

COUNCIL FINAL ASSESSMENT REPORT

PLANNING PANEL

PANEL REFERENCE & DA NUMBER	PPSSWC-435 - 2672/2024/DA-C
PROPOSAL	Emergency services facility comprised of the Georges River Fire Brigade Building and associated works including site civil works, fencing, driveways, parking, sewage management system and ancillary structures/signage
ADDRESS	Lot 2 DP 1273630, Lot 100 Hansens Road, Minto Heights
APPLICANT	Department of Primary Industries and Regional Devt
OWNER	Campbelltown City Council
DA LODGEMENT DATE	08-Aug-2024
APPLICATION TYPE	Crown Development Application
REGIONALLY SIGNIFICANT CRITERIA	Clause 3 and 4, Schedule 6 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> : Crown development with a CIV of more than \$5 million
CIV	\$5,889,821.00 (excluding GST)
CLAUSE 4.6 REQUESTS	Nil
KEY SEPP/LEP	State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Precincts – Western Parkland City) 2021 2021 State Environmental Planning Policy (Industry and Employment) 2021 Campbelltown Local Environmental Plan 2015
TOTAL & UNIQUE SUBMISSIONS KEY ISSUES IN SUBMISSIONS	Nil
DOCUMENTS SUBMITTED FOR CONSIDERATION	<ul style="list-style-type: none"> - Recommended condition of consent - Architectural plans - Landscape plans - Civil plans - Compliance tables - BCA report - Bushfire assessment report - Preliminary biodiversity impact assessment - Waste management plan - Geotechnical investigation - Preliminary site investigation update - AHIM search - Cost estimate report
SPECIAL INFRASTRUCTURE CONTRIBUTIONS (S7.24)	N/A
RECOMMENDATION	Approval
DRAFT CONDITIONS TO APPLICANT	YES
SCHEDULED MEETING DATE	
PLAN VERSION	N/A
PREPARED BY	Ellise Mangion, Senior Planner

EXECUTIVE SUMMARY

The development application (DA 2672/2024/DA-C) seeks consent for the construction of an emergency services facility comprised of the Georges River Fire Brigade Building and associated works including site civil works, fencing, driveways, parking, sewage management system and ancillary structures/signage.

The application has been lodged on behalf of The Department of Primary Industries and Regional Development Council at Lot 100 Hansens Road, Minto Heights. The site is owned by Campbelltown City Council.

The subject site is known as Lot 2 in Deposited Plan 1273630, Lot 100 Hansens Road, Minto Heights. The site is irregular in shape with an area of 1.68 hectares. The site has a frontage to Hansens Road of 65.984m. The site is vacant and is predominantly grassed with a small stand of trees at the rear.

The site is subject to the provisions of the Campbelltown Local Environmental Plan 2015 (CLEP 2015) and is zoned RE1 Open Space and is classified as operational land. An emergency services facility is permitted with consent.

The principal planning controls relevant to the proposal include the State Environmental Planning Policy (Biodiversity and Conservation) 2021, State Environmental Planning Policy (Industry and Employment) 2021, State Environmental Planning Policy (Planning Systems) 2021, State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Precincts- Western Parkland City) 2021, State Environmental Planning Policy (Transport and Infrastructure) 2021, Campbelltown Local Environmental Plan 2015, the Campbelltown (Sustainable City) Development Control Plan 2015. The proposal is generally consistent with the provisions of the planning controls.

There were no concurrence requirements from agencies for the proposal and the application is not integrated development pursuant to Section 4.46 of the Environmental Planning and Assessment Act 1979 ('EP&A Act').

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

- Section 4.6 of the Resilience and Hazards SEPP for consideration of whether the land is contaminated.

The application was notified and publicly exhibited to adjoining or surrounding lands in accordance Campbelltown Community Participation Plan. No submissions were received to the proposal.

The application is referred to the Sydney Western City Planning Panel ('the Panel') as the development is 'regionally significant development', pursuant to Section 2.19(1) and Section 4 of Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021 as the proposal Crown development that has an estimated cost of more than \$5 million.

Following a detailed assessment of the proposal against the matters for consideration under Section 4.15(1) of the EP&A Act, the proposal may be supported. Pursuant to Section 4.16(1)(b) of the EP&A Act, DA 2672/2024/DA-C is recommended for approval subject to the attached conditions.

1. THE SITE AND LOCALITY

1.1 The Site

The subject site is legally described as Lot 2 in Deposited Plan 1273630, Lot 100 Hansens Road, Minto Heights. The site is irregular in shape with an area of 1.68 hectares. The site has a frontage to Hansens

Road of 65.984m. An unformed road bounds the southwest side of the site, electric power poles are located along the boundary of the property.

The site is vacant and has a small stand of trees to the rear of the site. The site does not have easements or restrictions on the site.

Site aerial is provided in **Figure 1** below.



Figure 1: Subject site within red outline (Source: Intramaps).



Figure 2: Current site.

1.2 The Locality

The site adjoins a vacant property known as 17B Hansens Road, Minto Heights (lot 100 DP 1032392). A vacant land corridor zoned SP2 Future Transport Corridor adjoins the site to the west and north. Peter meadows creek is located 170m to the northeast of the site.

The wider locality comprises rural residential development to the south and east of the site, open space to the south west of the site and low density residential development to the north west of the site. The site is located approximately 1.8km from Minto town centre.

2. THE PROPOSAL AND BACKGROUND

2.1 The Proposal

The proposal seeks consent for the construction of an emergency services facility comprised of the Georges River Fire Brigade Building and associated works including site civil works, fencing, driveways, parking, sewage management system and ancillary structures/signage.

The proposal involves:

- The Georges river brigade station comprises:
 - 3 engine bays
 - Store room
 - Cleaning room
 - 3 Staff offices
 - Training room
 - Multi purpose room
 - Brigade office
 - Amenities
 - Laundry
 - 2 change rooms
- The Macarthur Support Brigade building comprises:
 - 3 engine bays
 - Store room
 - Support office
 - Pipes and drums store
 - Pipes and drums bay
 - Amenities
 - Filling room
- Ancillary development includes:
 - Driveway
 - Rainwater tanks
 - 11 car parking spaces
 - Overflow parking (unsealed)
 - Waste bin storage
 - Fencing
 - Waste water system
 - Stormwater headwall
- Operation
 - Members will attend the site during emergency operations
 - The site will provide meetings and training on a monthly basis, open days, hazard reduction.
 - The RFS Pipes and Drums band will hold monthly meetings
 - Support brigade meetings will be held monthly.
 - District Staff will operate from the site 8 hours a day Monday to Friday for approximately 4-6 people.
 - District training will be held on a weekly basis 8 hours per day on Saturday and Sunday for a maximum of 30 people. (A full schedule of the meetings and operations are detailed on pages 20-22 of the SEE)



Figure 3: Site Plan (source: Havenhand Mather)

Table 1: Development Data

Control	Proposal
Site area	1.68 hectares
GFA	1048.15m ²
FSR (retail/residential)	N/A
Clause 4.6 Requests	No
No of apartments	N/A
Max Height	6.89m
Landscaped area	N/A
Car Parking spaces	11 spaces plus additional unmarked overflow parking
Setbacks	14.57m (front)

2.2 Background

The current Georges River Brigade station is aged and no longer fit for purpose, as it fails to offer adequate amenities for both members and vehicles. The station's outdated infrastructure presents numerous challenges that hinder the brigade's operational efficiency and member welfare. To enhance operational efficiency, ensure member welfare, and maintain high standards of training and preparedness, a new station is required to replace the current station with a facility that provides adequate amenities, proper vehicle accommodation, and dedicated meeting and training rooms.

Meetings were held between Council and the State Government prior to the lodgement of the application.

The development application was lodged on **8 August 2024**. A chronology of the development

application since lodgement is outlined below including the Panel's involvement (briefings, deferrals etc) with the application:

Table 2: Chronology of the DA

Date	Event
8 August 2024	DA lodged
19 August 2024	Exhibition of the application
4 October 2024	Request for Information from Council to applicant
29 October 2024	Panel briefing
15 November 2024	Draft conditions issued to applicant

2.3 Site History

The site was previously owned by the NSW State Government. The site was transferred from State Government ownership to Council ownership on 30 November 2021.

It was determined the site was contaminated and the site was required to be remediated prior to the transfer of the land to Council. The matter is further discussed in this report.

3. **STATUTORY CONSIDERATIONS**

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

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

These matters are further considered below.

It is noted that the proposal is not defined as:

- Integrated Development (under s4.46 EPAA 1979)
- Designated Development (under s4.10 EPAA 1979)
- Requiring concurrence/referral (under s4.13 EPAA 1979)

3.1 Biodiversity Conservation Act 2016

The Biodiversity Conservation Act 2016 (BC Act) protects species of threatened flora and fauna, endangered populations and endangered ecological communities and their habitats in NSW. The site is not mapped on the Biodiversity Values Map as shown below.

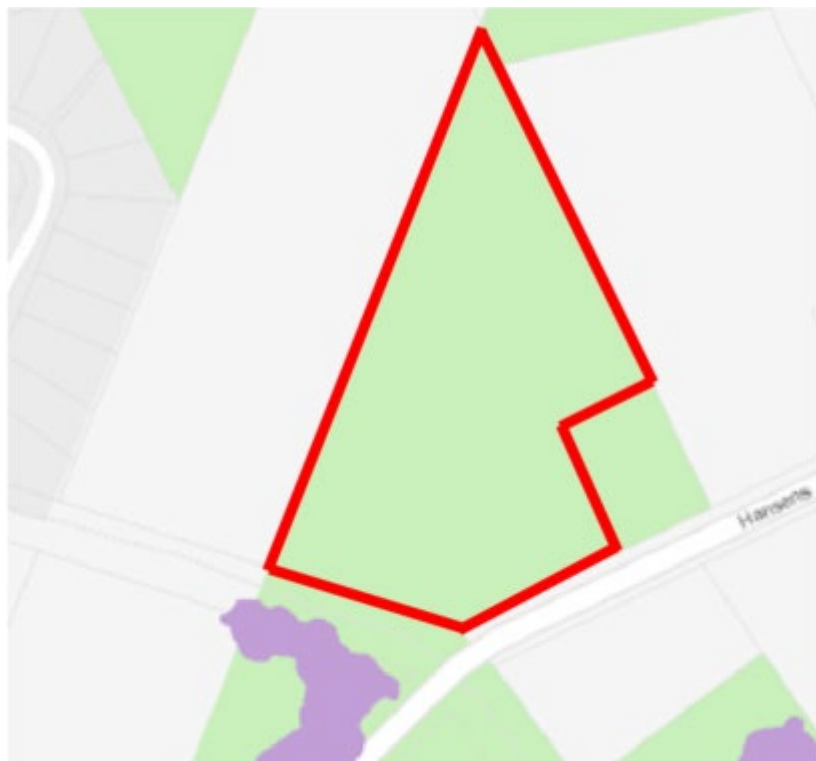


Figure 4: Biodiversity Values Map (source: NSW Government)

The site is predominantly agricultural planting and exotic species. The site is made up almost exclusively of weeds and other non-native groundcover species. The stand of trees in the north corner of the site consists of a small area of *Acacia decurrens*. The acacia trees occupy an area of 450m² (less than 3% of the total site area) and consists of approximately 20 mature trees up to six meters tall. No native understory or midstory species were identified in this smaller vegetation zone.

Several threatened species listed under the BC Act and the Environmental Protection and Biodiversity Conservation Act (EPBC Act) have potential to occur within the study region. However, based on habitat requirements and site conditions only a few were considered to have potential to be present on site. An Assessment of Significance was completed and determined the proposed works would not cause significant impact to these threatened species.

The BC Act 2016 biodiversity offset scheme entry triggers have not been met and a further assessment through a biodiversity development assessment report / species impact statement is not required. Therefore, referral to the Department of Climate Change, Energy, the Environment and Water under the EPBC Act is not required.

3.2 Rural Fires Act

Parts of the site are mapped as bush fire prone land (Vegetation Category 3) on the Bush Fire Prone Land Map see figure 5.



Figure 5: Bushfire map (Source: Intramaps).

Section 100B of the Rural Fires Act 1997 (RF Act) requires rural fire service (RFS) approval for development on bush fire prone land for a special fire protection purpose. However, the proposal is not defined as a special fire protection purpose in accordance with section 100B(6)) of this Act.

Clause 4.14 of the EP&A Act 1979 provides as follows:

- (1) *Development consent cannot be granted for the carrying out of development for any purpose (other than a subdivision of land that could lawfully be used for residential or rural residential purposes or development for a special fire protection purpose) on bush fire prone land (being land for the time being recorded as bush fire prone land on a relevant map certified under section 10.3(2)) unless the consent authority—*
- (a) is satisfied that the development conforms to the specifications and requirements of the version (as prescribed by the regulations) of the document entitled Planning for Bush Fire Protection prepared by the NSW Rural Fire Service in co-operation with the Department (or, if another document is prescribed by the regulations for the purposes of this paragraph, that document) that are relevant to the development (**the relevant specifications and requirements**), or*
 - (b) has been provided with a certificate by a person who is recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment stating that the development conforms to the relevant specifications and requirements.*

The applicant has submitted a bushfire assessment report prepared by a BPad Level 3 accredited consultant. The report makes the following recommendation:

The assessment indicates that the subject building will experience radiant heat levels of 29kW/m² as a result of foreseeable local bushfires under conditions of an FDI of 100. The expected radiant heat levels translate to a Bushfire Attack Level (BAL) on the building of BAL 29. Construction of any new development to BAL 29 specifications is 'primarily concerned with protection from ember attack and radiant heat up to and including 29kW/m².

Therefore, it is recommended that new construction comply with Sections 3 and 7 (BAL 29) of AS3959-2018 'Construction of buildings in bush fire-prone areas', as varied by the applicable additional construction requirements of the NSW Rural Fire Service Guideline Planning for Bush Fire Protection 2019 (PBP) section 7.5.

The submitted report satisfies Clause 4.14 (b) of the EP&A Act 1979. Conditions of consent have been included which are consistent with the recommendations within the report.

3.3 Environmental Planning Instruments, proposed instrument, development control plan, planning agreement and the regulations

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

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

The following Environmental Planning Instruments are relevant to this application:

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *Campbelltown Local Environmental Plan 2015;*

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

Table 3: Summary of Applicable Environmental Planning Instruments

EPI	Matters for Consideration	Comply (Y/N)
State Environmental Planning Policy (Biodiversity & Conservation) 2021	<p>Chapter 4: Koala Habitat Protection 2021</p> <p>The site is subject to the provisions of the Campbelltown Koala Plan of Management. The site does not contain core Koala Habitat. Due to the proximity to core koala habitat conditions have been included for koala safe fencing.</p> <p>Chapter 6: Water Catchments</p> <p>The site is identified on the Georges River Catchment Map as being within the Georges River Catchment. Appropriate soil and water management protocols are conditioned to ensure the development does not result in any adverse impacts to the Georges River or its tributaries. On that basis, the proposed development meets the relevant provisions of Chapter 6.</p>	Y
State Environmental Planning Policy (Industry and Employment) 2021	<p>Chapter 3: Advertising and Signage</p> <p>The proposal is satisfactory subject to a condition for the installation of signage.</p>	Y
State Environmental Planning Policy (Planning Systems) 2021	<p>Chapter 2: State and Regional Development</p> <p>Section 2.19(1) declares the proposal regionally significant development pursuant to Clause 4 of Schedule 6 as the applicant is the Crown.</p> <p>The application is being referred to the Sydney Western City Planning Panel to determine.</p>	Y
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	<p>Chapter 3: Sydney region growth centres</p> <p>The site is not located in the Greater Macarthur Growth Area.</p>	Y
State Environmental Planning Policy (Resilience & Hazards) 2021	<p>Chapter 4: Remediation of Land</p> <p>Section 4.6 - Contamination and remediation has been considered in the Preliminary Site Investigation Report and</p>	Y

EPI	Matters for Consideration	Comply (Y/N)
	the proposal is satisfactory subject to conditions.	
State Environmental Planning Policy (Transport and Infrastructure) 2021	Chapter 2: Infrastructure Section 2.48(2)(Determination of development applications—other development), the development is not located within close proximity to the telegraph poles adjacent to the site.	Y
Campbelltown Local Environmental Plan 2015	<ul style="list-style-type: none"> • Clause 2.3 – Permissibility and zone objectives • Clause 5.23 Public bushland • Clause 7.1 – Earthworks • Clause 7.4 – Salinity • Clause 7.5 Preservation of the natural environment • Clause 7.10 – Essential services • Clause 7.17 Development in zone RE1 	Y
Campbelltown (Sustainable City) Development Control Plan 2015	<ul style="list-style-type: none"> • Volume 1, Part 2 – Requirements applying to all types of development • Volume 1, Part 16 – Advertising and Signage 	Y

Consideration of the relevant SEPP's is outlined below.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 4 Koala Habitat Protection 2021

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

Campbelltown Council is a listed Koala Management Area. The site is over one hectare and includes the removal of 2 trees on the site. The site does not contain Core Koala Habitat. The application is required to be assessed in accordance with the Campbelltown Koala Plan of Management.

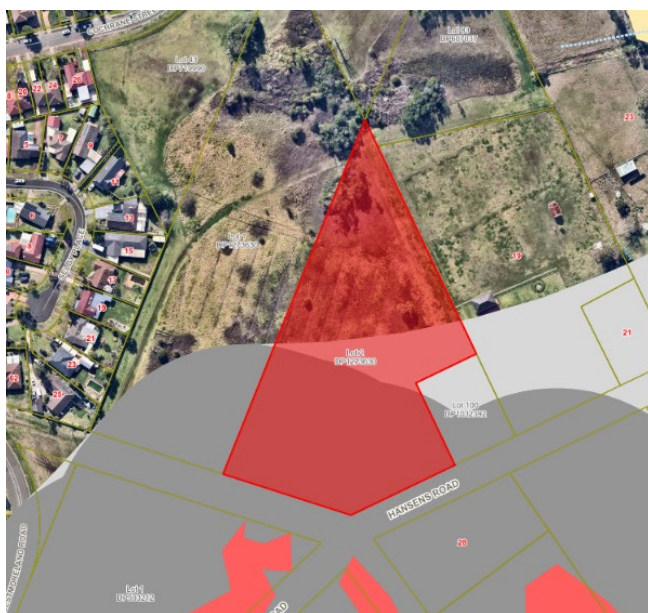


Figure 6: Koala Habitat map (Source: SSA)

A Vegetation assessment report has been undertaken in the preliminary biodiversity impact assessment report prepared by 4Pillars. The site does not contain Koala Feed Trees or shelter trees. Therefore, no further assessment is required. Relevant conditions have been recommended regarding property

fencing, given the proximity of the site to core koala habitat. The fencing would allow for the movement of koalas across the site.

The proposal is considered to comply with this chapter.

Chapter 6 Water catchments

Chapter 6 applies to land in the Georges River and Hawkesbury-Nepean Catchments. Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied the development ensures—

(a) the effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial, and

(b) the impact on water flow in a natural waterbody will be minimised.

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

State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3 Advertising and signage

Chapter 3 of this policy applies to all signage that under another environmental planning instrument signage can be displayed with or without consent and is visible from a public place.

The proposal includes 3 flush wall signs. The signs would not be illuminated and will contain the RFS logo and the name of the station. Two signs are located on the Brigade building and one sign is located on the support brigade building.

An assessment of the proposed signage in accordance with Schedule 5 is provided in Attachment C.

The proposal is consistent with this policy.

State Environmental Planning Policy (Planning Systems) 2021 (‘Planning Systems SEPP’)

Chapter 2: State and Regional Development

The proposal is *regionally significant development* pursuant to Section 2.19(1) as it satisfies the criteria in Clause 4 of Schedule 6 of the Planning Systems SEPP, as the proposal is for an emergency services facility on Council land and the application has been lodged by the Department of Primary Industries and Regional Development.

The Office of the Rural Fire Service is considered to have the status, privileges and immunities of the ‘Crown’, as defined within section 13A of the Interpretation Act 1997 and is therefore considered to represent the Crown for the purposes of the EP&A Act and this application.

The proposed works are Crown development on Council owned land over \$5 million dollars. The application is determined to be Regionally Significant Development and is required to be determined by the Sydney South West Planning Panel.

State Environmental Planning Policy (Precincts—Western Parkland City) 2021

Chapter 3: Sydney region growth centres

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

The subject site is not located within the boundaries of the Greater Macarthur Growth Area and is not subject to the provisions of the SEPP (Precincts - Western Parkland City) 2021.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4: Remediation of Land

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

Section 4.6 of Resilience and Hazards SEPP requires consent authorities to consider whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out. In order to consider this, a Preliminary Site Investigation ('PSI') has been prepared for the site. A Preliminary Site Investigation Update was undertaken by Geotechnique Pty Ltd in May 2024, with investigations including a review of historical site uses and previous reports.

A review of historical records confirmed that the site has most likely been used as agricultural land, since 1955 and may have been used for the same purpose prior to 1955. Dam usage occurred within the northern corner of the site between 1960 and 1974. Adjoining land to the north, east, and west appears to have been subject to similar land usage as the site.

A Preliminary Contamination Assessment (PCA) was carried out on the Proposal site in August 2019 (14506/1-AA). Based on the information obtained in preparation of this report, it was considered that the site had potential for contamination due to past and present site activities.

A Detailed Site Investigation (DSI) (14506/2-AA) was carried out to supplement the PCA with appropriate soil sampling and testing in order to ascertain whether the site is likely to present a risk of harm to human health and/or the environment.

Based on the PCA and DSI, four locations within the site contain asbestos (AF and FA, or ACM fragments) contaminated topsoil. Asbestos (AF and FA) presents a risk of harm to human health. ACM fragments present a potential risk of harm to human health. Therefore, remediation was deemed necessary.

Further to the PCA and DSI reports an Additional Contamination Assessment (ACA) and Remedial Action Plan (RAP) (14506/3-AA) was prepared for the site. Remediation works included the requirement for contaminated soils to be excavated and removed from Area 1 the site for off-site disposal.

Remediation of Area 1 was carried out on 13 July 2021 by Bassett Demolitions, generally in accordance with the RAP prepared by Geotechnique.

