

# FINAL ASSESSMENT REPORT

## PLANNING PANEL

<b>PANEL REFERENCE &amp; DA NUMBER</b>	PPSSWC-427 – 2111/2024/DA-RA
<b>PROPOSAL</b>	Demolition of the existing dwellings and construction of a ten-storey mixed use apartment building, basement car parking, associated site and landscaping works, and lot consolidation
<b>ADDRESS</b>	Lot B DP 385792, 14 Palmer Street, Ingleburn Lot B DP 364581, 16 Palmer Street, Ingleburn Lot B DP 363519, 18 Palmer Street, Ingleburn Lot C DP 363519, 20 Palmer Street, Ingleburn
<b>APPLICANT</b>	Urban Link Architects Pty Ltd
<b>OWNER</b>	Radwan Mearbany
<b>DA LODGEMENT DATE</b>	3 July 2024
<b>APPLICATION TYPE</b>	DA
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 2, Schedule 6 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> : General development over \$30 million
<b>CIV</b>	\$35,126,643 (excluding GST)
<b>CLAUSE 4.6 REQUESTS</b>	Nil
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Housing) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Transport and Infrastructure) 2021 Campbelltown Local Environmental Plan 2015
<b>TOTAL &amp; UNIQUE SUBMISSIONS KEY ISSUES IN SUBMISSIONS</b>	3 objections, 1 petition Key issues: <ul style="list-style-type: none"> <li>• community expectations</li> <li>• increased traffic and parking demand</li> <li>• obstruction of light</li> <li>• dust nuisance</li> <li>• health concerns</li> <li>• noise pollution</li> <li>• air pollution</li> <li>• traffic congestion</li> <li>• redevelopment in the locality</li> <li>• previous objections to previous applications</li> </ul>
<b>DOCUMENTS SUBMITTED FOR CONSIDERATION</b>	Architectural plans, landscape plans, stormwater plans, access report, acoustic report, arborist report, BASIX certificate, BCA report, design verification statement, geotechnical report, preliminary site investigation, stormwater models, statement of environmental effects, traffic report, waste management plan
<b>RECOMMENDATION</b>	Approval

<b>DRAFT CONDITIONS TO APPLICANT</b>	N/A
<b>SCHEDULED MEETING DATE</b>	18 November 2024
<b>PLAN VERSION</b>	Revision F
<b>PREPARED BY</b>	Melanie Smith, Senior Town Planner
<b>DATE OF REPORT</b>	1 November 2024

## EXECUTIVE SUMMARY

The development application (DA 2111/2024/DA-RA) seeks consent for the demolition of the existing dwellings and construction of a ten-storey mixed use apartment building (including space for a child care centre), basement car parking, associated site and landscaping works, and lot consolidation.

The subject site is known as 14-20 Palmer Street, Ingleburn ('the site') and comprises four allotments with a total primary frontage of approximately 80.515 m to Palmer Street, and a secondary frontage of approximately 36.73 m to Suffolk Street. The sites have a total area of 2,917.30 m<sup>2</sup>.

Existing development on the sites consists of single storey dwelling houses, ancillary structures and scattered trees.

The locality is undergoing transition to a higher density build form following the Ingleburn CBD Planning Proposal coming into effect on 14 December 2023.

The site is in the R4 High Density Residential zone pursuant to Clause 2.2 of the Campbelltown Local Environmental Plan 2015 ('LEP 2015'). A residential flat building and a centre based child care facility all permitted with consent.

The principal planning controls relevant to the proposal include the State Environmental Planning Policy (Biodiversity and Conservation) 2021, State Environmental Planning Policy (Housing) 2021, State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Sustainable Buildings) 2022, State Environmental Planning Policy (Transport and Infrastructure) 2021, Campbelltown Local Environmental Plan 2015, the Apartment Design Guide, and the Child Care Planning Guideline. The proposal is generally consistent with the provisions of the planning controls.

There were no concurrence requirements from agencies for the proposal and the application is not integrated development pursuant to Section 4.46 of the *Environmental Planning and Assessment Act 1979* ('EP&A Act'). A referral to Endeavour Energy pursuant to State Environmental Planning Policy (Transport and Infrastructure) 2021 ('Transport and Infrastructure SEPP') was sent and no objections were raised.

Jurisdictional prerequisites to the grant of consent imposed by the following controls have been satisfied including:

- Section 4.6 of the Resilience and Hazards SEPP for consideration of whether the land is contaminated;
- Section 145 of the Housing SEPP in relation to advice of any design review panel have been satisfied; and
- Section 2.48(2) of the Transport and Infrastructure SEPP in relation to electricity



substation.

The application was placed on public exhibition from 9 July until 7 August 2024, with three submissions being received, and one petition with 11 signatures. These submissions raised concerns relating to community expectations, increased traffic and parking demand, obstruction of light, dust nuisance, health concerns, noise pollution, air pollution, traffic congestion, redevelopment in the locality, and previous objections to previous applications. These concerns are considered further in this report.

The application is referred to the Sydney Western City Planning Panel ('the Panel') as the development is '*regionally significant development*', pursuant to Section 2.19(1) and Section 2 of Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021 as the proposal general development that has an estimated cost of more than \$30 million.

Following a detailed assessment of the proposal against the matters for consideration under Section 4.15(1) of the EP&A Act, the proposal may be supported. Pursuant to Section 4.16(1)(b) of the EP&A Act, DA 2111/2024/DA-RA is recommended for approval subject to the attached conditions.

## 1. THE SITE AND LOCALITY

### 1.1 The Site

The overall site comprises of four allotments with a total primary frontage of approximately 80.515 m to Palmer Street, and a secondary frontage of approximately 36.73 m to Suffolk Street. The site slopes from the west towards the east by approximately 2.5 m. The sites have a total area of 2,917.30 m<sup>2</sup>.

The subject sites have a south-east/north-west orientation, and each allotment is occupied by a detached single storey dwelling with ancillary structures and vehicular crossovers to Palmer Street. Vegetation on each site is typical residential landscaping. The subject sites are shown in figure 1 below.



**Figure 1:** Aerial image of the subject sites

The sites are located within walking distance from schools, a park, a library and approximately 200 m from the Ingleburn town centre and approximately 500 m from the Ingleburn train station.

### 1.2 The Locality

Within the broader locality there are a range of different zonings including employment land, medium density residential, low density residential and recreational land. The site is currently surrounded by low density residential development in the form of single and double storey detached dwelling houses.



The locality is undergoing transition following the Council initiated Ingleburn CBD Planning Proposal. This Planning Proposal was initiated to facilitate the urban renewal of the Ingleburn CBD and came into effect on 14 December 2023. The planning proposal provided for increased building heights and densities (commercial and residential), improved flood evacuation routes, increased public open space, improved car park provision, and improved pedestrian access and mobility.



**Figure 2:** Aerial image of the locality

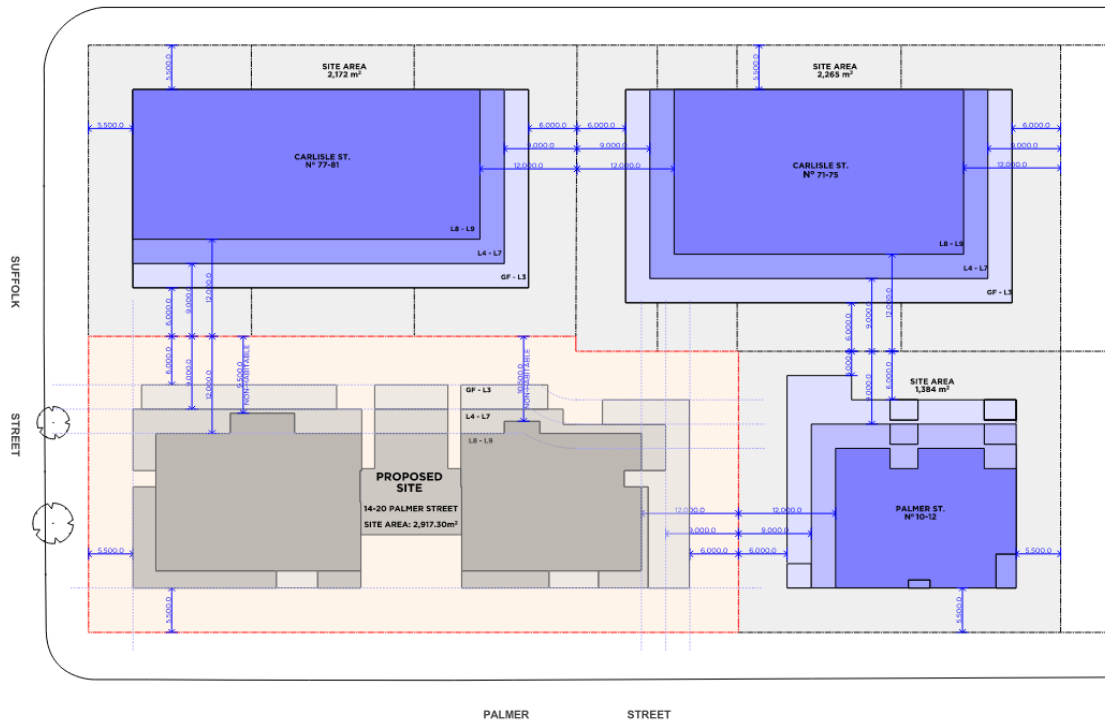
## 2. THE PROPOSAL AND BACKGROUND

### 2.1 The Proposal

The application is seeking consent for the demolition of the existing dwellings and construction of a ten-storey mixed use apartment building, basement car parking, associated site and landscaping works, and lot consolidation. Details of the development are as follows:

- Demolition of existing structures and lot consolidation.
- Removal of 27 trees.
- Construction of a ten storey mixed use development, comprising an indicative location for a future centre based child care facility and residential apartments.
- Three levels of basement car parking containing 138 parking spaces (including 12 accessible parking spaces).
- Ground floor consists of 501 m<sup>2</sup> of space for a future use as a centre based child care facility, two residential apartments, residential communal room, and two residential lobbies.
- Levels 1-9 consist of 101 apartments (including 11 affordable rental housing units) with a mix as follows:

- 18 x 1 bedroom apartments;
  - 76 x 2 bedroom apartments; and
  - 7 x 3 bedroom apartments.
- Provision of key infrastructure including electricity, stormwater, and landscaping.



**Figure 3:** Proposed site plan



**Figure 3:** Artist's impression

**Table 1: Development Data**

Control	Proposal
Site area	2,917.30 m <sup>2</sup>
GFA	10,205 m <sup>2</sup>
FSR (retail/residential)	3.50:1
Clause 4.6 Requests	No
No of apartments	103
Max Height	33.8 m
Landscaped area	917 m <sup>2</sup>
Car Parking spaces	137 plus 1 service bay
Setbacks	Front (Palmer Street) 5.5 m Secondary frontage (Suffolk Street) 5.5 m Side 6 m (minimum) Rear 6 m (minimum)

## 2.2 Background

A pre-lodgement meeting was held with the Campbelltown Design Excellence Panel (DEP) prior to the lodgement with the applicant on 11 July 2024 where various issues were discussed. A summary of the key issues and how they have been addressed by the proposal is outlined below:

- Ground floor wall on the northern elevation

The DEP raised concerns about the blank ground floor wall on the northern elevation of the building. The architect has addressed this by adding screened windows along the bin holding room, extending the communal room so it is visible on the northern elevation, and by adding a planter box.

- Communal space

The DEP raised concerns that the unit planning and street access for bin management appears satisfactory, the relationship of the community space and bin room created a very inaccessible garden particularly on the north side, and the undercroft space adjacent to the child care area is also deep and constrained for light and ventilation and has less engagement with the garden areas.

The architect has reconfigured the ground level, including the communal room and bin holding room to open up the garden area on the northern side and make it more accessible. From this change, the undercroft area will receive more light and ventilation.

- Garden area

To make maximum use of the garden area, the DEP suggested the following options:

- the relocation of the communal room toward the south;
- the relocation of the bin lift core near to the passenger lift core;
- an internal wrap around bin room,
- a loggia along the western facade that allows access and overseeing to the northern gardens.

In response to the DEP suggestions, the architect has amended the ground floor plan in the following ways:

- The communal room has been extended towards the south;
  - The bin core lift is now adjoining the passenger lift;
  - The bin room is now wrap around and more functional;
  - A loggia has been added to allow overseeing to the northern gardens.
- Ground floor units

The DEP advised that the ground floor units require strong definition of street connectivity and separate addresses for the purposes of active engagement, passive surveillance and private access and that sliding door entries are not acceptable.

The architect has amended the ground floor plans to provide direct street access to the ground floor units. The sliding doors have been removed and replaced with regular doors.

- Building massing

As the site is on the edge of a zone boundary the DEP recommended that the building massing should attempt to demonstrate a transition from the adjoining 9m height limit to this height limit. The DEP also suggested swapping the rooftop garden with the southern top floor mass to further enhance a transitional building mass without loss of accommodation.

The architect has reconfigured level 9 and the rooftop garden is now proposed towards the southern boundary. This has resulted in a lower height perception from Suffolk Street and a greater transition from the R3 zone to the R4 zone.

- Ground floor units

The DEP raised concerns that the ground shear wall expression offered little in sun, wind and rain protection to the living spaces whilst lacking the expression of the externally addressed ground floor location.

The architect has amended the front facades of the ground floor units to add recessing and projecting elements which will offer more protection from the elements and add to the overall architectural merit of the building.

- Sustainability

The DEP suggested that a building of this scale should support a raft of sustainable design initiatives and set a sustainability target.

The applicant has added solar panels to the roof of the building, the building is naturally well



ventilated, and the landscaping selection includes a variety of native, drought resistant species.

The development application was lodged on 3 July 2024. A chronology of the development application since lodgement is outlined below including the Panel's involvement (briefings, deferrals etc) with the application:

**Table 2: Chronology of the DA**

<b>Date</b>	<b>Event</b>
<b>3 July 2024</b>	DA lodged
<b>9 July until 7 August 2024</b>	Exhibition of the application
<b>11 July 2024</b>	Design Excellence Panel meeting
<b>23 July 2024</b>	Request for information from Council to applicant
<b>9 August 2024</b>	DA referred to external agencies (Endeavour Energy)
<b>10 August 2024</b>	Referral received from Endeavour Energy
<b>12 August, 5 September, 27 September 2024</b>	Amended plans lodged and accepted by Council under CI 38(1) of the Environmental Planning and Assessment Regulation 2021 ('2021 EP&A Regulation').

## 2.3 Site History

The site has been subject to two previous approvals. These approvals are as follows:

- DA 1985/2017/DA-RA sought consent for the demolition of existing structures and construction of a five storey residential apartment building containing 51 apartments and two levels of basement carparking, and provision of space for a childcare centre on the ground floor of the building. This application was approved by the Campbelltown Local Planning Panel on 26 September 2018.
- DA 1091/2021/DA-RA sought consent for the demolition of existing structures and construction of a five storey residential apartment building containing 53 apartments and two levels of basement carparking, and provision of space for a childcare centre on the ground floor of the building. This application was approved by the Campbelltown Local Planning Panel on 30 June 2022.

These consents were not acted upon.

## 3. STATUTORY CONSIDERATIONS

When determining a development application, the consent authority must take into consideration the matters outlined in Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* ('EP&A Act'). These matters as are of relevance to the development application include the following:

- (a) *the provisions of any environmental planning instrument, proposed instrument,*

- development control plan, planning agreement and the regulations*
- (i) any environmental planning instrument, and*
  - (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
  - (iii) any development control plan, and*
  - (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
  - (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*  
*that apply to the land to which the development application relates,*
  - (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
  - (c) the suitability of the site for the development,*
  - (d) any submissions made in accordance with this Act or the regulations,*
  - (e) the public interest.*

These matters are further considered below.

It is noted that the proposal is not considered to be:

- Integrated Development (s4.46)
- Designated Development (s4.10)
- Requiring concurrence/referral (s4.13)
- Crown DA (s4.33) – written agreement from the Crown to the proposed conditions of consent must be provided

### **3.1 Environmental Planning Instruments, proposed instrument, development control plan, planning agreement and the regulations**

The relevant environmental planning instruments, proposed instruments, development control plans, planning agreements and the matters for consideration under the Regulation are considered below.

#### **(a) Section 4.15(1)(a)(i) - Provisions of Environmental Planning Instruments**

The following Environmental Planning Instruments are relevant to this application:

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Housing) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *Campbelltown Local Environmental Plan 2015.*

A summary of the key matters for consideration arising from these State Environmental Planning Policies are outlined in Table 3 and considered in more detail below.

**Table 3: Summary of Applicable Environmental Planning Instruments**

<b>EPI</b>	<b>Matters for Consideration (Brief summary)</b>	<b>Comply (Y/N)</b>
State Environmental Planning Policy (Biodiversity & Conservation) 2021	<p>Chapter 6: Water Catchments.</p> <p>The site is identified on the Georges River Catchment Map as being within the Georges River Catchment. Appropriate soil and water management protocols are conditioned to ensure the development does not result in any adverse impacts to the Georges River or its tributaries. On that basis, the proposed development meets the relevant provisions of Chapter 6.</p>	Y
State Environmental Planning Policy (Housing) 2021	<p>Chapter 2: Affordable Housing</p> <p>Satisfactory subject to a condition that the affordable housing component of the development is used as affordable housing for a minimum of 15 years.</p> <p>Chapter 4: Design of residential apartment development</p> <p>Clause 30(2) - Design Quality Principles - The proposal is consistent to the design quality principles and the proposal is consistent to the ADG requirements for car parking, communal open space, solar access, natural ventilation.</p>	Y
State Environmental Planning Policy (Planning Systems) 2021	<p>Chapter 2: State and Regional Development</p> <p>Section 2.19(1) declares the proposal is regionally significant development pursuant to Clause 2 of Schedule 6 as it comprises development that has an estimated development cost of more than \$30 million.</p> <p>The application is being referred to the Sydney Western City Planning Panel to determine.</p>	Y
SEPP (Resilience & Hazards)	<p>Chapter 4: Remediation of Land</p> <p>Section 4.6 - Contamination and remediation have been considered in the preliminary site investigation and the proposal is satisfactory subject to conditions.</p>	Y
SEPP (Sustainable Buildings) 2022	<p>No compliance issues identified subject to imposition of conditions on any consent granted.</p>	Y
State Environmental Planning Policy (Transport and Infrastructure) 2021	<p>Chapter 2: Infrastructure</p> <p>Section 2.48(2) (Determination of development applications—other development) - electricity transmission - the proposal is satisfactory subject to conditions.</p> <p>Chapter 3: Educational Establishments and child care facilities</p>	Y

EPI	Matters for Consideration (Brief summary)	Comply (Y/N)
	<p>Section 3.23 - Centre-based childcare facility—matters for consideration by consent authorities</p> <p>The proposal includes space for a future centre based child care facility. The proposal is generally consistent with the Child Care Planning Guideline with further matters to be considered under a future DA.</p>	
LEP	<ul style="list-style-type: none"> <li>• Clause 2.3 - Permissibility and zone objectives</li> <li>• Clause 4.1C - Minimum qualifying site area and lot size for certain residential and centre-based child care facility development in residential zones</li> <li>• Clause 4.3 - Height of buildings</li> <li>• Clause 4.4 - Floor space ratio</li> <li>• Clause 7.1 - Earthworks</li> <li>• Clause 7.4 - Salinity</li> <li>• Clause 7.10 - Essential services</li> <li>• Clause 7.13 - Design Excellence</li> <li>• Clause 7.18 - Restrictions on access to or from public roads</li> <li>• Clause 7.31 - Development in Ingleburn CBD</li> </ul>	Y
DCP	<p>Volume 1, Part 2 - Requirements applying to all types of development</p> <p>Volume 1, Part 5 - Residential flat buildings and mixed-use development</p> <p>Volume 1, Part 8 - Centre-based child care facilities</p> <p>Volume 2, Site Specific DCPs, Part 17 - Ingleburn CBD</p>	Y

Consideration of the relevant SEPPs is outlined below.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 6 applies to land in the Georges River and Hawkesbury-Nepean Catchments. 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.

The site is identified on the Georges River Catchment Map as being within the Georges River Catchment. Appropriate soil and water management protocols are conditioned to ensure the development does not result in any adverse impacts to the Georges River or its tributaries. On that basis, the proposed development meets the relevant provisions of Chapter 6 of the Biodiversity and Conservation SEPP.

State Environmental Planning Policy (Housing) 2021

## Chapter 2: Affordable housing

The objective of this division of the Housing SEPP is to facilitate the delivery of new in-fill affordable housing to meet the needs of very low, low and moderate income households.

To benefit from the provisions of Chapter 2 to gain additional building height and floor space ratio, a minimum of 10% of the proposed development must be used as affordable housing for a minimum period of 15 years. The application is proposing that 15% of the development will be affordable housing.

By benefiting from the provisions of the Housing SEPP, the maximum allowable building height is 33.8m, and FSR of 3.50:1.

The proposed development is compliant with the maximum building height and FSR and is satisfactory subject to a condition that the affordable housing component of the development is used as affordable housing for a minimum of 15 years.

## Chapter 4: Design of residential apartment development

Clause 29 of the Environmental Planning and Assessment Regulation 2021 states that a development application that relates to residential apartment development must be accompanied by a statement by a qualified designer. The statement must—

- (a) Verify that the qualified designer designed, or directed the design of, the development, and
- (b) Explain how the development addresses—
  - (i) The design quality principles, and
  - (ii) The objectives in Parts 3 and 4 of the Apartment Design Guide

A statement to this effect has been received from Georges Jreije of Urban Link.

Section 147 of Chapter 4 of the Housing SEPP states that development consent must not be granted to residential apartment development unless the consent authority has considered the following—

- (a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9,
- (b) the Apartment Design Guide,
- (c) any advice received from a design review panel within 14 days after the consent authority referred the development application or modification application to the panel.

In relation to subclause (a), the application includes an assessment of the design quality principles by the architect. This assessment is considered to be accurate and reasonable.

In relation to subclause (b), an assessment of the application against the Apartment Design Guide is presented in attachment 3 and demonstrates that the proposed development is fully compliant in this regard.

In relation to subclause (c), design review panel means a panel constituted by the Minister under section 288A of the Environmental Planning and Assessment Regulation 2021. Council's

Design Excellence Panel is not a design review panel as defined by the Regulation.

#### State Environmental Planning Policy (Planning Systems) 2021 ('Planning Systems SEPP')

##### Chapter 2: State and Regional Development

The proposal is *regionally significant development* pursuant to Section 2.19(1) as it satisfies the criteria in Clause 2 of Schedule 6 of the Planning Systems SEPP as the proposal is development for a mixed-use development with a development value of over \$30 million. Accordingly, the Sydney Western City Planning Panel is the consent authority for the application. The proposal is consistent with this Policy.

#### State Environmental Planning Policy (Resilience and Hazards) 2021

##### Chapter 4: Remediation of Land

The provisions of Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021 ('the Resilience and Hazards SEPP') have been considered in the assessment of the development application. Section 4.6 of Resilience and Hazards SEPP requires consent authorities to consider whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out. In order to consider this, a Preliminary Site Investigation ('PSI') has been prepared for the site.

The PSI consisted of a search of historical records, a site walkover, drilling of boreholes, collection of soils, and laboratory analysis of soil samples. The findings of the research and testing of the samples determined that the site and immediate surrounds have been used as low density residential since at least 1961 and prior to that the land was vacant rural land, no sources of gross contamination were identified during the review of the site history and the walkover, natural clay soils at the site may be classifiable as VENM, and no asbestos was detected in the soil samples that were analysed.

The report concluded that the site can be made suitable for the proposed residential flat building and centre based child care facility subject to a Hazardous Building Materials Survey of all existing structures be under taken prior to demolition, and following demolition additional soil testing be undertaken to confirm the preliminary waste classification for disposal, including under the building footprints.

In regard to the above, the proposal is considered to be consistent with Resilience and Hazards SEPP, subject to conditions ensuring compliance with the recommendations of the Preliminary Site Investigation.

#### State Environmental Planning Policy (Sustainable Buildings) 2022

State Environmental Planning Policy (Sustainable Buildings) 2022 ('Sustainable Buildings SEPP') applies to the proposal. The objectives of this Policy are to ensure that the performance of the development satisfies the requirements to achieve water and thermal comfort standards that will promote a more sustainable development.

The application is accompanied by BASIX Certificate No.1173124M\_05 prepared by Greenworld Architectural Drafting dated 15 June 2024 committing to environmentally sustainable measures. The Certificate demonstrates the proposed development satisfies the relevant



water, thermal and energy commitments as required by the BASIX SEPP. The proposal is consistent with the Sustainable Buildings SEPP subject to the recommended conditions of consent.

#### State Environmental Planning Policy (Transport and Infrastructure) 2021

The Transport and Infrastructure SEPP aims to facilitate the efficient delivery of transport and infrastructure projects, streamline the planning process, and ensure that development aligns with strategic transport objectives while minimising impacts on surrounding communities and the environment. Various provisions within the Transport and Infrastructure SEPP are applicable to the application. These are discussed below:

#### Section 2.48 – Development likely to affect an electricity transmission or distribution network – determination of development applications

This clause requires the consent authority notify the electricity supply authority and consider their response for specific works, including those near underground electricity lines, easements, substations, and overhead power lines. The proposed development would involve works described by the clause, and accordingly, the application was referred to Endeavour Energy, who provided conditions that have been included within the recommended conditions of consent.

#### Section 3.23 – Centre-based childcare facility—matters for consideration by consent authorities

The proposed development provides an indoor and outdoor space within which to provide a future childcare centre. The aspects of the childcare centre have not been assessed as part of this development application, as sufficient details have not been provided for a thorough assessment. A preliminary assessment of the proposal against the childcare guideline and Part 8 of the Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP) is provided in attachments 4 and 6 of this report.

It is noted the submitted acoustic report does not address the future childcare centre and a revised report will be required as part of any future development application for a childcare centre on the site.

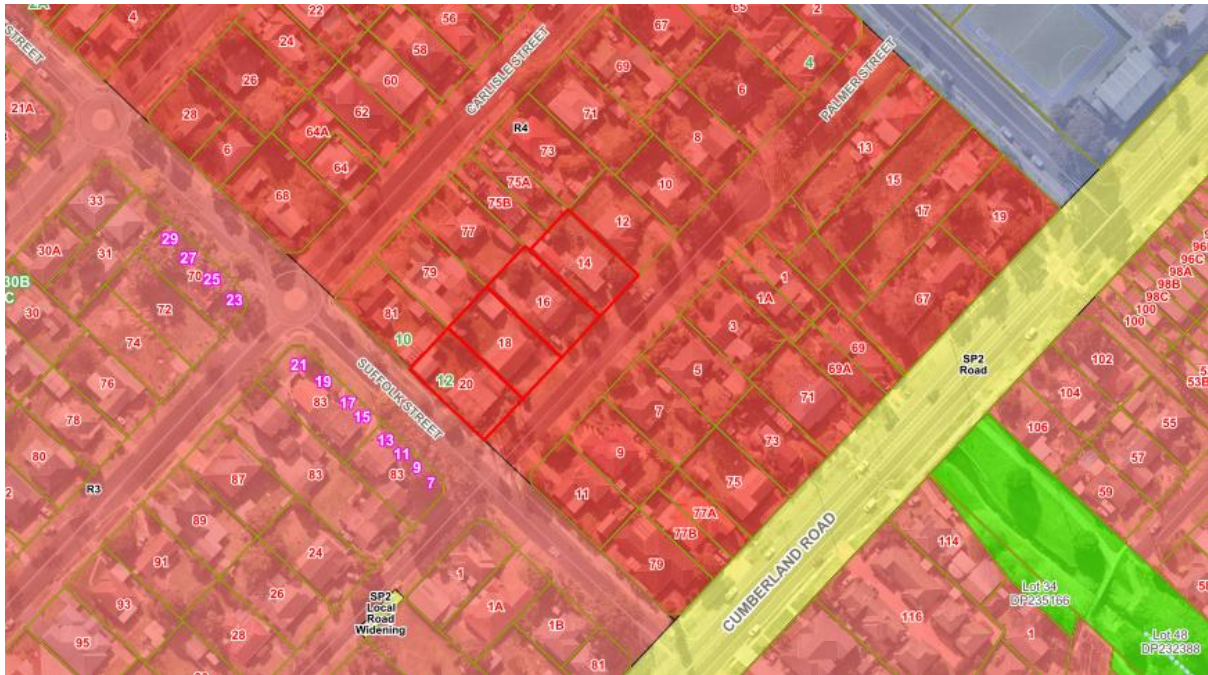
A full assessment of the indoor and outdoor areas will be required as part of the future development application. Elements of the building may be required to be upgraded including but not limited to acoustics, privacy and fencing to address compliance with the Transport and Infrastructure SEPP.

#### Campbelltown Local Environmental Plan 2015

The relevant local environmental plan applying to the site is the Campbelltown Local Environmental Plan 2015 ('the LEP').

#### Zoning and Permissibility (Part 2)

The site is located within the R4 High Density Residential Zone pursuant to Clause 2.2 of the LEP.



**Figure 3:** Zoning map

According to the definitions in Clause 4 (contained in the Dictionary), the proposal satisfies the definition of residential flat building and centre based child care facility which are permissible uses with consent in the Land Use Table in Clause 2.3.

The zone objectives include the following (pursuant to the Land Use Table in Clause 2.3):

- *To provide for the housing needs of the community within a high density residential environment.*
- *To provide a variety of housing types within a high density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To encourage high density residential development in close proximity to centres and public transport hubs.*
- *To maximise redevelopment and infill opportunities for high density housing within walking distance of centres.*
- *To enable development for purposes other than residential only if that development is compatible with the character and scale of the living area.*
- *To minimise overshadowing and ensure a desired level of solar access to all properties.*

The proposal is considered to be consistent with these zone objectives for the following reasons:

- The proposal provides for housing for the community in a high density residential environment.
- The proposal provides a centre based child care facility that will meet the needs of residents.
- The proposal provides high density residential development that is close to the town centre and Ingleburn train station.
- The proposal will redevelop the site by infill development that is within walking distance of Ingleburn town centre.
- The development minimises overshadowing and has been designed to achieve

maximum solar access.

#### General Controls and Development Standards (Part 2, 4, 5 and 7)

The LEP also contains controls relating to development standards, miscellaneous provisions and local provisions. The controls relevant to the proposal are considered in attachment 2.

The proposal is considered to be compliant with the LEP.

#### **(c) Section 4.15(1)(a)(iii) - Provisions of any Development Control Plan**

The following Development Control Plan is relevant to this application:

- *Campbelltown (Sustainable City) Development Control Plan 2015*

The application is generally consistent with the DCP but does propose some minor variations. These proposed variations are discussed below.

#### **Part 5 – Residential Flat Buildings and Mixed-Use Development**

The development application was assessed under the relevant controls outlined in Part 5 of the SCDCP with regard to requirements for residential flat buildings. The compliance table is contained within attachment 6. A discussion of the non-compliant control is presented below.

##### **Section 5.5.3 General Requirements for Residential Flat Buildings**

###### Variation

Control (j) limits that a maximum of fifty dwellings be accessible from a single common lift. The applicant is seeking a variation to this control to allow 53 apartments to be accessed from the southern lift.

###### Officer assessment

The objective of this control is to ensure that the occupants of residential flat buildings have a high level of amenity. This minor variation is considered acceptable as the two ground floor apartments have their own direct street access, and all apartments on level 9 will have access to both lifts. It is not foreseen that this minor variation will create overcrowding or lengthy wait times for lifts. This is considered to be an acceptable outcome for a development of this size, and the objectives of part 5 of the SCDCP are achieved in this instance.

#### **Part 8 – Centre based child care facilities**

The development application was assessed under the relevant controls outlined in Part 8 of the SCDCP with regard to requirements for centre based child care facilities. The compliance table is contained within attachment 6. A discussion of the non-compliant control is presented below.

#### **Section 8.5 Landscaping**

###### Variation

The SCDCP requires a 1.5 m landscape strip to be provided to the side and rear boundaries. The applicant is seeking a variation to this control to allow a 1.2 m wide landscape strip to Palmer Street and 1 m to the north-western side boundary.

#### Officer assessment

The objective of this control is to enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings, while maintaining opportunities for passive surveillance.

The proposed landscaping to Palmer Street and the side will still provide dense planting that softens the visual impact of the building. Allowing this minor variation will also ensure that the development has a consistent look along each boundary and the child care facility will not look different and separate from the residential component of the development.

### **Part 17 – Ingleburn CBD**

The development application was assessed under the relevant controls outlined in Volume 2, Part 17 of the SCDCP with regard to requirements for residential flat buildings in Ingleburn CBD. The compliance table is contained within attachment 6. A discussion of the non-compliant controls is presented below.

#### **Section 17.4.1.2 Building setbacks for residential flat buildings – Areas zoned R4**

##### Variation

The SCDCP requires residential flat buildings to be setback 6 m from any street boundary, and 8 m from the rear boundary, and basements to be setback 5 m from the rear boundary and 2 m from the front boundary. The applicant is seeking a variation to this control to allow a 5.5 m setback to both Palmer Street and Suffolk Street, and a 6 m rear setback, and the basement to be setback 1.2 m from the Palmer Street boundary.

##### Officer assessment

The proposed development provides setbacks that are consistent with the setbacks prescribed in Part 5 the SCDCP for residential flat buildings, the ADG, and are consistent with previous approvals on site.

The development provides compliant solar access, deep soil zones and landscaping. In this regard it is considered that slightly reduced setbacks will not have a detrimental effect on the surrounds.

Matters for consideration under the DCP are addressed in attachment 6.

The following contributions plans are relevant pursuant to Section 7.18 of the EP&A Act and have been considered in the recommended conditions (notwithstanding Contributions Plans are not DCPs they are required to be considered):

- *Campbelltown Local Infrastructure Plan 2018 Amendment 1*

This Contributions Plan has been considered and a condition is recommended to ensure payment of the development contribution prior to the issue of a construction certificate.

**(d) Section 4.15(1)(a)(iia) – Planning agreements under Section 7.4 of the EP&A Act**

There have been no planning agreements entered into and there are no draft planning agreements being proposed for the site.

**(e) Section 4.15(1)(a)(iv) – Provisions of Regulations**

Section 61 of the 2021 EP&A Regulation contains matters that must be taken into consideration by a consent authority in determining a development application.

These provisions of the 2021 EP&A Regulation have been considered and are addressed in the recommended draft conditions (where necessary).

The Education and Care Services National Regulations are applicable to a centre based child care facility and will be assessed in detail with a future DA for the facility.

**3.2 Section 4.15(1)(b) – Likely Impacts of Development**

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality must be considered. In this regard, potential impacts related to the proposal have been considered in response to SEPPs, LEP and DCP controls outlined above.

Conditions are recommended to ensure adequate erosion and sediment control during works, therefore ensuring the development does not result in adverse impacts on the natural environment. Significant landscaping is proposed and results in a significant improvement on current site conditions. The development also includes the installation of solar panels, which reduces dependency on the energy grid and results in an energy efficient building.

The proposed development represents a contemporary architectural form that contributes to design excellence in the broader locality. The building incorporates varying materials and architectural design elements including vertical and horizontal offsets in the wall surfaces to ensure it is suitably articulated, thereby having a positive impact on the built environment.

Having regard to social and economic impacts generated by the development, the flat building will contribute to the provision of housing choice within the Campbelltown locality to meet the housing needs of the local community.

The demolition and construction phases of the development will have minor flow on economic benefits for the locality through the generation of employment.

Accordingly, it is considered that the proposal will not result in any significant adverse impacts in the locality as outlined above.

**3.3 Section 4.15(1)(c) – Suitability of the site**

It is considered the proposed development is of a scale and design that it is suitable for the site. The proposal responds well to site conditions in terms of its size, shape, topography and relationship to adjoining dwellings.

No constraints or hazards have been identified which would deem the site unsuitable for the proposed development.

### 3.4 Section 4.15(1)(d) - Public Submissions

These submissions are considered in Section 4 of this report.

### 3.5 Section 4.15(1)(e) - Public interest

Section 4.15(1)(e) of the EP&A Act requires the consent authority to consider the public interest when determining a development application. In this regard, the proposal is considered to have satisfactorily responded to the future desired outcomes expressed in the relevant environmental planning instruments and development control plan, and results in a development outcome that, on balance, has a positive impact on the community.

The development will provide for a variety of housing choices, including a component of affordable housing, and in the future will provide additional child care for the local community.

Accordingly, it is considered that approval of the proposed development would be in the public interest.

## 4. REFERRALS AND SUBMISSIONS

### 4.1 Agency Referrals and Concurrence

The development application has been referred to Endeavour Energy for comment as required by the EP&A Act and outlined below in Table 5.

There are no outstanding issues arising from this referral, subject to the imposition of the recommended conditions of consent being imposed.

**Table 4: Concurrence and Referrals to agencies**

Agency	Concurrence/ referral trigger	Comments (Issue, resolution, conditions)	Resolved
<b>Referral/Consultation Agencies</b>			
Electricity supply authority	Section 2.48 - <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> Development near electrical infrastructure	The application was referred to Endeavour Energy, who provided conditions that have been included within the recommended conditions of consent.	Y
Campbelltown Design Excellence Panel	Section 145 - <i>State Environmental Planning Policy (Housing) 2021</i>  Advice of the Design Review Panel ('DRP')	The advice of the DEP has been considered in the proposal and is further discussed in the SEPP Housing assessment section of this report.	Y

### 4.2 Council Officer Referrals

The development application has been referred to various Council officers for technical review as outlined Table 5.



**Table 5: Consideration of Council Referrals**

Officer	Comments	Resolved
<b>Engineering</b>	Council's Engineering Officer reviewed the submitted stormwater concept plan and considered that there were no objections subject to conditions.	Y
<b>Environment</b>	Council's Environment Officer reviewed the submitted arboricultural impact assessment and acoustic assessment and considered that there were no objections subject to conditions.	Y
<b>Waste</b>	Council's Waste Officer reviewed the submitted architectural plans and considered that there were no objections subject to conditions.	Y
<b>Contributions Planning</b>	Contributions Planning have provided a contributions calculation, and this is included as a condition of consent.	Y

### 4.3 Community Consultation

The proposal was notified in accordance with Council's Community Participation Plan from 9 July until 7 August 2024. The notification included the following:

- A sign placed on the site;
- Notification on a website;
- Notification letters sent to properties within a 100m radius (77 letters);
- Notification on the Council's website.

The Council received a total of 3 unique submissions and one petition with 11 signatures. The issues raised in these submissions are considered in Table 6.

**Table 6: Community Submissions**

Issue	No of submissions	Council Comments
<b>Community expectations</b>  Submissions raised concern that the development application is inconsistent with community expectations and wishes	3	The proposal is permissible within the zone and consistent with the zone objectives and the majority of the controls relevant to the proposed development.
<b>Traffic parking and</b>	3	The proposed development provides for parking in accordance with the Housing SEPP and surplus parking for a potential future childcare centre. The

Issue	No of submissions	Council Comments
Submissions raised concern that the development will increase traffic and parking demand		application is accompanied by a traffic report that states overall the development would not significantly affect local traffic.
<b>Obstruction of light</b>  Submissions raised concern that the development will obstruct light from the surrounding residential development	2	The submitted shadow diagrams demonstrate that the proposal would affect the front setback of the Palmer Street properties between 2:00 pm and 3:00 pm on the winter solstice, the front setbacks and front windows of the dwellings would retain solar access between 9:00 am and 2:00 pm, well beyond 3 hours as required by the SCDCP.
<b>Dust</b>  Submissions raised concern with the impacts of dust from the development	1	The objector has stated they are allergic to dust and hold Council responsible for their ill health. The proposed development would generate dust associated with construction with regard to the demolition and excavation of the site. Conditions of consent have been recommended in attachment 1 with regard to construction management.
<b>Health</b>  Submissions raised concern that the development will cause health issues	1	The objector has stated that Council is responsible if the objector falls ill, Council has assessed a development application that is permissible within the zone and the recommendation contains conditions of consent to mitigate impacts to adjoining properties.
<b>Noise</b>  Submissions raised concern that the development will result in noise pollution	2	The proposed development will result in some increase in noise within the locality, however, an acoustic report has been provided and includes measures to mitigate acoustic impacts on the surrounding properties in line with Council's controls regarding to ensure the development does not exceed the relevant noise criteria.
<b>Air pollution</b>  Submissions raised concern	2	The proposed development will result in a net increase in traffic in the area which will result in a subsequent increase in car emissions, however, the increase is considered to be minor and would not generate a

Issue	No of submissions	Council Comments
that the development will result in air pollution from increased traffic		significant level of emissions that would be cause for concern.
<b>Traffic congestion</b>  Submissions have raised concern that the development will result in traffic congestion	2	The proposed development will result in a net increase in cars within the locality, the applicant has submitted a traffic report in support of the proposed development. Overall, the proposed development is not considered to result in a significant increase in traffic on local roads and is therefore considered to be acceptable.
<b>Redevelopment in the locality</b>  Submissions have raised concern about the redevelopment of Ingleburn	1	The objector has raised that they intended to live at the property for a number of years and object to developers purchasing properties for redevelopment.  The locality has been rezoned since the purchase of the property and as such redevelopment of surrounding sites with development that is permissible within the zone is an acceptable outcome.
<b>Previous submissions</b>  Submissions have raised concerns about previous submissions to previous applications	1	As the resubmission of a submission to Council regarding a separate development application on the site, the issues raised in this letter are not considered to be relevant to the proposal at hand and the submission was addressed in the previous determination for that application.

## 5. CONCLUSION

This development application has been considered in accordance with the requirements of the EP&A Act and the Regulations as outlined in this report. Following a thorough assessment of the relevant planning controls, issues raised in submissions and the key issues identified in this report, it is considered that the application can be supported.

