

COUNCIL FINAL ASSESSMENT REPORT

PLANNING PANEL

PANEL REFERENCE & DA NUMBER	PPSSWC-526 - 234/2025/DA-C
PROPOSAL	Construction of a new building to be known and used as the 'Campbelltown sports centre of excellence', associated site and landscaping works and relocation of an existing electronic scoreboard
ADDRESS	Lot 2 in DP 1019063, 12 Old Leumeah Road, Leumeah
APPLICANT	The trustee for Brewster Hjorth unit trust
OWNER	Campbelltown City Council
DA LODGEMENT DATE	7 February 2025
APPLICATION TYPE	Council development application
REGIONALLY SIGNIFICANT CRITERIA	Clause 3, Schedule 6 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> : Crown development with a CIV of more than \$5 million
CIV	\$29,057,197 (excluding GST)
CLAUSE 4.6 REQUESTS	Nil
KEY SEPP/LEP	State Environmental Planning Policy (Biodiversity and Conservation) 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 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 - Compliance tables - Architectural plans - Landscape plans - Civil plans - BCA report - Waste management plan - Geotechnical report - Preliminary site investigation - Acoustic Report - Access Report - Arboricultural Impact Assessment - Section J report

	<ul style="list-style-type: none"> - Mechanical Engineers drawings - Hydraulic Engineer drawings - Structural drawings - Design Report - Preliminary contamination screening
SPECIAL INFRASTRUCTURE CONTRIBUTIONS (S7.24)	N/A
RECOMMENDATION	Approval
DRAFT CONDITIONS TO APPLICANT	Yes
SCHEDULED MEETING DATE	May 2025
PLAN VERSION	N/A
PREPARED BY	Ellise Mangion, Senior Planner
DATE OF REPORT	5 May 2025

Executive Summary

The development application (DA234/2025/DA-C) seeks consent for construction of a new building to be known and used as the 'Campbelltown sports centre of excellence', associated site and landscaping works and relocation of an existing electronic scoreboard to the southern hill.

The application has been lodged on behalf of Campbelltown City Council at 12 Old Leumeah Road, Leumeah. The site is owned by Campbelltown City Council.

The subject site is known as Lot 2 in Deposited Plan 1019063, 12 Old Leumeah Road, Leumeah. The site is irregular in shape with an area of 85600m². The site has a frontage to Pembroke Road of 218.24m, 99.05m to Rose Peyton Drive and 62.175m to Old Leumeah Road. The site is occupied by Campbelltown Stadium, Campbelltown Athletics Centre, parking and landscaping.

The site is subject to the provisions of the Campbelltown Local Environmental Plan 2015 (CLEP 2015) and is zoned RE1 Public Recreation and classified as operational land. A recreation facility (major), recreation facility (indoor), restaurant or café, emergency services facility community facility and community facility are permissible with consent.

The less dominant and less significant educational establishment component of the proposal has been established as an ancillary use, and therefore permissible in accordance with the principles outlined in the NSW Department of Planning's planning circular relating to land use characterisation dated 2 December 2021.

The principal planning controls relevant to the proposal include the State Environmental Planning Policy (Biodiversity and Conservation) 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, State Environmental Planning Policy (Industry and Employment) 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.

The application was referred to Endeavour Energy for comment pursuant to Clause 2.48 of the State Environmental Planning Policy (Transport and Infrastructure) 2021.

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 properties 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 3 of Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021 as the proposal Council related 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 234/2025/DA-C is recommended for approval subject to the recommended conditions in Attachment A.

1. THE SITE AND LOCALITY

1.1 The Site

The site is legally described as Lot 2 in deposited plan 1019063 known as 12 Old Leumeah Road, Leumeah. The site is irregular in shape and has a total site area of 85600m², the site has a frontage of 99.05m to Rose Payton Drive, 218.54m to Pembroke Road and 62.175m to Old Leumeah Road. The site falls from south-east to north-west by approximately 10m over the whole site. Smiths Creek traverses the western corner of the site, adjacent to the commuter car park. The creek is a concrete lined drainage channel.

The site is currently occupied by Campbelltown Stadium, which is a 17,500 capacity stadium, Campbelltown athletics centre which has a capacity of 8,000 patrons, the Leumeah commuter car park which holds 350 car parking spaces, the stadium staff carpark which has 25 parking spaces and the Pembroke Road car park which has 58 parking spaces.

The main vehicular access to the site is located along the sites north western boundary off Old Leumeah Road with secondary vehicular access provided from Pembroke Road along the site's south eastern boundary.

The stadium and the athletics centre are located across the portion of land zoned RE1 Public Recreation, with the existing parking area (accessed off Old Leumeah Road) located on land zoned part SP2 Infrastructure (Drainage) and MU1 Mixed Use.

The venue is located within 200m of Leumeah Train station entry and is easily accessible (via pedestrian footbridges) to the north and south Leumeah train station car parks which is Council owned.

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



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



Figure 2: Location of proposed works (North hill).



Figure 3: Zoning map (Source: Intramaps).

1.2 The Locality

The site is adjoined by wests tennis club to the north of the site and western suburbs leagues clubs to the south of the site.

The wider locality includes residential properties to the east of the site. Industrial development to the north of the site and neighborhood business known as the Leumeah local shopping precinct to the southwest of the site. The main southern railway is located to the northwest of the site.

2. THE PROPOSAL AND BACKGROUND

2.1 The Proposal

The proposal seeks consent for the construction of a new building to be known and used as the 'Campbelltown sports centre of excellence', associated site and landscaping works and relocation of an existing electronic scoreboard.

The proposal involves the following:

- Demolition of the existing northern grandstand hill including 836 seats, the forecourt, access stairs and surrounds.
- Construction of new 3-4 storey building containing:
 - Ground floor gymnasium, change rooms, recovery rooms, amenities, meeting rooms, tenancy space 1, lift and access stairs.

- Level 1 includes two leasable spaces, foyer area, comms area, amenities, catering kitchen and café server, waste rooms.
 - Level 2 includes 1 leasable space, store rooms, amenities, 8 corporate suites, 3 multifunction rooms, breakout space, comms office, lift and stair access.
 - Roof includes stair access and plant area.
- New external seating including 1083 seats and awning above and level 2 seating containing 195 seats.
- 2 accessible parking spaces.
- Proposed substation, fire pump room, sprinkler storage tank to the Pembroke Road frontage located in the Pembroke car park and removal of 3 car parking spaces.
- Relocation of the existing scoreboard to the southern hill.
- Removal of 119 trees from the site.
- Landscaping and ancillary works including, retaining walls, paving, shade sails etc.
- Operation and use of the site:
 - Use of part of the facility as a community facility.
 - Use of part of the facility as a recreation facility (indoor).
 - Use of part of the facility as an education establishment.

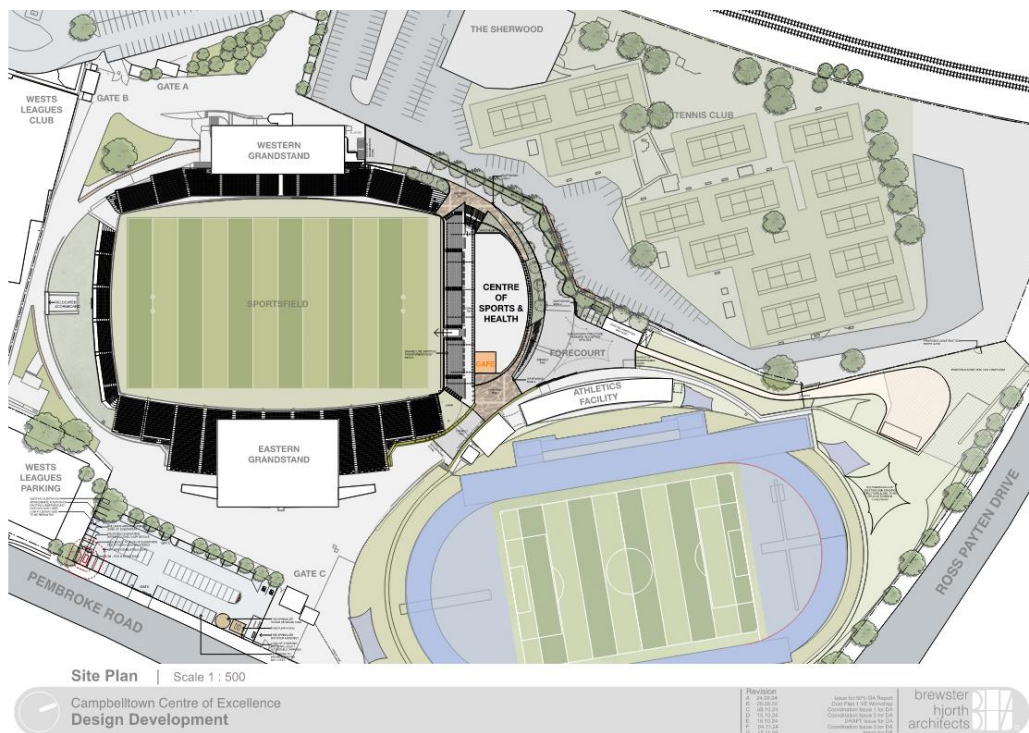


Figure 4: Site Plan (source: Brewster Hjorth)

Table 1: Development Data

Control	Proposal
Site area	8.565ha
GFA	3456m ²
FSR (retail/residential)	N/A
Clause 4.6 Requests	No

Control	Proposal
No of apartments	N/A
Max Height	15.49m
Landscaped area	N/A
Car Parking spaces	2 accessible spaces
Setbacks	N/A

2.2 Application Background

Table 2: Chronology of the DA

Date	Event
7 February 2025	DA lodged
11 February 2025	Exhibition of the application
4 March 2025	Request for Information from Council to applicant
18 March 2025	Additional information submitted to Council
27 March 2025	Brief summary issued to the Panel
10 April 2025	Request for Information from Council to applicant
11 April 2025	Draft conditions issued to applicant
17 April 2025	Additional information submitted to Council
	Report submitted to the Panel

The application was deferred on 4 March 2025 for additional information relating to soil removal from the site, ancillary uses on the site and overland flow paths. Additional information was submitted to Council on 18 March 2025, which satisfied the matters raised in the deferral letter.