As a part of remediation, about 29.84 tonnes of asbestos contaminated soil were disposed by Bassett Demolitions at Brandown Quarry, Waste & Recycling Services, Cecil Park NSW 2178.

After completion of remediation, an asbestos assessor from AI Group carried out an asbestos clearance inspection and directed an Environmental Scientist from Geotechnique to recover validation samples from the excavation pit in Area 1 on 13 July 2021. The results of the clearance inspection and validation sampling concluded that asbestos contaminated soil had been removed from Area 1 to a satisfactory standard.

Following remediation and validation, concentrations of the contaminants of concern in remaining (exposed) soils were below the adopted validation criteria. No part of the site

demonstrated visual or olfactory evidence of contamination. Potential on-site source-pathway-receptor linkages requirements raised in the previous PCA (Geotechnique, 2019) were considered to have been assessed and where relevant, eliminated.

Based on review of previous assessments, the asbestos impacted topsoil identified in previous DSI Report (14506/2-AA Detailed Site Investigation) and ACA & RAP Report (14506/3-AA Additional Contamination Assessment & Remediation Action Plan) has been remediated as detailed in the Validation Report (14506/4-AA Validation Report) therefore the site no longer poses a risk to the environment and human health.

Based on the assessment of the provisions of Chapter 4, and the submitted Preliminary Site Investigation, Clause 4.6 of the SEPP in attachment C have been considered and the site is suitable for the intended use.

State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021 aims to facilitate the efficient delivery of transport and infrastructure projects, streamline the planning process, and ensure that development aligns with strategic transport objectives while minimising impacts on surrounding communities and the environment.

Chapter 2: Infrastructure

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

Clause 2.48 of the SEPP requires a proposal to be referred to Endeavour Energy where the development is located within or adjacent to an electrical easement or within 5m of overhead powerlines. The proposed works are not located within an electrical easement and the works are located over 20m from overhead powerlines on the adjacent site. Therefore, referral to Endeavor Energy is not required in this instance.

Clause 2.51 states development for the purpose of an emergency services facility may be carried out with consent by a public authority on any land. The proposal is consistent with this clause.

Clause 2.122 determines whether a development is defined as traffic generating development. The proposed development does not exceed the threshold requirements in Schedule 3 to be classified as traffic generating development. Therefore, the application was not required to be referred to Transport for NSW.

Campbelltown Local Environmental Plan 2015

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

Zoning and Permissibility (Part 2)

The site is located within the RE1 Open Space Zone pursuant to Clause 2.2 of the CLEP.

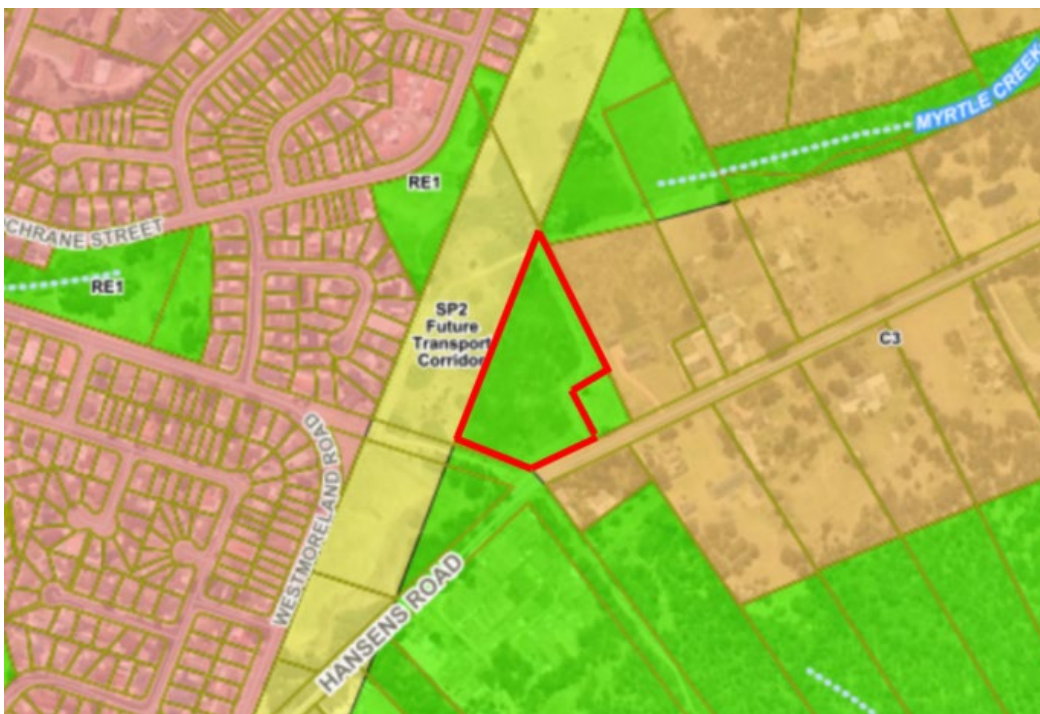


Figure 7: Zoning map (source: Intramaps)

According to the definitions in Clause 4 (contained in the Dictionary), the proposal satisfies the definition of emergency services facility 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 enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To provide for land uses compatible with the ecological, scientific, cultural or aesthetic values of land in the zone.
- To facilitate the multiple use of certain open space areas.
- To facilitate development that is ancillary or incidental to the special land uses provided for in this zone.
- To provide for the sufficient and equitable distribution of public open space to meet the needs of the local community.
- To preserve and rehabilitate bushland, wildlife corridors and natural habitat, including waterways and riparian lands, and facilitate public enjoyment of these areas.
- To provide for the retention and creation of view corridors.
- To protect and enhance areas of scenic value and the visual amenity of prominent ridgelines.
- To preserve land that is required for public open space or recreational purposes.
- To maximise public transport patronage and encourage walking and cycling.

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

- The proposed development facilitates multiple uses of the open space area.
- The development is consistent with the special land uses provided for in the zone.
- The development would be an equitable distribution of land to meet the needs of the local community. The site is currently unused and vacant, the facility would meet the needs of the local community with regard to bush fire services.

The proposal is suitably referred to as **emergency services facility**, which is defined under CLEP 2015 as:

emergency services facility means a building or place (including a helipad) used in connection with the provision of emergency services by an emergency services organisation.

emergency services organisation means any of the following—

- (a) Ambulance Service of New South Wales,
- (b) Fire and Rescue NSW,
- (c) **NSW Rural Fire Service**,
- (d) NSW Police Force,
- (e) State Emergency Service,
- (f) New South Wales Volunteer Rescue Association Incorporated,
- (g) New South Wales Mines Rescue Brigade established under the [Coal Industry Act 2001](#),
- (h) an accredited rescue unit within the meaning of the [State Emergency and Rescue Management Act 1989](#).

An **emergency services facility** is permissible with development consent with the RE1 zone.

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

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

The proposal is considered to be compliant with the CLEP.

Clause 7.5 Preservation of the natural environment

Clause 7.5 of the CLEP requires that Council not consent to the removal of bush rock or soil from the site. The cut and fill management plan states that the proposed development would not result in soil requiring removal from the site. The proposed development requires 62.75m³ of fill on the site. Notwithstanding, a condition of consent has been recommended to ensure no soil is removed from the site.

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

There are no draft provisions applicable.

(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 SCDCP')

The proposed development has been assessed against the relevant controls of Parts 2 and 16 of the Campbelltown (Sustainable City) Development Control Plan 2015. The application is generally consistent with the SCDCP but does propose some minor variations. The proposed variation is discussed below.

Retaining walls

The proposed retaining walls is adjacent to the side property boundary with 17B Hansens road. The adjoining property is also owned by Council.

The retaining walls are a maximum of 1m in height to retain fill along the shared boundary. the fill and retaining wall are required to ensure the building pad of the station and associated driveways are of an appropriate level for truck access. The benching of the site has generally ensured the works are located away from the property boundaries.

Overall, the location of the fill and subsequent retaining wall is considered to be acceptable in this instance and relevant conditions of consent have been recommended with regard to the construction of retaining walls to ensure the retaining wall and associated works are constructed wholly within the boundary.

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

- *Campbelltown Local Infrastructure Contributions Plan 2018*

This Contributions Plan has been considered, contributions are not applicable to public infrastructure.

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

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

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

Section 61 of the 2021 EP&A Regulation contains matters that must be taken into consideration by a consent authority in determining a development application, the provisions are not applicable to the proposed development.

Section 62 (consideration of fire safety) of the 2021 EP&A Regulation are applicable to the proposal.

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

(f) 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.

- Noise
- Operational noise
- Traffic
- Contamination
- Chemical firefighting foam

Noise

Construction noise is not considered to adversely affect the surrounding properties. Relevant conditions of consent have been recommended in attachment A to manage noise during construction including a construction noise management plan.

Operational Noise

The operation of the premises for the purpose of training and meetings would not adversely affect surrounding properties. It is expected some noise would arise from emergency operations, larger training exercises and mechanical plant. A condition of consent has been recommended to manage operational noise on the site, as outlined within the submitted Statement of Environmental Effects.

Traffic

The anticipated weekly traffic generation for daily operations is expected to be minimal with a maximum of 6 people on site on a daily basis, which would anticipate a maximum of 6 vehicle movements per hour. The expected traffic generation from daily operations would not significantly affect local traffic.

During non-operational activities such as brigade meetings, district training, bi-annual events (AGM and Christmas) and open days, there is potential for a maximum of up to 50 people at the site at one time. These events would be infrequent and largely occur outside of

peak traffic generation periods. Traffic generation during meetings or events are not considered to significantly affect the local traffic network. The events with a maximum of 50 people would not occur frequently to adversely affect the surrounding residents.

Overall, it is considered that the increased traffic as a result of the proposed development is relatively minor and would not adversely impact the locality.

Waste

A waste management plan has been submitted in support of the proposed development. The generation of construction and ongoing waste from the site will be managed in a satisfactory manner. Relevant conditions of consent have been recommended with regard to waste management.

Contamination

As previously discussed in the report, the previous site contamination has been remediated and the applicant has submitted an updated preliminary site investigation to verify this. Notwithstanding, a condition of consent is recommended for any unexpected finds on the site during construction.

Wastewater

The proposed development requires a waste water system to be constructed on the site. The application was referred to Council's Environmental Health Officer – Wastewater, who recommended conditions of consent in relation to the wastewater system on the site. A separate Section 68 approval is required to be obtained for the wastewater system, which will be obtained prior to the issue of a Crown works certificate.

Chemical firefighting foam

In the initial briefing report the Panel raised concerns regarding the use of fire fighting foam containing polyfluoroalkyl substances (PFAS). The site would not store or use firefighting foam containing PFAS on the site. Class B Firefighting foams containing PFAS have been discontinued and are not used for bushfire incidents.

The proposed development is satisfactory in terms of its impacts.

Having regard to social and economic impacts generated by the development, the new rural fire service station would contribute to the provision of essential emergency services facilities within the Minto locality.

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

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

(g) Section 4.15(1)(c) – Suitability of the site

Section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979* requires Council to assess the suitability of the site for the proposed development.

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

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

(h) Section 4.15(1)(d) – Public Submissions

Any submissions are considered in Section 5 of this report. No submissions were received in response to the proposal.

(i) 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 RE1 Open Space zone. The proposed development has demonstrated that the site is suitable for the proposed development.

The proposed development has addressed the requirements of the relevant planning instruments and development controls including the objectives of the zone.

4. **REFERRALS AND SUBMISSIONS**

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.

There are no outstanding issues arising from these concurrence and referral requirements subject to the imposition of the recommended conditions of consent being imposed.

Table 5: Concurrence and Referrals to agencies

Agency	Concurrence/ referral trigger	Comments (Issue, resolution, conditions)	Resolved
Referral/Consultation Agencies			
RFS	S4.14 – EP&A Act Development on bushfire prone land	The applicant has submitted a Bushfire Risk assessment report, which is endorsed as a consent document. Referral to the Rural Fire Service is not required in this instance.	Y

4.2 **Council Officer Referrals**

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

Table 6: Consideration of Council Referrals

Officer	Comments	Resolved
Engineering	Council's Development Engineer reviewed the submitted stormwater concept plan and considered that there were no objections subject to conditions.	Y
Building	Council's Building Surveyor reviewed the submitted documentation and considered that there were no objections subject to conditions.	Y
Environmental Health	Council's Environmental Health Officer reviewed the submitted documentation and considered that there were no objections subject to conditions.	Y
Wastewater	Council's Wastewater Officer reviewed the submitted documentation and considered that there were no objections subject to conditions.	Y
Environment	Council's Environment Officer reviewed the submitted documentation and considered that there were no objections subject to conditions.	Y

4.3 Community Consultation

The proposal was notified in accordance with the Council's Community Participation Plan from 19 August 2024 to 16 September 2024. The notification included the following:

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

The Council received no submissions in response to the proposal.

5. **CONCLUSION**

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

6. **RECOMMENDATION**

That the Development Application DA No 2672/2024/DA-C for the construction of an emergency services facility comprised of the Georges River Fire Brigade Building and associated works including site civil works, fencing, driveways, parking, sewage management system and ancillary structures/signage at Lot 100 Hansens Road, Minto Heights be APPROVED pursuant to Section 4.16(1)(a) of the *Environmental Planning and Assessment Act 1979* subject to the draft conditions of consent attached to this report at Attachment A.

The following attachments are provided:

- Attachment A: Draft Conditions of consent
- Attachment B: Approval from the Crown (applicant) for imposition of Conditions
- Attachment C: Tables of Compliance
- Attachment D: Architectural Plans
- Attachment E: Civil Plans

ATTACHMENT A

Recommended Conditions of Consent

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land.

For the purpose of these conditions, the term 'applicant' means any person who has the authority to act on or benefit of the development consent.

1. Approved development

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

Plan Detail	Job Number	Prepared by	Date
DA.00 Location Plan	2112	Havenhead & Mather Architects	04.07.24
DA.01 Site Analysis Plan	2112	Havenhead & Mather Architects	04.07.24

DA.02 Site Plan	2112	Havenhead & Mather Architects	04.07.24
DA.03 Floor Plan	2112	Havenhead & Mather Architects	04.07.24
DA.04 Georges River Brigade Elevations	2112	Havenhead & Mather Architects	04.07.24
DA.05 Georges River Brigade Elevations & Sections	2112	Havenhead & Mather Architects	04.07.24
DA.06 Macarthur Support Brigade Elevations	2112	Havenhead & Mather Architects	04.07.24
DA.07 Roof Plan	2112	Havenhead & Mather Architects	04.07.24
DA.08 Landscape Plan	2112	Havenhead & Mather Architects	04.07.24
Schedule of Colours and Finishes 2 of 3		Havenhead & Mather Architects	
Schedule of Colours and Finishes 3 of 3		Havenhead & Mather Architects	
Signage			
D1 - Site Overview and Catchment Plan	240137	Engineering Services	
D2 - Site/ Ground Floor Plan	240137	Engineering Services	
D3 - Roof Plan	240137	Engineering Services	
D4 - Stormwater Details	240137	Engineering Services	
D5- Sediment Control Plan	240137	Engineering Services	
D6 - Sediment Controls Details	240137	Engineering Services	
D7 - Overall Design Levels	240137	Engineering Services	
D8 - Site Earthwork Plan	240137	Engineering Services	
D9 - Driveways Longsection LS1 & LS2	240137	Engineering Services	
D10 - Swept Path Analysis 1	240137	Engineering Services	
D11 - Swept Path Analysis 2	240137	Engineering Services	
D12 - Swept Path Analysis 3	240137	Engineering Services	
D13 - Swept Path Analysis 4	240137	Engineering Services	

Hydraulic Services Gravity Services Layout	ES-15-24	Engineering Services	10.03.24
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- a. Bush Fire Assessment Report Ref J24/0252 dated 15 May 2024 prepared by Bushfire Consulting Services.
- b. Building Code of Australia report ref. 24178R01, dated April 2024 prepared by MetroBC.
- c. Geotechnical Investigation ref 20548/1-AA, dated 24 May 2024 prepared by Geotechnique Pty Ltd
- d. Waste Management Plan dated 25/07/2024 prepared by H. Dennerley
- e. Preliminary Site Investigation Update 20548/1-AA dated 15 May 2024 prepared by Geotechnique Pty Ltd

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

2. Building Code of Australia

All building work must be carried out in accordance with the provisions of the *Building Code of Australia*. In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant Crown Works Certificate is made.

Condition reason: Prescribed condition under Section 69 of the Environmental Planning and Assessment Regulation 2021.

3. Landscaping

The provision and maintenance of landscaping shall be in accordance with the approved landscape plan containing Council's approved development stamp including the engagement of a suitably qualified landscape consultant/ contractor for landscaping works.

Condition reason: To provide for planting that will enhance the natural and built environment.

4. External finishes

The external finishes shall be in accordance with the approved plans and the schedule of finishes submitted with this application. Any proposed alterations to these finishes are considered to be a modification to the development consent.

Condition reason: To ensure the approved development is constructed in the form illustrated to Council during assessment.

5. Driveway

The gradients of driveways and manoeuvring areas shall be designed in accordance with *Australian Standard AS 2890.1 and AS 2890.2 (as amended)*.

The finishes of the driveway surfaces are to be non-slip.

All driveways in excess of 20 metres in length shall be separated from the landscaped areas by the construction of a minimum 150mm high kerb, dwarf wall.

Condition reason: To ensure parking facilities are designed in accordance with relevant Australian Standards and Council's DCP.

6. Fencing

Due to the proximity to core koala habitat perimeter fences must be designed and located in a way that allows for the movement of koalas through the property.

Condition reason: To ensure that suitable boundary fencing is designed to protect koalas.

7. Switchboards/utilities/air conditioning units

Switchboards, air conditioning units, garbage storage areas and storage for other utilities shall not be attached to the front elevations of the building or side elevations that can be seen from a public place.

Condition reason: To ensure that utilities are not directly visible from public spaces.

8. Deliveries

Vehicles servicing the site shall comply with the following requirements:

1. All vehicular entries and exits shall be made in a forward direction.
2. All vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads.
3. All deliveries to the premises shall be made to the loading bay/s provided.

A traffic sign shall be placed adjacent to the driveway at the entrance of the property advising drivers of the above information. Should the sign be damaged or removed, it shall be replaced within 48 hours.

Condition reason: To ensure deliveries to the premises are carried out safely.

9. Advertising Sign

1. All signage is to be erected/supported in a safe and secure manner.
2. At no time shall the intensity, period of intermittency and hours of illumination of the signage cause injury to the amenity of the neighbourhood.
3. No signage on site shall flash, move or display electronic images.
4. The advertising structure shall be maintained in a condition so as to not become unsightly so as to adversely affect the amenity of the surrounding area.

Condition reason: To ensure signs do not interfere with the safety or amenity of the neighbourhood.

10. Lighting

Illumination of the site is to be arranged to provide an appropriate level of lighting and in accordance with the requirements of *Australian Standard 4282 (as amended)* so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises or traffic.

Condition reason: To ensure lighting is operated in a manner that protects the amenity of the local area.

11. Storage of goods

All works, storage and display of goods, materials and any other item associated with the premises shall be contained wholly within the building.

Condition reason: To ensure goods are stored wholly within the premises and protect the amenity of the local area.

12. Storage of dangerous goods

This consent does not authorise the storage of any hazardous or dangerous goods on site that would classify the development as potentially hazardous.

Condition reason: To ensure the development complies with the approved development.

13. Graffiti removal

In accordance with the environmental maintenance objectives of 'Crime Prevention Through Environmental Design', the owner/lessee of the building shall be responsible for the removal of any graffiti which appears on the buildings, fences, signs and other surfaces of the property within 48 hours of its application.

Condition reason: To protect and preserve the visual amenity of the surrounding public domain.

14. Unreasonable noise, dust and vibration

The development, including operation of vehicles, shall be conducted so as to avoid the generation of unreasonable noise, dust or vibration and cause no interference to adjoining or nearby occupants. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

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.

Condition reason: To protect the amenity of the local area.

15. Operational Acoustic Measures

The following measures are required to be adhered to during the operation of the site:

- Sirens should be turned off when on site and leaving site.
- The back-up generator and water re-supplying facilities/general hydraulic pumps for the rainwater re-use reticulation system should be placed in an acoustically rated enclosure.
- Noisy maintenance activities inside the tanker bay area should be carried out with roller doors closed where possible.
- Any noisy outdoor maintenance activities should be undertaken during standard business hours.
- Mechanical plant and equipment must be operated and maintained in accordance with manufacturers specifications.

Condition reason: To ensure the amenity of the local area.

16. Engineering design works

The design of all engineering works shall be carried out in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)*, *Engineering Design for Development (as amended)* guide and *Campbelltown (Sustainable City) DCP 2015 (as amended)*.

Condition reason: To comply with Council requirements for engineering works.

17. Bushfire protection

The proposed development shall comply with the requirements outlined in the Bushfire Risk Assessment Report ref J24/0252 prepared by Bushfire Consulting Services dated 15 May 2024.

Construction of the development shall comply with the Bushfire Attack Level (BAL) 29 construction standard as detailed in Australian Standard AS 3959 (as amended) – *Construction in Bushfire Prone Areas* Section A3.7 Addendum Appendix 3 of Planning for Bushfire Protection – 2019.

The entire property shall be managed as an 'inner protection area' as outlined within section 4.1.3 of Planning for Bushfire Protection – 2019 and the Rural Fire Service (RFS) document 'Standards for Asset Protection Zones'.

Condition reason: To ensure the development is acceptable having regard to the requirements of Planning for Bush Fire Protection 2019.

18. Car Parking Spaces

10 car parking spaces shall be designed, sealed, line marked and made available to all users of the site in accordance with Australian Standards AS 2890.1, AS 2890.2 and AS 2890.6 (as amended).

Condition reason: To ensure that parking facilities are designed in accordance with the relevant Australian Standards and Council's DCP.

19. Crown Works certificate

Before commencement of any works that require a Crown works certificate:

1. the applicant shall obtain a Crown works certificate for the particular works; and
2. 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.

Condition reason: To comply with legislation.

