

## COUNCIL FINAL ASSESSMENT REPORT

### PLANNING PANEL

<b>PANEL REFERENCE &amp; DA NUMBER</b>	PPSSWC - 431 2309/2024/DA-SW
<b>PROPOSAL</b>	Stages 7 & 8 Claymore, subdivision of land to create 234 Torrens title residential allotments and associated site, civil, remediation and street tree landscape works including the removal of 376 trees
<b>ADDRESS</b>	Pt Lot 35 DP 258939, Pt Lot 25 DP 258940, Pt Lot 27 DP 258940, Pt Lot 980 DP 1203266, Pt Lot 980 DP 1203266, Pt Lot 980 DP 1203266, Pt Lot 980 DP 1203266, Pt Lot 980 DP 1203266, Pt Lot 980 DP 1203266, Pt Lot 980 DP 1203266, 6 Leist Way, CLAYMORE NSW 2559, 1 Daryl Way, CLAYMORE NSW 2559, 2 Fox Way, CLAYMORE NSW 2559, 10 Arkley Avenue, CLAYMORE NSW 2559, 12 Arkley Avenue, CLAYMORE NSW 2559, 14 Arkley Avenue, CLAYMORE NSW 2559, 16 Arkley Avenue, CLAYMORE NSW 2559, 18 Arkley Avenue, CLAYMORE NSW 2559, 2 Arkley Avenue, CLAYMORE NSW 2559, 4 Arkley Avenue, CLAYMORE NSW 2559, 6 Arkley Avenue, CLAYMORE NSW 2559, 8 Arkley Avenue, CLAYMORE NSW 2559
<b>APPLICANT</b>	New South Wales Land and Housing Corporation
<b>OWNER</b>	New South Wales Land and Housing Corporation
<b>DA LODGEMENT DATE</b>	17-Jul-2024
<b>APPLICATION TYPE</b>	CROWN DA - the proposal is integrated development
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Section 2.19(1) and Clause 4 of Schedule 6 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> declares the proposal regionally significant development as development carried out by or on behalf of Crown (within the meaning of Division 4.6 of the Act) that has an estimated development cost of more than \$5 million.
<b>EDC</b>	\$62,637,669 (excluding GST)
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Biodiversity & Conservation) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Resilience & Hazards) 2021 Campbelltown Local Environmental Plan 2015
<b>TOTAL &amp; UNIQUE SUBMISSIONS KEY ISSUES IN SUBMISSIONS</b>	No submissions were received.
<b>DOCUMENTS SUBMITTED FOR CONSIDERATION</b>	Council report, plans, supporting documentation and consent.
<b>RECOMMENDATION</b>	Approval
<b>DRAFT CONDITIONS TO</b>	Yes

<b>APPLICANT</b>	
<b>SCHEDULED MEETING DATE</b>	August 2025
<b>PLAN VERSION</b>	Version No 1
<b>PREPARED BY</b>	Kha Huynh
<b>DATE OF REPORT</b>	15 August 2025

## EXECUTIVE SUMMARY

The redevelopment of the Claymore public housing estate is being undertaken by the NSW Land and Housing Corporation (Homes NSW) in accordance with the Claymore Urban Renewal Concept Plan granted by the Minister of Planning and Infrastructure on 24 May 2013.

The DA seeks approval for stage residential subdivision to create 234 Torrens Title Lots with associated demolition, vegetation removal, remediation, civil works (consisting of earthworks, new roads, stormwater drainage and installation of services) and street tree planting. The proposal is identified as stages 7 & 8 of the Claymore public housing estate in accordance with the Claymore Urban Renewal Concept Plan.

The application was placed on public exhibition from 29 July 2024 to 28 August 2024, with no submissions received.

The application is referred to the Sydney South Planning Panel ('the Panel') as the development is '*regionally significant development*', pursuant to Section 2.19 (1) and Clause (4) of Schedule 6 of *State Environmental Planning Policy (Planning Systems) 2021* as the proposed development for *Crown Development* over \$5 million.

A briefing was held on 18 November 2024 where key issues were discussed, including cut and fill, contamination and landscaping. The existing topography of the site makes it difficult to integrate the proposed development with approved stages 5 and 6 of the re-development of the Claymore estate without substantial cut and fill earthworks and the importation of fill to the site. Parts of the site are contaminated with asbestos and given the earthworks will result in soils that are relatively shaley, the panel asked council to consider whether this will have any adverse impacts on long-term planning for street trees and other landscaping on site.

Following consideration of the matters for consideration under Section 4.16(1) of the EP&A Act, the provisions of the relevant State Environmental Planning Policies, the proposal be supported.

A detailed assessment of the proposal, pursuant to Section 4.16(1)(b) of the EP&A Act, DA 2309/2024/DA-SW is recommended for approval subject to the reasons contained at Attachment A of this report.

## 1. THE SITE AND LOCALITY

Stages 7 and 8 are located between the easter extent of Dobell Road and Arkley Avenue, Claymore NSW 2559. The site comprises of works across the following lots:

- Lot 35 in Deposited Plan 258939, 6 Leist Way,
- Part of Lot 25 Deposited Plan 258940; 1 Daryl Way,

- Lot 27 in Deposited Plan 258940; 2 Fox Way,
- Lot 2999 in Deposited Plan 125991; Dowie Drive,
- Lot 1999 in Deposited Plan 1203428; Glenroy Drive,
- Lot 980 in Deposited Plan 1203266 18 Arkley Avenue, and
- Lot 512 in Deposited Plan 1210126; Norman Crescent, Claymore NSW 2559.

Each allotment is irregular shape, and as shown in figure 1, the extent of the site does not occupy the entire area of each lot. The site has an approximate total area of 27.81 hectares.



**Figure 1 : Aerial of the site**

The Site is currently occupied by a range of detached, semi-detached, and attached residential dwellings which was purposely built for public housing in the 1970s. There are some scatterings of trees across the Site, which are largely provided in yards or road verges. Highfield Park currently occupies the central portion of Stage 8 and Dimeny Park is partially located to the west of Stage 7. These existing areas of open space also contain some isolated stands of trees, but are largely open grassed areas. The existing road layout consists of a range of cul-de-sac road and internal community title roads. The entire Site is currently owned by NSW Land and Housing Corporation.

## **2. THE PROPOSAL AND BACKGROUND**

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### **2.1 The Proposal**

The DA seeks approval for stages 7 & 8 residential subdivision to create 234 Torrens Title Lots with associated demolition, vegetation removal, remediation, civil works (consisting of earthworks, new roads, stormwater drainage and installation of services) and street tree planting. The proposal is identified as stages 7 & 8 of the Claymore public housing estate in accordance with the Claymore Urban Renewal Concept Plan.

The proposal in more detail is to comprise of the following works:

- Demolition and Vegetation removal - All existing buildings, structures and vegetation over the Site will be removed. Demolition and vegetation removal are required as it will facilitate the future delivery of roads in line with the CDA. The structures to be demolished include dwellings, sheds, ancillary structures and concrete driveways. All internal community roads will also be demolished including; Protector Way, Dutterreau, Leist Way, Norman Crescent and Hilder Way.
- Earthworks - To achieve the required levels for roads and drainage infrastructure to ensure delivery of development that is consistent with the approved CDA the entire site will be subject to extensive earthworks. This has resulted in the inability to retain any existing trees on the Site. All existing trees will be removed, and replacement plantings have been proposed.
- Services - All existing services such as water, sewer, telecommunication and electricity on site will also be removed to facilitate the future delivery of roads and dwellings. Prior to demolition commencing, all existing services will be disconnected.
- Remediation - The results of the soil sampling found heavy metals, TRH/BTEX, PAH and OCP. There were no indication of gross or widespread contamination and results of the investigation did not identify unacceptable contamination risk to human health or the environment. There were limitations during the site investigation where some areas were inaccessible due to the land predominately containing dwellings with residents still residing. As such, the assessment in both stages recommended further investigations following demolition of the existing structures and prior to earthworks and civil works. Any contamination found will require a Remediation Action Plan to ensure that the land is suitable for residential development. Additionally, an Unexpected Finds Protocol should be prepared prior to the commencement of works to address any potential unexpected contamination found. Furthermore, the Site can be made suitable for the proposed development subject to additional investigations of inaccessible area.
- Retaining Walls - A tiered retaining wall with a maximum height of 3.5m is proposed at the rear of lots 8020 to 8037 and 8119 to 8128. The larger tiered retaining walls have been limited to the rear boundary of lots to minimise any potential overlooking issues. Single tier retaining walls with a maximum height of 2m. These walls are necessary to transition levels between side and rear boundaries to ensure appropriate grades for driveways, management stormwater towards the streets and provide suitable building pads.
- Civil and Road Works - The proposed development includes the construction and dedication of internal road network, which comprise of local streets, with associated



stormwater drainage infrastructure and services. Further details on each aspect of the proposed civil works and road network are outlined in the following sections and detailed in the Civil Engineering Plans.

- Stormwater Management – As part of the works under Stage 6, 9 and 10, a trunk drainage system with multiple bio retention and water quality basins are proposed downstream of the Site, which will capture the proposed subdivision (Stage 7 and 8). The trunk drains and basins will be constructed prior to Stage 7 and 8. As it has not been possible to grade all lots to the street, it has been necessary to include some inter-allotment drainage lines that generally correspond with the location of retaining walls and connection with pit and pipe network within the adjoining roads
- Subdivision – The proposed subdivision will deliver a range of different lot types that will provide for different housing typologies and market entry points. The proposed residential allotment range in area between 260m<sup>2</sup> (Lot 7002) to 741.6m<sup>2</sup> (Lot 8096). All proposed lots are generally rectangular in shape with any irregular shaped lots provided to align with the street network. All lots have been designed to accommodate front loaded dwellings with a mix of corner lots being wide enough to generally allow for either front loaded, and side loaded garages.
- Street Tree Planting – Street tree planting is proposed within road verges in accordance with the Campbelltown (Sustainable City) Development Control Plan (DCP). A range of trees including locally occurring native species and exotic species are proposed for the intended purpose to provide seasonal colour, solar access in winter and shade in summer that have been selected from Council's preferred planting list

## 2.2 Background

A panel briefing was held with the applicant on 18 November 2024. A summary of the key issues and their resolution are outlined below;

- Cut and fill – The proposed cut and fill strategy includes a series of retaining walls to minimise the overall quantity of cut to transition the lots in the highest part of the Site, down to the existing level of Dobell Road, Glenroy Drive and Arkley Avenue. This is supported by council.
- Contamination – Parts of the site are contaminated with asbestos. The remediation action plan will be conditioned to ensure that the site is suitable for its future use.
- Landscaping – long-term planning impacts for street trees and other landscaping onsite are resolved.

The development application was lodged on **17 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 : Chronology of the DA**

Date	Event
<b>17 July 2024</b>	DA lodged
<b>29 July 2024 to 28 August 2024</b>	Exhibition of the application

Date	Event
<b>1 August 2024</b>	DA referred to external agencies
<b>28 August 2025</b>	Request for Information from Council to applicant in relation to Infrastructure and open space comments.
<b>19 September 2024</b>	Amendments lodged by applicant which included the following: <ul style="list-style-type: none"> <li>• Response comments in relation to Council's infrastructure referral</li> <li>• Request for additional information on Council's open space referral</li> </ul>
<b>18 November 2024</b>	Preliminary Briefing with Sydney Western City Planning Panel
<b>2 July 2025</b>	Request for Information from Council to applicant in relation to engineering comments.
<b>8 July 2025</b>	Amendments lodged by applicant responding to Council's engineering comments.
<b>28 July 2025</b>	Council issued draft conditions for concurrence.
<b>13 August 2025</b>	Final agreed conditions received from applicant.

## 2.3 Site History

Development Applications		
Stage 1 & 2 1141/2014/DA-SW	Residential subdivision to create 249 residential allotments, two allotments for medium density (seniors) development, four residual lots, open space and associated subdivision works including construction of new roads, drainage, site regrading and retaining, utility services, and landscaping.  Stage 1 & 2 have completed construction with majority of lots built with residential dwellings.	Approved by Sydney West Joint Regional Planning Panel in September 2014
Stage 3 1700/2017/DA-SW	Residential subdivision to create 113 Torrens title residential allotments, one residue allotment and associated civil works in Stages 3A and 3B.  Stage 3 is currently under construction.	Approved by Campbelltown City Council ( <b>Council</b> ) on the 19 December 2018.
Stage 4 906/2020/DA-SW	Residential subdivision to create 181 Torrens title residential allotments known as Stage 4 Claymore, being 180 residential lots and 1 residue lot (future Davis Park) and including land remediation works, associated site, civil and street tree landscape works including the removal of 312 trees. This DA was nominated Integrated development pursuant to <i>National Parks and Wildlife Act 1974</i> .  Stage 4 is currently under construction.	Approved Sydney Western City Planning Panel on the 14 September 2022

Stage 5 4604/2020/DA-SW	Residential subdivision to create 86 Torrens title lots, 1 residue lot, 1 lot for future park (Dimeny Park) and including land remedial works, associated site, civil and street tree landscape works, including the removal of 200 trees.	Approved by Sydney Western City Planning Panel on the 12 December 2022.
Stage 9 & 10 2413/2023/DA	Subdivision creating 198 Torrens title allotments being 192 residential lots (88 in Stage 9 and 104 in Stage 10), one residue lot for Claymore Community Centre, one lot being for Fullwood Reserve (part), one drainage reserve, one lot for public road and one residue lots adjacent to Glenroy Drive and including associated site, civil and street tree landscape works including the removal of 321 trees	Under assessment
Stage 11 11/2021/DA-SW	92 Torrens title allotments, 1 residue lot and associated site, civil and landscape works including the removal of 190 trees.	Approved by Sydney Western City Planning Panel on 30 June 2022
Stage 11 Modification 11/2021/DA-SW/A	Modification of an existing development consent for Stage 11 - Subdivision creating 91 Torrens titled residential allotments, 1 residue lot and associated site, civil and landscape works - minor earthworks and drainage works associated with the subdivision on Council land comprising Lot 154 DP 774619 being part of land to which the consent relates including the provision of remediation containment cells and the removal of Tree 144.	Approved by Council on 6 June 2022
Stage 11 Modification 11/2021/DA-SW/B	Modification of an existing development consent to subdivide land into 92 Torrens titled allotments and associated site and civil works - changes to approved containment cell size	Under assessment
Stage 13 1141/2014/DA-SW	Residential subdivision to create 247 residential lots, 2 lots for future medium density (seniors) development, 4 residue lots and associated subdivision works.	Approved by Sydney Western Regional Planning Panel on the 9 October 2014.

### 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 considered to be a Crown development application under section 4.33 of the Environmental Planning and Assessment Act 1979 and written agreement has been obtained from the Crown on 13 August 2025.

### **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, proposed instruments, development control plans, planning agreements and the matters for consideration under the Regulation are considered below;

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021.*
- *State Environmental Planning Policy (Resilience and Hazards) 2021.*
- *State Environmental Planning Policy (Planning Systems) 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 : Summary of Applicable Environmental Planning Instruments**

<b>EPI</b>	<b>Matters for Consideration</b>	<b>Comply (Y/N)</b>
State Environmental Planning Policy (Biodiversity & Conservation) 2021	Chapter 2: Vegetation in non-rural areas Chapter 4: Koala Habitat Protection 2021 Chapter 6: Bushland in Urban Areas	Yes
State Environmental Planning Policy (Planning Systems) 2021	Chapter 2: State and Regional Development <ul style="list-style-type: none"> <li>• Section 2.19(1) declares the proposal regionally significant development pursuant to Clause 4 of Schedule 6 as it comprises Crown development over \$5 million.</li> </ul>	Yes
SEPP (Resilience & Hazards)	Chapter 4: Remediation of Land <ul style="list-style-type: none"> <li>• Section 4.6 - Contamination and remediation has been</li> </ul>	Yes



EPI	Matters for Consideration	Comply (Y/N)
	considered in the Contamination Report and the proposal is satisfactory subject to conditions.	
LEP	<ul style="list-style-type: none"> <li>• Clause 2.6 – Subdivision – consent requirements</li> <li>• Clause 4.1 – Minimum subdivision lot size</li> <li>• Clause 5.10 – Heritage conservation</li> <li>• Clause 7.1 – Earthworks</li> <li>• Clause 7.4 – Salinity</li> <li>• Clause 7.10 – Essential services</li> </ul>	Yes
DCP	<ul style="list-style-type: none"> <li>• Part 2 – Requirements Applying to All Types of Development</li> <li>• Part 3 – Low and Medium Density Residential Development and Ancillary Residential Structures</li> <li>• Volume 2: Site Specific DCPs: Part 9 – Urban Renewal Areas Airds Claymore</li> </ul>	Yes

Consideration of the relevant SEPPs is outlined below.

#### State Environmental Planning Policy (Biodiversity and Conservation) 2021

##### Chapter 2: Vegetation in non-rural areas

Chapter 2 aims to protect the biodiversity values of trees and other vegetation in non-rural areas and to preserve the amenity of those areas through the preservation of trees and other vegetation. As per DPE's Vegetation SEPP Frequently Asked Questions for Council this part of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP) applies to clearing of vegetation that occurs outside of a development consent

##### Chapter 4: Koala Habitat Protection 2021

Based on a Site inspection and a detailed assessment of SEPP 44 provided in the Ecological Assessment (Appendix M), no koalas were identified during the site visit given the heavily disturbed land and the Hume Motorway which acts as a barrier between Georges River and Claymore. The works proposed on Site are not mapped within a potential or core koala habitat under the Campbelltown Koala Plan of Management As per clause 34A of the BCS&T Regulation and the order, all biodiversity impacts, and biodiversity values have been considered, as such no further considerations is required under this SEPP.

The Ecological Assessment Report prepared by Travers Bushfire and Ecology dated 8 March 2024 noted as follows;

##### *Conclusion*

*"This Ecological Assessment Report (EAR) prepared by TBE found that there was some consistency between Stage 7 and Stage 8 of the Claymore Urban Renewal Project the conditions of an existing concept plan approval. Specifically, Condition (B) and (C) will need to be addressed be implementing tree retention measures and street landscaping within Stages 7 & 8. The proposed works for Stage 5 of the Airds Bradbury Urban Renewal Project is unlikely to result in a significant impact on any threatened species, populations of EECs or their habitats given the impacts have already been considered as part of the concept plan process."*

The application is consistent with the biodiversity offset strategy for the renewal project and the supporting bushland management plan as adopted with the concept plan approval. Council's Environmental Specialist has undertaken review of the relevant documents and imposed conditions of consent.

#### Chapter 6: Water catchments

Chapter 6 consolidates and repeals Chapters 7-12 of the Biodiversity and Conservation SEPP that applied to a series of different catchment areas. The Site is identified within the Georges River and therefore Part 6.13 of this chapter applies. As outlined in Section 3.1, the civil works include erosion and sediment control measures (refer to Appendix B) that will mitigate water quality impacts during construction works and ultimately minimise human interference with natural watercourses, noting that substantial construction and rehabilitation works are taking place on adjoining lands. In this regard, the proposed development is considered to have a negligible impact on the Georges River System. The works will be closely monitored during the activity period to ensure that all mitigation measures identified in the Erosion and Sediment Control Plan have been installed correctly and are working effectively throughout the construction of the project.

#### 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 is defined regionally significant development under the criteria in Clause 4 of Schedule 6 of the Planning Systems SEPP as the proposal is development carried out on behalf of the Crown and has an estimated development cost of more than \$5 million. Accordingly, the South Western City Panel is the consent authority for the application. The proposal is consistent with this Policy.

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

#### Chapter 4: Remediation of Land

The provisions of Chapter 4 of *State Environment Planning Policy (Resilience and Hazards) 2021* have been considered in the assessment of the development application. Section 4.6 of the Resilience and Hazards SEPP required 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.

Clause 4.1 Object of this Chapter:

- (1) *The object of this Policy is to provide for a State-wide planning approach to the remediation of contaminated land.*
- (2) *In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment:*
  - a. *by specifying when consent is required, and when it is not required, for a remediation work, and*

- b. *by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and*
- c. *by requiring that remediation work meet certain standards and notification requirements.*

Contamination and remediation have been considered in the Contamination Report and the proposal is satisfactory subject to conditions.

Based on the DSI and the site investigation, further investigations are required following the demolition of the existing structures and prior to earthworks and civil works. Any contamination found will require a RAP to ensure that the suit is suitable for residential development.

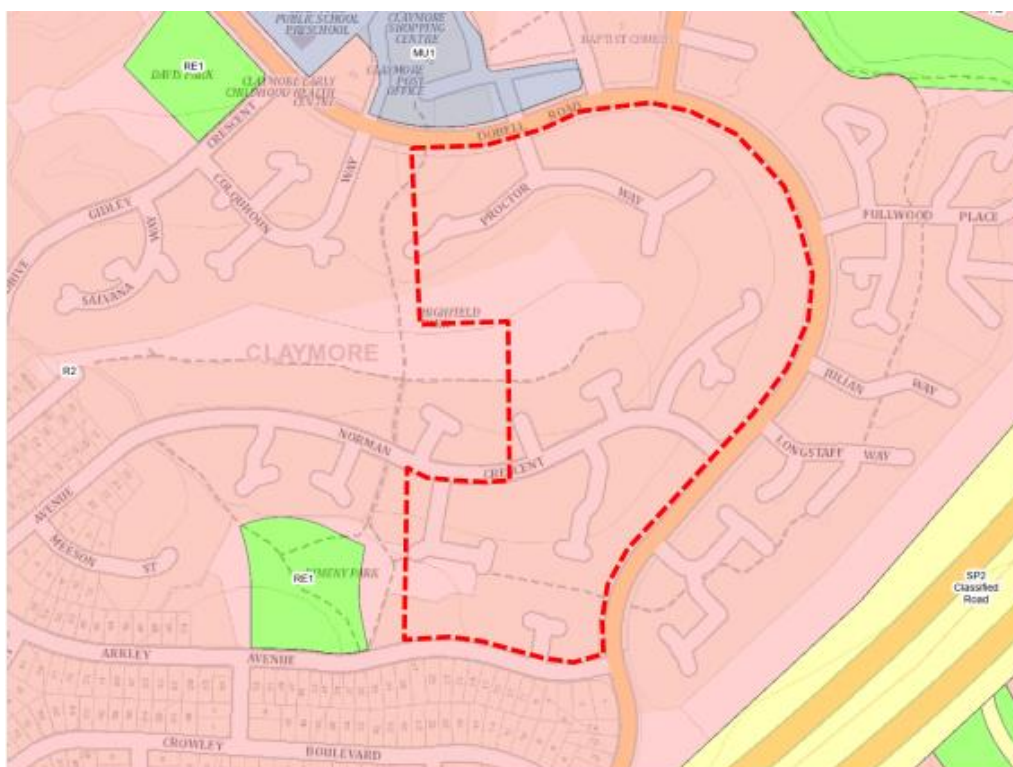
Additionally, an unexpected finds protocol should be prepared prior to the commencement of works to address any potential unexpected contamination found.

#### *Campbelltown Local Environmental Plan 2015*

The relevant local environmental plan applying to the site is the *Campbelltown Local Environmental Plan 2015* ('the LEP'). The aims of the LEP ensure that diverse housing opportunities are provided, including those that accord with urban consolidation principles for all existing and future residents of Campbelltown in all stages of their lives and to encourage high-quality, well-designed development, that is of an appropriate design and scale to complement its setting and that enhances and encourages a safe and healthy environment. The proposal is consistent with these aims.

#### *Zoning and Permissibility*

The site is located within the R2 Low Density Residential Zone pursuant to Clause 2.2 of the LEP.



According to the definitions in Clause 4 (contained in the Dictionary), the proposal satisfies the definition of subdivision and associated works which is a permissible use 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 low density residential environments.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To enable development for purpose other than residential only if that development is compatible with the character of the living area and is of a domestic scale.
- To minimise overshadowing and ensure a desired level of solar access to all properties.
- To facilitate diverse and sustainable means of access and movement.

The proposal is considered to be consistent with the zone objectives as the resulting subdivision lots will provide for the housing needs of the community and the associated works will contribute to providing services to meet the day to day needs of the residents.

#### *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 **Table 4** below.



**Table : Consideration of the LEP Controls**

Control	Requirement	Proposal	Comply
Subdivision consent requirements (CI 2.6(1))	Land to which this Plan applies may be subdivided, but only with development consent	This DA seeks approval for staged residential subdivision to create 234 Torrens title lots, which is permissible with consent.	Yes
Demolition requires development consent (CI 2.7)	The demolition of a building or work may be carried out only with development consent.	Demolition requires development consent Demolition is sought for all existing structure on the site that is zoned R2 and is permissible with consent.	
Minimum subdivision Lot size (CI 4.1)	500m <sup>2</sup>	Minimum subdivision lot size This application seeks approval to create 234 Torrens title lots ranging between 260sqm to 741.6sqm, however is permissible under the <i>Airds Bradbury Urban Renewal Development Control Guidelines</i> and <i>Claymore Urban Renewal Development control Guidelines</i> . Development assessment against these policies provided within this report.	Yes
Heritage (CI 5.10)	Requirement for consent Development consent is required for any of the following -  ... (f) Subdividing land - (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.	The assessment included background research and site inspection of the Site which has been highly disturbed due to the housing development and considered the Site to be moderate archaeological potential within the elevated portion of Highfield Park. A total of 6 testing pits were carried out over the elevated portion of Highfield Park which identified no Aboriginal objects. In conclusion, the ACHA identified the site as being low significance and an AHIP is required for the impact on AHIMS 52-2- 4889.  The proposed development is considered to satisfy the considerations of Clause 5.10 of the CELP 2015.	Yes
Earthworks (CI 7.1)	In deciding whether to grant development	The proposal includes earthworks to facilitate the construction of a road and	Yes

Control	Requirement	Proposal	Comply
	<p>consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters—</p> <p>(a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,</p> <p>(b) the effect of the development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p> <p>(d) the effect of the development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of any fill material and the destination of any excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,</p> <p>(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</p>	<p>associated infrastructure works. The proposed earthworks are considered to satisfy the considerations of Clause 7.1 of the CLEP 2015.</p>	
Salinity (CI 7.4)	<p>Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—</p> <p>(a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or</p> <p>(b) if that impact cannot be reasonably avoided— the development is</p>	<p>A Salinity Management Plan for the site accompanies the application and these measures are to be implemented during the construction works.</p>	Yes

Control	Requirement	Proposal	Comply
	designed, sited and will be managed to minimise that impact, or (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.		
Essential Services (CI 7.10)	Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required: (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable road and vehicular access, (f) telecommunication services, (g) the supply of natural gas.	The civil works proposed include the provision of utility services to the site and future allotments.	Yes

The proposal is considered to be generally consistent with the LEP.