## 6. RECOMMENDATION

That the Development Application DA No 2111/2024/DA-RA for the demolition of the existing dwellings and construction of a ten-storey mixed use apartment building, basement car parking, associated site and landscaping works, and lot consolidation at 14-20 Plamer Street, Ingleburn be APPROVED pursuant to Section 4.16(1)(a) of the *Environmental Planning and Assessment Act 1979* subject to the draft conditions of consent attached to this report at

## Attachment 1.

The following attachments are provided:

- Attachment 1: Draft Conditions of consent
- Attachment 2: SEPP Housing compliance table
- Attachment 3: Apartment Design Guide compliance table
- Attachment 4: Child Care Planning Guideline compliance table
- Attachment 5: Campbelltown Local Environmental Plan 2015 compliance table
- Attachment 6: Campbelltown (Sustainable City) Development Control Plan 2015 compliance table
- Attachment 7: Architectural plans
- Attachment 8: Landscape plans
- Attachment 9: Stormwater plans
- Attachment 10: Design Excellence Panel minutes

## Attachment 1: Draft Conditions of consent

### Terms and Reasons for Conditions

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

### GENERAL CONDITIONS

1.	<b>Approved plans and supporting documentation</b>				
	Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.				
	<b>Approved plans</b>				
	Plan no.	Revision no.	Plan title	Drawn by	Date of plan
	DA-000	F	Project Information	Urban Link	31/07/2024
	DA-003	F	Site Plan & Analysis	Urban Link	31/07/2024
	DA-004	F	Demolition Plan	Urban Link	31/07/2024
	DA-101	F	Basement 03	Urban Link	31/07/2024
	DA-102	F	Basement 02	Urban Link	31/07/2024
	DA-103	F	Basement 01	Urban Link	31/07/2024
	DA-104	F	Ground Level	Urban Link	31/07/2024
	DA-105	F	Level 01	Urban Link	31/07/2024
	DA-106	F	Level 02	Urban Link	31/07/2024
	DA-107	F	Level 03	Urban Link	31/07/2024
	DA-108	F	Level 04	Urban Link	31/07/2024
	DA-109	F	Level 05	Urban Link	31/07/2024
	DA-110	F	Level 06	Urban Link	31/07/2024
	DA-111	F	Level 07	Urban Link	31/07/2024
	DA-112	F	Level 08	Urban Link	31/07/2024
	DA-113	F	Level 09	Urban Link	31/07/2024
	DA-114	F	Roof	Urban Link	31/07/2024
	DA-201	F	North and South Elevation	Urban Link	31/07/2024
	DA-202	F	East Elevation	Urban Link	31/07/2024
	DA-203	F	West Elevation	Urban Link	31/07/2024
	DA-204	F	Streetscapes	Urban Link	31/07/2024
	DA-301	F	Sections	Urban Link	31/07/2024
	DA-901	F	Material Studies	Urban Link	31/07/2024
	DA-902	F	Finishes Schedule	Urban Link	31/07/2024
	DA-1401	F	GFA Diagrams	Urban Link	31/07/2024
	DA-1402	F	Adaptable Units	Urban Link	31/07/2024
	DA-1403	F	COS & Deep Soil	Urban Link	31/07/2024
	DA-1404	F	Cross Flow and Solar Diagrams	Urban Link	31/07/2024
	DA-1409	F	Affordable Housing	Urban Link	31/07/2024
	000	I	Landscape Coversheet	Site Image Landscape Architects	08/08/2024

101	J	Landscape Plan Ground Floor	Site Landscape Architects Image	08/08/2024
102	E	Landscape Plan Level 4	Site Landscape Architects Image	08/08/2024
103	D	Landscape Plan Level 9	Site Landscape Architects Image	08/08/2024
501	A	Landscape Details	Site Landscape Architects Image	22/01/2021
000	A	Cover Sheet Plan	Telford Civil	30/11/2023
101	D	Stormwater Concept Plan Basement Level 3 Sheet 1 of 2	Telford Civil	08/06/2024
102	B	Stormwater Concept Plan Basement Level 3 Sheet 2 of 2	Telford Civil	23/05/2024
103	D	Stormwater Concept Plan Basement Level 2	Telford Civil	12/06/2024
104	D	Stormwater Concept Plan Basement Level 1	Telford Civil	08/06/2024
105	D	Stormwater Concept Plan Ground Floor	Telford Civil	26/09/2024
106	B	Inset Plan	Telford Civil	26/09/2024
107	B	On-Site Detention Details and Calculations Sheet 1 of 2	Telford Civil	26/09/2024
108	B	On-Site Detention Details and Calculations Sheet 2 of 2	Telford Civil	26/09/2024
109	C	Catchment Plan and Music Results	Telford Civil	26/09/2024
110	A	Sediment and Erosion Control Plan & Details	Telford Civil	30/11/2023
111	C	Miscellaneous Details Sheet	Telford Civil	26/09/2024
<b>Approved documents</b>				
Document title		Version no.	Prepared by	Date of document
Access Compliance Report		G	Access Link Consulting	13/06/2024
Arboricultural Impact Assessment		-	Tree and Landscape Consultants	05/03/2021
Amended Geotechnical Investigation report		-	Geotechnique Pty Ltd	06/10/2021
Preliminary Site Investigation		1	Geosyntec Consultants	06/10/2021



	<p>In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.</p> <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 style="text-align: right;">D.01.101.D</p>
<b>2.</b>	<p><b>Amended plans and documents</b></p> <p>a) Further details are to be provided regarding the waste management of the development. These details are to form a revised WMP and must be submitted to Campbelltown City Council to review and approve prior to the issue of the Construction Certificate.</p> <p>The revised WMP is to be prepared in accordance with Campbelltown (Sustainable City) DCP 2015 and include:</p> <ul style="list-style-type: none"> <li>Revised bin allocation and servicing frequency for the residential component of the development to utilise bulk bins (660L) and a weekly servicing frequency for the general waste stream.</li> <li>Revised bin allocation and servicing frequency for the residential component of the development to utilise 240L and a weekly servicing frequency for recycling bins.</li> <li>Revised waste chute termination points to discharge into a minimum of 2 x 660L general waste bins (based on ensuring a 2-day capacity before rotation).</li> <li>Revised layouts of bin storage and temporary bin storage areas to reflect the revised number and size of bins.</li> <li>Revised bin storage area for the childcare centre component of the development to allow for servicing frequency at a maximum of 1 service per week.</li> </ul> <p>b) Revised architectural plans are to be submitted to Campbelltown City Council's Waste section for approval prior to the issue of the Construction Certificate that are consistent and reflect the required changes of the revised Waste Management Plan. This includes:</p> <ul style="list-style-type: none"> <li>Bin storage of the residential component to reflect the revised bin allocation and revised bin sizes.</li> <li>Temporary bin holding area to reflect the revised bin allocation and revised bin sizes.</li> <li>Waste chute termination point is to be designed to discharge into a minimum of 2 x 660L general waste bins.</li> <li>Revised bin storage area for the childcare centre component of the development to allow for servicing frequency at a maximum of 1 service per week.</li> <li>Nominated kerbside presentation area for residential waste servicing.</li> </ul> <p>c) A revised acoustic assessment is to be submitted to the principal certifier prior to the issue of a construction certificate that reflect the amended architectural plans dated 31 July 2024, revision F.</p> <p>d)</p> <p><i>Condition reason: To require minor amendments to the plans endorsed by the consent authority following assessment of the development.</i></p> <p style="text-align: right;">D01.01.01</p>
<b>3.</b>	<p><b>Notification of Home Building Act 1989 requirements</b></p> <p>1. This section applies to a development consent for development involving residential building work if the principal certifier is not the council.</p>

	<p>2. It is a condition of the development consent that residential building work must not be carried out unless the principal certifier for the development to which the work relates has given the council written notice of the following—</p> <ul style="list-style-type: none"> <li>a. for work that requires a principal contractor to be appointed— <ul style="list-style-type: none"> <li>i. the name and licence number of the principal contractor, and</li> <li>ii. the name of the insurer of the work under the Home Building Act 1989, Part 6,</li> </ul> </li> <li>b. for work to be carried out by an owner-builder— <ul style="list-style-type: none"> <li>i. the name of the owner-builder, and</li> <li>ii. if the owner-builder is required to hold an owner-builder permit under the Home Building Act 1989—the number of the owner-builder permit.</li> </ul> </li> </ul> <p>3. If the information notified under subsection (2) is no longer correct, it is a condition of the development consent that further work must not be carried out unless the principal certifier has given the council written notice of the updated information.</p> <p>4. This section does not apply in relation to Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</p> <p><i>Condition reason: Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.</i></p> <p style="text-align: right;">D.01.071.P</p>
<b>4.</b>	<p><b>Shoring and adequacy of adjoining property</b></p> <p>1. This section applies to a development consent for development that involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road or rail corridor.</p> <p>2. It is a condition of the development consent that the person having the benefit of the development consent must, at the person's own expense —</p> <ul style="list-style-type: none"> <li>a. protect and support the building, structure or work on adjoining land from possible damage from the excavation, and</li> <li>b. if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.</li> </ul> <p>3. This section does not apply if —</p> <ul style="list-style-type: none"> <li>a. the person having the benefit of the development consent owns the adjoining land, or</li> <li>b. the owner of the adjoining land gives written consent to the condition not applying.</li> </ul> <p><i>Condition reason: Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021.</i></p> <p style="text-align: right;">D.01.074.P</p>
<b>5.</b>	<p><b>Building Code of Australia</b></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 style="text-align: right;">D01.02</p>
<b>6.</b>	<p><b>Contract of insurance (residential building work)</b></p> <p>In the case of residential building work for which the <i>Home Building Act 1989</i> requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.</p> <p>This clause does not apply:</p> <ol style="list-style-type: none"> <li>To the extent to which an exemption is in force under Clause 187 or 188 of the Environmental Planning and Assessment Regulation 2000, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4) of that regulation, or</li> <li>To the erection of a temporary building.</li> </ol> <p><i>Condition reason: Prescribed condition under Section 69 of the Environmental Planning and Assessment Regulation 2021.</i></p> <p style="text-align: right;">D01.04</p>
<b>7.</b>	<p><b>Landscaping</b></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>
<b>8.</b>	<p><b>External finishes</b></p> <p>The external finishes shall be in accordance with the approved plans and the schedule of finishes submitted with this application. Any proposed alterations to these finishes are considered to be a modification to the development consent and require separate approval by Council.</p> <p><i>Condition reason: To ensure the approved development is constructed in the form illustrated to Council during assessment.</i></p> <p style="text-align: right;">D01.07</p>
<b>9.</b>	<p><b>Garbage room</b></p> <p>The garbage storage room identified on the approved plans shall:</p> <ul style="list-style-type: none"> <li>Be fully enclosed and shall be provided with a concrete floor, with concrete or cement rendered walls coved to the floor.</li> <li>The floor shall be graded to an approved sewer connection incorporating a sump and galvanised grate cover or basket.</li> <li>A hose cock shall be provided within the room.</li> </ul>

	<ul style="list-style-type: none"> <li>Garbage rooms shall be vented to the external air by natural or artificial means.</li> </ul> <p><i>Condition reason: To ensure the garbage room is appropriately constructed.</i></p> <p style="text-align: right;">D01.10</p>
10.	<p><b>Switchboards/utilities/air conditioning units</b></p> <p>Switchboards, air conditioning units, garbage storage areas and storage for other utilities shall not be attached to the front elevations of the building or side elevations that can be seen from a public place.</p> <p><i>Condition reason: To ensure that utilities are not directly visible from public spaces.</i></p> <p style="text-align: right;">D01.12</p>
11.	<p><b>Driveway</b></p> <p>Driveways, manoeuvring areas, parking spaces, headroom and line of sights, shall be designed in accordance with Australian Standards AS 2890.1, 2 and 6 (as amended). The finishes of the paving surfaces are to be non-slip.</p> <p><i>Condition reason: To ensure parking facilities are designed in accordance with relevant Australian Standards and Council's DCP.</i></p> <p style="text-align: right;">D01.13</p>
12.	<p><b>Advertising signs – Separate DA required</b></p> <p>This consent does not permit the erection or display of any advertising signs.</p> <p>Most advertising signs or structures require development consent. You should make separate enquiries with Council prior to erecting or displaying any advertising or signage.</p> <p><i>Condition reason: To ensure signage is limited to the areas specified in the application.</i></p> <p style="text-align: right;">D01.16</p>
13.	<p><b>Lighting</b></p> <p>Illumination of the site is to be arranged to provide an appropriate level of lighting and in accordance with the requirements of Australian Standard 4282 (as amended) 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 ensure lighting is operated in a manner that protects the amenity of the local area.</i></p> <p style="text-align: right;">D01.18</p>
14.	<p><b>Graffiti removal</b></p> <p>In accordance with the environmental maintenance objectives of 'Crime Prevention Through Environmental Design', the owner/lessee of the building shall be responsible for the removal of any graffiti which appears on the buildings, fences, signs and other surfaces of the property within 48 hours of its application.</p> <p><i>Condition reason: To protect and preserve the visual amenity of the surrounding public domain.</i></p> <p style="text-align: right;">D01.34</p>
15.	<p><b>Unreasonable noise, dust and vibration</b></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 local area.</i></p> <p style="text-align: right;">D01.39</p>
<b>16.</b>	<p><b>Engineering design works</b></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 applicable development control plan.</p> <p><i>Condition reason: To comply with Council requirements for engineering works.</i></p> <p style="text-align: right;">D01.44</p>
<b>17.</b>	<p><b>Car Parking Spaces</b></p> <p>138 car parking spaces shall be designed, sealed, line marked and made available to all users of the site in accordance with Australian Standards 2890.1 and 2 (as amended).</p> <p><i>Condition reason: To ensure that parking facilities are designed in accordance with the relevant Australian Standards and Council's DCP.</i></p> <p style="text-align: right;">D01.48</p>
<b>18.</b>	<p><b>Rubbish/recycling bin storage</b></p> <p>The rubbish and recycling bins shall not be stored within vehicle parking, vehicle manoeuvring areas or landscaped areas.</p> <p>The bin(s) shall only be stored in accordance with the approved plans.</p> <p><i>Condition reason: To ensure waste storage does not impact areas required to be dedicated to vehicle access and landscaping.</i></p> <p style="text-align: right;">D01.51</p>
<b>19.</b>	<p><b>Construction certificate</b></p> <p>Before commencement of any works that require a construction certificate:</p> <ol style="list-style-type: none"> <li>1. the applicant shall appoint a principal certifier;</li> <li>2. the applicant shall obtain a construction certificate for the particular works; and</li> <li>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.</li> </ol> <p><i>Condition reason: To comply with legislation.</i></p> <p style="text-align: right;">D01.54</p>
<b>20.</b>	<p><b>Childcare Centre</b></p> <p>No consent is granted or implied for use of any part of the site for the purpose of a childcare centre. Separate development consent is required to be obtained for any use of the site as a childcare centre.</p> <p><i>Condition reason: To ensure that separate consent is sought for the centre based child care facility.</i></p> <p style="text-align: right;">D01.999</p>

<b>21.</b>	<p><b>Waste Management Plan Implementation</b></p> <p>The approved WMP is to be implemented throughout the ongoing use of the development.</p> <p><i>Reason: To ensure waste is managed in an orderly fashion.</i></p> <p style="text-align: right;">D01.999</p>
<b>22.</b>	<p><b>On-going maintenance</b></p> <p>The owner's corporation is responsible for the ongoing maintenance, repair and replacement of all equipment related to waste management in the development including waste chutes, compaction equipment and turntables. This also includes ensuring that mobile garbage bins (MGBs) are kept clean and maintained.</p> <p><i>Reason: To ensure that waste and equipment are maintained.</i></p> <p style="text-align: right;">D01.999</p>
<b>23.</b>	<p><b>Building Caretaker/ Manager</b></p> <p>A building caretaker or manager shall be appointed for the building, the roles and responsibilities shall include the presentation of bins to the street and relocation to the basement after collection.</p> <p><i>Condition reason: To ensure that waste is managed in an orderly manner.</i></p> <p style="text-align: right;">D01.999</p>
<b>24.</b>	<p><b>Waste signage</b></p> <p>Adequate signage is to be provided and maintained on how to use the waste management system and what materials are acceptable for recycling within all waste storage areas of the development. All signage must comply with Council's specifications for waste collection. Signage is also to be provided and maintained which clearly identifies which bins (and containers) are to be used for general waste and recycling and what materials can be placed in each bin.</p> <p><i>Reason: Comply with approval and support planning outcomes in Campbelltown SC DCP 2015.</i></p> <p style="text-align: right;">D01.999</p>
<b>25.</b>	<p><b>Trees for removal</b></p> <p>Trees T2, 3, 6-21, 23, 24, 26-29, &amp; 31 are approved for removal.</p> <p><i>Condition reason: To ensure tree removal is approved.</i></p> <p style="text-align: right;">D01.999</p>
<b>26.</b>	<p><b>Trees retention and protection</b></p> <p>Trees T1, 4, 5, 22, 25, &amp; 30 (Total 6 trees) are to be retained and protected in accordance with Australian Standard AS 4970-2009 <i>Protection of trees on development sites</i>. Trunk protection for all the retained trees is required, as per AS4970-section 4.5.2 to allow site movement and access along the public walkway. Ground protection is required if any site movement of machinery within the prescribed TPZs in accordance with AS4970 and Appendix D of the AIA by TALC (5/3/2024). During the excavation of the area on Palmer Street for stormwater, an AQF5 qualified Arborist is to be contracted to supervise the excavation near Council trees along the roadway. If any of the Structural Root Zone (SRZ) of the street trees are cut or exposed during excavation the AQF5 Arborist can advise on best practice for tree root cutting and repair.</p>



	<p>Root barriers are to be put in place between the stormwater and SRZ, prior to backfilling of the stormwater excavated area.</p> <p>If any tree cannot be protected or retained, the Arborist is to give advice on replacement trees.</p> <p><i>Condition reason: To ensure the protection and retention of trees.</i></p> <p style="text-align: right;">D01.999</p>
<b>27.</b>	<p><b>Endeavour Energy Requirements</b></p> <p>The development is to demonstrate compliance with all relevant requirements and conditions issued by Endeavour Energy, dated 10 August 2024.</p> <p><i>Condition reason: To comply with Endeavour Energy requirements.</i></p>

### BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

<b>28.</b>	<p><b>Utility servicing provisions</b></p> <p>Before the issue of a construction 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 style="text-align: right;">D02.04</p>
<b>29.</b>	<p><b>Geotechnical report</b></p> <p>Before the issue of a construction 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 style="text-align: right;">D02.09</p>
<b>30.</b>	<p><b>Soil and water management plan</b></p> <p>Before the issue of a construction 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 style="text-align: right;">D02.10</p>
<b>31.</b>	<p><b>Pollution control</b></p> <p>Prior to Council or the appointed certifier issuing a construction certificate, the applicant shall provide engineering details to Council or the appointed Certifier for approval of water quality treatment device(s), and/or rainwater harvesting/re-use systems, in accordance with the relevant guidelines of the Office of Environment and Heritage – NSW (OEH) and the requirements detailed in Council's <i>Engineering Design Guide for Development (as amended) and Campbelltown (Sustainable City) DCP2015 (as amended)</i>, for the stormwater drainage system prior to discharge from the site.</p>

	<p>The plan and report shall comply with preliminary engineering reporting, approved plans and electronic MUSIC-X modelling, with the following variations to the MUSIC-X modelling to be included:</p> <ol style="list-style-type: none"> <li>The input values for pervious and impervious area properties of soil found in the subject site, shall be as per the findings of the Geotechnical Report prepared by Geotechnique PTY LTD Ref 14137/1-AA Amended, and NSW MUSIC Modelling Guidelines (as amended). In particular, the soil in the site has been found to be <u>silty clay</u> as per the above-mentioned Geotechnical Report.</li> <li>The input values for High flow bypass of rainwater tank and water treatment device, and Rainfall threshold for different land uses, such as sealed road, road, and all land uses, shall be as per NSW MUSIC Modelling Guidelines (as amended).</li> </ol> <p>Revised and updated MUSIC-X model shall be submitted to Council or the Appointed Certifier for approval prior to issue of Construction Certificate.</p> <p><i>Condition reason: To ensure suitable water quality measures are provided with the development.</i></p> <p style="text-align: right;">D02.12</p>
<b>32.</b>	<p><b>Traffic control plans</b></p> <p>Before the issue of a construction certificate, the applicant shall prepare and obtain approval from an accredited person, a Traffic Control Plan (TCP) in accordance with the <i>State Roads Authority manual "Traffic Control at Work Sites"</i> and Australian Standard AS 1742.3 (as amended). A copy of the approved TCP shall be kept on site for the duration of the works in accordance with Work Cover Authority requirements. A copy shall be submitted to Council for its records.</p> <p><i>Condition reason: To ensure traffic is managed in an orderly fashion during construction.</i></p> <p style="text-align: right;">D02.24</p>
<b>33.</b>	<p><b>Stormwater management plan</b></p> <p>Prior to Council or the appointed Certifier issuing a Construction Certificate, a plan indicating all engineering details and calculations relevant to the site regrading and the collection and disposal of stormwater from the site, building/s, and adjacent catchment, shall be submitted for approval.</p> <ul style="list-style-type: none"> <li>Stormwater drainage shall be designed by a qualified engineer as generally shown in the proposed stormwater plans prepared by Telford Civil, Project No. 23573, Dated 26/09/2024, Rev B.</li> <li>All stormwater drainage associated with the underground carpark shall comply with 4.13.8 of Campbelltown City Council's Engineering Design for Development Guide.</li> <li>Stormwater shall be discharged from the site to the Council drainage system by gravity flow, excluding the basement carpark.</li> </ul> <p>All proposals shall comply with the requirements detailed in Council's <i>Engineering Design for Development Guide (as amended)</i>, AS3500, and the Plumbing Code of Australia.</p> <p><i>Condition reason: To protect the operation of stormwater systems.</i></p> <p style="text-align: right;">D02.26</p>
<b>34.</b>	<p><b>Dilapidation report</b></p> <p>Before the issue of a construction certificate, the applicant shall submit a dilapidation report for all buildings on lands that adjoin the subject works.</p> <p><i>Condition reason: To establish and document the structural condition of buildings on adjoining properties prior to work commencing.</i></p>

	002.55														
<b>35.</b>	<p><b>Design for access and mobility</b></p> <p>Before the issue of a construction certificate, the applicant shall demonstrate by way of detailed design, compliance with the relevant access requirements of the BCA and AS 1428 – Design for Access and Mobility.</p> <p><i>Condition reason: To ensure safe and easy access to the premises for people with a disability.</i></p> <p>002.57</p>														
<b>36.</b>	<p><b>Telecommunications infrastructure</b></p> <ol style="list-style-type: none"> <li>1. 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 construction certificate or any works commencing, whichever occurs first; and</li> <li>2. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.</li> </ol> <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>002.59</p>														
<b>37.</b>	<p><b>Sydney Water</b></p> <p>Before the issue of a construction 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 construction certificate.</p> <p>The Sydney Water Tap In service can be accessed at <a href="http://www.sydneywater.com.au">www.sydneywater.com.au</a>.</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>002.60</p>														
<b>38.</b>	<p><b>Section 7.11 Contribution</b></p> <p><u>Contribution</u></p> <p>The developer must make a monetary contribution to Campbelltown City Council in the amount of <b>\$1,616,468.35</b> for the purposes of the Local Infrastructure identified in the Campbelltown Local Infrastructure Contributions Plan 2018 (the Plan).</p> <table> <tr> <td>Open space and recreation facilities</td><td>57% of total</td></tr> <tr> <td>Community facilities</td><td>16.4% of total</td></tr> <tr> <td>Traffic, transport and access facilities</td><td>16.1% of total</td></tr> <tr> <td>Cycleways</td><td>5.6% of total</td></tr> <tr> <td>Town centre public domain facilities</td><td>3.5% of total</td></tr> <tr> <td>Plan management and administration</td><td>1.4% of total</td></tr> <tr> <td><b>Total</b></td><td><b>\$1,616,468.35</b></td></tr> </table>	Open space and recreation facilities	57% of total	Community facilities	16.4% of total	Traffic, transport and access facilities	16.1% of total	Cycleways	5.6% of total	Town centre public domain facilities	3.5% of total	Plan management and administration	1.4% of total	<b>Total</b>	<b>\$1,616,468.35</b>
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	<p>The contribution rate will be adjusted on a quarterly basis with CPI indexation as detailed in Section 6.3.2 of the Plan. The exact amount of the contribution will be calculated at the rate applicable at the time of payment.</p> <p><u>Indexation</u></p> <p>The monetary contribution must be indexed between the date of this certificate and the date of payment in accordance with the following formula:</p> $\frac{\$CC \times CPI_p}{CPI_c}$ <p>Where:</p> <ul style="list-style-type: none"> <li>- \$CC is the contribution amount shown in this certificate expressed in dollars.</li> <li>- CPI<sub>p</sub> is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the payment of the contribution.</li> <li>- CPI<sub>c</sub> is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician which applied at the time of the issue of this certificate – <b>139.1 – June 2024.</b></li> </ul> <p><u>Time for payment</u></p> <p>The contribution must be paid prior to the release of the construction certificate for any works authorising construction above the floor level of the ground floor.</p> <p>Deferred payments of contributions may be accepted if the applicant meets the Council's requirements set out in the contributions plan.</p> <p><u>Works in kind agreement</u></p> <p>This condition does not need to be complied with to the extent specified, if a works in kind agreement is entered into between the developer and the Council.</p> <p><u>How to make the contribution payment</u></p> <p>Contact Council's Development Contributions Officer on 4645 4000 or email, <a href="mailto:council@campbelltown.nsw.gov.au">council@campbelltown.nsw.gov.au</a> for an invoice which will also provide details of the various methods of payment available, prior to payment.</p> <p><i>Condition reason: To contribute to the provision of public amenities and services to meet the increased demands created by the new development.</i></p> <p style="text-align: right;">D02.65</p>
<b>39.</b>	<p><b>Consolidation of Allotment</b></p> <p>Prior to Council or the appointed Certifier issuing a Construction Certificate, the applicant shall submit a copy of the plan which consolidates the allotments that are the subject of the development application prior to registration at the <i>Department of Land and Property Information (NSW)</i>.</p> <p><i>Condition reason: To ensure that lot consolidation occurs.</i></p> <p style="text-align: right;">D02.999</p>
<b>40.</b>	<p><b>Waste Chute Design</b></p> <p>Where the development incorporates a Waste Chute as part of the waste management system, a design certificate and detailed plans are to be submitted to the principal certifier with the construction certificate application which confirms that the waste chute can be constructed to satisfy the following requirements:</p>

	<ul style="list-style-type: none"> <li>Chute systems are to be designed so they can be constructed to satisfy manufacturer's requirements and can ensure required a minimum of 2 x 660L fit at the base of the system and incorporate a linear or carousel device</li> <li>Must be designed and constructed so it can function effectively (gravity fed) and aligns as it passes through each level of the development and terminates to a designated waste chute room within the basement;</li> <li>Chutes, service openings and charging devices are constructed of metal or a smooth faced surface which is fire resistant and of impervious material;</li> <li>Chute is cylindrical in section, vertical and without bends as it passes through the floors;</li> <li>Chutes are to be cylindrical in cross-section and the internal diameter is to be a minimum 500 mm and adequate for material being deposited;</li> <li>Chutes are to be vertical without bends or 'off-sets' and not reduce in diameter over the fall;</li> <li>Chutes, service openings and inlet hoppers are to be constructed of metal or other smooth-faced, durable, fire-resistant, and impervious material of a non-corrosive nature, capable of being easily cleaned;</li> <li>Must be constructed and installed to prevent the transmission of noise and vibration to the structure of the development during its use and operation;</li> <li>Must be constructed to alleviate any odour and ventilated to ensure that air does not flow from the chute through any service opening;</li> <li>Chute must be completely enclosed and fire-rated, compliant with the Building Code of Australia;</li> <li>Comply with manufactures technical specifications and operational limitations.</li> </ul> <p>Condition reason: To ensure the waste chute system is satisfactory for the development.</p> <p style="text-align: right;">D02.999</p>
41.	<p><b>Subsurface Drainage</b></p> <p>Prior to Council or the appointed principal certifier issuing a construction certificate, the applicant shall engage a qualified and experienced geotechnical engineer registered on the NER (or equivalent) to undertake relevant testing by a NATA registered laboratory for preparation of a Groundwater Assessment Report (GAR).</p> <p>The Groundwater assessment report shall determine the impact of the proposed development upon existing ground water table, vice versa, and surrounding land, which shall be identified and discussed comprehensively.</p> <p>Basement and building construction methods that require or need sub-surface groundwater collection and disposal, shall not allow discharge of collected groundwater into the Council's stormwater system. The property owner is required to discuss and obtain an agreement with Sydney Water to discharge any collected groundwater into the sewer system. Approval from Sydney Water shall be obtained prior to issue of the construction certificate.</p> <p>Where the GAR has indicated the site is likely to experience adverse issues associated with groundwater management, a Groundwater Management Plan (GMP) shall also be prepared by the same geotechnical engineer and include relevant recommendations for the preparation of engineering plans to fully-tank the basement with no external collection or disposal of groundwater, with allowance for hydrostatic pressures."</p> <p>Condition reason: To ensure adequate drainage is provided.</p> <p style="text-align: right;">D02.999</p>
42.	<p><b>Bin storage room construction (including temporary bin holding area)</b></p> <p>Prior to the issue of a construction certificate, a design certificate and detailed plans are to be submitted to the principal certifier which demonstrate that the bin storage room(s) has</p>



	<p>been designed to be constructed in accordance with the waste management plan and including the following requirements:</p> <ul style="list-style-type: none"> <li>• The floor is to be constructed of concrete at least 75mm thick and adequately graded to drain to a Sydney Water approved drainage fitting.</li> <li>• The floor must be finished so that it is non-slip and has a smooth and even surface covered at all intersections.</li> <li>• The ceilings and walls must be finished with smooth faced non-absorbent material capable of being cleaned.</li> <li>• The room is to be provided with artificial light controllable within the room and adequate mechanical ventilation.</li> <li>• To be designed to be provided with an adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock.</li> <li>• Be designed to allow access and manoeuvrability of the largest bin and any required waste handling equipment.</li> <li>• Allow access and manoeuvrability of the largest bin and any required waste handling equipment.</li> </ul> <p><i>Condition reason: To ensure that the waste room is constructed to the required standard.</i></p> <p style="text-align: right;">D02.999</p>
<b>43.</b>	<p><b>On-Site Detention (OSD) and Water Quality Treatment systems</b></p> <p>Prior to Council or the principal certifier issuing a construction certificate, the applicant shall submit details and design calculations of the on-site detention (OSD) and water quality treatment systems to Council or the principal for approval. The systems shall comply with the requirements detailed in the <i>Campbelltown City Council Engineering Design for Development Guide (as amended)</i>.</p> <p>The ongoing maintenance of the on-site detention (OSD) and water quality treatment systems is the responsibility of the Strata Corporation.</p> <p>In this regard, an operation and maintenance manual for the on-site detention (OSD) and water quality treatment systems shall be submitted to the Appointed Certifier for approval, prior to issue of construction certificate.</p> <p><i>Condition reason: To ensure that the OSD system and water quality treatment systems are satisfactory.</i></p> <p style="text-align: right;">D02.999</p>
<b>44.</b>	<p><b>S138 Roads Act Approval</b></p> <p>Prior to Council or the appointed Certifier issuing a construction certificate, the applicant shall obtain a S138 Roads Act approval from Campbelltown City Council for any civil works proposed on the public land. This includes construction of commercial layback/vehicle crossing, pedestrian footpath, and piped drainage system in Palmer Street.</p> <p>The application shall be accompanied with detailed engineering plans designed in accordance with the requirements detailed in Austroads Guides and Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and Engineering Design for Development (as amended).</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 ensure compliance with Council specifications.</i></p> <p style="text-align: right;">002.999</p>																
45.	<p><b>Housing and productivity contribution</b></p> <p>1. The housing and productivity contribution (HPC) set out in the table below, but as adjusted in accordance with condition 2, is required to be made:</p> <table border="1"> <thead> <tr> <th>Housing and productivity contribution</th><th>Amount</th></tr> </thead> <tbody> <tr> <td>Housing and productivity contribution (base component)</td><td>\$922,270.20</td></tr> <tr> <td>Transport project component</td><td>\$0.00</td></tr> <tr> <td>Total housing and productivity contribution</td><td>\$922,270.20</td></tr> </tbody> </table> <p>2. The amount payable at the time of payment is the amount shown in condition 1 as the total housing and productivity contribution adjusted by multiplying it by:</p> <ul style="list-style-type: none"> <li>○ <b><u>highest PPI number</u></b></li> <li>○ <b><u>consent PPI number</u></b></li> </ul> <p>where:</p> <p><b>highest PPI number</b> is the highest PPI number for a quarter following the June quarter 2023 and up to and including the 2<sup>nd</sup> last quarter before the quarter in which the payment is made, and</p> <p><b>consent PPI number</b> is the PPI number last used to adjust HPC rates when consent was granted, and</p> <p><b>June quarter 2023</b> and <b>PPI</b> have the meanings given in clause 22 (4) of the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023.</p> <p>If the amount adjusted in accordance with this condition is less than the amount at the time consent is granted, the higher amount must be paid instead.</p> <p>3. The HPC must be paid before the issue first construction certificate in relation to the development, or before the commencement of any work authorised by this consent (if no construction certificate is required). However, if development is any of the kinds set out in the table below, the total housing and productivity contribution must be paid as set out in the table:</p> <table border="1"> <thead> <tr> <th>Development</th><th>Time by which HPC must be paid</th></tr> </thead> <tbody> <tr> <td>Development consisting only of residential subdivision within the meaning of the HPC Order</td><td>Before the issue of the first subdivision certificate</td></tr> <tr> <td>High-density residential development within the meaning of the HPC Order for which no construction certificate is required</td><td>Before the issue of the first strata certificate</td></tr> <tr> <td>Development that consists only of residential strata subdivision (within the meaning of the HPC Order) or only</td><td>Before the issue of the first strata certificate</td></tr> </tbody> </table>	Housing and productivity contribution	Amount	Housing and productivity contribution (base component)	\$922,270.20	Transport project component	\$0.00	Total housing and productivity contribution	\$922,270.20	Development	Time by which HPC must be paid	Development consisting only of residential subdivision within the meaning of the HPC Order	Before the issue of the first subdivision certificate	High-density residential development within the meaning of the HPC Order for which no construction certificate is required	Before the issue of the first strata certificate	Development that consists only of residential strata subdivision (within the meaning of the HPC Order) or only	Before the issue of the first strata certificate
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	<table> <tr> <td>of residential strata subdivision and a change of use of an existing building</td><td></td></tr> <tr> <td>Manufactured home estate for which no construction certificate is required</td><td>Before the installation of the first manufactured home</td></tr> </table> <p>In the Table, <b>HPC Order</b> means the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023.</p> <p>4. The HPC must be paid using the NSW planning portal (<a href="https://pp.planningportal.nsw.gov.au/">https://pp.planningportal.nsw.gov.au/</a>).</p> <p>5. If the Minister administering the Environmental Planning and Assessment Act 1979 agrees, the HPC (apart from any transport project component) may be made, instead of as a monetary contribution, in the following ways:</p> <ul style="list-style-type: none"> <li>a) the dedication or provision of land for the purpose of regional infrastructure in the region in which the development will be carried out,</li> <li>b) the carrying out of works for the purpose of regional infrastructure in the region in which the HPC development will be carried out.</li> </ul> <p>If the HPC is made partly as a monetary contribution, the amount of the part payable is the amount of the part adjusted in accordance with condition 2 at the time of payment.</p> <p>6. Despite condition 1, a housing and productivity contribution is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the Environmental Planning and Assessment Act 1979 to the development, or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 exempts the development from the contribution. The amount of the contribution may also be reduced under the order, including if payment is made before 1 July 2025.</p> <p><i>Condition reason: To require contributions towards the provision of regional infrastructure.</i></p> <p style="text-align: right;">D02.999</p>	of residential strata subdivision and a change of use of an existing building		Manufactured home estate for which no construction certificate is required	Before the installation of the first manufactured home
of residential strata subdivision and a change of use of an existing building					
Manufactured home estate for which no construction certificate is required	Before the installation of the first manufactured home				

### BEFORE BUILDING WORK COMMENCES

<b>46.</b>	<p><b>Vehicular access during construction</b></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 style="text-align: right;">D03.05</p>
<b>47.</b>	<p><b>Public property</b></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 style="text-align: right;">003.06</p>
<b>48.</b>	<p><b>Hoarding / Fence</b></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 style="text-align: right;">003.08</p>

### DURING BUILDING WORK

<b>49.</b>	<p><b>Construction work hours</b></p> <p>All work on site shall only occur between the following hours:</p> <table style="margin-left: 40px;"> <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;">004.01</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.						
<b>50.</b>	<p><b>Erosion and sediment control</b></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;">004.02</p>						
<b>51.</b>	<p><b>Dust nuisance</b></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;">004.08</p>						
<b>52.</b>	<p><b>Excess material</b></p>						

	<p>All excess material is to be removed from the site. The spreading of excess material or 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;">D04.16</p>
<b>53.</b>	<p><b>Public safety</b></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>
<b>54.</b>	<p><b>Compliance with Council specification</b></p> <p>All design and construction work shall be in accordance with:</p> <ul style="list-style-type: none"> <li>• Council's specification for Construction of Subdivisional Road and Drainage Works (as amended)</li> <li>• Campbelltown (Sustainable City) DCP - Volumes 1 and 3 as amended</li> <li>• Soils and Construction (2004) (Bluebook) and</li> <li>• Relevant Australian standards and State Government publications.</li> </ul> <p><i>Condition reason: To ensure earthworks are carried out in accordance with the relevant Australian Standards, best practice and Council's DCP.</i></p> <p style="text-align: right;">D04.21</p>
<b>55.</b>	<p><b>Footpath</b></p> <p>The footpath adjoining the subject land shall be regraded and concrete footpath paving 1.2 metres wide shall be constructed for the full frontage of the development, in accordance with the requirements detailed in Council's <i>Specification for Construction of Subdivisional Road and Drainage Works (as amended)</i>, Engineering Design for Development Guide (as amended) and relevant Campbelltown City Council Development Control Plan (as amended), to the satisfaction of Council. Areas not concreted shall be topsoiled and turfed. The footpath formation may need to be extended beyond the site boundaries, to provide an acceptable transition to the existing footpath levels.</p> <p>A separate application for this work, which will be subject to an inspection fee and inspections by Council, must be lodged with Council on the NSW Planning Portal as a Section 138 application.</p> <p><i>Condition reason: To ensure compliance with Council's specifications.</i></p>
<b>56.</b>	<p><b>Industrial / Commercial driveway and layback crossing</b></p>

	<p>The applicant shall provide a reinforced concrete driveway and layback crossing/s to Council's Industrial/Commercial Vehicle Crossing Specification and Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended).</p> <p>A separate application for this work, which will be subject to a crossing inspection fee, fixing of levels and inspections by Council, must be lodged with Council. Conduits must be provided to service authority requirements.</p> <p><i>Condition reason: To ensure compliance with the DCP.</i></p> <p style="text-align: right;">004.30</p>
<b>57.</b>	<p><b>Associated works</b></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;">004.31</p>
<b>58.</b>	<p><b>Redundant laybacks and access driveways</b></p> <p>All redundant laybacks and access driveways shall be removed, and kerb and gutter reinstated, in accordance with Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and the design requirements detailed in the Council's Engineering Design for Development Guide and standard Drawings (as amended).</p> <p><i>Condition reason: To ensure any redundant infrastructure is removed.</i></p> <p style="text-align: right;">004.32</p>

#### BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

<b>59.</b>	<p><b>Section 73 certificate</b></p> <p>Before the issue of the relevant occupation certificate, a section 73 compliance certificate under the <i>Sydney Water Act 1994</i> must 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 must be made through an authorised Water Servicing Coordinator.</p> <p>For help either visit <a href="http://www.sydneywater.com.au">www.sydneywater.com.au</a> &gt; Building and developing &gt; Developing your Land &gt; Water Servicing Coordinator or telephone 13 20 92.</p> <p>The section 73 certificate must be submitted to the appointed principal certifier prior to the issue of an occupation certificate.</p> <p><i>Condition reason: To ensure compliance with Sydney Water requirements.</i></p> <p style="text-align: right;">005.01.0</p>
<b>60.</b>	<p><b>Splay corner</b></p> <p>Prior to Council or the appointed principal certifier issuing an occupation 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 Council's requirements.</i></p> <p style="text-align: right;">005.18.0</p>
<b>61.</b>	<p><b>Final inspection – Works as Executed plans</b></p>

	<p>Before the issue of the relevant occupation certificate, the applicant shall submit to Council two complete sets of fully marked up and certified work as executed plans in accordance with Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and with the design requirements detailed in the Campbelltown (Sustainable City) DCP Volume 3 (as amended).</p> <p>The applicant shall <b>also</b> submit a copy of the Works as Executed information to Council in an electronic format in accordance with the following requirements:</p> <p><b>Survey Information</b></p> <ul style="list-style-type: none"> <li>• Finished ground and building floor levels together with building outlines.</li> <li>• Spot levels every 5m within the site area.</li> <li>• 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.</li> <li>• A minimum of 15 site levels.</li> <li>• If the floor level is uniform throughout, a single level is sufficient.</li> <li>• 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.</li> <li>• All existing and/or new footpaths, kerb and guttering and road pavements to the centre line/s of the adjoining street/s.</li> <li>• The surface levels of all other infrastructure.</li> </ul> <p><b>Format</b></p> <ul style="list-style-type: none"> <li>• MGA 94 (Map Grid of Australia 1994) Zone 56 - Coordinate System</li> <li>• All level information to Australian Height Datum (AHD)</li> </ul> <p><i>AutoCAD Option</i></p> <ul style="list-style-type: none"> <li>• The "etransmit" (or similar) option in AutoCAD with the transmittal set-up to include as a minimum: <ul style="list-style-type: none"> <li>Package Type - zip</li> <li>File Format - AutoCAD 2004 Drawing Format or later</li> <li>Transmittal Options - Include fonts</li> <li>Include textures from materials</li> <li>Include files from data links</li> <li>Include photometric web files</li> <li>Bind external references</li> <li>The drawing is <b>not</b> to be password protected.</li> </ul> </li> </ul> <p><i>MapInfo Option</i></p> <ul style="list-style-type: none"> <li>• Council will also accept either MapInfo Native format (i.e. .tab file) or MapInfo mid/mif.</li> </ul> <p>All surveyed points will <b>also</b> 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 ensure the development has been carried out in accordance with the approved plans.</i></p> <p style="text-align: right;">005.20.0</p>
62.	<b>Restoration of public roads</b>



	<p>Before the issue of the relevant occupation certificate, the restoration of public road and associated works 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 ensure any damage to public infrastructure is rectified.</i></p> <p>D05.22.0</p>
<b>63.</b>	<p><b>Public utilities</b></p> <p>Before the issue of the relevant occupation 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 ensure any damage to public infrastructure is rectified.</i></p> <p>D05.23.0</p>
<b>64.</b>	<p><b>Council fees and charges</b></p> <p>Before the issue of the relevant occupation certificate, the applicant shall obtain written confirmation from Council that all applicable Council fees and charges associated with the development have been paid in full. 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 ensure that there are no outstanding fees, charges or rectification works associated with the approved development.</i></p> <p>D05.40.0</p>
<b>65.</b>	<p><b>Consolidation of allotment</b></p> <p>Before the issue of any occupation certificate, the applicant shall provide evidence that the allotments that are the subject of the application have been consolidated. The registered plan of consolidation as endorsed by the Registrar General shall be submitted to Council for information. Should the allotments be affected by easements, restrictions, or covenants, for which Council is the relevant authority to release, vary or modify, then the plan of consolidation must be endorsed by Council prior to lodgement with Land and Property Information NSW.</p> <p><i>Condition reason: To ensure lot consolidation has occurred.</i></p> <p>D05.43.0</p>
<b>66.</b>	<p><b>Tree Replacement</b></p> <p>Prior to the issue of an occupation certificate, 2 Council verge trees must be replaced at the developer's expense along Palmer Street, selected from the following species and planted at a minimum pot size of 75L:</p> <ul style="list-style-type: none"> <li>• Elaeocarpus reticulatus – Blueberry ash</li> <li>• Callistemon spp – Bottlebrush</li> <li>• Lophostemon confertus – Brushbox</li> <li>• Melaleuca linariifolia – Snow in Summer</li> </ul> <p><i>Condition reason: To ensure satisfactory tree replacement species are provided.</i></p> <p>D05.99.0</p>
<b>67.</b>	<p><b>Waste Collection Agreement with Council</b></p> <p>Prior to the issue of the occupation certificate, a formal agreement with Council for the utilisation of Council's domestic waste collection service is to be entered into for the residential component of the development. <b>Note:</b> By entering into an agreement with Council for waste collection, the development will be required to operate in full compliance with Council's waste management collection requirements.</p>

Reason: Comply with approval and support planning outcomes in Campbelltown SC DCP 2015.

D05.99.0

68.

Compliance Certificate

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 issue of an occupation certificate.

Condition reason: To ensure all works have been carried out in accordance with the plans.

D05.99.0

69.

Allocation of street addresses

To comply with AS4819:2011 – Rural and Urban Addressing, the 'NSW Address Policy and User Manual' (published by the Geographic Names Board) and Campbelltown City Council's requirements, the street addresses for the subject development are allocated as follows:

Level No	Dwelling No / Description	Unit No	Complete Address
	Northeastern Tower	-	14 Palmer Street INGEBURN NSW 2565
	Southwestern Tower	-	18 Palmer Street INGEBURN NSW 2565
Basement 01	-	-	-
Basement 02	-	-	-
Basement 03	-	-	-
Ground	Childcare		12 Suffolk Street INGEBURN NSW 2565
Ground	G.02	G01	G01/14 Palmer Street INGEBURN NSW 2565
Ground	G.01	G02	G02/14 Palmer Street INGEBURN NSW 2565
Ground	Communal Room	G03	G03/14 Palmer Street INGEBURN NSW 2565
Level 01	L1.01	108	108/18 Palmer Street INGEBURN NSW 2565
Level 01	L1.02	109	109/18 Palmer Street INGEBURN NSW 2565
Level 01	L1.03	110	110/18 Palmer Street INGEBURN NSW 2565
Level 01	L1.04	111	111/18 Palmer Street INGEBURN NSW 2565
Level 01	L1.05	112	112/18 Palmer Street INGEBURN NSW 2565
Level 01	L1.06	113	113/18 Palmer Street INGEBURN NSW 2565
Level 01	L1.07	114	114/18 Palmer Street INGEBURN NSW 2565
Level 01	L1.08	101	101/14 Palmer Street INGEBURN NSW 2565
Level 01	L1.09	102	102/14 Palmer Street INGEBURN NSW 2565

	Level 01	L1.10	103	103/14 Palmer Street INGLEBURN NSW 2565
	Level 01	L1.11	104	104/14 Palmer Street INGLEBURN NSW 2565
	Level 01	L1.12	105	105/14 Palmer Street INGLEBURN NSW 2565
	Level 01	L1.13	106	106/14 Palmer Street INGLEBURN NSW 2565
	Level 01	L1.14	107	107/14 Palmer Street INGLEBURN NSW 2565
	Level 02	L2.01	208	208/18 Palmer Street INGLEBURN NSW 2565
	Level 02	L2.02	209	209/18 Palmer Street INGLEBURN NSW 2565
	Level 02	L2.03	210	210/18 Palmer Street INGLEBURN NSW 2565
	Level 02	L2.04	211	211/18 Palmer Street INGLEBURN NSW 2565
	Level 02	L2.05	212	212/18 Palmer Street INGLEBURN NSW 2565
	Level 02	L2.06	213	213/18 Palmer Street INGLEBURN NSW 2565
	Level 02	L2.07	214	214/18 Palmer Street INGLEBURN NSW 2565
	Level 02	L2.08	201	201/14 Palmer Street INGLEBURN NSW 2565
	Level 02	L2.09	202	202/14 Palmer Street INGLEBURN NSW 2565
	Level 02	L2.10	203	203/14 Palmer Street INGLEBURN NSW 2565
	Level 02	L2.11	204	204/14 Palmer Street INGLEBURN NSW 2565
	Level 02	L2.12	205	205/14 Palmer Street INGLEBURN NSW 2565
	Level 02	L2.13	206	206/14 Palmer Street INGLEBURN NSW 2565
	Level 02	L2.14	207	207/14 Palmer Street INGLEBURN NSW 2565
	Level 03	L3.01	308	308/18 Palmer Street INGLEBURN NSW 2565
	Level 03	L3.02	309	309/18 Palmer Street INGLEBURN NSW 2565
	Level 03	L3.03	310	310/18 Palmer Street INGLEBURN NSW 2565
	Level 03	L3.04	311	311/18 Palmer Street INGLEBURN NSW 2565
	Level 03	L3.05	312	312/18 Palmer Street INGLEBURN NSW 2565
	Level 03	L3.06	313	313/18 Palmer Street INGLEBURN NSW 2565
	Level 03	L3.07	314	314/18 Palmer Street INGLEBURN NSW 2565
	Level 03	L3.08	301	301/14 Palmer Street INGLEBURN NSW 2565

	Level 03	L3.09	302	302/14 Palmer Street INGLEBURN NSW 2565
	Level 03	L3.10	303	303/14 Palmer Street INGLEBURN NSW 2565
	Level 03	L3.11	304	304/14 Palmer Street INGLEBURN NSW 2565
	Level 03	L3.12	305	305/14 Palmer Street INGLEBURN NSW 2565
	Level 03	L3.13	306	306/14 Palmer Street INGLEBURN NSW 2565
	Level 03	L3.14	307	307/14 Palmer Street INGLEBURN NSW 2565
	Level 04	L4.02	406	406/18 Palmer Street INGLEBURN NSW 2565
	Level 04	L4.03	407	407/18 Palmer Street INGLEBURN NSW 2565
	Level 04	L4.04	408	408/18 Palmer Street INGLEBURN NSW 2565
	Level 04	L4.05	409	409/18 Palmer Street INGLEBURN NSW 2565
	Level 04	L4.01	410	410/18 Palmer Street INGLEBURN NSW 2565
	Level 04	L4.06	401	401/14 Palmer Street INGLEBURN NSW 2565
	Level 04	L4.07	402	402/14 Palmer Street INGLEBURN NSW 2565
	Level 04	L4.08	403	403/14 Palmer Street INGLEBURN NSW 2565
	Level 04	L4.09	404	404/14 Palmer Street INGLEBURN NSW 2565
	Level 04	L4.10	405	405/14 Palmer Street INGLEBURN NSW 2565
	Level 05	L5.01	506	506/18 Palmer Street INGLEBURN NSW 2565
	Level 05	L5.02	507	507/18 Palmer Street INGLEBURN NSW 2565
	Level 05	L5.03	508	508/18 Palmer Street INGLEBURN NSW 2565
	Level 05	L5.04	509	509/18 Palmer Street INGLEBURN NSW 2565
	Level 05	L5.05	510	510/18 Palmer Street INGLEBURN NSW 2565
	Level 05	L5.06	511	511/18 Palmer Street INGLEBURN NSW 2565
	Level 05	L5.07	501	501/14 Palmer Street INGLEBURN NSW 2565
	Level 05	L5.08	502	502/14 Palmer Street INGLEBURN NSW 2565
	Level 05	L5.09	503	503/14 Palmer Street INGLEBURN NSW 2565
	Level 05	L5.10	504	504/14 Palmer Street INGLEBURN NSW 2565
	Level 05	L5.11	505	505/14 Palmer Street INGLEBURN NSW 2565

	Level 06	L6.01	606	606/18 Palmer Street INGLEBURN NSW 2565
	Level 06	L6.02	607	607/18 Palmer Street INGLEBURN NSW 2565
	Level 06	L6.03	608	608/18 Palmer Street INGLEBURN NSW 2565
	Level 06	L6.04	609	609/18 Palmer Street INGLEBURN NSW 2565
	Level 06	L6.05	610	610/18 Palmer Street INGLEBURN NSW 2565
	Level 06	L6.06	611	611/18 Palmer Street INGLEBURN NSW 2565
	Level 06	L6.07	601	601/14 Palmer Street INGLEBURN NSW 2565
	Level 06	L6.08	602	602/14 Palmer Street INGLEBURN NSW 2565
	Level 06	L6.09	603	603/14 Palmer Street INGLEBURN NSW 2565
	Level 06	L6.10	604	604/14 Palmer Street INGLEBURN NSW 2565
	Level 06	L6.11	605	605/14 Palmer Street INGLEBURN NSW 2565
	Level 07	L7.01	706	706/18 Palmer Street INGLEBURN NSW 2565
	Level 07	L7.02	707	707/18 Palmer Street INGLEBURN NSW 2565
	Level 07	L7.03	708	708/18 Palmer Street INGLEBURN NSW 2565
	Level 07	L7.04	709	709/18 Palmer Street INGLEBURN NSW 2565
	Level 07	L7.05	710	710/18 Palmer Street INGLEBURN NSW 2565
	Level 07	L7.06	711	711/18 Palmer Street INGLEBURN NSW 2565
	Level 07	L7.07	701	701/14 Palmer Street INGLEBURN NSW 2565
	Level 07	L7.08	702	702/14 Palmer Street INGLEBURN NSW 2565
	Level 07	L7.09	703	703/14 Palmer Street INGLEBURN NSW 2565
	Level 07	L7.10	704	704/14 Palmer Street INGLEBURN NSW 2565
	Level 07	L7.11	705	705/14 Palmer Street INGLEBURN NSW 2565
	Level 08	L8.01	805	805/18 Palmer Street INGLEBURN NSW 2565
	Level 08	L8.02	806	806/18 Palmer Street INGLEBURN NSW 2565
	Level 08	L8.03	807	807/18 Palmer Street INGLEBURN NSW 2565
	Level 08	L8.04	808	808/18 Palmer Street INGLEBURN NSW 2565

	Level 08	L8.05	809	809/18 Palmer Street INGLEBURN NSW 2565	
	Level 08	L8.06	810	810/18 Palmer Street INGLEBURN NSW 2565	
	Level 08	L8.07	801	801/14 Palmer Street INGLEBURN NSW 2565	
	Level 08	L8.08	802	802/14 Palmer Street INGLEBURN NSW 2565	
	Level 08	L8.09	803	803/14 Palmer Street INGLEBURN NSW 2565	
	Level 08	L8.10	804	804/14 Palmer Street INGLEBURN NSW 2565	
	Level 09	L9.02	904	904/18 Palmer Street INGLEBURN NSW 2565	
	Level 09	L9.03	905	905/18 Palmer Street INGLEBURN NSW 2565	
	Level 09	L9.04	906	906/18 Palmer Street INGLEBURN NSW 2565	
	Level 09	L9.05	901	901/14 Palmer Street INGLEBURN NSW 2565	
	Level 09	L9.06	902	902/14 Palmer Street INGLEBURN NSW 2565	
	Level 09	L9.07	903	903/14 Palmer Street INGLEBURN NSW 2565	
	Details indicating compliance with this condition must be submitted to Council for written approval prior to the issue of an occupation certificate.				
	Condition reason: To ensure that the new lot / occupancy can be identified in accordance with relevant standards.				
	D05.99.0				

70.	<b>Restriction on the Use of Land</b>
<p>Prior to Council or the appointed Principal Certifier issuing an occupation certificate, the applicant shall create appropriate restrictions on the use of land and positive covenants under Section 88B or 88E of the Conveyancing Act, for the proposed on-site detention (OSD) and water quality treatment systems.</p> <p>The applicant shall liaise with Council regarding the required wording. Any other required restrictions shall also be suitably burdened over the lot. 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>Condition reason: To ensure appropriate restrictions are placed on title.</p>	
D05.99.0	

71.	<b>CCTV footage verifying integrity of all new pipes</b>
<p>Prior to Council or the appointed principal certifier issuing an occupation certificate, the applicant shall provide CCTV footage to Council for all new and existing pits, pipes, and other integral structures (GPT, OSD tank etc) constructed within Council property including but not limited to road and drainage reserves.</p> <p>All CCTV recorded footage shall comply with the following requirements:</p>	

Details indicating compliance with this condition must be submitted to Council for written approval prior to the issue of an occupation certificate.