20. Engineering Guides, Codes & Specifications

All engineering design and construction plans, documents and work for the proposed development shall be in accordance with but not limited to current versions of the following documents, guides codes, and specifications;

- a) Council's Specification for Construction of Subdivisional Road and Drainage Works,
- b) Council's Campbelltown (Sustainable City) Development Control Plan 2015,
- c) Campbelltown City Council's Engineering Design for Development Guide (as amended),
- d) Managing Urban Stormwater – Soils and Construction (a.k.a. the Bluebook),
- e) National Construction Code, Building Code of Australia,
- f) NSW Flood Risk Management Manual,
- g) Australian Rainfall and Runoff,
- h) Austroads Guides,
- i) RMS Guide to Traffic Generating Development
- j) Planning for Bushfire Protection,
- k) Australian Standards and State Government publications.

An engineering report shall be prepared by a qualified and experienced professional civil engineer registered on the NER detailing how the development, engineering design and construction plans comply with relevant, appropriate sections of these documents. The engineering report shall also include relevant design certification, any assumptions made, and maintenance and repair requirements for all structures, work, and services proposed as part of the development.

Condition reason: To ensure compliance with relevant legislation.

21. Pollution Control

The following conditions have been applied to ensure that all activities involving the operation of the premises are carried out in a manner which will prevent undue air, land, water pollution, noise pollution and waste management practices in accordance with the Protection of the Environment Operations Act 1997 Protection of the Environment Operations (Waste) Regulation 2014, Protection of the Environment Operations (Noise) Regulation 2017, Local Government Act 1993, Local Government Regulation 2005 and associated technical standards:

AMENITY OF THE NEIGHBOURHOOD – The implementation and ongoing operation of this development must not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, odour, dust, waste products or other products, particularly from machinery, vehicles, warning sirens, public address systems and the like.

OFFENSIVE NOISE – The development must be design so that the use of the premises, building services, operations, equipment, machinery, vehicles and ancillary fittings must not emit ‘offensive noise’ as defined in the Protection of the Environment Operation Act, 1997: Offensive noise means noise:

- a) That, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:
 - i) Is harmful to (or likely to be harmful to) a person who is outside the premises from which it is emitted; or
 - ii) Interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted; or
- b) That is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations.

UNREASONABLE NOISE, ODOUR, DUST AND VIBRATION – In the event of a noise, fumes, odour, dust, or waste related issue arising during the implementation, construction and ongoing operation of this development, the person in charge of the premises shall when instructed by Council, cause to carry out an investigation by an appropriate 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.

Should the development not achieve compliance with the applicable guidelines and standards, amendments to the development are required to be made (with the consent of Council), which may include, but are not limited to, changes to hours of operation, installation of further treatment, modification of operational procedures, etc.

Condition reason: To ensure operation of the premises complies with relevant legislation.

22. Health and Public Nuisance

The use of the premises shall not give rise to an environmental health nuisance to the adjoining or nearby premises and environment. There are to be no emissions or discharges from the premises, which will give rise to a public nuisance or result in an offence under the *Protection of the Environment Operations Act 1997* and Regulations. The use of the premises and the operation of plant and equipment shall not give rise to the transmission of a vibration nuisance or damage other premises

Condition reason: To ensure compliance with relevant legislation.

23. Mobile Food Vehicle

In the event a mobile food vehicle operates at the premises (this includes during construction), the food business must comply with the following:

- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 – Subdivision 27A Mobile Food and drink outlets
- Food Act 2003
- Food Regulation 2015
- NSW Food Authority’s – Guidelines for mobile food vending vehicles
- Australia New Zealand Food Safety Standards Code,
- and where applicable, AS4674:2004 – Design, construction and fit-out of food premises.

REGISTRATION – The mobile food vehicle is required to be registered with Council. A mobile food vehicle registration form is available on Council's website and must be completed and submitted to Council prior to the operation of the food business commencing.

MOBILE FOOD VEHICLE INSPECTIONS – Council reserves the right to inspect the mobile food vehicle operating at premises to ensure health standards are maintained. The food operator will be responsible for the payment of all associated food inspection fees, which are reviewed annually and published in Council's adopted schedule of fees and charges.

Council reserves the right to revoke the approval of the mobile food vehicle operating/trading at the premises if the operator fails to comply with Council's consent.

WASTE – All waste and recycling generated from the mobile food vehicles are to be kept within appropriate storage receptacles on the premises. Waste is not to be stored or placed outside of a waste storage receptacle or in such a manner that it will become a litter, vermin, odour or health nuisance.

WASTEWATER – The mobile food vehicle must have appropriate measures to prevent wastewater from the vehicle entering the stormwater system. All waste water must enter the sewerage system.

Condition reason: To ensure health and safety.

24. Food for Sale

As there are no satisfactory facilities for the handling, preparing, processing or storage of food, this consent does not allow for the sale of food as defined by the Food Act 2003. Prior Council approval is required for the sale of food from the premises.

Condition reason: To ensure health and safety.

25. FOOD MARKET STALLS CONDITIONS

In the event, markets are held that include the 'sale/sell' of food, as defined under the Food Act 2003, the following conditions have been applied to ensure that the use of the premise is carried out in such a manner that is consistent with the Food Act 2003, Food Regulation 2015, Local Government Act 1993 and associated technical standards.

- The applicant/event organiser must appoint a certified food safety supervisor, trained in the NSW Food Authority's safe food handling course. The food safety supervisor will be responsible for overseeing the operation of all temporary food stalls and ensuring they are operating in compliance with the conditions of this Consent and NSW Food Safety Laws.
- The applicant/event organiser is to ensure that all food stalls operating within the market comply with the provisions of the Food Act 2003, Food Regulation 2010, Australia New Zealand Food Safety Standards Code and Council's Requirements for the Operation of One Day Food Stalls which is available on Council's website.
- Council reserves the right to inspect all food stalls operating within the markets. The applicant/event organiser will be responsible for the payment of all associated food inspection fees, which are reviewed annually and published in Council's adopted schedule of fees and charges.

Food stalls shall be conducted in accordance with Council's requirements for the operation of one day food stalls. Council reserves the right to revoke approval for any food stall operator to trade in the event the stall/operator fails to comply with Council's requirements.

- The applicant/event organiser is responsible for providing appropriate ventilation during the operation of the markets to eliminate any smoke or odour nuisances from the use of all cooking appliances. Gas and electrical appliances are only permitted for food preparation.

- The applicant is responsible for ensuring that all smoke and odour dispersing from the use of all cooking appliances during the operations of the markets does not affect the safety of users of the site and the amenity of the area.
- All generators used for any appliances within the food stalls must be silent to reduce any noise impacts to nearby residents, other stalls and the public attending the market. Any direction by Police or suitably authorised officer (e.g. authorised Council officer) to reduce or mitigate noise disturbances shall be responded to immediately.
- The applicant/event organiser must enter into a commercial waste contract agreement for regular waste & recycling collection and disposal with a suitably licensed contractor. A copy of the waste agreement must be available for inspection upon request by Council.
- All waste and recycling generated from the food stalls are to be kept within appropriate storage receptacles on the premises. Waste is not to be stored or placed outside of a waste storage receptacle or in such a manner that it will become a litter, odour or health nuisance.

Condition reason: To ensure health and safety.

26. Landscape Plans

The provision and maintenance of landscaping shall be in accordance with the approved landscape plan by Havenhand & Mather Architect Planner (04/07/2024) DA.08, containing Council's approved development stamp including the engagement of a suitably qualified landscape consultant/ contractor for landscaping works.

- a. Landscape trees are to be grown in accordance with the Australian Standard AS2303:2018 Tree stock for landscape use and planted at a pot size of 45L.
- b. Before the issue of a Crown works certificate the principal certifier must be satisfied all landscape and tree-works have been completed in accordance with approved plans and documents and the conditions of this consent.

Condition reason: To ensure consistency with the approved plans.

27. Removal of soil from the site

Soil is not to be removed from the site in accordance with Clause 7.5 of CLEP 2015.

Condition reason: To ensure compliance with Campbelltown Local Environmental Plan 2015.

28. Ongoing operation of the sewage absorption area

- Fauna-proof fencing should be installed around the perimeter of the absorption area.
- Landscaping, sloping or minor bunding should restrict run-off from the absorption area escaping to surrounding area.
- The absorption area should be maintained to prevent overgrowth or deterioration of the fencing or surface water controls.

Condition reason: To ensure health and safety.

29. Rain water tank/s

Rain water tank/s shall be installed on site for the collection and storage of stormwater for irrigation and reuse purposes (eg the flushing of toilets), in accordance with the approved plans.

Condition reason: To reuse rainwater and comply with any BASIX commitments made in the application.

30. Operation of premises

The operation of the premises shall be designed to accommodate, but not remain limited to, the schedule contained in the following table:

Description	Frequency	Duration	Attendance
Brigade meeting	Bimonthly (Wednesdays)	2-3 Hours	Up to 30 people
Mid-week training/new recruit training	Once a month (mid-week evenings)	2-3 hours	10-12 people
Brigade Training	Monthly (Wednesday)	3-4 hours	12-20 people
Equipment maintenance nights	Monthly (Wednesday)	3-4 hours	10-15 people
Grounds maintenance days	Monthly (Saturdays)	4-6 Hours	6-10 people
Social events	Monthly (weekends)	3-4 hours	20-40 people
Bi-annual events (AGM and Christmas)	Annually	4-6 hours	20-40 people
Open Day	Annually	6-8 hours	50 people (20 members, 30 visitors)
Emergency Response	Average 15-20 responses per month	10-15 minutes to leave the site. 1-2 hours required to clean up and prepare equipment for the next response.	Minimum 4 people Maximum 6-12 people
Hazard reduction	Average twice a year-likely on a weekend	20-30 minutes to leave site 1-2 hours required to clean up and prepare equipment for the next response.	Minimum 6 people Maximum 12 people
RFS Pipes & drums band training	Monthly	3-4 hours	15-20 people
RFS Pipes & drums band meetings	Monthly	2-3 hours	5-15 people
Support Brigade meetings	Monthly	2-3 hours	5-15 people
Support Brigade maintenance activities	Monthly	2-3 hours	5-10 people
Support brigade emergency response activities	Monthly	20-30 minutes required to leave the site. 1-2 hours required to clean up and prepare equipment for the next response.	2-10 people
District staff operations	Monday – Friday	8 hours each day	4-6 people
District training	Weekly	8 hours- Saturday/Sunday	30 people

Condition reason: To ensure the amenity of the locality.

31. Wastewater Report

The site specific wastewater management report referred to shall incorporate the following:

1. Wastewater Management System Design indicating:
 - Supplier and installer or the proposed system
 - Details of the proposed system and methods of collecting, treating, storing, disposing and reusing (if applicable) all wastewater product.
 - Proposed system type.
 - Proposed service contractor (if required for proposed system).
 - Size and location of Effluent Application Area(s).
 - Occupation rates of all bedrooms in dwellings (based on 2 people/bedroom).
 - Daily hydraulic load of proposed wastewater management system.
 - Buffer zones.
 - Plan and cross sectional (A3, scale 1:100 scale) view of proposed wastewater management system and explanation of components.

2. Site and Soil Assessment indicating:
 - Physical properties of the soil characteristics from a minimum of 3 bore holes for each proposed effluent application area within the site.
 - Chemical properties of the soil (tested by NATA accredited Lab) characterized from samples taken from a minimum of 3 boreholes for each proposed effluent application area within the site.
 - Flood potential of the site.
 - Size of allotment.
 - Exposure.
 - Slope (%) of site.
 - Landform description and type.
 - Site drainage.
 - Rock outcrops.
 - Presence of landfill.
 - Vegetation type (existing - natural/remnant and exotic)
 - Stormwater inundation/runoff (direction and location)
 - Stormwater run-on (direction and location)
 - Buffer zone.
 - Original copies of all soil test results.
 - Water balance for the Wastewater Management System.
 - Nutrient balance for the Wastewater Management System.

3. A detailed site plan (AS, scale 1:100) indicating:
 - Proposed Wastewater Management System location.
 - Effluent application area location and dimensions.
 - All structures and water bodies onsite.
 - North arrow.
 - Location of soil bore holes.
 - Property boundaries.
 - Drainage lines.
 - Buffer distances from dwellings, structures, dams, etc.

4. A detailed drainage plan (A3, scale 1:100) indicating:
 - Proposed system location.
 - Position of related effluent application area(s) (If applicable)
 - Position and type of fittings.
 - Position of drainage lines (system infrastructure).
 - Position of natural drainage lines and depressions.
 - Flood levels (1:100 and 1:20 year flood levels).
 - Position of inspection openings.
 - Position of vent pipes.
 - Position of yard gully.

The proposed on-site wastewater management system must be designed and constructed in accordance with NSW Health Guidelines for effluent re-use and disposal and Council's On-site Wastewater Management Strategy.

Condition reason: To ensure wastewater compliance

PRIOR TO THE ISSUE OF A CROWN WORKS CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a Crown works certificate by either Campbelltown City Council or the appointed Principal Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a Crown works certificate.

32. Utility servicing provisions

Before the issue of a Crown 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.

Note: The applicant should also contact the relevant water servicing authority to determine whether the development will affect the authority's water or sewer infrastructure.

Condition reason: To ensure relevant utility and service providers' requirements are provided to the certifier.

33. Waste Management Plan

Before the issue of a Crown works certificate, the relevant provisions of Council's Waste Management Plan is to be fully implemented on site.

Condition reason: To ensure resource recovery is promoted and local amenity protected during construction.

34. Geotechnical report

Before the issue of a Crown works certificate, all recommendations contained within the Geotechnical Investigation prepared by Geotechnique ref. 20548/AA shall be detailed and notated on the plans.

Condition reason: To inform the certifier of any structural design requirements for the approved building works.

35. Soil and water management plan

Before the issue of a Crown works certificate, a detailed soil and water management plan shall be implemented on site.

Condition reason: To ensure no sediments or substances other than rainwater enters the stormwater system and waterways.

36. Stormwater management plan

Before the issue of a Crown works certificate, a plan indicating all engineering details and calculations relevant to site regrading and the collection and disposal of stormwater from the site, building/s and adjacent catchment, shall be submitted for approval.

Floor levels of all buildings shall be a minimum of 150mm above the adjacent finished site levels and stormwater shall be conveyed from the site to Mrytle Creek. All proposals shall comply with Council's 'Engineering Design Guide for Development' (as amended) and the applicable development control plan.

All proposals shall comply with the requirements detailed in Council's *Engineering Design for Development (as amended)* guide, *Australian Rainfall and Runoff (current version)* and the *NSW Floodplain Development Manual*.

Condition reason: To protect the operation of stormwater systems.

37. Work on public land

Prior to Council or the appointed Certifier issuing a Crown works Certificate, the applicant follow Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)*, the applicable *Development Control Plan and Engineering Design for Development (as amended)* including the Standard drawings for the any proposed work on public land.

A compliance certificate for the work shall be obtained from Council prior to the principal certifying authority issuing an Crown works certificate.

Council assessment and inspection fees, apply to the above requirements.

Condition reason: To ensure that work on public land is undertaken with approval.

38. Sydney Water

Before the issue of a Crown 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.

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 Crown works certificate.

The Sydney Water Tap In service can be accessed at www.sydneywater.com.au.

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.

39. Vehicle turning movements

Prior to Council or the appointed Certifier issuing a Crown 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 and provided to Council.

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.

The medium rigid vehicle with an overall length 8.80 metres shall be considered as part of the above assessment.

Condition reason: To ensure compliance with legislation.

40. Stormwater Drainage (Comprehensive)

A detailed stormwater drainage design plan and associated design report shall be prepared by an experienced and qualified professional civil or hydraulics engineer registered on the NER, to the satisfaction of the appointed registered certifier prior to issue of a Crown works Certificate. The plan and report shall clearly demonstrate;

- a. general compliance with the approved Stormwater Plan outlined in condition 1 of this consent.
- b. compliance with geotechnical and structural engineering requirements outlined in any engineering report/investigation that has been submitted to support the development or to comply with conditions of this consent required to be met for issue of the Crown works Certificate.
- c. details of all hydrologic and hydraulic engineering design, calculations, HGL analysis and assumptions made in relation to site regrading, collection and disposal of stormwater from the site, building/s and adjacent sub-catchments to the approved point of discharge. Where third party proprietary software is used to model design stormwater events, full model setup details including parameters, assumptions made, calibration, validation, and sensitivity analysis shall

be provided in the engineering report. Copies of all model files shall be submitted with the plan and report.

- d. no adverse impacts to surrounding properties and stormwater behaviour up to and including the 1% AEP storm event.,
- e. minor and major stormwater flows for all storm events up to and including the 1% AEP event shall be safely conveyed by gravity through the site to the approved point of discharge. Formalised overflow drainage paths shall be provided to cater for any surcharge from the existing and proposed underground stormwater drainage system, overland flow up to and including the 1% AEP storm event, including adequate freeboard to all building floor levels, and prevent and ponding of stormwater against the buildings.
- f. management and disposal of all stormwater and groundwater, connection from the site's drainage system into Council's existing stormwater drainage network to the fronting road reserve (including augmentation of any existing line), existing and finished ground and surface levels, all pervious and impervious areas, estimated surface and pipe flow rates, velocities, invert levels, clearances between other services, and sizes of all pipelines.
- g. no long-term ponding of water on site
- h. hydraulic and structural design and construction details of rainwater tanks(s), on-site detention/retention tank(s), and any water harvesting systems, including but not limited to dimensions, materials, overflow discharge path to safe overland flow path or pipe system designed to cater for 1% AEP stormwater flows, and associated pump and pipe system details for irrigation purposes.
- i. design and construction details of any level spreader, energy dissipater, or other similar structure required to allow safe discharge of site stormwater to the approved point of discharge, in a manner that converts concentrated flow to sheet flow, reduces velocity and energy to below scour limits of surrounding materials and waterways, keeps flow sub-critical, and prevents adverse impacts to neighbouring development, for all storm events up to and including the 1% AEP.
- j. details of sub-soil drainage system.

Condition reason: To ensure compliance with legislation.

41. On-site Wastewater Management

The following items must be lodged in support of any application prior to the issuing of the Crown works certificate:

1. Completed Section 68, application - to Install/operate a system of sewage management.
2. A detailed site and soil specific assessment and design recommendation prepared by an appropriately qualified person.
3. A detailed site plan (A3 scale 1:100 maximum) showing the proposed location of the wastewater management system, all proposed and existing buildings, physical site constraints (watercourses, dams and steep terrain), aspect, landform and vegetation types and coverage.
4. A detailed drainage plan (A3 scale 1:100 maximum) showing all drainage works from the dwelling, buildings, wastewater management system and effluent application area and a 100% reserve area for future effluent application areas if required. The drainage plan will show all effluent distribution systems.

Condition reason: To ensure the compliance of wastewater systems.

42. Pollution Control

Prior to Council or the appointed Certifier issuing a Crown works Certificate, the applicant shall provide engineering details to Council for approval of a suitable gross pollutant trap(s) and/or water quality treatment device(s) in accordance with the relevant guidelines of the Office of Environment and Heritage – NSW (OEHS) and the requirements detailed in Council's *Engineering Design Guide for Development (as amended) and Campbelltown (Sustainable City) DCP2015 (as amended)*, for the stormwater drainage system prior to discharge from the site.

The plan and report shall comply with preliminary engineering reporting, approved plans and electronic MUSIC-X modelling approved by Council, relevant guidelines of the Department of Climate Change,

Energy, Environment and Water (DCCEEW) or equivalent State and Federal Authorities, Council's DCP and Engineering Design for Development Guide, manufacturer's specifications, operating & maintenance guides for third party proprietary infrastructure and devices.

Condition reason: To ensure the protection of the environment.

43. On-Site Detention Facility and Level Spreader

Prior to Council or the registered Certifier issuing a Crown works Certificate,

- a. the applicant shall submit details & design calculations of the On-Site Detention (OSD) system and level spreader for approval. OSD system shall comply with the requirements detailed in the *Campbelltown City Council Engineering Design for Development Guide (as amended)*.
- b. OSD tank orifice plate, discharge pipe, OSD tank overflow, and site emergency 1% overland flow paths must be routed to a level spreader that mimics the flow of pre-development stormwater discharge into surrounding properties. The level spreader must; be made from reinforced 20MPa concrete at least 100mm thick, be formed on well compacted 75mm thick fine crushed rock base; have an internal width and depth of at least 200mm x 200mm with a galvanised or stainless steel grated lid and be located no closer than 1 m from any property boundary or dwelling. The level spreader shall have weep holes in the base to allow trapped stormwater to discharge into the surrounding soil. Surfaces surrounding the level spreader must only permit stormwater to weir away from the proposed dwelling, in the same direction and flowrate as for pre-development conditions and must not permit stormwater to flow back toward the proposed dwelling during any storm event up to and including the 1% AEP event.
- c. the stormwater system shall safely capture and convey all site surface runoff stormwater to the level spreader, from storm events greater than the capacity of the underground system, up to and including the 1% AEP storm event, and critical duration.
- d. the stormwater system shall be designed to limit post development flows from the level spreader and site to be no greater than pre-development conditions for all storm events up to and including the 1% AEP storm event, and critical durations.
- e. the applicant shall note in the documentation that the ongoing maintenance of the on-site detention facility is the responsibility of the occupier. In this regard, an Operation and Maintenance Manual for the detention facility shall be submitted to Council or the registered Certifier for approval, prior to issue of Crown works Certificate.

Condition reason: To ensure compliance with Council policy.

44. Retaining Walls

Prior to Council or the appointed Certifier issuing a Crown works Certificate, an engineering design and construction plan (plan) shall be prepared by a professional engineer registered on the NER with relevant qualifications and experience, for assessment and written approval of Council's Development Engineering Team.

Retaining walls shall be located wholly within the property boundary.

The plan shall detail structural design, design loads, location, dimensions, material specifications of all existing and proposed retaining walls required to support development of the site. Retaining walls must be located wholly within the subject site, including associated footings and drainage, and shall be finished smoothly with no burrs, sharp edges, sides, or corners that could easily injure pedestrians.

Maximum horizontal gap between retaining wall and boundary fence is limited to 50mm. Boundary fences preferably should be located immediately over the top of the retaining wall, eliminating any horizontal gaps.