**(b) Section 4.15 (1)(a)(ii) - Provisions of any Proposed Instruments**

There are no proposed instruments which have been subject of public consultation under the EP&A Act that are relevant to the proposal.

**(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 DCP')*

The proposed development is generally compliant with the requirements of Council's Sustainable City Development Control Plan 2015 and a detailed assessment of the relevant controls have been provided within the attachments.

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

The following planning agreement/s has been entered into under Section 7.4 of the EP&A Act:

- **Claymore Urban Release Area VPA.**

The proposal does not trigger the Claymore URA VPA and the proposal does not trigger the delivery of any development contribution items listed in schedule 3 of the VPA.

The proposal is consistent with this Planning Agreement as discussed in this report.

#### **(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).

### **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 and the Key Issues section below.

- Stormwater impacts
- Construction impacts
- Social & economic impacts
- Tree removal

The consideration of impacts on the natural and built environments includes the following:

#### **Engineering Impacts**

The Stage 7 & 8 DA is located within an established urban area; measures are proposed to manage stormwater quality and quantity during construction and operation. This includes improvements in stormwater treatment and management on the site. The site will be fully serviced and existing services upgraded or replaced as required.

The proposed cut and fill strategy includes a series of retaining walls to minimise the overall quantity of cut to transition the lots in the highest part of the Site, down to the existing level of Dobell Road, Glenroy Drive and Arkley Avenue. This is supported by council.

Council's Development Engineer reviewed the stormwater and supports the development subject to recommended conditions of development consent.

#### **Construction Impacts**

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

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



### **Social and Economic Impacts**

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

Socially, the proposal will deliver vacant residential allotments that will facilitate an increase of housing supply and help to improve housing choice and affordability within the locality. The proposed development will also facilitate an active and passive recreation area that will promote social interactions and passive surveillance.

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

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**

The site is considered suitable for the proposed residential subdivision and associated works. The land is mapped as an urban release area and has been zoned to provide for future residential development.

The proposed dimensions, areas and orientation of the allotments are adequate to facilitate the siting, design and construction of future residential development.

The land once subdivided will contribute positively to the desired future character of the locality by enabling the construction of future dwellings within the residential zone.

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

These submissions are considered in Section 5 of this report.

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

The proposed development has addressed the requirements of the relevant planning instruments and development controls including the objectives of the zone. The proposal has demonstrated that the site is suitable for the proposed development.

Council is satisfied that the proposal is in the interest of the public.

## **4. REFERRALS AND SUBMISSIONS**

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### **4.1 Agency Referrals and Concurrence**

The development application has been referred to various agencies for comment/concurrence/referral as required by the EP&A Act and outlined below in Table 5.

**Table : Concurrence and Referrals to agencies**

Agency	Concurrence/ referral trigger	Comments (Issue, resolution, conditions)	Resolved
<b>Concurrence Requirements</b> (s4.13 of EP&A Act)			
N/A			
<b>Integrated Development (S 4.46 of the EP&amp;A Act)</b>			
National Parks and Wildlife Act 1974	Requires an approval under s90 for an Aboriginal Heritage Impact Permit (AHIP).	NPWS has reviewed the application and does not have any comments to make on this DA.	Yes
Environment Protection Agency	Scheduled Activity under Schedule 1 of the Protection of the Environment Operations Act (1997)	EPA has reviewed the application and does not have any comments to make on this DA.	Yes

## 4.2 Council Officer Referrals

The development application has been referred to various Council officers for technical review as outlined **Table 6**.

**Table : Consideration of Council Referrals**

Officer	Comments	Resolved
<b>Engineering</b>	Council's Engineering Officer reviewed the submitted civil plans and considered that there were no objections subject to conditions.	Yes
<b>Property</b>	Council's Manager Property Services reviewed the submitted civil plans and considered that there were no objections subject to conditions.	Yes
<b>Open space</b>	Council's Landscape Architect reviewed the submitted civil plans and considered that there were no objections subject to conditions.	Yes
<b>Environment</b>	Council's Environmental Specialist reviewed the proposal and supporting documentation and considered that there were no objections subject to conditions.	Yes
<b>Infrastructure</b>	Council's Senior Infrastructure Design Engineer reviewed the proposal and supporting documentation and considered that there were no objections subject to conditions.	Yes

The outstanding issues raised by Council officers are considered in the Key Issues section of this report.

## 4.3 Community Consultation

The proposal was notified in accordance with the Council's Community Participation Plan from

29 July 2024 until 28 August 2024. The notification included the following:

- A sign placed on the site;
- Notification on a website;
- Notification letters sent to adjoining and adjacent properties (approx. 115 letters);
- Notification on the Council's website.

No submissions were received

## **5. CONCLUSION**

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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.

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

It is considered that the key issues as outlined in Section 6 have been resolved satisfactorily through amendments to the proposal and in the recommended draft conditions at **Attachment A**.

## **6. RECOMMENDATION**

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That the Development Application [DA No 2309/2024/DA-SW] for stages 7 & 8 residential subdivision to create 234 Torrens Title Lots with associated demolition, vegetation removal, remediation, civil works (consisting of earthworks, new roads, stormwater drainage and installation of services) and street tree planting at 6 Leist Way be approved pursuant to Section 4.16(1)(a) or (b) of the *Environmental Planning and Assessment Act 1979* subject to the draft conditions of consent / reasons for refusal attached to this report at Attachment A.

The following attachments are provided:

- Attachment A: Recommended Conditions of Consent
- Attachment B: Approval from the Crown (applicant) for imposition of Conditions
- Attachment C: Tables of Compliance
- Attachment D: Associated Plans

## **Attachment A: Recommended Conditions of Consent**



## GENERAL CONDITIONS

1.

### Approved plans and supporting documentation

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

Approved plans				
Plan no.	Revision no.	Plan title	Drawn by	Date of plan
Sheet 1-3		Proposed Plan of Subdivision - Stage 7	SMEC	
Sheet 2-3		Proposed Plan of Subdivision - Stage 7	SMEC	
Sheet 3-3		Proposed Plan of Subdivision - Stage 7	SMEC	
Sheet 1-2		Proposed Plan of Subdivision - Stage 8	SMEC	
Sheet 2-2		Proposed Plan of Subdivision - Stage 8	SMEC	
C01.41	3	General Arrangement Plan	Enspire	07/06/2024
C02.01	2	Demolition Plan	Enspire	19/04/2024
C02.11	1	Existing services removal plan	Enspire	19/04/2024
C05.01	5	Siteworks and stormwater management plan sheet 01	Enspire	09/10/2024
C05.02	5	Siteworks and stormwater management plan sheet 02	Enspire	23/10/2024
C05.03	5	Siteworks and stormwater management plan sheet 03	Enspire	09/10/2024
C05.04	5	Siteworks and stormwater management plan sheet 04	Enspire	09/10/2024
C05.05	4	Siteworks and stormwater management plan sheet 05	Enspire	09/10/2024
C06.01	3	Road typical cross sections	Enspire	04/10/2024

	C07.01	2	Road longitudinal sections sheet 01	Enspire	19/04/2024
	C07.02	2	Road longitudinal sections sheet 02	Enspire	19/04/2024
	C07.03	2	Road longitudinal sections sheet 03	Enspire	19/04/2024
	C07.04	2	Road longitudinal sections sheet 04	Enspire	19/04/2024
	C07.05	2	Road longitudinal sections sheet 05	Enspire	19/04/2024
	C07.06	2	Road longitudinal sections sheet 06	Enspire	19/04/2024
	C07.07	2	Road longitudinal sections sheet 07	Enspire	19/04/2024
	C11.01	4	Pavement, signage and linemarking plan sheet 01	Enspire	09/10/2024
	C11.02	4	Pavement, signage and linemarking plan sheet 02	Enspire	24/10/2024
	C11.03	4	Pavement, signage and linemarking plan sheet 03	Enspire	09/10/2024
	C11.04	4	Pavement, signage and linemarking plan sheet 04	Enspire	09/10/2024
	L03	A	Street tree hierarchy masterplan	JMD design	31/05/2024
	L04	E	Stage 7 - streetscape plan 01	JMD design	02/05/2025
	L05	E	Stage 7 - streetscape plan	JMD design	02/05/2025

			02		
	L06	D	Stage 8 - streetscape plan 01	JMD design	13/11/2024
	L07	E	Stage 8 - streetscape plan 02	JMD design	02/05/2025
	L08	C	Streetscape sections 01	JMD design	02/05/2025
	L09	B	Streetscape sections 02	JMD design	02/05/2025
	<b>Approved documents</b>				
	Document title	Version no.	Prepared by	Date of document	
	Claymore Stages 7 and 8 Traffic Impact Assessment	545 rep 240208 final	Amber Traffic & Transportation Direction	8 February 2024	
	Salinity Assessment Management Plan (Stage 7)	59958/146324	JBS&G Australia Pty Ltd	15 August 2022	
	Salinity Assessment Management Plan (Stage 8)	59958/146384	JBS&G Australia Pty Ltd	15 August 2022	
Claymore Stage 7 & 8 Geotechnical Assessment		PSM	22 June 2022		
Detailed Site Investigation (Stage 7)	59958-144487 (Rev A)	JBS&G Australia Pty Ltd	15 August 2022		
Detailed Site Investigation (Stage 8)	59958-144492 (Rev A)	JBS&G Australia Pty Ltd	15 August 2022		
Ecological Assessment Report		Travers bushfire & ecology	8 March 2024		
<p>In the event of any inconsistency between the approved plans and documents, the approved plans prevail.</p> <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>					
2.	<b>Unreasonable noise, dust and vibration</b> <p>The development, including operation of vehicles, shall be conducted so as to avoid the generation of unreasonable noise, dust or vibration 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>3.</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>4.</b>	<p><b>Subdivision works certificate</b></p> <p>Before commencement of any works that require a subdivision works 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 subdivision works 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>5.</b>	<p><b>Concept Plan Approval</b></p> <p>The development is to be generally consistent with the Terms of the Ministers Concept Plan Approval, that applies to the subject land.</p> <p><i>Condition reason: To comply with legislation.</i></p> <p style="text-align: right;">D01.999</p>
<b>6.</b>	<p><b>Infrastructure Service Delivery Plan</b></p> <p>The development must be consistent with the requirements of the Claymore Renewal Project Planning Agreement that applies to the land. The provision and timing of infrastructure as detailed in the Claymore Renewal Project Planning Agreement between New South Wales Land and Housing Corporation (NSW LAHC) and Campbelltown City Council (CCC) dated July 2019, or as amended or otherwise agreed by the parties, must be undertaken by the Applicant in accordance with that Agreement throughout the Agreement's operation.</p> <p><i>Condition reason: To comply with legislation.</i></p> <p style="text-align: right;">D01.999</p>
<b>7.</b>	<p><b>Boundary of Works</b></p> <p>No works are permitted to occur outside of the limit of works shown on the approved plans.</p> <p>Prior to the commencement of works, the boundary of the limit of works must be appropriately demarcated via appropriate fencing and signage.</p>

	<p><i>Condition reason: To comply with Council's requirements.</i></p> <p>D01.999</p>
<b>8.</b>	<p><b>Electrical Substations</b></p> <p>Substations are not permitted to be installed on land to be dedicated to Council as a part of this determination.</p> <p>If the applicant is to pursue the installation of substations on land to be dedicated to Council, the applicant is required to obtain separate approval and relevant licence from Council's Executive Manager Property (or equivalent).</p> <p><i>Condition reason: To comply with Council's requirements.</i></p> <p>D01.999</p>
<b>9.</b>	<p><b>Tree Removal</b></p> <p>Trees 1 – 376 as indicated within the Arboricultural Impact Assessment Claymore Stie 7 &amp; 8 prepared by Vertical Tree Management and Consultants, dated February 2024 are approved for removal.</p> <p><i>Condition reason: To ensure development is consistent with the approved documentation.</i></p> <p>D01.999</p>
<b>10.</b>	<p><b>Clearing Supervision and Protocols</b></p> <p>Clearing is to be undertaken under the supervision of a suitably qualified ecologist, in a two staged process, as set out in section 5.2 of the Ecological Assessment report Proposed Subdivision Stage 7 and 8 Claymore prepared by Travers Bushfire and Ecology, dated 8 March 2024.</p> <p><i>Condition reason: To minimise impacts to native fauna species</i></p> <p>D01.999</p>
<b>11.</b>	<p><b>Habitat Salvage</b></p> <p>Any trees and logs or parts thereof, that would be appropriate for use as fauna habitat within proposed conservation areas in the Claymore Urban Renewal Project Area, must be identified and salvaged for use in the proposed conservation areas, as set out in the Ecological Assessment report Proposed Subdivision Stage 7 and 8 Claymore prepared by Travers Bushfire and Ecology, dated 8 March 2024.</p> <p><i>Condition reason: To minimise impacts to native fauna.</i></p> <p>D01.999</p>
<b>12.</b>	<p><b>Landscaping</b></p> <p>All landscaping for Stage 7 and 8 Claymore Urban Renewal Project Area is to be undertaken as set out in the approved Landscape Plan.</p> <p><i>Condition reason: To ensure consistency with the approved documents.</i></p> <p>D01.999</p>
<b>13.</b>	<p><b>Street Lighting - Public</b></p> <p>The person or entity having the benefit of this consent must, at no cost to Council, provide LED public street lighting. Lighting is to comply with Australian Standard 1158 (AS 1158), and the standards and materials list of the local energy network provider.</p> <p>Notes:</p>

	<ul style="list-style-type: none"> <li>• The Public Lighting Design Brief (PLDB) submitted to Council must include details of road types and widths.</li> <li>• The Notification of Change in Charges (NOCC) form is to be submitted to Council in .xlsx and .pdf format, and include a copy of the development consent, reticulation plan, duct trench and easement plan, and the Registered Lighting Practitioner's design and schedules.</li> <li>• The review of the PLDB and NOCC may incur a fee (refer to Council's Schedule of Fees and Charges at time of submission).</li> <li>• The applicant is to provide Council a complete Accredited Service Provider Level 3 (ASP3) &amp; Registered Lighting Practitioners drawing package in .xlsx, .pdf and .dwg file formats.</li> <li>• The applicant is to provide Council Works as Executed (WAE) drawings by the relevant Accredited Service Provider Level 1 (ASP1) in both .pdf and .dwg file format.</li> </ul> <p><i>Condition reason: To comply with legislation.</i></p> <p style="text-align: right;">D01.999</p>
<b>14.</b>	<p><b>Street Trees</b></p> <p>The street trees approved within the Street Tree Planting Concept Plan prepared by JMD Design shall be plated in accordance with the following:</p> <ul style="list-style-type: none"> <li>• Street trees must be set back a minimum of 1.5 metres from driveway laybacks to maintain vehicle and pedestrian safety.</li> <li>• Street trees must be offset a minimum of 5.0m from light poles and utility poles and other vertical infrastructure.</li> <li>• All trees must be positioned clear of stormwater lines and pits; final locations must be coordinated with the approved Civil Engineering Plans.</li> <li>• Trees are to be centred within verge widths to provide sufficient space for root establishment and canopy growth.</li> <li>• Spacing between trees must be consistent and reflect the mature canopy spread of the selected species, generally between 6–10 metres.</li> <li>• Street trees and mass planting must not obstruct vehicle sight lines at intersections, driveways, or pedestrian crossings.</li> <li>• Mass planting should be evenly distributed and contribute positively to the streetscape character while maintaining clear access and visibility in all key areas.</li> </ul> <p><i>Condition reason: To comply with Council requirements.</i></p> <p style="text-align: right;">D01.999</p>

## BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

<b>15.</b>	<p><b>Utility servicing provisions</b></p> <p>Before the issue of the relevant subdivision works certificate, the applicant shall obtain a letter from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development.</p> <p>Note: The applicant should also contact the relevant water servicing authority to determine</p>
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	<p>whether the development will affect the authority's water or sewer infrastructure.</p> <p><i>Condition reason: To ensure relevant utility and service providers' requirements are provided to the certifier.</i></p> <p>D02.04</p>									
16.	<p><b>Geotechnical report</b></p> <p>Before the issue of the relevant subdivision works certificate, a geotechnical report prepared by a NATA registered lab shall be submitted which indicates that the land will not be subject to subsidence, slip, slope failure or erosion where excavation and/or filling exceeds 900mm in depth or identified as filled land.</p> <p><i>Condition reason: To inform the certifier of any structural design requirements for the approved building works.</i></p> <p>D02.09</p>									
17.	<p><b>Soil and water management plan</b></p> <p>Before the issue of the relevant subdivision works certificate, a detailed soil and water management plan shall be submitted for approval.</p> <p><i>Condition reason: To ensure no sediments or substances other than rainwater enters the stormwater system and waterways.</i></p> <p>D02.10</p>									
18.	<p><b>Road construction (new)</b></p> <p>Prior to Council or the appointed Certifier issuing the relevant subdivision works certificate, the applicant shall submit design details for approval of the proposed road construction.</p> <p>The categories and traffic loadings to be adopted for the design of the road pavements shall be as follows:</p> <table><tr><td>Road Number</td><td>Category</td><td>Traffic Loading</td></tr><tr><td>4, 15</td><td>E (i)</td><td>1 x 10<sup>6</sup></td></tr><tr><td>10, 11, 12, 13, 16</td><td>D</td><td>3 x 10<sup>5</sup></td></tr></table> <p>Full construction of all new roads shall be in accordance with the requirements detailed in Council's <i>Specification for Construction of Subdivisional Road and Drainage Works (as amended)</i> and <i>Engineering Design for Development (as amended)</i> guide.</p> <p>All inspections are to be undertaken by Council and Principal Certifying Authority shall not issue a subdivision certificate until all works have been completed.</p> <p><i>Condition reason: To comply with Council's engineering requirements.</i></p> <p>D02.19</p>	Road Number	Category	Traffic Loading	4, 15	E (i)	1 x 10 <sup>6</sup>	10, 11, 12, 13, 16	D	3 x 10 <sup>5</sup>
Road Number	Category	Traffic Loading								
4, 15	E (i)	1 x 10 <sup>6</sup>								
10, 11, 12, 13, 16	D	3 x 10 <sup>5</sup>								
19.	<p><b>Road construction (roundabout)</b></p> <p>Prior to Council or an accredited certifier issuing the relevant subdivision works certificate, the applicant shall submit engineering details of the required roundabout construction described below:</p> <p>The applicant shall design and construct a roundabout at the intersection of Dobel Road/Glenroy Drive and Road 02/16. The roundabout(s) shall be designed to Austroads and Council's current specifications and shall include all construction and reconstruction including SBS modified asphaltic concrete seal 60mm thick to the roundabout and approaches, signposting, thermoplastic line marking, reflectors, landscaping, the capital cost of street lighting to Endeavour Energy requirements, reinstatements, service relocations and</p>									



	<p>adjustments, any work required to make a smooth connection to existing construction and any other associated works.</p> <p><i>Condition reason: To comply with Council's engineering requirements.</i></p> <p>D02.21</p>
20.	<p><b>Traffic Committee</b></p> <p>Prior to Council or the appointed Certifier issuing the relevant subdivision works certificate, the applicant shall submit plans and obtain approval from Council's Local Traffic Committee for any proposals for the construction of prescribed traffic control devices and traffic control facilities and all associated line marking and/or sign posting.</p> <p><b>Note:</b> Traffic Committee approval can be lengthy and has potential to hold up Subdivision Works Certificate and Subdivision Certificate approvals. Contact with Council's City Services Department to discuss traffic committee and engineering requirements is recommended at the earliest opportunity.</p> <p><i>Condition reason: To comply with Council's engineering requirements.</i></p> <p>D02.23</p>
21.	<p><b>Traffic control plans</b></p> <p>Prior to the commencement of works, the applicant shall prepare a Traffic Control Plan (TCP) for all civil works in Arkley Avenue, Glenroy Drive, Dobell Road, and any other public road. The TCP shall be in accordance with TfNSW's <i>Traffic Control at Work Sites Technical Manual</i> and Australian Standard AS 1742.3 (as amended) and obtain approval from an accredited person. A copy of the approved TCP shall be kept on site for the duration of the works, in accordance with <i>Work Cover Authority</i> requirements and a copy shall be submitted to Council for its records.</p> <p><i>Condition reason: To comply with legislation.</i></p> <p>D02.24</p>
22.	<p><b>Stormwater management plan</b></p> <p>Prior to Council or the appointed Certifier issuing the relevant subdivision works certificate, plans, electronic models and other supporting information indicating all engineering details and calculations relevant to site regrading and the collection and disposal of stormwater from the site and adjacent catchments, shall be submitted to Council's Coordinator Development Engineering (or equivalent) for assessment and approval. Electronic modelling and revised documentation are to include DRAINS and MUSICX modelling.</p> <p>All proposals shall comply with the requirements detailed in Council's <i>Engineering Design for Development (as amended)</i> guide, <i>Australian Rainfall and Runoff (current version)</i>, and the <i>NSW Floodplain Development Manual</i>.</p> <p><i>Condition reason: To comply with Council's engineering requirements.</i></p> <p>D02.28</p>
23.	<p><b>Dilapidation report</b></p> <p>Prior to the commencement of works, the applicant shall submit a dilapidation report for all buildings in the vicinity of the subject works and for any other infrastructure that may be affected by the works on the subject site.</p> <p><i>Condition reason: To establish and document the structural condition of buildings on adjoining properties prior to work commencing.</i></p> <p>D02.33</p>

24.	<p><b>Sydney Water</b></p> <p>Before the issue of the relevant subdivision works certificate, the approved plans must be submitted to Sydney Water via the Sydney Water Tap In service, to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met.</p> <p>An approval receipt will be issued if the building plans have been approved. The approval receipt shall be submitted to the appointed certifier prior to issue of a 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 style="text-align: right;">D02.60</p>
25.	<p><b>Vehicle turning movements</b></p> <p>Prior to Council or the appointed Principal Certifier issuing the relevant subdivision works certificate, vehicle turning movements (for the appropriate vehicle types as agreed with Council) shall be assessed by an appropriately qualified person using Autodesk Vehicle Tracking.</p> <p>In this regard the Vehicle Tracking files and associated development proposal shall be submitted in .dwg/ .dxf format and the speed environment used in the assessment must be consistent with the requirements as set out in the Austroads Guide to Road Design Part 4.</p> <p>The appropriate design and check vehicles shall be considered as part of the above assessment in accordance with Table 2.3 of <i>Austroads Design Vehicles and Turning Path Templates, AP-G34-23</i> (as amended).</p> <p><i>Condition reason: To comply with Council's engineering requirements.</i></p> <p style="text-align: right;">D02.62</p>
26.	<p><b>Work on Public Land – Arkley Avenue</b></p> <p>Prior to Council or the appointed Certifier issuing the relevant subdivision works certificate, the applicant shall obtain written approval from Council by making a Section 138 application on the NSW Planning Portal for any proposed work in Arkley Avenue. Inspection of this work shall be undertaken by Council at the applicant's expense. Works may include, but not limited to:</p> <ul style="list-style-type: none"> <li>(a) Piped drainage works, including kerb inlet pit construction,</li> <li>(b) Intersection tie-in with Road 15, and;</li> <li>(c) Footpath rectification works.</li> </ul> <p>Detailed engineering plans for the proposed works in Arkley Avenue road reserve shall be submitted to Council for approval. All works shall be carried out in accordance with Roads Act approval including the stamped approved plans and Council specifications.</p> <p><i>Condition reason: To comply with Council's engineering requirements.</i></p> <p style="text-align: right;">D02.999</p>
27.	<p><b>Civil Works in Glenroy Drive and Dobell Road</b></p> <p>Prior to Council or the appointed Certifier issuing the relevant subdivision works certificate, detailed engineering plans of the following civil works in Glenroy Drive and Dobell Road shall be submitted to Campbelltown City Council's Coordinator Development Engineering (or</p>

	<p>equivalent) for approval.</p> <ul style="list-style-type: none"> <li>(a) 2m wide shared path construction,</li> <li>(b) Verge regrading to achieve a uniform 2.5% gradient directed towards the road,</li> <li>(c) Existing bus stops along bus route on Glenroy drive frontage to be upgraded, including provision for bus shelter/s to Council's requirements,</li> <li>(d) Street trees to Council's requirements,</li> <li>(e) Any signage required as approved by LTC,</li> <li>(f) Roundabout at Dobel Road/Glenroy Drive and Road 02/16 intersection. To accompany this, the following shall be provided for assessment: <ul style="list-style-type: none"> <li>i. 12.5m design vehicle and 19m single articulated checking vehicle swept paths for all legs of the roundabout.</li> </ul> </li> <li>(g) Re-construction of kerb and gutter fronting the subject site in accordance with Council's requirements, and;</li> <li>(h) Piped drainage works, including kerb inlet pit construction in accordance with Council's Specifications.</li> </ul> <p>All works shall be carried out in accordance with Campbelltown City Council's Coordinator Development Engineer's approval.</p> <p><b>Note:</b> The works shall be designed to the satisfaction of Campbelltown City Council. Any variations as advised by Council and/or Local Traffic Committee shall be deemed compliant.</p> <p><i>Condition reason: To comply with Council's engineering requirements.</i></p> <p style="text-align: right;">D02.999</p>
<b>28.</b>	<p><b>Footpath Design</b></p> <p>Prior to the issue of the relevant subdivision works certificate, Council or the appointed Certifier must ensure that footpath is provided on both sides of the road for Road 10, 11, and 13, and in accordance with the Infrastructure Services Delivery Plan Claymore Renewal Project, dated January 2018.</p> <p><i>Condition reason: To comply with the Infrastructure Services Delivery Plan.</i></p> <p style="text-align: right;">D02.999</p>
<b>29.</b>	<p><b>Retaining Structures</b></p> <p>Prior to Council or the appointed Certifier issuing the relevant subdivision works certificate, the applicant shall engage a suitably qualified structural and geotechnical engineer to design all proposed retaining structures exceeding 600mm in height.</p> <p>All retaining structures adjacent to existing or future public infrastructure shall be constructed of masonry material and shall be constructed wholly within the property boundary, including footings and agricultural drainage lines. No encroachments within land to be dedicated to Council is permitted.</p> <p><i>Condition reason: To comply with Council's engineering requirements.</i></p> <p style="text-align: right;">D02.999</p>
<b>30.</b>	<p><b>Road Safety Audit</b></p> <p>Prior to Council or the appointed Principal Certifier issuing the relevant subdivision works certificate, a detailed road safety audit (RSA) is to be undertaken for the design of the proposed roadworks and traffic facilities by an independent road safety auditor.</p> <p><i>Condition reason: To comply with Council's engineering requirements.</i></p> <p style="text-align: right;">D02.999</p>