70.	Restriction on the Use of Land
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Prior to Council or the appointed Principal Certifier issuing an occupation certificate, the applicant shall create appropriate restrictions on the use of land and positive covenants under Section 88B or 88E of the Conveyancing Act, for the proposed on-site detention (OSD) and water quality treatment systems.

Condition reason: To ensure appropriate restrictions are placed on title.

71.	CCTV footage verifying integrity of all new pipes
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Prior to Council or the appointed principal certifier issuing an occupation certificate, the applicant shall provide CCTV footage to Council for all new and existing pits, pipes, and other integral structures (GPT, OSD tank etc) constructed within Council property including but not limited to road and drainage reserves.



	<ul style="list-style-type: none"> <li>recorded files shall be in MP4 format.</li> <li>file resolution shall be minimum 640 by 480 pixels, 3 Mbps and 25 frames per second</li> <li>each pit, GPT, OSD tank, and pipe reach (i.e., between two pits), shall be provided as a separate file.</li> <li>the files shall be titled corresponding with the unique drainage line, pit and pipe label provided in the associated stamped approved drawings/plans and</li> <li>the speed and panning of the footage shall be sufficient to ensure good observation of all significant cracks, issues, anomalies, workmanship in the drainage system and that the system has been properly constructed.</li> <li>the CCTV inspection shall be undertaken in accordance with the IPWEA Condition Assessment and Asset Performance Guidelines, Practice Note 5, Stormwater Drainage</li> <li>a summary report (*.pdf format) shall accompany the footage and data.</li> </ul> <p><i>Condition reason: To ensure all engineering works are compliant with Council's requirements.</i></p> <p style="text-align: right;">D05.99.0</p>
72.	<p><b>Structural Engineer's Certification</b></p> <p>Prior to issue of an occupation certificate, structural engineer's certification for all structures including any retaining walls, drainage structures etc. shall be submitted to the appointed principal certifier. A copy of the certification shall be provided to Council where Council is not the appointed principal certifier.</p> <p><i>Condition reason: To ensure the structural adequacy of all structures.</i></p> <p style="text-align: right;">D05.99.0</p>

#### General advisory notes

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

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

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

## ADVISORY NOTES

### A. Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires you to:

- a. Obtain a construction certificate prior to the commencement of any works. Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 4645 4608.
- b. Nominate a Principal Certifier and notify Council of that appointment prior to the commencement of any works.

- c. Give Council at least two days notice prior to the commencement of any works.
- d. Have mandatory inspections of nominated stages of the construction inspected.
- e. Obtain an occupation certificate before occupying any building or commencing the use of the land.

DAADV.01

**B. Tree Preservation Order**

To ensure the maintenance and protection of the existing natural environment, you are not permitted to ringbark, cut down, top, lop, remove, wilfully injure or destroy a tree outside three metres of the building envelope unless you have obtained prior written consent from Council. Fines may be imposed if you choose to contravene Council's Tree Preservation Order.

A tree is defined as a perennial plant with self supporting stems that are more than three metres or has a trunk diameter more than 150mm measured one metre above ground level, and excludes any tree declared under the *NSW Biosecurity Act 2015* or included within the NSW Governments Greater Sydney Strategic Management Plan 2017-2022.

DAADV.02

**C. Provision of Equitable Access**

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Disability Discrimination Act 1992* (DDA1992) or *Disability (Access to Premises – Buildings) Standards 2010* (Premises Standards).

Where a Construction Certificate is required for the approved works, due regard is to be given to the requirements of the *Building Code of Australia* (BCA) & the Premises Standards. In this regard it is the sole responsibility of the certifier, building developer and building manager to ensure compliance with the Premises Standards.

Where no building works are proposed and a Construction Certificate is not required, it is the sole responsibility of the applicant and building owner to ensure compliance with the DDA1992.

DAADV.03

**D. Smoke Alarms**

All NSW residents are required to have at least one working smoke alarm installed on each level of their home. This includes owner occupier, rental properties, relocatable homes and any other residential building where people sleep.

The installation of smoke alarms is required to be carried out in accordance with AS 3786. The licensed electrical contractor is required to submit to the appointed Principal Certifier a certificate certifying compliance with AS 3000 and AS 3786.

DAADV.04

**E. Filling on Site**

Council's records in respect of this lot indicate that varying depths of filling covers the natural ground surface.

DAADV.06

**F. Buried Waste**

Should buried materials/wastes or the like be uncovered during the excavation of footings or trenches on site works, Council is to be contacted immediately for advice on the treatment/removal methods required to be implemented.

DAADV.07

**G. Covenants**

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this permit. Persons to whom this permit is issued rely on their own enquiries as to whether or not the building breaches any such covenant.

DAADV.08

**H. Inspections – Civil Works**

Where Council is nominated as the principal certifier for civil works, the following stages of construction shall be inspected by Council.

- a. EROSION AND SEDIMENT CONTROL –
  - i. Direction/confirmation of required measures.
  - ii. After installation and prior to commencement of earthworks.
  - iii. As necessary until completion of work.
- b. STORMWATER PIPES – Laid, jointed and prior to backfill.
- c. VEHICLE CROSSINGS AND LAYBACKS – Prior to pouring concrete.
- d. FINAL INSPECTION – All outstanding work.

DAADV.11

**I. Inspection within Public Areas**

All works within public areas are required to be inspected at all stages of construction and approved by Council prior to the principal certifier releasing the occupation certificate.

DAADV.12

**J. Adjustment to Public Utilities**

Adjustment to any public utilities necessitated by the development is required to be completed prior to the occupation of the premises and in accordance with the requirements of the relevant Authority. Any costs associated with these adjustments are to be borne by the applicant.

DAADV.13

**K. Salinity**

Please note that Campbelltown is an area of known salinity potential. As such any salinity issues should be addressed as part of the construction certificate application. Further information regarding salinity management is available within *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended)*.

DAADV.20

**L. Asbestos Warning**

Should asbestos or asbestos products be encountered during construction or demolition works you are advised to seek advice and information prior to disturbing the material. It is recommended that a contractor holding an asbestos-handling permit (issued by Work Cover NSW), be engaged to manage the proper disposal and handling of the material. Further information regarding the safe handling and removal of asbestos can be found at:

[www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)  
[www.nsw.gov.au/fibro](http://www.nsw.gov.au/fibro)  
[www.adfa.org.au](http://www.adfa.org.au)  
[www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au)

Alternatively, call Work Cover Asbestos and Demolition Team on 8260 5885.

DAADV.23

**M. Dial before you Dig**

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before you dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

DAADV.31

**N. Telecommunications Act 1997 (Commonwealth)**

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any persons interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution.

Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

DAADV.32

#### Dictionary

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

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

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

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

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

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

**Council** means Campbelltown City Council.

**Court** means the Land and Environment Court of NSW.

**EPA** means the NSW Environment Protection Authority.

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

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

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

**Local planning panel** means Campbelltown local planning panel.

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

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

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

**Stormwater drainage system** means all works and facilities relating to:

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

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

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

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

**Sydney district or regional planning panel** means Sydney Western City Planning Panel (SWCPP).



## Attachment 2: SEPP Housing compliance table

### SEPP Housing 2021 Chapter 2

An assessment against the requirements of Chapter 2 of the Housing SEPP is provided below:

Clause	Requirement	Comment	Compliance
<b>15c Development to which division applies</b>	<p>This division applies to development that includes residential development if—</p> <p>(a) the development is permitted with consent under Chapter 3, Part 4, Chapter 5 or another environmental planning instrument, and</p> <p>(b) the affordable housing component is at least 10%, and</p> <p>(c) all or part of the development is carried out—</p> <p>(i) for development on land in the Six Cities Region, other than in the City of Shoalhaven or Port Stephens local government area—in an accessible area, or</p> <p>(ii) for development on other land—within 800m walking distance of land in a relevant zone or an equivalent land use zone.</p>	<p>The subject sites are located within the R4 High Density zone under the CLEP and residential flat buildings are permitted with consent. Therefore, development for the purpose of in-fill affordable housing is permitted with consent in the R4 zone.</p>	Yes
<b>16 Affordable housing requirements for additional floor space ratio</b>	<p>The maximum floor space ratio for development that includes residential development to which this division applies is the maximum permissible floor space ratio for the land plus an additional floor space ratio of up to 30%, based on the minimum affordable housing component calculated in accordance with subsection (2).</p> <p>If the development includes residential flat buildings or shop top housing, the</p>	<p>The application is proposing 15% of the development as affordable housing, enabling an additional FSR of 30%.</p> <p>The total GFA of affordable housing is required to be 1,535.96 m<sup>2</sup>, the application proposes 1,540 m<sup>2</sup> of GFA for the affordable housing component.</p> <p>This will allow a total FSR of 3.51:1 for the overall development.</p>	Yes

Clause	Requirement	Comment	Compliance
	maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the land plus an additional building height that is the same percentage as the additional floor space ratio permitted under subsection (1).	<p>The proposed FSR is 3.5:1.</p> <p>Based on the above, the site can also benefit from an additional height bonus of 30%, bringing the maximum building height from 26 m to 33.8 m.</p> <p>The proposed building has a maximum height of 33.8 m.</p>	
<b>19 Non-discretionary development standards—the Act, s 4.15</b>	Minimum site area of 450 m <sup>2</sup>	The proposed site area is 2,917.3 m <sup>2</sup> .	Yes
	<p>A minimum landscaped area that is the lesser of –</p> <p>(i) 35 m<sup>2</sup> per dwelling, or</p> <p>(ii) 30% of the site area.</p>	30% of the total site area is 875.19 m <sup>2</sup> . The application proposes a total of 917 m <sup>2</sup> of landscaped area.	Yes
	<p>The following number of parking spaces for dwellings used for affordable housing –</p> <p>(i) for each dwelling containing 1 bedroom—at least 0.4 parking spaces,</p> <p>(ii) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces,</p> <p>(iii) for each dwelling containing at least 3 bedrooms— at least 1 parking space.</p> <p>The following number of parking spaces for dwellings not used for affordable housing –</p> <p>(i) for each dwelling containing 1 bedroom—at least 0.5 parking spaces,</p> <p>(ii) for each dwelling containing 2 bedrooms—at least 1 parking space,</p> <p>(iii) for each dwelling containing at least 3</p>	<p>The affordable housing component is as follows:</p> <p>3 x 1 bedroom apartments.</p> <p>14 x 2 bedroom apartments.</p> <p>The affordable housing component requires 8.2 car spaces.</p> <p>This is rounded up to 9.</p> <p>The remainder of the apartments that will not be used as affordable housing is as follows:</p> <p>16 x 1 bedroom apartments.</p> <p>63 x 2 bedroom apartments.</p> <p>7 x 3 bedroom apartments.</p> <p>This component of the development requires 82 parking spaces.</p> <p>The total spaces required is 91. 112 spaces are proposed.</p>	Yes



Clause	Requirement	Comment	Compliance
	bedrooms—at least 1.5 parking spaces.		
	The minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development,	Each apartment meets the minimum internal area specified in the ADG. This is demonstrated in the ADG compliance table.	Yes
<b>21 Must be used for affordable housing for at least 15 years</b>	Development consent must not be granted to development under this division unless the consent authority is satisfied that for a period of at least 15 years commencing on the day an occupation certificate is issued for the development—  (a) the development will include the affordable housing component required for the development under section 16, 17 or 18, and  (b) the affordable housing component will be managed by a registered community housing provider.	A condition of consent is recommended in this regard.	Complies by condition
<b>22 Subdivision permitted with consent</b>	Land on which development has been carried out under this division may be subdivided with development consent.	Consent is not sought for subdivision.	N/A

## SEPP Housing 2021 Schedule 9 Design principles for residential apartment development

An assessment against the requirements of Schedule 9 of the Housing SEPP is provided below:

Principle	Architect's statement	verification	Planning comment
<p><b>1. Context and Neighbourhood Character</b></p> <p>Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.</p> <p>Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.</p> <p>Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</p>	<ul style="list-style-type: none"> <li>The surrounding area is characterised by low to medium density residential and mixed-use buildings.</li> <li>The zoning and relevant built form controls allow for the style of building proposed and following Campbelltown LEP, it is likely that the area will increase in density with the future uplift. Within this context the proposal will sit well and contribute in a positive manner to the quality and identity of the precinct.</li> </ul>		<p>The proposed development is contextually appropriate with the current controls within the CLEP 2015 and the desired future character of the locality.</p>

Principle	Architect's verification statement	Planning comment
<p><b>2.Built form and scale</b></p> <p>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</p> <p>Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p>	<ul style="list-style-type: none"> <li>• The built form of the proposed development is appropriate for this site.</li> <li>• The proposed development is deemed appropriate in terms of its bulk and scale and its overall suitability to the surrounding context.</li> <li>• A 5.5 m setback from the boundary via Palmer Street and Suffolk Street provides a comfortable relationship to the street interface. There is no conflict between private access and public domain.</li> <li>• The proposed development complies with councils ADG setback controls. It proposes appropriate proportions, articulation and positive manipulation of building/architectural elements which contributes positively to the character of streetscapes and parks, views and vistas, amenity and overall outlook.</li> </ul>	<p>The proposed built form is considered to be appropriate for the subject site.</p>

Principle	Architect's verification statement	Planning comment
<b>3. Density</b>  Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.  Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.	<ul style="list-style-type: none"> <li>The density of the proposed development is considered to be satisfactory and a reasonable response to the desired future character of the site and the precinct.</li> </ul>	The density is considered appropriate for the site.  The future occupants will receive a high level of amenity in regard to solar access, natural ventilation and will be located close to public transport and community facilities.
<b>4. Sustainability</b>  Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.	<ul style="list-style-type: none"> <li>It is apparent that the proposal promotes the longer-term sustainability of the local area.</li> <li>Natural ventilation is provided to at least 60% of apartments, above the ADG minimum.</li> <li>Over 2 hours of sun are provided to at least 70% of units between 9-3pm on the 21st June as per the ADG guidelines. Balconies provide shelter from the summer sun while allowing winter sun to penetrate well into living areas. This will reduce the need for mechanical heating and cooling.</li> <li>Substantial Communal open space is provided at Ground level and level 9 with well-designed landscaping.</li> </ul>	Appropriate measures have been included in the development to provide for the long term sustainability of the development with regard to solar access, natural ventilation, insulation, water saving measures and energy consumption.

Principle	Architect's statement	verification	Planning comment
<p><b>5. Landscape</b></p> <p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.</p> <p>Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.</p>	<ul style="list-style-type: none"> <li>All of the proposed units have access to outdoor balconies and/or terraces, some with various aspects. Large communal open space at Ground level and level 9 providing recreational opportunities for future residents. The spaces are generously landscaped to provide good quality and usable spaces.</li> <li>The space is generous that provided seating and bbq facilities as well as community kid friendly spaces.</li> </ul>		<p>The proposed landscaping, private and communal open space areas throughout the site are considered to be appropriate for the development and will contribute to the landscape character of the locality.</p>

Principle	Architect's statement	verification	Planning comment
<p><b>6. Amenity</b></p> <p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing.</p> <p>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.</p>	<ul style="list-style-type: none"> <li>The proposed units will have considerable internal amenity and are compliant with the minimum sizes contained within the Apartment Design Guide. They are of a sufficient size and appropriate room dimension to meet the needs of future occupants. Storage is provided within all units. The outdoor areas (communal and private) are of sufficient size to meet the recreational needs of future occupants.</li> <li>The building has been designed in compliance with the principal development standards to achieve high levels of internal and external amenity with at least 70% of units achieving the solar access requirements, and at least 60% to achieve cross ventilation</li> <li>The proposed building has been provided with setbacks to limit overshadowing, maximise solar access and minimise privacy and overlooking impacts within the site's constraints.</li> </ul>		<p>The proposed development provides for the amenity of the existing and future residents in the locality.</p>

<p><b>7. Safety</b></p> <p>Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.</p> <p>A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.</p>	<p>The principles of Crime Prevention through Environmental, Design include the consideration of Natural Surveillance, Natural Access Control and Natural Territorial Reinforcement as demonstrated below:</p> <ul style="list-style-type: none"> <li>• Surveillance - The development embodies good levels of casual surveillance from within the building and from the street. The proposed building and landscaping design do not create any concealment areas.</li> <li>• Access - The main ground level entry will be secured and fitted with a telecom for visitors. The entry to the building lobby is accessed from the street frontages of the property and is fully glazed, maximizing the potential for casual surveillance. The basement carparking is accessed from a secure garage entry. The lifts and all access gates will be restricted to resident use only by coded key cards.</li> <li>• Generally, the proposed layout provides a high level of privacy and security. Adequate lighting to be provided for the lobby, car parks and communal open spaces, details will be submitted with the CC documents.</li> <li>• Territorial Reinforcement. The proposed development and its presentation to the street make it clearly identifiable by the public. The proposed</li> </ul>	<p>The proposal clearly delineates between public and private property and also provides for a clear lobby entry. Casual surveillance is provided to both street frontages, whilst still providing for privacy.</p>
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Principle	Architect's statement verification	Planning comment
	<p>development is considered to represent a good outcome in terms of security and crime prevention.</p> <ul style="list-style-type: none"> <li>We can conclude that the proposed development has been designed in accordance with the objectives and better design practice of the Crime Prevention through Environmental Design (CPTED).</li> </ul>	
<p><b>8. Housing Diversity and social interaction</b></p> <p>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</p> <p>Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.</p>	<ul style="list-style-type: none"> <li>The proposed design incorporates various dwelling sizes and shapes, with units capable of adaption and meeting the liveable housing level required, thereby promoting diversity, affordability and access to housing choice.</li> <li>The proposed design includes 15% affordable housing over the overall proposed GFA.</li> </ul>	<p>The proposal provides for a mix of 1, 2 and 3 bedroom units. The number of 3 bedroom units is limited, however it is considered acceptable given the predominant housing stock are dwellings with 3 and four bedrooms in the locality.</p>

Principle	Architect's statement verification	Planning comment
<p><b>9. Aesthetics</b></p> <p>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.</p> <p>The visual appearance of well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</p>	<ul style="list-style-type: none"> <li>As discussed in the Architect Design Statement the design has a well-considered composition of elements.</li> <li>Finishes have been selected to compliment the elements they envelope and to create a modern yet not overpowering contribution to the streetscape and architectural quality in the area.</li> <li>Bulk and scale are controlled through use of elements such as projected balconies, projecting screens and mixed materials on the façade which include lightweight materials for the additional floors permissible under the in-fill affordable housing bonus.</li> </ul>	<p>The proposed design is considered to be well designed and would contribute to the streetscape character of Ingleburn.</p>

## Attachment 3: Apartment Design Guide compliance table

### Apartment Design Guide

An assessment against the requirements of the Apartment Design Guide is provided below:

Provisions	Comment	Compliance
<b>2C Building height</b>		
<p>Achievable with the building height set in the LEP.</p> <p>Building height controls must respond to the desired number of storeys, minimum floor to floor heights and generous ground floor heights.</p> <p>Allows for articulated roof plans and building services.</p>	<p>The proposal includes affordable housing allowing a greater height limit than set out in the LEP.</p> <p>The allowable height under the Housing SEPP is 33.8m and the proposed building is a maximum height of 33.8m.</p>	Yes
<b>2D Floor Space Ratio</b>		
<p>Floor space ratio controls are in the LEP.</p> <p>The proposed FSR is to coordinate with building envelope, height, depth, setbacks and private open space requirements.</p>	<p>The proposal includes affordable housing allowing a greater FSR than set out in the LEP.</p> <p>The allowable FSR under the Housing SEPP is 3.5:1 and the proposed building is a maximum height of 3.5:1.</p>	Yes
<b>2E Building depth</b>		
Maximum apartment depths of 12-18m from glass line to glass line.	Proposed maximum depth of approximately 16m.	Yes
<b>2F Building separation</b>		
<p>Minimum separation distances for buildings are:</p> <p>Up to four storeys (approximately 12m):</p> <ul style="list-style-type: none"> <li>- 12m between habitable rooms/balconies</li> <li>- 9m between habitable and non-habitable rooms</li> <li>- 6m between non-habitable rooms.</li> </ul> <p>Five to eight storeys (approximately 25m):</p> <ul style="list-style-type: none"> <li>- 18m between habitable rooms/balconies</li> <li>- 12m between habitable and non-habitable rooms</li> <li>- 9m between non-habitable rooms</li> </ul>	<p><b>Rear and side boundary - Ground to level 3</b></p> <p>6m proposed, 12m achievable when adjoining sites are developed.</p> <p><b>Rear and side boundary - Level 4 to level 7</b></p> <p>9m proposed, 18m achievable when adjoining sites are developed.</p>	Yes

<p>Nine storeys and above (over 25m):</p> <ul style="list-style-type: none"> <li>- 24m between habitable rooms/balconies</li> <li>- 18m between habitable and non-habitable rooms</li> <li>- 12m between non-habitable rooms</li> </ul>	<p><b>Rear and side boundary – Level 8 to level 9</b></p> <p>12m proposed, 24m achievable when adjoining sites are developed.</p> <p>Minimum 9.5m proposed for non-habitable rooms. Minimum 18m achievable when adjoining sites are developed.</p>	
<b>2G Street setbacks</b>		
Street setbacks should be consistent with existing setback patterns in the street or setbacks that achieve the desired future character of the area.	Proposed setbacks are consistent with the existing streetscape and with the desired future character.	Yes
<b>2H Side and rear setbacks</b>		
Sets out setbacks to boundaries relative to the height of buildings in helping to achieve amenity for development and buildings on adjacent sites, and also providing for open space areas and separation between buildings.	The proposed setbacks are relative to the height of the building and the adjoining sites achieve a high level of amenity.	Yes
<b>3A Site analysis</b>		
Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	A satisfactory site analysis plan has been submitted in support of this application.	Yes
<b>3B Orientation</b>		
3B-1. Building types and layouts respond to the streetscape and site while optimising solar access within the development.	The building layout and orientation maximise solar access within the development.	Yes
3B-2. Overshadowing of neighbouring properties is minimised during mid-winter.	Overshadowing is minimised as the shadow is cast towards the street.	Yes
<b>3C Public domain interface</b>		
3C-1 Transition between private and public domain is achieved without compromising safety and security	Transition between the public and private domain is achieved by the use of landscaping and fencing which separates the domains without compromising safety and security.	Yes
3C-2 Amenity of the public domain is retained and enhanced	The amenity of the public domain will be enhanced through new built form with a tempered design and complimentary landscaping.	Yes
<b>3D Communal and public open space</b>		
3D-1. An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.		Yes

<p>1. Communal open space has a minimum area equal to 25% of the site.</p> <p>2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)</p>			<p>The subject site has an area of 2,917.3m<sup>2</sup>, requiring 729.325m<sup>2</sup> of COS. 782m<sup>2</sup> of COS will be provided.</p> <p>Direct sunlight will be achieved to 57% of the COS for a minimum of 2 hours on 21 June.</p>	
3D-2. Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.			Communal open space is provided in both a common room and a communal outdoor area. The outdoor area will be complimented by landscaping.	Yes
3D-3. Communal open space is designed to maximise safety.			Communal open space will incorporate lighting and landscape screening which will maximise safety.	Yes
3D-4. Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.			Public open space is not provided.	N/A
<b>3E Deep soil zones</b>				
<p>Site Area &gt;1500m<sup>2</sup></p> <p>Min. Dimensions 6m</p> <p>Deep soil zone (% of site area) - 7%</p>			<p>The overall site area is 2,917.3m<sup>2</sup> and deep soil area proposed is 572m<sup>2</sup> which equates to 20% of the site being deep soil.</p> <p>Dimensions are a minimum of 6m.</p>	Yes
<b>3F Visual privacy</b>				
Requirement:			<b>Rear and side boundary - Ground to level 3</b>	Yes
Building Height	Habitable Rooms and Balconies	Non-Habitable Rooms	6m proposed, 12m achievable when adjoining sites are developed.	
Up to 12m (4 Storeys)	6m	3m	<b>Rear and side boundary - Level 4 to level 7</b>	
Up to 25m (5-8 Storeys)	9m	4.5m	9m proposed, 18m achievable when adjoining sites are developed.	
Over 25m (9+ storeys)	12m	6m	<b>Rear and side boundary - Level 8 to level 9</b>	
			12m proposed, 24m achievable when adjoining sites are developed.	
			Minimum 9.5m proposed for non-habitable rooms. Minimum 18m achievable when adjoining sites are developed.	

<b>3G Pedestrian access and entries</b>		
3G-1. Building entries and pedestrian access connects to and addresses the public domain.	The entries to the building connect directly to the footpath along Palmer Street.	Yes
3G-2. Access, entries and pathways are accessible and easy to identify.	Access pathways and entries are easily identified from Palmer Street.	Yes
<b>3H Vehicle access</b>		
Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	Vehicle and pedestrian entries are separate and will minimise conflicts between vehicles and pedestrians.	Yes
<b>3J Bicycle and car parking</b>		
3J-1. Minimum car parking requirement for residents and visitors to comply with Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant Council, whichever is less.	Car parking is being provided in accordance with the requirements of the Housing SEPP.  Calculations have been provided in Attachment 1.	Yes
3J-2. Parking and facilities are provided for other modes of transport	Car and bicycle parking is provided. The Campbelltown DCP requires 1 bicycle space per 5 dwellings. 21 bicycle spaces to be provided as part of the development, the proposal incorporates 25 bicycle spaces.	Yes
3J-3. Car park design and access is safe and secure.	Access to the car park will be via a security roller door.	Yes
3J-4. Visual and environmental impacts of underground car parking are minimised	The basement is well designed and does not protrude 1m above ground level.	Yes
3J-5. Visual and environmental impacts of on-grade car parking are minimised.	There is no at-grade car parking proposed.	N/A
3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised.	As above.	N/A
<b>4A Solar and daylight access</b>		
4A-1.1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter.	73 of the 103 apartments achieve a minimum of 2 hours solar access. This equals 71% of apartments achieving the minimum requirement.	Yes
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	7 of the 103 apartments received no direct sunlight. This equals 7%.	
4A-2 Daylight access is maximised where sunlight is limited.	Daylight is maximised by appropriate window sizes and not using high level windows.	Yes
4A-3 Design incorporates shading and glare control, particularly for warmer months.	Balconies are shaded as all incorporate a roof and windows will be glazed to Nathers requirements.	Yes

<b>4B Natural ventilation</b>		
4B-1 All habitable rooms are naturally ventilated to create healthy indoor living environments.	All habitable rooms are naturally ventilated.	Yes
4B-2 The layout and design of single aspect apartments maximises natural ventilation.	Single aspect apartments have been limited in number and limited apartment depths are provided to achieve natural ventilation.	Yes
<p>4B-3 The number of apartments with natural cross ventilation is maximised</p> <p>1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.</p> <p>2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.</p>	<p>73 of the 103 apartments are cross ventilated. 70.9% of apartments being naturally cross ventilated is achieved.</p> <p>Maximum depth of cross through apartments is 15.6m.</p>	Yes
<b>4C Ceiling heights</b>		
<p>4C-1 Ceiling height achieves sufficient natural ventilation and daylight access. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <p>Minimum ceiling height for apartment and mixed use buildings</p> <p>Habitable Rooms 2.7m</p> <p>Non-Habitable 2.4m</p>	All units propose 2.7m ceiling heights.	Yes
<b>4D Apartment size and layout</b>		
<p>4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</p> <p>1. Apartments are required to have the following minimum internal areas:</p> <p>Studio 35m<sup>2</sup></p> <p>1 bedroom 50m<sup>2</sup></p> <p>2 bedroom 70m<sup>2</sup></p> <p>3 bedroom 90m<sup>2</sup></p> <p>The minimum internal areas include only one bathroom. Additional</p>	<p>Point 1 – Complies</p> <p><b>Ground Floor</b></p> <p>Unit 1 – 2 bedroom, 2 bathroom. 75m<sup>2</sup> required, 80m<sup>2</sup> provided.</p> <p>Unit 2 – 1 bedroom, 1 bathroom. 50m<sup>2</sup> required, 51m<sup>2</sup> provided.</p> <p><b>Levels 1 – 3</b></p> <p>Unit 1 – 2 bedroom, 2 bathroom. 75m<sup>2</sup> required, 76m<sup>2</sup> provided.</p>	Yes



<p>bathrooms increase the minimum internal area by 5m<sup>2</sup> each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m<sup>2</sup> each.</p> <p>2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.</p>	Unit 2 – 2 bedroom, 2 bathroom. 75m <sup>2</sup> required, 75m <sup>2</sup> provided.	
	Unit 3 – 2 bedroom, 2 bathroom. 75m <sup>2</sup> required, 77m <sup>2</sup> provided.	
	Unit 4 – 1 bedroom, 1 bathroom. 50m <sup>2</sup> required, 53m <sup>2</sup> provided.	
	Unit 5 – 2 bedroom, 2 bathroom. 75m <sup>2</sup> required, 77m <sup>2</sup> provided.	
	Unit 6 – 2 bedroom, 2 bathroom. 75m <sup>2</sup> required, 75m <sup>2</sup> provided.	
	Unit 7 – 2 bedroom, 2 bathroom. 75m <sup>2</sup> required, 77m <sup>2</sup> provided.	
	Unit 8 – 2 bedroom, 2 bathroom. 75m <sup>2</sup> required, 86m <sup>2</sup> provided.	
	Unit 9 – 2 bedroom, 2 bathroom. 75m <sup>2</sup> required, 75m <sup>2</sup> provided.	
	Unit 10 – 2 bedroom, 2 bathroom. 75m <sup>2</sup> required, 78m <sup>2</sup> provided.	
	Unit 11 – 1 bedroom, 1 bathroom. 50m <sup>2</sup> required, 50m <sup>2</sup> provided.	
	Unit 12 – 2 bedroom, 2 bathroom. 75m <sup>2</sup> required, 75m <sup>2</sup> provided.	
	Unit 13 – 2 bedroom, 2 bathroom. 75m <sup>2</sup> required, 78m <sup>2</sup> provided.	
	Unit 14 – 2 bedroom, 2 bathroom. 75m <sup>2</sup> required, 88m <sup>2</sup> provided.	
	<b>Level 4</b>	
	Unit 1 – 3 bedroom, 2 bathroom. 95m <sup>2</sup> required, 99m <sup>2</sup> provided.	
	Unit 2 – 3 bedroom, 2 bathroom. 95m <sup>2</sup> required, 96m <sup>2</sup> provided.	
	Unit 3 – 2 bedroom, 2 bathroom. 75m <sup>2</sup> required, 79m <sup>2</sup> provided.	
	Unit 4 – 2 bedroom, 2 bathroom. 75m <sup>2</sup> required, 79m <sup>2</sup> provided.	

	<p>Unit 5 – 1 bedroom, 1 bathroom. 50m<sup>2</sup> required, 64m<sup>2</sup> provided.</p> <p>Unit 6 – 2 bedroom, 2 bathroom. 75m<sup>2</sup> required, 86m<sup>2</sup> provided.</p> <p>Unit 7 – 2 bedroom, 1 bathroom. 70m<sup>2</sup> required, 70m<sup>2</sup> provided.</p> <p>Unit 8 – 1 bedroom, 1 bathroom. 50m<sup>2</sup> required, 50m<sup>2</sup> provided.</p> <p>Unit 9 – 2 bedroom, 2 bathroom. 75m<sup>2</sup> required, 79m<sup>2</sup> provided.</p> <p>Unit 10 – 3 bedroom, 2 bathroom. 90m<sup>2</sup> required, 97m<sup>2</sup> provided.</p> <p><b>Levels 5-7</b></p> <p>Unit 1 – 2 bedroom, 2 bathroom. 75m<sup>2</sup> required, 75m<sup>2</sup> provided.</p> <p>Unit 2 – 2 bedroom, 2 bathroom. 75m<sup>2</sup> required, 75m<sup>2</sup> provided.</p> <p>Unit 3 – 2 bedroom, 2 bathroom. 75m<sup>2</sup> required, 79m<sup>2</sup> provided.</p> <p>Unit 4 – 2 bedroom, 2 bathroom. 75m<sup>2</sup> required, 79m<sup>2</sup> provided.</p> <p>Unit 5 – 1 bedroom, 1 bathroom. 50m<sup>2</sup> required, 64m<sup>2</sup> provided.</p> <p>Unit 6 – 2 bedroom, 2 bathroom. 75m<sup>2</sup> required, 77m<sup>2</sup> provided.</p> <p>Unit 7 – 2 bedroom, 2 bathroom. 75m<sup>2</sup> required, 86m<sup>2</sup> provided.</p> <p>Unit 8 – 2 bedroom, 1 bathroom. 70m<sup>2</sup> required, 70m<sup>2</sup> provided.</p> <p>Unit 9 – 1 bedroom, 1 bathroom. 50m<sup>2</sup> required, 50m<sup>2</sup> provided.</p> <p>Unit 10 – 2 bedroom, 2 bathroom. 75m<sup>2</sup> required, 79m<sup>2</sup> provided.</p>	
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	<p>Unit 11 – 3 bedroom, 2 bathroom. 90m<sup>2</sup> required, 97m<sup>2</sup> provided.</p> <p><b>Level 8</b></p> <p>Unit 1 – 2 bedroom, 2 bathroom. 75m<sup>2</sup> required, 76m<sup>2</sup> provided.</p> <p>Unit 2 – 2 bedroom, 2 bathroom. 75m<sup>2</sup> required, 75m<sup>2</sup> provided.</p> <p>Unit 3 – 1 bedroom, 1 bathroom. 50m<sup>2</sup> required, 57m<sup>2</sup> provided.</p> <p>Unit 4 – 1 bedroom, 1 bathroom. 50m<sup>2</sup> required, 51m<sup>2</sup> provided.</p> <p>Unit 5 – 1 bedroom, 1 bathroom. 50m<sup>2</sup> required, 52m<sup>2</sup> provided.</p> <p>Unit 6 – 2 bedroom, 2 bathroom. 75m<sup>2</sup> required, 77m<sup>2</sup> provided.</p> <p>Unit 7 – 2 bedroom, 2 bathroom. 75m<sup>2</sup> required, 86m<sup>2</sup> provided.</p> <p>Unit 8 – 1 bedroom, 1 bathroom. 50m<sup>2</sup> required, 52m<sup>2</sup> provided.</p> <p>Unit 9 – 2 bedroom, 2 bathroom. 75m<sup>2</sup> required, 86m<sup>2</sup> provided.</p> <p>Unit 10 – 2 bedroom, 2 bathroom. 75m<sup>2</sup> required, 89m<sup>2</sup> provided.</p> <p><b>Level 9</b></p> <p>Unit 2 – 2 bedroom, 2 bathroom. 75m<sup>2</sup> required, 75m<sup>2</sup> provided.</p> <p>Unit 3 – 3 bedroom, 2 bathroom. 95m<sup>2</sup> required, 96m<sup>2</sup> provided.</p> <p>Unit 4 – 2 bedroom, 2 bathroom. 75m<sup>2</sup> required, 78m<sup>2</sup> provided.</p> <p>Unit 5 – 2 bedroom, 2 bathroom. 75m<sup>2</sup> required, 80m<sup>2</sup> provided.</p> <p>Unit 6 – 2 bedroom, 1 bathroom. 70m<sup>2</sup> required, 86m<sup>2</sup> provided.</p>	
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	Unit 7 – 2 bedroom, 2 bathroom. 75m <sup>2</sup> required, 81m <sup>2</sup> provided.  Point 2 – Complies  All habitable rooms have a window greater than 10% of floor area.	
4D-2 Environmental performance of the apartment is maximised.  1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height. Based on ceiling heights of 2.8m, habitable room depths are required to be limited to 7m.  2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	<b>Ground Floor</b>  Unit 1 – Open plan layout. 4.2m depth. Unit 2 – Open plan layout. 4.7m depth.  <b>Levels 1 – 3</b>  Unit 1 – Open plan layout. 4.8m depth. Unit 2 – Open plan layout. 4.1m depth. Unit 3 – Open plan layout. 5.4m depth. Unit 4 – Open plan layout. 6.7m depth. Unit 5 – Open plan layout. 5.5m depth. Unit 6 – Open plan layout. 5.3m depth. Unit 7 – Open plan layout. 4.2m depth. Unit 8 – Open plan layout. 4m depth. Unit 9 – Open plan layout. 5.3m depth. Unit 10 – Open plan layout. 5.5m depth. Unit 11 – Open plan layout. 5.5m depth. Unit 12 – Open plan layout. 4.9m depth. Unit 13 – Open plan layout. 6.2m depth. Unit 14 – Open plan layout. 4m depth.  <b>Level 4</b>  Unit 1 – Open plan layout. 6.6m depth. Unit 2 – Open plan layout. 6.4m depth. Unit 3 – Open plan layout. 4.3m depth. Unit 4 – Open plan layout. 4.3m depth.	Yes

	<p>Unit 5 – Open plan layout. 5m depth.</p> <p>Unit 6 – Open plan layout. 5m depth.</p> <p>Unit 7 – Open plan layout. 5.5m depth.</p> <p>Unit 8 – Open plan layout. 4m depth.</p> <p>Unit 9 – Open plan layout. 6.7m depth.</p> <p>Unit 10 – Open plan layout. 6m depth.</p> <p><b>Levels 5 – 7</b></p> <p>Unit 1 – Open plan layout. 4m depth.</p> <p>Unit 2 – Open plan layout. 4.1m depth.</p> <p>Unit 3 – Open plan layout. 4.9m depth.</p> <p>Unit 4 – Open plan layout. 4.9m depth.</p> <p>Unit 5 – Open plan layout. 5m depth.</p> <p>Unit 6 – Open plan layout. 4.1m depth.</p> <p>Unit 7 – Open plan layout. 4.8m depth.</p> <p>Unit 8 – Open plan layout. 4m depth.</p> <p>Unit 9 – Open plan layout. 4m depth.</p> <p>Unit 10 – Open plan layout. 6.5m depth.</p> <p>Unit 11 – Open plan layout. 6m depth.</p> <p><b>Level 8</b></p> <p>Unit 1 – Open plan layout. 4m depth.</p> <p>Unit 2 – Open plan layout. 4.1m depth.</p> <p>Unit 3 – Open plan layout. 4.8m depth.</p> <p>Unit 4 – Open plan layout. 5.7m depth.</p> <p>Unit 5 – Open plan layout. 6m depth.</p> <p>Unit 6 – Open plan layout. 4.1m depth.</p> <p>Unit 7 – Open plan layout. 5.1m depth.</p>	
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	<p>Unit 8 – Open plan layout. 6m depth.</p> <p>Unit 9 – Open plan layout. 5.3m depth.</p> <p>Unit 10 – Open plan layout. 5m depth.</p> <p><b>Level 9</b></p> <p>Unit 2 – Open plan layout. 5m depth.</p> <p>Unit 3 – Open plan layout. 6.5m depth.</p> <p>Unit 4 – Open plan layout. 5.5m depth.</p> <p>Unit 5 – Open plan layout. 4m depth.</p> <p>Unit 6 – Open plan layout. 5m depth.</p> <p>Unit 7 – Open plan layout. 5.4m depth.</p>	
<p>4D-3</p> <p>1. Master bedrooms have a minimum area of 10m<sup>2</sup> and other bedrooms 9m<sup>2</sup> (excluding wardrobe space)</p> <p>2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</p> <p>3. Living rooms or combined living/dining rooms have a minimum width of:</p> <ul style="list-style-type: none"> <li>• 3.6m for studio and 1 bedroom apartments</li> <li>• 4m for 2 and 3 bedroom apartments</li> </ul> <p>4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</p>	<p><b>Ground Floor</b></p> <p>Unit 1 – 2 bedroom Master Bedroom: 12sqm, 3m x 4m Bed 2 – 9.9m<sup>2</sup>, 3.3m x 3m Living room: 4m width</p> <p>Unit 2 – 1 bedroom Bedroom: 11.4m<sup>2</sup>, 3.8m x 3m width Living room: 7m width</p> <p><b>Levels 1 – 3</b></p> <p>Unit 1 – 2 bedroom Master bedroom: 10.63m<sup>2</sup>, minimum dimensions of 3m x 3m Bedroom 2: 9m<sup>2</sup>, 3m x 3m Living room: 4m</p> <p>Unit 2 – 2 bedroom Master bedroom: 10.8m<sup>2</sup>, minimum dimensions of 3m x 3m Bedroom 2: 9m<sup>2</sup>, 3m x 3m Living room: 4.5m</p> <p>Unit 3 – 2 bedroom Master bedroom: 14m<sup>2</sup>, minimum dimensions of 3m x 4m Bedroom 2: 9sqm, 3m x 3m Living room: 4m</p> <p>Unit 4 – 1 bedroom</p>	