Plans shall be signed and certified by both geotechnical and structural engineers, as being fit for purpose, have a design life of 50 years and be in accordance with all relevant Council requirements. Construction of retaining walls and associated drainage work and must not compromise the structural integrity of any existing structures on neighbouring properties. Retaining Walls shall not exceed 2 m in height.

Condition reason: To ensure compliance with Council policy.

45. Civil Works under S138 Roads Act

Prior to Council or the appointed Certifier issuing a Crown works Certificate, including payment of plan assessment and inspection fees shall be lodged with Campbelltown City Council for construction of driveway in Hansens Road road reserve.

Detailed engineering plans for the proposed works in Hansens Road 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.

Condition reason: To ensure compliance with legislation.

46. Design for access and mobility

Before the issue of a Crown works certificate, the applicant shall demonstrate by way of detailed design, compliance with the relevant access requirements of the BCA and AS 1428 – Design for Access and Mobility.

Condition reason: To ensure safe and easy access to the premises for people with a disability.

47. Noise Management Plan

Before the issue of a Crown works Certificate a Noise Management Plan (NMP) shall be prepared for construction works on the site. The NMP to address:

- Optimum siting of work areas, vehicle and plant parking areas, materials stockpiles and equipment storage areas in locations where potential acoustical impacts will be minimised;
- Undertake regular maintenance of all plant and machinery used for the project;
- Identify locations where construction noise is most intrusive and develop strategies to reduce impacts for these areas.
- Implementation of acoustic barriers, between the noise sources and nearby potentially affected noise sensitive receivers.
- Avoiding the coincidence of noisy plant working simultaneously close together and adjacent to sensitive receivers.
- Works will only be undertaken during normal work hours i.e. 7am to 6pm Monday to Friday; 8am to 1pm Saturdays. Works outside these normal hours is not anticipated, however where work is required outside of these hours, approval will be sought from Council and any nearby affected property owners notified.
- The contractor/s will operate and maintain equipment in accordance with the manufacturers' specifications and operate the equipment to minimise noise emissions, including turning off equipment when not in use.

Condition reason: To ensure the amenity of surrounding neighbours

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with prior to the commencement of any works on site.

48. Erosion and sediment control

Before any site work commences on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented.

Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.

49. Erection of construction sign

Before any site work commences on the land, signs must be erected in prominent positions on the site:

- a. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours
- b. Stating that unauthorised entry to the work site is prohibited
- c. Pollution warning sign promoting the protection of waterways (a digital copy is provided with this consent that can be printed, laminated and affixed to the site or a corflute sign is available for free pick up at Council's administration office)
- d. Stating the approved construction hours in which all works can occur
- e. Showing the name, address and telephone number of the principal certifier for the work.

Any such signs are to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Condition reason: Prescribed condition under Section 70 of the Environmental Planning and Assessment Regulation 2021.

50. Toilet on construction site

Before any site work commences on the land, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part thereof. Each toilet provided must be a standard flushing toilet and be connected to:

- a. A public sewer, or
- b. If connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council, or
- c. If connection to a public sewer or an accredited sewage management facility is not practicable, to some other management facility approved by Council.

Condition reason: To ensure that appropriate toilets are provided for construction workers.

51. Trade waste

Before any site work commences on the land, a trade waste facility shall be provided on-site to store all waste pending disposal. The facility shall be screened, regularly cleaned and accessible to collection vehicles.

Condition reason: To ensure all waste is moved off-site for disposal.

52. Vehicular access during construction

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.

Condition reason: To ensure that construction vehicles do not disturb the soil and adversely impact Council infrastructure.

53. Public property

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.

Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.

Condition reason: To ensure the condition of public infrastructure is recorded before the commencement of any works.

54. Hoarding / Fence

Before any site work commences, a hoarding or fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place in accordance with Work Cover requirements.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

Condition reason: To protect workers, the public and the environment.

55. Construction Environmental Management Plan

Prior to construction commencing the construction contractor is to prepare a Construction Environmental Management Plan that includes but is not limited to:

- Any conditions of consent and any other license/approval conditions;
- An Unexpected Finds Protocol for hazards and/or contamination during construction will be prepared and implemented and will include the following procedure:
 - a) In the event of an unexpected find, all work in the immediate vicinity would cease;
 - b) Temporary barricades will be erected to isolate the area from access to the public and works; and
 - c) In the event that potential asbestos containing material is encountered, a qualified occupational hygienist and/or asbestos consultant will be contacted.
 - d) Unexpected finds shall be managed in accordance with the unexpected finds protocol in appendix v of the validation report 14506/4-AA prepared by geotechnique pty ltd dated 30 july 2021.
- Emergency response plan in case of a pollution incident, including notification to the EPA in accordance with Part 5.7 of the POEO Act where a pollution incident occurs in the course of an activity such that material harm to the environment is caused or threatened;
- Complaints handling procedure and a 24-hour telephone contact number;
- A Noise Management Plan incorporating feasible and reasonable construction noise and vibration management measures in accordance with the Interim Construction Noise Guideline (DECCW, 2009)(refer to Section 6.3.1);
- A Construction Traffic Management Plan (CTMP) which includes appropriate and site-specific measures to minimise traffic impacts, prepared in consideration of the following:
 - a) Transport for NSW's Traffic Control at Work Sites Manual, Issued February 2022; and
 - b) Australian Standard 1742.3-2019 Traffic Control for Works on Roads.

Condition reason: To ensure the protection of the environment.

56. Vegetation removal

- a. Prior to any vegetation removal works, a preclearance survey is to be completed by a qualified ecologist or wildlife handler. Any fauna found within the area is to be removed by qualified fauna spotter catcher and relocated off Site. Qualified ecologists are to be notified if threatened flora species found within the area and handled in accordance with relevant guidelines.
- b. Native trees outside of the Works Area should be marked for retention prior to removal works commencing. Exclusion zones should be set up for trees located in close proximity to the Works Area (within 5 m).
- c. Dead trees which are removed should be retained on Site or relocated where possible to provide habitat features for native species.
- d. Stockpiles of topsoil or vegetation should be placed within existing cleared areas to prevent impacts to native vegetation outside of the Works Area.
- e. Machinery is to be used at a slow pace to allow for fauna species that may have been not identified in preclearance surveys to leave the area.

Condition reason: To ensure protection of the environment.

57. Introduction and spread of weeds

- a. All priority weeds identified on the site will be controlled and removed in accordance with the requirements of the Biosecurity Act 2015 and Council's relevant Weed Control Manuals.
- b. All noxious and environmental weeds will be cleared and stockpiled separately to all other vegetation, removed from Site, and disposed of at an appropriately licenced disposal facility.
- c. A wash down protocol for machines and vehicles prior to entering the site and prior to leaving weed infested areas is recommended to minimise the spread of weeds. This is particularly important to protect the newly disturbed areas from being dominated by exotic weeds. Vehicle washdowns are not to occur in a location where runoff may enter the sites biodiversity areas. Stormwater diversion measures may be required.
- d. Disturbance of vegetation and soils in the Study Region should be limited to the areas of the proposed work and should not extend into adjacent vegetation.
- e. Cleared exotic vegetation should be mulched on site by the clearing contractors and any mulch containing weed species, taken to a licenced landfill. Re-spreading of any weedy vegetation over the site is not permitted.

Condition reason: To prevent the spread of weeds.

58. Prior to works commencing on site

All workers to be provided with an environmental induction prior to starting work on site, including information on the ecological values of the Site and its surrounds, and protection measures to be implemented.

Condition reason: To ensure the protection of the environment

DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with during the construction of the development on site.

59. Construction work hours

All work on site shall only occur between the following hours:

Monday to Friday 7.00 am to 6.00 pm
 Saturday 8.00 am to 5.00 pm
 Sunday and public holidays No Work.

Condition reason: To protect the amenity of the surrounding area.

60. Introduction and spread of pathogens

All machinery entering the site must be appropriately washed down and disinfected prior to work on site to prevent the potential spread of weeds, Phytophthora Fungus (*Phytophthora cinnamomi*), Myrtle Rust (*Austropuccinia psidii* fungi) and Amphibian Chytrid Fungus (*Batrachochytrium dendrobatidis*) in accordance with the national best practice Hygiene guidelines to protect biodiversity (DPIE 2020a).

Condition reason: To prevent the spread of pathogens.

61. Preliminary Site Investigation

The Preliminary Site Investigation by Geotechnique (15/05/2024) confirmed that the site is not contaminated and is suitable for the proposed use of the RFS Brigade Station.

- a. During construction and earthworks if any suspect materials are encountered, a detailed assessment and remediation by a suitably qualified consultant must be undertaken.
- b. Any materials to be excavated and removed from site must be classified in accordance with the 'Waste Classification Guidelines Part1: Classifying Waste' NSW EPA 20214, prior to disposal off-site.
- c. All imported materials must be assessed by a qualified consultant prior to importation to ensure suitability for the proposed use.

Condition reason: To ensure compliance with legislation.

62. Erosion and sediment control

Erosion and sediment control measures shall be provided and maintained throughout the construction period, in accordance with the requirements of the manual – Soils and Construction (2004) (Bluebook), the approved plans, Council specifications and to the satisfaction of the principal certifier. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated.

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.

Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater and waterways.

63. Work zones

All loading, unloading and other activities undertaken during construction shall be accommodated on the development site.

Where it is not practical to load, unload or undertake specific activities on the site during construction, the provision of a 'Work Zone' external to the site may be approved by Council following an application being submitted to Council's Traffic Unit outlining the proposal for the work zone. The application is required to be made prior to the commencement of any works and is to include a suitable 'Traffic / Pedestrian Management and Control Plan' for the area of the work zone that will be affected. All costs of approved traffic/pedestrian control measures, including relevant fees, shall be borne by the applicant.

Condition reason: To comply with legislative requirements and minimise impacts on traffic safety and efficiency.

64. Protection of existing trees

While site work is being carried out, no trees are to be cut down, lopped, destroyed or removed without the separate written approval of Council.

All trees that are to be retained are to be protected by fencing, firmly staked within the drip line/ canopy of the tree and maintained during the duration of the works. The area within the fencing must not be used for stockpiling of any material, nor for vehicle or pedestrian convenience.

Condition reason: To protect and retain existing trees.

65. Excavation and backfilling

All excavations and backfilling associated with the approved works must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.

If an excavation associated with the approved works extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- a. Must preserve and protect the building from damage; and
- b. If necessary, must underpin and support the building in an approved manner, and
- c. Must at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

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

Condition reason: To comply with legislative requirements and ensure the protection of buildings on adjacent properties.

66. Fill Compaction Requirements

Any filling carried out in accordance with this consent shall maintain a minimum requirement of 98 per cent standard compaction.

Any lot filling operations carried out in accordance with this consent shall be tested to establish the field dry density every 300mm rise in vertical height. Test sites shall be located randomly across the fill site with 1 test per 500m² (minimum 1 test per 300mm layer) certified by a qualified geotechnical engineer.

Condition reason: To ensure any fill material is suitably compacted.

67. Fill contamination

Any landfill used on the site is to be validated in accordance with the Environment Protection Authority's guidelines for consultants reporting on contaminated sites. The validation report shall state in an end statement that the fill material is suitable for the proposed use on the land.

Condition reason: To ensure any fill material used on site is not contaminated and is safe for future occupants.

68. Dust nuisance

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.

Condition reason: To minimise the impacts of the development construction on the environment.

69. Certification of location of while site work is being carried out

Before the positioning of wall panels/bricks or block work, the applicant shall submit to the appointed principal certifier a qualified practicing surveyor's certificate showing the boundaries of the allotment, distances of walls and footings from the boundaries, and the dimensions of the building.

Condition reason: To ensure that the building is constructed in the location approved on the plans.

70. Floor level

The floor level of all habitable rooms shall be a minimum 300mm above finished ground level, when measured 1 metre clear of the external wall.

All regraded areas shall be free draining with a minimum grade of 2 per cent falling away from the building. Regraded areas shall not direct flows into adjoining lots.

Condition reason: To ensure any surface water does not enter habitable areas.

71. Excess material

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.

Condition reason: To ensure that the levels of the land remain consistent with the approved plans.

72. Earth works/ Filling works

All earthworks, including stripping, filling, and compaction shall be:

- a. 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;
- b. 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
- c. Certified by the laboratory upon completion as complying, so far as it has been able to determine, with Council's specification and AS 3798.

Condition reason: To ensure earthworks are carried out in accordance with the relevant Australian Standards and Council's DCP.

73. Public safety

Any works undertaken in a public place are to be maintained in a safe condition at all times. In this regard, the applicant shall ensure that a safe, fully signposted passage, minimum 1.2m wide, separated from the works and moving vehicles by suitable barriers and lights, is maintained for pedestrians, including disabled pedestrians, at all times. The applicant shall ensure that traffic control is undertaken and maintained strictly in accordance with AS 1742.3, the requirements set out in the State Roads Authority manual "Traffic Control at Work Sites" (as amended), all applicable Traffic Management and/or Traffic Control Plans. The contractor shall also ensure that all Work Cover Authority requirements are complied with. Council may at any time and without prior notification make safe any such works that be considered to be unsafe, and recover all reasonable costs incurred from the applicant.

Condition reason: To protect workers, traffic and the public.

74. Compliance with Council specification

All design and construction work shall be in accordance with:

- a. Council's specification for Construction of Subdivisional Road and Drainage Works (as amended)
- b. Campbelltown (Sustainable City) DCP - Volumes 1 and 3 as amended
- c. Soils and Construction (2004)(Bluebook) and
- d. Relevant Australian standards and State Government publications.

Condition reason: To ensure earthworks are carried out in accordance with the relevant Australian Standards, best practice and Council's DCP.

75. Industrial / Commercial driveway and layback crossing

The applicant shall provide a reinforced concrete driveway and layback crossing/s to Council's Industrial/Commercial Vehicle Crossing Specification and Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended).

A separate application for this work, which will be subject to a crossing inspection fee, fixing of levels and inspections by Council, must be lodged with Council. Conduits must be provided to service authority requirements.

Condition reason: To ensure compliance with Council policy.

76. Associated works

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.

Condition reason: To ensure that work on public land is undertaken with approval in accordance with Councils requirements.

77. Redundant laybacks

All redundant layback/s shall be reinstated to conventional kerb and gutter to Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and with the design requirements of the Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended).

Condition reason: To ensure any redundant infrastructure is removed.

78. Imported 'waste-derived' fill material

The only waste-derived fill material that may be received at the development site is:

- a. virgin excavated natural material (within the meaning of the Protection of the *Environment Operations Act 1997*); and
- b. any other waste-derived material the subject of a resource recovery exemption under cl.51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material.

Any waste-derived material the subject of resource recovery exemption received at the development site must be accompanied by documentation as to the material's compliance with the exemption conditions and must be provided to the principal certifier on request.

Condition reason: To ensure any fill material used on site is not contaminated and is safe for future occupants.

PRIOR TO THE ISSUE OF A CROWN WORKS CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a Crown works certificate by the appointed Principal Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a Crown works certificate.

79. Restriction on the use of land

Before the issue of the relevant Crown works certificate, the applicant shall create appropriate restrictions on the use of land under Section 88B of the Conveyancing Act.

- a. *No Alteration to Surface Levels – subject to geotechnical advice*
- b. *On-site Detention facility – where applicable*

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. Design plans and work as executed plans shall show affected lots marked with Council approved symbols. 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.

Condition reason: To ensure compliance with Council policy.

80. Works as Executed plans

Prior to Council or the appointed Principal Certifier issuing a Crown works certificate, the applicant shall submit to Council a copy of a work as executed plan, certified by a qualified surveyor, which has been prepared in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and *Engineering Design for Development (as amended)* guide.

Condition reason: To ensure compliance with Council policies and procedures.

81. Restoration of public roads

Before the issue of the relevant Crown works certificate, the restoration of public road and associated works required as a result of the development shall be carried out by Council and all costs shall be paid by the applicant.

Condition reason: To ensure any damage to public infrastructure is rectified.

82. Public utilities

Before the issue of the relevant Crown works 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.

Condition reason: To ensure any damage to public infrastructure is rectified.

83. Council fees and charges

Before the issue of the relevant Crown works 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.

Condition reason: To ensure that there are no outstanding fees, charges or rectification works associated with the approved development.

84. Compliance Certificate

All the works on public area in relation to the development shall be completed as per the Council approved plans. A compliance certificate, approving the works, shall be obtained from Council prior to issue of a Crown works certificate.

Condition reason: To ensure compliance with the approved plans.

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, other relevant Council Policy/s and other relevant requirements. This information does not form part of the conditions of development consent pursuant to Section 4.17 of the Act.

Advice 1.1.1. Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires you to:

- a. Obtain a Crown works certificate prior to the commencement of any works. Enquiries regarding the issue of a Crown works certificate can be made to Council's Customer Service Centre on 4645 4608.
- b. Nominate a Principal Certifier and notify Council of that appointment prior to the commencement of any works.
- c. Give Council at least two days notice prior to the commencement of any works.
- d. Have mandatory inspections of nominated stages of the construction inspected.
- e. Obtain a Crown works certificate before occupying any building or commencing the use of the land.

Advice 1.1.2. 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.

Advice 1.1.3. Retaining Walls

A separate application for development consent shall be submitted and approved for any retaining walls that do not meet the exempt requirements of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Consent must be received for the construction of any such retaining walls before work commences.

Advice 1.1.4. 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 Crown works Certificate.

Advice 1.1.5. 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 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.

Advice 1.1.6. Filling on Site

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

Advice 1.1.7. Inspections – Civil Works

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

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

Advice 1.1.8. 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 Crown works Certificate.

Advice 1.1.9. Provision of Equitable Access

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

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

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

Advice 1.1.10. Salinity

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

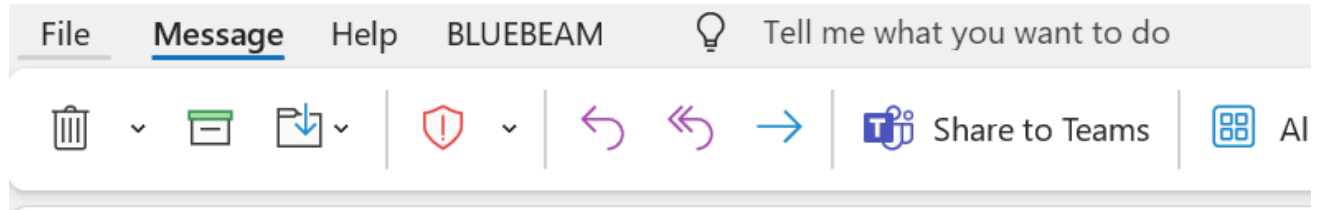
Advice 1.1.11. Bonds and Bank Guarantees

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.

END OF CONDITIONS

Attachment B

Approval from the Crown (applicant) for imposition of Conditions




RE: Draft conditions of consent 2672/2024/DA-C



Heath Dennerley <heath.dennerley@pwa.nsw.gov.au>

To  Ellise Mangion

 This sender heath.dennerley@pwa.nsw.gov.au is from outside your organization.

Hi Ellise,

The client has reviewed the document and is happy with the changes. Please finalise the application on this basis.

Also just wanted to say thank you for all your help with this one, it has been very much appreciated!

Kind regards,

Heath Dennerley

Senior Environmental Planner, Heritage, Environment and Planning

NSW Public Works

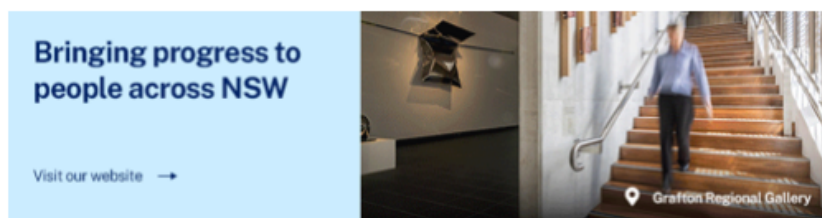
M 0400560094 E heath.dennerley@pwa.nsw.gov.au

117 Bull Street, Newcastle West, NSW 2302

On Awabakal Land



NSW Public Works



publicworks.nsw.gov.au



NSW Public Works acknowledges that it stands on Country which always was and always will be Aboriginal land. We acknowledge the Traditional Custodians of the land and waters, and we show our respect for elders past, present and emerging. We are committed to providing places in which Aboriginal people are included socially, culturally and economically through thoughtful and collaborative approaches to our work

Attachment C:

State Environmental Planning Policy (Industry and Employment) 2021

An assessment against Schedule 5 of the SEPP (Industry and Employment) 2021 in relation to signage is provided below:

Schedule 5 Assessment		
1 Character of the area	Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage is compatible with the character of the area.
	Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	There is no established theme for outdoor advertising in this locality. Nevertheless, the signage is not commercial advertising and is required to identify the emergency services facility at the site.
2 Special areas	Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposed signage would not detract from the amenity of the surrounding area.
3 Views and vistas	Does the proposal obscure or compromise important views?	The proposed signs do not affect views.
	Does the proposal dominate the skyline and reduce the quality of vistas?	The proposed signs do not affect vistas.
	Does the proposal respect the viewing rights of other advertisers?	The proposed signs do not affect views.
4 Streetscape, setting or landscape	Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The proposed signage is of a scale and proportion that is appropriate to the setting and surrounds.
	Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	As above, the proposed signage is not commercial advertising and is required to identify the emergency services facility at the site. Nevertheless, the proposal will not adversely impact the visual interest of the streetscape, setting or landscape.
	Does the proposal reduce clutter by rationalising and simplifying existing advertising?	Signage on the site is minimal given the scale of the site.
	Does the proposal screen unsightliness?	N/A
	Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	No
	Does the proposal require ongoing vegetation management?	No
	Does the proposal respect important features of the site or building, or both?	The signage is appropriate.
5 Site and building	Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The proposed signs are compatible with the scale of the buildings.
	Does the proposal respect important features of the site or building, or both?	The signage is appropriate.