The application was deferred on 10 April 2025 for additional information relating to the traffic report and signage. Additional information was submitted to Council on 17 April 2025, which satisfied the matters raised in the deferral letter.

2.3 Site History

The stadium and sports ground precinct use has been in place since at least 1955 (as Orana Park), with the site undergoing redevelopment several times during its history, including the following:

- In 1985 a new grandstand was opened.
- DA 198/98 was approved for Stage 2 redevelopment of the existing football stadium, erection of a new grandstand and lighting for the athletics track, construction of a new 1,200 space car park on the western side of the main railway line and construction of a pedestrian rail overpass on 1 September 1998, and modified on 14 December 1998. This

consent included a condition for separate approval for activities other than sporting events.

- 3123/2008/DA-C/C was approved for construction of an upgrade and additions to Campbelltown Sportsground on 7 April 2009.
- 3123/2008/DA-C/C was modified on 30 June 2009 to construct 1500 additional fixed seats in the north and south berms, new amenities block, new turnstiles and canopy to western entry, new grounds storage room and new paving, bollards to western front entry.
- 3123/2008/DA-C/C was modified on 24 August 2009 for the addition of an events management office above existing amenities building.
- 3123/2008/DA-C/C was modified on 3 September 2009 for the addition of an underground rainwater tank under the seating in the south western grandstand. A review of the consents does not indicate a restriction on the hours of operation.

Use of Stadium for Non-sporting events

- 854/2011/DA-U was approved for the use of the premises for a sporting event (motocross).
- 3320/2016/S68AC was approved for a Tonga Day Festival.
- 1167/2019/DA-U was approved by the Local Planning Panel on 26 June 2019 for the use of a recreation facility (major) (Campbelltown Sports Stadium) for a non-sporting event being a motorcycle stunt show.
- 115/2019/S68AC was approved for a multicultural Boisakhi Festival on 13 April 2019 at Campbelltown Athletics Centre from 11:00am – 11:00pm.

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), the works are not located within 40m of Smiths creek, which is located on the site.
- Designated Development (under s4.10 EPAA 1979)
- Requiring concurrence/referral (under s4.13 EPAA 1979)

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

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

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

The following Environmental Planning Instruments are relevant to this application:

- [State Environmental Planning Policy \(Biodiversity and Conservation\) 2021](#)
- [State Environmental Planning Policy \(Planning Systems\) 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](#)
- [State Environmental Planning Policy \(Industry and Employment\) 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.</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 (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 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 the proposal is satisfactory subject to conditions.</p>	Y
State Environmental Planning Policy (Transport and Infrastructure) 2021	<p>Chapter 2: Infrastructure</p> <p>Section 2.48(2) (Determination of development applications—other development), the development is not located within close proximity to the telegraph poles adjacent to the site. however, the proposal includes the relocation of a substation within an existing electrical easement.</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
Campbelltown Local Environmental Plan 2015	<ul style="list-style-type: none"> • Clause 2.3 – Permissibility and zone objectives • Clause 4.3 – Height of building • Clause 5.21 – Flood planning • Clause 7.1 – Earthworks • Clause 7.3 – Riparian land and watercourses • Clause 7.4 – Salinity • Clause 7.5 Preservation of the natural environment 	Y

EPI	Matters for Consideration	Comply (Y/N)
	<ul style="list-style-type: none"> • Clause 7.10 – Essential services • Clause 7.17 Development in zone RE1 	
Campbelltown (Sustainable City) Development Control Plan 2015	<ul style="list-style-type: none"> • Volume 1, Part 2 - Requirements applying to all types of development 	Y

4.1 Section 4.15(1)(a)(i) The provisions of any environmental planning instrument

State Environmental Planning Policy (Biodiversity and Conservation) 2021 ('Biodiversity and Conservation SEPP')

Chapter 2 Vegetation in non-rural areas

Chapter 2 applies to land within the Campbelltown Local Government Area and aims to protect the biodiversity values of trees and other vegetation and preserve the amenity of the non-rural areas through the preservation of trees and other vegetation.

This part states that clearing of vegetation must not occur without approval from the consent authority. The proposed development includes the removal of 119 trees from the site. The site is not mapped on the biodiversity values map in figure 5.

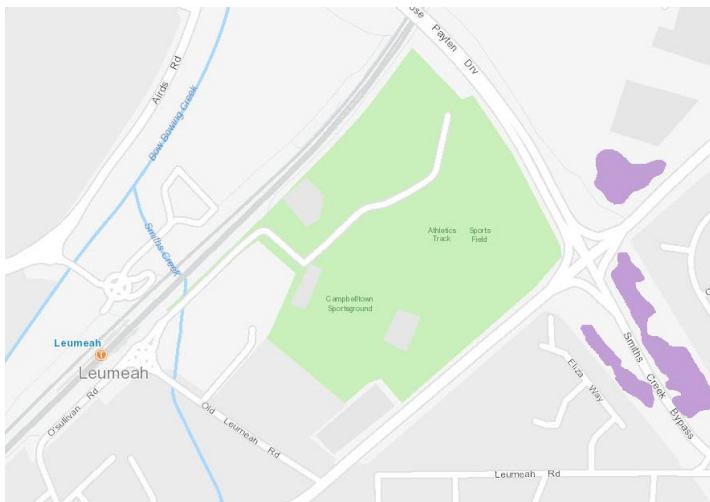


Figure 5: Biodiversity values map (Source: www.lmbc.nsw.gov.au)

Chapter 4 Koala Habitat Protection 2021

Chapter 4 (Koala habitat protection) of the Biodiversity and Conservation SEPP applies to land within Campbelltown LGA. 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.

Chapter 4, Part 4.2, sub clause 4.8(2) requires the council's determination of the development application must be consistent with the approved koala plan of management that applies to the land. The Campbelltown Comprehensive Koala Plan of Management 2018 has been adopted. Campbelltown Council is a listed Koala Management Area. The site is mapped as not containing koala habitat, however the site exceeds 1 hectare in total area. The proposal includes the removal of 119 trees from the site. The trees specified for removal are not preferred koala feed trees or shelter trees. Therefore, no further assessment is required.

The proposal satisfies Chapter 2 and 4 of the Biodiversity and Conservation SEPP.

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 \(Planning Systems\) 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 3 of Schedule 6 of the Planning Systems SEPP, as the proposal is for additions to Leumeah Stadium located on Council land.

The proposed works are on Council owned land and have a Capital Investment Value over \$5 million dollars. The application is determined to be Regionally Significant Development and is required to be determined by the Sydney Western City Planning Panel. The application will be submitted to the Panel for determination.

[State Environmental Planning Policy \(Precincts—Western Parkland City\) 2021](#) ('Parkland City SEPP')

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 WPC SEPP does not include a precinct plan for the Greater Macarthur Growth Area, and therefore Clause 3.21 of the Parkland City SEPP is to be considered. In this regard, the Leumeah Precinct Plan released under the Glenfield to Macarthur Urban Renewal Corridor Strategy

(which is not a Precinct Plan for the purposes of the Parkland City SEPP but is rather a structure plan) indicates that the subject site would be "Culture and Leisure". This implies that a future land use zoning of RE1 would apply. As the proposed development is ancillary to the existing use as recreation facility (major), the proposed development would be consistent with the relevant precinct planning strategy.

Therefore, the proposed development is considered to be satisfactory with regard to the Parkland City SEPP.

[State Environmental Planning Policy \(Resilience and Hazards\) 2021](#)

Chapter 4: Remediation of land

Chapter 4 requires the consent authority to consider whether the subject land of any development application is contaminated. An assessment of Chapter 4, Clause 4.6 of the SEPP is provided in table below.

Requirement	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.	The proposed additional uses are ancillary to the primary use of the site. The subject site was subdivided in 1999 and has been used as a recreation facility (major) for a number of years.
<u>Clause 4.6(1)</u> 2. Is Council aware of any previous investigation or orders about contamination on the land?	A search of Council's records for evidence of potentially contaminating activities was undertaken on 3 March 2025. No evidence was found of contaminating land activities having occurred on the land. A search of planning certificates linked to the property was undertaken on 3 March 2025. 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 search of previous contaminated land uses approved on the site was undertaken on 3 March 2025. 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?	The Campbelltown (Urban Area) Local Environmental Plan 2002 was the previous EPI that applied to the land and the site was previously zoned 6(b) zone 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?	No evidence of potentially contaminated signs were present on site.

The applicant has submitted a preliminary contamination screening prepared by JKEnvironments dated 2 August 2024 ref: E36632BLrpt.

The report concluded that:

JKE are of the opinion that there is moderate potential for contamination associated with the fill material which may have been imported from off-site sources.

Considering the proposed development, a waste classification assessment should be undertaken to classify the fill material for off-site disposal or to assess if the material can be potentially suitable for re-use on-site as part of the proposed development.

Based on the above assessment the provisions of Chapter 4, Clause 4.6 of the SEPP have been considered and the site is suitable for the intended use. Notwithstanding, conditions of consent has been recommended in attachment 1 with regard to an unexpected finds protocol and a waste classification assessment to classify fill material in accordance with the preliminary contamination screening report.