	<p>Bedroom: 12m<sup>2</sup>, 3m x 4m Living room: 4m</p> <p>Unit 5 – 2 bedroom Master Bedroom: 12m<sup>2</sup>, 3m x 4m Bedroom: 9m<sup>2</sup>, 3m x 3m Living room: 4m</p> <p>Unit 6 – 2 bedroom Master Bedroom: 10m<sup>2</sup>, 3m x 3m minimum Bedroom: 9m<sup>2</sup>, 3m x 3m Living room: 4m Cross through: 4m</p> <p>Unit 7 – 2 bedroom Master Bedroom: 12.m<sup>2</sup>, 3m x 4m Bedroom: 9m<sup>2</sup>, 3m x 3m Living room: 4m</p> <p>Unit 8 – 2 bedroom Master bedroom: 14.8m<sup>2</sup>, minimum 3m x 4m Bedroom 2: 9m<sup>2</sup>, 3m x 3m Living room: 4m</p> <p>Unit 9 – 2 bedroom Master Bedroom: 10m<sup>2</sup>, 3m x 3m minimum Bedroom: 9m<sup>2</sup>, 3m x 3m Living room: 4m Cross through: 4m</p> <p>Unit 10 – 2 bedroom Master Bedroom: 13.6m<sup>2</sup>, minimum dimensions of 3m Bedroom 2: 9m<sup>2</sup>, 3m x 3m Living room: 4m</p> <p>Unit 11 – 1 bedroom Bedroom: 10m<sup>2</sup>, 3m x 3.3m Living room: 4m</p> <p>Unit 12 – 2 bedroom Master bedroom: 10.8m<sup>2</sup>, 3m x 3.6m Bedroom 2: 9m<sup>2</sup>, 3m x 3m Living room: 4m</p> <p>Unit 13 – 2 bedroom Master bedroom: 13.7m<sup>2</sup>, minimum 3m x 3m Bedroom 2: 9m<sup>2</sup>, 3m x 3m</p>	
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	<p>Living room:4m</p> <p>Unit 14 – 2 bedroom Master bedroom: 11m<sup>2</sup>, 3m x 3.35m Bedroom 2: 11m<sup>2</sup>, 3m x 3.25m Living room:4m</p> <p><b>Level 4</b></p> <p>Unit 1 – 3 bedroom Master bedroom: 10.88sqm, 3.33m x 3.27m Bedroom 2: 10.56m<sup>2</sup>, 3m x 3.52m Bedroom 3: 10.56m<sup>2</sup>, 3m x 3.52m Living room:4.15m</p> <p>Unit 2 – 3 bedroom Master bedroom: 10.7m<sup>2</sup>, 3.25m x 3.3m Bedroom 2: 10.5m<sup>2</sup>, 3.5m x 3.5m Bedroom 3: 10.5m<sup>2</sup>, 3.5m x 3.5m Living room: 4.25m</p> <p>Unit 3 – 2 bedroom Master bedroom: 11.34m<sup>2</sup>, 3.6 x 3.15m Bedroom 2: 9m<sup>2</sup>, 3m x 3m Living room:4.2m</p> <p>Unit 4 – 2 bedroom Master Bedroom: 11.47m<sup>2</sup>, 3.7m x 3.1m Bedroom: 9m<sup>2</sup>, 3m x 3m Living room: 4.15m</p> <p>Unit 5 – 1 bedroom Bedroom: 9m<sup>2</sup>, 3m x 3m Living room: 4.15m Cross through: 4.15m</p> <p>Unit 6 – 2 bedroom Master Bedroom: 15m<sup>2</sup>, 5m x 3m width Bedroom 2: 9m<sup>2</sup>, 3m x 3m Living room: 4m</p> <p>Unit 7 – 2 bedroom Master bedroom: 10m<sup>2</sup>, 3m 3.4m Bedroom 2: 9m<sup>2</sup>, 3m x 3m Living room: 4.15m Cross through 4.15m</p> <p>Unit 8 – 1 bedroom Bedroom: 11.2m<sup>2</sup>, 3.5m x 3.2m Living room: 4m</p>	
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	<p>Unit 9 – 2 bedroom Master Bedroom: 10.8m<sup>2</sup>, minimum of 3m x 3m Bedroom: 9.m<sup>2</sup>, 3m x 3m Living room: 5.2m</p> <p>Unit 10 – 3 bedroom Master bedroom: 12.84m<sup>2</sup>, minimum of 3m x 3m Bedroom 2: 9m<sup>2</sup>, 3m x 3m Bedroom 3: 9m<sup>2</sup>, 3m x 3m Living room: 4m</p> <p><b>Levels 5 – 7</b></p> <p>Unit 1 – 2 bedroom Master bedroom: 10.5m<sup>2</sup>, minimum 3m x 3m Bedroom 2: 9m<sup>2</sup>, 3m x 3m Living room: 4.1m</p> <p>Unit 2 – 2 bedroom Master bedroom: 11m<sup>2</sup>, minimum 3m x 3m Bedroom 2: 9m<sup>2</sup>, 3m x 3m Living room: 4.6m</p> <p>Unit 3 – 2 bedroom Master bedroom: 14.25m<sup>2</sup>, minimum 3m x 3m Bedroom 2: 9m<sup>2</sup>, 3m x 3m Living room: 4.2m</p> <p>Unit 4 – 2 bedroom Master bedroom: 14.25m<sup>2</sup>, minimum 3m x 3m Bedroom 2: 9m<sup>2</sup>, 3m x 3m Living room: 4.2m</p> <p>Unit 5 – 1 bedroom Bedroom: 9m<sup>2</sup>, 3m x 3m Living room: 4.15m Cross through: 4.15m</p> <p>Unit 6 – 2 bedroom Master bedroom: 12.3m<sup>2</sup>, 4.1m x 3m Bedroom 2: 9m<sup>2</sup>, 3m x 3m Living room: 4m</p> <p>Unit 7 – 2 bedroom Master bedroom: 15m<sup>2</sup>, 3m x 5m Bedroom 2: 9m<sup>2</sup>, 3m x 3m</p>	
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	<p>Living room: 4m</p> <p>Unit 8 – 2 bedroom Master bedroom: 10m<sup>2</sup>, 3m x 3.4m Bedroom 2: 9m<sup>2</sup>, 3m x 3m Living room: 4.15m Cross through 4.15m</p> <p>Unit 9 – 1 bedroom Bedroom: 11.2m<sup>2</sup>, 3.5m x 3.2m Living room: 4m</p> <p>Unit 10 – 2 bedroom Master Bedroom: 10.8m<sup>2</sup>, minimum of 3m x 3m Bedroom: 9m<sup>2</sup>, 3m x 3m Living room: 5.2m</p> <p>Unit 11 – 3 bedroom Master bedroom: 12.84m<sup>2</sup>, minimum of 3m x 3m Bedroom 2: 9m<sup>2</sup>, 3m x 3m Bedroom 3: 9m<sup>2</sup>, 3m x 3m Living room: 4m</p> <p><b>Level 8</b></p> <p>Unit 1 – 2 bedroom Master bedroom: 10.8m<sup>2</sup>, minimum 3m x 3m Bedroom 2: 9m<sup>2</sup>, 3m x 3m Living room: 4.1m</p> <p>Unit 2 – 2 bedroom Master bedroom: 11m<sup>2</sup>, minimum 3m x 3m Bedroom 2: 9m<sup>2</sup>, 3m x 3m Living room: 4.6m</p> <p>Unit 3 – 1 bedroom Bedroom: 9.6m<sup>2</sup>, 3.2m x 3m Living room: 4m</p> <p>Unit 4 – 1 bedroom Bedroom: 11.56m<sup>2</sup>, 3.4m x 3.4m Living room: 4.1m</p> <p>Unit 5 – 1 bedroom Bedroom: 9.6m<sup>2</sup>, 3.2m x 3m Living room: 4.1m Cross through: 4.1m</p>	
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	<p>Unit 6 – 2 bedroom Master bedroom: 12.3m<sup>2</sup>, 4.1m x 3m Bedroom 2: 9m<sup>2</sup>, 3m x 3m Living room: 4m</p> <p>Unit 7 – 2 bedroom Master bedroom: 15m<sup>2</sup>, 3m x 5m Bedroom 2: 9m<sup>2</sup>, 3m x 3m Living room: 4m</p> <p>Unit 8 – 1 bedroom Bedroom: 9.6m<sup>2</sup>, 3.2m x 3m Living room: 4.1m Cross through: 4.1m</p> <p>Unit 9 – 2 bedroom Master bedroom: 12.25m<sup>2</sup>, 3.5m x 3.5m Bedroom 2: 14.82m<sup>2</sup>, 3.8m x 3.9m Living room: 4.1m</p> <p>Unit 10 – 2 bedroom Master bedroom: 12.84m<sup>2</sup>, minimum of 3m x 3m Bedroom 2: 9m<sup>2</sup>, 3m x 3m Living room: 4m</p> <p><b>Level 9</b></p> <p>Unit 2 – 2 bedroom Master bedroom: 18.6m<sup>2</sup>, 3.4m x minimum 4.7m Bedroom 2: 9m<sup>2</sup>, 3m x 3m Living room: 4m</p> <p>Unit 3 – 3 bedroom Master bedroom: 10.9m<sup>2</sup>, 3m x minimum 3.5m Bedroom 2: 9.92m<sup>2</sup>, 3.1m x 3.2m Bedroom 3: 9m<sup>2</sup>, 3m x 3m Living room: 4.1m</p> <p>Unit 4 – 2 bedroom Master bedroom: 12.3m<sup>2</sup>, 4.1m x 3m Bedroom 2: 9m<sup>2</sup>, 3m x 3m Living room: 4m</p> <p>Unit 5 – 2 bedroom Master bedroom: 12.3m<sup>2</sup>, 4.1m x 3m Bedroom 2: 9m<sup>2</sup>, 3m x 3m Living room: 4m</p> <p>Unit 6 – 2 bedroom</p>	
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	Master bedroom: 13.3m <sup>2</sup> , 3.5m x 3.8m Bedroom 2: 14.04m <sup>2</sup> , 3.6m x 3.9m Living Room: 4.1m  Unit 7 – 2 bedroom Master bedroom: 12.3m <sup>2</sup> , 4.1m x 3m Bedroom 2: 9m <sup>2</sup> , 3m x 3m Living room: 4m													
<b>4E Private open space and balconies</b>														
<p>4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity</p> <p>1. All apartments are required to have primary balconies as follows:</p> <table border="1"> <tr> <th>Dwelling type</th><th>Minimum Area</th><th>Minimum Depth</th></tr> <tr> <td>1 bedroom</td><td>8m<sup>2</sup></td><td>2m</td></tr> <tr> <td>2 bedroom</td><td>10m<sup>2</sup></td><td>2m</td></tr> <tr> <td>3+ bedroom</td><td>12m<sup>2</sup></td><td>2.4m</td></tr> </table> <p>2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m<sup>2</sup> and a minimum depth of 3m.</p>	Dwelling type	Minimum Area	Minimum Depth	1 bedroom	8m <sup>2</sup>	2m	2 bedroom	10m <sup>2</sup>	2m	3+ bedroom	12m <sup>2</sup>	2.4m	<p><b>Point 1 – Complies</b></p> <p><b>Level 1</b></p> <p>Unit 1 – 2 bedroom. 10m<sup>2</sup> required, 12m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 2 – 2 bedroom. 10m<sup>2</sup> required, 15m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 3 – 2 bedroom. 10m<sup>2</sup> required, 21m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 4 – 1 bedroom. 8m<sup>2</sup> required, 14m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 5 – 2 bedroom. 10m<sup>2</sup> required, 15m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 6 – 2 bedroom. 10m<sup>2</sup> required, 10m<sup>2</sup> provided. Depth greater 2m provided.</p> <p>Unit 7 – 2 bedroom. 10m<sup>2</sup> required, 21m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 8 – 2 bedroom. 10m<sup>2</sup> required, 13m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 9 – 2 bedroom. 10m<sup>2</sup> required, 10m<sup>2</sup> provided. Depth greater 2m provided.</p> <p>Unit 10 – 2 bedroom. 10m<sup>2</sup> required, 21m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 11 – 1 bedroom. 8m<sup>2</sup> required, 8m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 12 – 2 bedroom. 10m<sup>2</sup> required, 10m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 13 – 2 bedroom. 10m<sup>2</sup> required,</p>	Yes
Dwelling type	Minimum Area	Minimum Depth												
1 bedroom	8m <sup>2</sup>	2m												
2 bedroom	10m <sup>2</sup>	2m												
3+ bedroom	12m <sup>2</sup>	2.4m												

	<p>10m<sup>2</sup> provided. Depth greater 2m provided.</p> <p>Unit 14 – 2 bedroom. 10m<sup>2</sup> required, 24m<sup>2</sup> provided. Depth greater 2m provided.</p> <p><b>Level 2</b></p> <p>Unit 1 – 2 bedroom. 10m<sup>2</sup> required, 12m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 2 – 2 bedroom. 10m<sup>2</sup> required, 15m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 3 – 2 bedroom. 10m<sup>2</sup> required, 21m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 4 – 1 bedroom. 8m<sup>2</sup> required, 14m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 5 – 2 bedroom. 10m<sup>2</sup> required, 15m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 6 – 2 bedroom. 10m<sup>2</sup> required, 10m<sup>2</sup> provided. Depth greater 2m provided.</p> <p>Unit 7 – 2 bedroom. 10m<sup>2</sup> required, 20m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 8 – 2 bedroom. 10m<sup>2</sup> required, 13m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 9 – 2 bedroom. 10m<sup>2</sup> required, 10m<sup>2</sup> provided. Depth greater 2m provided.</p> <p>Unit 10 – 2 bedroom. 10m<sup>2</sup> required, 21m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 11 – 1 bedroom. 8m<sup>2</sup> required, 8m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 12 – 2 bedroom. 10m<sup>2</sup> required, 10m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 13 – 2 bedroom. 10m<sup>2</sup> required, 10m<sup>2</sup> provided. Depth greater 2m provided.</p> <p>Unit 14 – 2 bedroom. 10m<sup>2</sup> required,</p>	
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	<p>24m<sup>2</sup> provided. Depth greater 2m provided.</p> <p><b>Level 3</b></p> <p>Unit 1 – 2 bedroom. 10m<sup>2</sup> required, 12m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 2 – 2 bedroom. 10m<sup>2</sup> required, 15m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 3 – 2 bedroom. 10m<sup>2</sup> required, 21m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 4 – 1 bedroom. 8m<sup>2</sup> required, 14m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 5 – 2 bedroom. 10m<sup>2</sup> required, 15m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 6 – 2 bedroom. 10m<sup>2</sup> required, 10m<sup>2</sup> provided. Depth greater 2m provided.</p> <p>Unit 7 – 2 bedroom. 10m<sup>2</sup> required, 21m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 8 – 2 bedroom. 10m<sup>2</sup> required, 12m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 9 – 2 bedroom. 10m<sup>2</sup> required, 10m<sup>2</sup> provided. Depth greater 2m provided.</p> <p>Unit 10 – 2 bedroom. 10m<sup>2</sup> required, 21m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 11 – 1 bedroom. 8m<sup>2</sup> required, 8m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 12 – 2 bedroom. 10m<sup>2</sup> required, 10m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 13 – 2 bedroom. 10m<sup>2</sup> required, 10m<sup>2</sup> provided. Depth greater 2m provided.</p> <p>Unit 14 – 2 bedroom. 10m<sup>2</sup> required, 23m<sup>2</sup> provided. Depth greater 2m provided.</p> <p><b>Level 4</b></p>	
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	<p>Unit 1 – 3 bedroom. 12m<sup>2</sup> required, 31m<sup>2</sup> provided. Depth greater than 2m provided.</p> <p>Unit 2 – 3 bedroom. 12m<sup>2</sup> required, 48m<sup>2</sup> provided. Depth greater than 2m provided.</p> <p>Unit 3 – 2 bedroom. 10m<sup>2</sup> required, 14m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 4 – 2 bedroom. 10m<sup>2</sup> required, 15m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 5 – 1 bedroom. 8m<sup>2</sup> required, 10m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 6 – 2 bedroom. 10m<sup>2</sup> required, 13m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 7 – 1 bedroom. 8m<sup>2</sup> required, 10m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 8 – 1 bedroom. 8m<sup>2</sup> required, 9m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 9 – 2 bedroom. 10m<sup>2</sup> required, 11m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 10 – 3 bedroom. 12m<sup>2</sup> required, 44m<sup>2</sup> provided. Depth greater than 2m provided.</p> <p><b>Levels 5 – 7</b></p> <p>Unit 1 – 2 bedroom. 10m<sup>2</sup> required, 12m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 2 – 2 bedroom. 10m<sup>2</sup> required, 16m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 3 – 2 bedroom. 10m<sup>2</sup> required, 14m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 4 – 2 bedroom. 10m<sup>2</sup> required, 15m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 5 – 1 bedroom. 8m<sup>2</sup> required, 10m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 6 – 2 bedroom. 10m<sup>2</sup> required, 11m<sup>2</sup></p>	
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	<p>provided. 2m depth provided.</p> <p>Unit 7 – 2 bedroom. 10m<sup>2</sup> required, 14m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 8 – 1 bedroom. 8m<sup>2</sup> required, 10m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 9 – 1 bedroom. 8m<sup>2</sup> required, 9m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 10 – 2 bedroom. 10m<sup>2</sup> required, 11m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 11 – 3 bedroom. 12m<sup>2</sup> required, 15m<sup>2</sup> provided. Depth greater than 2m provided.</p> <p><b>Level 8</b></p> <p>Unit 1 – 2 bedroom. 10m<sup>2</sup> required, 12m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 2 – 2 bedroom. 10m<sup>2</sup> required, 16m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 3 – 1 bedroom. 8m<sup>2</sup> required, 12m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 4 – 1 bedroom. 8m<sup>2</sup> required, 11m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 5 – 1 bedroom. 8m<sup>2</sup> required, 8m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 6 – 2 bedroom. 10m<sup>2</sup> required, 11m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 7 – 2 bedroom. 10m<sup>2</sup> required, 14m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 8 – 1 bedroom. 8m<sup>2</sup> required, 8m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 9 – 2 bedroom. 10m<sup>2</sup> required, 10m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 10 – 2 bedroom. 10m<sup>2</sup> required, 13m<sup>2</sup> provided. 2m depth provided.</p> <p><b>Level 9</b></p>	
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	<p>Unit 2 – 2 bedroom. 10m<sup>2</sup> required, 22m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 3 3 bedroom. 12m<sup>2</sup> required, 14m<sup>2</sup> provided. Depth greater than 2m provided.</p> <p>Unit 4 – 2 bedroom. 10m<sup>2</sup> required, 11m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 5 – 2 bedroom. 10m<sup>2</sup> required, 22m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 6 – 2 bedroom. 10m<sup>2</sup> required, 10m<sup>2</sup> provided. 2m depth provided.</p> <p>Unit 7 – 2 bedroom. 10m<sup>2</sup> required, 10m<sup>2</sup> provided. 2m depth provided.</p> <p><b>Point 2 – Complies</b></p> <p><b>Ground Floor</b></p> <p>Unit 1 – 2 bedroom. 15m<sup>2</sup> required, 36m<sup>2</sup> provided. Depth greater than 3m provided.</p> <p>Unit 2 – 1 bedroom. 15m<sup>2</sup> required, 21m<sup>2</sup> provided. Depth greater than 2m.</p>	
4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents	Balconies are located off living areas and south facing balconies have been minimised.	Yes
4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	A variety of balustrades for balconies are integrated into the building and the use of different materials contributes to the overall architectural form.	Yes
4E-4 Private open space and balcony design maximises safety	Balconies are provided with satisfactory balustrades.	Yes
<b>4F Common circulation and spaces</b>		
4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments.	The maximum number of apartments off a single circulation core is seven.	Yes
1. The maximum number of apartments off a circulation core on a single level is eight.		
4F-2 Common circulation spaces promote safety and provide for social interaction between residents.	Common circulation spaces avoid tight corners and spaces, and ventilation will be achieved.	Yes

Daylight and natural ventilation should be provided to all common circulation spaces that are above ground		
<b>4G Storage</b>		
4G-1 Adequate, well designed storage is provided in each apartment.		Ground Floor
In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:		
<b>Dwelling Type</b>	<b>Storage volume</b>	
Studio	4m <sup>3</sup>	Unit 1 – 2 bedroom. 8m <sup>3</sup> required, 8m <sup>3</sup> provided. 50% is provided within the apartment.
1 bedroom	6m <sup>3</sup>	Unit 2 – 1 bedroom. 6m <sup>3</sup> required, 6m <sup>3</sup> provided. 100% is provided within the apartment.
2 bedroom	8m <sup>3</sup>	
3+ bedroom	10m <sup>3</sup>	<b>Levels 1 – 3</b>
At least 50% of the required storage is to be located within the apartment		Unit 1 – 2 bedroom. 8m <sup>3</sup> required, 8m <sup>3</sup> provided. 50% is provided within the apartment.
		Unit 2 – 2 bedroom. 8m <sup>3</sup> required, 8m <sup>3</sup> provided. 50% is provided within the apartment.
		Unit 3 – 2 bedroom. 8m <sup>3</sup> required, 8m <sup>3</sup> provided. 100% is provided within the apartment.
		Unit 4 – 1 bedroom. 6m <sup>3</sup> required, 6m <sup>3</sup> provided. 50% is provided within the apartment.
		Unit 5 – 2 bedroom. 8m <sup>3</sup> required, 8m <sup>3</sup> provided. 100% is provided within the apartment.
		Unit 6 – 2 bedroom. 8m <sup>3</sup> required, 8m <sup>3</sup> provided. 75% is provided within the apartment.
		Unit 7 – 2 bedroom. 8m <sup>3</sup> required, 8m <sup>3</sup> provided. 76% is provided within the apartment.
		Unit 8 – 2 bedroom. 8m <sup>3</sup> required, 8m <sup>3</sup> provided. 50% is provided within the apartment.
		Unit 9 – 2 bedroom. 8m <sup>3</sup> required, 8m <sup>3</sup> provided. 50% is provided within the apartment.

	<p>Unit 10 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 75% is provided within the apartment.</p> <p>Unit 11 – 1 bedroom. 6m<sup>3</sup> required, 8m<sup>3</sup> provided. 75% is provided within the apartment.</p> <p>Unit 12 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 50% is provided within the apartment.</p> <p>Unit 13 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 100% is provided within the apartment.</p> <p>Unit 14 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 100% is provided within the apartment.</p> <p><b>Level 4</b></p> <p>Unit 1 – 3 bedroom. 10m<sup>3</sup> required, 10m<sup>3</sup> provided. 100% is provided within the apartment.</p> <p>Unit 2 – 3 bedroom. 10m<sup>3</sup> required, 10m<sup>3</sup> provided. 50% is provided within the apartment.</p> <p>Unit 3 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 75% is provided within the apartment.</p> <p>Unit 4 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 75% is provided within the apartment.</p> <p>Unit 5 – 1 bedroom. 6m<sup>3</sup> required, 10m<sup>3</sup> provided. 100% is provided within the apartment.</p> <p>Unit 6 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 50% is provided within the apartment.</p> <p>Unit 7 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 75% is provided within the apartment.</p>	
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	<p>Unit 8 – 1 bedroom. 6m<sup>3</sup> required, 6m<sup>3</sup> provided. 50% is provided within the apartment.</p> <p>Unit 9 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 50% is provided within the apartment.</p> <p>Unit 10 – 3 bedroom. 10m<sup>3</sup> required, 10m<sup>3</sup> provided. 75% is provided within the apartment.</p> <p><b>Levels 5 – 7</b></p> <p>Unit 1 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 50% is provided within the apartment.</p> <p>Unit 2 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 50% is provided within the apartment.</p> <p>Unit 3 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 75% is provided within the apartment.</p> <p>Unit 4 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 75% is provided within the apartment.</p> <p>Unit 5 – 1 bedroom. 6m<sup>3</sup> required, 10m<sup>3</sup> provided. 100% is provided within the apartment.</p> <p>Unit 6 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 70% is provided within the apartment.</p> <p>Unit 7 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 50% is provided within the apartment.</p> <p>Unit 8 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 75% is provided within the apartment.</p> <p>Unit 9 – 1 bedroom. 6m<sup>3</sup> required, 6m<sup>3</sup> provided. 50% is provided within the apartment.</p>	
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	<p>Unit 10 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 50% is provided within the apartment.</p> <p>Unit 11 – 3 bedroom. 10m<sup>3</sup> required, 10m<sup>3</sup> provided. 75% is provided within the apartment.</p> <p><b>Level 8</b></p> <p>Unit 1 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 50% is provided within the apartment.</p> <p>Unit 2 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 50% is provided within the apartment.</p> <p>Unit 3 – 1 bedroom. 6m<sup>3</sup> required, 6m<sup>3</sup> provided. 50% is provided within the apartment.</p> <p>Unit 4 – 1 bedroom. 6m<sup>3</sup> required, 6m<sup>3</sup> provided. 50% is provided within the apartment.</p> <p>Unit 5 – 1 bedroom. 6m<sup>3</sup> required, 6m<sup>3</sup> provided. 50% is provided within the apartment.</p> <p>Unit 6 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 70% is provided within the apartment.</p> <p>Unit 7 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 50% is provided within the apartment.</p> <p>Unit 8 – 1 bedroom. 6m<sup>3</sup> required, 6m<sup>3</sup> provided. 50% is provided within the apartment.</p> <p>Unit 9 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 90% is provided within the apartment.</p> <p>Unit 10 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 100% is provided within the apartment.</p> <p><b>Level 9</b></p>	
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	<p>Unit 2 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 50% is provided within the apartment.</p> <p>Unit 3 – 3 bedroom. 10m<sup>3</sup> required, 10m<sup>3</sup> provided. 60% is provided within the apartment.</p> <p>Unit 4 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 60% is provided within the apartment.</p> <p>Unit 5 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 100% is provided within the apartment.</p> <p>Unit 6 – 2 bedroom. 8m<sup>3</sup> required, 8m<sup>3</sup> provided. 100% is provided within the apartment.</p>	
4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments.	Additional storage where provided is conveniently located within apartments.	Yes
<b>4H Acoustic privacy</b>		
4H-1 Noise transfer is minimised through the siting of buildings and building layout	The design of the building has maximised like uses sharing common walls i.e bedroom against bedroom, where possible.	Yes
4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments	<p>The design of the building has maximised like uses sharing common walls i.e bedroom against bedroom, where possible.</p> <p>Additionally, an acoustic report has been submitted in support of this application and deems that noise levels will be within the acceptable range, subject to acoustic mitigation measures.</p>	Yes
<b>4H Noise pollution</b>		
4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	Palmer Street is not considered a noisy or hostile environment.	Yes
4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	Conditions are recommended regarding noise during construction.	Complies by condition
<b>4K Apartment mix</b>		
<b>4K-1</b> A range of apartment types and sizes is provided to cater for different	The proposed development includes a mix of 1, 2 and 3 bedroom apartments.	Yes

household types now and into the future.		
<b>4K-2</b> The apartment mix is distributed to suitable locations within the building	Apartment mix is suitably distributed.	Yes
<b>4L Ground floor apartments</b>		
<b>4L-1</b> Street frontage activity is maximised where ground floor apartments are located	Ground floor apartments are provided with direct access from Palmer Street.	Yes
<b>4L-2</b> Design of ground floor apartments delivers amenity and safety for residents	Good amenity and safety is provided with private courtyards, fencing and landscape screening.	Yes
<b>4M Facades</b>		
4M-1 Building facades provide visual interest along the street while respecting the character of the local area.	The proposed development includes varied building elements, a defined base, middle and top, and changes in texture, material, detail and colour.	Yes
4M-2 Building functions are expressed by the façade.	Building entries are clearly defined and corners are given visual prominence.	Yes
<b>4N Roof design</b>		
4N-1 Roof treatments are integrated into the building design and positively respond to the street	The proposed building incorporates a modern flat roof design which is consistent with other flat buildings in Campbelltown.	Yes
4N-2 Opportunities to use roof space for residential accommodation and open space are maximised.	The top level of the building provides open space.	Yes
4N-3 Roof design incorporates sustainability features	Solar panels are proposed on the roof.	Yes
<b>4O Landscape design</b>		
4O-1 Landscape design is viable and sustainable	Satisfactory landscaping is proposed. Natives form part of the proposed landscaping.	Yes
4O-2 Landscape design contributes to the streetscape and amenity	Proposed landscaping is an improvement on the existing.	Yes
<b>4P Planting on structures</b>		
4P-1 Appropriate soil profiles are provided	A landscape plan has been submitted in support of this application and has been prepared by a qualified landscape architect. Details of soil profiles are provided.	Yes
4P-2 Plant growth is optimised with appropriate selection and maintenance	Appropriate plant selection is proposed.	Yes
4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	Planter boxes have been proposed in communal open space areas.	Yes
<b>4Q Universal design</b>		
4Q-1 Universal design features are included in apartment design to	Universal design features have been incorporated into apartments.	Yes



promote flexible housing for all community members		
4Q-2 A variety of apartments with adaptable designs are provided	Adaptable apartments are proposed for 1, 2, and 3 bedroom apartments.	Yes
4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	Apartment layouts will accommodate for various lifestyle needs.	Yes
<b>4U Energy efficiency</b>		
4U-1 Development incorporates passive environmental design	Habitable rooms will achieve natural light and balconies will provide opportunity for clothes drying.	Yes
4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	The proposed development incorporates passive solar design.	Yes
4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	Apartment design will provide for maximum natural ventilation.	Yes
<b>4V Water management</b>		
4V-1 Potable water use is minimised	The proposed development will provide water efficient fittings and drought tolerant plant species.	Yes
4V-2 Urban stormwater is treated on site before being discharged to receiving waters	A satisfactory stormwater system is proposed that is designed by a suitable qualified engineer.	Yes
4V-3 Flood management systems are integrated into site design	On-site detention will be provided.	Yes
<b>4W Waste management</b>		
4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	The waste storage facility is not visible from the street.	Yes
4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	The waste storage room provides for both recycling and general waste bins.	Yes
<b>4X Building maintenance</b>		
4X-1 Building design detail provides protection from weathering	Roof overhangs will provide protection from weathering.	Yes
4X-2 Systems and access enable ease of maintenance	Windows are designed in a manner that they can be cleaned from inside.	Yes
4X-3 Material selection reduces ongoing maintenance costs	Satisfactory materials are proposed.	Yes

## Attachment 4: Child Care Planning Guideline compliance table

### Child Care Planning Guideline

An assessment against the provisions of the child care planning guideline is provided below:

Child Care Planning Guidelines			
Objective	Provision	Proposed	Compliance
<b>3.1 Site Selection and Location</b>			
To ensure that appropriate zone considerations are assessed when selecting a site.	<p>C1 - For proposed developments in or adjacent to a residential zone, consider:</p> <ul style="list-style-type: none"> <li>- the acoustic and privacy impacts of the proposed development on the residential properties</li> <li>- the setbacks and siting of buildings within the residential context</li> <li>- traffic and parking impacts of the proposal on residential amenity.</li> </ul>	<p>An acoustic assessment has been submitted for the residential component of the development.</p> <p>An acoustic assessment will be required with the future application for a centre based child care facility.</p>	To be considered with a future DA
To ensure that the site selected for a proposed child care facility is suitable for the use.	<p>C2 - When selecting a site, ensure that:</p> <ul style="list-style-type: none"> <li>• the location and surrounding uses are compatible with the proposed development or use</li> <li>• the site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazards</li> <li>• there are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous materials remediation is needed</li> <li>• the characteristics of the site are suitable for the scale and type of</li> </ul>	<p>The location and surrounding uses are compatible with a centre based child care facility.</p> <p>The site is safe from any environmental risks.</p> <p>A PSI has been submitted in support of this application and concludes that the site is suitable for the proposed residential land use and for a centre based child care facility.</p>	Yes

Child Care Planning Guidelines			
Objective	Provision	Proposed	Compliance
	<p>development proposed having regard to:</p> <ul style="list-style-type: none"> <li>- size of street frontage, lot configuration, dimensions and overall size</li> <li>- number of shared boundaries with residential properties</li> <li>- the development will not have adverse environmental impacts on the surrounding area, particularly in sensitive environmental or cultural areas</li> <li>• where the proposal is to occupy or retrofit an existing premises, the interior and exterior spaces are suitable for the proposed use</li> <li>• there are suitable drop off and pick up areas, and off and on street parking</li> <li>• the type of adjoining road (for example classified, arterial, local road, cul-de-sac) is appropriate and safe for the proposed use</li> <li>• it is not located closely to incompatible social activities and uses such as restricted premises, injecting rooms, drug clinics and the like, premises licensed for alcohol or gambling such as hotels, clubs, cellar door premises and sex services premises.</li> </ul>	<p>The characteristics of the site are suitable.</p> <p>The proposal does not seek to occupy or retrofit an existing premises.</p> <p>Drop off and pick up can occur in the designated parking areas within the basement.</p> <p>Palmer and Suffolk Streets are appropriate to locate a centre based child care facility.</p> <p>The site is not located near incompatible uses.</p>	

Child Care Planning Guidelines			
Objective	Provision	Proposed	Compliance
To ensure that sites for child care facilities are appropriately located.	<p>C3 - A child care facility should be located:</p> <ul style="list-style-type: none"> <li>• near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship</li> <li>• near or within employment areas, town centres, business centres, shops</li> <li>• with access to public transport including rail, buses, ferries</li> <li>• in areas with pedestrian connectivity to the local community, businesses, shops, services and the like</li> </ul>	The centre based child care facility is located approximately 300m from Ingleburn Public School and approximately 600m from Ingleburn town centre.	Yes
To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards.	<p>C4 - A child care facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions arising from:</p> <ul style="list-style-type: none"> <li>• proximity to: <ul style="list-style-type: none"> <li>- heavy or hazardous industry, waste transfer depots or landfill sites</li> <li>- LPG tanks or service stations</li> <li>-water cooling and water warming systems</li> <li>-odour (and other air pollutant) generating uses and sources or sites which, due to prevailing land use zoning, may in future accommodate</li> </ul> </li> </ul>	The site is not located in proximity to any of the listed items.	Yes

Child Care Planning Guidelines			
Objective	Provision	Proposed	Compliance
	noise or odour generating uses.		
<b>3.2 Local Character, Streetscape and the Public Domain Interface</b>			
To ensure that the child care facility is compatible with the local character and surrounding streetscape.	<p>C5 - The proposed development should:</p> <ul style="list-style-type: none"> <li>• contribute to the local area by being designed in character with the locality and existing streetscape</li> <li>• reflect the predominant form of surrounding land uses, particularly in low density residential areas</li> <li>• recognise predominant streetscape qualities, such as building form, scale, materials and colours</li> <li>• include design and architectural treatments that respond to and integrate with the existing streetscape</li> <li>• use landscaping to positively contribute to the streetscape and neighbouring amenity</li> <li>• integrate car parking into the building and site landscaping design in residential areas.</li> </ul>	The future centre based child care facility is located within a proposed residential flat building. This building has been designed to incorporate with the desired future character of the R4 zone.	Yes
To ensure clear delineation between the child care facility and public spaces.	<p>C6 - Create a threshold with a clear transition between public and private realms, including:</p> <ul style="list-style-type: none"> <li>• fencing to ensure safety for children entering and leaving the facility</li> <li>• windows facing from the facility towards the public domain to provide passive surveillance to the street</li> </ul>	<p>Greater fencing detail will be provided with a future DA.</p> <p>Windows from the facility face the public domain.</p>	To be considered with a future DA

Child Care Planning Guidelines			
Objective	Provision	Proposed	Compliance
	<p>as a safety measure and connection between the facility and the community</p> <ul style="list-style-type: none"> <li>integrating existing and proposed landscaping with fencing.</li> </ul>	Greater fencing detail will be provided with a future DA.	
To ensure clear delineation between the child care facility and public spaces.	<p>C7 - On sites with multiple buildings and/or entries, pedestrian entries and spaces associated with the child care facility should be differentiated to improve legibility for visitors and children by changes in materials, plant species and colours.</p>	<p>The site has pedestrian access from Palmer Street and Suffolk Street.</p> <p>The centre will also have access from the basement car park via a separate lift that only services the basement and facility.</p>	Yes
To ensure clear delineation between the child care facility and public spaces.	<p>C8 - Where development adjoins public parks, open space or bushland, the facility should provide an appealing streetscape frontage by adopting some of the following design solutions:</p> <ul style="list-style-type: none"> <li>clearly defined street access, pedestrian paths and building entries</li> <li>low fences and planting which delineate communal/private open space from adjoining public open space</li> <li>minimal use of blank walls and high fences.</li> </ul>	The subject site does not adjoin a public park, open space or bushland.	N/A
To ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain.	<p>C9 - Front fences and walls within the front setback should be constructed of visually permeable materials and treatments.</p>	This will be considered with a future DA.	To be considered with a future DA

Child Care Planning Guidelines			
Objective	Provision	Proposed	Compliance
To ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain.	C10 - High solid acoustic fencing may be used when shielding the facility from noise on classified roads. The walls should be setback from the property boundary with screen landscaping of a similar height between the wall and the boundary.	Palmer Street and Suffolk Street are not classified roads.	N/A
3.3 Building Orientation, Envelope and Design			
To respond to the streetscape and site, while optimising solar access and opportunities for shade.	<p>C11 - Orient a development on a site and design the building layout to:</p> <ul style="list-style-type: none"> <li>• ensure visual privacy and minimise potential noise and overlooking impacts on neighbours by: <ul style="list-style-type: none"> <li>- facing doors and windows away from private open space, living rooms and bedrooms in adjoining residential properties</li> <li>- placing play equipment away from common boundaries with residential properties</li> <li>- locating outdoor play areas away from residential dwellings and other sensitive uses</li> </ul> </li> <li>• optimise solar access to internal and external play areas</li> <li>• avoid overshadowing of adjoining residential properties</li> <li>• minimise cut and fill</li> </ul>	<p>Doors and windows are located away from POS, living rooms and bedrooms in adjoining properties.</p> <p>Play equipment is suitably located and will be shielded by landscaping and acoustic fencing.</p> <p>As above.</p> <p>Solar access will be optimised.</p> <p>The proposed facility will not create overshadowing.</p> <p>Cut and fill is acceptable for the basement car parking.</p>	Yes

Child Care Planning Guidelines			
Objective	Provision	Proposed	Compliance
	<ul style="list-style-type: none"> <li>• ensure buildings along the street frontage define the street by facing it</li> <li>• ensure that where a child care facility is located above ground level, outdoor play areas are protected from wind and other climatic conditions.</li> </ul>	<p>The facility is within a proposed residential flat building.</p> <p>The facility will be located on ground floor.</p>	
To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised.	<p>C12 - The following matters may be considered to minimise the impacts of the proposal on local character:</p> <ul style="list-style-type: none"> <li>• building height should be consistent with other buildings in the locality</li> <li>• building height should respond to the scale and character of the street</li> <li>• setbacks should allow for adequate privacy for neighbours and children at the proposed child care facility</li> <li>• setbacks should provide adequate access for building maintenance</li> <li>• setbacks to the street should be consistent with the existing character.</li> </ul>	Setbacks are compliant with the required setbacks for residential flat buildings.	Yes
To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.	<p>C13 - Where there are no prevailing setback controls minimum setback to a classified road should be 10 metres. On other road frontages where there are existing buildings within 50 metres, the setback should be the average of the two closest buildings. Where there are no</p>	The setbacks comply with the requirements for residential flat buildings.	Yes



Child Care Planning Guidelines			
Objective	Provision	Proposed	Compliance
	buildings within 50 metres, the same setback is required for the predominant adjoining land use.		
To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.	C14 - On land in a residential zone, side and rear boundary setbacks should observe the prevailing setbacks required for a dwelling house.	The setbacks comply with the requirements for residential flat buildings.	Yes
To ensure that the built form, articulation and scale of development relates to its context and buildings are well designed to contribute to an area's character.	<p>C15 - The built form of the development should contribute to the character of the local area, including how it:</p> <ul style="list-style-type: none"> <li>• respects and responds to its physical context such as adjacent built form, neighbourhood character, streetscape quality and heritage</li> <li>• contributes to the identity of the place</li> <li>• retains and reinforces existing built form and vegetation where significant</li> <li>• considers heritage within the local neighbourhood including identified heritage items and conservation areas</li> <li>• responds to its natural environment including local landscape setting and climate</li> </ul>	<p>The proposed development is consistent with the future desired character of the Ingleburn CBD.</p> <p>As above.</p> <p>No significant built form or vegetation exists.</p> <p>The site is not a heritage item nor is in close proximity to heritage items.</p> <p>The proposed development is satisfactory in regard to the local landscape setting and climate.</p>	Yes
To ensure that buildings are designed to create	C16 - Entry to the facility should be limited to one secure point which is:		Yes

Child Care Planning Guidelines			
Objective	Provision	Proposed	Compliance
safe environments for all users.	<ul style="list-style-type: none"> <li>• located to allow ease of access, particularly for pedestrians</li> <li>• directly accessible from the street where possible</li> <li>• directly visible from the street frontage</li> <li>• easily monitored through natural or camera surveillance</li> <li>• not accessed through an outdoor play area.</li> <li>• in a mixed-use development, clearly defined and separate from entrances to other uses in the building.</li> </ul>	<p>Entry to the facility is via Suffolk Street or a lift from the basement.</p> <p>The facility will be accessed from Suffolk Street.</p> <p>The entry will be visible from Suffolk Street.</p> <p>The entrance will be monitored through natural or camera surveillance.</p> <p>The entry will not be accessed through an outdoor play area.</p> <p>The entrance is separate from the residential entrance.</p>	
To ensure that child care facilities are designed to be accessible by all potential users.	<p>C17 - Accessible design can be achieved by:</p> <ul style="list-style-type: none"> <li>• providing accessibility to and within the building in accordance with all relevant legislation</li> <li>• linking all key areas of the site by level or ramped pathways that are accessible to prams and wheelchairs, including between all car parking areas and the main building entry</li> <li>• providing a continuous path of travel to and within the building, including access between the street entry and car parking and main building entrance.</li> </ul>	<p>Ramp pedestrian access is provided from Suffolk Street.</p> <p>Lift access is provided from within the basement.</p>	Yes

Child Care Planning Guidelines			
Objective	Provision	Proposed	Compliance
	<p>Platform lifts should be avoided where possible</p> <ul style="list-style-type: none"> <li>• minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath.</li> </ul>		
<b>3.4 Landscaping</b>			
To provide landscape design that contributes to the streetscape and amenity.	<p>C18 – Appropriate planting should be provided along the boundary integrated with fencing. Screen planting should not be included in calculations of unencumbered outdoor space.</p> <p>Use the existing landscape where feasible to provide a high quality landscaped area by:</p> <ul style="list-style-type: none"> <li>• reflecting and reinforcing the local context</li> <li>• incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping.</li> </ul>	Satisfactory landscaping is proposed and includes landscape screening around the boundaries.	Yes
To provide landscape design that contributes to the streetscape and amenity.	<p>C19 – Incorporate car parking into the landscape design of the site by:</p> <ul style="list-style-type: none"> <li>• planting shade trees in large car parking areas to create a cool outdoor environment and reduce summer heat radiating into buildings</li> <li>• taking into account streetscape, local character and context when siting car parking areas within the front setback</li> </ul>	All car parking is provided within the basement.	N/A

Child Care Planning Guidelines			
Objective	Provision	Proposed	Compliance
	<ul style="list-style-type: none"> <li>using low level landscaping to soften and screen parking areas.</li> </ul>		
<b>3.5 Visual and Acoustic Privacy</b>			
To protect the privacy and security of children attending the facility.	C20 – Open balconies in mixed use developments should not overlook facilities nor overhang outdoor play spaces.	Privacy screens have been incorporated into balconies on the western elevation that have the potential to overlook.	Yes
To protect the privacy and security of children attending the facility.	C21 – Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through: <ul style="list-style-type: none"> <li>appropriate site and building layout</li> <li>suitably locating pathways, windows and doors</li> <li>permanent screening and landscape design.</li> </ul>	As above.	Yes
To minimise impacts on privacy of adjoining properties.	C22 – Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through: <ul style="list-style-type: none"> <li>appropriate site and building layout</li> <li>suitable location of pathways, windows and doors</li> <li>landscape design and screening.</li> </ul>	As above.	Yes
To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.	C23 – A new development, or development that includes alterations to more than 50 per cent of the existing floor area, and is located adjacent to residential accommodation should:	An acoustic assessment has been submitted for the residential component of the development.	To be considered with a future DA

Child Care Planning Guidelines			
Objective	Provision	Proposed	Compliance
	<ul style="list-style-type: none"> <li>provide an acoustic fence along any boundary where the adjoining property contains a residential use. (An acoustic fence is one that is a solid, gap free fence).</li> <li>ensure that mechanical plant or equipment is screened by solid, gap free material and constructed to reduce noise levels e.g. acoustic fence, building, or enclosure.</li> </ul>	An acoustic assessment will be required with the future application for a centre based child care facility.	
To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.	<p>C24 - A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters:</p> <ul style="list-style-type: none"> <li>identify an appropriate noise level for a child care facility located in residential and other zones</li> <li>determine an appropriate background noise level for outdoor play areas during times they are proposed to be in use</li> <li>determine the appropriate height of any acoustic fence to enable the noise criteria to be met.</li> </ul>	<p>An acoustic assessment has been submitted for the residential component of the development.</p> <p>An acoustic assessment will be required with the future application for a centre based child care facility.</p>	To be considered with a future DA
<b>3.6 Noise and Air Pollution</b>			
To ensure that outside noise levels on the facility are minimised to acceptable levels.	<p>C25 - Adopt design solutions to minimise the impacts of noise, such as:</p> <ul style="list-style-type: none"> <li>creating physical separation between buildings and the noise source</li> </ul>	An acoustic assessment has been submitted for the residential component of the development.	To be considered with a future DA

Child Care Planning Guidelines			
Objective	Provision	Proposed	Compliance
	<ul style="list-style-type: none"> <li>• orienting the facility perpendicular to the noise source and where possible buffered by other uses</li> <li>• using landscaping to reduce the perception of noise</li> <li>• limiting the number and size of openings facing noise sources</li> <li>• using double or acoustic glazing, acoustic louvers or enclosed balconies (wintergardens)</li> <li>• using materials with mass and/or sound insulation or absorption properties, such as solid balcony balustrades, external screens and softs</li> <li>• locating cot rooms, sleeping areas and play areas away from external noise sources.</li> </ul>	An acoustic assessment will be required with the future application for a centre based child care facility.	
To ensure that outside noise levels on the facility are minimised to acceptable levels.	<p>C26 - An acoustic report should identify appropriate noise levels for sleeping areas and other non-play areas and examine impacts and noise attenuation measures where a child care facility is proposed in any of the following locations:</p> <ul style="list-style-type: none"> <li>• on industrial zoned land</li> <li>• where the ANEF contour is between 20 and 25, consistent with AS 2021 – 2000</li> </ul>	<p>An acoustic assessment has been submitted for the residential component of the development.</p> <p>An acoustic assessment will be required with the future application for a centre based child care facility.</p>	To be considered with a future DA

Child Care Planning Guidelines			
Objective	Provision	Proposed	Compliance
	<ul style="list-style-type: none"> <li>• along a railway or mass transit corridor, as defined by State Environmental Planning Policy (Infrastructure) 2007</li> <li>• on a major or busy road</li> <li>• other land that is impacted by substantial external noise.</li> </ul>		
To ensure air quality is acceptable where child care facilities are proposed close to external sources of air pollution such as major roads and industrial development.	C27 - Locate child care facilities on sites which avoid or minimise the potential impact of external sources of air pollution such as major roads and industrial development.	The future facility is suitably located within a residential zone.	Yes
To ensure air quality is acceptable where child care facilities are proposed close to external sources of air pollution such as major roads and industrial development.	<p>C28 - A suitably qualified air quality professional should prepare an air quality assessment report to demonstrate that proposed child care facilities close to major roads or industrial developments can meet air quality standards in accordance with relevant legislation and guidelines. The air quality assessment report should evaluate design considerations to minimise air pollution such as:</p> <ul style="list-style-type: none"> <li>• creating an appropriate separation distance between the facility and the pollution source. The location of play areas, sleeping areas and outdoor areas should be as far as practicable from the major source of air pollution</li> </ul>	Not required.	N/A

<b>Child Care Planning Guidelines</b>			
<b>Objective</b>	<b>Provision</b>	<b>Proposed</b>	<b>Compliance</b>
	<ul style="list-style-type: none"> <li>• using landscaping to act as a filter for air pollution generated by traffic and industry. Landscaping has the added benefit of improving aesthetics and minimising visual intrusion from an adjacent roadway</li> <li>• incorporating ventilation design into the design of the facility.</li> </ul>		
<b>3.7 Hours of Operation</b>			
To minimise the impact of the child care facility on the amenity of neighbouring residential developments.	C29 - Hours of operation within areas where the predominant land use is residential should be confined to the core hours of 7.00am to 7.00pm weekdays. The hours of operation of the proposed child care facility may be extended if it adjoins or is adjacent to non-residential land uses.	Hours of operation will be proposed with a future DA.	To be considered with a future DA
To minimise the impact of the child care facility on the amenity of neighbouring residential developments.	C30 - Within mixed use areas or predominantly commercial areas, the hours of operation for each child care facility should be assessed with respect to its compatibility with adjoining and co-located land uses.	The site is within a residential zone.	N/A
<b>3.8 Traffic, Parking and Pedestrian Circulation</b>			
To provide parking that satisfies the needs of users and demand generated by the centre.	C31- Off street car parking should be provided at the rates for child care facilities specified in a Development Control Plan that applies to the land.	<p>It has been stated that the future facility will cater for 100 children which generates the requirement for 25 parking spaces.</p> <p>25 spaces for the future facility are provided.</p>	Yes
To provide parking that satisfies the needs of users and	C32 - In commercial or industrial zones and mixed use developments, on	The site is within a residential zone.	N/A



Child Care Planning Guidelines			
Objective	Provision	Proposed	Compliance
demand generated by the centre.	street parking may only be considered where there are no conflicts with adjoining uses, that is, no high levels of vehicle movement or potential conflicts with trucks and large vehicles.		
To provide parking that satisfies the needs of users and demand generated by the centre.	<p>C33 - A Traffic and Parking Study should be prepared to support the proposal to quantify potential impacts on the surrounding land uses and demonstrate how impacts on amenity will be minimised. The study should also address any proposed variations to parking rates and demonstrate that:</p> <ul style="list-style-type: none"> <li>• the amenity of the surrounding area will not be affected</li> <li>• there will be no impacts on the safe operation of the surrounding road network.</li> </ul>	A satisfactory traffic and parking study has been submitted in support of this application and concludes that the proposed development will not result in adverse implications on parking and the surrounding network.	Yes
To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.	<p>C34 - Alternate vehicular access should be provided where child care facilities are on sites fronting:</p> <ul style="list-style-type: none"> <li>• a classified road</li> <li>• roads which carry freight traffic or transport dangerous goods or hazardous materials.</li> </ul>	The site is located on local roads.	N/A
To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.	C35 - Child care facilities proposed within cul-de-sacs or narrow lanes or roads should ensure that safe access can be provided to and from the site, and to and from the wider locality in times of emergency.	The site is not located on a narrow road or a cul-de-sac.	N/A