31.	<p><b>Temporary Residential Cul-de-sac Heads</b></p> <p>Prior to Council or the appointed Certifier issuing the relevant subdivision works certificate, the applicant shall submit design details for approval of any required temporary residential cul-de-sac head(s).</p> <p>The pavement compositions shall be the same as constructed in the adjacent road.</p> <p>Construction of the cul-de-sac head shall be undertaken in accordance with the requirements detailed in Council's <i>Specification for Construction of Subdivisional Road and Drainage Works (as amended)</i> and <i>Engineering Design for Development (as amended)</i> guide and <i>Austroads Guidelines</i>.</p> <p><i>Condition reason: To comply with Council's engineering requirements.</i></p> <p style="text-align: right;">D02.999</p>
32.	<p><b>Contamination Assessment – RAP Approval</b></p> <p>Prior to Council or the appointed principal certifier issuing the relevant subdivision works certificate or commencement of remediation works whichever occurs first, a Remedial Action Plan (RAP) if required, based on the final results of the Detailed Site Investigation (DSI) is to be developed for Stage 7 &amp; 8 of the Claymore Urban Renewal Project (CURP), to remediate the contamination impacts associated with the development and to include a comprehensive data gap investigation as part of the post demolition of existing structured. The RAP is to be reviewed, updated and accordingly approved by a suitably qualified Site Auditor accredited by the EPA.</p> <p>All remediation works shall be undertaken in accordance with the approved RAP and submitted to Council's Manager Development Assessment (or equivalent) for approval.</p> <p><i>Condition reason: To comply with Council requirements.</i></p> <p style="text-align: right;">D02.999</p>
33.	<p><b>Cut and Fill</b></p> <p>The maximum grading of cut or fill batters shall be;</p> <ul style="list-style-type: none"> <li>a. 1V:2H where there is no retaining wall or no other method of stabilising cut or fill batters during construction,</li> <li>b. 1V:4H where there is no retaining wall or no other method of stabilising a permanent batter,</li> <li>c. 1V:6H for any batter on or adjacent to public land.</li> </ul> <p><i>Condition reason: To comply with Council's engineering requirements.</i></p> <p style="text-align: right;">D02.999</p>
34.	<p><b>Remediation Specification</b></p> <p>Prior to Council or the appointed principal certifier issuing the relevant subdivision works certificate a Remediation Specification for all remediation works shall be submitted and approved by a Site Auditor and which includes, but is not limited to the following:</p> <ul style="list-style-type: none"> <li>a) The remediation works, as per the Remediation Action Plan (RAP)</li> <li>b) Details of capping material over the contaminated fill;</li> <li>c) The design and construction of the proposed containment cell; and</li> <li>d) Requirements for periodic inspections and recordings.</li> </ul> <p><i>Condition reason: To comply with Council requirements.</i></p> <p style="text-align: right;">D02.999</p>

<b>35.</b>	<p><b>Containment Cells</b></p> <p>Prior to Council or the appointed principal certifier issuing the subdivision works certificate for Stage 7 or Stage 8. Should the option of consolidation and isolation of the soil on site by containment be required, the detail design and specifications for the proposed containment cells shall be submitted to Council's Manager Development Assessment (or equivalent) and the Principal Certifier for approval and shall include the following provisions:</p> <ul style="list-style-type: none"> <li>• Location of the Containment Cells within the stage 7 and/or 8</li> <li>• Consideration of utility services</li> <li>• Details of the barrier systems</li> </ul> <p><i>Condition reason: To comply with Council requirements.</i></p> <p style="text-align: right;">D02.999</p>
<b>36.</b>	<p><b>Landscaping</b></p> <p>Prior to the issue of the relevant subdivision works certificate, landscape documentation including plans, details and specification must be submitted to Council's Executive Manager on behalf of Open Space for endorsement.</p> <p><i>Condition reason: To comply with Council requirements.</i></p> <p style="text-align: right;">D02.999</p>

### BEFORE BUILDING WORK COMMENCES

<b>37.</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>38.</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;">D03.06</p>
<b>39.</b>	<p><b>Public Liability Insurance</b></p> <p>Prior to the commencement of Civil Works in Glenroy Drive and Dobell Road, the applicant must engage a qualified and experienced contractor (licensed where required by law) to undertake the works permitted under this consent. The applicant must provide documentary evidence to Council of the contractor's current Public Liability Insurance policy, with a minimum cover of \$20 million, which includes an indemnity in favour of Campbelltown City Council and its representatives against any claims arising from or in connection with the</p>

	<p>proposed works.</p> <p><b>Note:</b> This condition does not imply Council ownership or responsibility for Glenroy Drive and Dobell Road, which are privately owned. The requirement is imposed to protect Council's interests where any connection to public assets, access, or third-party risk may occur.</p> <p><i>Condition reason: To comply with legislation.</i></p> <p style="text-align: right;">D03.999</p>
<b>40.</b>	<p><b>Construction Traffic Management Plan</b></p> <p>Prior to the commencement of works, the applicant shall submit a Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control.</p> <p>Copies of the approved CTMP's shall be kept on site for the duration of the works, in accordance with Work Cover Authority requirements and copies shall also be forwarded to Council for its records.</p> <p><i>Condition reason: To comply with Council's engineering requirements.</i></p> <p style="text-align: right;">D03.999</p>
<b>41.</b>	<p><b>Pre-clearance Surveys</b></p> <p>Prior to the commencement of any works: Pre-clearance surveys are to be conducted in all areas of vegetation to be cleared, pre-clearance surveys are to be undertaken within two weeks of clearing of vegetation. Habitat features appropriate for relocation, are to be marked during the pre-clearing survey.</p> <ul style="list-style-type: none"> <li>• Fauna pre-clearance surveys are to be undertaken by a suitably qualified ecologist in accordance with Section 5.2 of the Ecological Assessment report Proposed Subdivision Stage 7 and 8 Claymore by Travers Bushfire and Ecology dated 8 March 2024</li> <li>• Upon completion of pre-clearance surveys, a report outlining the pre-clearance surveys carried out, including survey effort, results and outcomes will be completed and submitted to Council for review.</li> <li>• If threatened species are roosting in any habitat to be removed, a detailed threatened species relocation plan will be developed and submitted to Council's Manger Development Assessment (or equivalent). This plan must be approved in writing by Council's Manger Development Assessment (or equivalent) prior to the commencement of any on ground works.</li> <li>• If any habitat features (trees, logs or parts thereof) are identified to be appropriate for relocation to the proposed conservation areas in the Claymore Urban Renewal Project, the felling/removal procedures and storage is to be specified, to personnel undertaking vegetation removal</li> <li>• If any breeding females or females with young are detected during the pre-clearance surveys, then clearance will be postponed until breeding is complete and hollows are vacant.</li> </ul> <p><i>Condition reason: To comply with Council requirements.</i></p> <p style="text-align: right;">D03.999</p>
<b>42.</b>	<p><b>Hollow Offset Replacement</b></p> <p>Prior to the commencement of any works, a Hollow Offset Replacement Strategy and associated monitoring and maintenance program must be prepared and submitted to</p>

	<p>Council's Manager Development Assessment (or equivalent) for approval in accordance with Section 11.2.2 of the Campbelltown (Sustainable City) DCP 2015.</p> <p>The number of hollows/nest boxes required for offset replacement is set out in section 3.2 of the Ecological Assessment Report Proposed Subdivision Stage 7 and 8 Claymore prepared by Travers Bushfire and Ecology, dated 8 March 2024.</p> <p><i>Condition reason: To minimise impacts to fauna.</i></p> <p style="text-align: right;">D03.999</p>
<b>43.</b>	<p><b>Threatened Species Relocation Plan</b></p> <p>Prior to the commencement of any works, a Threatened Species Relocation Plan is to be prepared that includes the methodology to be employed to capture and relocate threatened species recorded from the subject land during pre-clearance surveys and/or clearance supervision, as set out in section 5.2 of the Ecological Assessment report Proposed Subdivision Stage 7 and 8 Claymore prepared by Travers Bushfire and Ecology, dated 8 March 2024.</p> <p><i>Condition reason: To minimise impacts to Fauna.</i></p> <p style="text-align: right;">D03.999</p>
<b>44.</b>	<p><b>Long-Term Environmental Management Plan</b></p> <p>Prior to the commencement of any remediation works that proposes onsite storage of asbestos containing material within containment cells within Council's Road. Details of scope of works, construction methodology and a Draft Long-Term Environmental Management Plan (LTEP) shall be submitted to Council's Manager Development Assessment (or equivalent) for approval. The final LTEP shall be submitted to Councils Manager Development Assessment (or equivalent) for approval on completion of the remediation works.</p> <p>The LTEMP must be approved in writing by Council's Manager Development Assessment and shall include but not limited to:</p> <ul style="list-style-type: none"> <li>• Details of installed Containment Cells and Design System</li> <li>• Management and mitigation measures of environmental contamination</li> <li>• Details of monitoring requirements and frequencies</li> <li>• Groundwater monitoring</li> <li>• Risk Assessment</li> </ul> <p><i>Condition reason: To comply with Council requirements.</i></p> <p style="text-align: right;">D03.999</p>

## DURING BUILDING WORK

<b>45.</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;">D04.01</p>	Monday to Friday	7.00 am to 6.00 pm	Saturday	8.00 am to 5.00 pm	Sunday and public holidays	No Work.
Monday to Friday	7.00 am to 6.00 pm						
Saturday	8.00 am to 5.00 pm						
Sunday and public holidays	No Work.						
<b>46.</b>	<p><b>Erosion and sediment control</b></p> <p>Erosion and sediment control measures shall be provided and maintained throughout the</p>						



	<p>construction period, in accordance with the requirements of the manual – Soils and Construction (2004) (Bluebook), the approved plans, Council specifications and to the satisfaction of the principal certifier. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated.</p> <p>Note: On the spot penalties up to \$8,000 will be issued for any non-compliance with this requirement without any further notification or warning.</p> <p><i>Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater and waterways.</i></p> <p style="text-align: right;">D04.02</p>
<b>47.</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;">D04.08</p>
<b>48.</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;">D04.14</p>
<b>49.</b>	<p><b>Earth works/ Filling works</b></p> <p>All earthworks, including stripping, filling, and compaction shall be:</p> <ul style="list-style-type: none"> <li>• Undertaken in accordance with Council's 'Specification for Construction of Subdivisional Roads and Drainage Works' (as amended), AS 3798 'Guidelines for Earthworks for Commercial and Residential Development' (as amended), and approved construction drawings;</li> <li>• Supervised, monitored, inspected, tested and reported in accordance with AS 3798 Appendix B 2(a) Level 1 and Appendix C by a NATA registered laboratory appointed by the applicant. Two collated copies of the report and fill plan shall be forwarded to Council; and</li> <li>• Certified by the laboratory upon completion as complying, so far as it has been able to determine, with Council's specification and AS 3798.</li> </ul> <p><i>Condition reason: To ensure earthworks are carried out in accordance with the relevant Australian Standards and Council's DCP.</i></p> <p style="text-align: right;">D04.16</p>
<b>50.</b>	<p><b>Revegetation</b></p> <p>Revegetation in accordance with the requirements of Landcom's <i>Managing Urban Stormwater: Soils and Construction, Volume 1 (the Blue Book)</i> shall be applied to all disturbed areas within seven days after completion of the earthworks and shall be fully established prior to release of the maintenance security bond.</p> <p><i>Condition reason: To comply with legislation.</i></p>

	D04.17
<b>51.</b>	<p><b>Public safety</b></p> <p>Any works undertaken in Arkley Avenue, Glenroy Drive, Dobell Road, or any location accessible by the public or affecting public safety, must be maintained in a safe condition at all times. In this regard, the applicant shall ensure that a safe, fully signposted passage, a minimum of 1.2 metres wide and 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 Australian Standard AS 1742.3, the requirements set out in the TfNSW's <i>Traffic Control at Work Sites Technical Manual (as amended)</i>, all applicable Traffic Management and/or Traffic Control Plans. The contractor shall also ensure that all <i>Work Cover Authority</i> 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>D04.18</p>
<b>52.</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>a. Council's <i>Specification for Construction of Subdivisional Road and Drainage Works (as amended)</i>;</li> <li>b. Council's <i>Engineering Design for Development (as amended)</i> guide;</li> <li>c. Council's applicable <i>Development Control Plan</i>;</li> <li>d. Landcom's <i>Managing Urban Stormwater: Soils and Construction, Volume 1 (the Blue Book)</i>;</li> <li>e. TfNSW <i>Traffic Control at Work Sites Technical Manual</i>;</li> <li>f. Australian Standard AS 2890 various (<i>Parking Facilities</i>);</li> <li>g. Australian Standard AS 1742 various (<i>Manual of uniform traffic control devices</i>); and</li> <li>h. Other relevant Australian Standards, Austroads and/or 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>D04.21</p>
<b>53.</b>	<p><b>Footpath</b></p> <p>The footpath adjoining the subject land shall be regraded in accordance with levels obtained from Council, and concrete footpath/shared path paving shall be constructed/laid in accordance with the Infrastructure Services Delivery Plan Claymore Renewal Project, dated January 2018, Council's <i>Specification for Construction of Subdivisional Road and Drainage Works (as amended)</i>, <i>Engineering Design for Development (as amended)</i> and Campbelltown (Sustainable City) DCP (as amended), and to the satisfaction of Council.</p> <p>Areas not concreted shall be topsoiled and turfed. The footpath formation may need to be extended beyond the site boundaries, to provide an acceptable transition to the existing footpath levels.</p> <p><i>Condition reason: To comply with Council's engineering requirements.</i></p> <p>D04.22</p>
<b>54.</b>	<p><b>Kerb and Gutter in Glenroy Drive and Dobell Road</b></p> <p>The applicant shall re-construct all kerb and gutter adjacent to the site in Glenroy Drive and Dobell Road, as instructed and approved by Campbelltown City Council. All works shall be in accordance with Council's <i>Specification for Construction of Subdivisional Road and Drainage Works (as amended)</i>, <i>Engineering Design for Development (as amended)</i> guide and</p>

	<p><i>Campbelltown (Sustainable City) DCP 2015 (as amended).</i></p> <p><i>Condition reason: To ensure any damage to public infrastructure is upgraded to comply with Council's requirements.</i></p> <p style="text-align: right;">D04.23</p>
<b>55.</b>	<p><b>Pavement thickness determination</b></p> <p>A road pavement design and pavement thickness report prepared by a N.A.T.A. registered laboratory and appointed by the applicant, shall be submitted to the principal certifying authority for approval, a minimum of 2 working days prior to the inspection of the exposed sub grade.</p> <p>The pavement design shall be prepared in accordance with the requirements detailed in Council's <i>Engineering Design for Development (as amended)</i> guide.</p> <p><i>Condition reason: To comply with Council engineering requirements.</i></p> <p style="text-align: right;">D04.26</p>
<b>56.</b>	<p><b>Residential Laybacks</b></p> <p>The applicant shall provide a layback in the kerb and gutter at the entrance to all residential lots that have a frontage to barrier kerb. Construction shall be in accordance with Council's Residential Vehicle Crossing Specification and Engineering Design for Development (as amended) guide.</p> <p>Laybacks are to be constructed in accordance with the endorsed driveway location plan submitted with the Subdivision Works Certificate.</p> <p><i>Condition reason: To ensure that work on public land is undertaken with approval in accordance with Councils requirements.</i></p> <p style="text-align: right;">D04.28</p>
<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;">D04.31</p>
<b>58.</b>	<p><b>Inspections – Civil Works</b></p> <p>Where Council is nominated as the principal certifying authority for civil works, the following stages of construction shall be inspected by Council:</p> <ol style="list-style-type: none"> <li>a. Erosion And Sediment CONTROL – <ul style="list-style-type: none"> <li>• Direction/confirmation of required measures.</li> <li>• After installation and prior to commencement of earthworks.</li> <li>• As necessary until completion of work.</li> </ul> </li> <li>b. Stormwater Pipes – Laid, jointed and prior to backfill.</li> <li>c. Subsoil Drains – After: <ul style="list-style-type: none"> <li>• The trench is excavated.</li> <li>• The pipes are laid.</li> </ul> </li> <li>d. Subgrade – Joint inspection with a NATA Registered Laboratory after preliminary boxing, to confirm pavement report/required pavement thicknesses.</li> <li>e. Subgrade – 10/12 tonne 3-point roller proof test, density tests and finished surface profiles prior to placement of sub-base.</li> <li>f. Conduits – Laid and jointed prior to backfilling.</li> <li>g. Pavement Thickness Measurement (Dips) – After placement of kerb and gutter and</li> </ol>

	<p>final trimming of sub-base.</p> <p>h. SUBBASE – 10/12 tonne 3-point roller proof test and finished surface profiles after finishing and prior to base course placement.</p> <p>i. Basecourse – 10/12 tonne 3-point roller proof test, density tests and finished surface profiles after finishing and prior to sealing.</p> <p>j. Overland Flow paths – After shaping and prior to topsoil/turf placement.</p> <p>k. Concrete Paths, Cycleways, Vehicle Crossings AND Laybacks – Prior to pouring concrete.</p> <p>l. Asphaltic Concrete Seal – Finished surface profiles after sealing.</p> <p>m. Final Inspection – All outstanding work</p> <p><i>Condition reason: To comply with Council's engineering requirements.</i></p>	D04.999
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## BEFORE ISSUE OF A SUBDIVISION CERTIFICATE

59.	<p><b>Section 73 Certificate – subdivision Only</b></p> <p>Before the issue of the relevant subdivision certificate, a section 73 compliance certificate under the Sydney Water Act 1994 shall be obtained from Sydney Water Corporation. Early application for the certificate is suggested as this can also impact on other services and building, driveway or landscape design.</p> <p>Application shall be made through an authorised Water Servicing Coordinator.</p> <p>For help either visit <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 Council prior to the release of the subdivision certificate.</p> <p><i>Condition reason: To comply with Sydney Water requirements</i></p>	D05.01.01
60.	<p><b>Linen plan registration</b></p> <p>Prior to Council or the appointed Principal Certifier issuing a Subdivision Certificate, the plan of subdivision approved under development application number 309/2025/DA-SW (Stage 6), and 2413/2023/DA-SW (Stage 9&amp;10), shall be registered with NSW Land Registry Services.</p> <p><i>Condition reason: To comply with legislation.</i></p>	D05.11.S
61.	<p><b>Restriction on the use of land</b></p> <p>Prior to Council or the appointed Principal Certifier issuing a Subdivision Certificate, the applicant shall create appropriate restrictions on the use of land under Section 88B of the Conveyancing Act.</p> <p>a. Floor Level Control – where applicable</p> <p>b. No Alteration to Surface Levels – subject to geotechnical advice</p> <p>c. Lots Filled – where applicable</p> <p>d. Access Denied – where applicable</p> <p>e. Set Back from Access Denied Roads – where applicable</p> <p>f. Uncontrolled Fill – where applicable</p> <p>g. Drainage Floor Level Control Easements – (100yr flow, depressed) – where applicable</p> <p>h. No Cut or Fill – (Existing Geotech Report from N.A.T.A. reg. Laboratory) – where applicable</p> <p>i. No Cut or Fill – (Geotech Report Required) – where applicable</p> <p>j. Battle-Axe Lots where reciprocal rights of carriageway are proposed</p>	

	<p>k. <i>Lots with any other restrictions e.g. Refuse Collection.</i>  l. <i>Maintenance and Support Easements – where applicable</i>  m. <i>Drainage Easements – where applicable</i></p> <p>The applicant shall liaise with Council regarding the required wording. Any lots subsequently identified during the subdivision process as requiring restrictions shall also be suitably burdened. The authority empowered to release, vary or modify these restrictions on the use of land shall be the Council of the City of Campbelltown. The cost and expense of any such release, variation or modification shall be borne by the person or corporation requesting the same in all respects.</p> <p><i>Condition reason: To comply with legislation.</i></p> <p style="text-align: right;">D05.12.S</p>
<b>62.</b>	<p><b>Bond (outstanding work)</b></p> <p>Prior to Council or the appointed Principal Certifier issuing a Subdivision Certificate and to facilitate the release of the subdivision certificate, Council may accept bonding for outstanding asphaltic concrete work, footpath paving, vehicle crossings/driveways or other minor works. Following a written request from the applicant, Council will determine the bond requirements.</p> <p>All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution.</p> <p><i>Condition reason: To comply with Council's requirement.</i></p> <p style="text-align: right;">D05.13.S</p>
<b>63.</b>	<p><b>Maintenance security bond</b></p> <p>Prior to Council or the appointed Principal Certifier issuing a subdivision certificate, a maintenance security bond of 5% of the contract value or \$5000, whichever is the greater, shall be lodged with Council. This security will be held in full until completion of maintenance, minor outstanding works and full establishment of vegetation to the satisfaction of Council, or for a period of six months from the date of (completion of works to Council's satisfaction) release of the subdivision certificate, whichever is the longer. All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution.</p> <p>The applicant is responsible for applying to Council for the return of the bond. Should no request be made to Council for the return of the bond six years after the issue of the subdivision certificate, Council will surrender the bond to the <i>Office of State Revenue</i>.</p> <p><i>Condition reason: To comply with Council requirements.</i></p> <p style="text-align: right;">D05.14.S</p>
<b>64.</b>	<p><b>Classification of residential lots (development without dwelling construction)</b></p> <p>Prior to Council or the appointed Principal Certifier issuing a subdivision certificate, all residential lots are to be individually classified in accordance with guidelines contained in the Australian Standard AS 2870-2011 <i>Residential Slabs and Footings (as amended)</i>.</p> <p><i>Condition reason: To comply with the Australian Standards.</i></p> <p style="text-align: right;">D05.15.S</p>
<b>65.</b>	<p><b>Final inspection – Works as Executed plans</b></p> <p>Prior to Council or the appointed Principal Certifier issuing a subdivision certificate, the applicant shall submit to Council an electronic copy of fully marked up and certified work as executed plans in accordance with the requirements detailed in Council's <i>Specification for Construction of Subdivisional Road and Drainage Works (as amended)</i> and <i>Engineering Design for Development (as amended)</i> guide.</p>

	<p>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 five (5) metres 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 fifteen (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 <ul style="list-style-type: none"> <li>Include textures from materials</li> <li>Include files from data links</li> <li>Include photometric web files</li> <li>Bind external references</li> </ul> </li> </ul> <p>The drawing is <b>not</b> to be password protected.</p> </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 that the development is in accordance with the approved plans.</i></p> <p style="text-align: right;">D05.20.S</p>
66.	<p><b>Final inspection – Works as Executed plans</b></p> <p>Prior to Council or the appointed Principal Certifier issuing a subdivision certificate, the applicant shall submit to Council the following documents:</p> <ol style="list-style-type: none"> <li>An electronic copy of fully marked up and certified work as executed plans in accordance with the requirements detailed in Council's <i>Specification for Construction of Subdivisional Road and Drainage Works (as amended)</i> and <i>Engineering Design for Development (as amended)</i> guide, one additional separate fully marked up copy of the plan sheet(s) and one copy of the line marking/signposting plan(s).</li> <li>An electronic copy of lot classification reports, geotechnical stability reports, dispersion tests, earthworks and fill placement reports, concrete core tests, sub grade</li> </ol>

	<p>and pavement density reports, structural and all other testing undertaken.</p> <p>c. An electronic copy of all compliance certificates in accordance with consent authority requirements, including supply of pipes and precast units, supply of sub-base material, supply of base course material, supply of concrete, and supply of bituminous materials.</p> <p>d. Checklist in spreadsheet format with all relevant consent conditions and comprehensive written justification and evidence of compliance with conditions.</p> <p>All reports/certificates shall be prepared by a N.A.T.A. registered laboratory or qualified engineer in accordance with the requirements detailed in Council's <i>Specification for Construction of Subdivisional Road and Drainage Works (as amended)</i> and <i>Engineering Design for Development (as amended)</i> guide and shall list the relevant compliance standard(s) and certify that the whole of the area of works or materials tested comply with the above specification.</p> <p>All reports/certificates shall be complete, fully referenced, clearly indicate the area or material tested, the location and required/actual values of all tests and retesting and be collated and suitably bound.</p> <p><i>Condition reason: To comply with Council's engineering requirements.</i></p> <p style="text-align: right;">D05.21.S</p>
<b>67.</b>	<p><b>Restoration of public roads</b></p> <p>Prior to Council or the appointed Principal Certifier issuing a subdivision certificate, any restoration of the public road pavement required as a result of the development, shall be carried out by Council and all costs shall be paid by the applicant.</p> <p><i>Condition reason: To ensure any damage to public infrastructure is rectified.</i></p> <p style="text-align: right;">D05.22.S</p>
<b>68.</b>	<p><b>Public utilities</b></p> <p>Prior to Council or the appointed Principal Certifier issuing a subdivision certificate, any adjustments to public utilities required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense.</p> <p><i>Condition reason: To ensure any damage to public infrastructure is rectified.</i></p> <p style="text-align: right;">D05.23.S</p>
<b>69.</b>	<p><b>Service authorities</b></p> <p>Prior to the appointed Principal Certifier issuing a Subdivision Certificate the following is required:</p> <ul style="list-style-type: none"> <li>a. Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development.</li> <li>b. Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development.</li> <li>c. Gas supplier (if relevant)– Evidence demonstrating that satisfactory arrangements have been made with a gas supplier to service the proposed development; and</li> <li>d. Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.</li> </ul> <p>All construction work shall conform to the relevant authorities' specifications.</p> <p><i>Condition reason: To ensure that the site is sufficiently serviced.</i></p> <p style="text-align: right;">D05.24.S</p>
<b>70.</b>	<p><b>House numbers</b></p> <p>Prior to Council or the appointed Principal Certifier issuing a subdivision certificate, all house</p>