[State Environmental Planning Policy \(Transport and Infrastructure\) 2021](#) ('Transport and Infrastructure SEPP')

Chapter 2 Infrastructure

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

Clause 2.48 of the Transport and Infrastructure 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 development includes the relocation of a pad mount substation within an existing electrical easement on the site within the Pembroke Road car park.

The application was referred to Endeavour Energy on 10 March 2025 and a response was provided on 11 March 2025. A copy of the response is provided in Attachment G.

[State Environmental Planning Policy \(Industry and Employment\) 2021](#) ('Industry and Employment SEPP')

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 2 flush wall signs and wayfinding pylon signs within the site. The signs would be illuminated, sign 1 contains the name 'Campbelltown Centre of Sport & Health' and sign 2 contains the 'Campbelltown City Council' name and logo.

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

Clause 3.15 of the Industry and Employment SEPP requires signage greater than 20sqm or 8m above ground level to require an impact statement that addresses the assessment criteria in Schedule 5 is submitted by the applicant. The signage exceeds 20sqm, and 7m above ground level. The applicant has provided an assessment against Schedule 5 in support of the proposal. The proposal is assessed as compliant and supported.

Clause 3.16 of the Industry and Employment SEPP requires advertisements greater than 20sqm and within 250m of and visible from a classified road to be referred to Transport for NSW for comment. The signage is not visible to Pembroke Road, therefore the Clause does not apply.

Clause 3.17 of the Industry and Employment SEPP requires signage over 45 square meters in size to have a development control plan in force that has been prepared on the basis of an advertising design analysis for the relevant area or precinct. The proposed signs do not exceed 45 square metres in size, therefore Clause 3.17 does not apply in this instance.

The proposed signage is considered to be satisfactory with regard to Chapter 3 of the Industry and Employment SEPP.

[Campbelltown Local Environmental Plan](#)

A full assessment of the relevant provisions of the CLEP 2015 is provided in Attachment A, with the key planning considerations and zone compliance matters highlighted below.

The subject site is zoned RE1 Public Recreation under the *Campbelltown Local Environmental Plan 2015* (CLEP 2015). In accordance with Clause 2.3 of the CLEP 2015, the consent authority must consider the zone objectives when determining development applications.

The objectives of the RE1 zone include (but are not limited to):

- (a) *To enable land to be used for public open space or recreational purposes.*
- (b) *To provide a range of recreational settings and activities and compatible land uses.*
- (d) *To provide for land uses compatible with the ecological, scientific, cultural or aesthetic values of land in the zone.*
- (f) *To facilitate development that is ancillary or incidental to the special land uses provided for in this zone.*

The development is consistent with the objectives of the zone, particularly objectives (a), (b), (d), and (f). It enables the land to be used for public recreation purposes, provides a variety of recreational settings and compatible uses, supports land uses aligned with the scientific values of the site, and incorporates ancillary components that enhance the functionality and operation of the primary recreational use.

The proposed Sport and Health Centre of Excellence is a development for the purposes of a recreation facility (major), which is permissible with development consent in the RE1 zone. CLEP 2015 defines a recreation facility (major) as follows:

recreation facility (major) means a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks.

The development includes a range of ancillary uses that support the primary function of the site as a recreation facility (major). Some of these ancillary components – such as the recreation facility (indoor), café, emergency services facility, and community facility, are land uses that are also permissible in their own right within the RE1 zone under CLEP 2015.

Unlike these uses, the proposed educational establishment delivered in partnership with Western Sydney University, is not a permissible use within the zone. However, it has been assessed as ancillary to the dominant recreational use, given its functional integration and subordinate role in supporting athlete development. Accordingly, it has been assessed as permissible in accordance with *Planning Circular PS 21-008 – How to Characterise Development* (Planning Circular) issued by the NSW Department of Planning.

In accordance with the Planning Circular, a use is considered ancillary where: *“a component serves the dominant purpose [and] is subordinate or subservient to that dominant purpose.”*

The key planning considerations outlined in the circular confirm that ancillary uses do not require independent permissibility under the LEP if they form a subordinate part of a permissible principal use. The facts of this application support that characterisation.

The proposed educational activities comprise a physiology and sport science laboratory, a strength and conditioning/rehabilitation lab, and a learning space for academic staff and PhD students, with a total area of approximately 505m² - representing 14% of the addition and less than 5% of the stadium.

The key points supporting the ancillary nature of the educational establishment include:

- The education spaces are designed exclusively to support elite athletes training at the facility.
- Testing and analysis activities are inextricably linked to the performance, recovery, and conditioning programs that form part of the recreation facility's core function.
- The location, physical integration, and purpose of the educational spaces demonstrate that they serve the principal recreational use.
- The educational use is not open to general enrolments and cannot operate independently of the stadium and sports programs.

This direct functional relationship aligns with the guidance in the Planning Circular, which states: *“If a component serves the dominant purpose, it is ancillary... If the component goes beyond what is reasonably required in the circumstances for the development to implement the dominant purpose, it is likely to be an independent use (regardless of whether it has ancillary qualities).”*

Here, the educational facilities are not a dominant purpose and do not detract from the land's use for sport and recreation. They are instead purpose-built to enhance athlete performance, consistent with the objectives of the RE1 zone, particularly:

- Providing a range of recreational settings and compatible uses,
- Supporting the scientific values of the land,
- Facilitating development ancillary to the primary use.

The development, when viewed holistically, is for the purpose of a recreation facility (major). All other components, including the educational establishment, have been appropriately characterised either as permissible uses in their own right or as ancillary uses that support the dominant function.

The educational component is not an independent use, but rather a subordinate, integral part of a broader recreation-focused facility. Accordingly, development consent may lawfully be

granted under CLEP 2015 without the need to seek rezoning or additional permissible land uses.

The use of the educational establishment will be governed by a Plan of Management for the which is to be submitted to Council for approval prior to the issue of a Construction Certificate, as recommended in the conditions of consent (Attachment A). This Plan of Management will ensure that the operation of the proposed use remains ancillary to the primary function of the facility and consistent with applicable planning controls. This approach satisfies all relevant statutory requirements and aligns with the provisions of the LEP and the Planning Circular.

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

Campbelltown (Sustainable City) Development Control Plan 2015

The following Development Control Plan is relevant to this application:

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

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 variations are discussed below.

Tree removal

The proposal seeks to remove 119 trees from the site, which does not comply with Volume 1 Section 2 Part 2.5 Landscaping of the SCDCP 2015 with regard to the retention of existing trees. The applicant has submitted an Arboricultural Impact Assessment report in support of the proposed tree removal. The location of the current trees conflict with the design and construction of the development.

The proposal includes the provision of replacement planting on the site in the form of plant species with Cumberland Plain woodland, with 24 replacement trees and 152 shrubs on the site. Councils environmental officer has reviewed the proposal and agrees that the development as proposed is satisfactory and is supported.

Signage

The proposed wall signs exceed the maximum size permitted under Volume 1, Part 16 Section 16.6.2 of the SCDCP 2015. The proposed sizes of the wall signs are contextually appropriate given the scale of the proposed building. Furthermore, the signs are predominantly visible within the site and not visible in nearby residential zones. For this reason, the proposed wall signs are considered to be acceptable and the proposal is supported.

4.3 Section 4.15(1)(a)(iiia) The provisions of any Planning Agreement

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

4.4 Section 4.15(1)(a)(iv) The provisions of the 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. Council's Fire Safety officer determined that fire safety upgrade works are required for the existing buildings and standard conditions of consent have been recommended in attachment A.

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

4.5 Section 4.15 (1)(b) The Likely Impacts of the 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.

- Amenity
- Noise
- Traffic and parking
- Contamination
- Flood
- Earthworks
- Built form
- Scoreboard relocation

Amenity

The proposed addition is not considered to result in an unreasonable adverse impact on the privacy and amenity of residential properties in the wider locality. The use of the site predominantly relates to games, which would not increase in overall patron numbers. Therefore, no adverse impacts on the amenity of the residential neighbourhood are expected.

Noise

The proposed development is not considered to result in additional acoustic impacts on game days and other events. The day-to-day operation of the site for the purpose of sport and health facilities for the wider community are not considered to adversely impact residential properties within the wider locality. The applicant has submitted an acoustic report in support of the proposed development which concludes:

Further to our site survey, noise monitoring and measurements, our review of the relevant acoustic criteria and requirements, and our calculations, Acoustic Dynamics advises that the proposal can be designed to comply with the relevant acoustic criteria of Campbelltown City, NSW EPA, and Australian Standards with the incorporation of the recommendations detailed within this report.

It is our opinion that the acoustic risks associated with the proposal can be adequately controlled and the amenity of all residents and neighbouring properties can be satisfactorily protected.

It is further noted that the proposed development was reviewed by an external acoustic consultant. The recommendation of the consultant was to impose conditions of consent to ensure the operation of the premises in accordance with the acoustic report, the recommendations have been included in the recommended conditions of consent in attachment A. The proposal is considered to be acceptable in this regard and is supported.

Traffic and parking

The main car parking areas for Campbelltown Stadium are the existing commuter car parks located on both sides of the railway line and contain approximately 1162 public parking spaces. The car park fronting Pembroke Road provides an additional 58 spaces and is used for VIP's and special event vehicles. Unrestricted on street parking is available in some of the local residential streets in the surrounding area (Plough Inn, Airds, Leumeah and O'Sullivan Roads).