Child Care Planning Guidelines			
Objective	Provision	Proposed	Compliance
To provide a safe and connected environment for pedestrians both on and around the site.	<p>C36 - The following design solutions may be incorporated into a development to help provide a safe pedestrian environment:</p> <ul style="list-style-type: none"> <li>• separate pedestrian access from the car park to the facility</li> <li>• defined pedestrian crossings included within large car parking areas</li> <li>• separate pedestrian and vehicle entries from the street for parents, children and visitors</li> <li>• pedestrian paths that enable two prams to pass each other</li> <li>• delivery and loading areas located away from the main pedestrian access to the building and in clearly designated, separate facilities</li> <li>• in commercial or industrial zones and mixed use developments, the path of travel from the car parking to the centre entrance physically separated from any truck circulation or parking areas</li> <li>• vehicles can enter and leave the site in a forward direction.</li> </ul>	<p>Pedestrian access is separate.</p> <p>Pedestrian crossings are shown on the architectural plans.</p> <p>Separate pedestrian and vehicle entry from the street is provided.</p> <p>Pedestrian paths will enable two prams to cross each other.</p> <p>Delivery and loading will occur away from the main pedestrian entrance.</p> <p>The proposed development is not in a mixed use or industrial zone.</p> <p>Vehicles can enter and exit the site in a forward direction.</p>	
To provide a safe and connected environment for pedestrians both on and around the site.	<p>C37 - Mixed use developments should include:</p> <ul style="list-style-type: none"> <li>• driveway access, manoeuvring areas and</li> </ul>		Yes

Child Care Planning Guidelines			
Objective	Provision	Proposed	Compliance
	<p>parking areas for the facility that are separate to parking and manoeuvring areas used by trucks</p> <ul style="list-style-type: none"> <li>• drop of and pick up zones that are exclusively available for use during the facility's operating hours with spaces clearly marked accordingly, close to the main entrance and preferably at the same floor level. Alternatively, direct access should avoid crossing driveways or manoeuvring areas used by vehicles accessing other parts of the site</li> <li>• parking that is separate from other uses, located and grouped together and conveniently located near the entrance or access point to the facility.</li> </ul>	<p>These areas are separate from truck manoeuvring areas.</p> <p>Child care spaces will be appropriately marked.</p> <p>Child care parking is separate.</p>	
To provide a safe and connected environment for pedestrians both on and around the site.	<p>C38 - Car parking design should:</p> <ul style="list-style-type: none"> <li>• include a child safe fence to separate car parking areas from the building entrance and play areas</li> <li>• provide clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards</li> <li>• include wheelchair and pram accessible parking.</li> </ul>	<p>The car parking is located in the basement, which is separate from the building entrance and play areas.</p> <p>Accessible spaces are provided in the basement near the lifts.</p> <p>Wheelchair and pram accessible spaces are provided.</p>	Yes

## Attachment 5: Campbelltown Local Environmental Plan 2015 compliance table

### Campbelltown Local Environmental Plan 2015

An assessment against the relevant controls of the LEP is provided below:

Clause	Requirement	Proposed	Compliance
2.7 Demolition	The demolition of a building or work may be carried out only with development consent.	Consent is sought for the demolition of existing structures on each site.	Yes
4.1C Minimum qualifying site area and lot size for certain residential and centre-based child care facility development in residential zones	1,200m <sup>2</sup> required for a RFB in the R4 zone.	The sites have a total area of 2,917.30m <sup>2</sup> .  It is noted that the Transport and Infrastructure SEPP overrides the lot size requirement for centre based child care facilities.	Yes
4.3 Height of buildings	Maximum height of 26m permitted	The application is proposing 15% of the development as affordable housing under the Housing SEPP, enabling an additional building height of 30%.  Under the Housing SEPP the maximum permitted height is 33.8m.  The proposed building height is 33.8m.	Yes, under the Housing SEPP
4.3A Height restrictions for certain residential accommodation	Dwellings contained within a residential flat building must be no higher than 2 storeys.	All apartments are single storey.	Yes
4.4 Floor space ratio	Maximum FSR of 2.7:1 permitted	The application is proposing 15% of the development as affordable housing under the Housing SEPP, enabling an additional FSR of 30%.  Under the Housing SEPP the maximum permitted FSR is 3.5:1.  The proposed FSR is 3.5:1.	Yes, under the Housing SEPP

Clause	Requirement	Proposed	Compliance
5.21 Flood planning	Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development— (a) is compatible with the flood function and behaviour on the land, and (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and (d) incorporates appropriate measures to manage risk to life in the event of a flood, and (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.	Council's flood engineer has confirmed that the sites are not flood affected.	N/A
7.7 Earthworks	Ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	Earthworks are proposed for the excavation for three levels of basement carparking.  The proposed earthworks will not have a detrimental effect on the adjoining sites etc subject to compliance with the recommendations of the submitted geotechnical report.	Yes
7.4 Salinity	Provide for the appropriate management of land that is subject to salinity and the minimisation and mitigation of adverse impacts from	A geotechnical report has been submitted in support of this application and concludes that the soils	Yes

Clause	Requirement	Proposed	Compliance
	development that contributes to salinity.	have been found to be non-saline.	
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 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 sites are currently serviced by all essential services. If they require augmentation for the proposed development, this will be at the cost of the developer.  Notice of arrangements will be required to be provided prior to the issue of an OC and vehicular access will be approved through a S138.	Yes
7.13 Design excellence	Development consent must not be granted to development to which this clause applies unless the consent authority considers that the development exhibits design excellence.	The application was referred to the Campbelltown Design Excellence Panel who advised that the proposal required final refinement to achieve design excellence.  The applicant refined the design in accordance with the DEP comments, therefore it is considered that the development exhibits design excellence.	Yes
7.31 Development in Ingleburn CBD	Development consent must not be granted to development for the purposes of residential flat buildings in Zone R4 High Density Residential unless the lot is at least 1,800m <sup>2</sup> .	The sites have a total area of 2,917.30m <sup>2</sup> .	Yes

## Attachment 6: Campbelltown (Sustainable City) Development Control Plan 2015 compliance table

### Campbelltown (Sustainable City) Development Control Plan 2015

An assessment against the controls of the DCP is provided below:

Part	Requirement	Proposed	Compliance
<b>Part 2 Requirements Applying to all Types of Development</b>			
2.2 Site Analysis	<p>A Site Analysis Plan shall be lodged with the development application for all development involving the construction of a building and the Torrens title subdivision of land. The scope of the site analysis will depend on the scale and nature of the development and shall address:</p> <ul style="list-style-type: none"> <li>i) contours, slope and north point;</li> <li>ii) existing landscaping and vegetation;</li> <li>iii) existing buildings and structures;</li> <li>iv) location of windows and other openings on adjoining buildings;</li> <li>v) roads, access points, parking, and traffic management devices and the like;</li> <li>vi) linkages; open space networks, pedestrian/cycle paths and the like;</li> <li>vii) easements, services, existing infrastructure and utilities;</li> <li>viii) hydraulic features, drainage lines, water features, drainage constraints, and the like;</li> <li>ix) natural hazards (e.g. flooding, bushfire);</li> <li>x) solar orientation, overshadowing, prevailing winds;</li> <li>xi) views and vistas to, from and within the site;</li> <li>xii) a streetscape analysis;</li> <li>xiii) special environmental features such as</li> </ul>	A satisfactory site analysis plan has been submitted in support of this application.	Yes

Part	Requirement	Proposed	Compliance
	threatened species habitat, endangered ecological communities and wetlands; xiv) items and relics of and/or aboriginal place of heritage significance; and xv) any identified road widening applying to the subject land		
2.3 Views and Vistas	Development shall appropriately respond to Campbelltown's important views and vistas to and from public places.	The proposed development will not impact on any views and vistas.	Yes
	District views and existing significant view corridors as viewed to and from public places shall be protected	As above.	Yes
2.4.1 Rain Water Tanks	A rain water tank shall be provided for all new buildings containing a roof area greater than 100sqm for all development not specified by BASIX. The rain water tank shall have a minimum capacity in accordance with Table 2.4.1.	The proposal has specific BASIX requirements.	N/A
2.4.3 Natural Ventilation	The design of new buildings shall be encouraged to maximise opportunities for cross flow ventilation, where practical, thus minimising the need for air conditioning.	Natural ventilation is maximised where possible.	Yes
2.4.4 Light Pollution	Outdoor lighting shall be designed to minimise pollution from the unnecessary dispersion of light into the night sky and neighbouring properties.	A condition is recommended to ensure outdoor lighting complies with the requirements of Australian Standards.	Complies by condition
2.5 Landscaping – Design Requirements	Landscape design shall enhance the visual character of the development and complement the design/use of spaces within and adjacent to the site.	The provide landscape is satisfactory and proposed development shall enhance the visual interest of the streetscape.	Yes
	Landscape design shall retain and enhance the existing native flora and fauna	The site has limited existing native flora and fauna.	N/A



Part	Requirement	Proposed	Compliance
	characteristics of a site wherever possible.		
	Landscape design shall add value to the quality and character of the streetscape.	The proposed landscaping shall add value and quality to the character of the streetscape.	Yes
	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.	The landscape plan demonstrates height, spread, and species and has been prepared by a landscape architect.	Yes
	Landscaping shall maximise the use of locally indigenous and other drought tolerant native plants and avoid the use of invasive species.	The majority of species selected are native.	Yes
2.7 Erosion and Sediment Control	An Erosion and Sediment Control Plan shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface.	A satisfactory erosion and sediment control plan has been submitted in support of this application.	Yes
2.8 Cut, Fill and Floor Levels	A Cut and Fill Management Plan (CFMP) shall be submitted with a development application where the development incorporates cut and/or fill operations.	A cut and fill management plan is not considered necessary.	N/A
	Any excavation within the zone of influence of any other structure requires a 'dilapidation report' (prepared by a suitably qualified person) demonstrating that adequate ameliorative measures are to be implemented to protect the integrity of any structure.	A condition is recommended to ensure that a dilapidation report is prepared.	Complies by condition
	Development incorporating any cut or fill shall comply with the following requirements: i) minimum cross fall of 1% to any adjoining waterway; and ii) batters to be no steeper than 12H:1V ('H' stands for the term 'horizontal distance' and 'V' stands	A condition is recommended in this regard.	Complies by condition

Part	Requirement	Proposed	Compliance
	for the term 'Vertical distance'; iii) batters to be no steeper than 6H:1V for public areas.		
	All fill shall be 'Virgin Excavated Natural Material' (VENM).	A condition is recommended to ensure all fill material is VENM.	Complies by condition
	No fill shall be deposited in the vicinity of native vegetation.	Fill is not proposed within the vicinity of native vegetation.	Yes
	All basement excavation shall be setback a minimum of 900mm from the property boundaries.	Basement excavation is setback a minimum of 1.2m from the boundary.	Yes
	Provisions of basements shall not result in non-compliance with deep soil planting controls contained within this plan.	Deep soil areas are compliant.	Yes
2.8.2 Surface Water and Floor Levels	Development shall not occur on land that is affected by the 100-year ARI event unless the development is consistent with the NSW Floodplain Development Manual.	The subject sites are not identified as being flood affected.	N/A
	All development on land affected by stormwater flow from main stream, local creek or over land flow shall satisfy the relevant fill and floor level requirements as specified in Table 2.8.1.	The subject sites are not affected by overland flow.	N/A
	All development shall have a ground surface level, at or above a minimum, equal to the 100-year 'average recurrence interval' (ARI) flood level.	The subject sites are not identified as being flood affected.	N/A
	Buildings involving basements, hospitals, seniors living dwellings and educational establishment with more than 50 students shall comply with the provisions of Council's Engineering Design Guide for Development available from Council's website at <a href="http://www.campbelltown.nsw.gov.au">www.campbelltown.nsw.gov.au</a> .	Conditions are recommended to ensure compliance with Council's Engineering Design Guide.	Complies by condition

Part	Requirement	Proposed	Compliance
	Any solid fence constructed across an overland flow path shall be a minimum 100mm above the finished surface level of the overland flow path.	The subject sites are not affected by overland flow.	N/A
	Where underground car parking is proposed, measures shall be taken in design and construction to ensure escape routes, pump out drainage systems (which include backup systems) and location of service utilities (including power, phone, lifts) are appropriately located in relation to the 100 year ARI event, in accordance with Section 4.13.8 of Council's Engineering Design Guide for Development available from Council's website at <a href="http://www.campbelltown.nsw.gov.au">www.campbelltown.nsw.gov.au</a> .	Conditions are recommended to ensure compliance with Council's Engineering Design Guide.	Complies by condition
2.9 Demolition - Design Requirements	<p>A development application involving demolition shall be considered having regard to the following information:</p> <ul style="list-style-type: none"> <li>i) a detailed work plan prepared by a suitably qualified person, in accordance with AS2601-2001- The Demolition of Structures (as amended);</li> <li>ii) details of the licensed demolition contractor engaged to carry out the work (including name, address and building licence number);</li> <li>iii) a hazardous materials report that lists details of methods to prevent air, noise and water pollution and the escape of hazardous substances into the public domain;</li> <li>iv) details of any asbestos or other hazardous substances to be removed from the site and/or damaged during demolition; and</li> </ul>	Conditions of consent are recommended to address all matters pertaining to the demolition of existing structures on the site.	Complies by condition

Part	Requirement	Proposed	Compliance
	v) a dilapidation report where any demolition work is to be undertaken within the zone of influence of any other structure.		
2.10.1 Water Cycle Management	A comprehensive Water Cycle Management Plan (WCMP) shall be prepared and submitted as part of a development application.	A WSUD system is incorporated into the development and been reviewed by Council's engineers.	Yes
2.10.2 Stormwater - Design requirements	All stormwater systems shall be sized to accommodate the 100-yearARI event (refer to Section 4 of Council's Engineering Design Guide for Development available from Council's website at <a href="http://www.campbelltown.nsw.gov.au">www.campbelltown.nsw.gov.au</a>	The proposed stormwater system is satisfactory.	Yes
	The design and certification of any stormwater system shall be undertaken by a suitably qualified person.	A suitably qualified person has designed the concept stormwater plan.	Yes
	Development shall not impact on adjoining sites by way of overland flow of stormwater unless an easement is provided. All overland flow shall be directed to designated overland flow paths such as roads.	The proposed development will not result in overland flow on adjoining properties.	Yes
	Stormwater collected on a development site shall be disposed of (under gravity) directly to the street or to another Council drainage system/device. Where stormwater cannot be discharged directly to a public drainage facility, a drainage easement of a suitable width shall be created over a downstream property(s) allowing for the provision of a drainage pipe of suitable size to adequately drain the proposed development to a public drainage facility.	Stormwater will be disposed of via gravity to Palmer Street.	Yes

Part	Requirement	Proposed	Compliance
	Development shall not result in water run-off causing flooding or erosion on adjacent properties.	The proposed development will not result in run of or erosion to adjoining properties.	Yes
	Stormwater run-off shall be appropriately channelled into a stormwater drain in accordance with Council's Engineering Design Guide for Development available from Council's website at <a href="http://www.campbelltown.nsw.gov.au">www.campbelltown.nsw.gov.au</a> .	Stormwater runoff will be disposed of to Palmer Street.	Yes
2.10.3 Stormwater Drainage Design requirements	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.	A satisfactory stormwater concept plan has been submitted in support of this application.	Complies by condition
	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.	As above.	Complies by condition
2.11.2 Heritage	Any development application made in respect to development on land that is:  i) occupied by a heritage item; or ii) adjoining land occupied by a heritage item; or iii) located within a heritage conservation area, shall provide a Statement of Heritage Impact (SHI) that assesses the impact	The site is not a heritage item, does not adjoin a heritage item or is located within an HCA.	N/A

Part	Requirement	Proposed	Compliance
	of the proposed development on the heritage significance, visual curtilage and setting of the heritage item or conservation area.		
2.12 Retaining Walls - Design requirements	Any retaining wall that is not complying or exempt development as specified in the E&CDC shall be designed by a suitably qualified person.	A condition is recommended in this regard.	Complies by condition
	In the case of retaining walls constructed to support proposed fill on an allotment, the following design criteria shall apply:  i) No filling shall be permitted within 2 metres of any property boundary unless sufficient details are submitted to Council illustrating how privacy, overshadowing, stormwater management and access issues have been addressed to Council's satisfaction.	No fill is proposed within 2m of any boundary.	N/A
	In the case of retaining walls constructed to support proposed cut on an allotment, the following design criteria shall apply:  i) The retaining wall shall be setback a minimum of 450mm from the rear and side boundary of the lot containing the cut.	Retaining walls are greater than 450mm from any boundary.	Yes
	Any retaining wall and associated structures shall be designed to be located wholly within the property boundary, except where written or legal agreements have been reached between relevant	Retaining walls are wholly within the boundaries.	Yes

Part	Requirement	Proposed	Compliance
	parties to Council's satisfaction.		
	Any retaining wall requiring work on neighbouring properties shall require the consent of the adjoining owner/s.	Work is not proposed on adjoining sites.	N/A
	Retaining walls higher than 900mm shall be designed by a structural engineer and made from appropriate material.	A condition is recommended in this regard.	Complies by condition
2.13 Security – Design requirements	Development shall be designed to maximise, where possible, casual surveillance opportunities to the street and surrounding public places.	The design maximises casual surveillance to the streets and clearly delineates between private property and the public domain.	Yes
	External lighting shall be designed to: i) encourage the use of safe areas; ii) define safe corridors for movement of people; and iii) allow facial recognition of approaching pedestrians at 15 metres.	A condition is recommended regarding external lighting.	Complies by condition
	Development shall incorporate appropriate landscaping, fencing and security devices to assist in crime prevention.	Entry is only through the lobby with security devices and units on the ground floor have front fencing and landscape between the units and the street.	Yes
	Development applications for residential flat buildings, shall be accompanied by a crime prevention plan to be prepared by a suitably qualified person addressing how the development embraces the principles of Crime Prevention Through Environmental Design.	The applicant has satisfactorily addressed the principals of CPTED.	Yes
2.15.1 Waste Management Plan – Design requirements	A detailed 'Waste Management Plan' (WMP) shall accompany development applications for certain types of development/land uses, as detailed in Table 2.15.1 and for any other development that in	A satisfactory WMP has been submitted in support of this application.	Yes

Part	Requirement	Proposed	Compliance
	the opinion of Council a WMP is required.		
	Plans submitted with a development application shall detail the following (as applicable): i) the size and location of waste and recycling storage areas; ii) routes for occupants to access waste and recycling areas; iii) collection point and/or access route for collection vehicles; iv) ventilation of waste and recycling 2.15 storage areas; v) location of garbage chute and service rooms; vi) bin and storage area washing facilities; and vii) occupants' disposal points for all waste streams.	The submitted plans show sufficient detail.	Yes
2.15.2 Waste Management During Demolition and Construction	Waste and recyclable streams shall be stored separately on site.	The submitted WMP provides these details.	Yes
	All storage areas/containers for each waste and recycling stream shall be kept on the site at all times and shall be indicated on the site plans/drawings as part of the WMP.	The submitted WMP provides these details.	Yes
	Where material cannot be reused or recycled, it shall be disposed of at an appropriately licensed waste management or recycling facility. Details of disposal arrangements shall be specified in the WMP for each material type.	The submitted WMP provides these details.	Yes
	Convenient and safe heavy vehicular access to waste and recycling material storage areas shall be provided.	The submitted WMP provides these details.	Yes
	The removal, handling and disposal of asbestos or other hazardous materials shall be	A condition is recommended to ensure compliance.	Complies by condition



Part	Requirement	Proposed	Compliance
	carried out in accordance with WorkCover NSW, NSW Environment & Protection Authority (EPA), Office of Environment and Heritage and other regulatory authority guidelines and requirements.		
2.15.3 On-going Waste Management	Provision shall be made for all waste and recycling storage containers to be located behind the primary and secondary building line and out of public view.	The waste storage rooms are within the basement and not visible from the public domain.	Yes
	Any room(s) for storing garbage and recycling receptacles shall be located in a position that provides convenient access for residents, maintenance and waste collection staff. Bin storage rooms shall complement the development and not be visibly obtrusive when viewed from any public place.	As above.	Yes
	A waste collection point shall be nominated demonstrating that waste-loading operations can occur on a level surface not adjacent to steep gradients, vehicle ramps and pedestrian access points.	Waste collection is nominated on the street.	Yes
	The path for wheeling bins between waste storage area(s) and the collection vehicle shall be free of steps or kerbs and have a maximum gradient of 1V:8H.	Council's waste officer has reviewed the plans and is satisfied that path for wheeling bins is satisfactory.	Yes
	For safety and ease of manoeuvrability, the distance required for residents, building managers and caretakers to wheel bins to their collection point shall be the minimum achievable	The distance from the basement to the collection point is acceptable.	Yes
	The maximum travel distance between any storage area/point and the collection point for all bins shall be 30 metres.	Travel distance is achieved.	Yes

Part	Requirement	Proposed	Compliance
	Where it is intended that collection vehicles are to drive onto private property to collect waste and recycling, the development shall be designed to provide for: i) the safe and efficient service of the development with minimal need to reverse; ii) adequate clearance to accommodate waste collection by a heavy rigid vehicle, in accordance with the dimensions detailed in Table 2.15.2. iii) vehicles to enter and exit in a forward direction; iv) pavement construction that is sufficient to withstand a heavy rigid collection vehicle of 24 tonnes gross vehicle mass.	Kerbside collection is proposed.	N/A
	A development must be designed in a manner that allows for servicing by Council's waste collection vehicles, regardless of the intended servicing arrangements	The proposed design will allow for Council's waste trucks to service the site.	Yes
2.15.5 Effective Waste and Resource Management	Functional and adequate storage spaces be provided for all waste and recycling streams, including temporary storage areas for bulky waste materials.	Adequate storage spaces are provided within the basement.	Yes
2.15.6 Clean, Safe and Healthy Living Environments	Negative impacts on amenity for residents, neighbours and the general public such as visually unpleasant waste storage areas, bad odours and noise from bin collection shall be minimised.	Bin storage is located within the basement.	Yes
	Safe and easy access to waste and resource recovery storage areas shall be provided for residents, building managers and collection service providers.	Access to waste services is appropriate on each level of the building.	Yes

Part	Requirement	Proposed	Compliance
2.15.7 Vehicle Turning Circles	Turning circles and clearances to kerbs, existing buildings or other obstructions shall be designed to accommodate the largest collection vehicle that could service the property (heavy rigid class in most cases).	Kerbside collection is proposed.	Yes
2.15.9 Bin Storage Areas	The design of the bin storage areas shall be considered early in the design process so that they can be successfully integrated into the overall design of the development and are convenient for all users.	Bin storage areas are shown on the plans.	Yes
	Sufficient areas/space shall be made available within the property boundary to store the range of bins for the quantity of waste, recycling and organics (and other materials where appropriate) likely to be generated between collections.	Sufficient space is provided.	Yes
	Residents shall not be required to walk more than a maximum distance of 30m to access the bin storage area.	Residents will not have to walk more than 30m.	Yes
2.16.1 Water – Design requirements	Where connection to the reticulated water supply system is not available, development shall be provided with: i) sufficient water storage to cater for all relevant activities of the proposed use of the development. ii) sufficient storage for firefighting purposes in accordance with Planning for Bushfire Protection 2006, NSW Rural Fire Service.	The subject site is connected to reticulated water.	N/A
2.16.2 Electricity	Details of the proposed method of power supply shall be provided as part of the development application for any development involving the construction of a building	This proposal is not for construction of a building in a rural or environmental zone.	N/A

Part	Requirement	Proposed	Compliance
	within rural and environmental protection zones.		
2.17 Work On, Over or Near Public Land	Written approval shall be obtained from Council, prior to the commencement of any works, activities or occupancy upon public land, including roads, road related areas, stormwater connections, Council car parks, footpaths or nature strips.	A condition is imposed that requires a S138 approval to be obtained. Additionally, conditions are recommended to ensure adequate fencing/hoarding is erected during construction.	Complies by condition
2.21 Acoustic Privacy	<p>Development shall comply with any relevant provisions in the following documents. The event of an inconsistency between the noise related controls in this plan and the documents below, the documents below prevail to the extent of the inconsistency.</p> <ul style="list-style-type: none"> <li>i) The NSW Noise Policy for Industry (NPfI)</li> <li>ii) The NSW Road Noise Policy</li> <li>iii) The NSW Development Near Rail Corridors and Busy Roads - Interim Guideline</li> <li>iv) Association of Australasian Acoustical Consultants Guideline for Child Care Centre Acoustic Assessment</li> </ul>	A satisfactory acoustic report has been submitted in support of this application.	Yes

Part	Requirement	Proposed	Compliance
<b>Part 5 Residential Flat Buildings and Mixed-Use Development</b>			
5.2 Desired Future Character for High Density Residential Neighbourhoods	<p>High density residential neighbourhoods shall be characterised by:</p> <ul style="list-style-type: none"> <li>• building forms that have a high level of architectural merit and make a positive contribution to the local area;</li> </ul>	The proposed development is considered to be of high architectural merit and is consistent with the desired future character for high density residential areas.	Yes

Part	Requirement	Proposed	Compliance
	<ul style="list-style-type: none"> <li>• a diversity of high density residential forms;</li> <li>• residential forms that provide high quality residential living environments;</li> <li>• integration with high intensity public transport forms and fine grained pedestrian/ cycleway networks;</li> <li>• access to a safe and high quality public domain;</li> <li>• articulated front facades with balconies and deep soil planting and landscaping of street frontages.</li> </ul>		
5.4.1 Relationship of the Plan to SEPP 65 Design Quality of Residential Flat Development	All residential flat buildings, shall satisfy all the standards within State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development (SEPP 65) and Apartment Design Guide.	An assessment of the proposed development against the housing SEPP and the ADG have been undertaken in attachments 2 and 3.	Yes
5.4.2 Building Form and Character	Building design shall consider foremost the qualities (both natural and built) and the desired future character of the areas including the significance of any heritage item on the land.	The proposed development is consistent with the desired future character of the area.	Yes
	<p>Building design shall incorporate the following features to assist in the achievement of high quality architectural outcomes:</p> <p>i) incorporation of appropriate facade treatments that help the development properly address the respective street frontages, key vistas and to add visual interest to the skyline;</p> <p>ii) incorporation of articulation in walls, roof lines, variety of</p>	<p>The proposed development provides suitable facade treatments that address the street frontages and will add visual interest to the streetscape.</p> <p>The development provides articulation in the form</p>	Yes

Part	Requirement	Proposed	Compliance
	<p>roof pitch, individualised architectural features (balconies, columns, porches, colours, materials etc) into the facade of the building;</p> <p>iii) variation in the vertical planes of exterior walls in depth and/or direction;</p> <p>iv) variation in the vertical and horizontal planes of the building so that the building appears to be divided into distinct base, middle and top massing elements;</p> <p>v) articulation of building facade (including rear and side elevations visible from a public place) by appropriate use of colour, arrangement of facade elements, and variation in the types of materials used;</p> <p>vi) utilisation of landscaping and interesting architectural detailing at the ground level; and</p> <p>vii) avoidance of blank walls at ground and lower levels.</p>	<p>recessing and protruding elements, balconies, and varying finishes and colours to the building.</p> <p>Variation in vertical planes is proposed.</p> <p>Variation in vertical and horizontal planes is proposed and the building appears to have a distinct base, middle and top.</p> <p>Appropriate colour, façade elements and variation in materials is proposed.</p> <p>Satisfactory landscaping is proposed.</p> <p>Blank walls are avoided.</p>	
	<p>Building design shall demonstrate to Council's satisfaction that the development will:</p> <p>i) facilitate casual surveillance and active interaction with the street;</p> <p>ii) be sufficiently setback from the property boundary to enable the planting of vegetation to soften the visual impact of the building at street level; and</p> <p>iii) maximise cross flow ventilation, therefore</p>	<p>The development will provide casual surveillance and active interaction with the street.</p> <p>Setbacks are compliant with the ADG and provide sufficient area for landscaping.</p> <p>Cross flow ventilation has been maximised.</p>	Yes

Part	Requirement	Proposed	Compliance
	minimising the need for air conditioning.		
	Building colours, materials and finishes shall generally achieve subtle contrast. The use of highly reflective or gloss materials or colours shall be minimised to feature and highlight element only.	Material colours and finishes achieve a subtle contrast.	Yes
	Building materials shall be high quality, durable and low maintenance.	Satisfactory materials are proposed.	Yes
5.4.3 Site Services	The location, design and construction of utility services shall satisfy requirements of the relevant servicing authority and Council.	A condition of consent is recommended to ensure the development meets the requirements of the relevant servicing authorities.	Complies by condition
	Development shall ensure that adequate provision has been made for all essential services (i.e water, sewerage, electricity, gas, telephone, internet and stormwater drainage).	A condition is recommended to ensure that all essential services are connected prior to the issue of an occupation certificate.	Complies by condition
	All roof-mounted air conditioning or heating equipment, vents or ducts, lift wells and the like shall not be visible from any public place and shall be integrated into the design of the development.	A condition is recommended to ensure that all roof mounted equipment is integrated into the building.	Complies by condition
	All communication dishes, antennae and the like shall be located or integrated into the built form so as to minimise visual prominence.	A condition is recommended to ensure that all communication dishes and antennae are integrated into the building.	Complies by condition
	An external lighting plan shall be prepared by a suitably qualified person and submitted with the development application.	A condition is recommended that an external lighting plan is submitted to the PCA prior to the issue of a construction certificate.	Complies by condition
	All site services areas including any associated equipment and storage structures shall be incorporated into the design of the building and screened from public view.	Complies.	Yes

Part	Requirement	Proposed	Compliance
	An on-going waste management plan shall be prepared by a suitably qualified person and submitted with the development application.	A satisfactory WMP has been submitted in support of this application.	Yes
	Any development applications involving new construction work with a value of \$30 million or greater shall undertake the following at the developer's expense:  i) Any existing above ground power lines which traverse the property's frontage, must be relocated underground; and  ii) Installation of any required electrical substation within the development basement level.	Electricity services will be relocated underground as required by Endeavour Energy.  A substation will be installed.	Yes
5.4.4 Acoustic Privacy	Residential flat buildings, and the residential component of a mixed-use development shall provide noise mitigation measures to ensure that the following LAeq levels are not exceeded:  i) in any bedroom in the building—35 dBA ,  ii) anywhere else in the building (other than a garage, kitchen, bathroom or hallway)—40 dBA.	The proposed development will comply with the LAeq levels, subject to compliance with the submitted acoustic report.	Yes
5.4.5 Vehicular Access	Residential flat buildings and mixed-use developments shall only be permitted where Council is satisfied that existing road networks are capable of providing safe and efficient vehicle access to and from the proposed development.	A satisfactory traffic impact assessment has been submitted in support of this application and concludes that there will be negligible impact on the road network.	Yes
5.4.6 Stormwater Drainage	Residential flat buildings and mixed-use developments shall only be permitted where Council is satisfied that sufficient provisions made for the management of	A condition of consent is recommended to be imposed to ensure compliance with the Engineering Design Guide.	Yes



Part	Requirement	Proposed	Compliance
	stormwater. All necessary upgrades to existing public and private stormwater infrastructure shall be addressed as part of the proposed development and shall be in accordance with Council's Engineering Design Guide for Development (available from Council's website at <a href="http://www.campbelltown.nsw.gov.au">www.campbelltown.nsw.gov.au</a> )		
5.4.7 Thermal Comfort	Residential flat buildings and mixed-use developments shall be designed to maximise natural thermal comfort for occupants through the use of appropriate building materials. Examples include the use of energy efficient glazing and/or shading devices for windows and the like.	The development complies with the BASIX requirements.	Yes
5.4.8.1 Number of Bins	<p>All buildings shall be provided with household garbage bins at the following rates:</p> <p>i) one (1) x 240 litre bin per 2.5 dwellings/ week for household garbage; or</p> <p>ii) one (1) x 1100 litre bulk bin per 10 dwellings or part thereof, but only if the bulk bin is stored and located within the property where the waste collection truck is able to enter and exit the property in a forward-in forward-out arrangement with a maximum three point turning path.</p>	<p>The submitted WMP identifies that 44 x 240L bins are required for general waste and 44 x 240L bins are required for recycling.</p> <p>Due to the significant number of bins that would be required to be presented kerbside, conditions are recommended that require the use of 660L bins.</p> <p>A condition is recommended that an amended WMP is submitted prior to the issue of a CC to reflect this.</p>	Complies by condition
	All buildings shall be designed with provision for recyclable bins at a ratio of one (1) x 240 litre bin per 2.5 dwellings per fortnight.	As above.	Complies by condition

Part	Requirement	Proposed	Compliance
	A caretaker shall be available for all sites where bins are shared between occupants, to ensure bins are correctly presented for collection and returned to the designated bin storage area when emptied.	A condition is imposed to ensure the building has a caretaker.	Complies by condition
5.4.8.2 Waste Service Rooms, Garbage Chutes and Provision for Recyclables Bins	All buildings with a rise of four (4) storeys or more (including the ground floor) shall make provision for a waste service room on each section of each residential floor which is accessible for all residents	Waste chutes are proposed.	Yes
	<p>All waste service rooms shall have chutes to enable residents to dispose of garbage. Waste chutes must:</p> <p>i) not be located adjacent to bedrooms or living rooms unless they are outside the sound transmission barrier surrounding each unit.</p> <p>ii) Not open into any habitable or public space and doors must have an effective self-sealing system;</p> <p>iii) Feed into appropriately sized bins located in the bin storage room. During collection periods, empty bins must be placed under the chute outlet to maintain continuity of access to the chute system for residents;</p> <p>iv) Be completely enclosed in a fire-rated shaft construction of an approved material and be fitted with sprinklers;</p> <p>v) Comply with the BCA;</p> <p>vi) Be accessible to anyone with a disability and comply with AS1428 Design for access and mobility; and</p>	<p>Waste chutes are not located near bedrooms or living rooms.</p> <p>Waste chutes do not open into habitable or public space.</p> <p>Waste chutes will feed into appropriately sized bin storage rooms.</p> <p>Condition of consent are recommended to ensure compliance the BCA.</p> <p>Condition recommended.</p>	Yes

Part	Requirement	Proposed	Compliance
	vii) Include signage that explains the correct use of the system and which materials are able to be placed in the chute, and which must go in the recycling bin.	Signage is proposed with the ongoing waste management plan	
	The outlet area, in which the chute outlets and mechanical collection devices are located, shall be secured to prevent access by unauthorised persons.	Condition of consent is recommended that the areas are secured.	Complies by condition
	Mechanical devices are permitted in order to assist with waste collection (eg. carousel).	Carousels are proposed.	Yes
	Compaction is NOT permitted for either garbage or recyclables.	Compaction is not proposed.	Yes
	Each Waste Service Room shall make provision for a sufficient number of 240-litre mobile recycling bins for residents on each floor to dispose of recyclables. Chute systems for recyclables are not permitted.	Waste rooms are capable of storing the required number of recycling bins.	Yes
5.4.8.3 Bin Storage Room	<p>The development shall make provision for an appropriately sized bin storage room(s) that provides convenient access for all residents, maintenance and waste collection staff. The bin storage room shall:</p> <p>i) be located behind the primary and secondary building alignment;</p> <p>ii) be located to restrict or deter access by non-residents;</p> <p>iii) have a non-slip floor constructed of concrete or other approved impervious material at least 75mm thick and be provided with a ramp to the doorway (where necessary);</p>	The construction of the waste room has been addressed with a recommended condition of consent in attachment 1.	Complies by Condition.

Part	Requirement	Proposed	Compliance
	<p>iv) be graded and drained to a Sydney Water approved drainage fitting;</p> <p>v) have coving at all wall and floor intersections;</p> <p>vi) be finished with a smooth faced, non-absorbent material(s) in a light colour and capable of being easily cleaned;</p> <p>vii) be provided with an adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock; and</p> <p>viii) have a self-closing door openable from within the room with a door width of at least 1.5m (or 2.5m if bulk bins are proposed); and ix) allow access and manoeuvrability of the largest bin and any required waste handling equipment.</p>		
	<p>Bin storage rooms shall have sufficient capacity to allow for:</p> <p>i) Access, manoeuvring, cleaning and maintaining all bins by providing an extra 30% of the footprint of each waste container to the overall size of the storage area;</p> <p>ii) Spacing of at least 50cm between all bins allocated for the development;</p> <p>iii) All bins to be arranged side by side within the bin storage room (no stacking);</p> <p>iv) A minimum 1.5m aisle between rows of bins to minimise potential obstructions; and</p>	<p>The bin rooms provide sufficient space for storage and cleaning.</p>	<p>Yes</p>

Part	Requirement	Proposed	Compliance
	v) Future modifications of services, bin sizes and/or configurations by minimising the installation of fixed structures within bin storage areas		
	Bin storage rooms shall be ventilated by:  i) a mechanical exhaust ventilation system; or  ii) permanent, unobstructed natural ventilation openings having direct access to external air, and a total area of not less than one-twentieth (1/20th) of the floor area of the room.	A condition is recommended to ensure waste rooms are well ventilated.	Complies by condition
	Exterior doors of bin storage rooms shall be:  i) consistent with the overall design of the building;  ii) at least 1.5m wide (or 2.5m where bulk bins are proposed); iii) located away from the frontage of the building; and  iv) fitted with a Council compatible keyed locking system that provides access to the room or activates the electronic opening and closing of the door (if collection service is to be carried out by Council).	N/A no exterior bin storage is proposed.	Yes
	All bin storage rooms, and waste service rooms shall be constructed in such a manner to prevent the entry of vermin.	A condition is recommended to ensure waste rooms are proofed against pests.	Complies by condition
	All bin storage rooms must be located in an area where bins can be easily moved to the waste collection point.	Bin storage rooms are suitably located.	Yes
	Any bin travel path must be free of steps or kerbs and have a maximum gradient of 1V:8H	Council's waste officer has reviewed the plans and is	Yes

Part	Requirement	Proposed	Compliance
		satisfied that the travel path is satisfactory.	
	Where waste collection personnel are required to enter the premises to service bins, the collection point shall be no further than five (5) metres from the collection vehicle.	Waste collection personnel will not be required to enter the premises.	N/A
	Where residents have access to bin storage rooms, signage on the correct use of the waste management system shall be displayed in all bin storage rooms	Addressed in the WMP.	Yes
5.4.8.4 Bulky Waste Storage	<p>Developments must make provision for the storage of bulky waste (kerbside clean-up) materials, ensuring that:</p> <p>i) a minimum area of ten (10) square metres per building is provided;</p> <p>ii) the area is secure and caged for visibility into the enclosure;</p> <p>iii) the area is accessible to all residents and has a minimum doorway width of 1.5m; and</p> <p>iv) the area is not more than ten (10) metres from the waste collection point</p>	<p>10m<sup>2</sup> of bulky waste storage is provided on basement level 1.</p> <p>The area is secure.</p> <p>All residents will be able to access this area via stairs or the lift.</p> <p>No further than 10m from the collection point.</p>	Yes
5.4.8.5 On-site Waste Collection	<p>Any development:</p> <ul style="list-style-type: none"> <li>• containing 20 or more dwellings, and/ or</li> <li>• when the number of bins proposed cannot be accommodated within 50% of the development's net frontage width on collection day, shall be designed to accommodate forward-in, forward-out, drive-on vehicular collection for on-site servicing.</li> </ul>	<p>Collection will occur from the kerb.</p> <p>Conditions are recommended that address the use of larger bins and weekly servicing to reduce the number of bins presented on the kerb.</p>	Yes

Part	Requirement	Proposed	Compliance
5.4.10 Car Parking	Car parking provided for the residential dwellings shall be secured, separated from commercial car parking (where relevant) and have a separate access.	The parking for residential and the child care facility are separate.	Yes
	The design of car parking spaces shall take into consideration the principles of Crime Prevention Through Environmental Design (CPTED) to minimise opportunities for crime and enhance security.	Car parking areas have been designed with consideration of CPTED in that adequate lighting will be provided, residential and child care parking areas are separate and safe parking signage will be installed.	Yes
5.4.11 Access for People with Disabilities	Residential flat buildings and mixed use development shall comply with the minimum access requirements contained within the BCA, the Disability (Access to Premises – Buildings) Standards 2010 and Australian Standard 1428 – Design for Access and Mobility (as amended).	A condition is recommended to ensure the development complies with the minimum access requirements contained within the BCA, the Disability (Access to Premises – Buildings) Standards 2010 and Australian Standard 1428 – Design for Access and Mobility (as amended).	Complies by condition
5.4.12 Advertising Material	As part of the letter box design for residential flat buildings and mixed use development a special container shall be provided for the placement of advertising and newspaper materials. Such container shall be located behind the building line and designed to be part of the letter box arrangement for the development.	Letterboxes are located behind the building line.	Yes
5.5.1 Site Requirements for Residential Flat Buildings	Residential flat buildings shall only be permitted on an allotment having a minimum width of 30 metres measured at the front property boundary.	The overall site has a frontage of approximately 80.515m.	Yes
	Sites shall be amalgamated where required, to achieve the minimum site area and width requirement applicable to the proposed development.	The proposal consists of the consolidation of 4 sites.	Yes
	Development shall not result in an “isolated allotment”	The development does not result in isolated allotment.	Yes

Part	Requirement	Proposed	Compliance
	adjoining the development site.		
5.5.2 Building Setbacks for Residential Flat Buildings	Residential flat buildings shall be setback a minimum of:  i) 5.5 metres from any street boundary; and  ii) 6 metres from any other boundary.	5.5m from both the primary street frontage and the secondary street frontage.  6m from the side and rear boundary.	Yes
5.5.3 General Requirements for Residential Flat Buildings	A minimum of 5% of the total number of dwellings within a residential flat building shall be one (1) bedroom flat(s) or a studio(s).	19 of the 103 apartments proposed are 1 bedroom equalling 18.4%.	Yes
	A minimum of 10% of the total number of dwellings within a residential flat building shall be adaptable dwelling(s).	11 of the 103 apartments proposed are adaptable equalling 10.7%.	Yes
	The floor space occupied by each dwelling within a residential flat building shall not be less than:  i) 35sqm in the case of a studio flat;  ii) 50sqm in case of a 1 bedroom flat;  iii) 70sqm in case of a 2 bedroom flat;  iv) 90sqm in case of a 3 bedroom flat or more.	All apartments propose a compliant floor area. A detailed assessment is provided in attachment 3.	Yes
	For the purpose of clause 5.5.3 c), the floor space includes only one bathroom. Additional bathrooms shall increase the minimum floor space of each dwelling by 5sqm for each additional bathroom.	All apartments propose a compliant floor area. A detailed assessment is provided in attachment 3.	Yes
	A fourth bedroom and further additional bedrooms shall increase the minimum internal area by 12sqm for each additional bedroom.	There are no four bedroom apartments proposed.	N/A



Part	Requirement	Proposed	Compliance
	Each apartment building shall include a study/nook area that is capable of accommodating a desk for working/studying from home purposes. Such area shall be shown furnished on the proposed plans and shall have a minimum width 1.6 m.	Each apartment provides a space that is capable of accommodating a desk.	Yes
	The main entry to each apartment building shall be designed to include an entrance nook for privacy purposes.	Each apartment provides an entrance nook.	Yes
	A maximum of 8 dwellings shall be accessible from a common lobby area or corridor on each level of a residential flat building.	The maximum number of apartments off a single circulation core is 7.	Yes
	All residential flat buildings shall contain at least one (1) lift for access from the basement to the upper most storey that provide access to a dwelling space. Further, the lift(s) shall extend to provide access to the roof space if the roof is intended for use by occupants of the building as a roof terrace.	Two lifts are provided. Access to all levels and basement are provided.	Yes
	A maximum of fifty (50) dwellings shall be accessible from a single common lift.	The northern lift will service 50 apartments; however the southern lift will service 53 apartments.  This variation is discussed in the body of the report.	No
	Access to lifts shall be direct and well illuminated.	Access to lifts is direct and will be illuminated in accordance with the required Australian Standard.	Yes
	A minimum of 25% of the required open space area, or 15% of the total site area, whichever is the greater, shall be available for deep soil planting.	15% of the site area is greater, therefore 376.6m <sup>2</sup> of area is required for deep soil planting.  572m <sup>2</sup> of deep soil area is proposed.	Yes

Part	Requirement	Proposed	Compliance
	<p>Each flat shall be provided with an 'incidentals' storage facility within the unit and/or the basement, which shall be available for personal use of the occupants of each dwelling, and designed and constructed of materials to Council's satisfaction. Such storage facility shall have a storage capacity of not less than the following:</p> <p>i) 4 cubic metres in the case of a studio flat;</p> <p>ii) 6 cubic metres in case of a 1 bedroom flat;</p> <p>iii) 8 cubic metres in case of a 2 bedroom flat; and</p> <p>iv) 10 cubic metres in case of a 3 bedroom flat or more.</p>	All apartments comply with the minimum storage requirements. A breakdown is provided in attachment 3.	Yes
	The incidentals storage facility shall not be created as a separate (strata) allotment to the unit it services.	Storage areas are not proposed as separate strata allotments.	Yes
5.5.4 Car Parking and Access	All car parking and access for vehicles, including disabled access spaces, shall be in accordance with AS2890 parts 1 and 2 (as amended), except as otherwise specified in the Plan.	A condition is recommended to ensure all parking spaces are in accordance with AS2890 parts 1 and 2 (as amended).	Complies by condition
	The minimum dimensions of any parking space shall be 2.5 x 5.5 metres. The minimum width of any car parking space shall be increased by 300mm for each side that adjoins a vertical edge.	Parking spaces meet the minimum dimensions.	Yes
	Driveways shall be located a minimum distance of 6 metres from the splay of any unsignalled intersection (refer to Figure 5.5.4).	The proposed driveway is greater than 6m from the splay of the Palmer/Suffolk Street intersection.	Yes
	For development incorporating 20 or more dwellings, the DA shall be	A satisfactory traffic impact assessment has	Yes

Part	Requirement	Proposed	Compliance
	accompanied by a 'Traffic Impact Assessment Report'.	been submitted in support of this application.	
	Where existing, vehicular entry points shall be located at the rear or side streets.	New vehicular access is proposed	N/A
	Development containing 3 or more storeys shall provide all required car parking at basement level.	All proposed car parking is provided over three levels of basement parking.	Yes
	Parking provided at ground level shall be appropriately screened from public view.	At-grade parking is not proposed.	N/A
	Each dwelling shall be provided with a minimum of one car parking space, and:  i) an additional car parking space for every 4 dwellings (or part thereof); and  ii) an additional visitor car parking space for every 10 dwellings (or part thereof).	Car parking complies with Housing SEPP requirements.	N/A
	No required car parking space shall be in a stacked configuration.	Stacked parking is not proposed.	Yes
	Each development shall make provision for bicycle storage at a rate of 1 space per 5 dwellings within common property.	The proposed development generates the need for 21 bicycle spaces, 25 spaces will be provided.	Yes
5.5.5 Solar Access	Buildings shall be orientated and sited to maximise northern sunlight to internal living and open spaces.	The building complies with solar requirements of the ADG and receives sufficient solar access.	Yes
	A minimum 20sqm area of the required private open space on adjoining land, (having a minimum width of 3 metres), shall receive three (3) hours of continuous direct solar access on 21 June, between 9.00am and 3.00pm, measured at ground level.	POS on adjoining land will retain their solar access requirement.	Yes
	Living rooms and private open spaces of at least 70% of dwellings within a residential flat building shall receive a minimum of 2 hours direct	73 of the 103 apartments achieve a minimum of 2 hours solar access. This equals 71% of apartments achieving the minimum requirement.	Yes