	<p>numbers shall be stencilled onto the kerb at appropriate locations with black letters/numbers 75mm high on a white background using an approved pavement marking paint.</p> <p>For all new additional lots created, please contact Council's Land Information Unit on 4645 4465 to ensure the correct house number is stencilled.</p> <p><i>Condition reason: To ensure property details are clearly visible from the street for emergency services.</i></p> <p>D05.25.S</p>
<b>71.</b>	<p><b>Practical Completion Certificate for Fullwood Reserve</b></p> <p>Prior to Council or the appointed Principal Certifier issuing a Subdivision Certificate, a Practical Completion Certificate shall be issued for Fullwood Reserve water quality and detention elements under development application number 2/2024/DA-CW.</p> <p><i>Condition reason: To comply with Council's requirements.</i></p> <p>D05.99.S</p>
<b>72.</b>	<p><b>Line marking / Sign posting documentation (subdivision)</b></p> <p>Prior to Council or the appointed Principal Certifier issuing a subdivision certificate, the applicant shall submit to Council for the Local Traffic Committee's records, an electronic copy of the work as executed plans for the line marking / sign posting in relation to the subdivision. The information shown on the plan shall be in accordance with the recommendations of the Traffic Committee and shall note the date/s of installation.</p> <p><i>Condition reason: To comply with Council's engineering requirements.</i></p> <p>D05.26.S</p>
<b>73.</b>	<p><b>Certification of Retaining Structures</b></p> <p>Prior to the appointed Principal Certifier issuing a Subdivision Certificate, all retaining structures shall be certified by an appropriately qualified engineer as having been constructed in accordance with the approved design. An electronic copy of all documentation shall be submitted to Council for its records.</p> <p><i>Condition reason: To comply with Council's engineering requirements.</i></p> <p>D05.99.S</p>
<b>74.</b>	<p><b>Road Safety Audit – Post Construction</b></p> <p>Prior to the dedication of the roads to Council, a Road Safety Audit of the completed works is to be undertaken by a suitably qualified person to identify any potential safety risks for the users of roads and pedestrian facilities (day to day usage and maintenance activities).</p> <p>The objective of the audit is to identify potential risks to the users of roads and pedestrian facilities and to ensure compliance with the approved plans and that the measures to eliminate or reduce identified risks as suggested in the report have been implemented prior to the dedication of the roads to Council.</p> <p><i>Condition reason: To comply with Council's engineering requirements.</i></p> <p>D05.99.S</p>
<b>75.</b>	<p><b>CCTV footage verifying integrity of all new pipes and existing pipes</b></p> <p>Prior to issue of a subdivision 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>

	<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>Note: All defects identified are to be rectified in consultation with Campbelltown City Council. Where rectification works have been carried out, certification is to be provided by the repairer guaranteeing that all repairs exceed the design life of the host pipe. A follow up inspection of the repairs with CCTV footage and a report is to be provided prior to the release of the maintenance bond.</p> <p><i>Condition reason: To comply with Council's engineering requirements.</i></p> <p style="text-align: right;">D05.99.S</p>
<b>76.</b>	<p><b>Site Audit Report</b></p> <p>Prior to the issue of a subdivision certificate for the development, a site audit report shall be prepared in accordance with the requirements of the NSW Environment Protection Authority (EPA) guidelines for consultants reporting on Contaminated Site (published 2020). The report shall be prepared by a Site Auditor accredited under the Contaminated Land Management Act, 1987 and shall state in an end statement that the site has been made suitable for the proposed land use.</p> <p><i>Condition reason: To comply with legislation.</i></p> <p style="text-align: right;">D05.99.S</p>
<b>77.</b>	<p><b>Splay Corner (Residential)</b></p> <p>Prior to Council or the appointed Principal Certifier issuing a subdivision certificate, the applicant shall dedicate 4m x 4m splay corners in the property boundaries of all lots located adjacent to road intersections, at no cost to Council.</p> <p><i>Condition reason: To comply with Council's engineering requirements.</i></p> <p style="text-align: right;">D05.99.S</p>
<b>78.</b>	<p><b>Council fees and charges</b></p> <p>Before the issue of the relevant subdivision 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 style="text-align: right;">D05.40.S</p>
<b>79.</b>	<p><b>Inspection</b></p> <p>Prior to practical completion, a representative of Campbelltown City Council is required to attend the site for the purposes of inspection, identification of defects and approval prior to written Practical Completion. Council is to be notified in writing of the intention to seek</p>

	<p>Practical Completion. The maintenance program, maintenance manuals, logbooks and warranties for all items within the site shall be submitted to Council at this time.</p> <p><i>Condition reason: To comply with Council requirements.</i></p> <p>D05.99.S</p>
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### 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. 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

### B. Filling on Site

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

DAADV.06

### C. 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

### D. 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

## **E. 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

## **F. Bonds and Bank Guarantees**

All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution. Bonds will not be accepted in any other form or from any other institution.

DAADV.30

## **G. 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

## **H. 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

## **Attachment B: Approval from the Crown (applicant) for imposition of Conditions**

**Kha Huynh**

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**From:** Gulliver Coote <Gulliver.Coote@homes.nsw.gov.au>  
**Sent:** Wednesday, 13 August 2025 3:02 PM  
**To:** Braiden Buttigieg; Kha Huynh  
**Subject:** FW: 2309/2024/DA-SW - Draft conditions of consent for concurrence - Homes NSW  
**Attachments:** draft conditions of consent doc - stages 7 8 Claymore (rev.2) - Council final comments .docx

**CAUTION:** This email has originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Braiden and Kha,

Homes NSW provide Concurrence with the Draft Conditions of Consent for Stage 7 & 8 Claymore.

Please proceed with the determination.

regards

**Gulliver Coote**  
Senior Development Manager  
Portfolio Delivery  
**Homes NSW**

**M** 0421041066 **E** [gulliver.coote@homes.nsw.gov.au](mailto:gulliver.coote@homes.nsw.gov.au)

[homes.nsw.gov.au](https://homes.nsw.gov.au)

4 Parramatta Square, 12 Darcy Street  
Parramatta NSW 2150





## **Attachment C: Tables of Compliance**

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

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

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

## Part 2 - Requirements Applying to All Types of Development

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

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

Campbelltown (Sustainable City) Development Control Plan			
Control	Requirement	Proposed	Complies
<b>2.5 Landscaping</b>			
<b>2.5 d) ii) Landscape Concept Plan</b>	A landscape concept plan is required to be submitted with a development application for residential subdivision.	Street tree landscape plan details have been submitted as a component of the proposal.	Complies
<b>2.5 e) Design Requirements</b>	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.	A Landscape plan accompanies this application and is considered to be sufficient.	Complies
<b>2.5 f) Design Requirements</b>	Landscaping shall maximise the use of locally indigenous and other drought tolerant native plants and avoid the use of invasive species.	Locally endemic species proposed.	Complies
<b>2.7 Erosion and Sediment Control</b>			
<b>2.7 a) Design Requirements</b>	An Erosion and Sediment Control Plan (ESCP) shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface.	ESCP submitted. Recommended condition of consent for implementation prior to the commencement of any works.	Complies
<b>2.8 Cut, Fill and Floor Levels</b>			
<b>2.8.1 a) Cut and Fill</b>	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 accompanies this application. The applicant has noted that suitable material will be reused on the site as fill, and unsuitable materials will be removed.	Complies
<b>2.10 Water Cycle Management</b>			

<b>Campbelltown (Sustainable City) Development Control Plan</b>			
<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Complies</b>
<b>2.10.3 a) Stormwater Drainage</b>	A stormwater Drainage Concept Plan shall be prepared by a suitably qualified person, and submitted with all development applications, involving construction (except for internal alterations/fitouts), demonstrating to Council how the stormwater will be collected and discharged from the site.	Stormwater Drainage Concept Plan submitted. and is considered satisfactory.	Complies
<b>2.10.3 b) Stormwater Drainage</b>	The stormwater concept plan shall include the following information as a minimum: i) locations, layouts and sizes of stormwater pipes and pits; ii) minimum grades and capacity of stormwater pipes; and iii) existing and proposed easements, site contours and overland flow path/s.	Stormwater Drainage Concept Plan submitted and is considered satisfactory.	Complies
<b>2.15 Waste Management</b>			
<b>2.15.1 a) Waste Management Plan</b>	A detailed 'Waste Management Plan' (WMP) shall accompany development applications for certain types of development/land uses.	Submitted, and is considered satisfactory.	Complies

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

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

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

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

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

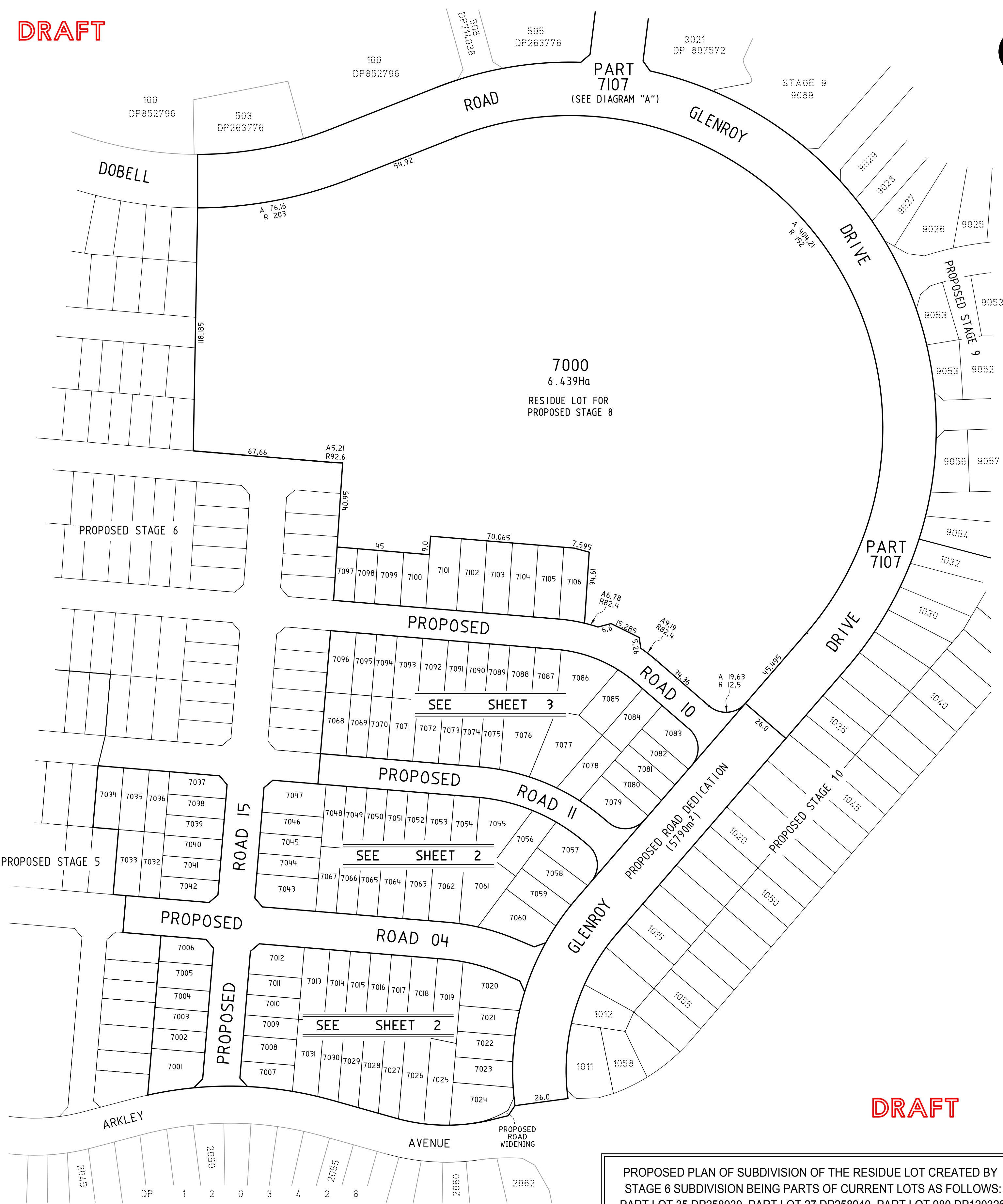
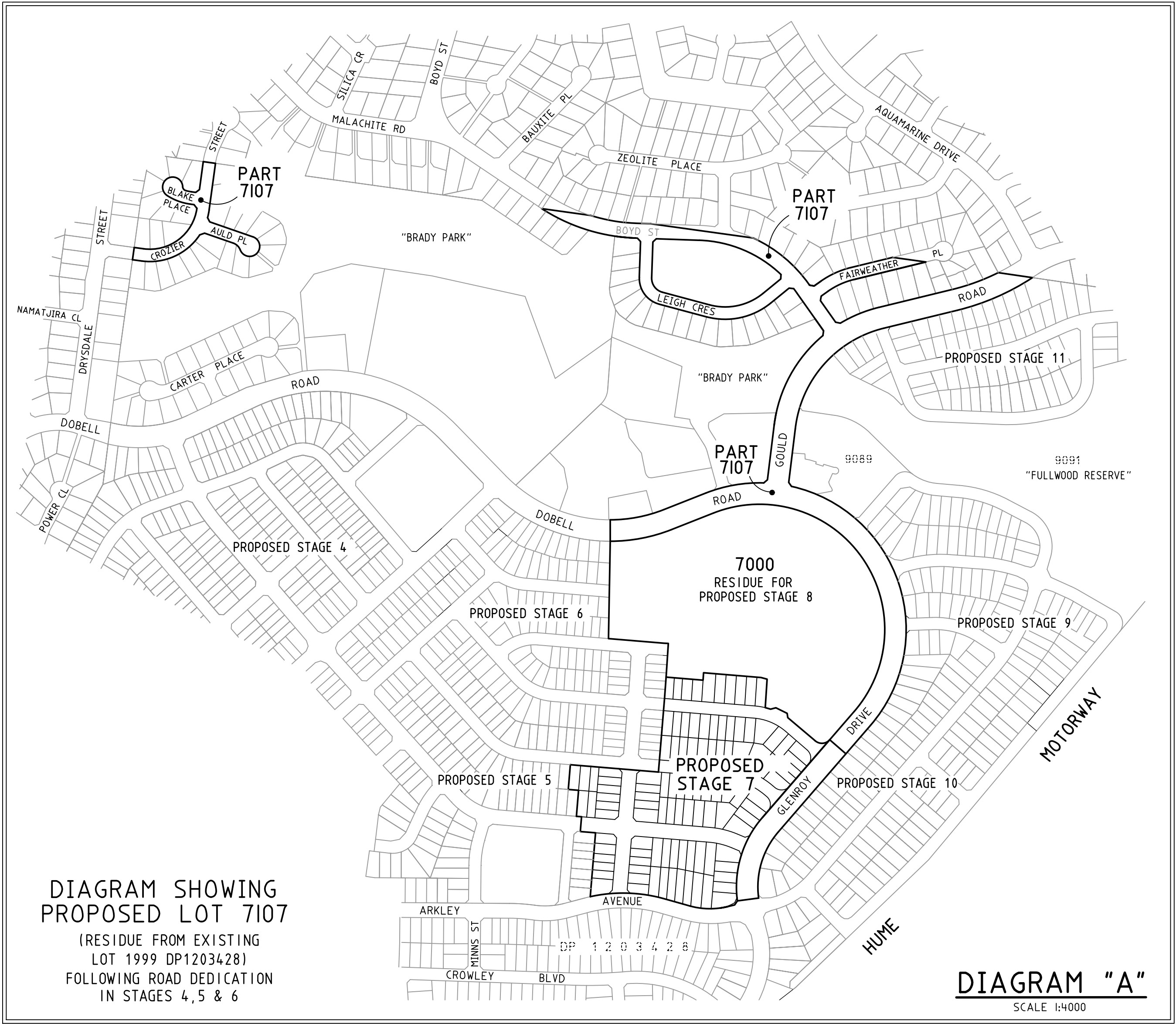
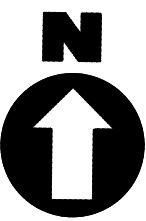
<b>Campbelltown (Sustainable City) Development Control Plan</b>			
<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Complies</b>
<b>8. Neighbourhood Subdivision</b>			
<b>8.3.1 Design Requirements</b>	1. All neighbourhood subdivisions shall be generally consistent with the Concept Plan approval for Claymore and Airs Bradbury and generally as shown in Figures 1 and 2 regarding the location of open space areas, public roads and proposed residential development.	The proposed subdivision is considered generally consistent with the with the concept plans for the Claymore area.	Complies
	2. No further subdivision of allotment following the neighbourhood subdivision, shall be permitted unless: a) the allotment is located in an area identified in Figures 3 and 4 as future development lots or seniors living; or b) The land is located in an area identified in Figure 3 as existing residential areas and the subdivision is a re-subdivision of existing lots in the ownership of NSW Land and Housing Corporation; or c) The land is located on any of the following streets within the Claymore Urban Renewal Area (Figure 4) and the subdivision is a re-subdivision of existing lots in the ownership of NSW Land and Housing Corporation:	The subject site is located within Figure 3 and has been identified as "Future Residential" and "Future Development Lots" in the ownership of NSW Land and Housing Corporation.  This requirement negates point d) as minimum lot size less than that permissible under the Campbelltown Local Environmental Plan 2015 is permissible under this DCP.	Yes

Campbelltown (Sustainable City) Development Control Plan			
Control	Requirement	Proposed	Complies
	i. Carter Place; ii. Drysdale Street; iii. Crozier Street, Blake Place and Auld Place; iv. Boyd Street; v. Fairweather Place; vi. Gould Road; or d) The size of any lot resulting from a subdivision of land is not to be less than the minimum size allowed for that land under CLEP 2015. e) The subdivision is a strata subdivision or community title subdivision.		
<b>8.4 Neighbourhood Subdivision – Allotment Size and Design</b>	1. Design of residential allotments shall have regard for the impact of orientation, slope, and aspect to facilitate solar access to future dwelling development.	The proposed subdivision has regard for impact of orientation, slope, and aspect to facilitate solar access to future dwelling development.	Yes
	2. All proposed allotments shall have a street frontage.	The proposed lots include street frontages.	Yes
	3. Battle axe lots shall only be permitted where a street frontage cannot otherwise be provided because of existing conditions including the size and shape of a residual parcel.	The proposed subdivision does not include any battle axe lots.	N/A
	4. All allotments intended for dwellings will have a minimum site area of 200m <sup>2</sup> with a minimum width measured at the building line of 6 metres.	The proposed lots are capable of providing a minimum site area of 200m <sup>2</sup> with a minimum width measured at the building line of 6 metres.	Yes
	5. Any allotment with a width to the street frontage of less than 9 metres is to have the garage located to the rear of the property accessed from a rear lane or accessway.	The proposed development does not include any lots with a street frontage of less than 9 metres.	N/A
	6. Allotments are to have a minimum depth of 25 metres.	The proposed lots provide a minimum depth of 25 metres.	Yes

## **Attachment D: Associated Plans**



DRAFT





DRAFT

ADVANCE COPY

**CAUTION**  
THIS PLAN WAS PREPARED AS A DRAFT PLAN OF SUBDIVISION ONLY. THE INFORMATION SHOWN ON THE PLAN IS NOT SUITABLE FOR ANY OTHER PURPOSE. THE DIMENSIONS, AREAS, NUMBER OF LOTS, SIZE AND LOCATION OF EASEMENTS, AND RESTRICTIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND MAY VARY WHEN MORE DETAILED INFORMATION IS AVAILABLE. CAUTION SHOULD BE EXERCISED IF ANY RELIANCE IS PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THE LAND. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

PROPOSED PLAN OF SUBDIVISION OF THE RESIDUE LOT CREATED BY STAGE 6 SUBDIVISION BEING PARTS OF CURRENT LOTS AS FOLLOWS:  
PART LOT 35 DP258939, PART LOT 27 DP258940, PART LOT 980 DP1203266,  
PART LOT 512 DP1210126, PART LOT 2999 DP1259914 AND  
PART LOT 1999 DP1203428 (BEING VARIOUS ROADS IN CLAYMORE)

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						DRAFTING CHECK	G. WARREN
						DESIGNER	LANDCOM
						DESIGN CHECK	G. WARREN
						PROJECT MANAGER	A. ESTEPHEN
						PROJECT DIRECTOR	G. FLEMING
SCALE: 1:1200 AT A1 SIZE DRAWING DIAGRAM "A" AT 1:4000				DESIGNER  Member of the Surbana Jurong Group © ABN 47 065 475 149 LEVEL 2, 6-8 REGENT STREET WOLLONGONG NSW 2500 PH 02 9925 5555 <b>SMC PROJECT No. 300178186.09</b>			
				CLIENT  <b>Land &amp; Housing Corporation</b>			
PROJECT TITLE <b>CLAYMORE RENEWAL - STAGE 7</b> <b>PROPOSED PLAN OF SUBDIVISION</b> SHEET 1 of 3 CAMPBELLTOWN CITY COUNCIL				SCALE: 1:1200 PHASE: DRAFT PLANS PROJECT / DRAWING No.: 300178186.07.P01.01 REVISION: 00			



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A1  
0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

DRAFT

5000  
PUBLIC RESERVE  
(STAGE 5)

ARKLEY

AVENUE

GLENROY

NOTE: SWATER IS  
ON LOW SIDE OF  
BOUNDARY. CHECK

ADVANCE COPY

DRAFT

CAUTION  
THIS PLAN WAS PREPARED AS A DRAFT PLAN OF SUBDIVISION ONLY. THE INFORMATION SHOWN ON THE PLAN IS NOT SUITABLE FOR ANY OTHER PURPOSE. THE DIMENSIONS, AREAS, NUMBER OF LOTS, SIZE AND LOCATION OF EASEMENTS, AND RESTRICTIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND MAY VARY WHEN MORE DETAILED INFORMATION IS AVAILABLE. CAUTION SHOULD BE EXERCISED IF ANY RELIANCE IS PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THE LAND. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

- (AA) EXISTING EASEMENT TO DRAIN WATER 1.5 WIDE (STAGE 5)  
(A) PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE  
(B) PROPOSED EASEMENT FOR SUPPORT 0.5 WIDE (BELOW THE RETAINING WALL)  
(C) PROPOSED RESTRICTION ON THE USE OF LAND (0.9 WIDE) (ABOVE THE RETAINING WALL)

ADVANCE COPY

PROPOSED PLAN OF SUBDIVISION OF THE RESIDUE LOT CREATED BY STAGE 6 SUBDIVISION BEING PARTS OF CURRENT LOTS AS FOLLOWS:  
PART LOT 35 DP258939, PART LOT 27 DP258940, PART LOT 980 DP1203266,  
PART LOT 512 DP1210126, PART LOT 2999 DP1259914 AND  
PART LOT 1999 DP1203428 (BEING VARIOUS ROADS IN CLAYMORE)

DRAWING FILE LOCATION / NAME  
X:\Projects\300178\300178186.9\11. CAD - ALL DRAWINGS IN VAULT\01\_Dwg\07\_Planning\Stages 7-8 Proposed Plans\300178186.07.P01.Draft.v01-2024.03.04.dwg

PLOT DATE  
10 Apr 2024

TIME  
16:45:01

EXTERNAL REFERENCE FILES  
APP TO 30 APPENDIX

REV DATE AMENDMENT / REVISION DESCRIPTION

WVR No.

APPROVAL


TITLE

NAME

DRAFTER G. WARREN  
DRAFTING CHECK G. WARREN  
DESIGNER LANDCOM  
DESIGN CHECK G. WARREN  
PROJECT MANAGER A. ESTEPHEN  
PROJECT DIRECTOR G. FLEMING

SCALE 1500 AT A1 SIZE DRAWING

DESIGNER

**SMC**  
Member of the Surbana Jurong Group  
© ABN 47 065 475 149  
LEVEL 2, 6-8 REGENT STREET  
WOLLONGONG NSW 2500  
PH 02 9929 5555  
SMC PROJECT No. 300178186.09

CLIENT

 **Land & Housing Corporation**

PROJECT TITLE

**CLAYMORE RENEWAL - STAGE 7**  
**PROPOSED PLAN OF SUBDIVISION**  
SHEET 2 of 3  
CAMPBELLTOWN CITY COUNCIL

SCALE

1500

PHASE

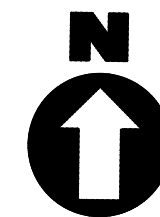
DRAFT PLANS

PROJECT / DRAWING No.