The proposed demolition of the existing seating and hill seating area would reduce the overall seating capacity of the stadium as the north hill is estimated to accommodate approximately 2040 patrons, being 856 seated patrons and 1184 located on the north hill grass area. The proposed total seating in the northern precinct would be a total of 1478 patrons. Overall the proposal reduces the seated capacity of the stadium and would not increase traffic generation on game days.



Figure 6: Car parking map (Source: Traffic Report).

The proposed uses operating on the site outside of major events would be limited to the office spaces, education establishment facilities, gymnasium and associated rooms, which generate a requirement of 1 per 25sqm, or 1 per 35sqm on the upper levels. Overall, the generation of parking for the addition is approximately 50 spaces (it is noted that it is not anticipated that the café/ kitchen will operate outside of major events). There is sufficient parking within the staff

car park and the wider area locality including the commuter car parks to accommodate any increased car parking generation in the day to day operation of the facility.

The submitted traffic report was reviewed by an external traffic consultant, who recommended the report was generally acceptable, however minor amendments were recommended with regard to the use of the gym, assessment of the corporate suites, seating reduction and traffic generation rates for multifunction spaces. The application was deferred to address the matters and a revised report was submitted addressing the outstanding items.

The review concluded that “the reliance on the existing car parking provisions at the stadium is a reasonable and acceptable conclusion”. Therefore, the proposal is supported.

Flood

The site is flood affected, and the field area is used for water detention in storm events. An excerpt of the flood map is provided in figure 6 below.



Figure 7: Flood map.

The site has an overland flow path to the north-west corner of the field that facilitates flood water storage on stadium grassed area. Alterations to the ground levels and width of access to the area adjoining the centre of excellence are not permitted to ensure that the overland flow path is maintained.

The application was deferred to ensure that the current floor levels of the overland flow paths are maintained within the site. Revised civil plans were submitted to address this matter, the amended plans are satisfactory in this regard and are included in condition 1.

Earthworks

The proposed development includes excavation to a maximum depth of 5.5m within the building footprint. The area will then be resurfaced to the required levels, which will include surplus fill to be generated from earthworks. Clause 7.5 of the CLEP 2015 does not permit the removal of soil from the site, the surplus soil will be relocated within the site in mounds located around the athletics field. The location of the mounds would not affect the operation of the site. A condition of consent has been included to ensure testing of the soil prior to relocation in accordance with the Preliminary Screening Report submitted to Council.

The proposed earthworks and mounds have been assessed and are considered to be satisfactory and are supported.

Built form

The proposed development represents a contemporary architectural form that contributes to design excellence in the broader locality. The application was referred to the design excellence panel for review and comment. Overall, the proposal was well received and supported, stating:

The panel commends the applicant for the proposal as it satisfies design excellence parameters for this stage of design.

The application is acceptable in this regard.

Scoreboard relocation

The proposed scoreboard relocation to the southern hill is generally supported. The illumination of the scoreboard is not oriented towards the residential properties in Leumeah and would not adversely affect surrounding residential properties or traffic. A condition of consent has been recommended in attachment 1 to ensure that the relocation is certified by a structural engineer. The proposal is considered to be acceptable and is supported.

Social, economic and environmental impacts

Having regard to social and economic impacts generated by the development, the addition to the sporting facility would contribute to the provision of sporting, community and education services within the Campbelltown locality.

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

4.6 Section 4.15(1)(c) The suitability of the development

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.

4.7 Section 4.15(1)(d) Any Submissions

Any submissions are considered in Section 5.3 of this report. No submissions were received in response to the proposal.

4.8 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.

5.0 Referrals

5.1 Agency Referrals and Concurrence

The development application has been referred to various agencies for comment 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			
Endeavour Energy	Clause 2.48 SEPP (Transport and Infrastructure) 2021	Recommended conditions.	Y

5.2 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
Waste	Council's Waste 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
Fire Safety	Council's Fire Safety Officer reviewed the submitted documentation and considered that there were no objections subject to conditions.	Y

Officer	Comments	Resolved
Contributions	No objections, not applicable to development.	Y
Design Excellence Panel	No objections.	Y
Traffic Consultant	The proposal was externally reviewed by a Traffic Engineer. No objections.	Y
Acoustic Consultant	The proposal was externally reviewed by an Acoustic consultant. The proposal is acceptable, subject to the conditions of consent recommended in attachment A.	Y

5.3 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.

Council received no submissions in response to the proposal.

6.0 Contributions

Local Contributions

The proposal was referred to Council's Contributions Officer. Contributions are not applicable to the proposed development.

Housing and Productivity Contributions

The Housing and Productivity contribution applies to part of the proposed development, including the educational establishment and cafe pursuant to the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024. A condition of consent has been included for contributions in attachment 1.

7.0 Conclusion

The subject development application (234/2025/DA-C) proposing the construction of a new building to be known and used as the 'Campbelltown sports centre of excellence', associated site and landscaping works and relocation of an existing electronic scoreboard at 12 Old Leumeah Road, Leumeah (Lot 2 in Deposited Plan 1019063) has been assessed under the matters of consideration of Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

The proposed use is permissible within the RE1 Open Space zoning and is generally consistent with the zone objectives.

In assessing the Development Application against the development standards and objectives outlined in the Campbelltown Local Environmental Plan and Campbelltown (Sustainable City)

Development Control Plan 2015, with appropriate conditions the proposal satisfied the requirements.

8.0 Recommendation

That 234/2025/DA-C for the construction of a new building to be known and used as the 'Campbelltown sports centre of excellence', associated site and landscaping works and relocation of an existing electronic scoreboard at Lot 2 in Deposited Plan 1019063, 12 Old Leumeah Road, Leumeah be approved subject to the attached conditions.

The following attachments are provided:

- Attachment A: Draft Conditions of consent
- Attachment B: Tables of Compliance
- Attachment C: Approval from the applicant for imposition of conditions
- Attachment D: Architectural Plans
- Attachment E: Civil Plans
- Attachment F: Landscape Plans
- Attachment G: Endeavour Energy

ATTACHMENT A 234/2025/DA-C 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	Revision	Job Number	Prepared by	Date
A000- Cover Sheet	G		Brewster hjorth architects	15.11.24
A100 Existing site plan	G		Brewster hjorth architects	15.11.24
A101 – Site survey	G		Brewster hjorth architects	15.11.24
A102 – Demolition plan	G		Brewster hjorth architects	15.11.24
A103 – Shadow analysis	G		Brewster hjorth architects	15.11.24
A104 – Shadow analysis	G		Brewster hjorth architects	15.11.24
A105 – Shadow analysis	G		Brewster hjorth architects	15.11.24
A106 – Shadow analysis	G		Brewster hjorth architects	15.11.24
A107 – Construction vehicle management plan	G		Brewster hjorth architects	15.11.24

A200 – Proposed site plan	G		Brewster hjorth architects	15.11.24
A201 – Level 0 plan	H		Brewster hjorth architects	18.02.25
A202 – Level 1 plan	G		Brewster hjorth architects	15.11.24
A203 – Level 2 plan	G		Brewster hjorth architects	15.11.24
A204 – Roof plan	G		Brewster hjorth architects	15.11.24
A301 – Sections	G		Brewster hjorth architects	15.11.24
A302 – Elevations – north & south	G		Brewster hjorth architects	15.11.24
A303 – Elevations – east & west	G		Brewster hjorth architects	15.11.24
A400 – Material palette – north	G		Brewster hjorth architects	15.11.24
A401 – Material palette – south	G		Brewster hjorth architects	15.11.24
A402 – Material palette – detail	G		Brewster hjorth architects	15.11.24
A500- 3D Views	G		Brewster hjorth architects	15.11.24
A500- 3D Views	G		Brewster hjorth architects	15.11.24
A500- 3D Views	G		Brewster hjorth architects	15.11.24
A500- 3D Views	G		Brewster hjorth architects	15.11.24
A500- 3D Views	G		Brewster hjorth architects	15.11.24
C01.01 Cover sheet	3	SY232922	Northrop	17.03.25
C01.11 Specification notes	3	SY232922	Northrop	17.03.25
C01.21 General arrangement plan	1	SY232922	Northrop	17.03.25
C02.01 Sediment and soil erosion control plan	3	SY232922	Northrop	17.03.25
C02.11 Sediment and soil erosion control details	3	SY232922	Northrop	17.03.25
C03.01 Bulk earthworks cut and fill plans	3	SY232922	Northrop	17.03.25
C03.21 Bulk earthworks cut and fill sections	3	SY232922	Northrop	17.03.25
C04.01 Siteworks and stormwater management plan	5	SY232922	Northrop	17.03.25
C04.11 Typical sections	5	SY232922	Northrop	17.03.25
C04.41 Stormwater management details	3	SY232922	Northrop	17.03.25
C04.51 Stormwater catchment plan	3	SY232922	Northrop	17.03.25
C09.01 Details-sheet 1	2	SY232922	Northrop	17.03.25
BHA01-DA-002 Planting schedule	B		Sym Studio	13.11.2024
BHA01-DA-100 Overall landscape plan	C		Sym Studio	15.11.2024
BHA01-DA-101 Landscape plan	C		Sym Studio	15.11.2024
BHA01-DA-102 Landscape plan	C		Sym Studio	15.11.2024

- a. Traffic and Parking Impact assessment prepared by TEF consulting dated 16.04.2025 ref. 24050 Rep01C
- b. Arboricultural Impact Assessment Report prepared by Koala Arbor dated 03.11.2021 Version 1.
- c. Section J report prepared by ESD Services dated 11.11.2024 Revision A.
- d. BCA Assessment Report prepared by bmlplusg dated 15 November 2024.
- e. Waste Management Plan prepared by Tamden Solutions dated November 2024
- f. Geotechnical Report prepared by JKGeotechnics dated 9 August 2024 Ref. 36632PNrpt.
- g. Preliminary Contamination Screening prepared by JKEnvironments dated 2 August 2024 ref. E36632BLrpt
- h. General sustainability report prepared by JHA Services and dated 8 November 2024.