Part	Requirement	Proposed	Compliance
	sunlight between 9:00am and 3:00pm at mid-winter.		
	Council expects that with innovative and thoughtful design, all dwellings should receive some direct sunlight, however, when it can be shown that providing sunlight to every dwelling is unachievable, Council may allow a design solution that result in up to 15% of the dwelling receiving no direct sunlight between 9:00am and 3:00pm at mid-winter.	7 of the 103 apartments received no direct sunlight. This equals 7%.	Yes
5.5.6 Balconies and Ground Level Courtyards	Dwellings shall be provided with a private courtyard and/or balcony.	All apartments provide a courtyard or balcony.	Yes
	Courtyards/balconies shall be:  i) not less than 8sqm in area and have a minimum depth of 2 metres;  ii) clearly defined and screened for private use;  iii) oriented to achieve comfortable year round use; and  iv) accessible from a main living area of the flat.	All courtyards and balconies comply with the requirements of the ADG. A detailed assessment is provided in attachment 3.	Yes
5.5.7 Privacy	Ground level dwellings incorporating a courtyard shall be provided with a privacy screen.	All ground level courtyards are provided with appropriate screening.	Yes
	No window of a habitable room or balcony shall be directly face a window of another habitable room, balcony or private courtyard of another dwelling located within 9 metres of the proposed window or balcony.	Windows and balconies are compliant with the setbacks required by the ADG.	Yes
5.5.8 Communal Recreation Facilities	Each residential flat building shall be provided with communal recreation facilities for the use of all the occupants of the building comprising:		Yes

Part	Requirement	Proposed	Compliance
	<p>i) a recreation room with a minimum area of a 50sqm per 50 dwellings (or part thereof); and</p> <p>ii) a bbq/outdoor dining area with a minimum area of 50sqm per 50 dwellings (or part thereof).</p>	<p>The communal room is 139m<sup>2</sup>.</p> <p>Approximately 170m<sup>2</sup> is provided.</p>	
	Communal recreation facilities shall not be located within the primary or secondary street boundary setback.	Communal recreational facilities are located at the rear of the site and on the top floor of the building.	Yes
	All communal recreational facilities shall be provided on the same land as the residential flat building.	Communal recreational facilities are located on the same land.	Yes
	Communal open space provided on the roof of a building shall not be included as part of the required communal open space.	Communal open space is not proposed on the roof.	N/A
	All required communal and recreational facilities are required to be constructed prior to the issue of an interim occupation certificate for any residential units within a staged development.	Not a staged development.	N/A

Part	Requirement	Proposed	Compliance
<b>Part 8 Centre Based Child Care Centres</b>			
8.2 Licence Requirements	<p>In order to operate a Centre-based Child Care Facility in Campbelltown, the applicant needs to obtain:</p> <p>i) a development consent from Council under the EP&amp;A Act; and</p> <p>ii) a licence to operate from the NSW Department of Family and Community Services.</p>	<p>This application does not seek consent for the fit out or use of the space proposed for a future child care facility.</p> <p>A future DA will condition the requirement for the operator to obtain a licence to operate.</p>	To be considered with a future DA
8.3.1 Locality Requirements	Child care centres shall not be located on an allotment that is accessed from a State road (refer to Table 8.3.1 for a list of State roads in Campbelltown LGA).	The site is not located on or accessed from a State Road.	Yes

Part	Requirement	Proposed	Compliance
	Child care centres shall not be located on an allotment that is within 100 metres of the intersection of a State road.	The subject site is not within 100 metres of the intersection of a state road.	Yes
	Child care centres shall not be located on an allotment that is within a no through road.	The subject site is not located on a no-through road.	Yes
	Child care centres shall not be located on an allotment that has vehicular access to a road where the carriageway is less than 6.5 metres in width.	Palmer Street and Suffolk Street have carriageways greater than 6.5m.	Yes
	Child care centres shall not be located on an allotment that has a building erected upon it that is constructed of materials that contain asbestos or lead paint.	A PSI has been submitted in support of this application and concludes that the site is suitable for the proposed residential land use and for a centre based child care facility.	Yes
	Child care centres shall not be located on an allotment that is adjacent to a:  -potentially hazardous industry, hazardous industry, potentially offensive industry, offensive industry, agricultural produce industries, livestock processing industries, heavy industrial storage establishments; or waste or resource management facility.	The subject site is within a residential zone and is not located adjacent to any of the listed land uses.	Yes
	Child care centres shall not be located on an allotment that is within a 150 metre radius of a sex restricted premises; sex services premises or home occupation (sex services);	The subject site is not located within 150m radius of a known sex restricted premises, sex services premises or home occupation (sex services).	Yes
	Child care centres shall not be located on an allotment that presents a potential safety hazard for vehicle and pedestrian traffic, unless it can be demonstrated to Council's satisfaction that there would be no vehicular/ pedestrian conflict (refer to Figure 8.3.1);	Site considered safe for vehicle and pedestrian access.	Yes
	Child care centres shall not be located within a basement of a building (excluding storage	The centre is not located within a basement.	Yes

Part	Requirement	Proposed	Compliance
	rooms and offices ancillary to the child care centre).		
	Child care centres shall not be permitted on a local street, unless it can be demonstrated to Council's satisfaction that the proposed child care centre will not impact negatively on the local traffic network.	A Traffic and Parking Impact Assessment has been submitted in support of this application. This report demonstrates that impact on the surrounds will be minimal.	Yes
	Child care centres shall not be permitted on a local street, unless it can be demonstrated to Council's satisfaction that the proposed child care centre has adequate on-site parking and manoeuvring/ turning spaces.	Adequate car parking is provided, and swept path diagrams have been provided to demonstrate that the site has adequate manoeuvring space.	Yes
	Child care centres shall not be permitted on a local street, unless it can be demonstrated to Council's satisfaction that the amenity of the surrounding properties is maintained.	A Traffic and Parking Impact Assessment has been submitted in support of this application. This report demonstrates that impact on the surrounds will be minimal.	Yes
	Where a child care centre is proposed to be located in a building on land within Business zones, the child care centre (excluding storage rooms and offices) shall be directly accessible by car.	The proposed facility is not located within a business zone.	N/A
	Where a child care centre is proposed to be located in a building on land within Business zones, the child care centre (excluding storage rooms and offices) shall not occupy more than one (1) storey.	The proposed facility is not located within a business zone.	N/A
	Where a child care centre is proposed to be located in a building on land within Business zones, the child care centre (excluding storage rooms and offices) shall be located no higher than the first floor to ensure the easy evacuation of children in case of emergency.	The proposed facility is not located within a business zone.	N/A
8.3.2 Site Requirements	Child care centres shall only be developed on an allotment having a minimum width of 20 metres.	The subject site has a frontage of 80.515m to Palmer Street and a	Yes

Part	Requirement	Proposed	Compliance
		secondary frontage of 36.73m to Suffolk Street.	
	Despite clause 8.3.2 a) Council may consider a proposal for a child care centre within an existing building on sites within areas zoned B3, B4 or B5 that do not necessarily meet the site width requirement.	The proposed centre is located within the R4 high density residential zone.	N/A
8.3.3 Streetscape	The design of new purpose built buildings (including facade treatments, building massing, roof design and entrance features, setbacks and landscaping) shall complement the scale of surrounding development, character and qualities of the desired streetscape.	The proposed built form of the development, as viewed from the street, is compatible with the future desired character of the area.	Yes
	Notwithstanding Clause 8.3.1 a) viii) new buildings on corner sites shall incorporate facade treatments that address both street frontages and achieve positive articulation in building design.	The future facility will be located within a residential flat building. The proposed RFB addresses both street frontages.	Yes
	Clothes lines and air conditioning units shall be screened and not visible by the public when viewed from a public area.	This will be addressed with a future DA.	To be considered with a future DA
	The built form, design and layout of all outdoor play areas shall relate to the natural land form and setting to ensure that the amenity (visual and acoustic privacy) of adjoining properties is protected.	The child care facility building and the outdoor play area generally relates to the natural land form. The play area is located on ground level and will be subject to acoustic mitigation measures.	Yes
8.3.4 Fencing	Fencing along the primary and secondary street boundaries shall not be constructed of bonded sheet metal.	Bonded sheet metal fencing is not proposed.	Yes
	Fencing along the primary and secondary street boundaries shall not be higher than 1.2 metres.	1.2m high front fencing proposed.	Yes
	Fencing along the primary and secondary street boundaries shall be articulated, incorporate	Front fencing is palisade style and incorporates landscape screening.	Yes



Part	Requirement	Proposed	Compliance
	landscape treatments and complement the design and finish of the development.		
	Fencing to the rear and side boundaries shall be located behind the primary and secondary street setbacks.	Fencing is located behind the building setbacks.	Yes
	Fencing to the rear and side boundaries shall be a maximum of 2.1 metres in height (excluding retaining walls).	Maximum 2.1m high side and rear fencing proposed.	Yes
	Bonded sheet metal fencing shall only be permitted where the fence is located behind a 1.5 metre wide landscaped buffer.	Bonded sheet metal fencing is not proposed.	N/A
	Bonded sheet metal fencing shall only be permitted where the fence is located behind the building line of all street frontages.	Bonded sheet metal fencing is not proposed.	N/A
8.3.5 Visual and Acoustic Privacy	An acoustic report prepared by a suitably qualified person shall be submitted with all child care centre development applications demonstrating:  i) that the noise levels generated from the child care centre, when measured over a 15 minute period, does not exceed the background noise by more than 5 dBA;  ii) that the noise levels comply with the requirement of the Protection of The Environment Operations Act 1997; and  iii) illustrating ways to minimise the impacts of noise on adjoining properties.	An acoustic assessment has been submitted for the residential component of the development.  An acoustic assessment will be required with the future application for a centre based child care facility.	To be considered with a future DA
	Direct views to and from neighbouring and surrounding properties shall be minimised through appropriate building design and location of outdoor play areas; and	Outdoor play areas are appropriately located at the rear of the facility. Privacy screens are proposed on the portion of the building above the outdoor play area.	Yes
	Direct views to and from neighbouring and surrounding properties shall be minimised	Fencing and landscaping will screen views to and from surrounding properties.	Yes

Part	Requirement	Proposed	Compliance
	through the use of fencing and landscaping buffers.		
8.3.6 Waste Management	A waste management plan shall be submitted for all Centre-based Child Care Facility developments including information with regard to the storage and disposal of used nappies, general waste and recycling.	A satisfactory waste management plan has been submitted in support of this application.	Yes
	The development shall make provision for an enclosed onsite waste and recycling storage area that provides adequate space to accommodate the size and number of bins proposed, and volume of waste and recycling generated at the centre.	Enclosed onsite waste storage is proposed.	Yes
	Waste storage, collection areas and service/ delivery areas shall be screened from public view and located to minimise adverse impacts on adjoining properties.	The waste storage area is located behind the building line.	Yes
	The waste collection area shall be located and designed to minimise safety hazards for any person within the site or within the adjacent private/public areas.	The waste storage area is within the basement and will not pose a safety hazard.	Yes
	<p>The waste storage area shall:</p> <ul style="list-style-type: none"> <li>i) be no more than 30 metres from the point of collection;</li> <li>ii) contain a hose connection;</li> <li>iii) have an impervious floor that is connected to the sewer;</li> <li>iv) be adequately ventilated;</li> <li>v) incorporate appropriate design and construction materials (including colours and finishes) which complement the development;</li> </ul>	A condition is recommended to ensure the waste storage area meets these requirements.	Complies by condition

Part	Requirement	Proposed	Compliance
	<p>vi) be appropriately screened from public view by a visual barrier of at least 1.5m high;</p> <p>vii) provide an opening sufficient to allow egress of the maximum sized bin to be used at the development; and</p> <p>viii) Be positioned to ensure that the path for wheeling bins between the waste storage area(s) and the collection point is free of steps and kerbs and has a maximum gradient of 1V:8H</p>		
	All premises shall produce evidence of a collection contract with a licensed waste and recycling collection contractor, if requested by Council.	This will be addressed with a future DA.	To be considered with a future DA
	<p>The development must be designed in such a way that an Australian Standard heavy rigid vehicle can provide waste collection services to the development.</p> <p>If on-site servicing is required, the site plan and layout shall consider how heavy rigid vehicles can access and move around the development and make appropriate provisions for this to occur safely.</p>	Waste collection will occur from the kerbside.	Yes
	All waste and recycling generated from the business is to be kept within an appropriate storage receptacle on the premises. Waste is not to be stored or placed outside of a waste storage receptacle or in such a manner that it will become a litter, odour or health nuisance	A dedicated waste room is provided within level 1 of the basement.	Yes
8.3.7 Additional Requirements – Residential Zones	A maximum of 50 children shall occupy a child care centre on any single allotment.	The number of children will be considered with a future DA. Notwithstanding, Section 3.27 of the Transport and Infrastructure SEPP	N/A

Part	Requirement	Proposed	Compliance
		states that the number of children cannot be limited within a DCP.	
	The Centre-based Child Care Facility shall be wholly located on the ground floor of the building (excluding offices and storage rooms)	The child care facility is proposed on the ground floor.	Yes
	Centre-based Child Care Facilities shall be setback a minimum of:  i) 5.5 metres from the primary street boundary;  ii) 5 metres from the rear boundary; and  iv) 3 metres from any secondary street boundary.	5.5m.  9m.  5.5m.	Yes
	Where a proposal comprises a Centre-based Child Care Facility and a residential dwelling, the proposal shall meet the following: - an open space area shall be provided for the exclusive use of the residential dwelling, and shall comply with the section 3.6.1.5 of Part 3, Volume 1 of the Plan; - the dwelling shall be separated from the Centre-based Child Care Facility; - separate kitchen, toilet and laundry facilities shall be provided for the exclusive use of the Centre-based Child Care Facility.	The proposal does not comprise of a Centre based child care facility and residential dwelling.	N/A
8.4.1 Car Parking	Car parking areas shall be setback a minimum of 3 metres from the front boundary and any secondary boundary.	Car parking is provided within the basement.	N/A
	A minimum of one (1) on site car parking space shall be provided for every four (4) children approved to attend the child care centre.	The submitted traffic impact assessment details that the future facility can cater for 100 children. 100 children would require 25 parking spaces.	Yes

Part	Requirement	Proposed	Compliance
		25 spaces are proposed for the future facility.	
	Off street parking and loading shall be designed in accordance with Australian Standards 2890.1 and 2 (as amended), except as otherwise provided by this Plan.	Parking areas comply with Australian Standards 2890.1 and 2 (as amended).	Yes
	No required car parking space shall be designed in a stacked configuration.	Stacked parking is not proposed.	Yes
	Parking spaces that are stacked will not be considered for the purpose of parking calculations.	As above.	N/A
	Pedestrian access shall be separated from vehicular access with clearly defined paths to and from the building.	Pedestrian access is separate from vehicular access.	Yes
	Where a child care centre site is proposed to be situated on a main collector road, pedestrian safety measures on adjoining roads (e.g. pedestrian crossings and refuges etc.) may be required to be installed at no cost to Council	The subject site is not located on a main collector road.	N/A
	The vehicular and pedestrian access points to/from the centre must be adequately lit (during operating hours) and appropriately signposted.	A condition of consent is recommended to ensure the access points are lit and signposted.	Complies by condition
	Each site shall have a maximum of one ingress and one egress driveway.	One combined driveway is proposed.	Yes
	The minimum width of a driveway shall be:  i) three (3) metres for one way traffic movement; and  ii) six (6) metres for two way traffic movement.  iii) Driveways shall be located a minimum distance of six (6) metres from the tangent point of any unsignalled intersection.	N/A  The driveway is 6m to allow for two way traffic movement.  The driveway is greater than 6m from a tangent point.	Yes

Part	Requirement	Proposed	Compliance
	Sufficient space shall be provided on site so that no vehicle shall be required to make more than a three-point turn to exit the site in a forward direction. Significant reverse movements for vehicles within child care centres shall not be permitted.	Swept path diagrams have been provided to demonstrate that the site has adequate manoeuvring space.	Yes
	The car parking area shall be suitably line marked and delineated by appropriate signage and pavement line marking. This shall include the line-marking and signposting of disabled car parking spaces, staff parking arrangements, emergency and service vehicle parking bays.	Recommended condition of development consent for the car parking spaces to be line-marked in accordance with AS 2890.1 and 2 (as amended).	Complies by condition
	Development applications child care centres catering for 20 or more children shall include a Traffic Impact Statement, prepared by a suitably qualified person addressing the following criteria:  i) the existing traffic environment;  ii) anticipated traffic generation from the proposed development;  iii) the potential cumulative impact on the locality;  iv) the need for local traffic improvements in the locality;  v) traffic egress/ingress; and  vi) sight distance and other relevant safety issues including vehicular/pedestrian movements.	A satisfactory Traffic and Parking Impact Assessment has been submitted in support of this application that addresses the listed matters.	Yes
	Any fencing on site shall be designed to be of appropriate height and shall not obstruct sight distances between pedestrians and vehicles.	Boundary fencing will not impact on sight distances.	Yes

Part	Requirement	Proposed	Compliance
8.4.2 Access for People with Disabilities	Child care centres shall comply with the minimum access requirements contained within the BCA, the Disability (Access to Premises – Buildings) Standards 2010 and Australian Standard 14 28 – Design for Access and Mobility (as amended).	This will be addressed with a future DA.	To be considered with a future DA
8.4.3 Emergency Evacuation	Development applications for child care centres catering for 20 or more children shall include an Emergency Evacuation Plan prepared by a suitably qualified person in accordance with Australian Standard 3745 Emergency Control Organization and Procedures for Buildings, Structures and Workplaces (as amended).	This will be addressed with a future DA.	To be considered with a future DA
8.5 Landscaping	Landscaping shall be provided to a minimum of a:  i) 3 metre wide strip along the primary and secondary street frontage (other than vehicle driveways); and  ii) 1.5 metre wide strip along the full length of side and rear setbacks.	3m landscaping strip to Suffolk Street.  1.2m landscaping strip to Palmer Street.  1m to side boundary.  Refer to discussion in the body of the report.	No
	Development applications for child care centres shall include a Landscape Plan and report, prepared by a suitably qualified person addressing the following:  i) species, location and mature height of proposed planting;  ii) location of play equipment;  iii) separation from car parking spaces and driveway areas;	The landscape plan demonstrates species, location and height of planting.  Location of play equipment is shown on the landscape plan.  The facility is separate from car parking and the driveway.	Yes

Part	Requirement	Proposed	Compliance
	iv) fencing height and materials; and	Fencing may be subject to change with a future use DA and accompanying acoustic assessment.	
	v) surfaces (sand, grass or the like).	Surface materials are demonstrated on the landscape plans.	
	All existing vegetation on the site and on adjoining sites shall be assessed to ensure that the plants:  (i) are not toxic or dangerous (refer to Appendix 7 for a list of Unsuitable Plant Species); and  (ii) do not impose a safety hazard such as personal injury from falling branches and seeds, poisoning and/or choking.	This will be addressed with a future DA.	To be considered with a future DA
8.6 Play Areas	Child care centre play areas shall comply with the Children (Education and Care Services) Supplementary Provisions Regulation 2004 (as amended)	This will be addressed with a future DA.	To be considered with a future DA
	Child care centre play areas shall be appropriately designed and located to minimise noise impacts to adjoining properties; and	An acoustic assessment has been submitted for the residential component of the development.  An acoustic assessment will be required with the future application for a centre based child care facility.	To be considered with a future DA
	Child care centre play areas shall be naturally lit and ventilated.	This will be further assessed with an application for the use/fitout.	To be considered with a future DA
	The siting of outdoor play areas shall:  (i) be located on a predominantly flat gradient;  (ii) allow direct supervision from within the centre; and  (iii) provide adequate fencing.	i) The play area will be on a flat gradient.  ii) Direct supervision is capable of taking place.  iii) Fencing details to be provided with a future DA.	Yes



Part	Requirement	Proposed	Compliance
	Where a child care centre is proposed to be located on the first floor of a building (in the case of a child care centre proposed within a comprehensive centre zone), the designated play areas shall:  (i) be provided on the same level and directly accessible from the child care centre;  (ii) have a minimum ceiling height of 2.7 metres; and  (iii) be physically separated from the indoor space area.	Development is not within a comprehensive centre zone.	N/A
8.7 Advertising Signs	Despite any other provision of this Plan, a Centre-based Child Care Facility shall have a limit of one (1) business identification sign.  An advanced warning sign that is approved by Council shall be provided on each road approach, warning motorists that they are approaching a child care facility. The sign shall be provided and erected by Council at the applicant's expense.	Signage is not proposed under this application. A condition is imposed that requires separate approval for signage.  This will be addressed with a future DA.	N/A  To be considered with a future DA

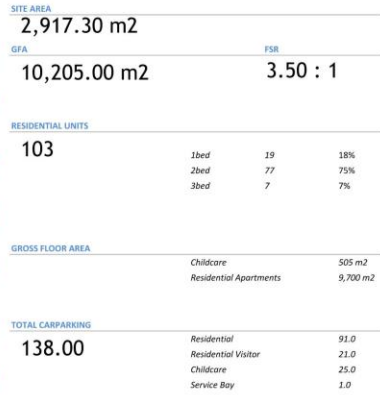
Part	Requirement	Proposed	Compliance
<b>Part 17 Ingleburn CBD</b>			
17.4.1 Allotment Requirements	Sites shall be amalgamated where required, to achieve the minimum site area of 1800m <sup>2</sup> and minimum width requirement of 30m.	The overall site comprises of for allotments with a total primary frontage of approximately 80.515m to Palmer Street, and a secondary frontage of approximately 36.73m to Suffolk Street. The sites have a total area of 2,917.30m <sup>2</sup> .	Yes
17.4.1.1 Site Consolidation and Development of Isolated	Development shall not result in an isolated allotment adjoining the development site.	Adjoining sites have opportunity for amalgamation.	Yes

Part	Requirement	Proposed	Compliance
Allotments			
17.4.1.2 Building Setbacks for Residential Flat Buildings – Areas Zoned R4	<p>Residential flat buildings shall be setback a minimum of:</p> <p>i. 6 metres from any street boundary; and</p> <p>ii. 6 metres from any side boundary; and</p> <p>iii. 8 metres from the rear boundary.</p>	<p>5.5m to Palmer and Suffolk Streets.</p> <p>6m to side boundary.</p> <p>6m to rear boundary.</p> <p>Refer to discussion in main body of the report.</p>	No
	The basement shall be setback at least 5 metres from the rear boundary and 2 metres from the front boundary to allow for deep soil planting and to create green interface with the streets.	<p>The basement is setback 6m from the rear boundary and 1.2m from the front boundary.</p> <p>Refer to discussion in main body of the report.</p>	No
17.4.1.3 Building Design	Residential flat buildings, where the dimensions of the site permits, shall have L-shaped, or U-shaped building layout, to maximise solar access, ventilation and residential amenity.	The building has been designed to maximise solar access, ventilation and residential amenity.	Yes
	A 1 metre articulation zone is permitted forward of the front building setback, in which building elements may occupy a maximum of one third of the area of the facade. Services or lift shafts are not permitted in the articulation zone.	The building does not encroach in the front setback.	Yes
	The setbacks under this Part are subject to building separation controls under the ADG.	Building setbacks comply with the ADG.	Yes
	Building design should aim to create a clear delineation between public, communal and private open space.	A clear delineation between the public domain, communal and private open space is created by fencing and landscaping.	Yes

DRAFT

**Attachment 7: Architectural plans**

DRAFT



UNIT	NO OF BEDS	STORAGE WITHIN UNIT	STORAGE BASEMENT	TOTAL STORAGE
GROUND FLOOR				
1	2	4	4	8
2	1	6	-	6
LEVEL 1,2 & 3				
1	2	4	4	8
2	2	4	4	8
3	2	8	-	8
4	1	3	3	6
5	2	8	-	8
6	2	6	2	8
7	2	5	3	8
8	2	4	4	8
9	2	4	4	8
10	2	6	2	8
11	1	4	4	8
12	2	4	4	8
13	2	8	-	8
14	2	8	-	8
LEVEL 4				
1	3	10	-	10
2	3	5	5	10
3	2	6	2	8
4	2	6	2	8
5	1	10	-	10
6	2	4	4	8
7	2	5	3	8
8	1	3	3	6
9	2	4	4	8
10	3	6	4	10
LEVEL 5,6 & 7				
1	2	4	4	8
2	2	4	4	8
3	2	6	3	9
4	2	6	3	9
5	1	10	-	10
6	2	5	3	8
7	2	4	4	8
8	2	5	3	8
9	1	3	3	6
10	2	4	4	8
11	3	6	4	10

UNIT	NO OF BEDS	STORAGE WETHER IN BASEMENT	STORAGE AREA BASEMENT	TOTAL STORAGE
<b>LEVEL 8</b>				
1	2	4	4	8
2	2	2	4	4
4	1	3	3	6
5	1	3	3	6
6	2	5	3	8
7	2	3	4	8
8	1	2	3	6
10	2	8	-	8
<b>LEVEL 9</b>				
2	2	4	4	10
3	3	6	4	13
6	2	8	-	8
8	2	8	-	8

**NUMBERS SEEN SOMETHING**

• Floor date:

- Cavity.
- R1.0 floor insulation to units 6.01, 6.02, 6.05 - 1.05, 1.5.3, 1.5.4. Room measured for reception

• Exterior walls:

- Brick - external wall with R2.5 batts in cavity to plasterboard finish
- Lightweight external wall with full R2.5 batts in cavity to plasterboard finish


• External walls:

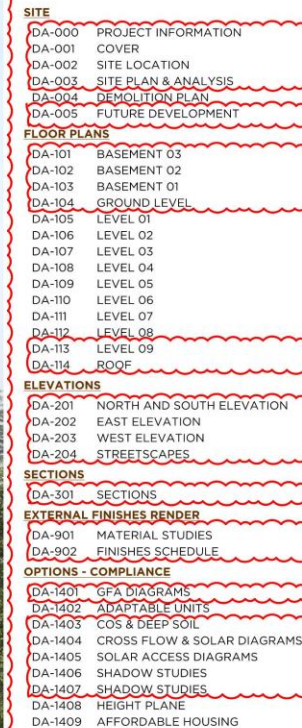
- **Double glazed - high level glass units**
  - Units 6.01, 1.01, 2.01, 3.01, 4.01, 5.01, 6.01, 6.02, 6.05, 6.06, 6.07, 6.08, 6.09, 6.10, 6.11, 6.12, 6.13, 6.14, 6.15, 6.16, 6.17, 6.18, 6.19, 6.20, 6.21, 6.22, 6.23, 6.24, 6.25, 6.26, 6.27, 6.28, 6.29, 6.30, 6.31, 6.32, 6.33, 6.34, 6.35, 6.36, 6.37, 6.38, 6.39, 6.40, 6.41, 6.42, 6.43, 6.44, 6.45, 6.46, 6.47, 6.48, 6.49, 6.50, 6.51, 6.52, 6.53, 6.54, 6.55, 6.56, 6.57, 6.58, 6.59, 6.60, 6.61, 6.62, 6.63, 6.64, 6.65, 6.66, 6.67, 6.68, 6.69, 6.70, 6.71, 6.72, 6.73, 6.74, 6.75, 6.76, 6.77, 6.78, 6.79, 6.80, 6.81, 6.82, 6.83, 6.84, 6.85, 6.86, 6.87, 6.88, 6.89, 6.90, 6.91, 6.92, 6.93, 6.94, 6.95, 6.96, 6.97, 6.98, 6.99, 7.00, 7.01, 7.02, 7.03, 7.04, 7.05, 7.06, 7.07, 7.08, 7.09, 7.10, 7.11, 7.12, 7.13, 7.14, 7.15, 7.16, 7.17, 7.18, 7.19, 7.20, 7.21, 7.22, 7.23, 7.24, 7.25, 7.26, 7.27, 7.28, 7.29, 7.30, 7.31, 7.32, 7.33, 7.34, 7.35, 7.36, 7.37, 7.38, 7.39, 7.40, 7.41, 7.42, 7.43, 7.44, 7.45, 7.46, 7.47, 7.48, 7.49, 7.50, 7.51, 7.52, 7.53, 7.54, 7.55, 7.56, 7.57, 7.58, 7.59, 7.60, 7.61, 7.62, 7.63, 7.64, 7.65, 7.66, 7.67, 7.68, 7.69, 7.70, 7.71, 7.72, 7.73, 7.74, 7.75, 7.76, 7.77, 7.78, 7.79, 7.80, 7.81, 7.82, 7.83, 7.84, 7.85, 7.86, 7.87, 7.88, 7.89, 7.90, 7.91, 7.92, 7.93, 7.94, 7.95, 7.96, 7.97, 7.98, 7.99, 8.00, 8.01, 8.02, 8.03, 8.04, 8.05, 8.06, 8.07, 8.08, 8.09, 8.10, 8.11, 8.12, 8.13, 8.14, 8.15, 8.16, 8.17, 8.18, 8.19, 8.20, 8.21, 8.22, 8.23, 8.24, 8.25, 8.26, 8.27, 8.28, 8.29, 8.30, 8.31, 8.32, 8.33, 8.34, 8.35, 8.36, 8.37, 8.38, 8.39, 8.40, 8.41, 8.42, 8.43, 8.44, 8.45, 8.46, 8.47, 8.48, 8.49, 8.50, 8.51, 8.52, 8.53, 8.54, 8.55, 8.56, 8.57, 8.58, 8.59, 8.60, 8.61, 8.62, 8.63, 8.64, 8.65, 8.66, 8.67, 8.68, 8.69, 8.70, 8.71, 8.72, 8.73, 8.74, 8.75, 8.76, 8.77, 8.78, 8.79, 8.80, 8.81, 8.82, 8.83, 8.84, 8.85, 8.86, 8.87, 8.88, 8.89, 8.90, 8.91, 8.92, 8.93, 8.94, 8.95, 8.96, 8.97, 8.98, 8.99, 9.00, 9.01, 9.02, 9.03, 9.04, 9.05, 9.06, 9.07, 9.08, 9.09, 9.10, 9.11, 9.12, 9.13, 9.14, 9.15, 9.16, 9.17, 9.18, 9.19, 9.20, 9.21, 9.22, 9.23, 9.24, 9.25, 9.26, 9.27, 9.28, 9.29, 9.30, 9.31, 9.32, 9.33, 9.34, 9.35, 9.36, 9.37, 9.38, 9.39, 9.40, 9.41, 9.42, 9.43, 9.44, 9.45, 9.46, 9.47, 9.48, 9.49, 9.50, 9.51, 9.52, 9.53, 9.54, 9.55, 9.56, 9.57, 9.58, 9.59, 9.60, 9.61, 9.62, 9.63, 9.64, 9.65, 9.66, 9.67, 9.68, 9.69, 9.70, 9.71, 9.72, 9.73, 9.74, 9.75, 9.76, 9.77, 9.78, 9.79, 9.80, 9.81, 9.82, 9.83, 9.84, 9.85, 9.86, 9.87, 9.88, 9.89, 9.90, 9.91, 9.92, 9.93, 9.94, 9.95, 9.96, 9.97, 9.98, 9.99, 10.00, 10.01, 10.02, 10.03, 10.04, 10.05, 10.06, 10.07, 10.08, 10.09, 10.10, 10.11, 10.12, 10.13, 10.14, 10.15, 10.16, 10.17, 10.18, 10.19, 10.20, 10.21, 10.22, 10.23, 10.24, 10.25, 10.26, 10.27, 10.28, 10.29, 10.30, 10.31, 10.32, 10.33, 10.34, 10.35, 10.36, 10.37, 10.38, 10.39, 10.40, 10.41, 10.42, 10.43, 10.44, 10.45, 10.46, 10.47, 10.48, 10.49, 10.50, 10.51, 10.52, 10.53, 10.54, 10.55, 10.56, 10.57, 10.58, 10.59, 10.60, 10.61, 10.62, 10.63, 10.64, 10.65, 10.66, 10.67, 10.68, 10.69, 10.70, 10.71, 10.72, 10.73, 10.74, 10.75, 10.76, 10.77, 10.78, 10.79, 10.80, 10.81, 10.82, 10.83, 10.84, 10.85, 10.86, 10.87, 10.88, 10.89, 10.90, 10.91, 10.92, 10.93, 10.94, 10.95, 10.96, 10.97, 10.98, 10.99, 11.00, 11.01, 11.02, 11.03, 11.04, 11.05, 11.06, 11.07, 11.08, 11.09, 11.10, 11.11, 11.12, 11.13, 11.14, 11.15, 11.16, 11.17, 11.18, 11.19, 1

GROSS FLOOR AREA		
	Childcare	Residential Units
Basement 3		28.00 m2
Basement 2		
Basement 1		
Ground	505.00 m2	419.00 m2
Level 1		1,273.00 m2
Level 2		1,273.00 m2
Level 3		1,273.00 m2
Level 4		977.00 m2
Level 5		1,013.00 m2
Level 6		1,013.00 m2
Level 7		1,013.00 m2
Level 8		838.00 m2
Level 9		590.00 m2
	505.00 m2	9,700.00 m2
	<b>Total</b>	<b>10,205.00 m2</b>
	0.0	
		<b>Total</b>

[illegible]

ADD CALCULATIONS					CAPARKING PROVIDED
Solar Access (>2 hrs)	No Solar Access	Cross Ventilated	Adaptable	Livable	
		1			30.00
					56.00
					52.00
10	1	8	2	4	
10	1	8	2	4	
10	1	8	2	4	
7	1	10	1	1	
7	1	10	1	2	
7	1	10	1	2	
8	1	10	1	2	
8		8	1	2	
6			0	0	
73	7	73	11	21	
71%	7%	70.9%	11%	20%	138.00

F	ATTENDANCE	10/10/24	GJ
G	CONTRACTS/HOLDINGS	06/09/24	GJ
C	CHRONICLE HISTORY - Finality	27/05/24	GJ
B	Development Application	19/03/24	GJ
B	Development Application	14/08/21	GJ
B	Development Application	24/02/21	GJ
Date		Date	
Project			
14-20 Palmer Street Ingleburn			
14 - 20 Palmer Street Ingleburn NSW - Australia			
			
<a href="https://urbanlink.com.au/14-20-Palmer-Street-Ingleburn-NSW">https://urbanlink.com.au/14-20-Palmer-Street-Ingleburn-NSW</a>			
Phone Number: +61 2043 2015			
Drawing Title			
<b>SITE</b>			
<b>PROJECT INFORMATION</b>			
Drawing Group			
Drawing Group			
Scale			
1/200			
Project Number			
<b>2020 - 036</b>			
Status			
<b>DEVELOPMENT APPLICATION</b>			
Drawing Number Revision		DA-000 F	



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F	AGREEMENTS	19/03/18	GJ
E	AFFIDAVIT OF DISCLOSURE	06/04/18	GJ
E	OFFICIALS HEARING - Finality	27/04/18	GJ
E	Development Application	19/05/18	GJ
E	Development Application	16/06/18	GJ
E	Development Application	24/06/17	GJ

File	Revision	Date	Appr'd
Project			
14-20 Palmer Street Ingleburn			
14 - 20 Palmer Street Ingleburn NSW - Australia			



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Drawing Title  
**SITE  
COVER**  
 Checked/Approved  
 George Jurek

(get) Use Size

Project Number	Drawing Number/Revision
2020 - 036	DA-001 F

**DEVELOPMENT APPLICATION**





**LEGEND**

- Site
- School
- Retail
- Park
- Library

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ZONING MAP



BUILDING HEIGHT MAP

**APPENDICES**

F	APPENDIX F - 18/01/2024	318736	GJ
G	APPENDIX G - 18/01/2024	318736	GJ
H	APPENDIX H - 18/01/2024	318736	GJ
I	APPENDIX I - 18/01/2024	318736	GJ
J	APPENDIX J - 18/01/2024	318736	GJ
K	APPENDIX K - 18/01/2024	318736	GJ
L	APPENDIX L - 18/01/2024	318736	GJ

**Rev** Description Date

14-20 Palmer Street Ingleburn

14 - 20 Palmer Street  
Ingleburn NSW Australia

**URBAN LINK**

14-20 Palmer Street Ingleburn NSW Australia  
Phone Number: +61 2 9545 2016

National Australia Bank  
George Street Sydney NSW 2000

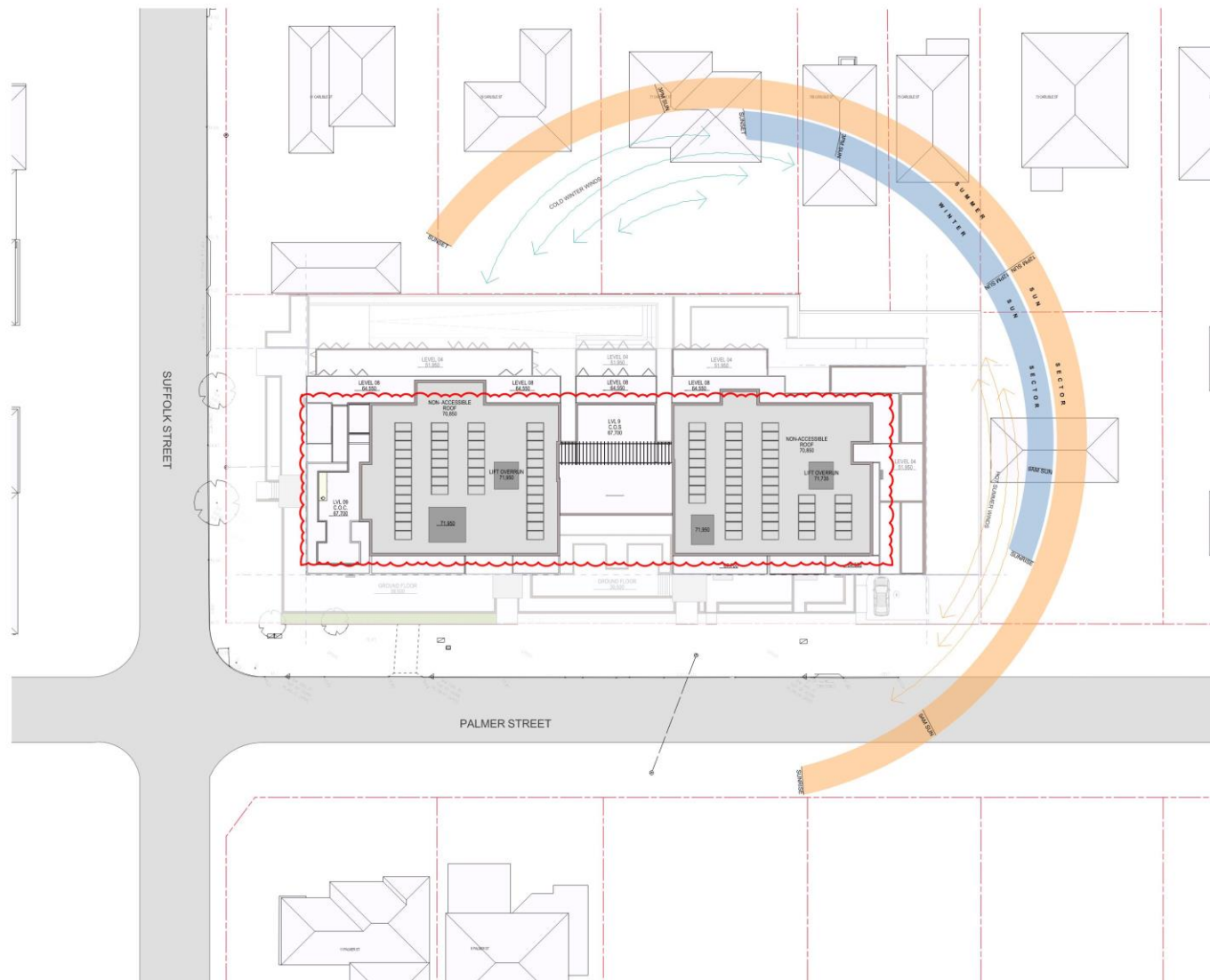
Client: **SITE**

**SITE LOCATION**

Checked/Approved: [Signature]  
George Street

Scale: 1:1000

Project Number: 2020-036  
Drawing Number: DA-002  
Date: 18/11/2024  
F  
DEVELOPMENT APPLICATION



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REV	DESCRIPTION	DATE	APPROVED
1	14-20 Palmer Street Ingleburn		

14-20 Palmer Street Ingleburn

14 - 20 Palmer Street  
Ingleburn NSW Australia

**URBAN LINK**  
Sustainable Infrastructure and Real Estate Solutions  
Phone Number: +61 2 9545 2016

Registered Architects  
Georgina Pope and 10000

Drawing Title

**SITE PLAN & ANALYSIS**

Checked/Approved  
Georgina Pope

Scale  
1:200, 1:350 per section

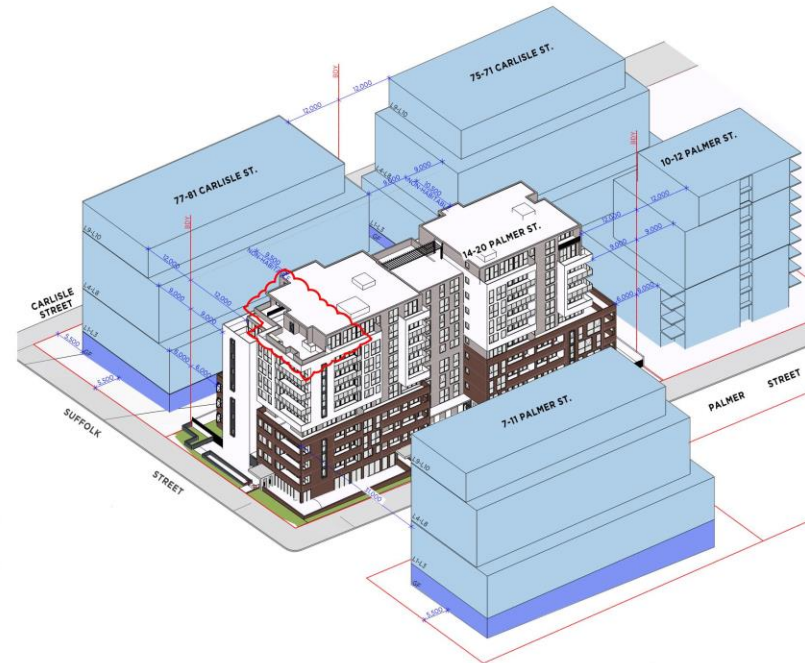
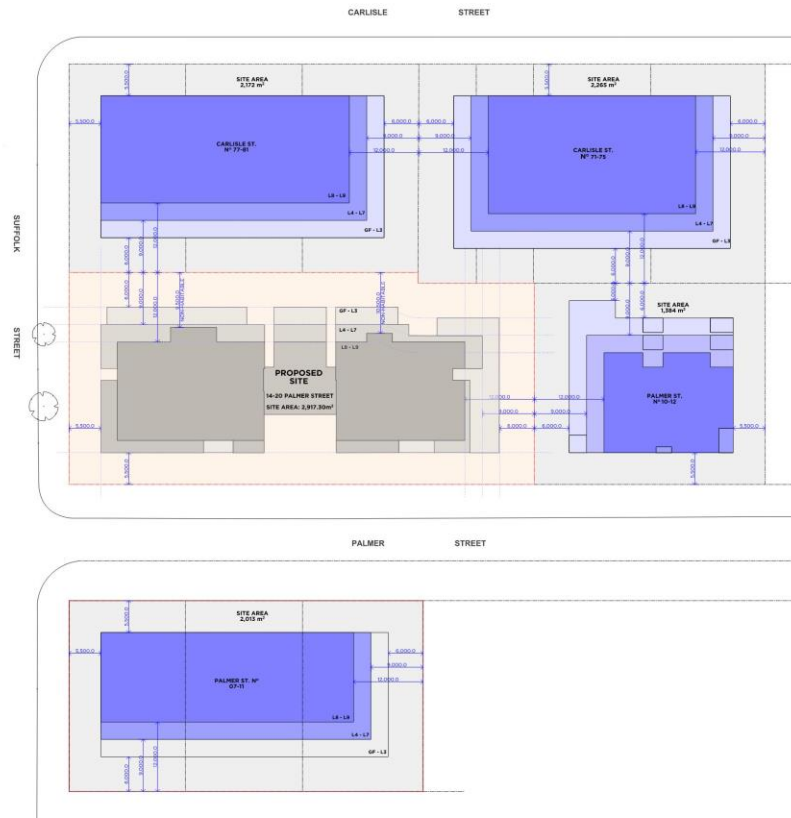
Project Number  
2020 - 036

Drawing Number/Revision  
DA-003 F

**DEVELOPMENT APPLICATION**



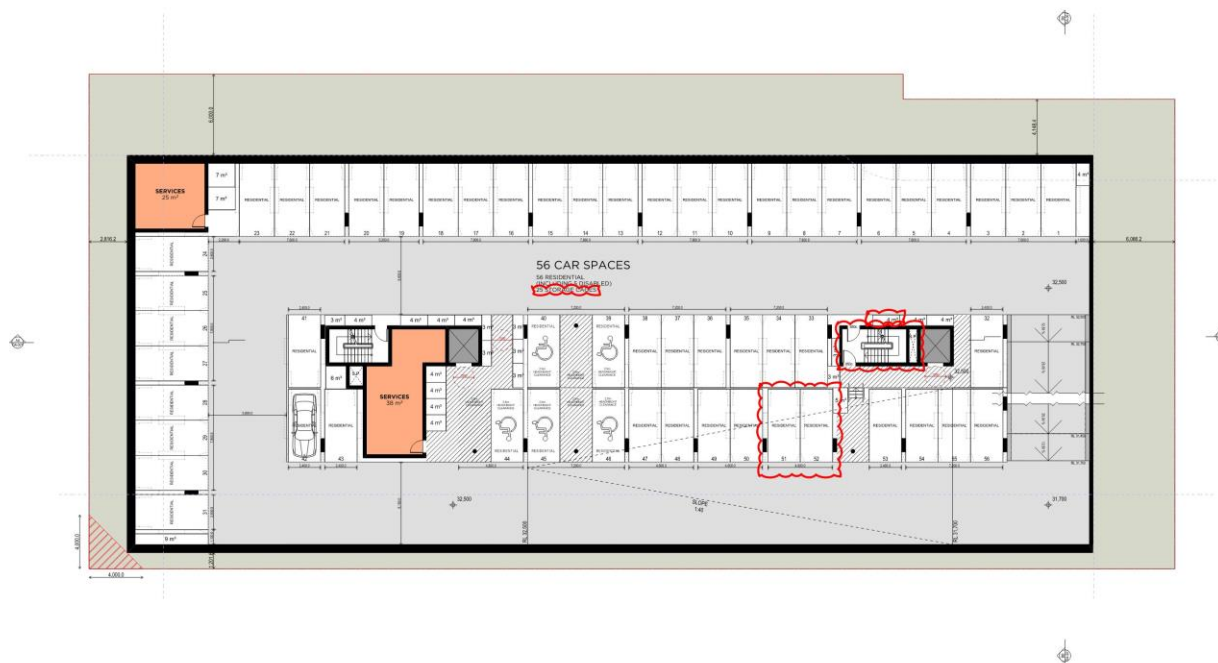




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 2. DO NOT SCALE DRAWINGS.  
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Rev	Description	Date	App'd
1	14-20 Palmer Street Ingleburn		
14 - 20 Palmer Street Ingleburn NSW Australia			
<b>URBAN LINK</b>			
Sustainable Urban Development Solutions Phone Number: +61 2 9545 2016			
Registered Architects Geelong State No 10083			
Drawing Title <b>SITE FUTURE DEVELOPMENT</b>			
Checked/Approved Geelong State			
Scale 1:350 per drawing			
Project Number <b>2020 - 036</b>			
Drawing Number <b>DA-005 F</b>			
<b>DEVELOPMENT APPLICATION</b>			