300178186.07.P01.02

REVISION

00



CONTINUED

SHEET 3

PROPOSED STAGE 6

(STAGE 5)

ROAD II

(STAGE 6)

PROPOSED

(14.8 WIDE)

ROAD II

DRIVE

PROPOSED STAGE 5

ROAD 04 (STAGE 5)

PROPOSED

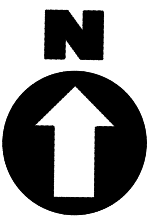
(18 WIDE)

ROAD 04

PROPOSED STAGE 10

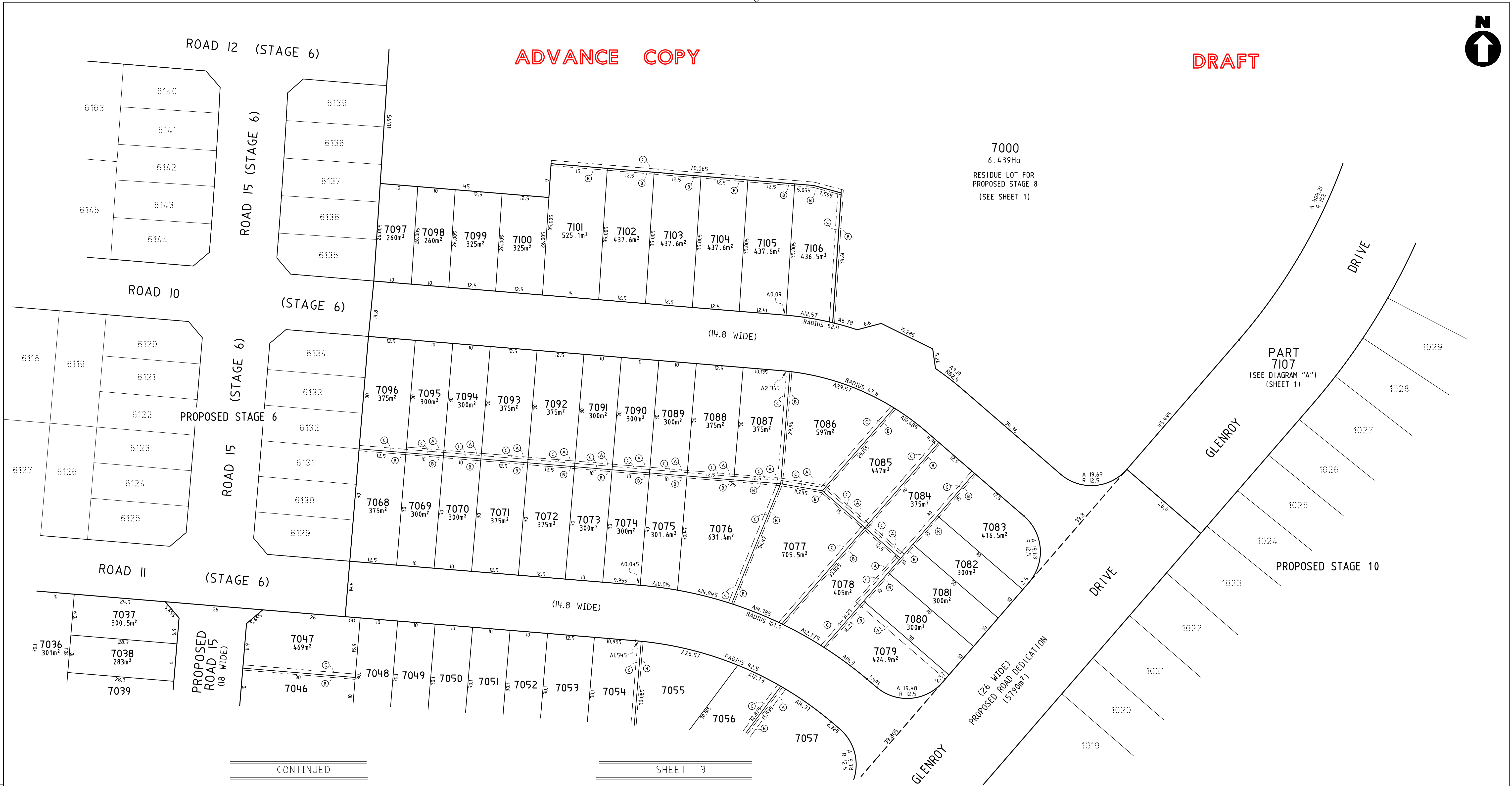
PROPOSED ROAD  
WIDENING  
25.9m<sup>2</sup>





ADVANCE COPY

DRAFT



ADVANCE COPY



DRAFT

CAUTION

THIS PLAN WAS PREPARED AS A DRAFT PLAN OF SUBDIVISION ONLY. THE INFORMATION SHOWN ON THE PLAN IS NOT SUITABLE FOR ANY OTHER PURPOSE. THE DIMENSIONS, AREAS, NUMBER OF LOTS, SIZE AND LOCATION OF EASEMENTS, AND RESTRICTIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND MAY VARY WHEN MORE DETAILED INFORMATION IS AVAILABLE. CAUTION SHOULD BE EXERCISED IF ANY RELIANCE IS PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THE LAND. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

- (A) PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE
- (B) PROPOSED EASEMENT FOR SUPPORT 0.5 WIDE (BELOW THE RETAINING WALL)
- (C) PROPOSED RESTRICTION ON THE USE OF LAND (0.9 WIDE) (ABOVE THE RETAINING WALL)

PROPOSED PLAN OF SUBDIVISION OF THE RESIDUE LOT CREATED BY STAGE 6 SUBDIVISION BEING PARTS OF CURRENT LOTS AS FOLLOWS:  
PART LOT 35 DP258939, PART LOT 27 DP258940, PART LOT 980 DP1203266,  
PART LOT 512 DP1210126, PART LOT 2999 DP1259914 AND  
PART LOT 1999 DP1203428 (BEING VARIOUS ROADS IN CLAYMORE)

DRAWING FILE LOCATION / NAME X:\Projects\300178\300178186.9\11. CAD - ALL DRAWINGS IN VAULT\01_Dwg\07_Planning\Stages 7-8 Proposed Plans\300178186.07.P01.Draft.v01-2024.03.04.dwg					PLOT DATE 10 Apr 2024		TIME 16:43:36																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
EXTERNAL REFERENCE FILES <a href="#">(UP TO 30 XREFS)</a>					REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL	TITLE	NAME	SCALE 1500 AT A1 SIZE DRAWING	DESIGNER <div><b>SMC</b></div> <div>Member of the Surbana Jurong Group © ABN 47 065 475 149 LEVEL 2, 6-8 REGENT STREET WOLLONGONG NSW 2500 PH 02 9925 5555 <b>SMC PROJECT No. 300178186.09</b></div>	CLIENT <div> <b>Land &amp; Housing Corporation</b></div>	PROJECT TITLE <b>CLAYMORE RENEWAL - STAGE 7</b> PROPOSED PLAN OF SUBDIVISION  SHEET 3 of 3 CAMPBELLTOWN CITY COUNCIL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				

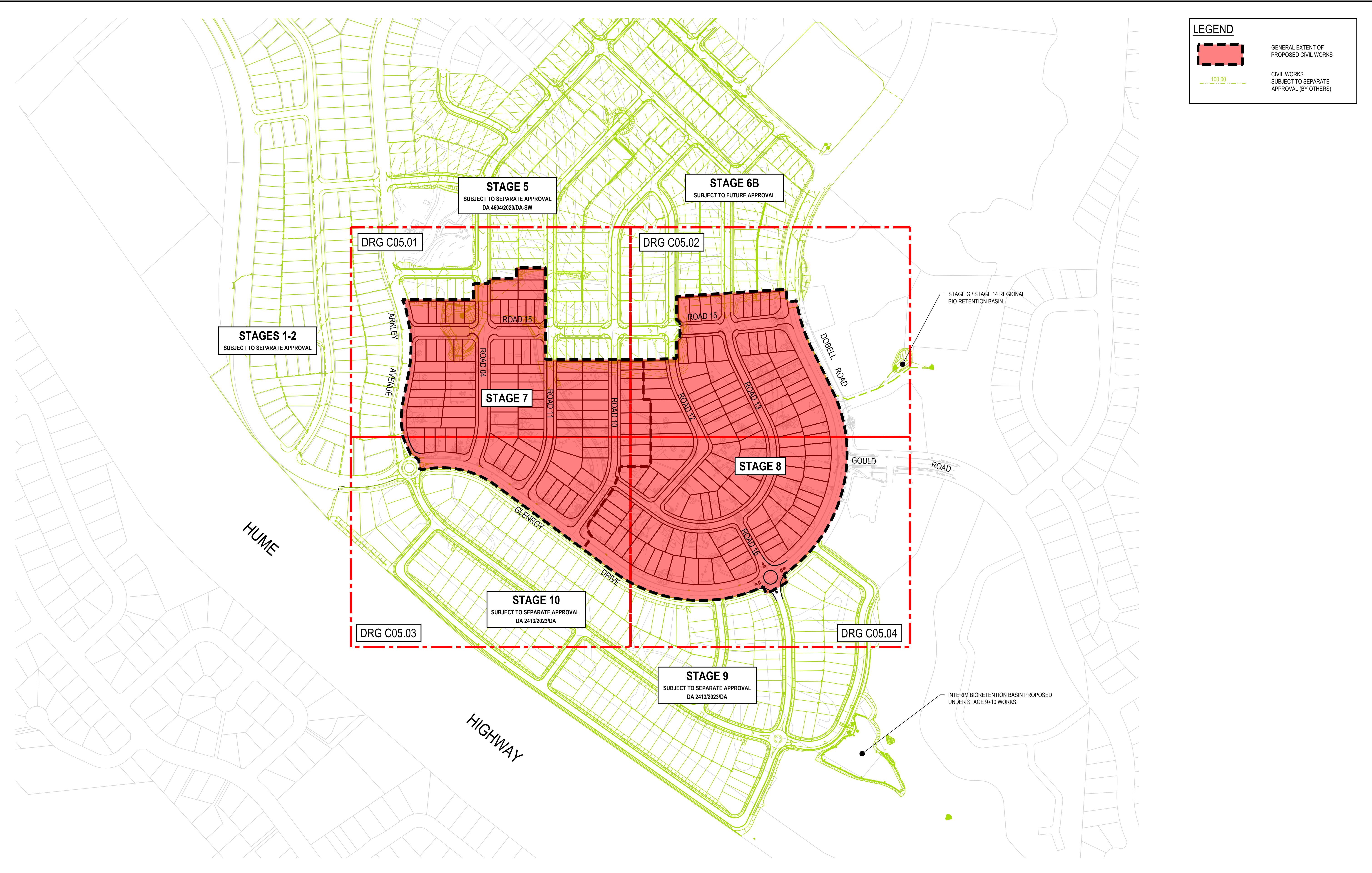












REV.	DATE	DESCRIPTION	DRN.	DES.	VERIF.	APPD.
3	7/06/2024	ISSUED FOR DEVELOPMENT APPLICATION	SS	MC	RLE	MC
2	19/04/2024	ISSUED FOR DEVELOPMENT APPLICATION	SS	MC	RLE	MC
1	12/04/2024	ISSUED FOR DRAFT DEVELOPMENT APPLICATION	SS	MC		MC



NSW  
GOVERNMENT

Land and  
Housing  
Corporation

Scale  
0 50 100 150 200m  
SCALE 1:2000  
@A1

North  
N



enspire  
Solutions Pty Ltd  
Level 4, 153 Walker Street, North Sydney NSW 2060  
ABN: 71 624 801 690  
Phone: 02 9922 6135

Project  
CLAYMORE STAGE 7 & 8  
CIVIL ENGINEERING WORKS

Title  
GENERAL ARRANGEMENT PLAN

Scale  
1:2000  
Date  
12/04/2024  
Size  
A1  
Datum  
MGA2020

Status  
**FOR INFORMATION ONLY**  
NOT TO BE USED FOR CONSTRUCTION

Project Number/Drawing Number  
220090-00-DA-C01.41

Revision  
3





LEGEND

EXISTING BOUNDARY

STRUCTURES TO BE DEMOLISHED AND REMOVED FROM SITE.

EXISTING CONTOUR

CIVIL WORKS SUBJECT TO SEPARATE APPROVAL (BY OTHERS)

TREES TO BE REMOVED

- NOTES
1.

ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CAMPBELLTOWN CITY COUNCIL STANDARDS.
2.

CAMPBELLTOWN CITY COUNCIL STANDARD DETAILS AND CONSTRUCTION NOTES TO BE USED WHERE POSSIBLE. CONFLICTS SHALL BE REFERRED TO THE SUPERINTENDENT FOR DIRECTION.
3.

CONTRACTOR TO ALLOW FOR DISCONNECTION AND DECOMMISSIONING OF EXISTING SERVICE CONNECTIONS.
4.

ALL STRUCTURES WITHIN THE SITE EXTENT SHALL BE DEMOLISHED IN ACCORDANCE WITH AS2601.
5.

ANY ASBESTOS IDENTIFIED DURING DEMOLITION OF STRUCTURES IS TO BE REMOVED FROM SITE IN ACCORDANCE WITH NSW GOVERNMENT 'HOW TO SAFELY REMOVE ASBESTOS CODE OF PRACTICE 2019'.
6.

ANY SEPTIC TANKS ENCOUNTERED ONSITE ARE TO BE PUMPED BY A NSW LICENSED PUMP OUT CONTRACTOR. TANK IS TO BE DISINFECTED AND ANY NECESSARY APPROVALS SOUGHT FROM THE HILLS SHIRE COUNCIL.
7.

ANY EXCAVATED MATERIAL GENERATED FROM ESC ACTIVITIES TO BE VALIDATED PRIOR TO REUSE OR BACKFILLING.
8.

PLAN ASSUMES ADJACENT STAGE 5 & 6 ARE CONSTRUCTED PRIOR TO STAGE 7 & 8 COMMENCING.
9.

REFER TO DRG. C02.11 FOR SERVICES TO BE REMOVED.
10.

ALL TREES AND VEGETATION WITHIN THE SITE EXTENT SHALL BE REMOVED.

2	19/04/2024	ISSUED FOR DEVELOPMENT APPLICATION	SS	MC	RLE	MC
1	12/04/2024	ISSUED FOR DRAFT DEVELOPMENT APPLICATION	SS	MC		MC
REV.	DATE	DESCRIPTION	DRN.	DES.	VERIF.	APPD.

Client

NSW GOVERNMENT

Land and Housing Corporation

Scale

050100150m

SCALE 1:1500

@A1

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Level 4, 153 Walker Street, North Sydney NSW 2060  
ABN: 71 624 801 690  
Phone: 02 9922 6135

Project

CLAYMORE STAGE 7 & 8  
CIVIL ENGINEERING WORKS

Title

DEMOLITION PLAN

Scale

1:1500

Date

12/04/2024

Size

A1

Datum

MGA2020

Status

FOR INFORMATION ONLY  
NOT TO BE USED FOR CONSTRUCTION

Project Number/Drawing Number

220090-00-DA-C02.01

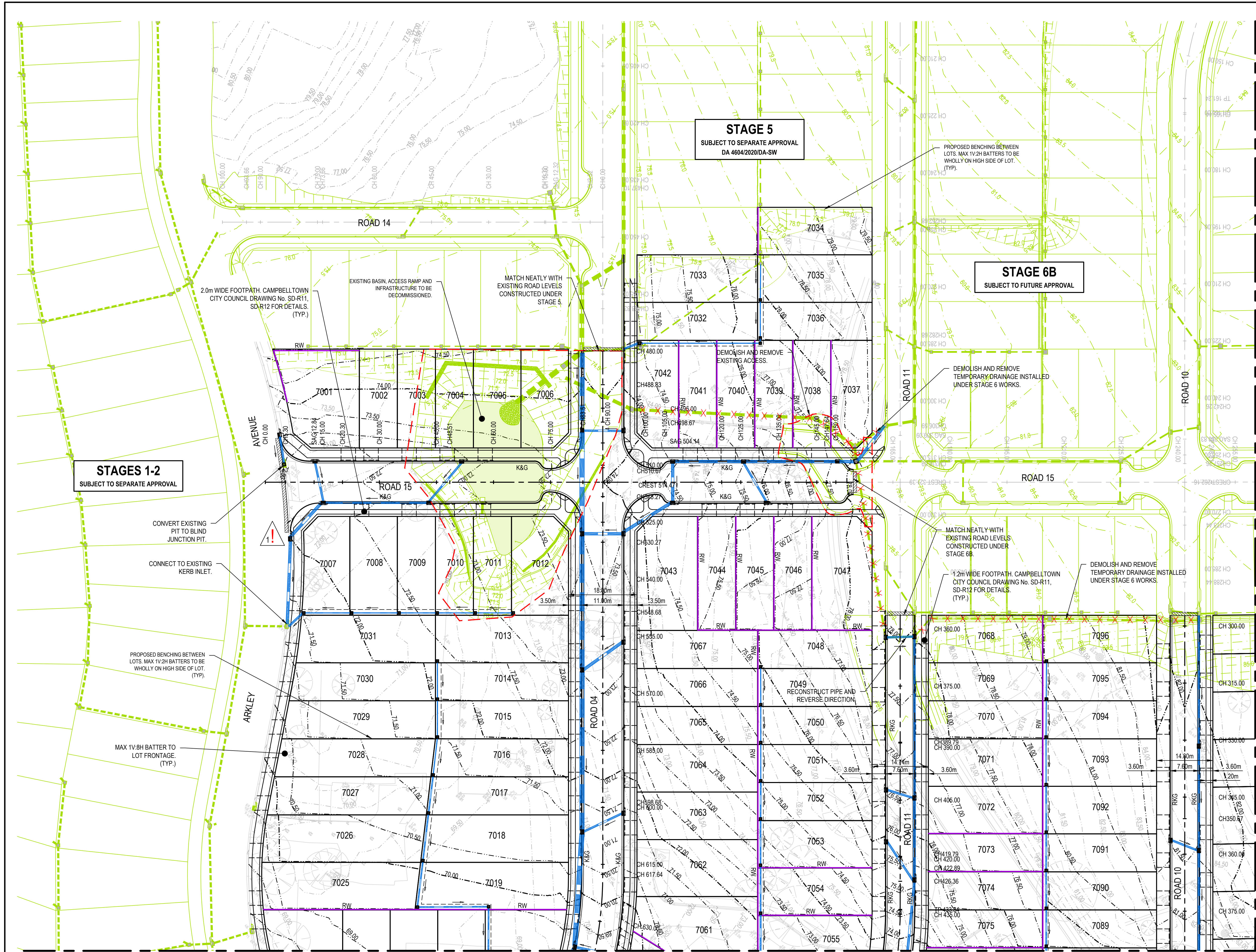
Revision

2









**LEGEND**

SITE BOUNDARY

CIVIL WORKS  
SUBJECT TO SEPARATE APPROVAL  
(BY OTHERS)

CONTOUR

EXISTING CONTOUR

BATTER

SINGLE RETAINING WALL 2.00m MAX  
TO FUTURE DETAIL

TIERED RETAINING WALL 3.50m MAX  
TO FUTURE DETAIL

K&G  
KERB AND GUTTER  
REFER DRG: SD4 FOR COUNCIL  
STANDARD DETAIL

RKG  
ROLL KERB AND GUTTER  
REFER DRG: SD4 FOR COUNCIL  
STANDARD DETAIL

KERB RAMP  
REFER DRG: SD62 FOR COUNCIL  
STANDARD DETAIL

SWALE DRAIN

FLOW DIRECTION  
STORMWATER DRAINAGE LINE

KERB INLET PIT

SURFACE INLET PIT/JUNCTION PIT

HEADWALL

ELECTRICAL PADMOUNT SUBSTATION

INDICATIVE FUTURE  
DRIVEWAY LOCATIONS

CAUTION, EXISTING LIVE UTILITIES

PAVEMENT INTERFACE DETAIL

STORMWATER TO BE DEMOLISHED  
& REMOVED

- NOTES**
1. SURROUNDING STAGES 1, 2, 5, 6, 9 AND 10 DESIGNED BY OTHERS.

2. THESE PLANS HAVE BEEN DESIGN IN ACCORDANCE WITH RELEVANT LOCAL AUTHORITY GUIDELINES FOR DEVELOPMENT APPLICATION PURPOSES TO DEMONSTRATE FEASIBILITY AND ARE SUBJECT TO COUNCIL APPROVAL AND DETAILED DESIGN.

3. DO NOT OBTAIN DIMENSIONS BY SCALING THE DRAWINGS. ALL DIMENSIONS ARE IN METERS (m) AND ALL LEVELS ARE IN METERS (m), UNO. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD).

4. ALL WORKS EXTERNAL TO THE SITE ARE TO BE UNDERTAKEN IN ACCORDANCE WITH COUNCIL SPECIFICATIONS AND STANDARD DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN ALL RELEVANT COUNCIL SPECIFICATIONS AND STANDARD DRAWINGS PRIOR TO CONSTRUCTION.

5. PIT AND PIPE NETWORK SHOWN IS CONCEPTUAL AND SUBJECT TO DETAILED DESIGN.

6. INTERSECTION WORKS TO BE COORDINATED WITH UTILITIES AND TO AUTHORITY REQUIREMENTS. SUBJECT TO FUTURE DETAILS.

7. WORKS ASSUME SURROUNDING STAGES ARE CONSTRUCTED PRIOR TO STAGE 7 & 8 CONSTRUCTION.

REV.	DATE	DESCRIPTION	DRN.	DES.	VERIF.	APPD.
5	9/10/2024	ISSUED FOR DEVELOPMENT APPLICATION	SS	MC	RLE	MC
4	7/06/2024	ISSUED FOR DEVELOPMENT APPLICATION	SS	MC	RLE	MC
3	19/04/2024	ISSUED FOR DEVELOPMENT APPLICATION	SS	MC	RLE	MC
2	12/04/2024	ISSUED FOR DRAFT DEVELOPMENT APPLICATION	SS	MC	-	MC
1	27/03/2024	ISSUED FOR COORDINATION	TBC	TBC	-	MC

Client

NSW GOVERNMENT

Land and Housing Corporation

Scale

SCALE 1:500 @A1

North

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Level 4, 153 Walker Street, North Sydney NSW 2060  
ABN: 71 624 801 690  
Phone: 02 9922 6135

