2015). The following table sets out the proposal's compliance with the applicable provisions and numerical standards of the Plan:

| Campbelltown (Sustainable City) Development Control Plan | | | |
|-----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------|
| Control | Requirement | Proposed | Complies |
| 8. Neighbourhood Subdivision | | | |
| 8.3.1 Design Requirements | All neighbourhood subdivisions shall be generally consistent with the Concept Plan approval for Claymore and Airds Bradbury and generally as shown in Figures 1 and 2 regarding the location of open space areas, public roads and proposed residential development. | The proposed subdivision is considered generally consistent with the with the concept plans for the Airds area. | Complies |

| Campbelltown (Sustainable City) Development Control Plan | | | |
|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Control | Requirement | Proposed | Complies |
| 8.3.2 Design Requirements | <p>No further subdivision of allotments following the neighbourhood subdivision, shall be permitted unless:</p> <p>a) the allotment is located in an area identified in Figures 3 and 4 as future development lots or seniors living; or</p> <p>b) The land is located in an area identified in Figure 3 as existing residential areas and the subdivision is a re-subdivision of existing lots in the ownership of NSW Land and Housing Corporation; or</p> <p>c) The land is located on any of the following streets within the Claymore Urban Renewal Area (Figure 4) and the subdivision is a re-subdivision of existing lots in the ownership of NSW Land and Housing Corporation:</p> <p>i. Carter Place;</p> <p>ii. Drysdale Street;</p> <p>iii. Crozier Street, Blake Place and Auld Place;</p> <p>iv. Boyd Street;</p> <p>v. Fairweather Place;</p> <p>vi. Gould Road; or</p> <p>d) The size of any lot resulting from a subdivision of land is not to be less than the minimum size allowed for that land under CLEP 2015.</p> <p>e) The subdivision is a strata subdivision or community title</p> | <p>The land is located in an area identified an existing residential area and the subdivision is a re-subdivision of existing lots in the ownership of NSW Land and Housing Corporation.</p> <p>This requirement negates point d) as minimum lot size less than that permissible under the Campbelltown Local Environment Plan 2015 is permissible per this DCP.</p> | Complies |
| | | <p>September 2024</p> | Page 84 |

| Campbelltown (Sustainable City) Development Control Plan | | | |
|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|----------------|
| Control | Requirement | Proposed | Complies |
| 8.4 Neighbourhood Subdivision - Allotment Size and Design | | | |
| 8.4.1 Allotment size and Design | Design of residential allotments shall have regard for the impact of orientation, slope, and aspect to facilitate solar access to future dwelling development. | The proposed lots have been designed to provide an improvement for future residential development. | Complies |
| 8.4.2 Allotment size and Design | All proposed allotments shall have a street frontage. | All of the proposed lots have access to a street frontage. | Complies |
| 8.4.3 Allotment size and Design | Battle axe lots shall only be permitted where a street frontage cannot otherwise be provided because of existing conditions including the size and shape of a residual parcel. | Not Applicable | Not Applicable |
| 8.4.4 Allotment size and Design | All allotments intended for dwellings will have a minimum site area of 200m ² with a minimum width measured at the building line of 6 metres. | The minimum proposed allotment size is 300sqm. | Complies |
| 8.4.5 Allotment size and Design | Any allotment with a width to the street frontage of less than 9 metres is to have the garage located to the rear of the property accessed from a rear lane or accessway. | Not applicable to the subject application. | Not Applicable |