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

2. Amended plans

- a. The development is to incorporate the following amendments and the amended plans are to be submitted to the certifier, for approval, prior to the issuing of a construction certificate:

The proposed wall signs are to be a maximum of the following

- i. Campbelltown Centre of Sports & Health 1.5m (h) x 2.4m (w).
- ii. Campbelltown City Council (including logo) 2.2m (h) x 6m (w).
- iii. Pylon wayfinding signage 3.9m (h) x 0.9m (w).

- b. The development will incorporate the preparation of a Plan of Management (POM) for the Educational Establishment component, outlining its operation in accordance with the details provided in the Statement of Environmental Effects. The POM will address key operational parameters, including hours of operation, class sizes, and staffing levels. The final Plan will be submitted to, and must be approved by, Council's Coordinator Development Assessment prior to the issue of a Construction Certificate.

Condition reason: To require minor amendments to the plans endorsed by the consent authority following assessment of the development.

3. 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 construction certificate is made.

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

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 and require separate approval by Council.

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

5. Use of multi function spaces

The multi-function spaces are not permitted to be used for private functions that are not related to the operation and use of the facility (i.e. private weddings, conventions, fundraisers etc).

Condition reason: To ensure the operation of the premises is consistent with the approval.

6. Deliveries

Vehicles servicing the site shall comply with the following requirements:

- a. All vehicular entries and exits shall be made in a forward direction.
- b. All vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads.
- c. 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.

7. Signage

- a. All signage is to be erected/supported in a safe and secure manner.
- b. At no time shall the intensity, period of intermittency and hours of illumination of the signage cause injury to the amenity of the neighbourhood.
- c. No signage on site shall flash, move or display electronic images.
- d. 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.

8. 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.

9. 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.

10. 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.

11. Engineering design works

The design of all engineering works shall be carried out in accordance with the requirements set out in Council's 'Engineering Design Guide for Development' (as amended) and the applicable development control plan.

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

12. Construction certificate

Before commencement of any works that require a construction certificate:

- a. the applicant shall appoint a principal certifier;
- b. the applicant shall obtain a construction certificate for the particular works; and
- c. 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.

13. Beauty/Skin Penetration/Hairdressing Procedures

This consent does not permit skin penetration, beauty or hairdressing procedures as defined under the Public Health Act 2010 and the Local Government Act 1993.

Condition reason: To ensure compliance with legislation.

14. Products banned under the Building Products (Safety) Act 2017

No building products that are banned or products that are subject to a ban if used in a particular way under the Building Products (Safety) Act 2017 are to be used in the construction of the development.

Condition reason: To ensure compliance with legislation.

15. Long Service Levy (General)

Long Service Levy payment is applicable on building work having a value of \$250,000 or more, at the rate of 0.25% of the cost of the works. The required Long Service Levy payment, under the *Building and Construction Industry Long Service Payments Act 1986*, is to be forwarded to the Long Service Levy Corporation or the Council, prior to the issuing of a Construction Certificate, in accordance with Section 6.8 of the *Environmental Planning & Assessment Act 1979*.

Condition reason: To ensure compliance with legislation.

16. Comply with EP&A Act (General)

The requirements and provisions of Part 6, Division 6.3 of the *Environmental Planning & Assessment Act 1979* and Part 5 of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021 must be fully complied with at all times.

Failure to comply with these legislative requirements is an offence and may result in the commencement of legal proceedings, issuing of 'on-the-spot' penalty infringements or service of a notice and order by Council.

Condition reason: To ensure compliance with legislation.

17. Recreational Facility toilets, showers and change rooms

The recreational facility must be provided with appropriate toilets, showers and change rooms. All toilets and shower facilities must be connected to the sewer in accordance with the local authorities' requirements. The toilet must be provided with a hand washbasin serviced with hot and cold water through a single outlet.

Condition reason: To ensure public health.

18. Clinical Waste Management

Sharps and clinical waste must be placed into a sharps container or clinical waste bin immediately after use. A yellow sharps container must be approved by Australian Standards and comply with AS4261:1994 or AS 4031:1992. The sharps container and contaminated waste bins must be collected and disposed of appropriately by a waste transporter and treatment

facility licensed by the EPA (Protection of the Environment Operations (Waste) Regulation 2014). No contaminated waste bins are to be stored on public land or where accessible to the public.

Condition reason: To ensure public health.

19. Pollution Control Management

The following conditions have been applied to ensure that all activities involving the operation of the facility are carried out in a manner which will prevent undue air, land, water and noise pollution, in accordance with the Protection of the Environment Operations Act 1997.

AMENITY OF THE NEIGHBOURHOOD – The implementation, construction 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, mechanical plant, 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.

Noise levels within the premises shall not exceed the relevant noise criteria detailed in the Operational Noise Assessment, Campbelltown Sports & Health Centre of Excellence Leumeah NSW by Acoustic Dynamics dated 6 November 2024.

The recommendations provided in the above-mentioned acoustic report shall be implemented and incorporated into the design and construction of the development, and shall be shown on plans accompanying the Construction Certificate application. A certificate is to be obtained from a qualified acoustic consultant certifying that the building has been constructed to meet the noise criteria in accordance with the acoustic report and the relevant Australian Standards. This certificate is to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

UNREASONABLE NOISE, ODOUR, DUST AND VIBRATION – In the event of a noise, odour, dust or vibration related issue arising during construction, or during the operation of the development, the person in charge of the premises shall when instructed by Council, cause to be carried out an acoustic/dust/odour/vibration 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 acoustic/dust/odour/vibration compliance with the applicable Operational Noise Assessment, Campbelltown Sports & Health Centre of Excellence Leumeah NSW by Acoustic Dynamics dated 6 November 2024, other 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 acoustic treatment, modification of operational procedures, etc.

ACOUSTIC COMPLIANCE CERTIFICATION - An Overall Acoustic Compliance Report shall be prepared within 90 days after the completion of construction and commencement of operations of the premise, to confirm the noise projections made in the Operational Noise Assessment, Campbelltown Sports & Health Centre of Excellence Leumeah NSW by Acoustic Dynamics dated 6 November 2024, are compliant with the operating development and to address any resulting issues.

MANAGEMENT PLAN - Where any variation to the operational requirements and standards - including, but not limited to worship services, work health and safety is intended to accommodate onsite acoustic controls, such variation must be authorised by the regulatory authority responsible for the relevant requirements and standards and is to be strictly managed in accordance with an Environmental Management Plan prepared for the purpose of implementing such variation to the operational requirements and standards.

Condition reason: To ensure protection of amenity.

20. Swimming Pools and Spas

Any swimming pool, spa or other bathing facility with a capacity of over 680 Litres on the premises must be operated in accordance with the Public Health Act 2010 and Public Health Regulation 2022 or any future revisions to the legislation.

Condition reason: To ensure compliance with legislation.

21. Acoustic compliance

During the first sixty (60) days of the gymnasium commencing operations with patrons at the premises, a suitably qualified acoustic consultant must be appointed to measure and verify the noise and vibration emanating from the premises complies with the noise criteria.

The measurements must be taken during hours where the gym has peak tenancy and the weight areas are in use. The measurements shall be taken at the critical location. The testing results and report must be submitted to the Certifying Authority within four (4) weeks of testing. If the acoustic consultant recommends that additional treatment or works be undertaken those recommendations must be:

- a. implemented to the acoustic consultant's satisfaction before the end of the first sixty (60) days of the gymnasium commencing operations on the premises; and
- b. submitted to Certifying Authority with the measurement results;
- c. If the acoustic consultant's recommendations are not implemented in accordance with this condition, the relevant element of trading (i.e. free weight drops) on the premises must cease until such time as the recommendations are implemented and verified.

Condition reason: To ensure amenity.

22. 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 (e.g. the flushing of toilets), in accordance with the approved plans.

All rainwater tanks shall comply with AS3500 (as amended) - National Plumbing and Drainage Code Guidelines for Plumbing Associated with Rainwater Tanks in Urban Areas.

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

23. Ongoing Use

The ongoing operation of the food premises in relation to the fit out, fixtures, equipment installed and construction must be maintained in a manner to ensure compliance with the Food Act 2003, Food Regulations 2015, Food Standards Code Australia and New Zealand and Australian Standard 4674-2004: Design, construction and fit out of food premises.

Condition reason: To ensure compliance with legislation.

24. Prescribed condition (General)

In accordance with Section 19 of the *Environmental Planning & Assessment (Development Certification and Fire safety) Regulation 2021*, all building work must be carried out in accordance with the applicable Performance Requirements of the National Construction Code a prescribed condition. Compliance with the Performance Requirements can only be achieved by:

- a. Complying with the Deemed to Satisfy Provisions; or
- b. Formulating an Alternative Solution, which complies with the Performance Requirements or is shown to be at least equivalent to the Deemed to Satisfy Provision, or a combination of (a) and (b).

Condition reason: To ensure compliance with legislation.

25. Final Fire Safety Certificate

Final Fire Safety Certificate must be submitted to Council for any newly installed for each essential fire safety measure specified in the current Fire Safety Schedule for the building to which the certificate relates;

- a. has been assessed by a properly qualified person, and
- b. was found, when it was assessed, to be capable of performing to at least the standard required by the current Fire Safety Schedule for the building for which the certificate is issued.

Condition reason: To ensure compliance with legislation.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a construction 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 construction certificate.

26. Utility servicing provisions

Before the issue of a construction certificate, the applicant shall obtain a letter from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development.