Project  
CLAYMORE STAGE 7 & 8  
CIVIL ENGINEERING WORKS

Title  
SITEWORKS AND STORMWATER MANAGEMENT PLAN  
SHEET 01

Scale  
1:500

Date  
27/03/2024

Size  
A1

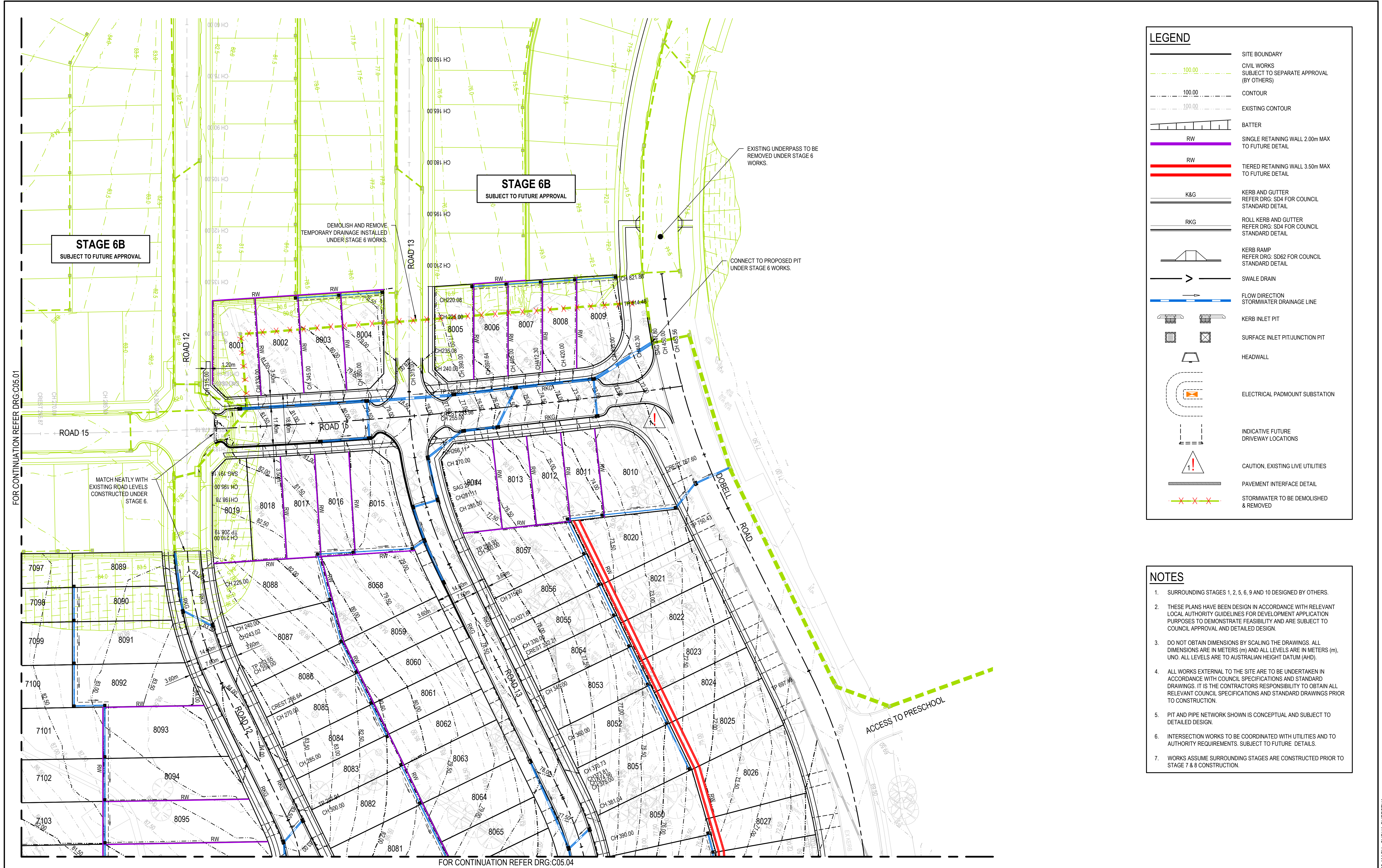
Datum  
MGA2020





Status  
**FOR INFORMATION ONLY**  
NOT TO BE USED FOR CONSTRUCTION

Project Number/Drawing Number  
**220090-00-DA-C05.01**

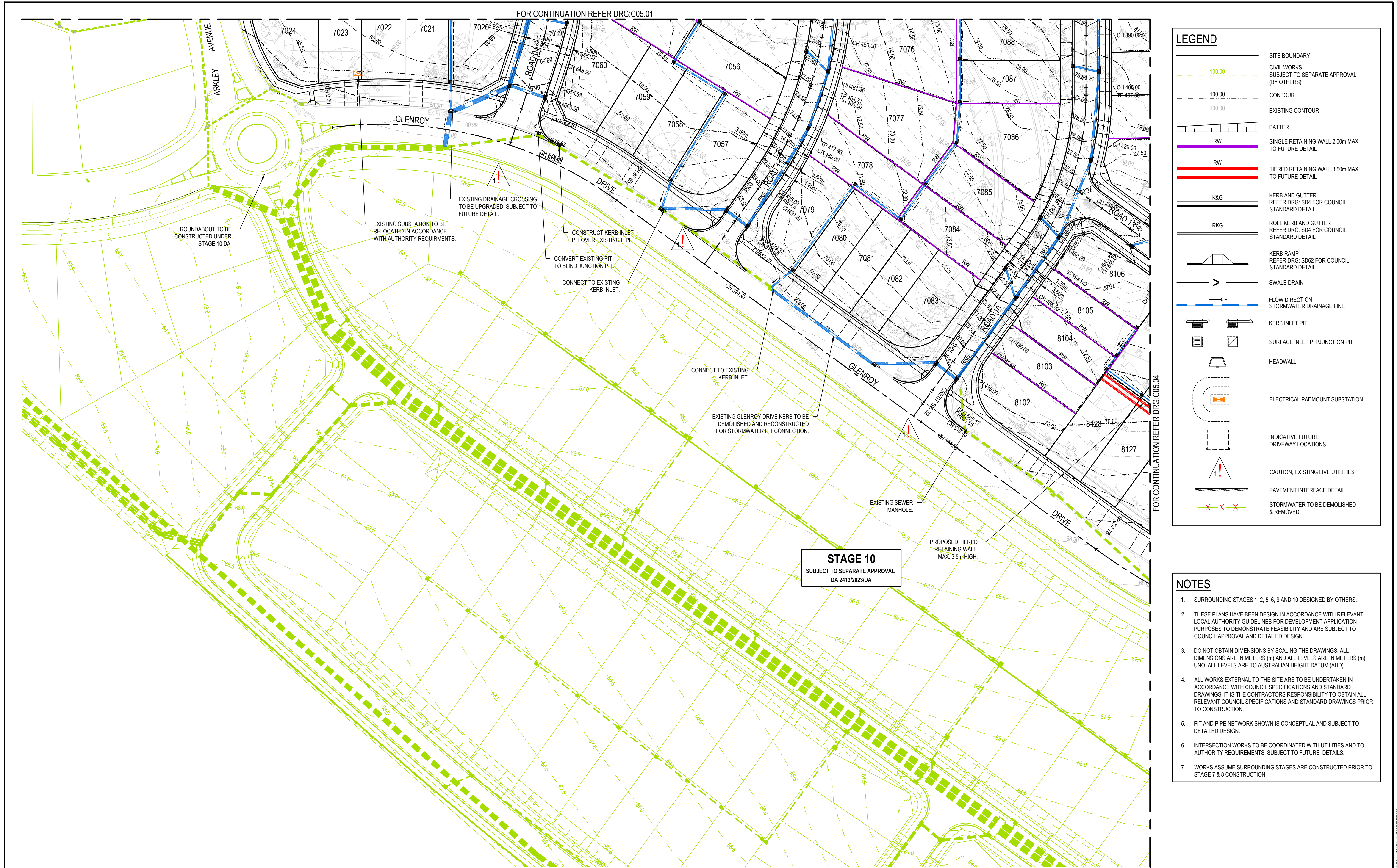
Revision  
**5**



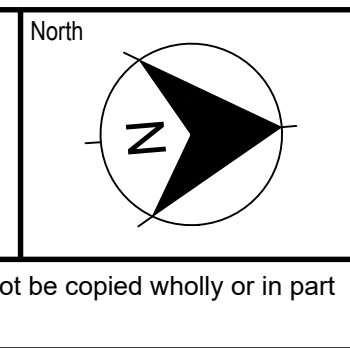
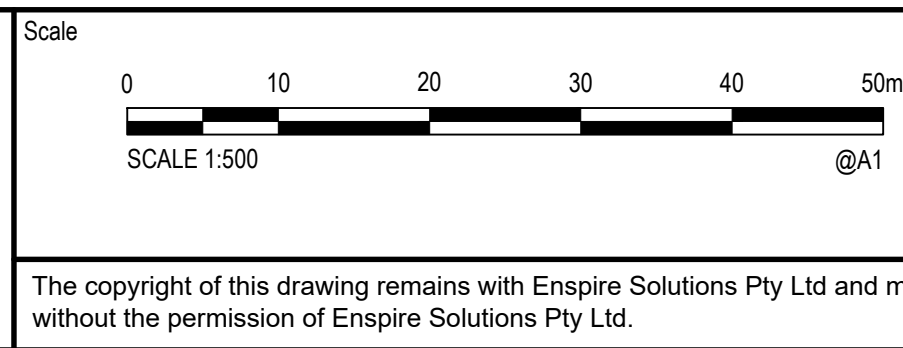


							Client		Scale		North				Project CLAYMORE STAGE 7 & 8 CIVIL ENGINEERING WORKS		Scale 1:500		Status  <b>FOR INFORMATION ONLY</b> NOT TO BE USED FOR CONSTRUCTION	
									 SCALE 1:500				Enspire Solutions Pty Ltd Level 4, 153 Walker Street, North Sydney NSW 2060 ABN: 71 624 801 690 Phone: 02 9922 6135		Date 27/03/2024					
5	23/10/2024	ISSUED FOR DEVELOPMENT APPLICATION					SS	MC	RLE	MC	The copyright of this drawing remains with Enspire Solutions Pty Ltd and must not be copied wholly or in part without the permission of Enspire Solutions Pty Ltd.		Title SITEWORKS AND STORMWATER MANAGEMENT PLAN SHEET 02		Size A1		Project Number/Drawing Number 220090-00-DA-C05.02		Revision 5	
4	7/06/2024	ISSUED FOR DEVELOPMENT APPLICATION					SS	MC	RLE	MC					Datum MGA2020					
3	19/04/2024	ISSUED FOR DEVELOPMENT APPLICATION					SS	MC	RLE	MC										
2	12/04/2024	ISSUED FOR DRAFT DEVELOPMENT APPLICATION					SS	MC	-	MC										
1	27/03/2024	ISSUED FOR COORDINATION					TBC	TBC	-	MC										
REV.	DATE	DESCRIPTION					DRN.	DES.	VERIF.	APPD.										





REV.	DATE	DESCRIPTION	DRN.	DES.	VERIF.	APPD.
5	9/10/2024	ISSUED FOR DEVELOPMENT APPLICATION	SS	MC	RLE	MC
4	7/06/2024	ISSUED FOR DEVELOPMENT APPLICATION	SS	MC	RLE	MC
3	19/04/2024	ISSUED FOR DEVELOPMENT APPLICATION	SS	MC	RLE	MC
2	12/04/2024	ISSUED FOR DRAFT DEVELOPMENT APPLICATION	SS	MC	-	MC
1	27/03/2024	ISSUED FOR COORDINATION	TBC	TBC	-	MC

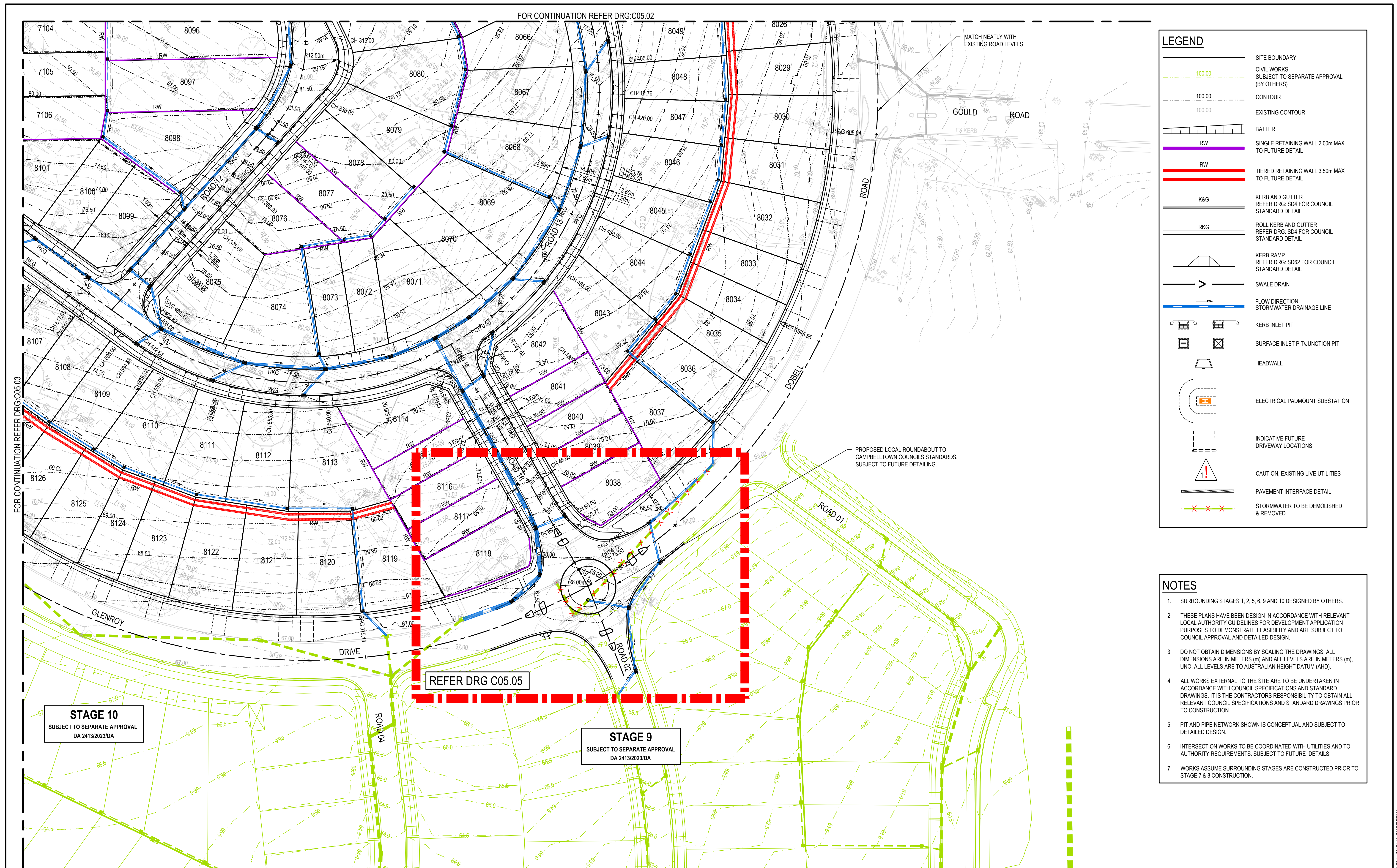
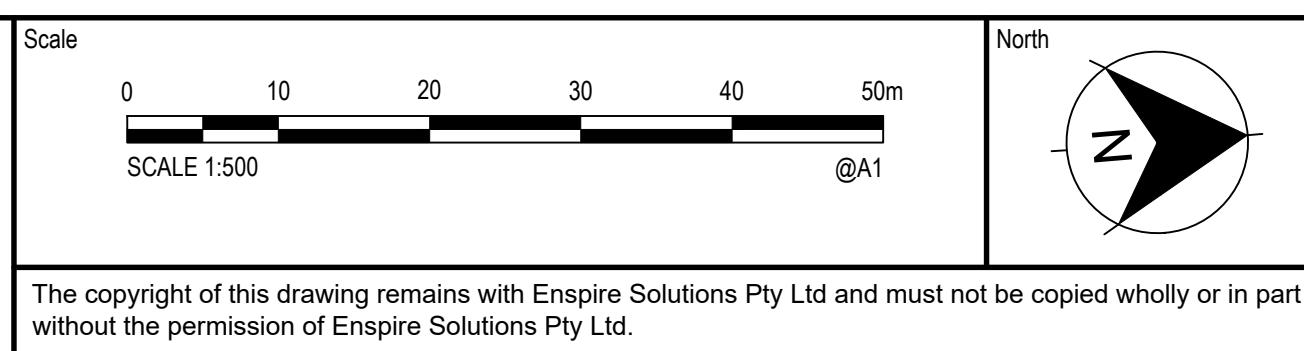


Project	CLAYMORE STAGE 7 & 8 CIVIL ENGINEERING WORKS
Title	SITWORKS AND STORMWATER MANAGEMENT PLAN SHEET 03

Scale	1:500
Date	27/03/2024
Size	A1
Datum	MGA2020

Status	<b>FOR INFORMATION ONLY</b> NOT TO BE USED FOR CONSTRUCTION	
Project Number/Drawing Number	220090-00-DA-C05.03	Revision
		5



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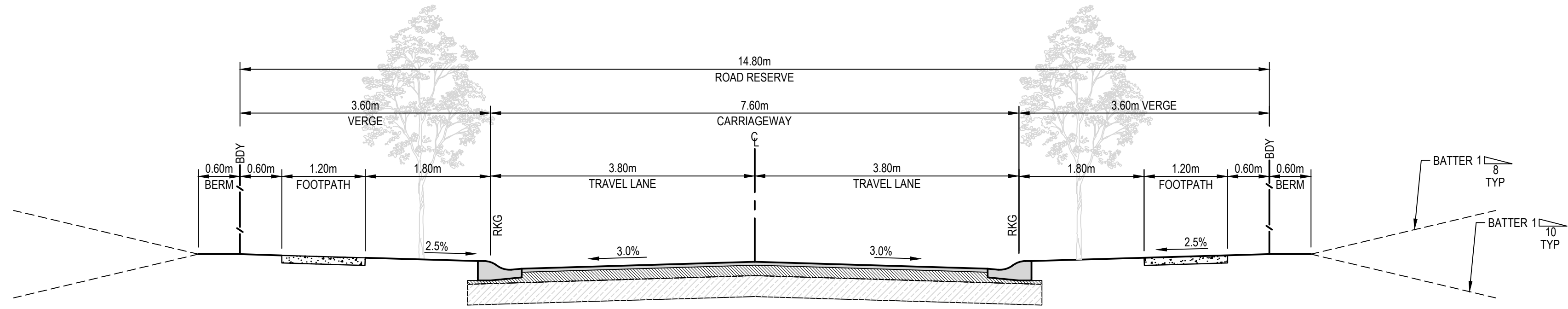
Project CLAYMORE STAGE 7 & 8 CIVIL ENGINEERING WORKS	Scale 1:500	<div>FOR INFORMATION ONLY</div> <div>NOT TO BE USED FOR CONSTRUCTION</div>	
	Date 27/03/2024		
Title SITEWORKS AND STORMWATER MANAGEMENT PLAN SHEET 04	Size A1	Project Number/Drawing Number  220090-00-DA-C05.04	Revision  5
	Datum MGA2020		





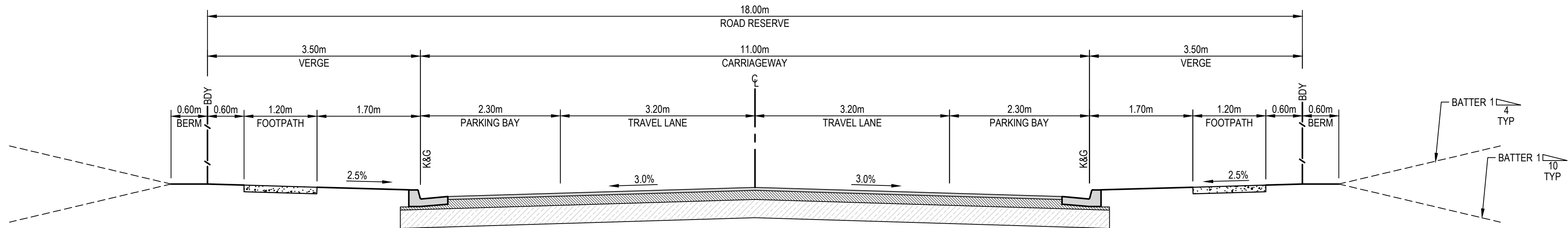


TYPICAL CROSS SECTION PROFILE	
ROAD NAME	ROAD TYPE
ROAD 10	14.8m ROAD RESERVE
ROAD 11	14.8m ROAD RESERVE
ROAD 12	14.8m ROAD RESERVE
ROAD 13	14.8m ROAD RESERVE
ROAD 04	18.0m ROAD RESERVE
ROAD 15	18.0m ROAD RESERVE



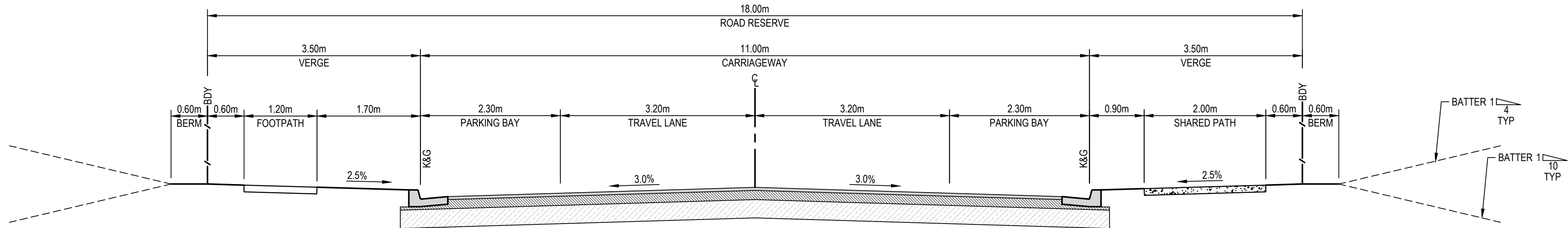
14.8m ROAD RESERVE - TYPICAL SECTION

SCALE 1:50  
(ROAD 10, 11, 12, 13 AND 16)



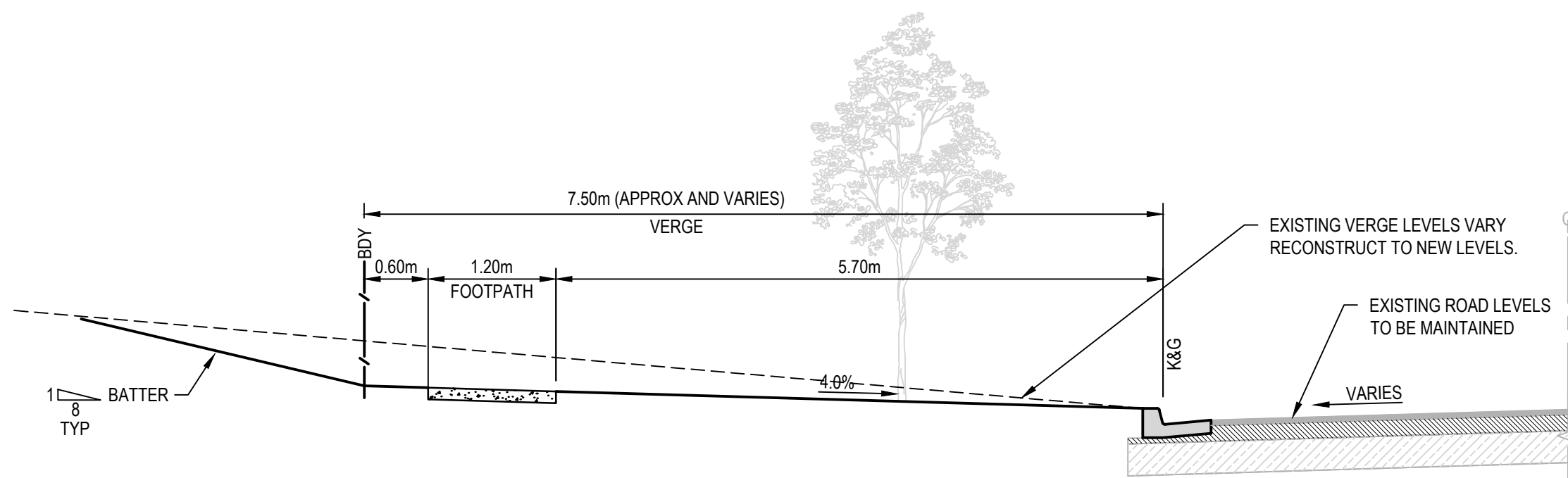
18.0m ROAD RESERVE - TYPICAL SECTION

SCALE 1:50  
(ROAD 04)



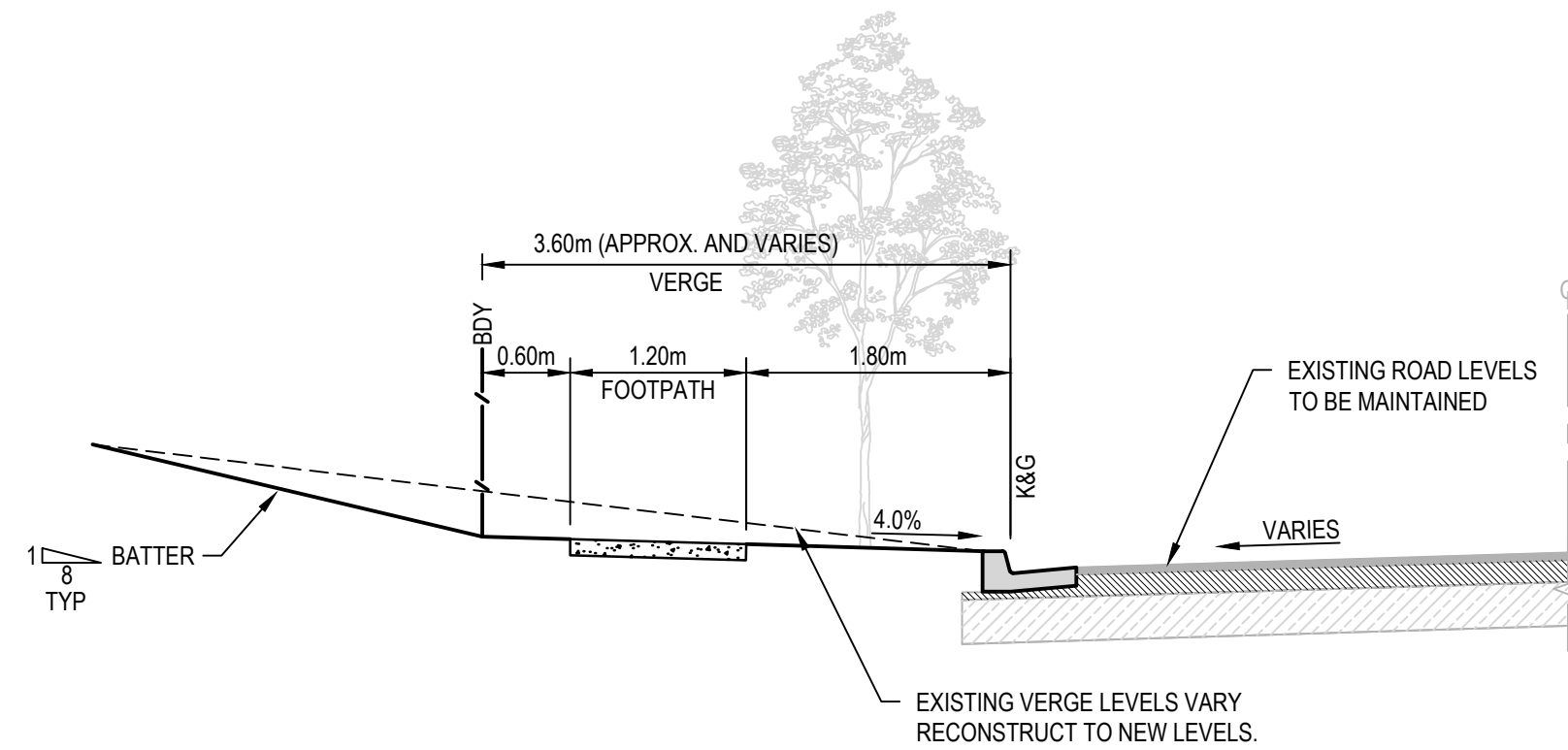
18.0m ROAD RESERVE - TYPICAL SECTION

SCALE 1:50  
(ROAD 15)



GLENORY DRIVE & DOBELL ROAD - TYPICAL SECTION

SCALE 1:50



ARKLEY AVENUE - TYPICAL SECTION

SCALE 1:50

REV.	DATE	DESCRIPTION	DRN.	DES.	VERIF.	APPD.
3	4/10/2024	ISSUED FOR DEVELOPMENT APPLICATION	SS	MC	RLE	MC
2	19/04/2024	ISSUED FOR DEVELOPMENT APPLICATION	SS	MC	RLE	MC
1	12/04/2024	ISSUED FOR DRAFT DEVELOPMENT APPLICATION	SS	MC	—	MC

Client

 **Land and Housing Corporation**

Scale

North

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 **enspire**

Enspire Solutions Pty Ltd  
Level 4, 153 Walker Street, North Sydney NSW 2060  
ABN: 71 624 801 690  
Phone: 02 9922 6135

Project  
CLAYMORE STAGE 7 & 8  
CIVIL ENGINEERING WORKS

Title  
ROAD TYPICAL CROSS SECTIONS

Scale  
1:50

Date  
12/04/2024

Size  
A1

Datum  
MGA2020

Status  
**FOR INFORMATION ONLY**  
NOT TO BE USED FOR CONSTRUCTION

Project Number/Drawing Number  
**220090-00-DA-C06.01**

Revision  
**3**







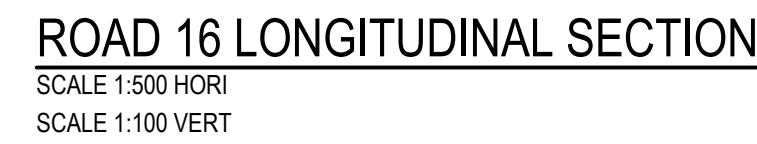












Client

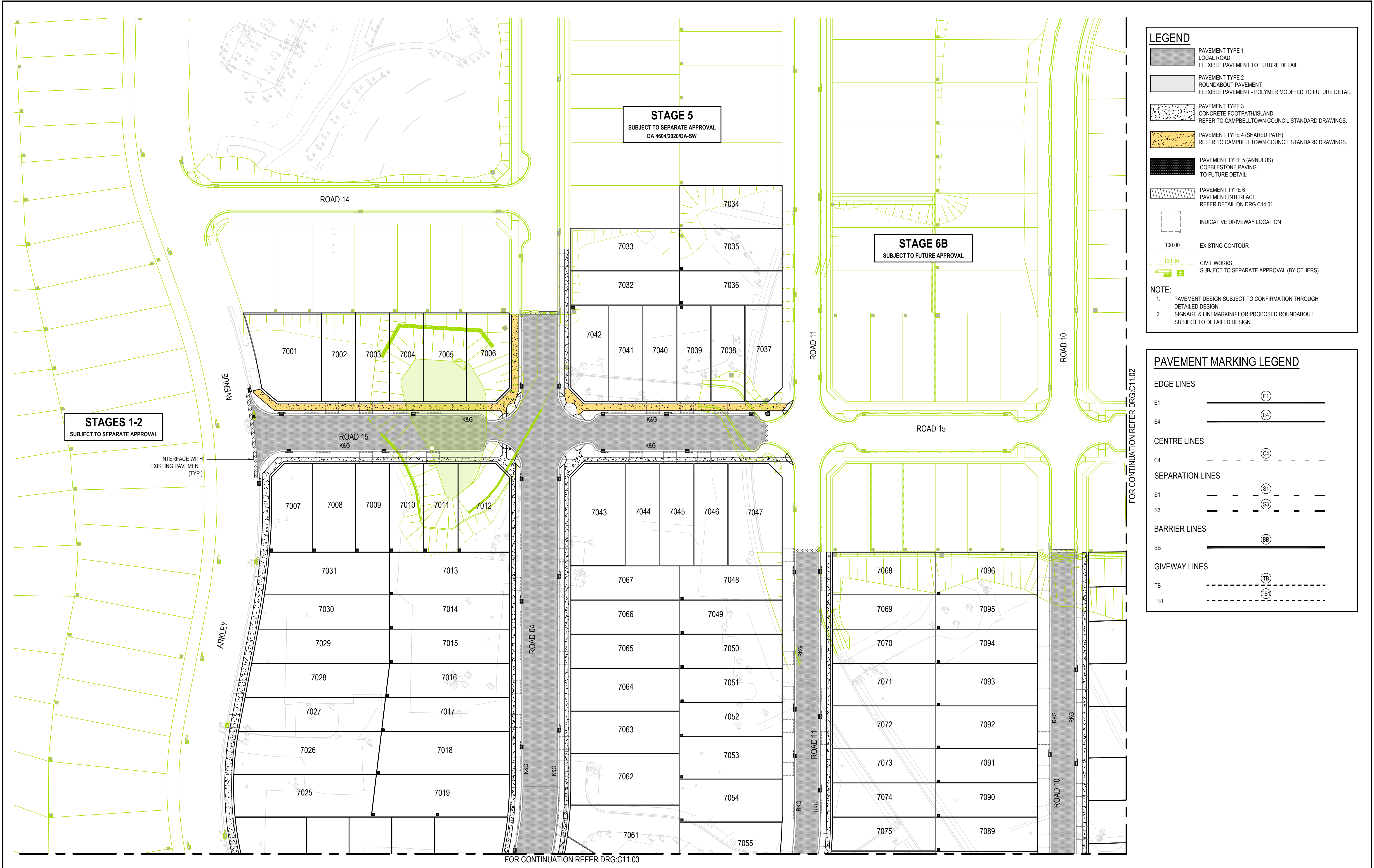


Land and  
Housing  
Corporation



Project CLAYMORE STAGE 7 & 8 CIVIL ENGINEERING WORKS	Scale AS SHOWN	<div>FOR INFORMATION ONLY</div> <div>NOT TO BE USED FOR CONSTRUCTION</div>	
	Date 12/04/2024		
Title ROAD LONGITUDINAL SECTIONS SHEET 07	Size A1	Project Number/Drawing Number  220090-00-DA-C07.07	Revision  2
	Datum MGA2020		





**LEGEND**

PAVEMENT TYPE 1  
LOCAL ROAD  
FLEXIBLE PAVEMENT TO FUTURE DETAIL

PAVEMENT TYPE 2  
ROUNDBOUT PAVEMENT  
FLEXIBLE PAVEMENT - POLYMER MODIFIED TO FUTURE DETAIL

PAVEMENT TYPE 3  
CONCRETE FOOTPATH/ISLAND  
REFER TO CAMPBELLTOWN COUNCIL STANDARD DRAWINGS.