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<b>REVISIONS</b>		
F	APPROVED	31/07/24 GJ
E	APPROVED FOR CONSTRUCTION	18/08/24 GJ
D	APPROVED FOR CONSTRUCTION	27/08/24 GJ
C	DEVELOPMENT APPLICATION	19/12/23 GJ
B	DEVELOPMENT APPLICATION	14/08/23 GJ
A	DEVELOPMENT APPLICATION	24/02/23 GJ

Rev	Description	Date	App'd
1	14-20 Palmer Street Ingleburn		

14 - 20 Palmer Street  
Ingleburn NSW Australia

**URBAN LINK**  
Sustainable Infrastructure Solutions  
Phone Number: +61 2 9545 2016

Registered Architects  
Geelong: 49416-1000

Drawing Title:  
**FLOOR PLANS  
BASEMENT 02**

Checked/Approved:  
Geelong: [Signature]

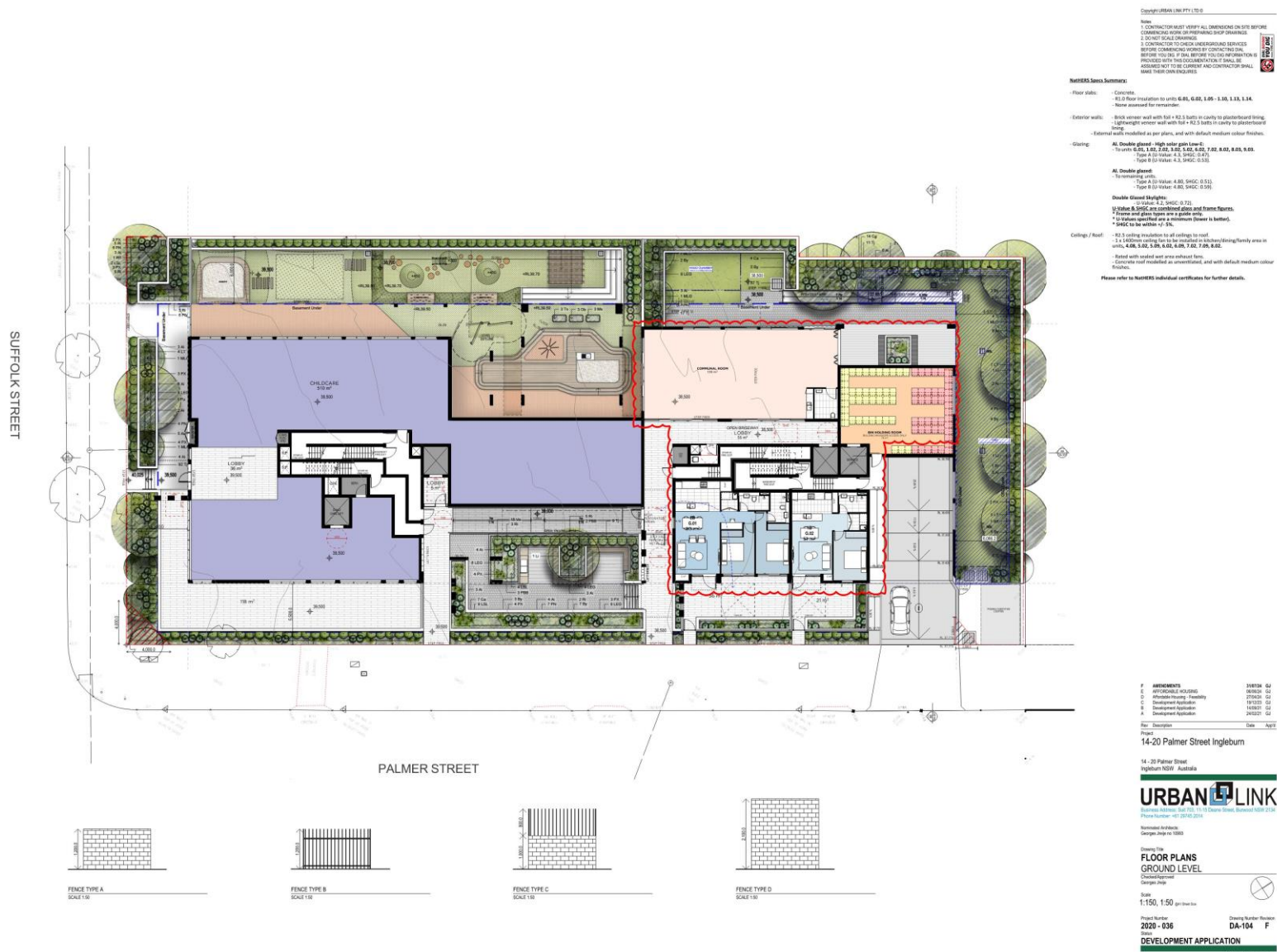
Scale:  
1:150 (as shown)

Project Number:  
**2024 - 036**

Drawing Number:  
**DA-102 F**

**DEVELOPMENT APPLICATION**









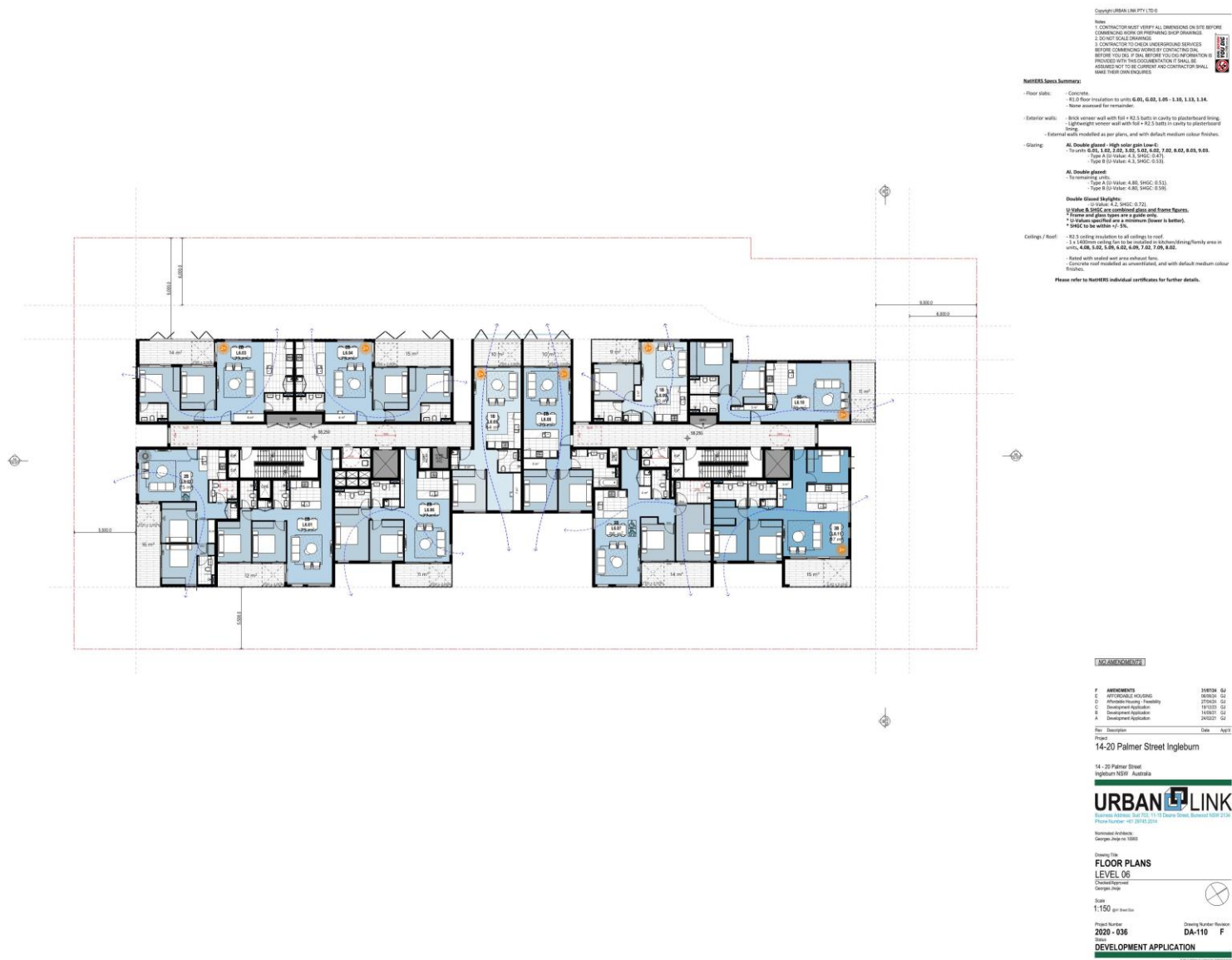














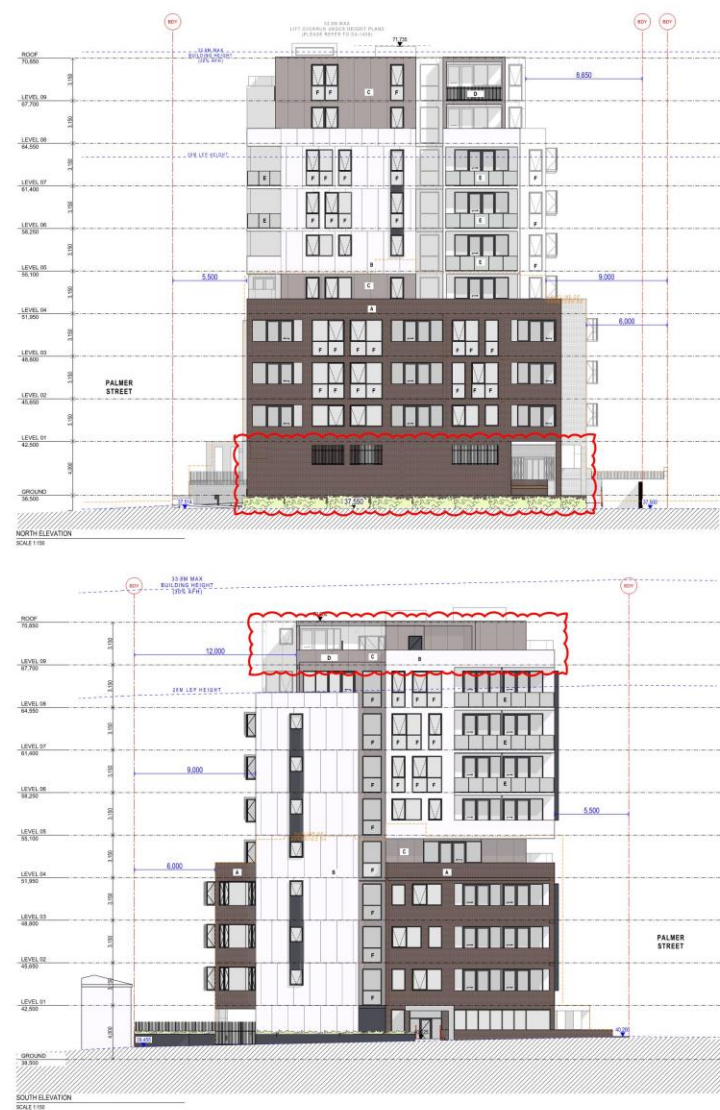












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**Notes:**

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2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES.
4. SITE COUNSELLOR MUST BE CONTACTED FOR ALL INFORMATION BEFORE YOU TRI. IF DATA BEFORE YOU TRI INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN INQUIRIES.

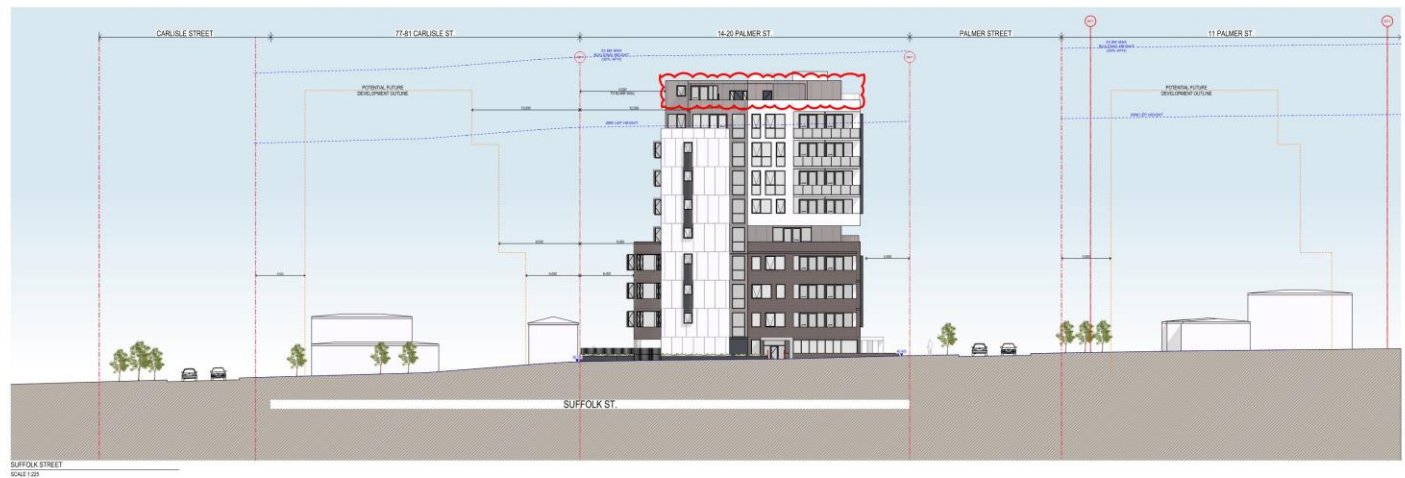
**Materials Summary:**

- Floor slabs: Concrete.
  - R1.0 floor insulation to units 0.05, 0.05, 1.05, 1.10, 1.15, 1.16.
  - None assessed for remainder.
- Exterior walls:
  - Brick veneer wall with R1 + R2.5 batts in cavity to plasterboard lining.
  - Lightweight exterior wall with R1 + R2.5 batts in cavity to plasterboard lining.
  - External walls modelled as per plans, and with default medium colour finishes.
- Glazing:
  - **AI Double glazed - High solar gain Low-E:**
    - Types A (U-value: 1.0, SHGC: 0.55, R, R2, R3, R4, R5, R6, R7, R8, R9, R10, R11, R12, R13, R14, R15, R16, R17, R18, R19, R20, R21, R22, R23, R24, R25, R26, R27, R28, R29, R30, R31, R32, R33, R34, R35, R36, R37, R38, R39, R40, R41, R42, R43, R44, R45, R46, R47, R48, R49, R50, R51, R52, R53, R54, R55, R56, R57, R58, R59, R60, R61, R62, R63, R64, R65, R66, R67, R68, R69, R70, R71, R72, R73, R74, R75, R76, R77, R78, R79, R80, R81, R82, R83, R84, R85, R86, R87, R88, R89, R90, R91, R92, R93, R94, R95, R96, R97, R98, R99, R100, R101, R102, R103, R104, R105, R106, R107, R108, R109, R110, R111, R112, R113, R114, R115, R116, R117, R118, R119, R120, R121, R122, R123, R124, R125, R126, R127, R128, R129, R130, R131, R132, R133, R134, R135, R136, R137, R138, R139, R140, R141, R142, R143, R144, R145, R146, R147, R148, R149, R150, R151, R152, R153, R154, R155, R156, R157, R158, R159, R160, R161, R162, R163, R164, R165, R166, R167, R168, R169, R170, R171, R172, R173, R174, R175, R176, R177, R178, 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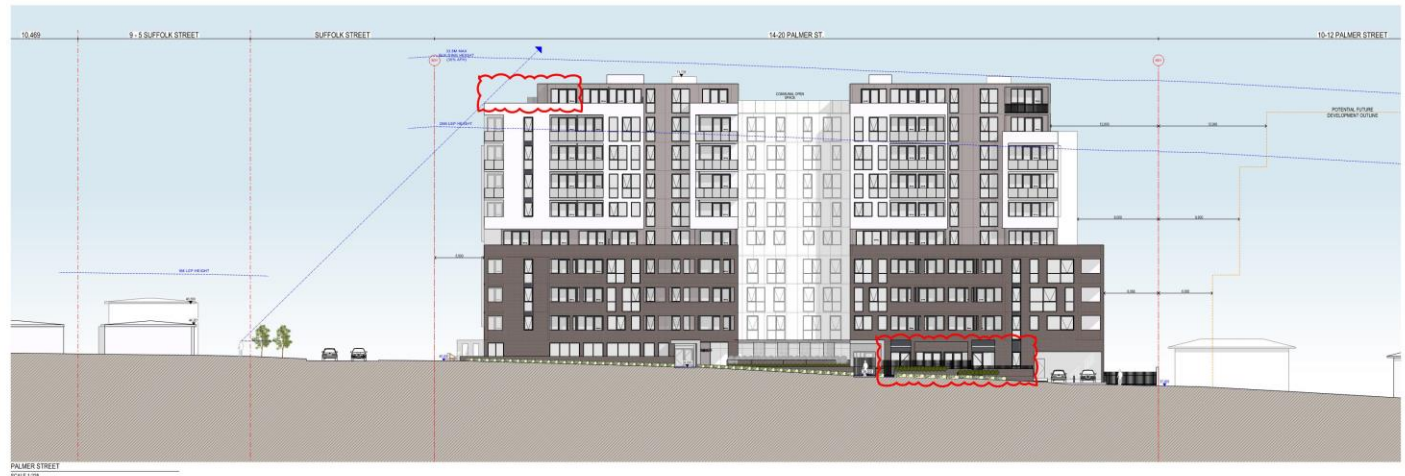








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D. APPROVED 27/08/24 GJ  
C. DEVELOPMENT APPLICATION 19/12/23 GJ  
B. DEVELOPMENT APPLICATION 14/08/23 GJ  
A. DEVELOPMENT APPLICATION 24/02/23 GJ  
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### PROPOSED FINISHES



**A**  
FACE BRICK  
PGH CRAFT  
SANDSTOCK  
- CADMAN  
OR SIMILAR

**B**  
CSR HEBEL  
POWER PROFILE SYSTEM  
WHITE ACRYLIC RENDER  
OR SIMILAR



**C**  
FIBER CEMENT CLADDING  
EQUITONE TECTIVA  
COLOUR TEGG OR SIMILAR



**D**  
DULUX POWDERCOATING  
MONUMENT MATT  
FRAMES FINISHED  
IN DULUX  
POWDERCOATING +  
MONUMENT MATT

**E**  
FROSTED GLASS  
BALUSTRADES

F = FROSTED WINDOW PANEL



F	AWENCMENTS	31/07/04
E	AFFORDABLE HOUSING	06/06/06
D	Affordable Housing - Feasibility	27/06/06
C	Development Application	19/12/03
B	Development Application	14/09/01
A	Development Application	24/02/01

Rev	Description	Date
-----	-------------	------

Project  
14-20 Palmer Street Ingleburn

14 - 20 Palmer Street  
Ingleburn NSW Australia

**URBAN LINK**  
Support 1444444, Fax 703 47 48 0000, Email [info@urbanlink.org](mailto:info@urbanlink.org), Website [www.urbanlink.org](http://www.urbanlink.org)

Phone Number: 407 2

Normalized Archival:  
George-John no. 12602

## EXTERNAL FINISHE

**MATERIAL :**

Checked/Approved  
George J. J. J.

Scale  
0 = Not at all  
1 = Somewhat  
2 = Moderately  
3 = Very much

Get Your Free

Project Number  
2020 - 036

2010 - 030  
Status  
DEVELOPMENT

DEVELOPME





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**A** FACE BRICK  
 FULL CLAYED  
 SANDSTOCK  
 COMMON  
 OR SIMILAR

**B** 1200 X600  
 FINISH PROFILE SYSTEM  
 WHITE ACRYLIC RENDER  
 OR SIMILAR

**C** FINE COARSE CLADDING  
 SOLITONE TEXTURE  
 COLOUR TONE OR SIMILAR

**D** 1200 X 1800mm  
 FINISH PROFILE SYSTEM  
 WHITE ACRYLIC RENDER  
 OR SIMILAR

**E** FINISHED GLASS  
 BALCONY RAILS

**F** FROSTED WINDOW PANEL

REV	DESCRIPTION	DATE	APP'D
1	ISSUED FOR TENDER	18/11/2024	
2	FOR INFORMATION	27/08/2024	
3	FOR INFORMATION	19/12/2023	
4	FOR INFORMATION	14/08/2023	
5	FOR INFORMATION	24/02/2023	

Project:  
 14-20 Palmer Street Ingleburn

14 - 20 Palmer Street  
 Ingleburn NSW Australia

**URBAN LINK**  
 10/10/2024  
 Phone Number: +61 2 9545 2016

Registered Architects:  
 George Jago no 12883

Drawing Title:  
**EXTERNAL FINISHES RENDER  
 FINISHES SCHEDULE**

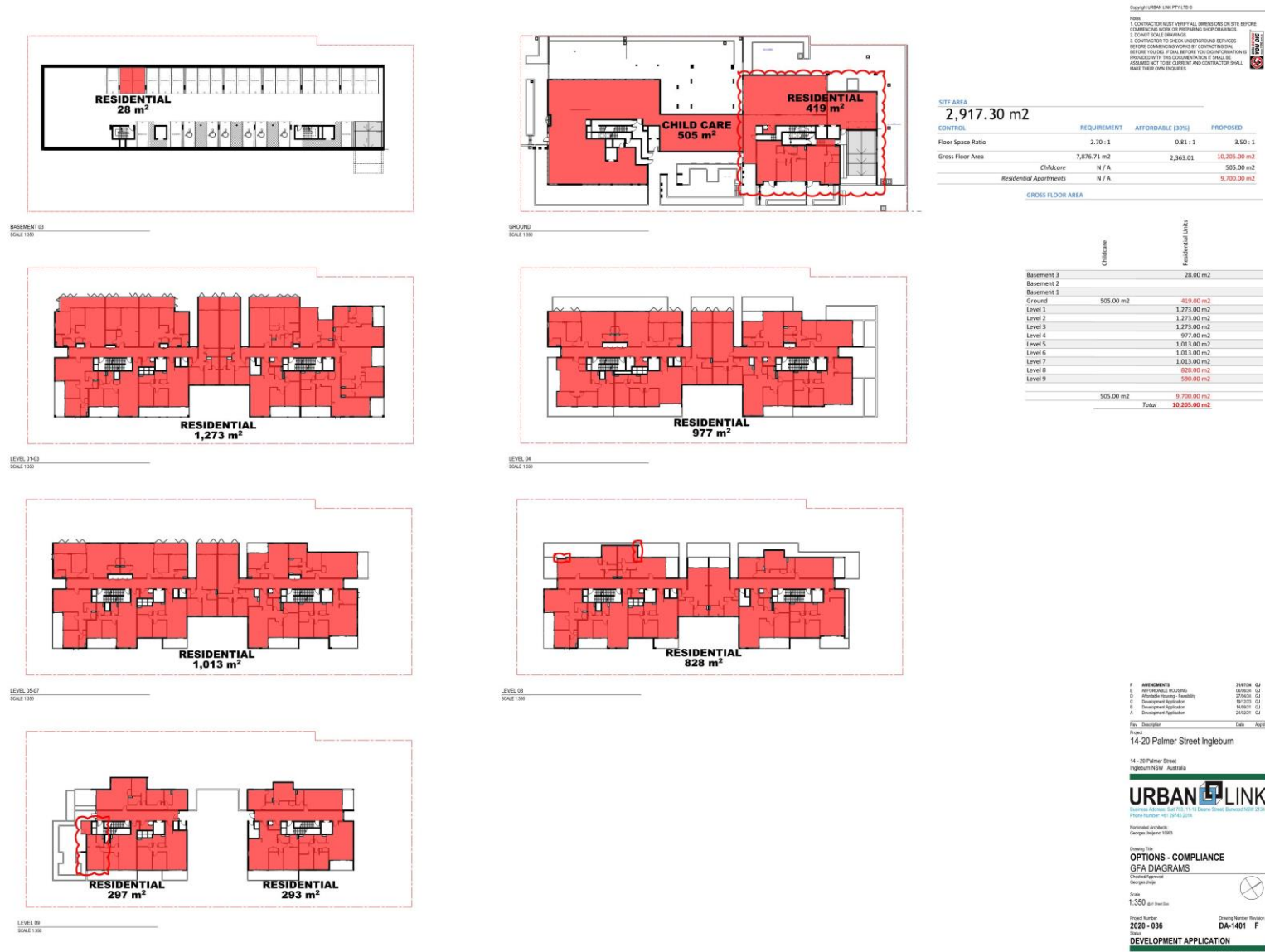
Checked/Approved:  
 George Jago

Scale:  
 1:100 (See Note)

Project Number:  
**2024-036**

Drawing Number Revision:  
**DA-992 F**

**DEVELOPMENT APPLICATION**





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CONTROL	REQUIREMENT	PROPOSED
Adaptable Units		
Adaptable	10% MIN	11 10%
Livable Housing Silver Level	20% MIN	21 20%

ADG CALCULATIONS	Adaptable	Livable
Basement 3		
Basement 2		
Basement 1		
Ground		
Level 1	2	4
Level 2	2	4
Level 3	2	4
Level 4	1	1
Level 5	1	2
Level 6	1	2
Level 7	1	2
Level 8	1	2
Level 9	0	0
	11	21
	11%	20%

**DOCUMENTS**

Rev	Description	Date	Appr
1	14-20 Palmer Street Ingleburn		

14 - 20 Palmer Street  
Ingleburn NSW, Australia

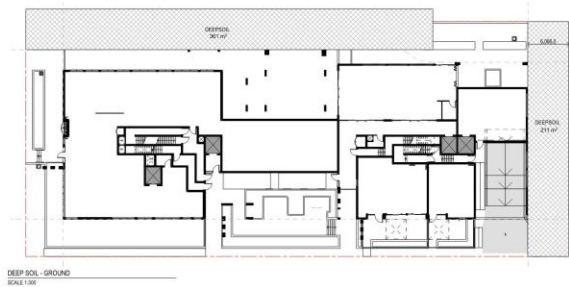
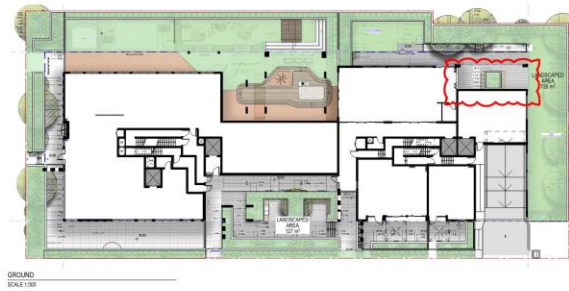
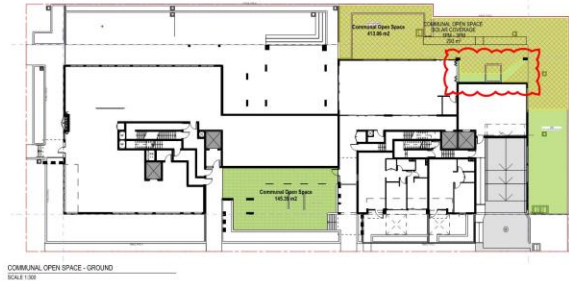
**URBAN LINK**

14-20 Palmer Street Ingleburn NSW, Australia  
Phone Number: +61 2 9542 2016

Options - Compliance  
Adaptable Units  
Checked/Approved  
Design Name  
Scale  
1:100 per drawing

Project Number  
2020 - 036  
DA-1402 F

Options - Compliance  
Adaptable Units  
Checked/Approved  
Design Name  
Scale  
1:100 per drawing



**SITE AREA**  
**2,917.30 m<sup>2</sup>**

CONTROL	REQUIREMENT	AFFORDABLE (20%)	PROPOSED
Communal Open Space (ADG)	25% MIN	732 m <sup>2</sup>	27%
Communal Open Space (>2h solar)	50% MIN	448m <sup>2</sup>	57%
Landscaped area	30% MIN	856m <sup>2</sup>	33%
Deep Soil	7.00% MIN	572 m <sup>2</sup>	20%

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**REVISIONS**

Rev	Description	Date	App'd
1	14-20 Palmer Street Ingleburn		

14 - 20 Palmer Street  
Ingleburn NSW Australia

**URBAN LINK**  
Sustainable Architecture and Interiors  
Phone Number: +61 (0)2 9432 2141

Registered Architects  
George Jorgensen 15028

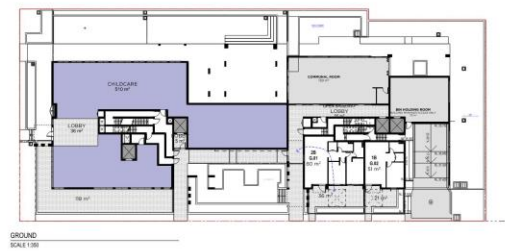
Drawing Title:  
**OPTIONS - COMPLIANCE**  
**COS & DEEP SOIL**  
Checked/Approved:  
George Jorgensen

Scale:  
1:300 per drawing

Project Number:  
**2020 - 036**

Drawing Number:  
**DA-1403 F**

Issue:  
**DEVELOPMENT APPLICATION**



**Notes:**

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**LEGEND**

 2 Hours Solar  
 No solar access  
 Cross Ventilation

### ADG CALCULATIONS

	Solar Access (≥ 2 hrs)	No Solar Access	Cross Ventilated
Basement 3			
Basement 1			
Ground			1
Level 1	10	1	8
Level 2	10	1	8
Level 3	10	1	8
Level 4	7	1	10
Level 5	7	1	10
Level 6	7	1	10
Level 7	8	1	8
Level 8	8		8
Level 9	6		
	73	7	73
	71%	7%	70.9%

F	AMENDMENTS	31/07/04
E	AFFORDABLE HOUSING	06/06/04
D	Affordable Housing - Feasibility	27/04/04
C	Development Application	19/12/03
B	Development Application	14/09/01
A	Development Application	24/02/01

Rev	Description	Date
-----	-------------	------

Project  
14-20 Palmer Street Ingleburn

14 - 20 Palmer Street  
Ingleburn NSW Australia

Ingleburn NSW Australia

URBANLINE

URBAN LIN

Business Address: Sat 703, 11-13 Deane Street, Burwood NSW  
Phone Number: 087 20245 2033

Extended Abstracts:

Georges Zieve no. 12653

Drawing Title

**OPTIONS - COMPLIANCE**

### CROSS FLOW & SOLAR DIAGRAM

Checked/Approved  
Georges Juge

Scale

1:350 gr. free base

Project Number Drawing Number Rev

2020 - 036 DA-1404

## DEVELOPMENT APPLICATION

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JUNE 21 - 9AM



JUNE 21 - 12PM



JUNE 21 - 3PM

**KEY**

- EXISTING SHADOW
- PROPOSED SHADOW
- APPROVED SHADOW

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**REVISIONS**

Rev	Description	Date	App'd
1	14-20 Palmer Street Ingelburn	2020-03-06	

14 - 20 Palmer Street  
Ingelburn NSW Australia

**URBAN LINK**  
Sustainable Architecture and Interiors  
Phone Number: +61 (0)2 9430 2016

Registered Architects  
Geelong: 249 900 0000

Drawing Title:  
**OPTIONS - COMPLIANCE  
SOLAR ACCESS DIAGRAMS**

Client/Owner:  
Geelong State

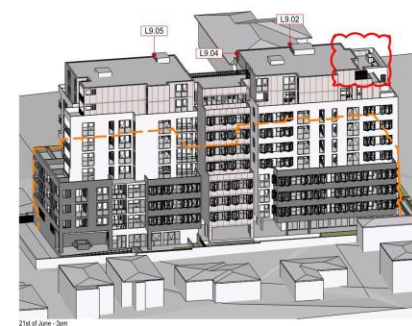
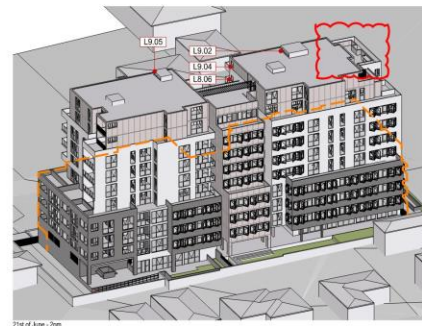
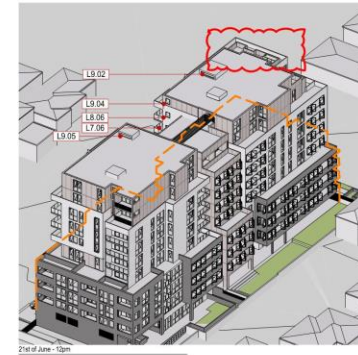
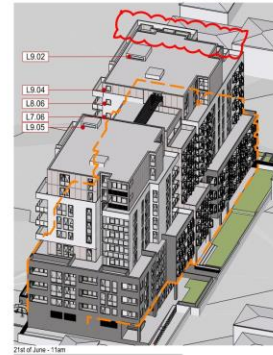
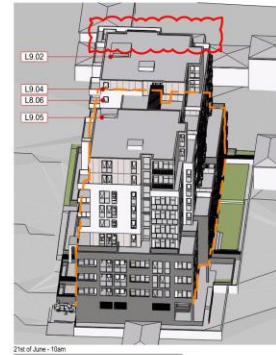
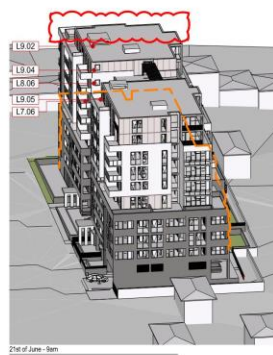
Scale:  
1:500 (as shown)

Project Number:  
2020 - 036

Drawing Number/Revision:  
DA-1406 F

DATE:  
**DEVELOPMENT APPLICATION**





F	AMENDMENTS	316704	QJ
E	AFFORDABLE HOUSING	060624	QJ
D	Affordable Housing - Feasibility	277624	QJ
C	Development Application	191223	QJ
B	Development Application	140921	QJ
A	Development Application	240321	QJ

Rev	Description	Date	App
-----	-------------	------	-----

Project  
14-20 Palmer Street Ingleburn

14 - 20 Palmer Street  
Ingleburn NSW Australia



**Normalized Architects:**  
Geometric Joints no. 12693

Drawing Title

**OPTIONS - COMPLIANCE  
SHADOW STUDIES**

## SHADOW STUDIES

Checked/Approved  
George Zup

Scale

Get Your Free

Project Number  
2020-0

2020 - 000      DA  
Status  
DEVELOPMENT APPLICATION

DEVELOPMENT APPLICATION



21st of June - 9am  
SCALE: 1:50



21st of June - 9:15am  
SCALE: 1:50

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G.01 AND G.02  
RECEIVING MORE  
THAN 15MIN FOR ISQM

REV	DESCRIPTION	DATE	APP'D
F	AMENDMENTS	21/07/24	GJ
E	40% DEVELOPMENT	18/07/24	GJ
D	Affordable Housing Feasibility	27/06/24	GJ
C	Development Application	19/05/24	GJ
B	Development Application	14/05/24	GJ
A	Development Application	24/02/24	GJ

Project: 14-20 Palmer Street Ingelburn

14 - 20 Palmer Street  
Ingelburn NSW Australia

**URBAN LINK**  
Sustainable Built Environment  
Phone Number: +61 2 9545 2016

Registered Architects  
Geelong: 49496-nc 0000

Drawing Title: OPTIONS - COMPLIANCE SHADOW STUDIES

Checked/Approved: Designer Name

Scale: 1:150 (as shown)

Project Number: 2020 - 036

Drawing Number: DA-1407 F

Issue: DEVELOPMENT APPLICATION

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CONTROL	REQUIREMENT	AFFORDABLE (30%)	PROPOSED	COMPLIES
Building Height	26.00 m MAX	7.8	33.80 m	✓

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**REVISIONS**

Rev	Description	Date	App'd
1	14-20 Palmer Street Ingleburn	18/11/2024	GJ
2	14 - 20 Palmer Street Ingleburn NSW Australia	27/08/24	GJ
3	Development Application	19/12/23	GJ
4	Development Application	14/08/23	GJ
5	Development Application	24/02/23	GJ

Project:  
14-20 Palmer Street Ingleburn

14 - 20 Palmer Street  
Ingleburn NSW Australia

**URBAN LINK**

14-20 Palmer Street Ingleburn NSW Australia  
Phone Number: +61 2945 2016

Registered Architects:  
Georgios Papadimitriou 15083

Drawing Title:  
**OPTIONS - COMPLIANCE**  
**HEIGHT PLANE**

Checked/Approved:  
Georgios Papadimitriou

Scale:  
1:200, 1:250 per section

Project Number:  
**2020 - 036**

Drawing Number/Revision:  
**DA-1408 F**

DATE:  
**DEVELOPMENT APPLICATION**



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SITE AREA (m²)	2917.3
AFH (%)	30%
TOTAL GFA (m²)	10239
MINIMUM AFH AREA (m²)	1535.85
PROPOSED AFH AREA (m²)	1540
PROPOSED N° OF UNITS	17

LEVEL	N° OF UNITS	AREA (m²)
L1	14	1274
L2	3	266
TOTAL	17	1540



**DOCUMENTS**

Rev	Description	Date	Appr
1	14-20 Palmer Street Ingleburn		

Project:  
14 - 20 Palmer Street  
Ingleburn NSW Australia

**URBAN LINK**  
Sustainable Architecture and Interiors | 10-13 Leane Street, Richmond NSW 2134  
Phone Number: +61 2 9545 2016

Registered Architects:  
George Jurek no. 15883

Drawing Title:  
**OPTIONS - COMPLIANCE**  
**AFFORDABLE HOUSING**

Checked/Approved:  
George Jurek

Scale:  
1:200 per section

Project Number:  
**2020 - 036**

Drawing Number/Revision:  
**DA-1409 F**

Issue:  
**DEVELOPMENT APPLICATION**



**Attachment 8: Landscape plans**

DRAFT

PROPOSED DEVELOPMENT

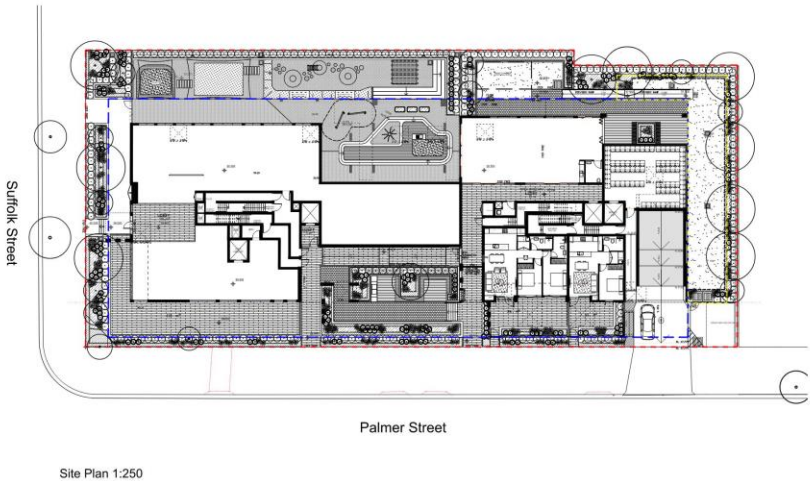
14-20 Palmer Street, Ingleburn  
Landscape Development Application

Drawing Schedule

Drawing Number	Drawing Title	Scale
000	Landscape Coversheet	N/A
101	Landscape Plan - Ground Floor	1:100
102	Landscape Plan - Level 4	1:100
103	Landscape Plan - Level 9	1:100
501	Landscape Details	AS SHOWN

Plant Schedule

PLANT SCHEDULE							
SYMBOL	BOTANICAL NAME	COMMON NAME	HxW (m)	POT SIZE	SPACING	QTY GF	QTY L4
TREES							
LI	Lagerstroemia indica x L. fauriei 'Natchez'	Crape Myrtle (White)	8 x 6	100L	As shown	4	
MLC	Magnolia 'Little Gem'	Magnolia	5 x 3	100L	As shown	9	
PL	Pyrus assensata	Manchurian Pear	9 x 7	100L	As shown	2	
UP	Ulmus parvifolia	Chinese Elm	13 x 10	100L	As shown		5
WF	Waterhousea floribunda	Weeping Lily Pilly	20 x 8	100L	As shown	4	
SHRUBS / ACCENTS							
CS	Cordyline australis 'Red Sensation'	Indian Hawthorne	3 x 3	300mm	As shown	29	3
AI	Ascaranea speciosa 'Rubra'	Bromeliad	0.3 x 0.7	300mm	As shown	335	6
BY	Beschermetia yuccoides	Mexican Lily	1 x 2	300mm	As shown	53	14
FB	Phoradendron 'Bronze Baby'	Bronze Baby	75 x 75	300mm	As shown	14	3
PM	Philadelphus 'Miss Muffet'	Miss Muffet	1 x 1	300mm	As shown	12	3
PK	Philadelphus 'Kianaki'	Kianaki	0.8 x 1	300mm	As shown	86	11
R	Raphanocarpus indica 'Classic White'	Indian Hawthorne	1.5 x 2	300mm	As shown	66	10
Vo	Viburnum odoratissimum	Sweet Viburnum	5 x 3.5	300mm	As shown	273	82
CLIMBERS / GROUNDCOVERS / GRASSES							
CG	Carpenteria glauca	Pig Face	0.1 x 1	150mm	5m <sup>2</sup> /m	80	185
LEO	Lonicera muscarum 'Elegant Queen'	Lonicera	0.6 x 0.5	150mm	5m <sup>2</sup>	72	29
LBL	Lonicera muscarum 'Silver Swan'	Lonicera	0.35 x 0.4	150mm	5m <sup>2</sup>	53	19
LT	Lonicera 'Tussock'	Fire Leaf Dwarf Lonicera	0.5 x 0.5	150mm	5m <sup>2</sup>	86	29
MS	Mentha sativoides	Mint	0.45 x 0.5	150mm	5m <sup>2</sup>	3	
OD	Oxycoccus basilicum	Common Basil	0.6 x 0.3	150mm	5m <sup>2</sup>	3	
PN	Penstemon albertianus 'Nahay'	Nahay Penstemon	0.6 x 0.6	150mm	5m <sup>2</sup>	27	
ROL	Rosemary officinalis 'Tener'	Rosemary	0.75 x 1	150mm	5m <sup>2</sup> /m	402	130
TJ	Trachelium perenne 'javanicum'	Star Jasmine	0.16 spreading	150mm	5m <sup>2</sup> /m	781	8
TS	Thymus spp	Thyme	0.3 x 0.3	100mm	5m <sup>2</sup>	3	



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I	ARCHITECTURAL COORDINATION	LH	NM	08.08.2024
H	ARCHITECTURAL COORDINATION	LH	NM	06.08.2024
G	ARCHITECTURAL COORDINATION	RG	NM	04.08.2024
F	ARCHITECTURAL COORDINATION	JW	NM	21.12.2023
E	ARCHITECTURAL COORDINATION	LW	NM	14.11.2023
D	ARCHITECTURAL COORDINATION	CK	NM	23.08.2021
C	ARCHITECTURAL COORDINATION	SM	NM	24.02.2021
B	ARCHITECTURAL COORDINATION	SM	NM	18.02.2021
A	ARCHITECTURAL COORDINATION	CK	NM	23.08.2021
Issue	Revision Description	Drawn	Check	Date

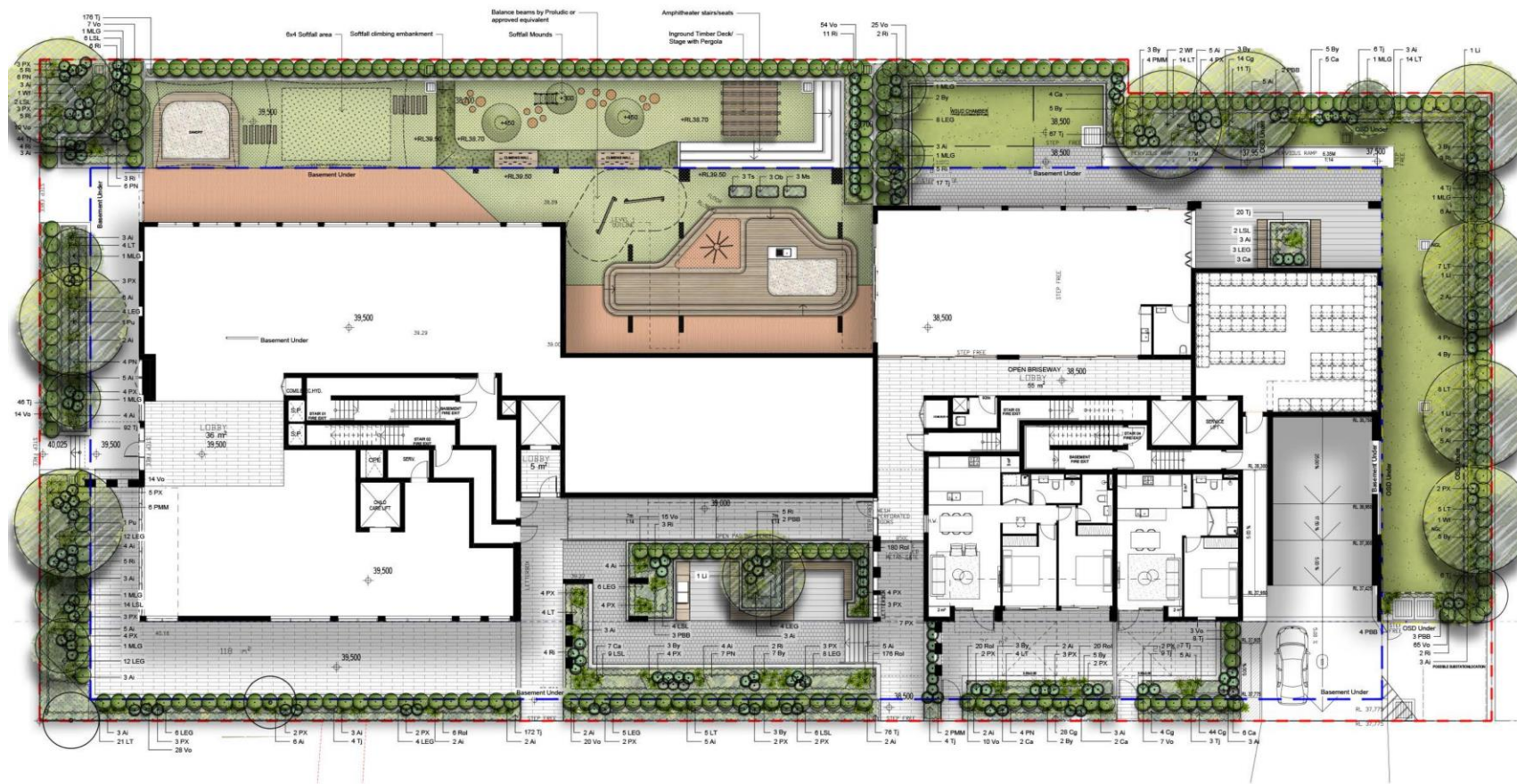


Client  
A&M Group 1 Pty Ltd  
Project  
Proposed Development  
14-20 Palmer St, Ingleburn