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.

27. Waste Management Plan

Before the issue of a construction certificate, the provisions of the Waste Management Plan approved in condition 1 is to be implemented to the satisfaction of Council.

A report shall be provided to demonstrate the target of 80% diversion of construction and demolition waste from landfill (as identified within the General Sustainability Report) has been met.

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

28. Geotechnical report

Before the issue of a construction certificate, a geotechnical report prepared by a NATA registered lab shall be submitted which indicates that the land will not be subject to subsidence, slip, slope failure or erosion where excavation and/or filling exceeds 900mm in depth or identified as filled land.

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

29. Soil and water management plan

Before the issue of a construction certificate, a detailed soil and water management plan shall be submitted for approval.

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

30. Traffic control plans

Before the issue of a construction certificate, the applicant shall prepare and obtain approval from an accredited person, a Traffic Control Plan (TCP) in accordance with the State Roads Authority manual "Traffic Control at Work Sites" and Australian Standard AS 1742.3 (as amended). A copy of the approved TCP shall be kept on site for the duration of the works in

accordance with Work Cover Authority requirements. A copy shall be submitted to Council for its records.

Condition reason: To ensure traffic safety.

31. Stormwater Connection

Stormwater shall be connected to the existing system.

Condition reason: To ensure stormwater drainage.

32. Dilapidation report

Before the issue of a construction certificate, the applicant shall submit a dilapidation report for the structures on the site within close proximity to the proposed works and the Wests Tennis Club including associated structures such as retaining walls and tennis courts etc.

Condition reason: To establish and document the structural condition of buildings on adjoining properties prior to work commencing.

33. Work on public land

Before the issue of a construction certificate, the applicant shall obtain written approval from Council for any proposed work on public land. Inspection of this work shall be undertaken by Council at the applicant's expense and a compliance certificate, approving the works, shall be obtained from Council prior to the principal certifier issuing an occupation certificate.

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

34. Design for access and mobility

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

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

35. Telecommunications infrastructure

- a. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to proposed works must be submitted to the appointed certifier prior to the issue of a construction certificate or any works commencing, whichever occurs first; and
- b. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.

Condition reason: To ensure that the development does not impact any telecommunications infrastructure and that appropriate arrangements have been made for the approved development.

36. Sydney Water

Before the issue of a construction certificate, the approved plans must be submitted to Sydney Water via the Sydney Water Tap In service, to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met.

An approval receipt will be issued if the building plans have been approved. The approval receipt shall be submitted to the appointed certifier prior to issue of a construction certificate.

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.

37. Noise and Vibration

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with an acoustic report demonstrating that noise and vibration from the operation of the development will satisfy the relevant provisions of the Protection of Environment Operations Act 1997 and Regulations and relevant state and local policies and guidelines. The report must assess the exact mechanical equipment to be installed. The acoustic report is to be prepared by a suitably qualified and experienced acoustic consultant and any recommendations must be consistent with the approved plans.

Condition reason: To ensure acoustic amenity.

38. Food Premises Fit-Out Pre-Construction Meeting

Prior to any construction work commencing on the fit-out of the food premises, the applicant/builder/private certifier must contact Council's Environmental Health Officers on 02 4645 4604 to arrange an onsite meeting /phone call to discuss the requirements of the fit out under this Consent. Detailed plans for the Catering Kitchen, Café and Gym and any other food preparation areas must be submitted before the meeting.

Condition reason: To ensure public safety.

39. Trade Waste Agreement

Prior to Council or an accredited certifier issuing a construction certificate, the person with the benefit of this consent must obtain and submit to Council details of a Trade Waste Agreement with Sydney Water. If no trade waste agreement is required, a letter from Sydney Water is to be submitted to the accredited certifier to this effect.

Please contact Sydney Water for information and requirements for grease arrestors by calling 132092.

Condition reason: To ensure compliance with legislation.

40. Structural Engineers Certification

Before the issue of a Construction Certificate a structural engineer shall certify the design of the proposed retaining walls and any footings and any construction measures for the proposed scoreboard relocation.

Condition reason: To ensure safety.

41. Endeavour Energy

Before the issue of a Construction Certificate the following conditions are required to be satisfied in relation to any works within the electrical easement on the site and any substation:

- a. Area identified or suspected of having asbestos or asbestos containing materials (ACM) present in the electricity network.
- b. Application must be made for an asset relocation / removal to determine possible solutions to the developer's requirements.
- c. Before commencing any underground activity the applicant must obtain advice from the Before You Dig service.
- d. The construction of any building or structure connected to or in close proximity to the electrical network must be properly earthed.
- e. Preference is for no activities to occur in easements and they must adhere to minimum safety requirements.
- f. Before commencing any activity near overhead power lines the applicant must obtain advice from the Look Up and Live service.
- g. Access to the electricity infrastructure may be required at any time particularly in the event of an emergency.
- h. Design electricity infrastructure for safety and environmental compliance consistent with safe design lifecycle principles.
- i. Applicants will need to submit an appropriate application based on the maximum demand for electricity for connection of load.
- j. Electricity infrastructure without an easement is deemed to be lawful for all purposes under Section 53 'Protection of certain electricity works' of the Electricity Supply Act 1995 (NSW).
- k. Low voltage service conductors and customer connection points must comply with the 'Service and Installation Rules of NSW'.
- l. Landscaping that interferes with electricity infrastructure is a potential safety risk and may result in the interruption of supply.

Condition reason: To ensure Endeavour Energy requirements are satisfied.

42. Housing and productivity contribution

1. The housing and productivity contribution (HPC) set out in the table below, but as adjusted in accordance with condition 2, is required to be made:

Housing and productivity contribution	Amount
Housing and productivity contribution (base component)	\$11,391.02
Strategic biodiversity component	\$0
Transport project component	\$0
Total housing and productivity contribution	\$11,391.02

2. The amount payable at the time of payment is the amount shown in condition 1 as the total housing and productivity contribution adjusted by multiplying it by:

highest PPI number
consent PPI number

where:

highest PPI number is the highest PPI number for a quarter following the June quarter 2023 up to and including the 2nd last quarter before the quarter in which the payment is made.

consent PPI number is the PPI number last used to adjust the base component amount, SBC amount or TPC amount when consent was granted.

June quarter 2023 and **PPI** have the meanings given in clause 22 (1) of the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024.

If the amount adjusted in accordance with this condition is less than the amount at the time consent is granted, the higher amount must be paid instead.

3. The HPC must be paid before the issue first construction certificate in relation to the development, or before the commencement of any work authorised by this consent (if no construction certificate is required). However, if development is any of the kinds set out in the table below, the total housing and productivity contribution must be paid as set out in the table:

Development	Time by which HPC must be paid
Residential subdivision	Before the issue of the first subdivision certificate for the residential subdivision. Note. This is subject to clause 20 relating to staged subdivision
Residential subdivision and other residential development, or commercial or industrial development, that requires a construction certificate	Before the issue of: · the first subdivision certificate for the residential subdivision, or · the first construction certificate for the other residential development or the commercial or industrial development, whichever is the earlier.
Medium or high-density residential development for which a construction certificate is not required. Note. Medium or high-density residential development may not require a construction certificate if the medium or high-density residential accommodation authorised by the consent will result from a change of use of existing building.	Before the issue of the first strata certificate for the medium or high-density residential development.
Residential subdivision and medium or high-density residential development for	Before the issue of: · the first subdivision certificate

which a construction certificate is not required.	for the residential subdivision, or · the first strata certificate (if any is required) for the medium or high-density residential development, whichever is the earlier.
Development for purposes of manufactured home estate for which a construction certificate is not required.	Before the installation of the first manufactured home on a dwelling site.

In the Table, **HPC Order** means the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024.

4. The HPC must be paid using the NSW planning portal (<https://pp.planningportal.nsw.gov.au>)
5. If the Minister administering the Environmental Planning and Assessment Act 1979 agrees, the HPC (apart from any transport project component) may be made, instead of as a monetary contribution, in the following ways:
 - a. the dedication or provision of land for the purpose of regional infrastructure in the region in which the development will be carried out,
 - b. the carrying out of works for the purpose of regional infrastructure in the region in which the HPC development will be carried out.

If the HPC is made partly as a monetary contribution, the amount of the part payable is the amount of the part adjusted in accordance with condition 2 at the time of payment.

6. Despite condition 1, a housing and productivity contribution is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the Environmental Planning and Assessment Act 1979 to the development, or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 exempts the development from the contribution. The amount of the contribution may also be reduced under the order, including if payment is made before 1 July 2025.

Condition reason: To contribute to the provision of public amenities and services to meet the increased demands created by the new development.

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.

43. 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.

44. 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.

45. 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.

46. 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.

47. 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.

48. 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.

49. Demolition works

Demolition works shall be carried out in accordance with the following:

- a. Before any site work commences on the land, a detailed demolition work plan designed in accordance with Clause 1.7.3 of Australian Standard AS 2601-2001 – The Demolition of Structures, prepared by a suitably qualified person with suitable expertise or experience, shall be submitted to and approved by Council and shall include the identification of any hazardous materials, method of demolition, precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
- b. Before any site work commences on the land, the demolition Contractor(s) licence details must be provided to Council.
- c. The handling or removal of any asbestos product from the building/site must be carried out by a NSW Work Cover licensed contractor irrespective of the size or nature of the works. Under no circumstances shall any asbestos on site be handled or removed by a non-licensed person. The licensed contractor shall carry out all works in accordance with NSW Work Cover requirements.
- d. An appropriate fence preventing public access to the site shall be erected for the duration of demolition works.
- e. Immediately prior to the commencement of the demolition or handling of any building or structure that contains asbestos, the applicant shall request that the principal certifier attend the site to ensure that all appropriate safety measures are in place. The applicant shall also notify the occupants of the adjoining premises and Workcover NSW prior to the commencement of any works.