PAVEMENT TYPE 4 (SHARED PATH)  
REFER TO CAMPBELLTOWN COUNCIL STANDARD DRAWINGS.

PAVEMENT TYPE 5 (ANNULUS)  
COBBLESTONE PAVING  
TO FUTURE DETAIL

PAVEMENT TYPE 6  
PAVEMENT INTERFACE  
REFER DETAIL ON DRG C14.01

INDICATIVE DRIVEWAY LOCATION

100.00 EXISTING CONTOUR

100.00 CIVIL WORKS  
SUBJECT TO SEPARATE APPROVAL (BY OTHERS)

**NOTE:**

1. PAVEMENT DESIGN SUBJECT TO CONFIRMATION THROUGH DETAILED DESIGN.  
2. SIGNAGE & LINEMARKING FOR PROPOSED ROUNDBOUT SUBJECT TO DETAILED DESIGN.

**PAVEMENT MARKING LEGEND**

EDGE LINES

E1

E4

CENTRE LINES

C4

SEPARATION LINES

S1

S3

BARRIER LINES

BB

GIVEWAY LINES

TB

TB1

4	9/10/2024	ISSUED FOR DEVELOPMENT APPLICATION	SS	MC	RLE	MC
3	7/06/2024	ISSUED FOR DEVELOPMENT APPLICATION	SS	MC	RLE	MC
2	19/04/2024	ISSUED FOR DEVELOPMENT APPLICATION	SS	MC	RLE	MC
1	12/04/2024	ISSUED FOR DRAFT DEVELOPMENT APPLICATION	SS	MC	RLE	MC
REV.	DATE	DESCRIPTION	DRN.	DES.	VERIF.	APPD.

Client

**Land and Housing Corporation**

Scale

SCALE 1:500 @A1

North

Enspire Solutions Pty Ltd  
Level 4, 153 Walker Street, North Sydney NSW 2060  
ABN: 71 624 801 690  
Phone: 02 9922 6135

Project

CLAYMORE STAGE 7 & 8  
CIVIL ENGINEERING WORKS

Title

PAVEMENT, SIGNAGE AND  
LINEMARKING PLAN  
SHEET 01

Scale

1:500

Date

12/04/2024

Size

A1

Datum

MGA2020

Status

**FOR INFORMATION ONLY**  
NOT TO BE USED FOR CONSTRUCTION

Project Number/Drawing Number

220090-00-DA-C11.01

Revision

4



FOR CONTINUATION REFER DRG:C11.01



FOR CONTINUATION REFER DRG:C11.04

**LEGEND**

PAVEMENT TYPE 1  
LOCAL ROAD  
FLEXIBLE PAVEMENT TO FUTURE DETAIL

PAVEMENT TYPE 2  
ROUNDBOUT PAVEMENT  
FLEXIBLE PAVEMENT - POLYMER MODIFIED TO FUTURE DETAIL

PAVEMENT TYPE 3  
CONCRETE FOOTPATH/ISLAND  
REFER TO CAMPBELLTOWN COUNCIL STANDARD DRAWINGS

PAVEMENT TYPE 4 (SHARED PATH)  
REFER TO CAMPBELLTOWN COUNCIL STANDARD DRAWINGS

PAVEMENT TYPE 5 (ANNULUS)  
COBBLESTONE PAVING  
TO FUTURE DETAIL

PAVEMENT TYPE 6  
PAVEMENT INTERFACE  
REFER DETAIL ON DRG C14.01

INDICATIVE DRIVEWAY LOCATION

100.00

EXISTING CONTOUR

100.00

CIVIL WORKS  
SUBJECT TO SEPARATE APPROVAL (BY OTHERS)

**NOTE:**

1. PAVEMENT DESIGN SUBJECT TO CONFIRMATION THROUGH DETAILED DESIGN.

2. SIGNAGE & LINEMARKING FOR PROPOSED ROUNDBOUT SUBJECT TO DETAILED DESIGN.

**PAVEMENT MARKING LEGEND**

EDGE LINES

E1

E4

CENTRE LINES

C4

SEPARATION LINES

S1

S3

BARRIER LINES

BB

GIVEWAY LINES

TB

TB1

REV.	DATE	DESCRIPTION	DRN.	DES.	VERIF.	APPD.
4	24/10/2024	ISSUED FOR DEVELOPMENT APPLICATION	SS	MC	RLE	MC
3	7/06/2024	ISSUED FOR DEVELOPMENT APPLICATION	SS	MC	RLE	MC
2	19/04/2024	ISSUED FOR DEVELOPMENT APPLICATION	SS	MC	RLE	MC
1	12/04/2024	ISSUED FOR DRAFT DEVELOPMENT APPLICATION	SS	MC	MC	MC

Client

**Land and Housing Corporation**

Scale

01020304050m

SCALE 1:500

@A1

North

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Enspire Solutions Pty Ltd  
Level 4, 153 Walker Street, North Sydney NSW 2060  
ABN: 71 624 801 690  
Phone: 02 9922 6135

Project  
CLAYMORE STAGE 7 & 8  
CIVIL ENGINEERING WORKS

Title  
PAVEMENT, SIGNAGE AND  
LINEMARKING PLAN  
SHEET 02

Scale  
1:500

Date  
12/04/2024

Size  
A1

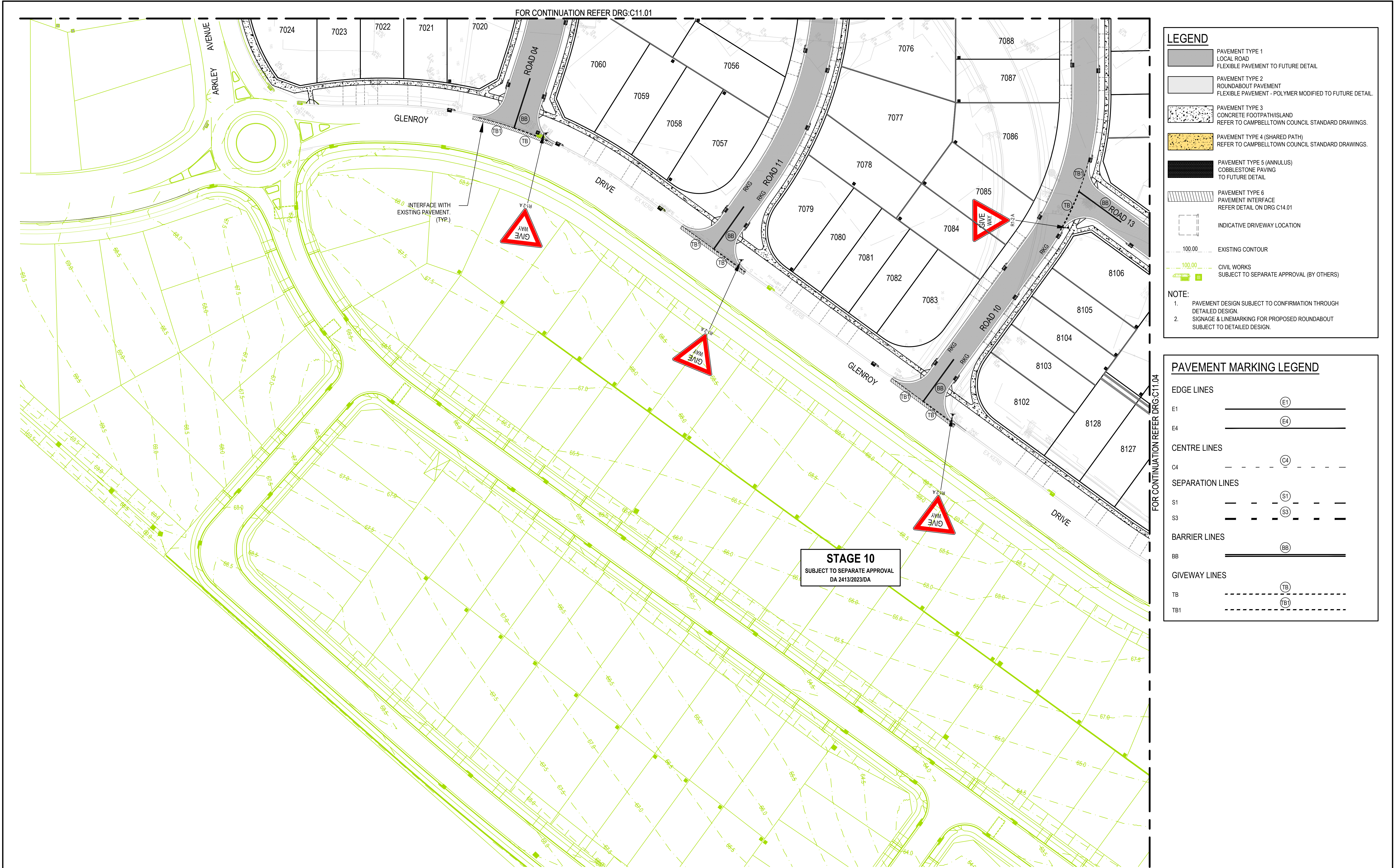
Datum  
MGA2020

Status  
**FOR INFORMATION ONLY**  
NOT TO BE USED FOR CONSTRUCTION

Project Number/Drawing Number  
**220090-00-DA-C11.02**

Revision  
**4**





REV.	DATE	DESCRIPTION	DRN.	DES.	VERIF.	APPD.
4	9/10/2024	ISSUED FOR DEVELOPMENT APPLICATION	SS	MC	RLE	MC
3	7/06/2024	ISSUED FOR DEVELOPMENT APPLICATION	SS	MC	RLE	MC
2	19/04/2024	ISSUED FOR DEVELOPMENT APPLICATION	SS	MC	RLE	MC
1	12/04/2024	ISSUED FOR DRAFT DEVELOPMENT APPLICATION	SS	MC		MC

Client

**Land and Housing Corporation**

Scale

0 10 20 30 40 50m

SCALE 1:500 @A1

North

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**enspire**

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Level 4, 153 Walker Street, North Sydney NSW 2060  
ABN: 71 624 801 690  
Phone: 02 9922 6135

Project  
CLAYMORE STAGE 7 & 8  
CIVIL ENGINEERING WORKS

Title  
PAVEMENT, SIGNAGE AND  
LINEMARKING PLAN  
SHEET 03

Scale  
1:500

Date  
12/04/2024

Size  
A1

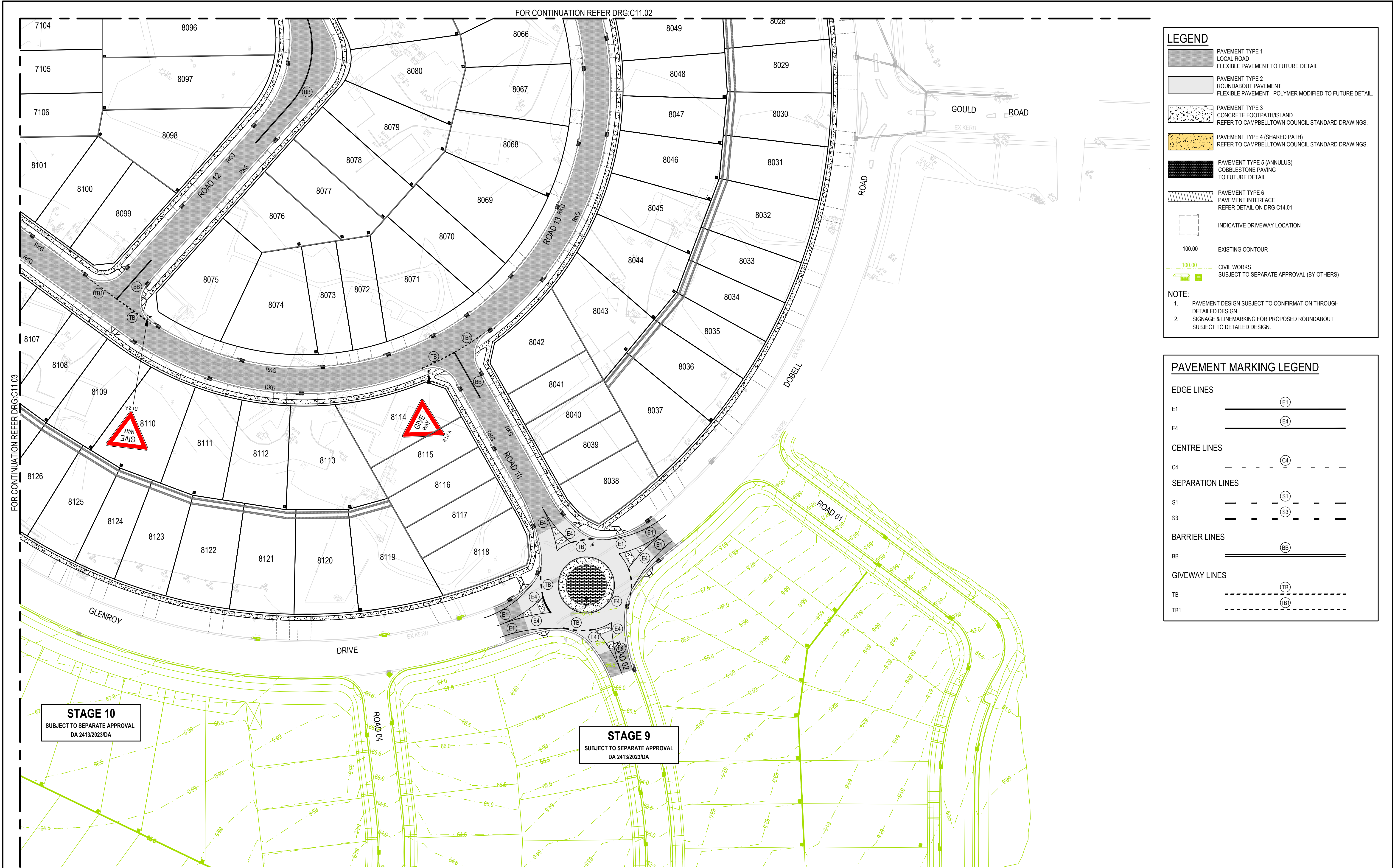
Datum  
MGA2020

Status  
**FOR INFORMATION ONLY**  
NOT TO BE USED FOR CONSTRUCTION

Project Number/Drawing Number  
**220090-00-DA-C11.03**

Revision  
**4**





**LEGEND**

PAVEMENT TYPE 1  
LOCAL ROAD  
FLEXIBLE PAVEMENT TO FUTURE DETAIL

PAVEMENT TYPE 2  
ROUNDBOUT PAVEMENT  
FLEXIBLE PAVEMENT - POLYMER MODIFIED TO FUTURE DETAIL

PAVEMENT TYPE 3  
CONCRETE FOOTPATH/ISLAND  
REFER TO CAMPBELLTOWN COUNCIL STANDARD DRAWINGS.

PAVEMENT TYPE 4 (SHARED PATH)  
REFER TO CAMPBELLTOWN COUNCIL STANDARD DRAWINGS.

PAVEMENT TYPE 5 (ANNULUS)  
COBBLESTONE PAVING  
TO FUTURE DETAIL

PAVEMENT TYPE 6  
PAVEMENT INTERFACE  
REFER DETAIL ON DRG C14.01

INDICATIVE DRIVEWAY LOCATION

100.00 EXISTING CONTOUR

100.00 CIVIL WORKS  
SUBJECT TO SEPARATE APPROVAL (BY OTHERS)

**NOTE:**

- PAVEMENT DESIGN SUBJECT TO CONFIRMATION THROUGH DETAILED DESIGN.
- SIGNAGE & LINEMARKING FOR PROPOSED ROUNDBOUT SUBJECT TO DETAILED DESIGN.

**PAVEMENT MARKING LEGEND**

**EDGE LINES**

E1

E4

**CENTRE LINES**

C4

**SEPARATION LINES**

S1

S3



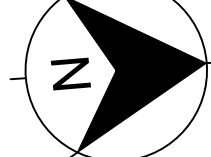

**BARRIER LINES**

BB

**GIVEWAY LINES**


TB

TB1

Client				Scale				North				Project				Scale				Status			
 Land and Housing Corporation				 SCALE 1:500 @A1												1:500				FOR INFORMATION ONLY NOT TO BE USED FOR CONSTRUCTION			
The copyright of this drawing remains with Enspire Solutions Pty Ltd and must not be copied wholly or in part without the permission of Enspire Solutions Pty Ltd.				Enspire Solutions Pty Ltd Level 4, 153 Walker Street, North Sydney NSW 2060 ABN: 71 624 801 690 Phone: 02 9922 6135				Project CLAYMORE STAGE 7 & 8 CIVIL ENGINEERING WORKS				Date 12/04/2024				Size A1				Project Number/Drawing Number 220090-00-DA-C11.04			
REV. DATE DESCRIPTION DRN. DES. VERIF. APPD.				Title PAVEMENT, SIGNAGE AND LINEMARKING PLAN SHEET 04				Datum MGA2020				Revision 4											
4	9/10/2024	ISSUED FOR DEVELOPMENT APPLICATION	SS	MC	RLE	MC																	
3	7/06/2024	ISSUED FOR DEVELOPMENT APPLICATION	SS	MC	RLE	MC																	
2	19/04/2024	ISSUED FOR DEVELOPMENT APPLICATION	SS	MC	RLE	MC																	
1	12/04/2024	ISSUED FOR DRAFT DEVELOPMENT APPLICATION	SS	MC	RLE	MC																	
















Legend

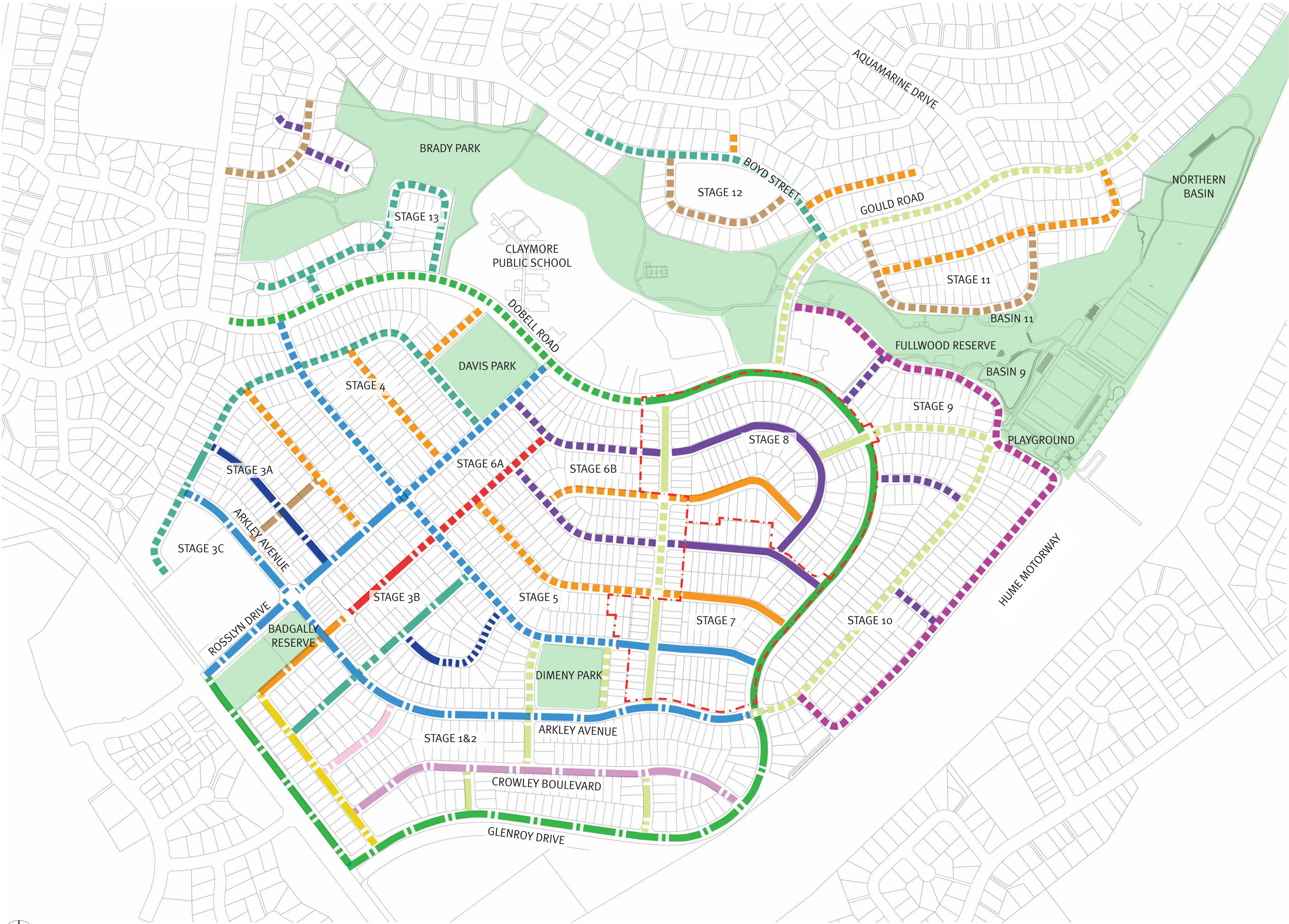
 Extent of Stage 7 & 8 works

EXISTING (Stage 1-2, Stage 3A, Stage 3B):

PROPOSED:

TO BE DELIVERED AS PART OF SEPARATE STAGES:

-  Acer x freemanii 'Jeffersred'
-  Angophora bakeri
-  Angophora floribunda
-  Corymbia maculata
-  Cupaniopsis anacardioides
-  Eucalyptus crebra
-  Eucalyptus punctata
-  Eucalyptus sideroxylon
-  Lagerstroemia indica
-  Platanus orientalis
-  Pyrus ussuriensis
-  Tristaniopsis laurina
-  Waterhousea floribunda



Client



Project Manager



Revisions

Issue	Date	Description
ADV	29.05.24	DRAFT FOR COMMENT
A	31.05.24	FOR DA

Drawn	Check
BL	CB
BL	CB

JMD design



190 James Street  
Redfern NSW 2016  
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Project  
Claymore Stage 7&8  
Drawing Title  
Street Tree Hierarchy Masterplan

Date  
May 2025  
Scale  
1:3000 @ A1 / 1:6000 @ A3

Drawing No. Issue No.  
L03 A



Legend

- Extent of works
- Sheet join line
- Lots layout
- Turf
- Mass planting along wide verge
- Concrete footpath  
1.2m wide
- Indicative driveway location
- Stormwater line and pits (Final location TBC).  
Refer Civil Engineer's documentation
- Retaining wall along the lot boundary by  
others. Refer Civil Engineer's documentation
- Trees to be removed and salvaged. Refer  
Arborist report.