	Does the proposal show innovation and imagination in its relationship to the site or building, or both?	N/A
6 Associated devices and logos with advertisements and advertising structures	Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	The signage will utilise standard RFS colours and logos consistent with other RFBS buildings.
7 Illumination	Would illumination result in unacceptable glare?	The signage is would not be illuminated.
	Would illumination affect safety for pedestrians, vehicles or aircraft?	The signage is would not be illuminated.
	Would illumination detract from the amenity of any residence or other form of accommodation?	The signage is would not be illuminated.
	Can the intensity of the illumination be adjusted, if necessary?	The signage is would not be illuminated.
	Is the illumination subject to a curfew?	The signage is would not be illuminated.
8 Safety	Would the proposal reduce the safety for any public road?	The proposed signs are not located near any roads.
	Would the proposal reduce the safety for pedestrians or bicyclists?	The proposed signs are not located near any roads.
	Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed signs are not located in close proximity to any roads.

State Environmental Planning Policy (Resilience and Hazards) 2021

An assessment of Chapter 4, Clause 4.6 of the SEPP (Resilience and Hazards) 2021 is provided in table below.

Requirement	Action	Response
<u>Clause 4.6(2):</u> 1. Is the development for a change of use to a <i>sensitive land use</i> or for <i>residential subdivision</i> ? Sensitive land use include residential, educational, recreational, child care purposes or hospital.	a. Check if the DA proposes a new childcare centre, residential accommodation or residential subdivision. b. If the DA is for a dwelling (including dual occupancies and secondary dwellings) on lots subdivided as part of a residential subdivision consent issued after 28/8/1998 then you should answer NO to this question.	The proposal seeks to change the use from rural to an emergency services facility. The subject site was subdivided in 2021.
<u>Clause 4.6(1)</u> 2. Is Council aware of any previous investigation or orders about contamination on the land?	a. Is there any property information for any evidence of contamination information? b. Check for contamination information and planning certificates linked to the property.	The site had previous asbestos contamination. A search of planning certificates linked to the property was undertaken. No evidence was found of contaminating land activities having occurred on the land.

<u>Clause 4.6(1)</u> 3. Do existing records held by Council show that a contaminating land activity has occurred on the land?	a. Check the approval for any potentially contaminating uses have been approved on the site.	A search of previous contaminated land uses approved on the site was undertaken. No evidence was found of approved contaminated land activities having occurred on the land.
<u>Clause 4.6(1)</u> 4. Has the land previously been zoned for potentially contaminating uses?	a. Check if the land is currently zoned, or was zoned under the previous LEP, Rural, Industrial or Special Purposes for a contaminating use. NB: if the proposal is industrial then you should answer NO to this question.	ID0 13 was the previous EPI that applied to the land and the site was previously zoned 6(b) Regional Open Space which did not allow for potentially contaminating uses.
<u>Clause 4.6(1)</u> 5. Is the land currently being used for a potentially contaminating use or is there any evidence of a potentially contaminating use on site?	a. Conduct site inspection to check for any obvious signs on the site or adjoining land of an industrial use, underground storage tanks, land filling, agriculture, chemical storage, dumping or unregulated building demolition (especially fibro material).	The site has been remediated. No evidence of potentially contaminated signs were present on site.

Campbelltown Local Environmental Plan 2015

An assessment of the applicable clauses of the Campbelltown Local Environmental Plan 2015 is provided below:

Clause	Requirement	Proposal	Compliance
5.23 Public bushland	(3) Development consent must not be granted to development that will disturb, or is reasonably likely to disturb, public bushland unless the consent authority is satisfied of the following— (a) the disturbance of the bushland is essential for a purpose in the public interest, (b) there is no reasonable alternative to the disturbance, (c) the development minimises the amount of bushland to be disturbed, (d) the development includes measures to remediate the disturbed bushland.	The site is not classified as bushland as it is predominantly grass and exotic weeds.	Yes
7.1 Earthworks	In deciding whether to grant development consent for earthworks (or for development	The proposed works are considered to satisfy the matters for consideration in	Yes

	<p>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>Clause 7.13 (3). Any potential impacts on the wider locality as a result of earthworks on the site have been addressed within the recommended conditions of consent in attachment A.</p>	
7.4 Salinity	<p>(3) In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider the following—</p> <p>(a) whether the development is likely to have any adverse impact on salinity processes on the land,</p> <p>(b) whether salinity is likely to have an impact on the development,</p> <p>(c) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</p> <p>(4) Development consent must not be granted to development</p>	<p>The site is located within an area identified as having very low potential for salinity.</p> <p>The submitted geotechnical investigation has assessed the salinity potential on the site and concludes that soils likely to be disturbed or excavated during the proposed development works are assessed to be non-saline soils.</p> <p>The geotechnical investigation report is included as an consent document in the recommended conditions of consent.</p>	Yes

	<p>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 designed, sited and will be managed to minimise that impact, or</p> <p>(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.</p>		
7.5 Preservation of the natural environment	(3) Despite any other provision of this Plan, development consent must not be granted to the removal of soil or bush rock from any land to which this clause applies.	A condition of consent has been recommended to ensure soil or bush rock is not removed from the site.	Yes, conditioned
7.10 Essential Services	Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available	Electrical and water services are available to the site. The development requires the installation of a waste water systems, relevant conditions of consent have been recommended with regard to separate approval for a wastewater system.	Yes, conditioned
7.17 Development in Zone RE1	<p>(1) The objective of this clause is to ensure that land required for public recreation is maintained for that purpose.</p> <p>(2) Development consent must not be granted to the carrying out of development on land in Zone RE1 Public Recreation if that land is owned or controlled, or is proposed to be owned or controlled, by the Council unless the consent authority has considered the following—</p> <p>(a) the need for the development of the land,</p> <p>(b) the impact of the development on the existing or likely future use of the land, and prevailing natural systems,</p>	The proposal for a rural fire brigade station is considered to be essential emergency services and is critical to the safety of the locality.	Yes

	(c) the need to retain the land for its existing or likely future use.		
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Campbelltown (Sustainable City) Development Control Plan 2015

An assessment of Volume 1, Part 2 and 16 are provided below:

Part 2 Requirements Applying to all Types of Development

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
Part 2 Requirements Applying to all Types of Development			
2.2 Site Analysis	a)A Site Analysis Plan shall be lodged with the development application for all development involving the construction of a building and the Torrens title subdivision of land.	A site analysis plan was submitted.	Yes
2.3 Views and Vistas	a)Development shall appropriately respond to Campbelltown's important views and vistas to and from public places.	The proposal does not obstruct views.	Yes
	b) District views and existing significant view corridors as viewed to and from public places shall be protected	The proposal does not obstruct views.	Yes
	c) The opportunity to create new view/ vista corridors shall be taken wherever possible and appropriate.	The proposal does not create new views.	N/A
2.4.1 Rain Water Tanks	b)A rain water tank shall be provided for all new buildings containing a roof area greater than 100sqm for all development not specified by BASIX. The rain water tank shall have a minimum capacity in accordance with Table 2.4.1.	Four rainwater tanks are provided.	Yes
	c) All rainwater tanks shall comply with AS3500 (as amended) - National Plumbing and Drainage Code Guidelines for Plumbing Associated with Rainwater Tanks in Urban Areas and Sydney Water's Guideline for Rainwater Tanks on Residential Properties.	Rainwater tanks will be installed in accordance with the relevant standards.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	d) The rainwater tank incorporated in new commercial and industrial development exceeding 5,000sqm shall be connected to the plumbing in the building to provide water for toilets.	Four rainwater tanks are proposed with a capacity of 32,000 litres.	Yes
	e) Where it is intended that the development be strata title subdivided, the tank shall be sited in a location to be common property.	The proposal does not include strata subdivision.	N/A
	f) Above ground water tanks shall be located behind the primary or secondary building line.	The rainwater tanks are located behind the primary frontage.	Yes
2.4.2 Natural Ventilation	a) The design of new buildings shall be encouraged to maximise opportunities for cross flow ventilation, where practical, thus minimising the need for air conditioning.	Adequate ventilation is provided.	Yes
2.4.4 Light Pollution	a) Outdoor lighting shall be designed to minimise pollution from the unnecessary dispersion of light into the night sky and neighbouring properties.	Relevant conditions have been recommended to address outdoor lighting.	Yes, conditioned
2.4.3 BASIX	A BASIX certificate is to be submitted with residential development in accordance with the SEPP (Building Sustainability Index) 2004.	A BASIX certificate is not required for this development.	N/A
2.5 Landscaping – Design Requirements	a) Landscape design shall enhance the visual character of the development and complement the design/use of spaces within and adjacent to the site.	The proposed landscaping is acceptable.	Yes
	b) Landscape design shall retain and enhance the existing native flora and fauna characteristics of a site wherever possible.	The proposal will retain trees located to the rear of the site.	Yes
	c) Landscape design shall add value to the quality and character of the streetscape.	The proposed landscaping will contribute to streetscape.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	d) A Landscape Concept Plan is required to be submitted with a development application for xiii) any other development that in the opinion of Council a landscape plan	A landscape plans is not required for the development	N/A
	e) The Landscape Concept Plan shall illustrate mature height, spread of species, trees to be removed/retained and shall be prepared by a suitably qualified person.	The submitted landscaping plan is satisfactory.	Yes
	f) Landscaping shall maximise the use of locally indigenous and other drought tolerant native plants and avoid the use of invasive species.	The submitted landscaping plan is satisfactory.	Yes
2.6 Weed Management	a) A Weed Management Plan shall be submitted with any DA within land zoned for rural, environmental protection or waterways purposes that: i) is proposed on site of two (2) or more hectares in area; or ii) have a significant infestation of noxious or environmental weeds present iii) is within 100 metres of a watercourse;	The site does not require a weed management plan as the site is zoned RE1 Open Space.	N/A
	b) Despite Clause 2.6 a) above, a weed management plan shall be prepared and submitted as part of a DA where Council is of the opinion that such a plan is needed.	The types of weeds present on the site do not require a weed management plan.	Yes
2.7 Erosion and Sediment Control – Design Requirements	a) An Erosion and Sediment Control Plan shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface.	An erosion and sediment control plan was submitted with the application.	Yes
	b) Site activities shall be planned and managed to minimise soil disturbance.	Conditions of consent have been recommended in attachment A.	Yes, conditioned
	c) Catch drains or diversion banks shall be designed and constructed to divert water	The submitted erosion plan is satisfactory.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	around any area of soil disturbance.		
	d) All stockpiles shall be located within the sediment control zone and shall not be located within an overland flow path.	The submitted erosion plan is satisfactory.	Yes
2.8 Cut, Fill and Floor Levels	a) 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 was submitted.	Yes
	c) Any excavation within the zone of influence of any other structure requires a 'dilapidation report' (prepared by a suitably qualified person) demonstrating that adequate ameliorative measures are to be implemented to protect the integrity of any structure.	The development is not located near adjoining properties.	N/A
	d) Development incorporating any cut or fill shall comply with the following requirements: i) minimum cross fall of 1% to any adjoining waterway; and ii) batters to be no steeper than 2H:1V ('H' stands for the term 'horizontal distance' and 'V' stands for the term 'Vertical distance'; iii) batters to be no steeper than 6H:1V for public areas.	The proposal complies.	Yes
	e) All fill shall be 'Virgin Excavated Natural Material' (VENM).	A condition of consent is recommended for the importation of fill to the site.	Yes
	f) No fill shall be deposited in the vicinity of native vegetation.	No fill will be stored near the trees at the rear of the site.	Yes
2.8.2 Surface Water and Floor Levels	a) Development shall not occur on land that is affected by the 100-year ARI event unless the development is consistent with the NSW Floodplain Development Manual.	The site is not flood affected.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	b) All development on land affected by stormwater flow from main stream, local creek or over land flow shall satisfy the relevant fill and floor level requirements as specified in Table 2.8.1.	Relevant conditions have been recommended regarding floor levels.	Yes, conditioned
	c) All development shall have a ground surface level, at or above a minimum, equal to the 100-year 'average recurrence interval' (ARI) flood level.	The proposal complies.	Yes
	d) For development on land not affected by an overland flow path the minimum height of the slab above finished ground level shall be 150 mm, except in sandy, well-drained areas where the minimum height shall be 100mm. These heights can be reduced locally to 50mm near adjoining paved areas that slope away from the building in accordance with AS 2870 (Residential Slabs and Footings Construction).	Relevant conditions have been recommended regarding floor levels.	Yes
	f) Any solid fence constructed across an overland flow path shall be a minimum 100mm above the finished surface level of the overland flow path.	No solid fencing is proposed.	Yes
2.10.2 Stormwater – Design requirements	a) All stormwater systems shall be sized to accommodate the 100-year ARI event (refer to Section 4 of Council's Engineering Design Guide for Development	Council's Development Engineer has reviewed the proposal and recommended relevant conditions of consent.	Yes, conditioned
	b) The design and certification of any stormwater system shall be undertaken by a suitably qualified person.	The stormwater plans were designed by a suitably qualified person.	Yes
	c) Water quality control structures shall be located generally off line to creek paths or other watercourses. Major detention storages shall not be located on areas of native vegetation or within riparian areas.	The proposal complies.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	d) Development shall not impact on adjoining sites by way of overland flow of stormwater unless an easement is provided. All overland flow shall be directed to designated overland flow paths such as roads.	Council's Development Engineer has reviewed the proposal and recommended relevant conditions of consent.	Yes, conditioned
	f) A treatment train approach to water quality shall be incorporated into the design and construction of major systems.	Council's Development Engineer has reviewed the proposal and recommended relevant conditions of consent.	Yes, conditioned
	h) Stormwater collected on a development site shall be disposed of (under gravity) directly to the street or to another Council drainage system/ device. Where stormwater cannot be discharged directly to a public drainage facility, a drainage easement of a suitable width shall be created over a downstream property(s) allowing for the provision of a drainage pipe of suitable size to adequately drain the proposed development to a public drainage facility.	Council's Development Engineer has reviewed the proposal and recommended relevant conditions of consent.	Yes, conditioned
	i) All proposed drainage structures incorporated within new development shall be designed to maintain public safety at all times	The proposal complies.	Yes
	j) Development shall not result in water run-off causing flooding or erosion on adjacent properties.	Council's Development Engineer has reviewed the proposal and recommended relevant conditions of consent.	Yes, conditioned
	k) Stormwater run-off shall be appropriately channelled into a stormwater drain in accordance with Council's Engineering Design Guide for Development	Council's Development Engineer has reviewed the proposal and recommended relevant conditions of consent.	Yes, conditioned
	l) Where applicable, the development shall incorporate the creation of an appropriate easement to manage stormwater in accordance with	Not required.	N/A

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	Council's Engineering Design Guide for Development		
2.10.3 Stormwater Drainage – Design requirements	a) 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.	The stormwater plans were designed by a suitably qualified person.	Yes
	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.	The submitted plans are satisfactory.	Yes
2.11 Heritage Conservation 2.11.1 Aboriginal Heritage	a) All developments that have the potential to impact upon Aboriginal cultural heritage must provide an assessment in accordance with the "Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW", published by the Office of Environment and Heritage (OEH). This requires an initial investigation of the potential impact of a development on Aboriginal Cultural Heritage in circumstances where the proposed development involves disturbance to cultural sites (eg. Aboriginal culturally modified trees), or the ground surface. This initial investigation is to be undertaken by the applicant and requires an assessment of whether there are: i) any known Aboriginal sites within the development site (determined by undertaking a search of the Aboriginal Heritage Information Management System (AHIMS)	The applicant has submitted a AHIM search and no cultural sites are located on or within close proximity to the site.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	database (which is maintained by the Office of Environment and Heritage); and/or ii) any other sources of relevant information of which a person is already aware; and/or iii) Whether the development is on a site that is not disturbed land and is: – within 200m of waters, or – located on a ridge top, ridge line or headland, or – located within 200m below or above a cliff face, or – within 20m of/or in a cave, rock shelter, or a cave mouth.		
	b) Where the initial investigation confirms the presence or likely presence of Aboriginal objects or the above landscape features, further assessment and visual inspection must be conducted in accordance with the “Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW” by a person with expertise in Aboriginal cultural heritage management.	No items are located near the site.	N/A
2.11.2 Heritage	a) Any development application made in respect to development on land that is: i) occupied by a heritage item; or ii) adjoining land occupied by a heritage item; or iii) located within a heritage conservation area, shall provide a Statement of Heritage Impact (SHI) that assesses the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item or conservation area.	The site is not listed as an item of Environmental Heritage.	N/A
2.12 Retaining Walls – Design requirements	a) Any retaining wall that is not complying or exempt development as specified in the E&CDC shall be designed by a suitably qualified person.	Relevant conditions have been recommended for the design of retaining walls.	Yes
	b) In the case of retaining walls constructed to support proposed fill on an allotment, the following design criteria	A retaining wall is located along the eastern boundary with adjoining lot 100 (also owned by Council) fill is	No