Condition reason: To provide details of measures for the safe and appropriate disposal of demolition waste and the protection of the public and surrounding environment during the carrying out of demolition works on the site.

50. Fencing

An appropriate fence preventing public access to the site shall be erected for the duration of construction works.

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

51. Geotechnical reference

Before any site work commences, a certificate prepared by the designing structural engineer certifying that the design is in accordance with the geotechnical investigation of the site shall be submitted to the appointed principal certifier. The designing structural engineer shall also nominate a site classification in accordance with AS2870 – Residential Slabs and Footings.

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

52. Structural engineer details

Before any site work commences, the submission to the principal certifier of all details prepared by a practicing structural engineer.

Condition reason: To ensure the principal certifier has all the necessary structural engineering details for the approved works.

53. Commencement of building works (Prior to works commencing)

Building work shall not commence prior to the issue of a Construction Certificate. Building work as defined under Section 1.4 of the EP&A Act means any physical activity involved in the erection of a building and includes but is not limited to, the placement of any site shed/s or builders facilities, site grading, retaining walls, excavation, cutting trenches, installing formwork and steel reinforcement or, placing of plumbing lines.

Condition reason: To ensure compliance with legislation.

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.

54. 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.

55. 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.

56. 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.

57. Protection of existing trees

While site work is being carried out, no trees are to be cut down, lopped, destroyed or removed unless specified in the approved arboriculture report in condition 1.

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.

All useable trees and shrubs shall be salvaged for re-use, either in log form, or as woodchip mulch for erosion control or garden beds or site rehabilitation. Non-salvable materials such as roots and stumps shall be disposed of to a waste management centre or other approved form.

Condition reason: To protect and retain existing trees.

58. 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:

- Must preserve and protect the building from damage; and
- If necessary, must underpin and support the building in an approved manner, and
- 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.

59. 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.

60. 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.

61. 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.

62. Earth works/ Filling works

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

- Undertaken in accordance with Council's 'Specification for Construction of Subdivisional Roads and Drainage Works' (as amended), AS 3798 'Guidelines for Earthworks for Commercial and Residential Development' (as amended), and approved construction drawings;
- Supervised, monitored, inspected, tested and reported in accordance with AS 3798 Appendix B 2(a) Level 1 and Appendix C by a NATA registered laboratory appointed by the applicant. Two collated copies of the report and fill plan shall be forwarded to Council; and
- Certified by the laboratory upon completion as complying, so far as it has been able to determine, with Council's specification and AS 3798.

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

63. Compliance with Council specification

All design and construction work shall be in accordance with:

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

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

64. 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.

65. Demolition work/plan

All work shall be completed in accordance with the approved demolition work plan designed in accordance with clause 1.7.3 of Australian Standard A52601-2001 The Demolition of Structures.

Condition reason: To ensure demolition works are carried out in accordance with the relevant Australian Standards.

66. Imported 'waste-derived' fill material

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

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

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.

67. Sign Notice Board

A sign must be erected and maintained in a prominent position on the site, which contains the following details:

- a. name, address, contractor licence number and telephone number of the *principal contractor*, including a telephone number at which the person may be contacted outside working hours, or *owner-builder* permit details (as applicable)
- b. name, address and telephone number of the principal certifier
- c. a statement stating that 'unauthorised entry to the work site is prohibited'.

Condition reason: To ensure safety.

68. Refuse Disposal (During construction)

Adequate refuse disposal methods and builders storage facilities shall be installed on the site. Builders' wastes, materials or sheds are not to be placed on any property other than that which this approval relates to.

Condition reason: To ensure waste disposal.

69. Unexpected finds protocol

The following should be implemented in the event of an unexpected find:

- All work in the immediate vicinity should cease and temporary barricades should be erected to isolate the area;
- A suitably qualified contaminated land consultant should be engaged to inspect the find and provide advice on the appropriate course of action. In the event that the unexpected find triggers remediation, the requirements of SEPP Resilience and Hazards 2021 must be addressed (e.g. notifications to Council); and
- Any actions should be implemented and validated to demonstrate that there are no unacceptable risks to the receptors.

Condition reason: To ensure safety.

70. Excavated materials

Soil excavated from the site shall be classified prior to relocation within the site in accordance with the NSW EPA Waste Classification Guidelines 2014.

Condition reason: To ensure health and safety.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

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

71. Structural engineering certificate

Before the issue of the relevant occupation certificate, the submission of a certificate from a practising structural engineer certifying that the building, retaining walls and scoreboard has been erected in compliance with the approved structural drawings, the relevant Standards Association of Australia Codes and is structurally adequate.

Condition reason: To ensure safety.

72. Public utilities

Before the issue of the relevant occupation certificate, any adjustments to public utilities, required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense.

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

73. Gym floor validation

A detailed assessment should be conducted prior to the issue of an Occupation Certificate to validate that suitable flooring can be installed which achieves the required criteria. If the testing of flooring indicates that compliance is not achievable, then either the gymnasium is unsuitable for occupancy OR restrictions on the allowable activities must be stipulated, which may include limiting the use of free-weights.

Condition reason: To ensure acoustic amenity.

74. Gymnasium noise

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with an acoustic report prepared by suitably qualified acoustic consultant which demonstrates and certifies that noise and vibration emissions from the proposed gymnasium comply with the relevant provisions, including

- The Protection of the Environment Operations Act 1997,
- Association of Australasian Acoustical Consultants Guideline for Acoustic Assessment of Gymnasiums and Exercise Facilities,
- Conditions of Council's approval, and
- any recommendations of the DA acoustic report by Acoustic Dynamics.

The test measurements shall be taken at the critical location. The acoustic report is to be prepared by a suitably qualified and experienced acoustic consultant, and any recommendations must be consistent with the approved plans.

Condition reason: To ensure acoustic amenity.

75. Pre-Inspection

Prior to the release of the occupation certificate, Council's Environmental Health Officer is to be contacted on (02) 4645 4604 to undertake an inspection of the premises to confirm compliance with this Consent, the *Food Act 2003*, *Food Regulation 2015*, Food Standards Code Australia and New Zealand and AS 4674-2004.

Condition reason: To ensure public safety,

76. Registration with Council

The premise is required to be registered with Council prior to the Occupation Certificate being issued. Regular inspections will be carried out to ensure health standards are maintained. A business 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 (Food Safety Standard 3.2.2).

Condition reason: To ensure compliance with food safety legislation.

77. Grease Trap

Documentation supplied by Sydney Water regarding evidence of the trade waste agreement must be provided to the certifying authority prior to issue of an Occupation Certificate. Please contact Sydney Water for information and requirements for grease arrestors by calling 13 20 92.

Condition reason: To ensure compliance with food safety legislation.

78. Mechanical Ventilation Hood (Including Charcoal Systems)

Prior to the issue of any occupation certificate or the occupation or use of the premises, certification from a suitably qualified professional engineer must be submitted to the Principal Certifying Authority verifying that the mechanical ventilation exhaust system in the food premises is installed and constructed in accordance with Australian Standards AS/NZS 1668.1:1998 and 1668.2-2012.

Condition reason: To ensure compliance with food safety legislation.

79. Stormwater Completion

Prior to the issue of an Occupation Certificate the stormwater drainage system shall be completed in accordance with the details approved by the Certifying Authority.

Condition reason: To ensure compliance with Council policy and legislation.

FOOD CONSTRUCTION CONDITIONS

The following conditions have been applied to ensure that all construction and fit-out of the food premises complies with the *Food Act 2003*, *Food Regulation 2015*, Food Standards Code Australia and New Zealand and Australian Standard 4674-2004: Design, construction and fit out of food premises.

80. Construction

The construction, fit-out and finishes of the food premises must be constructed in accordance with the *Food Act 2003*, *Food Regulation 2010*, Food Standards Code Australia and New Zealand and Australian Standard 4674-2004 Design, construction and fit-out of food premises.

Condition reason: To ensure compliance with food safety legislation.

81. Floor construction

The floor construction within the food preparation area/s must be finished to a smooth, even non-slip surface, graded and drained to a floor waste (AS 4674-2004, Section 3.1).

Condition reason: To ensure compliance with food safety legislation.

82. Floor waste

Floor wastes in food preparation and food service areas must be fitted with sump removable stainless steel baskets and grates (AS 4674-2004, Section 4.1.8).

Condition reason: To ensure compliance with food safety legislation.

83. Coving

Feather edge skirting and non-rebated coving is not permitted. Recessed coving must be provided at all intersections of the floor with the walls/plinths within all food preparation, service and storage areas. All coving must:

- a. Have a minimum concave radius of 25 mm; or
- b. Be tiled 50mm minimum in width and splayed at 45°.

The coving must be installed so as to be integral to the surface finish of both floor and wall in such a manner as to form a continuous, uninterrupted surface in accordance with Figure 3.1 and 3.2 of the Australian Standard (AS 4674-2004, Section 3.1.5).

Condition reason: To ensure compliance with food safety legislation.

84. Penetrations/ Service lines

INTEGRAL PENETRATIONS/SERVICE LINES - All service pipes, conduits and electrical wiring must be concealed in the floor, walls, plinths or ceiling (AS 4674-2004, Section 3.2.9).

EXTERNAL PENETRATIONS/SERVICE LINES - External service pipes and electrical conduit must be fixed on brackets so to provide at least 25 mm clearance between the pipe and adjacent vertical surface and 100 mm between the pipe or conduit and adjacent horizontal surfaces. Service pipes and electrical wiring must not be placed in the recessed toe space of plinths or of any equipment (AS 4674-2004, Section 3.2.9).