Indicative Street Tree Schedule

Sym	Botanical Name	Common Name	Height & Spread @ Maturity	Install Pot Size
Street Tree Planting				
Local Road - Road 10 & Road 11				
<div></div>	Angophora bakeri	Narrow-leaved Rough-barked Apple	10x8	75L
<div></div>	Corymbia maculata	Spotted Gum	20x15	75L
Main Road - Glenroy Drive				
<div></div>	Eucalyptus crebra	Narrow- Leaved Ironbark	11x8	75L





Legend

- Extent of works
- Sheet join line
- Lots layout
- Turf
- Mass planting along shareway/wide verge
- Extent of continuous structural soil tree pit along and under shareway
- Concrete footpath  
1.2m wide
- Concrete Shareway  
2m wide
- Indicative driveway location
- Stormwater line and pits (Final location TBC).  
Refer Civil Engineer's documentation
- Retaining wall along the lot boundary by  
others. Refer Civil Engineer's documentation
- Trees to be removed and salvaged. Refer  
Arborist report.

Indicative Street Tree Schedule

Sym	Botanical Name	Common Name	Height & Spread @ Maturity	Install Pot Size
Street Tree Planting				
Local Road - Arkley Avenue, Road 04, Road 11 & Road 15				
<div></div>	Angophora bakeri	Narrow-leaved Rough-barked Apple	10x8	75L
<div></div>	Angophora floribunda	Rough-barked Apple	18x10	75L
<div></div>	Pyrus ussuriensis	Ussurian Pear	12x7	75L
Main Road - Glenroy Drive				
<div></div>	Eucalyptus crebra	Narrow- Leaved Ironbark	11x8	75L



Client



Project Manager



Revisions

Issue	Date	Description
ADV	29.05.24	DRAFT FOR COMMENT
A	31.05.24	FOR DA
B	13.06.24	FOR DA
C	13.09.24	FOR DA/RFI
D	13.11.24	FOR DA/RFI
E	02.05.25	FOR DA/RFI

Drawn	Check
BL	CB
BL	CB
BL	CB
BL/NA	CB
BL/NA	CB
BL	CB

JMD design



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Project  
Claymore Stage 7&8  
Drawing Title  
Stage 7 - Streetscape Plan 02

Date  
May 2025  
Scale  
1:500 @ A1 / 1:1000 @ A3

Drawing No. Issue No.  
L05 E



Legend

- Extent of works
- Sheet join line
- 7100

7101

Lots layout
- Turf
- Mass planting along shareway/wide verge
- Extent of continuous structural soil tree pit along and under shareway
- Concrete footpath  
1.2m wide
- Concrete Shareway  
2m wide
- Indicative driveway location
- Stormwater line and pits (Final location TBC).  
Refer Civil Engineer's documentation
- Retaining wall along the lot boundary by others.  
Refer Civil Engineer's documentation
- Trees to be removed and salvaged. Refer Arborist report.

Indicative Street Tree Schedule

Sym	Botanical Name	Common Name	Height & Spread @ Maturity	Install Pot Size
Street Tree Planting				
Local Road - Road 12, Road 13 & Road 15				
<div></div>	<i>Angophora bakeri</i>	Narrow-leaved Rough-barked Apple	10x8	75L
<div></div>	<i>Angophora floribunda</i>	Rough-barked Apple	18x10	75L
<div></div>	<i>Corymbia maculata</i>	Spotted Gum	20x15	75L
Main Road - Dobell Road				
<div></div>	<i>Eucalyptus crebra</i>	Narrow-Leaved Ironbark	11x8	75L

Stage 8 - Streetscape Plan 01



Client



Project Manager



Revisions

Issue	Date	Description
ADV	29.05.24	DRAFT FOR COMMENT
A	31.05.24	FOR DA
B	13.06.24	FOR DA
C	13.09.24	FOR DA/RFI
D	13.11.24	FOR DA/RFI

Drawn	Check
BL	CB
BL	CB
BL	CB
BL/NA	CB
BL/NA	CB

JMD design



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Project  
Claymore Stage 7&8  
Drawing Title  
Stage 8 - Streetscape Plan 01

Date  
May 2025  
Scale  
1:500 @ A1 / 1:1000 @ A3

Drawing No.  
Lo6  
Issue No.  
D



Legend

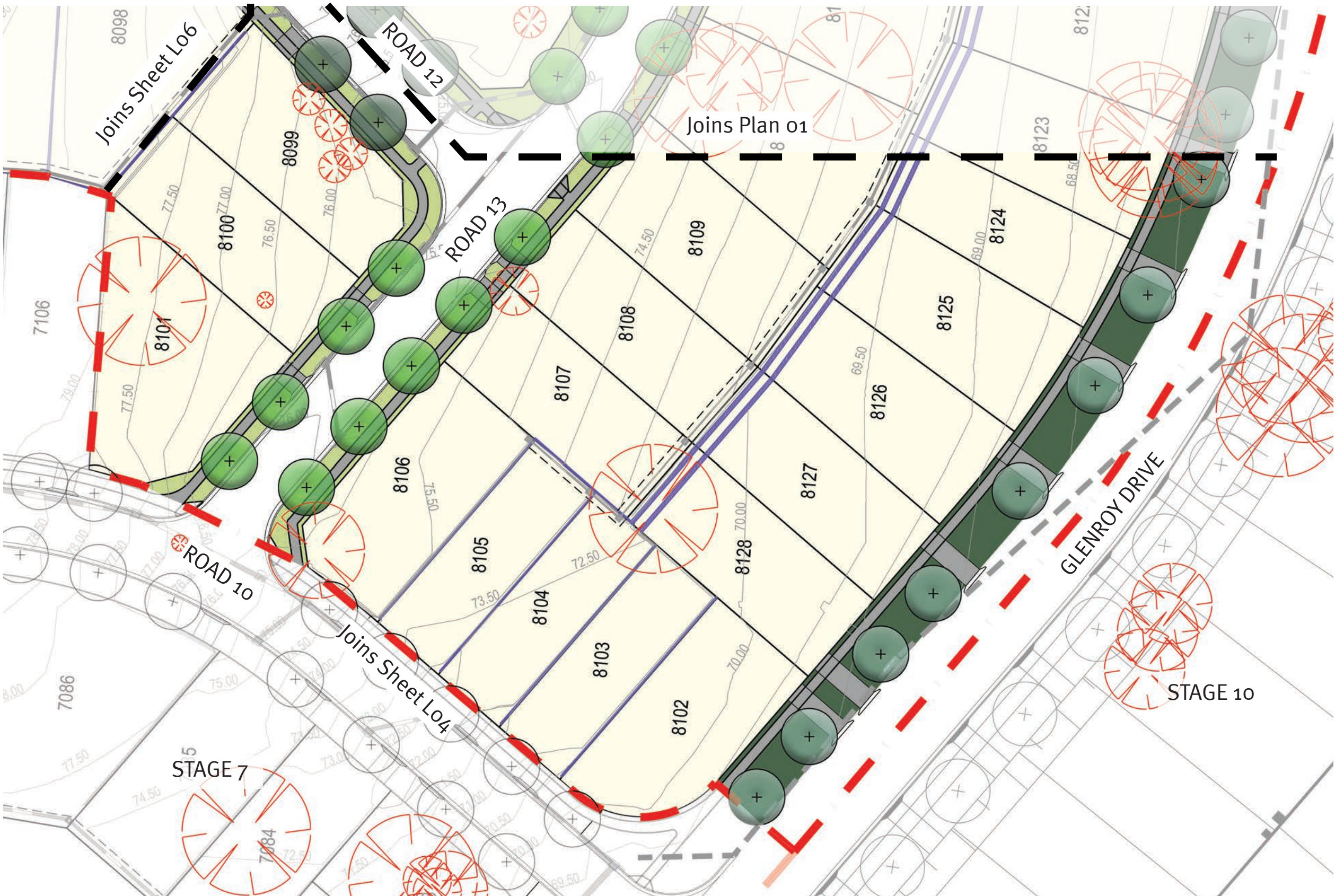
- Extent of works
- Sheet join line
- 7100

7101

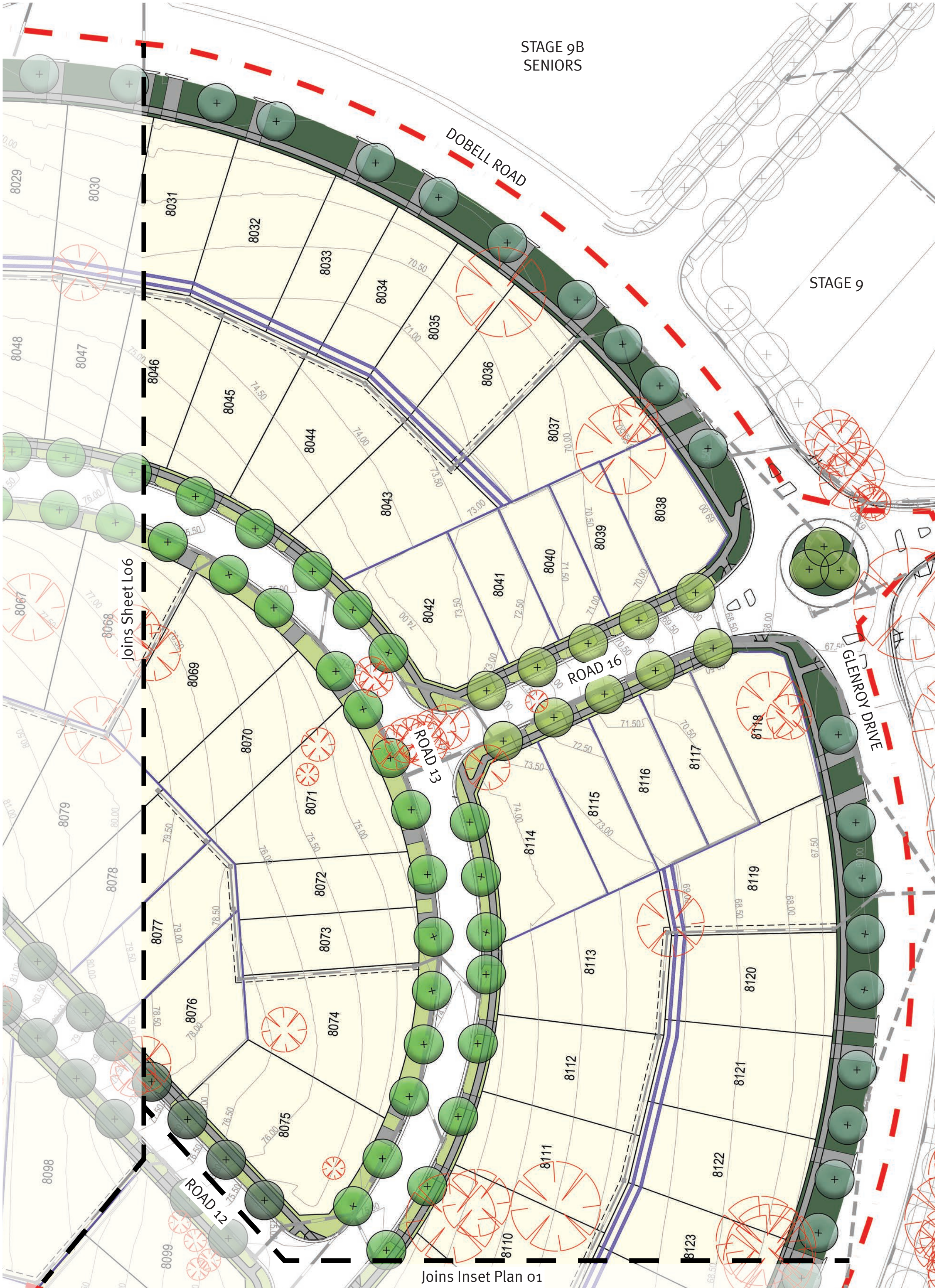
Lots layout
- Turf
- Mass planting along wide verge and to roundabout
- Concrete footpath  
1.2m wide
- Indicative driveway location
- Stormwater line and pits (Final location TBC).  
Refer Civil Engineer's documentation
- Retaining wall along the lot boundary by  
others. Refer Civil Engineer's documentation
- Trees to be removed and salvaged. Refer  
Arborist report.

Indicative Street Tree Schedule

Sym	Botanical Name	Common Name	Height & Spread @ Maturity	Install Pot Size
Street Tree Planting				
Local Road - Road 12, Road 13 & Road 16				
	Angophora bakeri	Narrow-leaved Rough-barked Apple	10x8	75L
	Angophora floribunda	Rough-barked Apple	18x10	75L
	Corymbia maculata	Spotted Gum	20x15	75L
Main Road - Dobell Road & Glenroy Drive				
	Eucalyptus crebra	Narrow-Leaved Ironbark	11x8	75L



INSET PLAN 01



PLAN 01

Client



Project Manager



Revisions

Issue	Date	Description
ADV	29.05.24	DRAFT FOR COMMENT
A	31.05.24	FOR DA
B	13.06.24	FOR DA
C	13.09.24	FOR DA/RFI
D	13.11.24	FOR DA/RFI
E	02.05.25	FOR DA/RFI

Drawn	Check
BL	CB
BL	CB
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BL/NA	CB
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BL	CB

JMD design



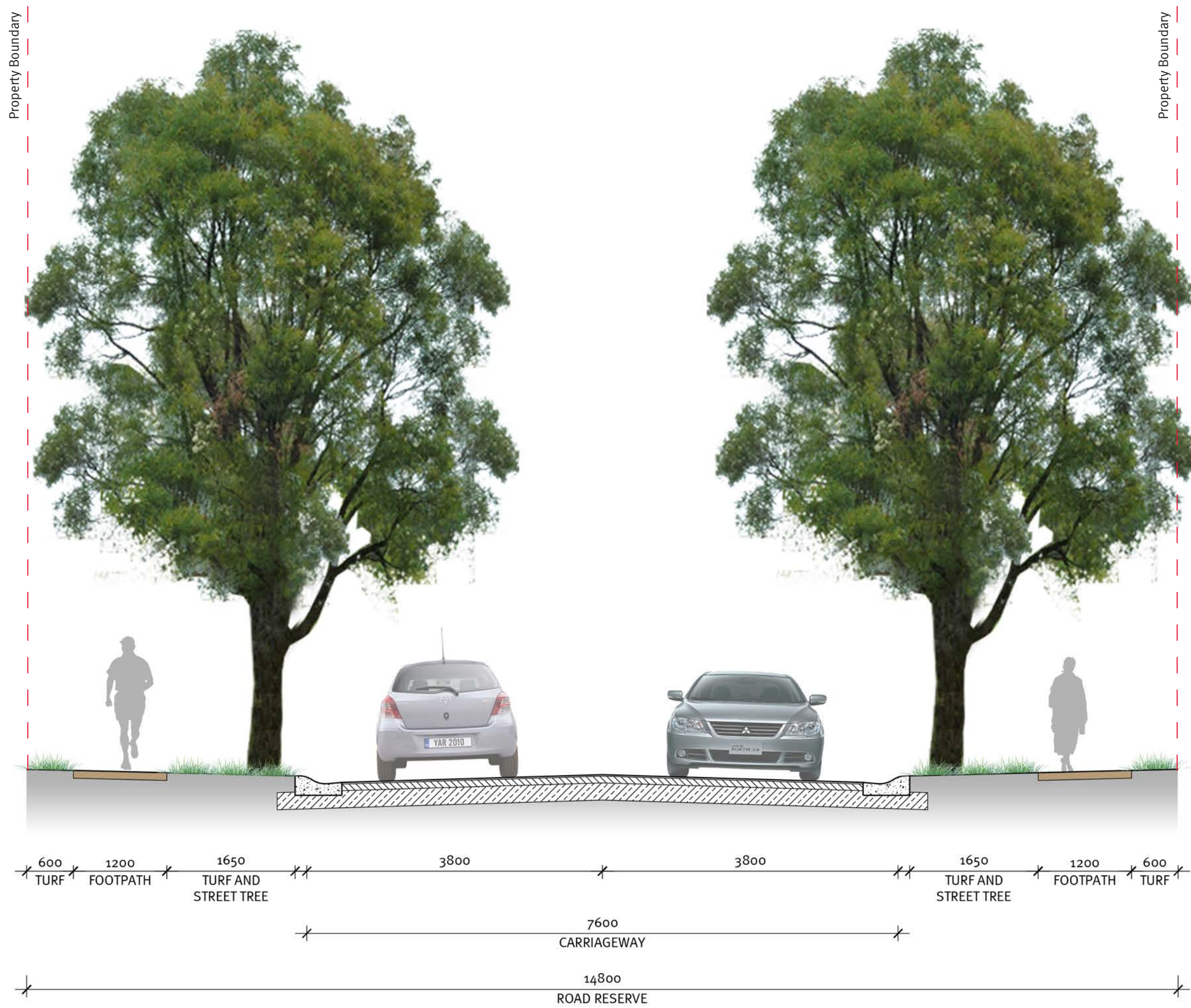
190 James Street  
Redfern NSW 2016  
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Project  
Claymore Stage 7&8  
Drawing Title  
Stage 8 - Streetscape Plan 02

Date  
May 2025  
Scale  
1:500 @ A1 / 1:1000 @ A3

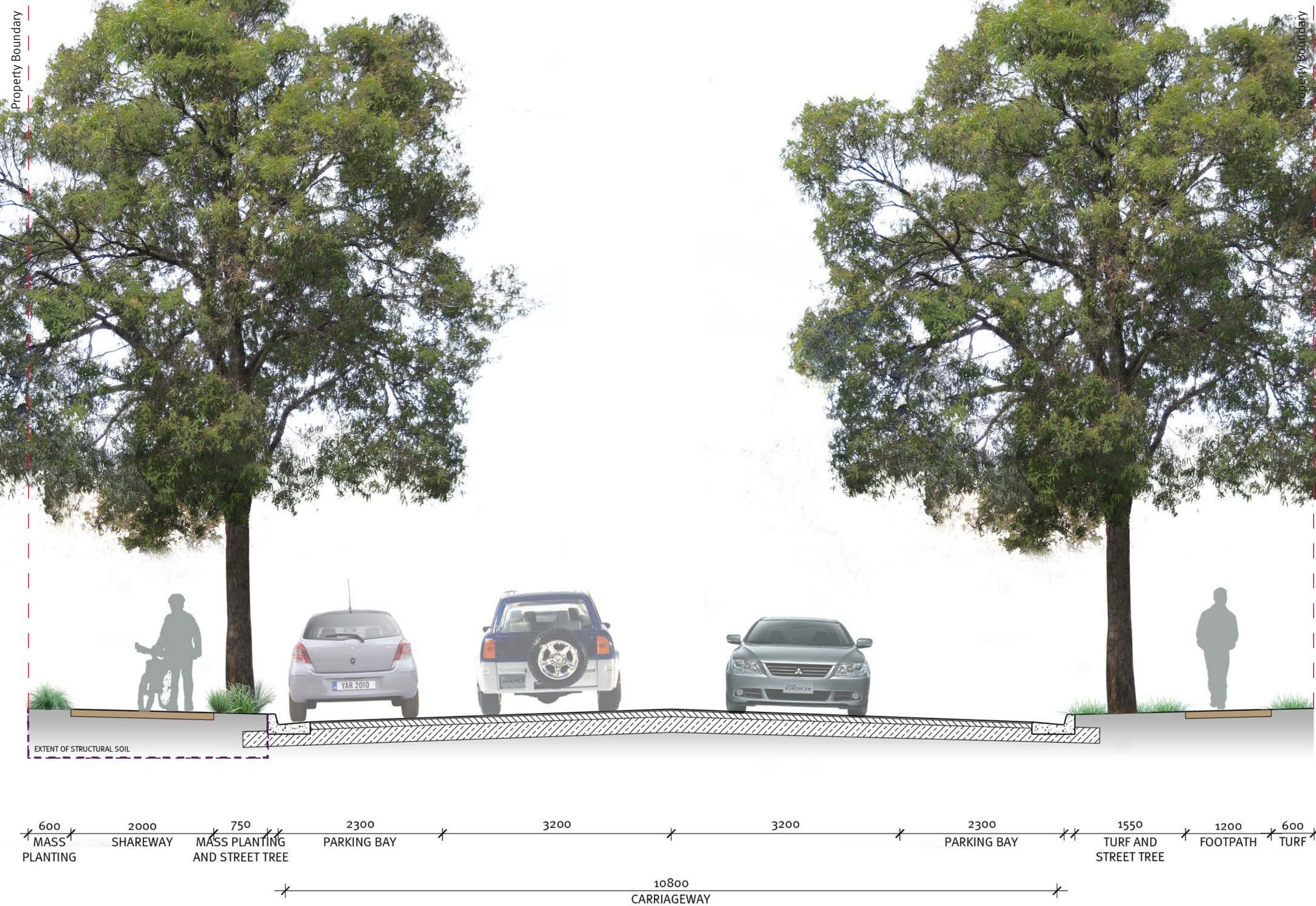
Drawing No. Issue No.  
L07 E





Section A - Road 12, 13 & 16  
1:50 @ A1 / 1:100 @ A3

1:50 @ A1 0 1 2m



Section B - Road 04 & 15  
1:50 @ A1 / 1:100 @ A3

1:50 @ A1 0 1 2m

Client



Project Manager



Revisions

Issue	Date	Description
ADV	29.05.24	DRAFT FOR COMMENT
A	31.05.24	FOR DA
B	13.06.24	FOR DA
C	02.05.25	FOR DA/RFI

Drawn	Check
BL	CB
BL	CB
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BL	CB

JMD design



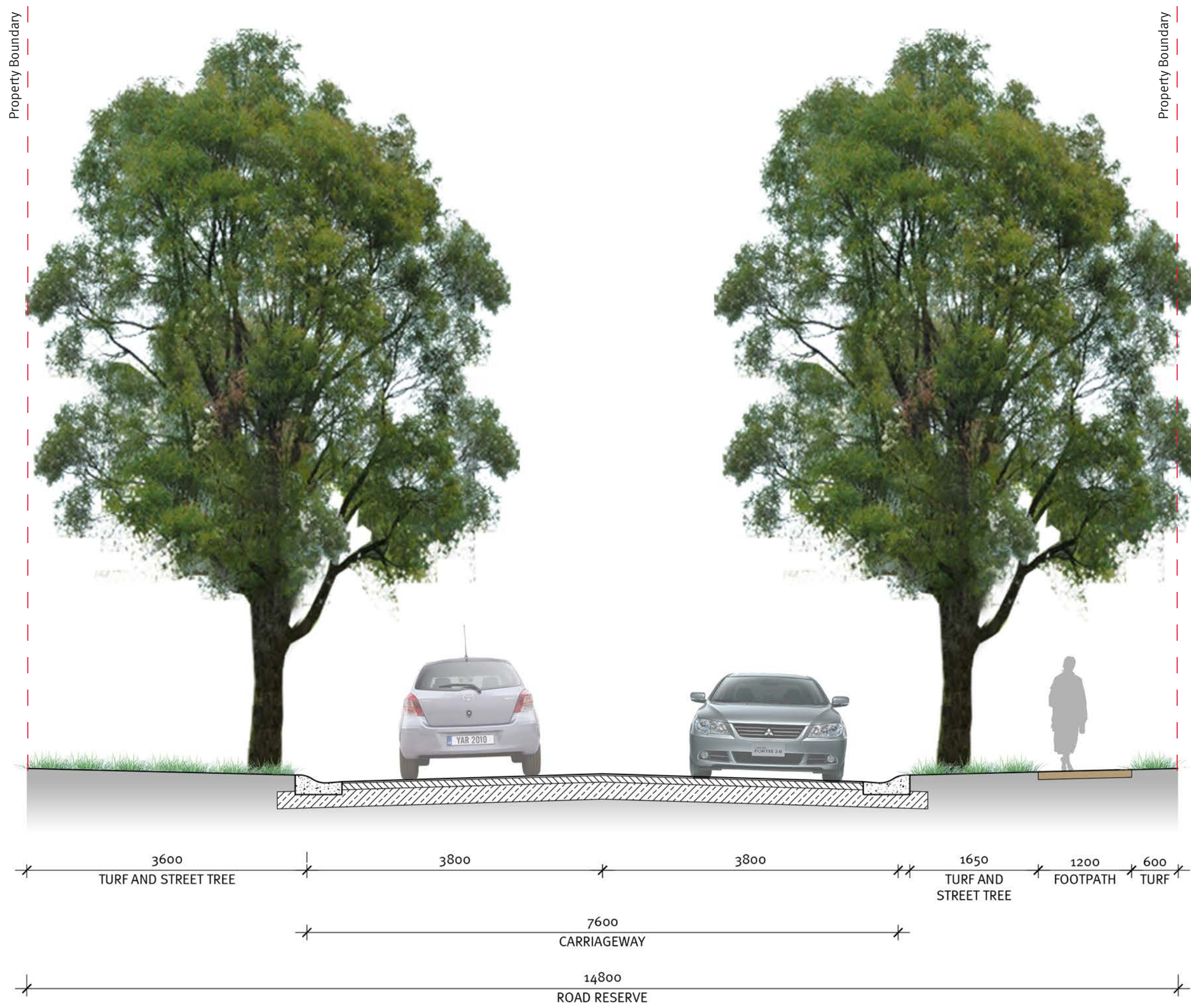
190 James Street  
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Project  
Claymore Stage 7&8  
Drawing Title  
Streetscape Sections 01

Date  
May 2025  
Scale  
1:50 @ A1 / 1:100 @ A3

Drawing No. Issue No.  
Lo8 C





Section C - Road 10, 11 & 13  
1:50 @ A1 / 1:100 @ A3

1:50 @ A1 0 1 2m



Section D - Road 04  
1:50 @ A1 / 1:100 @ A3

1:50 @ A1 0 1 2m

Client



Project Manager



Revisions

Issue	Date	Description
A	13.09.24	FOR DA/RFI
B	02.05.25	FOR DA/RFI

Drawn	Check
BL/NA	CB
BL	CB

JMD design



190 James Street  
Redfern NSW 2016  
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info@jmddesign.com.au

Project  
Claymore Stage 7&8  
Drawing Title  
Streetscape Sections 02

Date  
May 2025  
Scale  
1:50 @ A1 / 1:100 @ A3

Drawing No.	Issue No.
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