| Campbelltown (Sustainable City) Development Control Plan | | | |
|-----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| Control | Requirement | Proposed | Complies |
| 8.4.6 Allotment size and Design | Allotments are to have a minimum depth of 25 metres. | <p>Generally all allotments have a minimum depth of 25m.</p> <p>It is noted that as a result of the existing road layout constraint Greengate Road and Dalkeith Place Lots 8071, 8072, 8073 7 8074 fall short in attaining the minimum requirement.</p>  <p>Variation is supported and permitted as the applicant has identified that the Lots are capable of facilitating a dwelling and is in accordance with the over arching Concept Plan.</p> | Complies. building envelope to be conditioned |
| 8.5 Subdivision Approval Process for Housing on Smaller Lots | | | |
| 8.5.1 Subdivision Approval Process for Housing on Smaller Lots | <p>For lots equal to or greater than 300m²:</p> <ul style="list-style-type: none"> a. Dwelling plans required as part of future development application of complying development certificate application; b. No restrictions on title; c. Subdivision can be completed (plan registered) prior to dwelling construction. | <p>It is noted that no existing dwellings will be retained within the Stage 8 works.</p> | Complies |

Attachment 8 – NSW RFS GTA's



Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560

Your reference: (CNR-60938) 3464/2023/DA-SW
Our reference: DA20231009004471-S38-3

ATTENTION: CNR Team

Date: Friday 8 November 2024

Dear Sir/Madam,

Integrated Development Application

s100B – Subdivision – Subdivision

1 Rawdon Place Airds NSW 2560, 55//DP261258, 54//DP261258, 53//DP261258, 1//DP859041, 2//DP859041, 3//DP859041, 4//DP859041, 5//DP859041, 14//DP859041, 13//DP859041, 12//DP859041, 11//DP859041, 10//DP859041, 9//DP859041, 22//DP859041, 21//DP859041, 20//DP859041, 19//DP859041, 18//DP859041, 17//DP859041, 16//DP859041, 6//DP859041, 7//DP859041, 8//DP859041, 8080//DP1063276

I refer to your correspondence dated 28/10/2024 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the submitted amended information. General Terms of Approval are now re-issued, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions.

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. At the issue of a subdivision certificate and in perpetuity, the entire site must be managed as an inner protection area in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*. When establishing and maintaining an inner protection area, the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2 m above the ground;
- tree canopies should be separated by 2 to 5 m;
- preference should be given to smooth-barked and evergreen trees;
- large discontinuities or gaps in the shrubs layer should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;

1

- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed regularly.

2. At the issue of a subdivision certificate, a suitably worded instrument(s) pursuant to Section 88B of the *Conveyancing Act 1919* must be placed over the proposed lots 8004 to 8014, 8044-8052, 6082 to 8066 which creates Asset Protection Zone (APZs) as shown in Schedule 1 – Subdivision BAL Plan (Stage 8) of the bush fire assessment report prepared by Travers Bushfire & Ecology (Ref: 18EPM02_BF003 dated 16/10/2024), and prohibits the construction of buildings other than class 10b structures within the proposed APZs. The APZ must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*. The name of authority empowered to release, vary or modify the instrument must be Campbelltown City Council.

3. At the issue of a subdivision certificate, and in perpetuity, to ensure ongoing protection from the impact of bush fires, a suitable mechanism, such as an instrument pursuant to section 88 of the *Conveyancing Act 1919* or an adopted Plan of Management, must be in place over the area of proposed Lot 8083 (Hagans Reserve) identified as the Minimum Asset Protection Zone in Schedule 1 – Subdivision BAL Plan (Stage 8) in the bush fire report prepared by Travers Bushfire & Ecology (Ref: 18EPM02_BF003 dated 16/10/2024) requiring Homes NSW or a future owner, to be responsible for ensuring its ongoing management as an inner protection area (IPA) in accordance with Appendix 4 of *Planning for Bush Fire Protection 2019*.

When establishing and maintaining an inner protection area, the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2 m above the ground;
- tree canopies should be separated by 2 to 5 m;
- preference should be given to smooth-barked and evergreen trees;
- large discontinuities or gaps in the shrubs layer should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed regularly.

The name of authority empowered to release, vary or modify any instrument must be Campbelltown City Council.