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	shall apply: i) No filling shall be permitted within 2 metres of any property boundary unless sufficient details are submitted to Council illustrating how privacy, overshadowing, stormwater management and access issues have been addressed to Council's satisfaction.	proposed to the boundary. See discussion in the report	
	c) In the case of retaining walls constructed to support proposed cut on an allotment, the following design criteria shall apply: i) The retaining wall shall be setback a minimum of 450mm from the rear and side boundary of the lot containing the cut.	Retaining walls constructed to support cut are not located near property boundaries.	Yes
	e) Any retaining wall and associated structures shall be designed to be located wholly within the property boundary, except where written or legal agreements have been reached between relevant parties to Council's satisfaction.	The retaining walls are located wholly within the boundary.	Yes
	g) Where retaining walls are proposed along the side boundary of the property, the side setback where the retaining wall is proposed shall be increased from 0.9 metres to 1.2 metres.	The building is setback from the property boundary.	Yes
	h) Any retaining wall requiring work on neighbouring properties shall require the consent of the adjoining owner/s.	The retaining wall will be located within the property boundary as required by the recommended conditions of consent.	Yes, conditioned
	i) Retaining walls higher than 600mm shall be designed by a structural engineer and made from appropriate material.	Relevant conditions have been recommended for retaining walls design.	Yes, conditioned
	j) Any retaining wall(s) proposed on land designated as being bush fire prone must be constructed of non-combustible materials.	Retaining walls will be required to comply with Planning for bushfire protection 2019.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
2.13 Security – Design requirements	a) Development shall be designed to: i) maximise, where possible, casual surveillance opportunities to the street and surrounding public places; ii) minimise dead ends and other possible entrapment areas; iii) clearly identify and illuminate access points to buildings and designated public places; and iv) clearly differentiate between private and public space	The site will be fenced and secured.	Yes
	b) External lighting shall be designed to: i) encourage the use of safe areas; ii) define safe corridors for movement of people; and iii) allow facial recognition of approaching pedestrians at 15 metres.	External lighting will be provided.	Yes
2.14.3 Bushfire – Design requirements	a) Development shall be designed and located so as to minimise the risk of loss of life or property from bushfire.	The site is mapped a bushfire affected. The proposed development would be constructed in accordance with Planning for Bushfire Protection 2019.	Yes
	b) Development on bush fire prone land (as detailed on the Campbelltown Bush Fire Prone Lands Map) shall comply with the requirements of Planning for Bushfire Protection, (NSW Rural Fire Service) as amended.	A bushfire report was provided with the application and will be built to BAL 29 requirements. Relevant conditions have been recommended in Attachment A.	Yes
	c) Development applications relating to land identified on the Bushfire Prone Land Map shall be accompanied by a Bushfire Hazard Assessment Report prepared by a suitably qualified person.	A bushfire report was submitted with the application. The report is listed as a consent document as outlined in condition 1 of attachment A.	Yes
	d) All 'Asset Protection Zones' shall be provided within the boundary of the subject land. National Parks, Crown Reserves, water catchments, easements, Council managed reserves, riparian corridors other private land shall not be considered as part of asset protection zones unless approved by the NSW Rural Fire Service.	An asset protection zone will be provided on the site.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	e) Adequate water reserves for fire fighting shall be available and accessible on site as specified in Planning for Bushfire Protection, as amended. Hazard reduction (burning or mechanical) proposals shall be in accordance with the Campbelltown Bush Fire Risk Management Plan and the Bush Fire Environmental Assessment Code. Landowners wishing to undertake hazard reduction shall contact the NSW Rural Fire Service (NSWRFS) for any requirements. Applications to undertake hazard reduction will be assessed by the NSWRFS under the Bushfire Environmental Assessment Code. Guidelines for hazard reduction include: i) as far as possible, the frequency, time of year and intensity of any hazard reduction burning in native vegetation is to approximate the natural regime; and ii) periodic weed monitoring and control shall be undertaken after bushfires and hazard reduction burning, and appropriate action taken as necessary	Water facilities will be provided on site.	Yes
	f) Any development proposing the removal of native vegetation for APZ purposes shall investigate the environmental impact of the removal of that vegetation	The site does not contain native vegetation or koala habitat.	Yes
2.14.3 Subsidence	a) Any development on a site located within South Campbelltown Mine Subsidence District, or Appin Mine Subsidence District may be at risk of the effects of subsidence from past and/or future underground mining. An appropriate engineering outcome shall be achieved.	The site is not located within the Campbelltown Mine Subsidence District.	N/A
2.15.1 Waste	a) A detailed 'Waste Management Plan' (WMP) shall accompany development	A waste management plan was submitted with the application.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
Management Plan – Design requirements	applications for certain types of development/land uses, as detailed in Table 2.15.1 and for any other development that in the opinion of Council a WMP is required.		
	b) Plans submitted with a development application shall detail the following (as applicable): i) the size and location of waste and recycling storage areas; ii) routes for occupants to access waste and recycling areas; iii) collection point and/or access route for collection vehicles; iv) ventilation of waste and recycling 2.15 storage areas; v) location of garbage chute and service rooms; vi) bin and storage area washing facilities; and vii) occupants' disposal points for all waste streams	The proposed waste storage is acceptable.	Yes
2.15.2 Waste Management During Demolition and Construction	a) Waste and recyclable streams shall be stored separately on site.	The proposal complies.	Yes
	b) All storage areas/containers for each waste and recycling stream shall be kept on the site at all times and shall be indicated on the site plans/drawings as part of the WMP	The proposal complies.	Yes
	c) Where material cannot be reused or recycled, it shall be disposed of at an appropriately licensed waste management or recycling facility. Details of disposal arrangements shall be specified in the WMP for each material type	The proposal complies.	Yes
	d) Convenient and safe heavy vehicular access to waste and recycling material storage areas shall be provided	The proposal complies.	Yes
	e) The removal, handling and disposal of asbestos or other hazardous materials shall be carried out in accordance with WorkCover NSW, NSW Environment & Protection	Relevant conditions have been recommended.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	Authority (EPA), Office of Environment and Heritage and other regulatory authority guidelines and requirements.		
2.15.9 Bin Storage Areas	a) The design of the bin storage areas shall be considered early in the design process so that they can be successfully integrated into the overall design of the development and are convenient for all users.	A bin storage area is nominated on the plans.	Yes
	b) Sufficient areas/space shall be made available within the property boundary to store the range of bins for the quantity of waste, recycling and organics (and other materials where appropriate) likely to be generated between collections.	The bin storage area is appropriately sized.	Yes
2.16.1 Water – Design requirements	<p>a) Where connection to the reticulated water supply system is not available, development shall be provided with:</p> <ul style="list-style-type: none"> i) sufficient water storage to cater for all relevant activities of the proposed use of the development. ii) sufficient storage for firefighting purposes in accordance with Planning for Bushfire Protection 2006, NSW Rural Fire Service. 	<p>The development will be connected to the reticulated water supply system.</p> <p>Four rainwater tanks will be utilised to store water on site (two tanks with a capacity of 10,000L and two tanks with a capacity of 6000L) to meet the needs of firefighting appliances and enable equipment to be filled at the site.</p>	Yes
2.16.2 Electricity	a) Details of the proposed method of power supply shall be provided as part of the development application for any development involving the construction of a building within rural and environmental protection zones.	The development will be connected to mains power.	Yes
2.16.3 On-Site Wastewater Sewage Management	<p>a) On-site Wastewater Management Systems and Private Recycled Water Schemes shall comply with the following codes and standards:</p> <ul style="list-style-type: none"> i) Council's Wastewater Management and Water Recycling Strategy 2009; ii) Environmental & Health Protection Guidelines: On-site 	The proposed development involves installation of an on-site effluent treatment and disposal system at the northern part of the site.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	<p>Sewage Management for Single Households 1998;</p> <p>iii) NSW Guidelines for the Management of Private Recycled Water Schemes 2008;</p> <p>iv) NSW Guidelines for Greywater Reuse in Sewered, Single Household Residential Premises 2007;</p> <p>v) the then Department of Environment & Conservation NSW, Environmental Guidelines Use of Effluent by Irrigation, 2004;</p> <p>vi) AS/NZS 1547:On-site Domestic Wastewater Management (as amended);</p> <p>vii) AS/NZS 3500 National Plumbing and Drainage Standards and NSW Code of Practice – Plumbing and Drainage (as amended);</p> <p>viii) AS/NZS 1546.1 On-site domestic wastewater treatment units Part 1: Septic Tanks (as amended);</p> <p>ix) AS/NZS 1546.2 On-site domestic wastewater treatment units Part 2: Waterless composting toilet (as amended);</p> <p>x) AS/NZS 1546.3: On-site domestic wastewater treatment units Part 3: Aerated Wastewater treatment systems (as amended);</p> <p>xi) AS/NZS 3500 National Plumbing and Drainage Standard (as amended);</p> <p>xii) National Water Quality Management Strategy- Australian Guidelines for Water Recycling (Phase 1) 2006; and</p> <p>xiii) National Water Quality Management Strategy- Australian Guidelines for Water Recycling Stormwater Harvesting and Reuse 2009.</p>		
	b) All development applications for an onsite wastewater management system or private	The application was reviewed by Council's wastewater officer and	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	recycled water scheme shall be accompanied by a site specific wastewater report for all wastewater facilities located on the premises. The report shall be prepared by a suitably qualified person/company specialising in wastewater and water recycling systems in accordance with Council's Wastewater Management and Water Recycling Strategy 2009.	relevant conditions have been recommended.	
	c) The type of wastewater management system and method of reclaimed effluent application shall be determined having regards to the following: i) allotment size and slope; ii) soil classification; and iii) proximity to water courses.	The application was reviewed by Council's wastewater officer and relevant conditions have been recommended.	Yes
	d) The connection of an existing septic tank to a single tank Aerated Wastewater Treatment System will be assessed on its merits providing that the existing septic tank is structurally sound in accordance with Council's requirements and specifications	No existing wastewater system is located on the site.	N/A
	e) On-site Wastewater Management Systems & Private Recycled Water Schemes shall be designed, installed, operated and maintained in accordance with the manufacturer's specifications	The application was reviewed by Council's wastewater officer and relevant conditions have been recommended.	Yes
2.17 Work On, Over or Near Public Land	a) Written approval shall be obtained from Council, prior to the commencement of any works, activities or occupancy upon public land, including roads, road related areas, stormwater connections, Council car parks, footpaths or nature strips.	Relevant conditions have been recommended for works on public land.	Yes
2.17.2 Working Near Public Land	a) Notwithstanding clause 2.17.1 a) a hoarding or fence shall be erected between the work site and a public place where:	Relevant conditions have been recommended for construction fencing.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	<p>i) the work involved in the development is likely to cause pedestrian or vehicle traffic in a public place to be obstructed or altered; and/or</p> <p>ii) the building involves the enclosure of a public place in accordance with Work Cover requirements</p>		
2.19 Development Near or on Electricity Easements	a) Wherever possible electrical easements are to be located within open space corridors.	The site does not include and electrical easement.	N/A
2.21 Acoustic Privacy	<p>a) Development shall comply with any relevant provisions in the following documents. The event of an inconsistency between the noise related controls in this plan and the documents below, the documents below prevail to the extent of the inconsistency.</p> <p>i) The NSW Noise Policy for Industry (NPfI)</p> <p>ii) The NSW Road Noise Policy</p> <p>iii) The NSW Development Near Rail Corridors and Busy Roads - Interim Guideline</p> <p>iv) Association of Australasian Acoustical Consultants Guideline for Child Care Centre Acoustic Assessment</p>	The ongoing operation of the proposed development is not considered to affect surrounding rural residential properties. Relevant conditions have been recommended regarding the operation of the premises to limit acoustic impacts.	Yes
	<p>b) A Noise Impact Assessment prepared by a suitably qualified acoustic consultant will be required in cases where the consent authority is not satisfied that a development will:</p> <p>i) Achieve a satisfactory level of acoustic amenity for occupants within the existing noise environment; and</p> <p>ii) Produce noise only at levels that will not exceed the relevant noise criteria</p>	An acoustic report is not required for the proposed development.	N/A

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
Part 16 Advertising and Signage			
16.4.1 Restrictions	a) The following types of advertising and signage shall not be permissible within the Campbelltown LGA: i) Above awning signs; ii) Banner or flag signs in zones other than business and industrial zones including bunting; iii) Inflatable signs; iv) Portable or movable signs; v) Moving signs; vi) 'A frame' signs on public land; vii) Roof or sky signs; viii) Posters on poles or other structures in public places; ix) Flashing signs; x) Dynamic Electronic Displays that are visible to drivers; and xi) Billboard Sign.	The proposed wall signs are not prohibited signage.	Yes
16.4.2 Design and location	a) Signage attached to buildings shall be designed, located, scaled and sized having regard to the architectural style, features scale and design of the facades of the building.	The proposal complies.	Yes
	b) Signage shall not dominate landscaped and public domain areas.	The signage does not dominate the public domain.	Yes
	d) Signage shall not protrude above any parapet or eaves.	The wall signs do not project above the eaves of the building.	Yes
	e) All signage shall be designed to minimise opportunities for graffiti artists.	The signs are located to minimise opportunities for graffiti artists.	Yes
	g) Signage shall not contain reflective materials, colours and finishes.	The signage is not highly reflective.	Yes
	h) Signage shall not cause any nuisance to nearby occupants as a result of glare or light spillage.	The signage is not illuminated.	Yes
16.4.3 Public Safety	a) Signs and their supporting structures shall be structurally sound and constructed in manner to maintain pedestrian and traffic safety	The wall signs do not affect pedestrian safety.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	b) Signs shall be designed and erected so to: i) not to compromise driver and pedestrian safety; ii) avoid confusion with road traffic signs and signals; iii) not obscure a road hazard, oncoming vehicles, pedestrians; and iv) avoid advertising messages, designs or bright lighting that may distract motorists.	The location of the signage does not affect traffic safety.	Yes
16.4.5. Maintenance of signs	a) All signs shall be maintained to a high standard, including any advertising surface, structure and finish.	Conditions of consent have been recommended with regard to signage maintenance.	Yes

Attachment D: Architectural Plans



DRAWING SCHEDULE

ARCHITECTURAL

DA.00	LOCATION PLAN, DRAWING SCHEDULE
DA.01	SITE ANALYSIS PLAN
DA.02	SITE PLAN
DA.03	FLOOR PLAN
DA.04	GEORGES RIVER BRIGADE STATION ELEVATIONS
DA.05	GEORGES RIVER BRIGADE STATION ELEVATION & SECTIONS
DA.06	MACARTHUR SUPPORT BRIGADE ELEVATIONS
DA.07	ROOF PLAN
DA.08	LANDSCAPE PLAN

CIVILS

D1 DETAILS, NOTES & LEGEND
D2 SITE PLAN
D3 SITE EARTHWORK PLAN
D4 VEHICULAR CROSSING LONGSECTIONS L&F & L&S2
D5 SWEEP PATH ANALYSIS 1 (INGRESS)
D6 SWEEP PATH ANALYSIS 2 (EGRESS)
D7 SWEEP PATH ANALYSIS 3 (INGRESS)
D8 SWEEP PATH ANALYSIS 4 (EGRESS)
D9 COUNCIL'S STANDARD DETAILS

STORMWATER MANAGEMENT PLANS

D1	DETAILS, NOTES & LEGEND
D2	SITE OVERVIEW PLAN
D3	SITE GROUND FLOOR PLAN
D4	ROOF PLAN
D5	STORMWATER DETAILS
D6	SEDIMENT CONTROL PLAN
D7	SEDIMENT CONTROL DETAILS

ELECTRICAL

EL-000	TITLE SHEET, LEGEND & NOTES
EL-100	SINGLE LINE DIAGRAM
EL-200	LIGHTING LAYOUT
EL-300	POWER & COMMUNICATIONS LAYOUT
EL-301	ROOF LAYOUT

HYDRAULIC

H-000	LEGEND, DRAWING SCHEDULE & GENERAL SPECIFICATION NOTES
H-100	GRAVITY SERVICES LAYOUT

SURVEY

2111 ARP REGISTERED SURVEYORS
DETAIL & LEVEL PLAN
LOT 2 DP 1273630 HANGENS ROAD, MINTO HEIGHTS



LEGEND

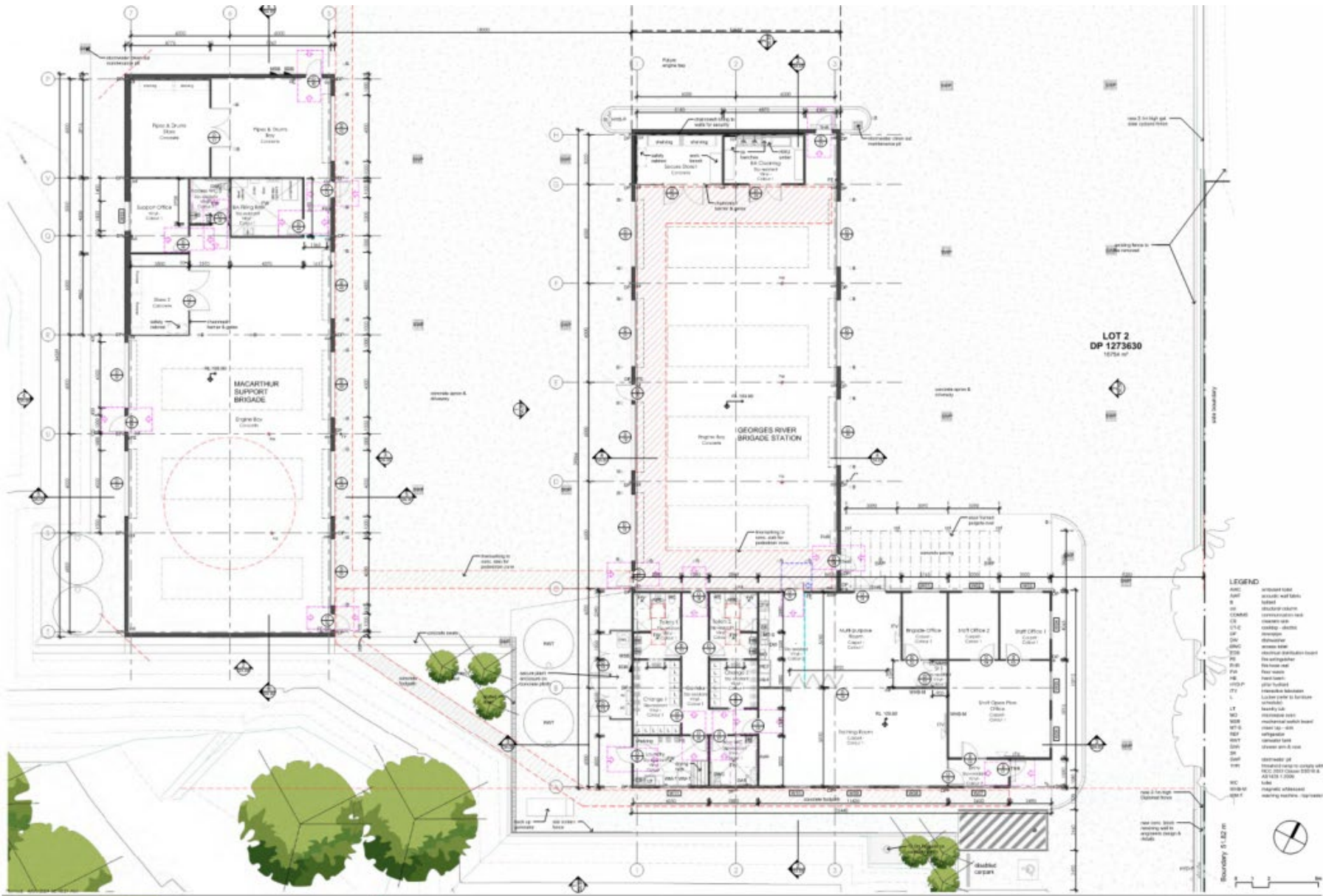
EXISTING TREE TO BE REMOVED

NEW TREE

TREE TO BE REMOVED, CUT UP & RELOCATED ON SITE







RFS BRIGADE STATION GEORGES RIVER

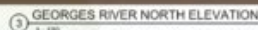
HANSENS RD, MINTO HEIGHTS
RURAL FIRE SERVICE NSW

DEVELOPMENT APPLICATION FLOOR PLAN

JOB No.: 2112
SCALE: 1:100
DATE: 4/07/24
DRAWN: VAP
CHECKED: DFM

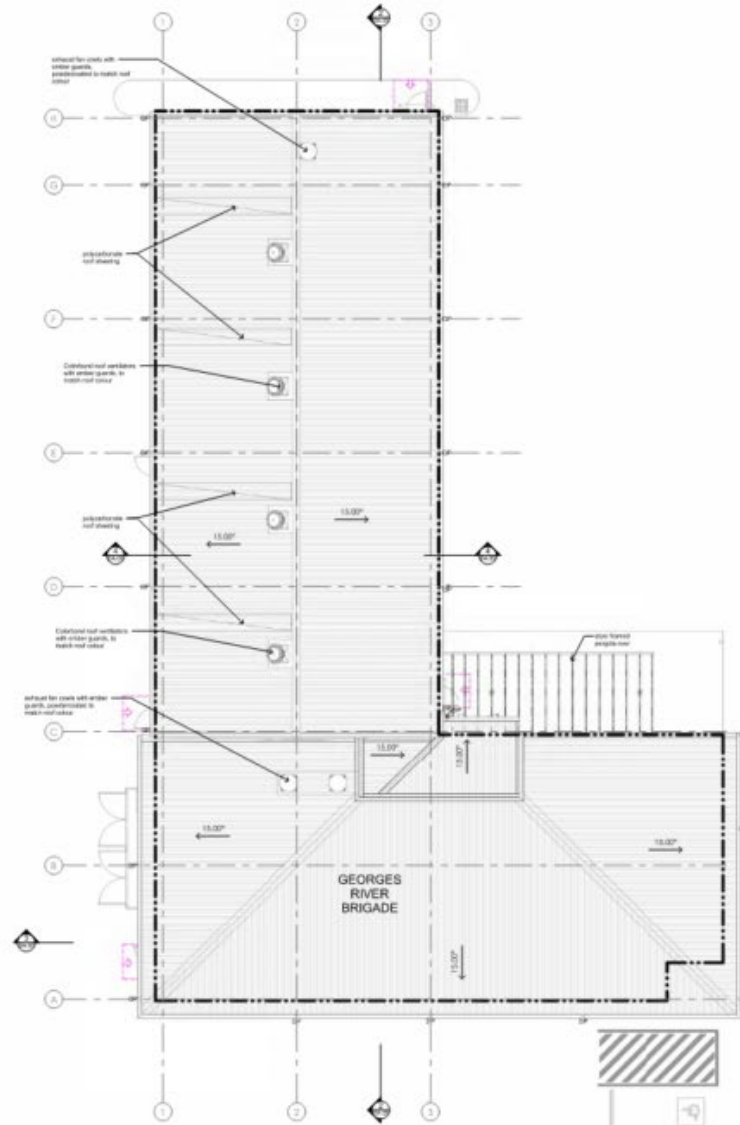
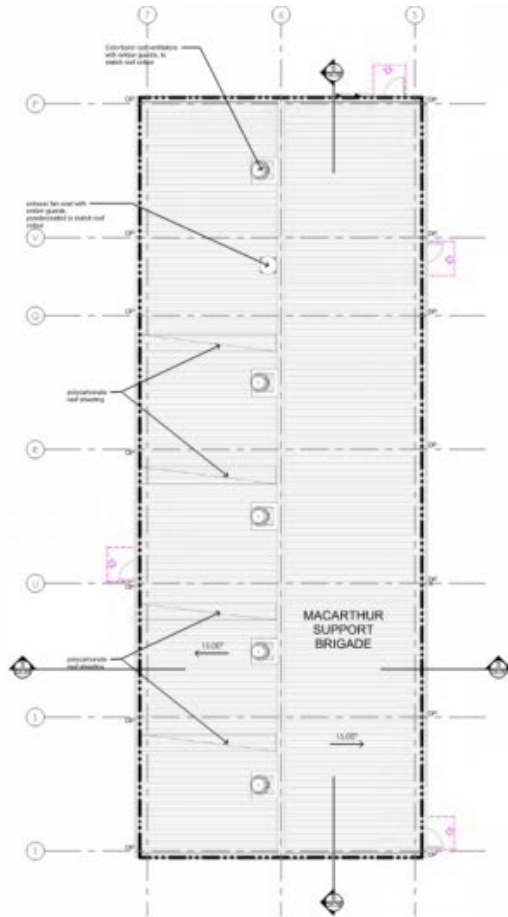
BA1

DA.03





2/2/2011 895 George War (John) 2 Drawings 2/1/2 895 George War (John) 2/2/2011



LEGEND

SP structure

NOTE:
ALL ROOF & WALL FINISHES/DETAILS MUST BE SUBMITTED
TO COMPLY WITH MINOR 2019 - CONSTRUCTION OF
BUILDINGS REGULATIONS PRIOR TO BUILDING
REQUIREMENTS



Ref: 4001004 10/10/2021



Havenhand & Mather Pty Ltd
10/10/2021
10/10/2021
10/10/2021
10/10/2021



RFS BRIGADE STATION GEORGES RIVER

HANSENS RD, MINTO HEIGHTS
RURAL FIRE SERVICE NSW

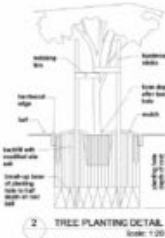
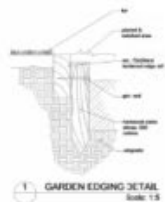
DEVELOPMENT APPLICATION ROOF PLAN

JOB No.: 2112
SCALE: 1 : 100
DATE: 4/07/24
DRAWN: VAP
CHECKED: DPM

SAI

DA.07

J:\1111 RFS Georges River Station 13 Drawings\1111 RFS Georges River Station 2024\07



SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT X SPREAD (M)	CONTAINER SIZE
010	Cassia bicolor	Red Flowering Cassia	1.5m x 2.0m dbh	3
020	Cassia bicolor	Crimson Butterfly Bush	1.5m x 2.0m dbh	3
030	Leucadendron argenteum	White Larder Shrub	2.0m x 2.0m dbh	3
040	Leucadendron argenteum	White Larder Shrub	2.0m x 2.0m dbh	3
050	Leucadendron argenteum	White Larder Shrub	2.0m x 2.0m dbh	3
060	Leucadendron argenteum	White Larder Shrub	2.0m x 2.0m dbh	3
070	Leucadendron argenteum	White Larder Shrub	2.0m x 2.0m dbh	3
080	Leucadendron argenteum	White Larder Shrub	2.0m x 2.0m dbh	3
090	Leucadendron argenteum	White Larder Shrub	2.0m x 2.0m dbh	3
100	Leucadendron argenteum	White Larder Shrub	2.0m x 2.0m dbh	3

7/10/2018 4/10/2018 10/10/2018



RFS BRIGADE STATION GEORGES RIVER

HANSENS RD, MINTO HEIGHTS
RURAL FIRE SERVICE NSW

DEVELOPMENT APPLICATION LANDSCAPE PLAN



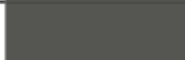
JOB No.: 2112
SCALE: As indicated @A1
DATE: 4/07/24
DRAWN: VAP
CHECKED: DFM

DA.08




21/10/2018 Georges River Station 1:1 Drawing 21/10/2018 RFS Georges River Station 20/10/2018

SCHEDULES

1 SCHEDULE OF EXTERIOR COLOURS & FINISHES

Item	Location & Quantity	Description	Colour	Photo	Comments	Rev
EXTERNAL COLOURS						
ITEM		DESCRIPTION	COLOUR			REV
Metal Roof Sheeting		Lysaght Custom Orb or Trimdek 0.42BMT	Colorbond Dune			A
Wall Cladding - generally		Lysaght Custom Orb 0.42BMT	Colorbond Dune		Installed running vertically	A
Eaves Lining	externally	Lysaght PanelRib	Colorbond Surfmist			A
Roof Guttering, Brackets & Downpipes, Fascias & Barge Capping, Ridge Capping		Lysaght 'Sheerline' slotted gutters with 100dia downpipes, 'Sheerline' capping & accessories to match.	Colorbond Woodland Grey		Gutter guard to match roof colour. All trims on gutter to match gutter.	A
Bollards			Fluorescent yellow			B
Aluminium Window Frames			To match Colorbond Woodland Grey			A
Steel Door Frames		Dulux	To match Colorbond 'Woodland Grey'			A

SCHEDULES

Item	Location & Quantity	Description	Colour	Photo	Comments	Rev
Rollershutters/ Awnings			To match Colorbond Manor Red			B
External Doors		Dulux	To match Colorbond 'Shale Grey'		0.6mm Colorbond Steel facing	A
Water Tanks		Galvanised/ Colorbond	Colorbond Shale Grey			A

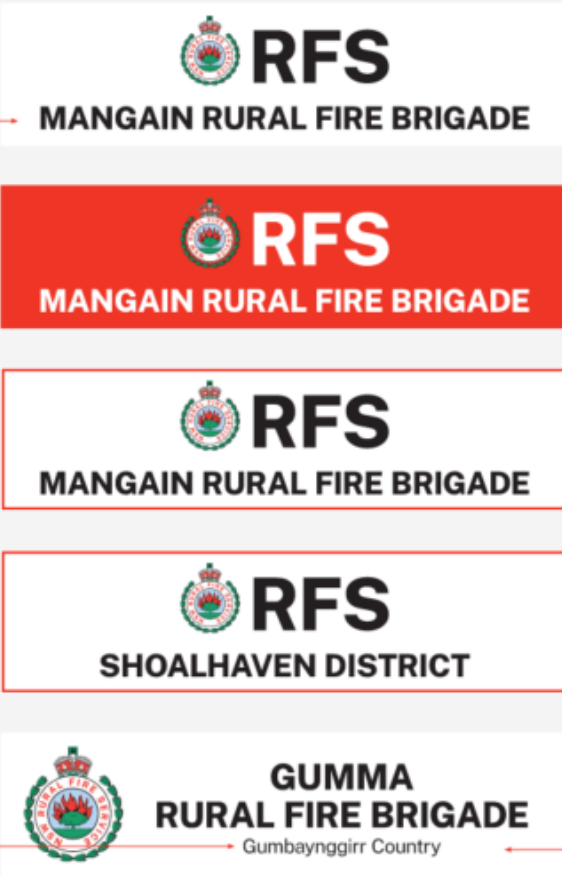
Signage

Signage can be applied in many shapes and sizes. To maintain some consistency the examples given to the right illustrate the font weight, logo positioning and language which is preferred.