Drawing Name  
Landscape Coversheet

PRELIMINARY

Scale:  
Job Number:  
Drawing Number:  
SS21-4596 000 1



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The contractor shall check and verify all work on site including work by others before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not cause this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

Rev	Revision Description	Drawn	Check	Date
1	ARCHITECTURAL COORDINATION	LH	MS	08.08.2024
2	ARCHITECTURAL COORDINATION	LH	MS	08.08.2024
3	ARCHITECTURAL COORDINATION	AK	MS	21.10.2023
4	ARCHITECTURAL COORDINATION	LH	MS	14.11.2023
5	ARCHITECTURAL COORDINATION	CK	MS	23.08.2021
6	STORMWATER COORDINATION	JM	MS	23.08.2021
7	ARCHITECTURAL COORDINATION	SM	MS	24.02.2021
8	ARCHITECTURAL COORDINATION	SM	MS	15.02.2021
9	ARCHITECTURAL COORDINATION	CK	MS	23.08.2021

Legend	Boundary
Proposed Tree (Refer Plant Schedule & Detail)	
Shrubs & Accents (Refer Plant Schedule & Detail)	
Existing Tree to be Retained	

Grasses & Groundcovers	Unit Paving
Turf (Refer Detail)	Steel Edge (Refer Detail)
Timber Deck	Ballustrade

Artificial Turf	Rubber Soffall



Client  
A&M Group Pty Ltd

Project  
Proposed Development  
14-20 Palmer St, Ingleburn

Drawing Name:  
Landscape Plan  
Ground Floor

PRELIMINARY

Scale: 1:100 @ A1  
Drawing Number: 101 J



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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

Issue	Revision	Description	Drawn	Check	Date
E	ARCHITECTURAL COORDINATION	LH	NS	08.08.2024	
D	ARCHITECTURAL COORDINATION	NS	NS	04.08.2024	
C	ARCHITECTURAL COORDINATION	LH	NS	14.11.2023	
B	ARCHITECTURAL COORDINATION	OK	NS	23.08.2021	
A	ARCHITECTURAL COORDINATION	NS	NS	27.10.2021	

#### LEGEND

- Boundary
- Proposed Tree (Refer Plant Schedule & Detail)
- Shrubs & Accents (Refer Plant Schedule & Detail)
- Existing Tree to be Retained

- Grasses & Groundcovers (Refer Plant Schedule & Detail)
- Turf (Refer Detail)
- Timber Deck

- Unit Paving (Refer Detail)
- Steel Edge (Refer Detail)
- Balustrade

- Artificial Turf (Refer Detail)
- Rubber Softfall (Refer Detail)



Client: A&M Group 1 Pty Ltd  
Project: Proposed Development  
14-20 Palmer St, Ingleburn

Drawing Name: Landscape Plan  
Level 4

PRELIMINARY

Scale: 1:100 @ A1  
Job Number: SS21-4596

Sheet: 102 E





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The contractor shall check and verify all work on site including work by others before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale the drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

D	ARCHITECTURAL COORDINATION	LH	08.08.2024
C	ARCHITECTURAL COORDINATION	MS	08.08.2024
B	ARCHITECTURAL COORDINATION	MS	04.08.2024
A	ARCHITECTURAL COORDINATION	LH	14.11.2023

Issue Revision Description Drawn Check Date

#### LEGEND

Boundary

Proposed Tree  
(Refer Plant Schedule & Detail)

Shrubs & Accents  
(Refer Plant Schedule & Detail)

Existing Tree to be Retained

Grasses & Groundcovers  
(Refer Plant Schedule & Detail)

Turf  
(Refer Detail)

Timber Deck

Unit Paving  
(Refer Detail)

Steel Edge  
(Refer Detail)

Balustrade

Artificial Turf  
(Refer Detail)

Rubber Softfall  
(Refer Detail)

#### SITE IMAGE

Landscaping Architects

Level 1, 3-5 Baxter Street  
Bathurst 2103 NSW

Tel: 02 9432 9800  
Fax: 02 9432 9807  
www.siteimage.com.au

Client: A&M Group 1 Pty Ltd

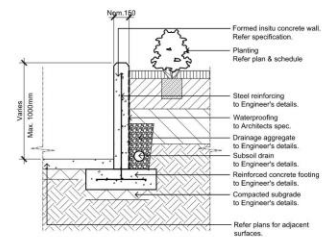
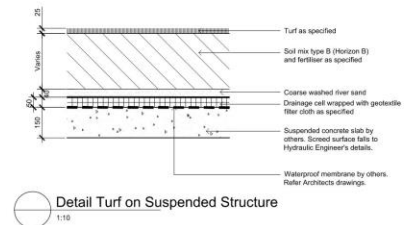
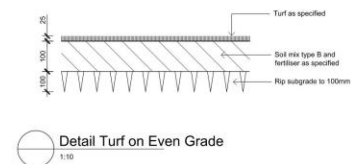
Project: Proposed Development  
14-20 Palmer St, Ingleburn

Drawing Name: Landscape Plan  
Level 9

PRELIMINARY

Scale: 1:100 @ A1  
Job Number: SS21-4596

Drawing Number: 103  
Sheet: D



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A	FOR COMMENT	SM	NM	22.01.2022
Issue	Revision Description	Drawn	Check	Date

SM NM 22.01.202  
Drawn Check Date:



Landscape Architect  
Level 1, 3-5 Bayview Street  
Rusden VIC 3207  
Australia  
Tel: (61 2) 8332 5600  
Fax: (61 2) 9890 287  
[www.colletta.com.au](http://www.colletta.com.au)

Scale: AS SHOWN  
Job Number: SS21-4596  
Drawing Number:

**Attachment 9: Stormwater plans**

DRAFT

# 14-20 PALMER STREET, INGLEBURN PROPOSED MIXED-USE DEVELOPMENT

## STORMWATER CONCEPT PLANS



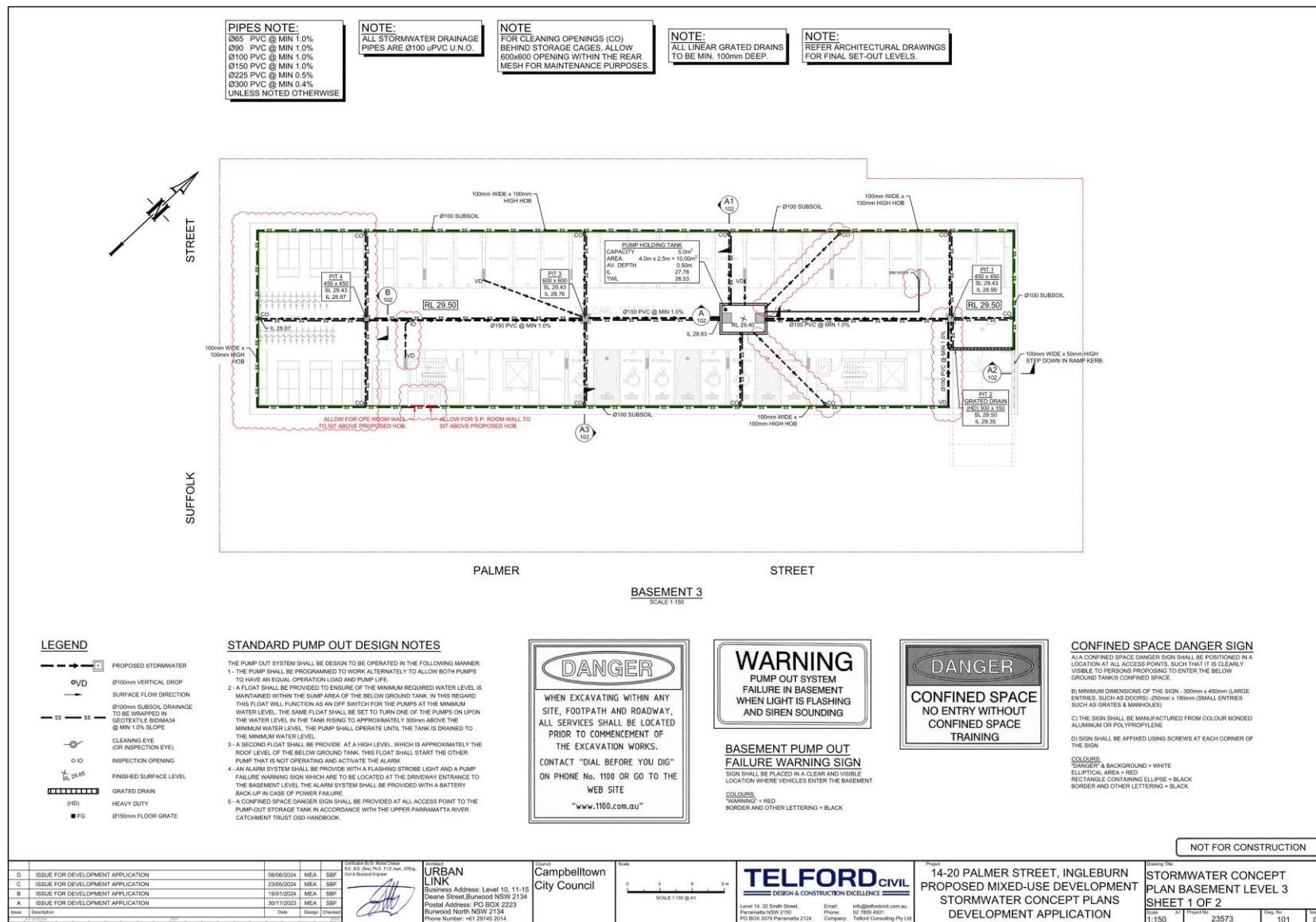
LOCALITY PLAN  
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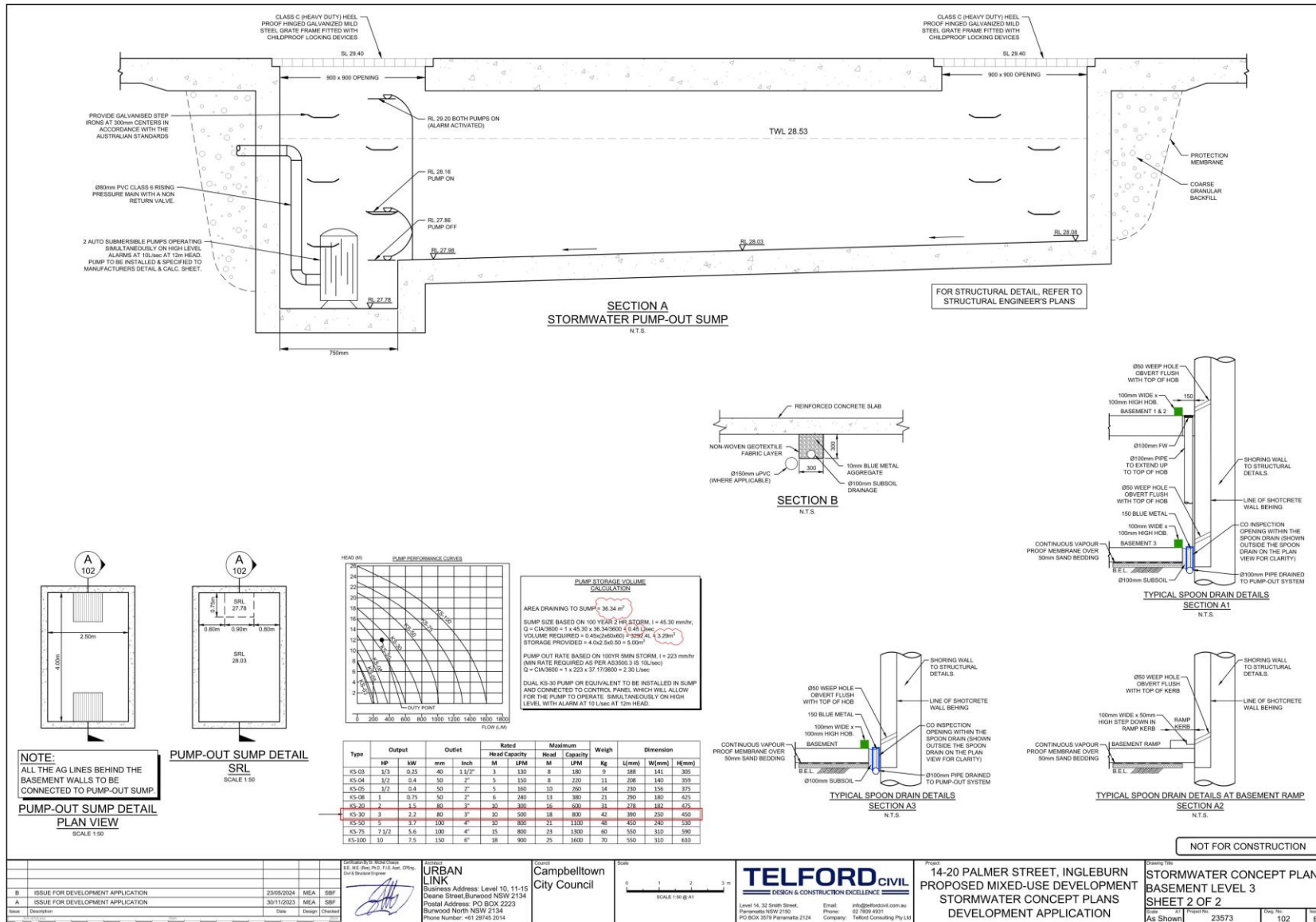
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101	STORMWATER CONCEPT PLAN BASEMENT LEVEL 3 SHEET 1 OF 2
102	STORMWATER CONCEPT PLAN BASEMENT LEVEL 3 SHEET 2 OF 2
103	STORMWATER CONCEPT PLAN BASEMENT LEVEL 2
104	STORMWATER CONCEPT PLAN BASEMENT LEVEL 1
105	STORMWATER CONCEPT PLAN GROUND FLOOR
106	INSET PLAN
107	ON-SITE DETENTION DETAILS AND CALCULATIONS SHEET 1 OF 2
108	ON-SITE DETENTION DETAILS AND CALCULATIONS SHEET 2 OF 2
109	CATCHMENT PLAN AND MUSIC RESULTS
110	SEDIMENT AND EROSION CONTROL PLAN & DETAILS
111	MISCELLANEOUS DETAILS SHEET

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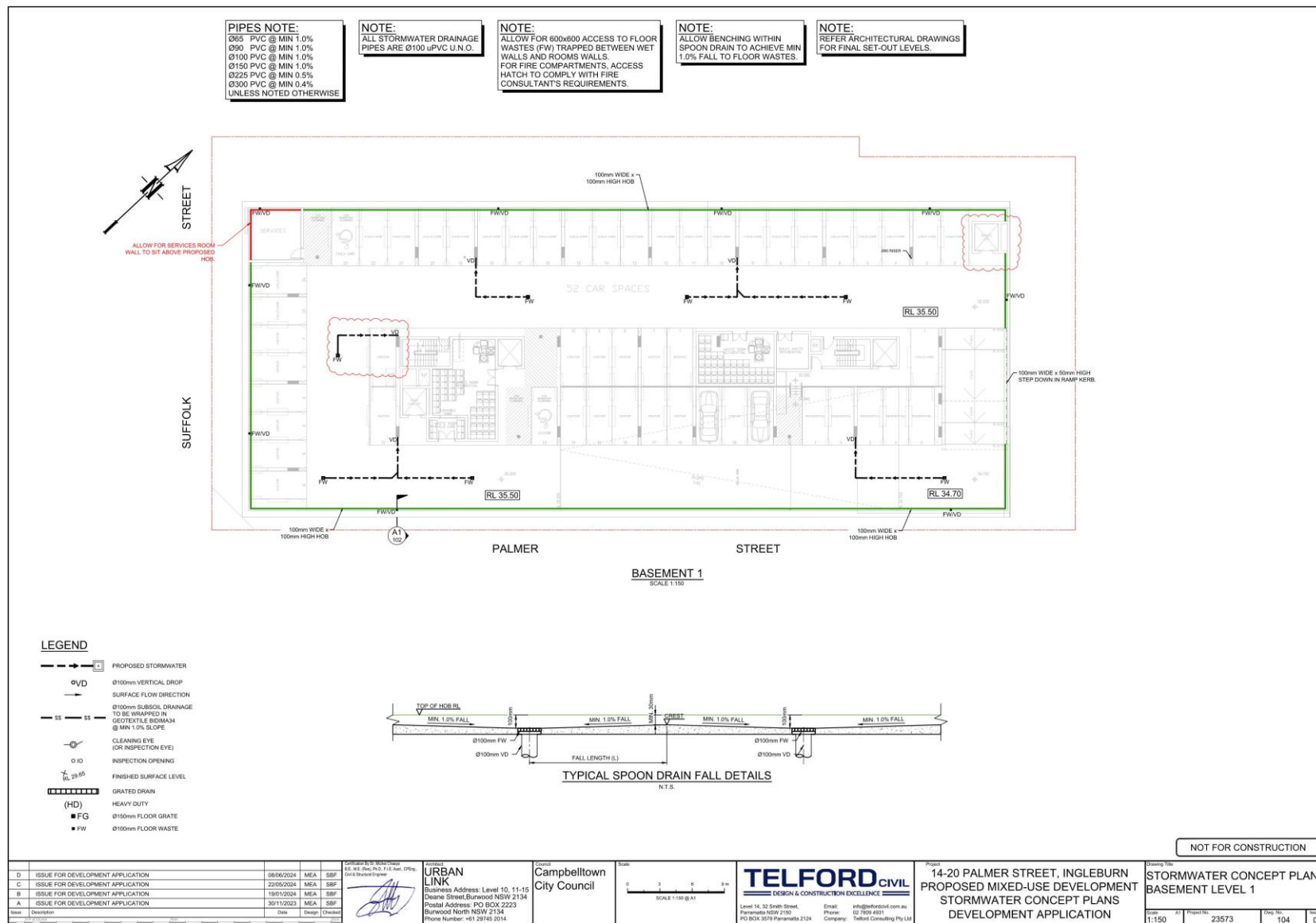
COMPANY SEAL/Stamp 15/10/2023 Civil & Structural Engineer		Authorised <b>URBAN LINK</b> Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134 Postal Address: PO BOX 2223 Burwood North NSW 2134 Phone Number: +61 29145 2014		Seal <b>Campbelltown City Council</b>	Scale	<b>TELFORD</b> DESIGN & CONSTRUCTION EXCELLENCE Level 14, 32 Smith Street, Parramatta NSW 2150 PO BOX 5019 Parramatta 2124 Email: info@telfordcivil.com.au Phone: 02 7600 4031 Company: Telford Consulting Pty Ltd	Project <b>14-20 PALMER STREET, INGLEBURN PROPOSED MIXED-USE DEVELOPMENT STORMWATER CONCEPT PLANS DEVELOPMENT APPLICATION</b>	Drawing Title <b>COVER SHEET PLAN</b>
A	ISSUE FOR DEVELOPMENT APPLICATION	30/11/2023	MEA	SBP				
Issue	Description	Date	Design	Checked				
Rev	Rev	Rev	Rev	Rev	Rev	Rev	Rev	Rev
N.T.S.	23573	000	A					



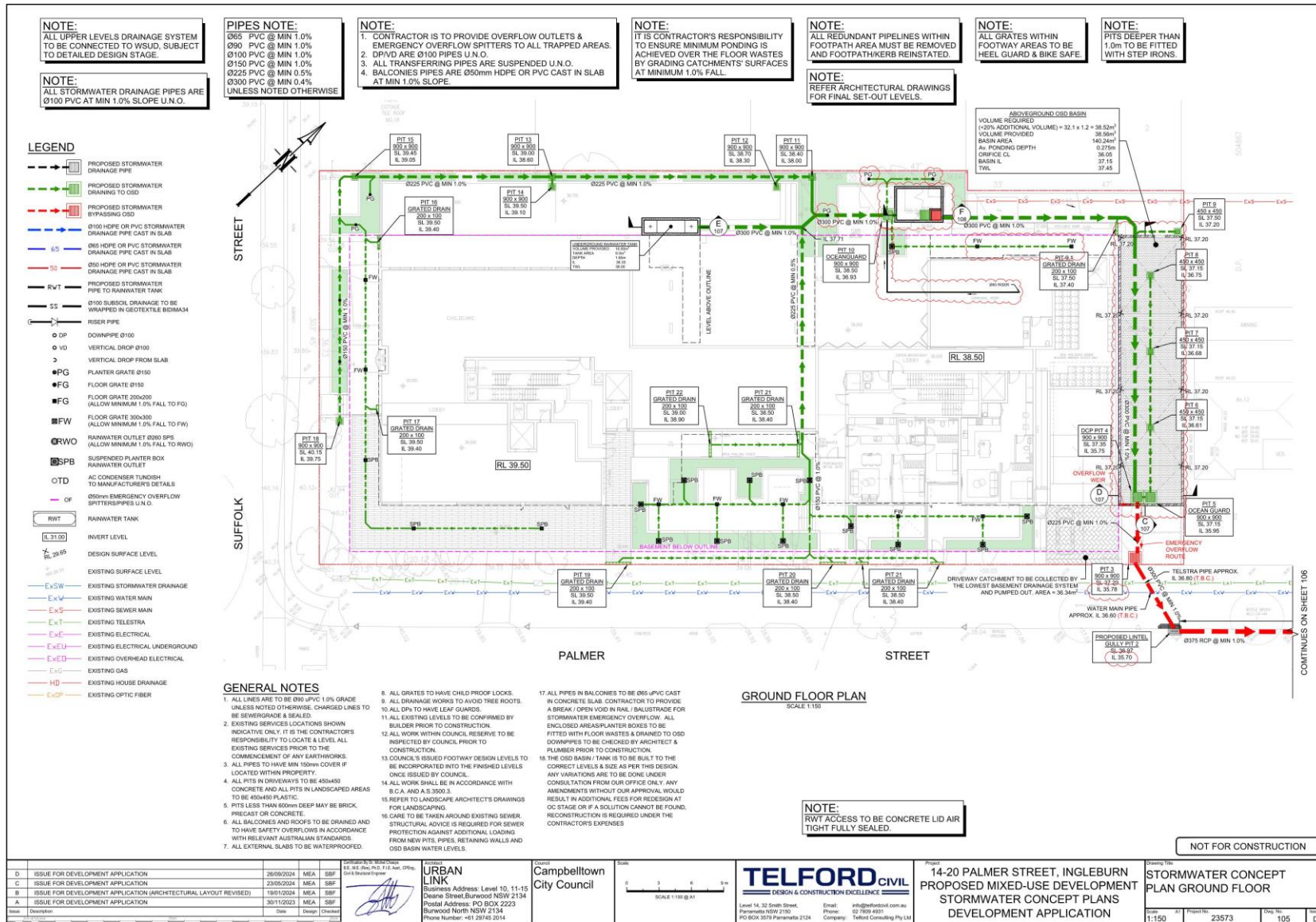


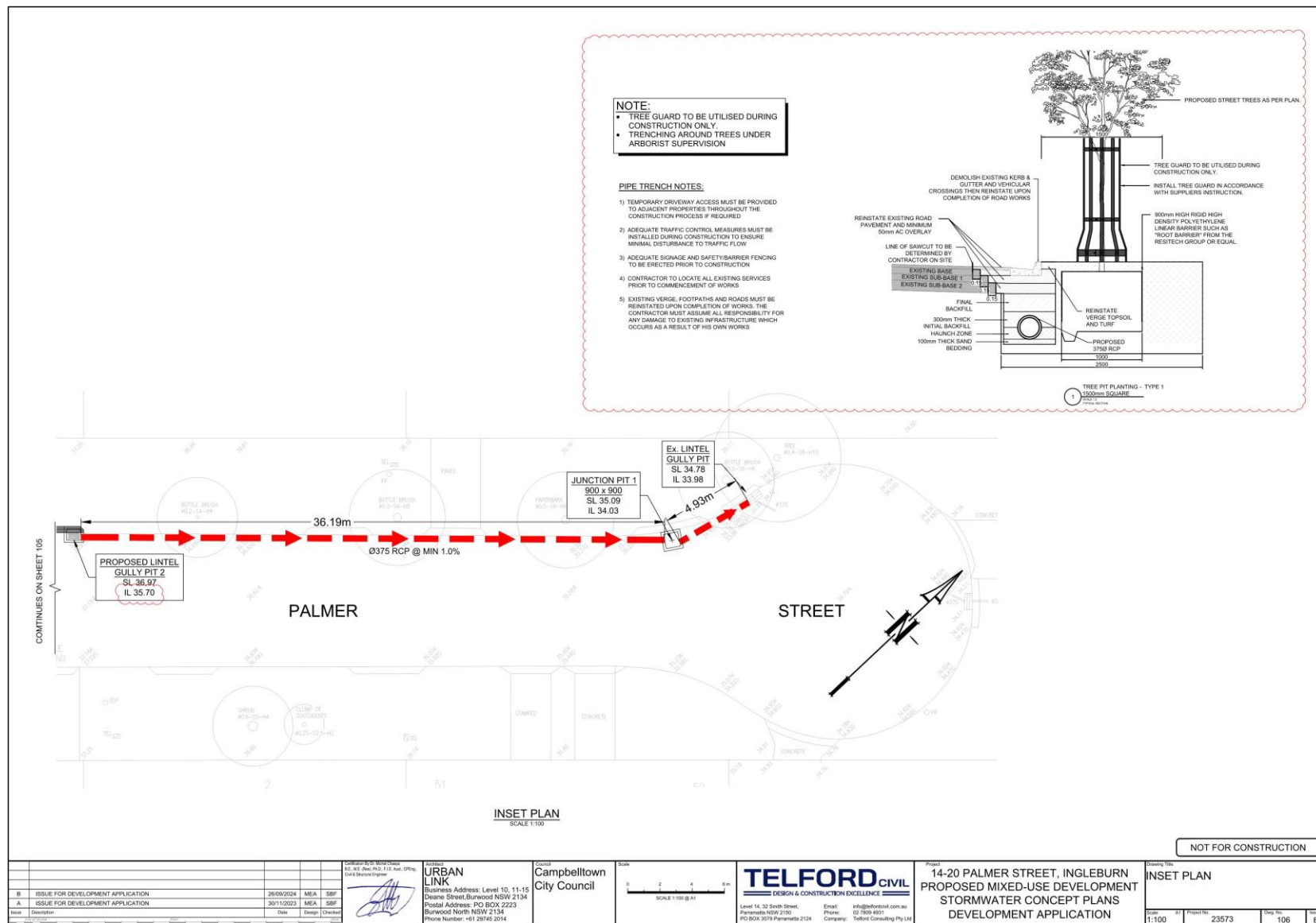






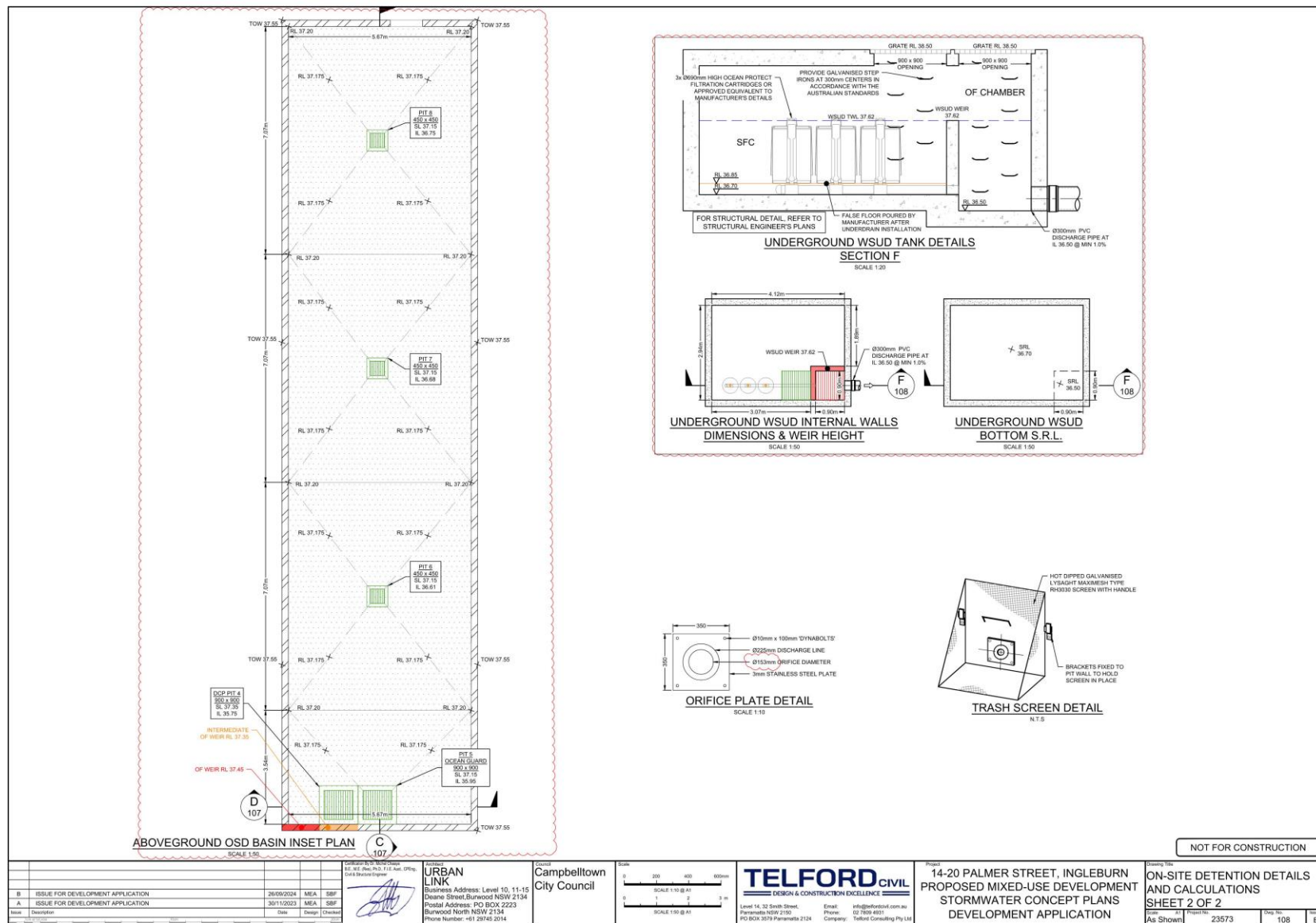




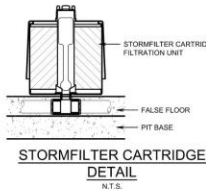










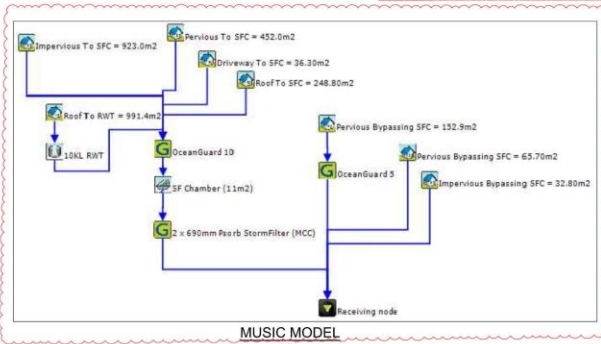
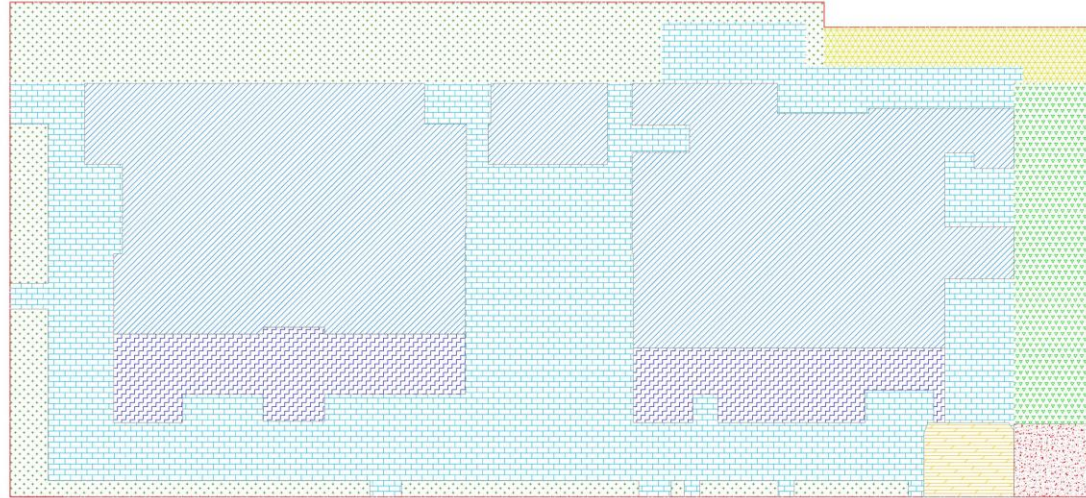


#### GENERAL NOTES:

1. INLET AND OUTLET PIPES TO BE IN ACCORDANCE WITH APPROVED PLANS.
2. A HIGH FLOW BYPASS ARRANGEMENT OR DISSIPATION STRUCTURE MAY BE REQUIRED TO MINIMISE RE-SUSPENSION OF SOLIDS OR ANY SIGNIFICANT IMPACTS ON THE CARTRIDGES.
3. ALL WATER QUALITY TREATMENT DEVICES REQUIRE PERIODIC MAINTENANCE. REFER TO OPERATION AND MAINTENANCE MANUAL FOR GUIDELINES AND ACCESS REQUIREMENTS.
4. SITE SPECIFIC PRODUCTION DRAWING WILL BE PROVIDED ON PLACEMENT OF ORDER.
5. THE INVERT LEVEL OF THE INLET PIPE MUST BE GREATER THAN THE RL OF THE FALSE FLOOR WITHIN THE CARTRIDGE CHAMBER.
6. CONCRETE STRUCTURE AND ACCESS COVERS DESIGNED AND PROVIDED BY OTHERS. ACCESS COVERS TO BE A MINIMUM 900 x 900 ABOVE CARTRIDGES. OHAS REGARDING ACCESS COVERS AND TANK ACCESS TO BE ASSESSED BY OTHERS ON SITE.
7. THE STRUCTURE THICKNESSES SHOWN ARE FOR REPRESENTATIONAL PURPOSES.
8. DRAWINGS NOT TO SCALE.

#### CATCHMENT LEGEND

- ROOF AREA TO RWT THEN TO OG & SFC = 991.4m<sup>2</sup>
  - ROOF AREA TO OG & SFC = 248.8m<sup>2</sup>
  - IMPERVIOUS AREA TO OG & SFC = 923.0m<sup>2</sup>
  - PERVIOUS AREA TO OG & SFC = 452.0m<sup>2</sup>
  - DRIVEWAY TO OG & SFC = 36.3m<sup>2</sup>
  - PERVIOUS AREA BYPASSING SFC = 65.7m<sup>2</sup>
  - PERVIOUS AREA TO OG BYPASSING SFC = 152.9m<sup>2</sup>
  - IMPERVIOUS AREA BYPASSING SFC = 32.8m<sup>2</sup>
- TOTAL SITE AREA = 2902.9m<sup>2</sup>  
TOTAL AREA TO SFC = 2651.9m<sup>2</sup> (91.34% OF TOTAL SITE AREA)  
TOTAL BYPASS AREA = 251.4m<sup>2</sup> (13.04% IMPERVIOUS)



Flow (ML/yr)	Sources	Residual Load	% Reduction
1.796	1.796	1.797	-0.05464
Total Suspended Solids (kg/yr)	193	24.13	87.5
Total Phosphorus (kg/yr)	0.4865	0.1359	72.07
Total Nitrogen (kg/yr)	4.468	2.107	52.85
Gross Pollutants (kg/yr)	45.09	0.6626	98.53

#### MUSIC RESULTS

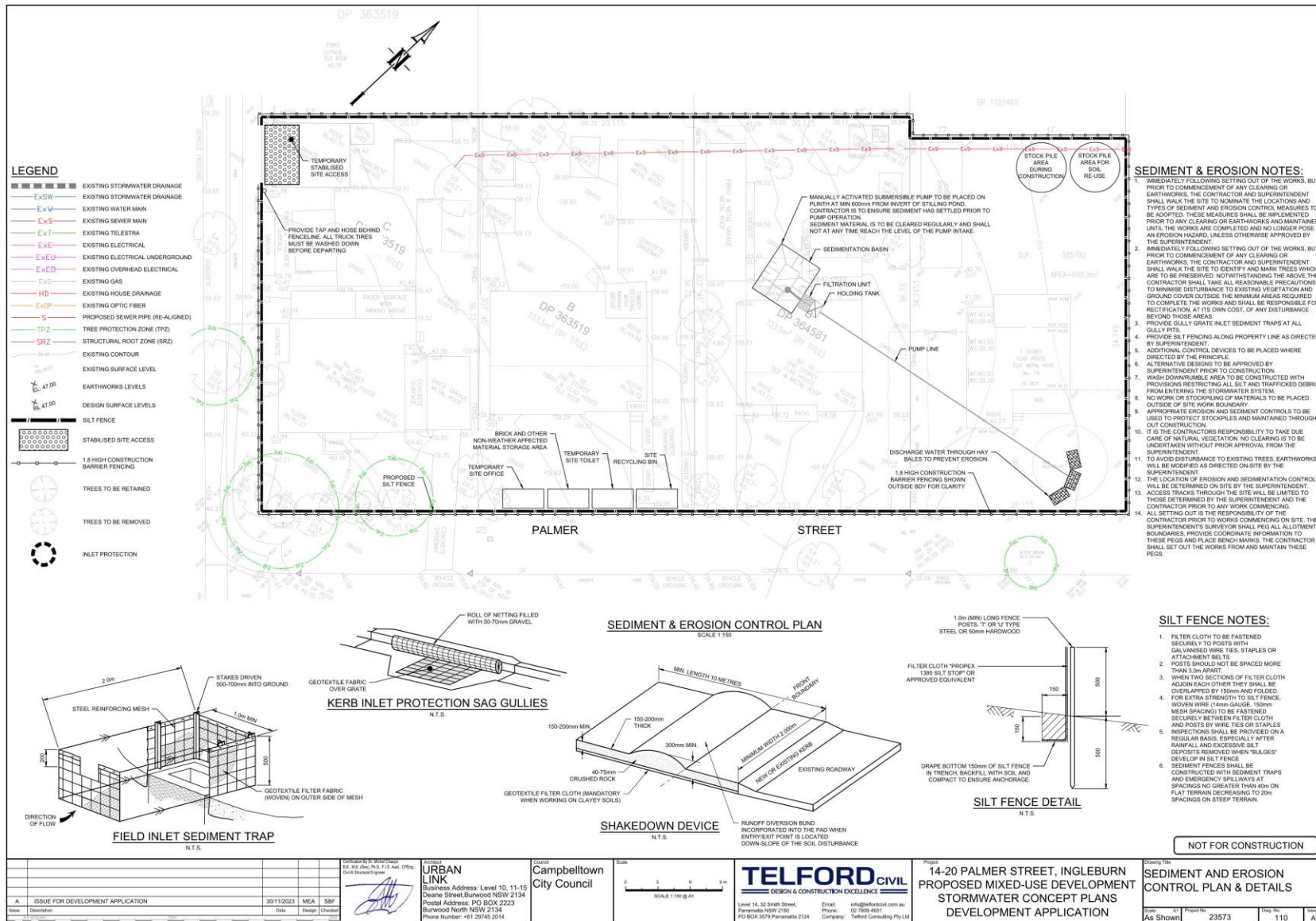
N.T.S.

Facility Component Requiring Maintenance	Maintenance Activity	When Maintenance Activity Is Required	Expected Facility Performance After Maintaining	INSPECTION/MINOR MAINTENANCE (TIMES/YEAR)	MAJOR MAINTENANCE (TIMES/YEAR)
StormFilter® Cartridges and Containment Structure	Trash and Debris Removal	Floatable objects or other trash is present in the filter. Remove to avoid hindrance of filtration and eliminate unsightly debris and trash.	Permanent removal from storm system.	2 (and after major storms)	1 (except in case of a spill)
	Cartridge Replacement and Sediment Removal	1. Media has been contaminated by high levels of pollutants, such as after a spill.	1. New media is able to effectively treat stormwater.	-	-
Drainage System Piping	Flushing With Water	Drainage system is obstructed by debris or sediment.	Outflow is not restricted.	-	-

#### FILTRATION UNIT MAINTENANCE SCHEDULE

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				Project No: 23573		Drawing Title: CATCHMENT PLAN AND MUSIC RESULTS	
				Scale: 0 2 4 6 m SCALE 1:100 @ A1		Project: 14-20 PALMER STREET, INGLESBURN PROPOSED MIXED-USE DEVELOPMENT STORMWATER CONCEPT PLANS DEVELOPMENT APPLICATION	
				TEL FORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE		Drawing No: As Shown	
				Level 14, 32 Smith Street, Parramatta NSW 2150 PO BOX 5079 Parramatta 2124 Email: info@telfordcivil.com.au Phone: 02 7609 4030 Company: Telford Consulting Pty Ltd		Project No: 23573	
				URBAN LINK Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134 Postal Address: PO BOX 2223 Burwood North NSW 2134 Phone Number: +61 29140 2014		Sheet No: 109	
				Campbelltown City Council		Total: C	
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				Level 14, 32 Smith Street, Parramatta NSW 2150 PO BOX 5079 Parramatta 2124 Email: info@telfordcivil.com.au Phone: 02 7609 4030 Company: Telford Consulting Pty Ltd		Project No: 23573	
				URBAN LINK Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134 Postal Address: PO BOX 2223 Burwood North NSW 2134 Phone Number: +61 29140 2014		Sheet No: 109	
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## Attachment 10: Design Excellence Panel minutes

### CAMPBELLTOWN CITY COUNCIL

#### Minutes Summary

Campbelltown Design Excellence Panel Meeting held at 9:30 am on 11 July 2024

Panel Members	Aldo Raadik	Chair
	Iain Stewart	Member
	Michael Stott	Member
Council staff	Rad Blagojevic	Coordinator Development Assessment
	Melanie Smith	Senior Town Planner
	Kristy Griffiths	Coordinator Development Assessment
Presenting	Georges Jreije	Architect

1. Acknowledgement of Land  
Chairperson Aldo Raadik presented an Acknowledgement of Land
2. Declaration of Interest  
There were no conflicts of interest noted.
3. Video approval - No Objection
4. Agenda items

#### Item 1 – 14-20 Palmer Street Ingleburn

##### *General information*

Campbelltown Design Excellence Panel (the Panel) comments are provided to assist both the Applicant in improving the proposal's design quality and Campbelltown Council's considering the Development Application (DA) when it is submitted.

The nine design quality principles provided in SEPP65 Apartment Design Guidelines (ADG) are generally used as a datum to guide the Panel's assessment, notwithstanding that SEPP65 may not directly apply to the application.

The Panel's focus is on design excellence and primarily reviews the proposal's amenity for occupants, its quality in the context and setting of its location, and its visual impact on the place in which it is located. Any absence of a comment does not necessarily imply that the Panel considers the particular matter has been satisfactorily addressed.

##### *General Comments*

The Panel notes that this application seeks an FSR increase to a DA-approved Scheme that was presented to two previous Panel meetings on 17 June 2021, and 11 April 2024.

The Panel advised that to achieve design excellence, the increase in FSR requires a corresponding increase in amenity and design resolution.

The Panel encourages the above to avoid diluting the previous amenity quality in the development.

The Panel acknowledges the effort placed into developing the design solutions presented since the last Panel presentation. The design has resolved most previous issues and now the project needs final refinement to stand as an example of design excellence, as one of the first developments in this new Ingleburn LEP area.

Specific Issues/comments identified by the Panel in relation to:	
1. Architectural Design <ul style="list-style-type: none"> <li>a. Functionality</li> <li>b. Aesthetic</li> <li>c. Material</li> <li>d. Facades</li> </ul>	<p>The Façade composition is now reading holistically and with clarity.</p> <p>The northern ground floor planning still appears unresolved.</p> <p>Whilst the unit planning and street access for bin management appears satisfactory, the relationship of the community space and bin room has created a very inaccessible garden particularly on the north side.</p> <p>The undercroft space adjacent to the child care area is also deep and constrained for light and ventilation and has less engagement with the garden areas.</p> <p>To make maximum use of the garden area, the panel suggests exploring:</p> <ul style="list-style-type: none"> <li>• the relocation of the communal room toward the south;</li> <li>• the relocation of the bin lift core near to the passenger lift core;</li> <li>• an internal wrap around bin room,</li> <li>• a loggia along the western facade that allows access and overseeing to the northern gardens.</li> </ul> <p>The ground floor units require strong definition of street connectivity and separate addresses for the purposes of active engagement, passive surveillance and private access. Sliding door entries are not acceptable. Define the unit entries as discussed using "front doors", canopies and familiar entrance elements.</p> <p>Consider integration with ground floor level wind, sun, rain protection canopy.</p>
2. Urban Design <ul style="list-style-type: none"> <li>a. Human scale</li> <li>b. Integration with the surrounding environment</li> <li>c. Overall aesthetic</li> <li>d. Fit</li> </ul>	<p>Urban design analysis and context fit were not submitted. This work should accompany future submissions.</p> <p>With the increased building height, there needs to be greater variation in the two-block massing. Consider varying tower heights, especially given consideration of lower scale residential zoning to the south.</p> <p>As this site is on the edge of a zone boundary the Panel suggests that the building massing should attempt to demonstrate a transition from the adjoining low height zone to this R4 zone. The building height difference between the two zones is from 9m (R3 zone) to 30m (R4 zone).</p>

	Whilst the elevation design has attempted to suggest a lower southern building edge, the panel, in addition, suggests swapping the rooftop garden with the southern top floor mass to further enhance a transitional building mass without loss of accommodation.
3. Landscaping	Refer to ground floor community space planning comments above to ensure Northern landscape is optimally useable and accessible.
4. Heritage (if relevant)	-
5. Streetscape	-
6. Solar Access	-
7. Privacy	-
8. Lighting/natural/artificial	-
9. Ventilation	-
10. Wind	The ground floor units are indicated as being glazed to the 5-level brick façade. The panel has concerns regarding this shear wall expression that offers little in sun, wind and rain protection to the living spaces whilst lacking the expression of the externally addressed ground floor location. Refer to comments above.
11. Sustainable Design	A building of this scale should support a raft of sustainable design initiatives and set a sustainability target.

#### RECOMMENDATION

The Panel acknowledges the effort that has been applied to the development of the initial concept for this DA application, and generally supports the direction of the scheme.

Overall, as per the commentary above, this proposal can meet the expectations of Design Excellence if the planning and design directions and opportunities discussed above are developed and implemented in the scheme. The panel recommends that amendments be made accordingly.

Aldo Raadik - Panel Chair  
Iain Stewart  
Michael Stott