Access – Public Roads

The intent of measures is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following conditions shall apply:

4. Access roads must comply with the following general requirements of Table 5.3b of *Planning for Bush Fire*



- maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient;
- all roads are through roads;
- dead end roads are not recommended, but if unavoidable, are not more than 200 metres in length, incorporate a minimum 12 metres outer radius turning circle, and are clearly sign posted as a dead end;
- where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road;
- the capacity of perimeter and non-perimeter road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/causeways are to clearly indicate load rating;
- hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression;
- hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005 - *Fire hydrant installations System design, installation and commissioning*; and
- there is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available.

5. Perimeter roads must comply with the following general requirements of Table 5.3b of *Planning for Bush Fire Protection 2019*:

- are two-way sealed roads;
- minimum 8m carriageway width kerb to kerb;
- parking is provided outside of the carriageway width;
- hydrants are located clear of parking areas;
- are through roads, and these are linked to the internal road system at an interval of no greater than 500m;
- curves of roads have a minimum inner radius of 6m;
- the maximum grade road is 15 degrees and average grade of not more than 10 degrees;
- the road crossfall does not exceed 3 degrees; and
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

6. Non-perimeter roads must comply with the following general requirements of Table 5.3b of *Planning for Bush Fire Protection 2019*:

- minimum 5.5m carriageway width kerb to kerb;
- parking is provided outside of the carriageway width;
- hydrants are located clear of parking areas;
- roads are through roads, and these are linked to the internal road system at an interval of no greater than 500m;
- curves of roads have a minimum inner radius of 6m;
- the road crossfall does not exceed 3 degrees; and
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

Water and Utility Services

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

7. The provision of water, electricity and gas must comply with the following in accordance with Table 5.3c of *Planning for Bush Fire Protection 2019*:

- reticulated water is to be provided to the development where available;
- fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005;
- hydrants are not located within any road carriageway;
- reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
- fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005;
- all above-ground water service pipes are metal, including and up to any taps;
- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed as follows:
 - lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
 - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in *ISSC3 Guideline for Managing Vegetation Near Power Lines*.
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - *The storage and handling of LP Gas*, the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal; polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes are metal, including and up to any outlets.

Landscaping Assessment

The intent of measures is for landscaping. To achieve this, the following conditions shall apply:

8. Landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*. In this regard, the following principles are to be incorporated:

- A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- Planting is limited in the immediate vicinity of the building;
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
- Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do not touch or overhang buildings;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
- Low flammability vegetation species are used.

General Advice – Consent Authority to Note



- Development applications lodged on lots created within this subdivision may be subject to further assessment under the *Environmental Planning & Assessment Act 1979*. Future dwellings on bush fire prone land are required to address the requirements of *Planning for Bush Fire Protection 2019*.

This letter is in response to an assessment of the application based on the submitted further information and supersedes our previous general terms of approval dated 16/09/2024.

For any queries regarding this correspondence, please contact Elaine Chandler on 1300 NSW RFS.

Yours sincerely,

Adam Small
Manager Planning & Environment Services
Built & Natural Environment



BUSH FIRE SAFETY AUTHORITY

Subdivision – Subdivision

1 Rawdon Place Airids NSW 2560, 55//DP261258, 54//DP261258, 53//DP261258, 1//DP859041, 2//DP859041, 3//DP859041, 4//DP859041, 5//DP859041, 14//DP859041, 13//DP859041, 12//DP859041, 11//DP859041, 10//DP859041, 9//DP859041, 22//DP859041, 21//DP859041, 20//DP859041, 19//DP859041, 18//DP859041, 17//DP859041, 16//DP859041, 6//DP859041, 7//DP859041, 8//DP859041, 8080//DP1063276

RFS Reference: DA20231009004471-S38-3

Your Reference: (CNR-60938) 3464/2023/DA-SW

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority supersedes the previous Bush Fire Safety Authority DA20231009004471-CL55-2 issued on 16/09/2024 and confirms that, subject to the attached reissued General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

Adam Small

Manager Planning & Environment Services
Built & Natural Environment

Friday 8 November 2024