Avoid

- "Fire Station"
- Chevron pattern
- "... For our community" text


Option 1



Public Sans Extra Bold

Public Sans Regular

Option 2

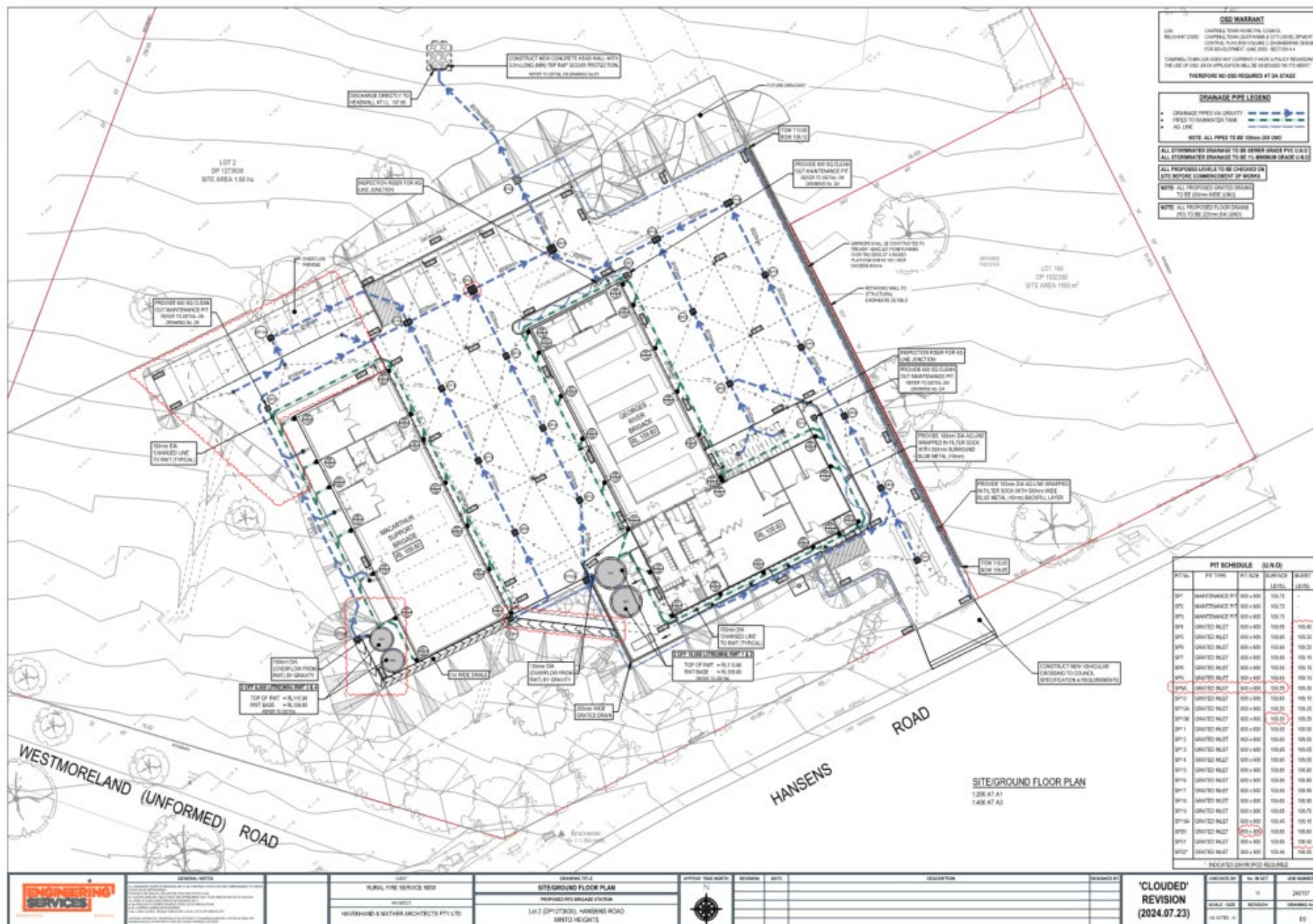


Location for address / Indigenous location

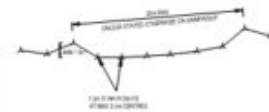
The signage examples are arranged in a grid. Option 1 shows four examples: 1. White background with RFS logo and 'MANGAIN RURAL FIRE BRIGADE' in bold. 2. Red background with RFS logo and 'MANGAIN RURAL FIRE BRIGADE' in white. 3. White background with RFS logo and 'MANGAIN RURAL FIRE BRIGADE' in bold. 4. White background with RFS logo and 'SHOALHAVEN DISTRICT' in bold. Option 2 shows four examples: 1. White background with RFS logo and 'MANGAIN RURAL FIRE BRIGADE' in bold. 2. Red background with RFS logo and 'MANGAIN RURAL FIRE BRIGADE' in white. 3. White background with RFS logo and 'MANGAIN RURAL FIRE BRIGADE' in bold. 4. Red background with RFS logo and 'SHOALHAVEN DISTRICT' in bold, with '92 Albatross Road' below it. Arrows point from the text labels to the corresponding elements in the signage examples.

[illegible]

	GENERAL NOTES 1. All dimensions are in meters unless otherwise stated. 2. All levels are in meters above sea level unless otherwise stated. 3. All levels are to be finished unless otherwise stated. 4. All levels are to be finished unless otherwise stated. 5. All levels are to be finished unless otherwise stated. 6. All levels are to be finished unless otherwise stated. 7. All levels are to be finished unless otherwise stated. 8. All levels are to be finished unless otherwise stated. 9. All levels are to be finished unless otherwise stated. 10. All levels are to be finished unless otherwise stated.	CLIENT RURAL FIRE SERVICE NSW PROJECT HAVENHARD & NATHAN ARCHITECTS PTY LTD	DRAWING TITLE SITE OVERVIEW AND CATCHMENT PLAN REQUIRED FOR RELEASE PERMIT LOT 2 EXPUTARILL HARBOR ROAD MYRTLE HEIGHTS	APPROXIMATE NORTH 	REVISION DATE	DESCRIPTION DRAWING NO.	DESIGNED BY CHECKED BY IN CHARGE SCALE: 1:500 REVISIONS DATE: 10/12/24	'CLOUDED' REVISION (2024.07.23)

[illegible]





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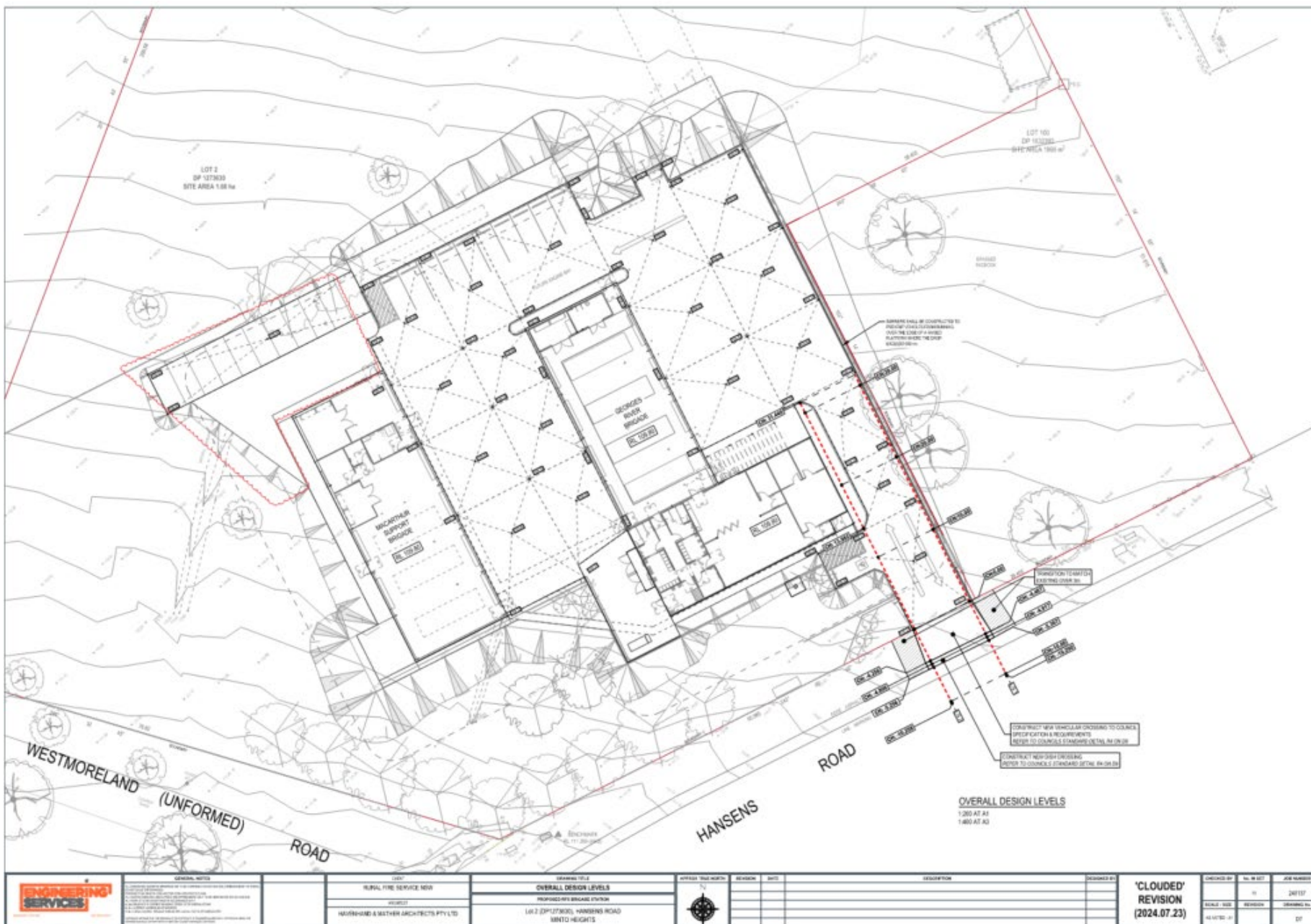
- Answer the following questions:**
1. What is the purpose of the `main` function?
 2. How do you declare a variable?
 3. What is the difference between a variable and a constant?
 4. How do you declare a constant?
 5. What is the difference between a variable and a constant?
 6. How do you declare a variable?
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 10. How do you declare a variable?

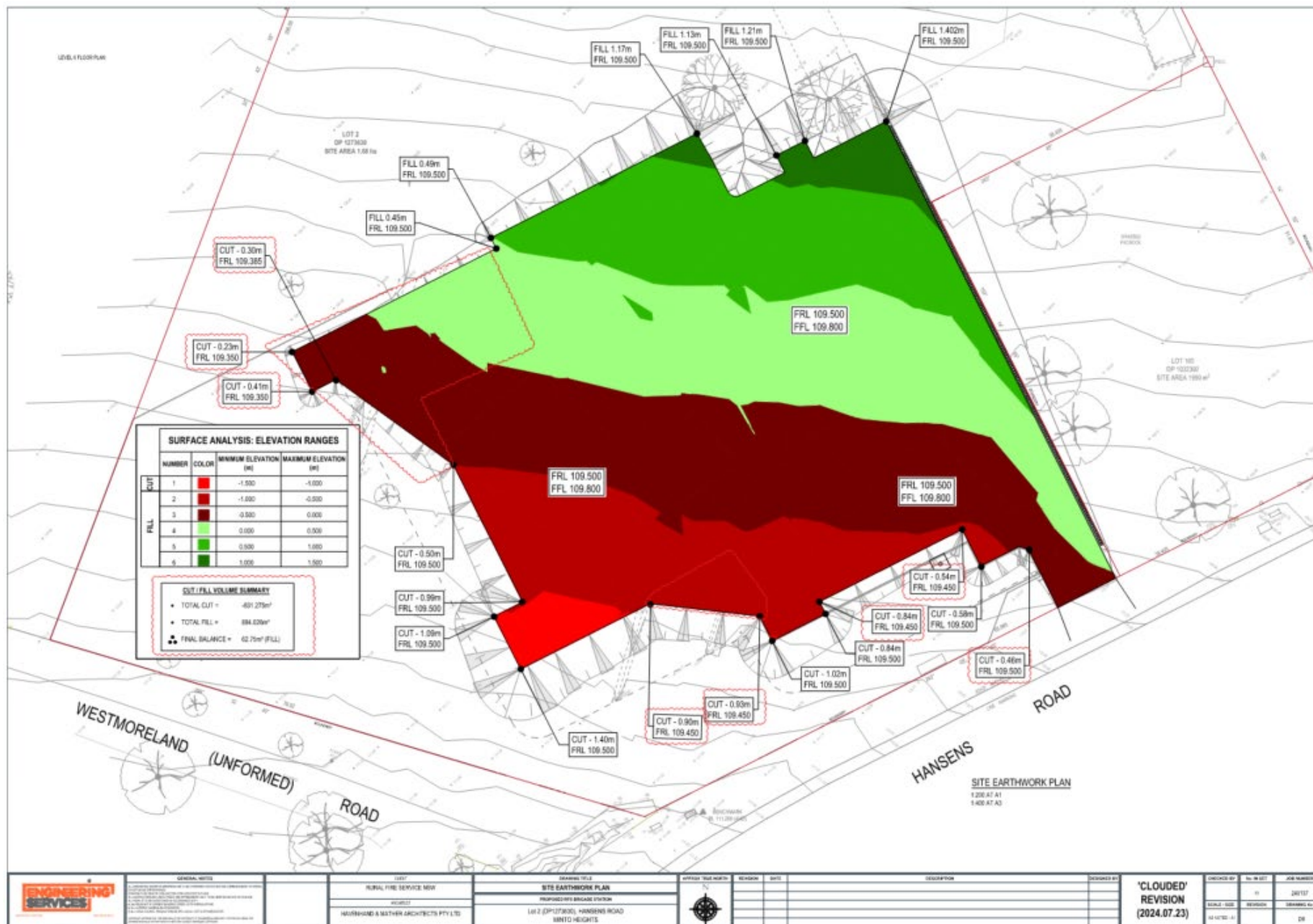


- [illegible]

1. Attached to a number of samples have been collected in the stream bed.
2. Follow stream filter and sediment traps for water column procedures for the stream bed or sediment. Proceed to the next step.
3. In addition, artificial, and natural stream bed sediments with samples in each sample to be taken (the stream).
4. Do not collect the water in the stream bed. The stream bed is a natural stream bed. Do not collect it.

<div><p>ENGINEERING SERVICES</p><p>CONSULTANTS</p></div>	GENERAL NOTES		CLIENT	DRAWING TITLE	APPROVED (DATE)	REVISION	DATE	DESCRIPTION	DESIGNED BY	'CLOUDED' REVISION (2024.07.23)	CHECKED BY	NO. IN SET	JOB NUMBER		
	<p>1. This drawing is the property of Engineering Services Consultants and is not to be reproduced or used in any form without the written consent of Engineering Services Consultants.</p> <p>2. The client is responsible for providing accurate and complete information for the design of this project.</p> <p>3. The client is responsible for obtaining all necessary permits and approvals for this project.</p> <p>4. The client is responsible for providing access to the site for the design of this project.</p> <p>5. The client is responsible for providing all necessary information for the design of this project.</p> <p>6. The client is responsible for providing all necessary information for the design of this project.</p> <p>7. The client is responsible for providing all necessary information for the design of this project.</p> <p>8. The client is responsible for providing all necessary information for the design of this project.</p> <p>9. The client is responsible for providing all necessary information for the design of this project.</p> <p>10. The client is responsible for providing all necessary information for the design of this project.</p>		RURAL FINE SERVICE ROAD	SEWAGE TREATMENT PLANT								11	2401137		
			PROJECT	PROPOSED WASTE BRIDGE DIVISION									SCALE: 1:500	REVISION	DESIGNED BY
					HAVERHURST & SUTHER ARCHITECTS PTY LTD	LOT 2 (27117360), HAVENERS ROAD MINTO HEIGHTS								AS 1:500 - A	

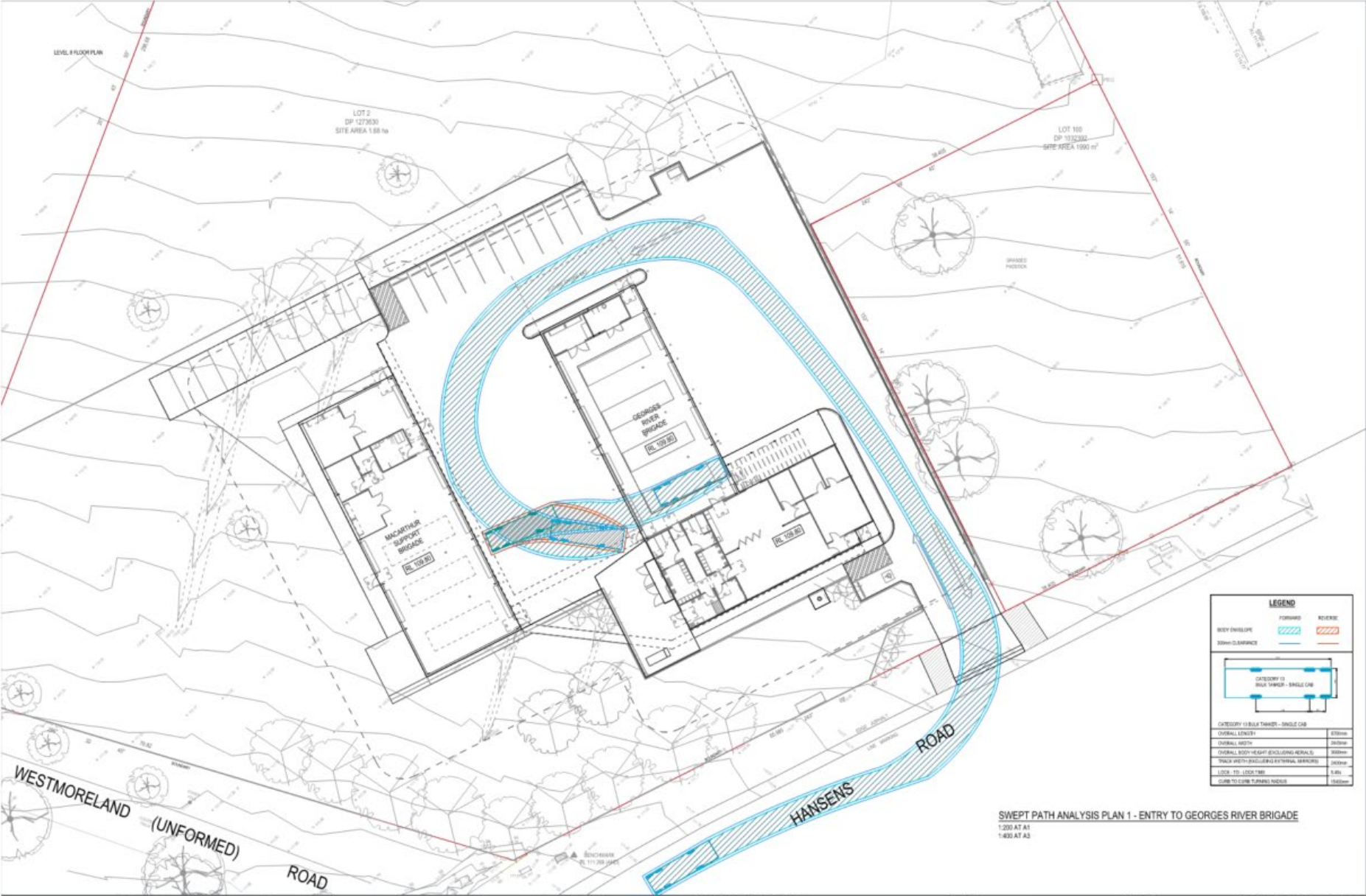
[illegible]

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Profile view of the proposed road alignment. The diagram shows a cross-section of the road with a truck on the left and a truck on the right. The road surface is shown with a green line indicating the proposed grade. The vertical curve data is as follows:

Station	Design Level (mm)	Existing Level (mm)	Depth (mm)	Chainage (m)
10+30	113.38	113.32	0.06	10+30
10+50	113.32	113.32	0.00	10+50
10+70	113.22	113.22	0.00	10+70
10+90	113.11	113.11	0.00	10+90
11+10	109.79	109.79	0.00	11+10
11+30	109.79	109.79	0.00	11+30
11+50	109.79	109.79	0.00	11+50
11+70	109.79	109.79	0.00	11+70
11+90	109.79	109.79	0.00	11+90
12+10	109.79	109.79	0.00	12+10
12+30	109.79	109.79	0.00	12+30
12+50	109.79	109.79	0.00	12+50
12+70	109.79	109.79	0.00	12+70
12+90	109.79	109.79	0.00	12+90
13+10	109.79	109.79	0.00	13+10
13+30	109.79	109.79	0.00	13+30
13+50	109.79	109.79	0.00	13+50
13+70	109.79	109.79	0.00	13+70
13+90	109.79	109.79	0.00	13+90
14+10	109.79	109.79	0.00	14+10
14+30	109.79	109.79	0.00	14+30
14+50	109.79	109.79	0.00	14+50
14+70	109.79	109.79	0.00	14+70
14+90	109.79	109.79	0.00	14+90
15+10	109.79	109.79	0.00	15+10
15+30	109.79	109.79	0.00	15+30
15+50	109.79	109.79	0.00	15+50
15+70	109.79	109.79	0.00	15+70
15+90	109.79	109.79	0.00	15+90
16+10	109.79	109.79	0.00	16+10
16+30	109.79	109.79	0.00	16+30
16+50	109.79	109.79	0.00	16+50
16+70	109.79	109.79	0.00	16+70
16+90	109.79	109.79	0.00	16+90
17+10	109.79	109.79	0.00	17+10
17+30	109.79	109.79	0.00	17+30
17+50	109.79	109.79	0.00	17+50
17+70	109.79	109.79	0.00	17+70
17+90	109.79	109.79	0.00	17+90
18+10	109.79	109.79	0.00	18+10
18+30	109.79	109.79	0.00	18+30
18+50	109.79	109.79	0.00	18+50
18+70	109.79	109.79	0.00	18+70
18+90	109.79	109.79	0.00	18+90
19+10	109.79	109.79	0.00	19+10
19+30	109.79	109.79	0.00	19+30
19+50	109.79	109.79	0.00	19+50
19+70	109.79	109.79	0.00	19+70
19+90	109.79	109.79	0.00	19+90
20+10	109.79	109.79	0.00	20+10
20+30	109.79	109.79	0.00	20+30
20+50	109.79	109.79	0.00	20+50
20+70	109.79	109.79	0.00	20+70
20+90	109.79	109.79	0.00	20+90
21+10	109.79	109.79	0.00	21+10
21+30	109.79	109.79	0.00	21+30
21+50	109.79	109.79	0.00	21+50
21+70	109.79	109.79	0.00	21+70
21+90	109.79	109.79	0.00	21+90
22+10	109.79	109.79	0.00	22+10
22+30	109.79	109.79	0.00	22+30
22+50	109.79	109.79	0.00	22+50
22+70	109.79	109.79		

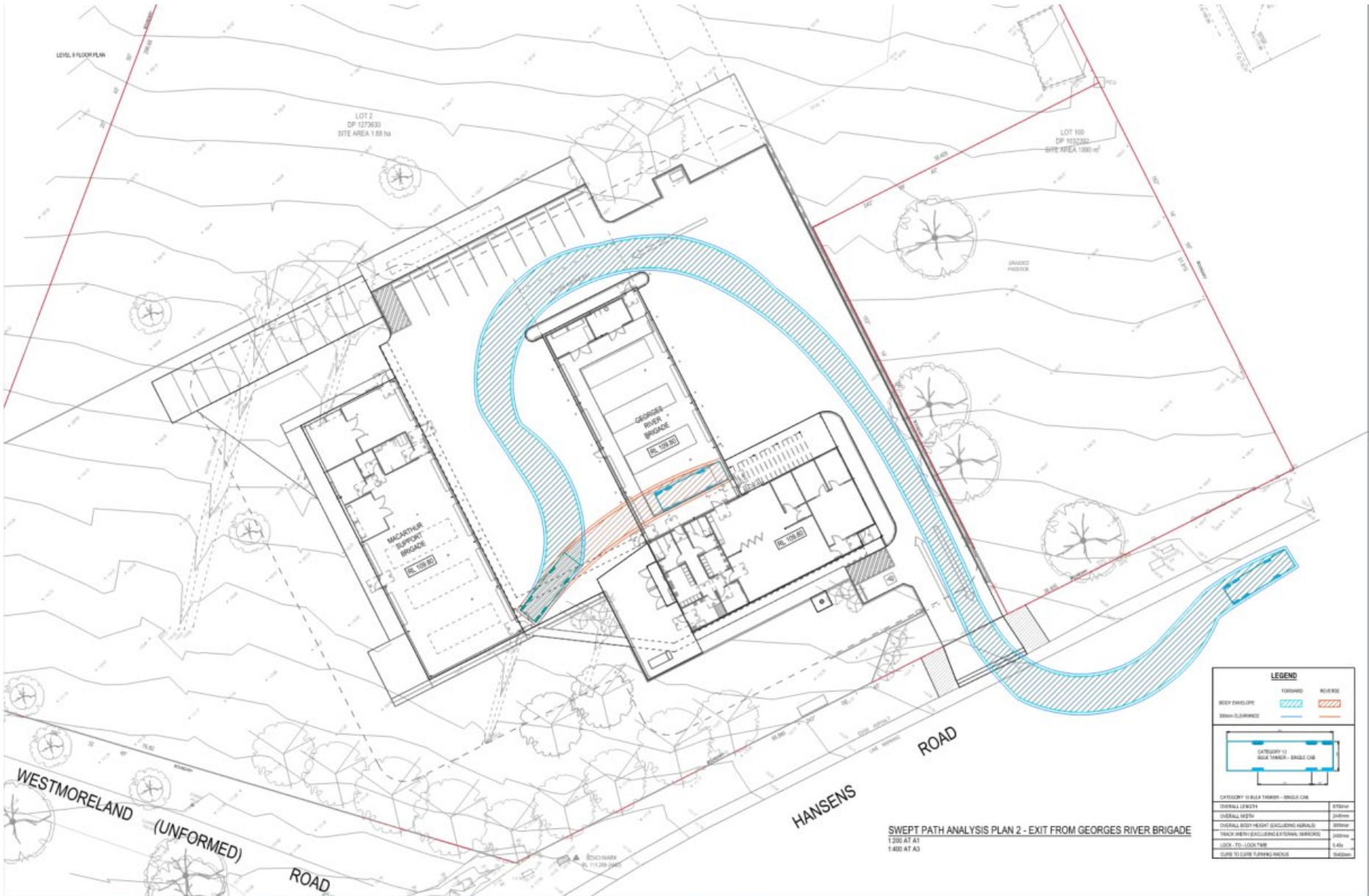
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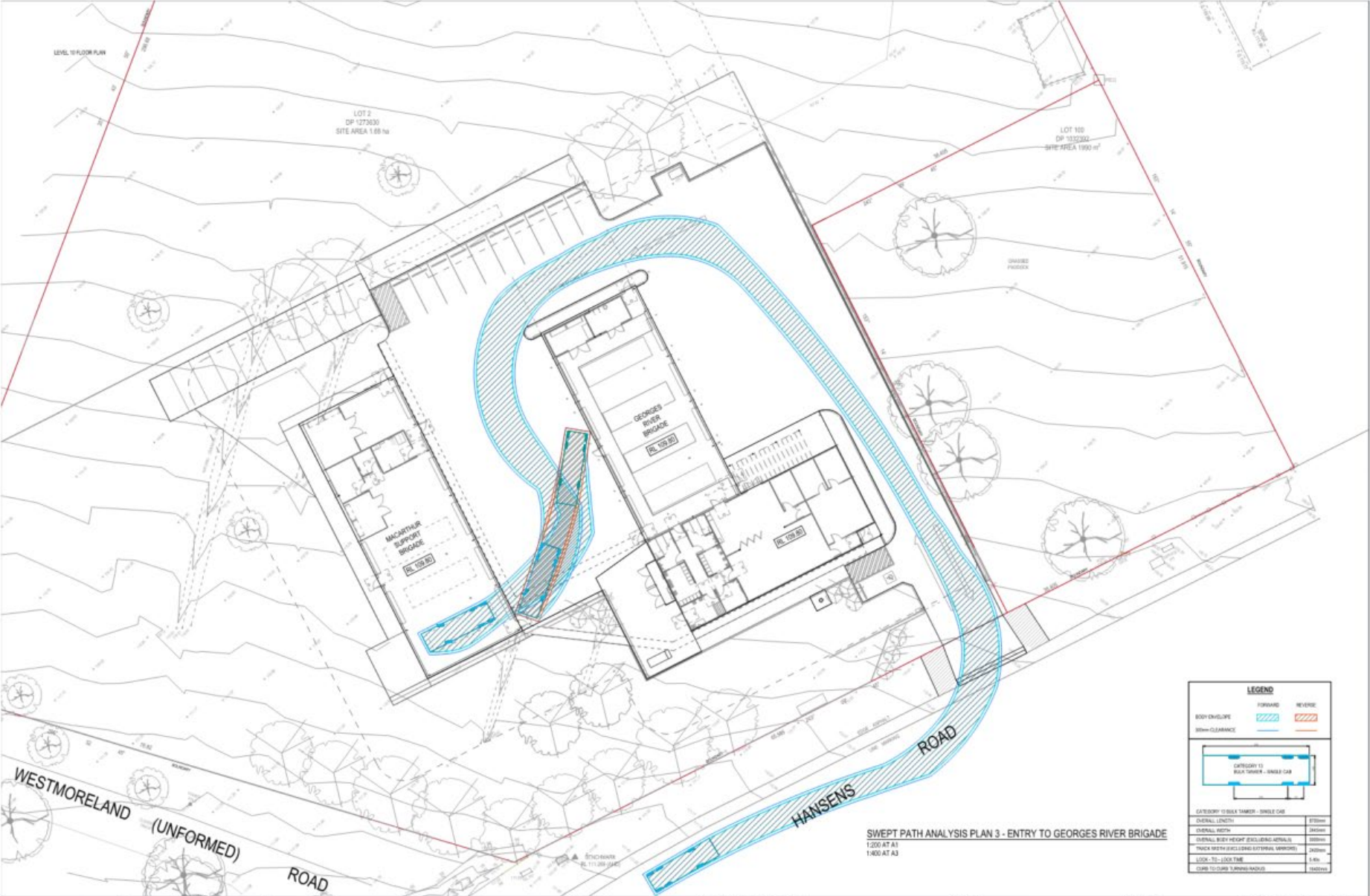
LEGEND	
FORWARD	REVERSE
SWEEP ENVELOPE	SWEEP ENVELOPE
SWEEP ENVELOPE	SWEEP ENVELOPE
CATEGORY 10 BULK TANKER - SINGLE CAB	
CATEGORY 10 BULK TANKER - SINGLE CAB	
OVERALL LENGTH	8700mm
OVERALL WIDTH	2500mm
OVERALL BODY HEIGHT (EXCLUDING MIRRORS)	3000mm
TRUCK WIDTH (INCLUDING EXTERNAL DEVICES)	2400mm
LOCK - TO - LOCK TURN	8.4m
CLUB TO CLUB TURNING RADIUS	10.0m

SWEPT PATH ANALYSIS PLAN 1 - ENTRY TO GEORGES RIVER BRIGADE
1:200 AT A1
1:400 AT A3

<div></div> <div>ENGINEERING SERVICES</div>	GENERAL NOTES		CLIENT	DRAWING TITLE	APPROVED TRUE NORTH	REVISION	DATE	DESCRIPTION	DESIGNED BY	<div>'CLOUDED' REVISION (2024.07.23)</div>	CHECKED BY	NO. OF SET	JOB NUMBER
	1. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE SPECIFIED IN THE NOTES OR ON THE DRAWING.		RURAL FIRE SERVICE NSW	SWEPT PATH ANALYSIS 1 (INGRESS)							15	2401131	
	2. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE SPECIFIED IN THE NOTES OR ON THE DRAWING.		MECH0107	PROPOSED FIRE BRIGADE STATION							SCALE - 1:200	REVISION	DRAWING NO.
	3. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE SPECIFIED IN THE NOTES OR ON THE DRAWING.		HAYWARD & HATHOR ARCHITECTS PTY LTD								AS NOTED - A1		010
	4. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE SPECIFIED IN THE NOTES OR ON THE DRAWING.												
	5. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE SPECIFIED IN THE NOTES OR ON THE DRAWING.												
6. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE SPECIFIED IN THE NOTES OR ON THE DRAWING.													



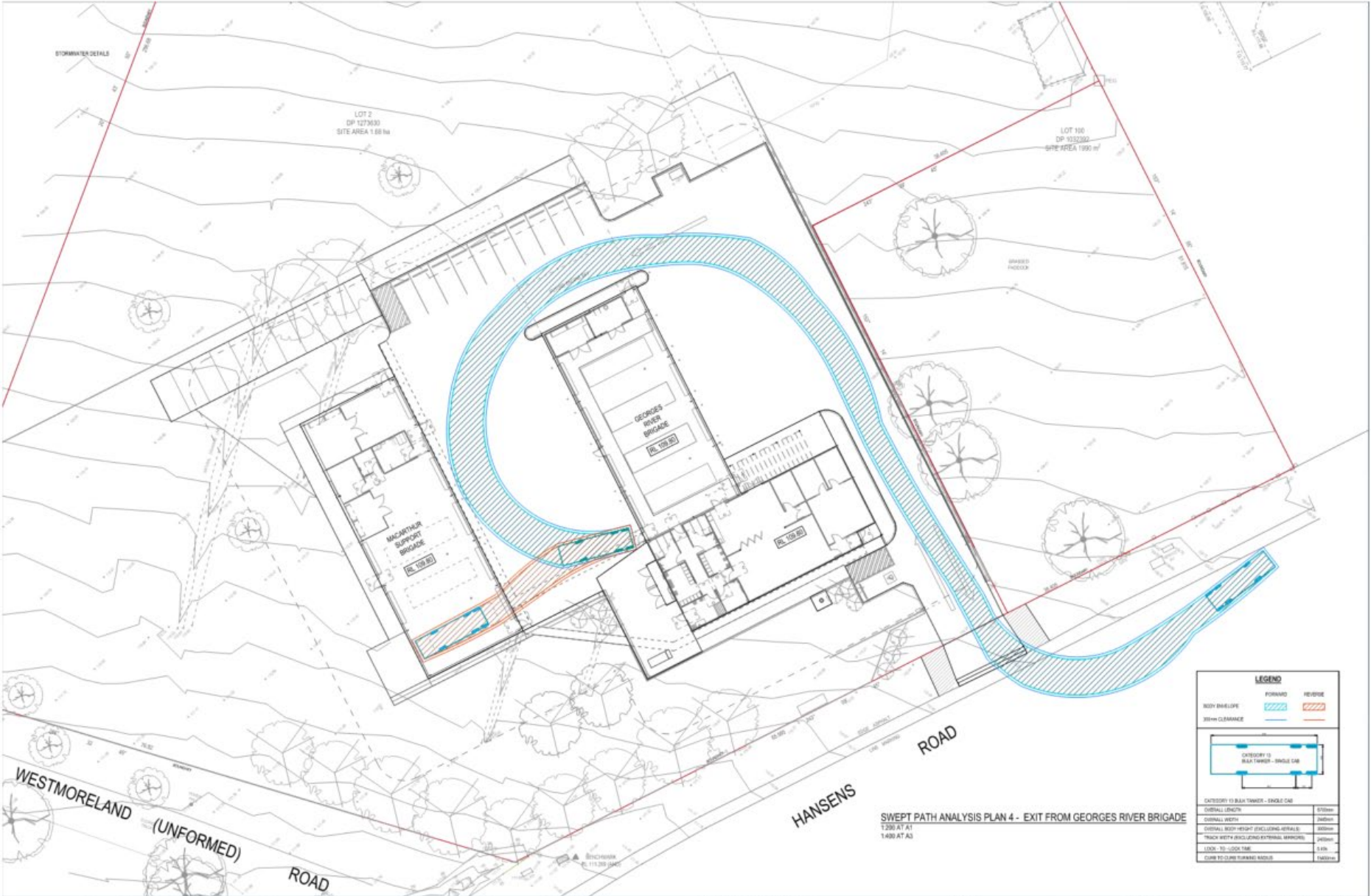
 <div>ENGINEERING SERVICES CONSULTANTS</div>	<div>GENERAL NOTES</div> <div>1. APPROVED FOR THE DESIGN OF THE RURAL FIRE SERVICE NSW (RFS) STATION, 1000 HANSEN ROAD, MINTO HEIGHTS, NSW 2573. THE STATION IS TO BE DESIGNED TO ACCORDANCE WITH THE RFS DESIGN SPECIFICATIONS AND STANDARDS. THE DESIGN SHALL BE IN ACCORDANCE WITH THE RFS DESIGN SPECIFICATIONS AND STANDARDS. THE DESIGN SHALL BE IN ACCORDANCE WITH THE RFS DESIGN SPECIFICATIONS AND STANDARDS. THE DESIGN SHALL BE IN ACCORDANCE WITH THE RFS DESIGN SPECIFICATIONS AND STANDARDS. THE DESIGN SHALL BE IN ACCORDANCE WITH THE RFS DESIGN SPECIFICATIONS AND STANDARDS. THE DESIGN SHALL BE IN ACCORDANCE WITH THE RFS DESIGN SPECIFICATIONS AND STANDARDS. THE DESIGN SHALL BE IN ACCORDANCE WITH THE RFS DESIGN SPECIFICATIONS AND STANDARDS. THE DESIGN SHALL BE IN ACCORDANCE WITH THE RFS DESIGN SPECIFICATIONS AND STANDARDS. THE DESIGN SHALL BE IN ACCORDANCE WITH THE RFS DESIGN SPECIFICATIONS AND STANDARDS. 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SWEPT PATH ANALYSIS PLAN 3 - ENTRY TO GEORGES RIVER BRIGADE
1:200 AT A1
1:400 AT A3

LEGEND	
FORWARD	REVERSE
BODY ENVELOPE	
SWEEP CLEARANCE	
CATEGORY 11 BULK TANKER - SINGLE CAR	
CATEGORY 11 BULK TANKER - SINGLE CAR	
OVERALL LENGTH	17000mm
OVERALL WIDTH	3400mm
OVERALL BODY HEIGHT (EXCLUDING MOUNTS)	3000mm
TRUCK MOUNT (EXCLUDING MOUNTS)	2000mm
LOAD - TG - LOAD TIME	1.5m
LOAD TO CLIMB TURNING RADIUS	10000mm



<div><div>Engineering Services</div></div>	GENERAL NOTES		DRAWING TITLE		APPROVE TRIP NORTH		REVISION		DATE		DESCRIPTION		DESIGNED BY		'CLOUDED' REVISION (2024.07.23)	NO. OF SET	JOB NUMBER
	RURAL FIRE SERVICE NSW		SWEPT PATH ANALYSIS 3 (INGRESS)		REVISION		DATE		DESCRIPTION		DESIGNED BY						
	HUGHES & BATHURST ARCHITECTS PTY LTD		PROPOSED RFS BRIGADE STATION		REVISION		DATE		DESCRIPTION		DESIGNED BY						
	HUGHES & BATHURST ARCHITECTS PTY LTD		PROPOSED RFS BRIGADE STATION		REVISION		DATE		DESCRIPTION		DESIGNED BY						






SWEPT PATH ANALYSIS PLAN 4 - EXIT FROM GEORGES RIVER BRIGADE
1:200 AT A1
1:400 AT A3

LEGEND

FORWARD REVERSE



BODY ENVELOPE  

35m CLEARANCE  



CATEGORY 13 BLANK TANKER - SINGLE CAB

OVERALL LENGTH	12000mm
OVERALL WIDTH	2400mm
OVERALL BODY HEIGHT EXCLUDING MIRRORS	3000mm
TRACK WIDTH INCLUDING EXTERNAL MIRRORS	2400mm
LOOK-TO-LOOK TIME	1.1s
CLIMB TO CLIMB TURNING RADIUS	10000mm

 <p>ENGINEERING SERVICES</p>	GENERAL NOTES		CLIENT	DRAWING TITLE		APPROVED THIS MONTH	REVISION	DATE	DESCRIPTION	DESIGNED BY	'CLOUDED' REVISION (2024.07.23)	CHECKED BY	NO. OF SET	JOB NUMBER			
	<p>1. APPROVED FOR CONSTRUCTION BY THE NSW FIRE & RESCUE COMMISSION (NSW FRC) ON 15/07/2024. THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE NSW FRC.</p> <p>2. THE DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE NSW FRC.</p> <p>3. THE DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE NSW FRC.</p> <p>4. THE DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE NSW FRC.</p> <p>5. THE DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE NSW FRC.</p> <p>6. THE DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE NSW FRC.</p>		RURAL FIRE SERVICE NSW	SWEPT PATH ANALYSIS 4 (EGRESS)													
			ARCHITECT		PROPOSED SITE BRIGADE STATION												
			HUYENHARD & MATHER ARCHITECTS PTY LTD		Lot 2 (DP127363), HANSENS ROAD MINTO HEIGHTS												SCALE: 1:200

DRAFT