Condition reason: To ensure compliance with food safety legislation.

85. Wall requirements

Cavity walls are not permitted. All walls in the food premises, including all new and existing partition walls, must be of solid construction and finished to a smooth, impervious surface that can be easily cleaned, as specified in Table 3.2 of AS 4674-2004. The finishing materials of the wall surfaces must provide an even surface, free of fixing screws, open joint spaces, cracks or crevices (AS 4674-2004, Section 3.2).

Condition reason: To ensure compliance with food safety legislation.

86. Window sills

Window sills located within a food preparation area or food service area must be located 450 mm above the top of any bench or sink and tiled at a splayed angle of 45°.

Condition reason: To ensure compliance with food safety legislation.

87. Ceiling Construction

Drop-in panel style ceilings are not permitted in food preparation areas or over areas where open food is displayed, handled or served. The ceiling in the food premises must be constructed with a rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and be painted with a light coloured washable paint. The intersection of the walls and ceiling must be tight-jointed, sealed and dust proofed (AS 4674-2004, Section 3.2).

Condition reason: To ensure compliance with food safety legislation.

88. Light fittings

All fluorescent light fittings must be fitted with a smooth faced diffuser. The light fittings must be either:

- a. Recessed so that the diffuser is flush with ceiling
- b. Designed to ensure that no horizontal surface exists which would allow dust and grease to accumulate (AS 4674-2004, Section 2.6.2).

Condition reason: To ensure compliance with food safety legislation.

89. Hand wash basins

Hand wash basins must be provided in all parts of the premises where open food is handled and in utensil/equipment washing areas. The hand wash basin is to be located and installed in such a way that they are not obstructed, are at bench height either permanently fixed to a wall, to a supporting frame or set in a bench top and is accessible from no further than 5 m away from any place where food handlers are handling open food (AS 4674-2004, Section 4.4).

The hand wash basin is to have a permanent supply of warm running potable water mixed to a temperature of at least 40°C and delivered through a single outlet. Disposable paper hand towels and soap must be provided and serviced from a dispenser adjacent to the hand wash basin. A waste receptacle for used towels must be provided (AS 4674-2004, Section 4.4).

Condition reason: To ensure compliance with food safety legislation.

90. Dishwashing machines

The dishwashing/glass washing machine must be designed and able to operate in accordance with AS 4674-2004 and the Food Standards Code. All utensils and equipment must undergo a washing, sanitising and rinsing cycle. The sanitising rinse cycle must achieve a water temperature of 80°C for 2 minutes or 75°C for 10 minutes (AS 4674-2004, Section 4.1.6).

Appropriate ventilation must be provided over the dishwashing system and be designed and installed in accordance with Australian Standard 1668.2-2012: The use of ventilation and air conditioning in buildings – Part 2: Mechanical ventilation in buildings.

Condition reason: To ensure compliance with food safety legislation.

91. Equipment wash sinks

A double bowl wash sink must be installed and serviced with hot and cold water through a single outlet (AS4674-2004 – Section 4.1). The double bowl sink is in addition to the hand wash basin.

Condition reason: To ensure compliance with food safety legislation.

92. Cleaner's sink

A cleaner's sink is to be installed in a location outside of the food preparation area and must be serviced with hot and cold water through taps fitted with hose connectors. (AS 4674-2004, Section 4.1.8).

Condition reason: To ensure compliance with food safety legislation.

93. Tap fittings

Hot and cold wall mounted taps must be installed fitted with hose connectors and positioned at least 600 mm above the floor in a convenient and accessible location within the food preparation area and adjacent to the floor waste (AS 4674-2004, Section 4.1.8).

Condition reason: To ensure compliance with food safety legislation.

94. Fittings and fixtures

All fixtures, fittings and equipment must be provided with smooth and impervious surfaces, free from cracks and crevices to enable easy cleaning (AS 4674-2004, Section 4).

All fittings and fixtures must be built into the wall and floor so to be free from joints, gaps and cavities to enable easy cleaning or alternatively, supported on one of the following in accordance with Table 4.5 of AS 4674-2004:

- Plinths must be an integral part of the floor, constructed of solid materials similar to the floor at least 75 mm in height and coved at the intersection with the floor. All plinths must have a smooth and impervious finish. All fittings and fixtures must be properly sealed to the plinth so to be free from gaps, cracks and cavities.
- Fittings and fixtures can be supported on wheels or castors. The wheels and castors must be capable of supporting and easily moving a full loaded fitting. All wheels and castors must be provided with a restraining device.
- Fittings and fixtures can be supported on legs but must be constructed of non-corrosive, smooth metal or moulded plastic. All legs must be free from cracks and crevices. All legs must have a clearance space between the floor and the underside of the fitting of at least 150 mm.

False bottoms under fittings are not permitted (AS 4674-2004, Sections 4.2 and 4.3).

Condition reason: To ensure compliance with food safety legislation.

95. Food preparation benches

All food preparation benches must be constructed of stainless steel. All food contact surfaces are to be smooth, continuous and flush so as to avoid any exposed screw fixtures.

Condition reason: To ensure compliance with food safety legislation.

96. Benches

The top and exposed edges of all benches and counters must be finished in a smooth and non-absorbent material, free of joints, cracks and crevices (AS 4674-2004, Section 4.2).

Condition reason: To ensure compliance with food safety legislation.

97. Storage cabinets/ cupboards

All storage cabinets/cupboards (internal and external surfaces) must be finished in a smooth and non-absorbent material that is free of joints (AS 4674-2004, Section 4.2).

Condition reason: To ensure compliance with food safety legislation.

98. Shelving

All shelving must be located at least 25 mm off the wall or alternatively, the intersection of the shelf and the wall is to be completely sealed. All shelving must be constructed at least 150 mm from the floor level (AS 4674-2004, Section 4.2).

Condition reason: To ensure compliance with food safety legislation.

99. Food Display Units

All food display units must be enclosed to prevent the possibility of contamination by customer's breath, handling, or from flies, dust, etc (Food Standards Code 3.2.2).

Condition reason: To ensure compliance with food safety legislation.

100. Self-Service Appliances

Self-service food appliances must be constructed so as to comply with the, 'National code for the construction and fit-out of food premises' as published by the Australian Institute of Environmental Health.

Condition reason: To ensure compliance with food safety legislation.

101. Food Storage

Any appliance used for the storage of hot and/or cold food must be provided with a numerically scaled indicating thermometer or recording thermometer accurate to the nearest degree Celsius or an alarm system for continuous monitoring of the temperature of the appliance.

Condition reason: To ensure compliance with food safety legislation.

102. Cool Room and Freezer Room

The cool room and/or freezer room floor must be finished with a smooth even surface and graded to the door. A sanitary floor waste must be located outside the cool room and freezer room adjacent to the door.

All metal work in the cool room and freezer room must be treated to resist corrosion.

Condensation from the refrigeration units/cool room/freezer room motors must be directed to a tundish, installed in accordance with Sydney Water requirements.

The cool room and freezer room must be provided with:

- a. A door which can at all times be opened internally without a key; and
- b. An approved alarm device located outside the room, but controllable only from the inside.

Condition reason: To ensure compliance with food safety legislation.

103. Condensation Collection

Condensation from refrigeration units, freezer units and coffee machines must be directed to a tundish, installed in accordance with Sydney Water requirements (Food Standards Code 3.2.3).

Condition reason: To ensure compliance with food safety legislation.

104. Pest Protection

Flyscreens and/or other approved means of excluding the entry of pests must be provided to all window and door openings in accordance with Section 2.1.5 of AS 4674-2004.

Where pipe work, drains, cables and ducts penetrate walls, ceilings and roofs, holes must be sealed, filled and finished to prevent the entry of pests.

Spaces between adjoining structures, such as between cool room walls and premises walls, must be accessible for inspection and cleaning or sealed with a suitable compound so that they are inaccessible to pests. Spaces between the top surface of equipment or structures, such as cool rooms, must be accessible for inspection and cleaning or sealed/boxed in so that they are inaccessible to pests.

Condition reason: To ensure compliance with food safety legislation.

105. Mechanical Exhaust Ventilation

A food premises must be provided with a kitchen exhaust hood complying with Australian Standard 1668.2-2012: The use of ventilation and air conditioning in buildings – Part 2: Mechanical ventilation in buildings and where applicable, Australian Standard 1668.1-1998: The use of ventilation and air conditioning in buildings – Fire and smoke control in multi-compartment buildings, where:

- a. Any cooking apparatus has:
 - i. A total maximum electrical power input exceeding 8 kW
 - ii. A total gas power input exceeding 29 MJ/h
- b. The total maximum power input to more than one apparatus exceeds:
 - i. 0.5 kW electrical power
 - ii. 1.8 MJ gas per m² of floor area of the room or enclosure; or
- c. Any deep fryer.

Documentation from a mechanical engineer certifying that the mechanical ventilation system, as installed, complies with the AS/NZS 1668.1:1998 and 1668.2-2012, must be provided to the principal certifier before the issue of an Occupational Certificate.

Condition reason: To ensure compliance with food safety legislation.

106. Toilet Facilities and Hand Basins

A toilet for staff must be provided for the premises. The toilet cubicle must be separated from areas where open food is handled, displayed or stored by one of the following:

- 1. An intervening ventilated space fitted with self-closing doors

2. Self-closing doors and mechanical exhaust systems that operate when the sanitary compartment is in use for at least 30 seconds after the cubicle is vacated (AS 4674-2004, Section 5.2).

Toilets intended for customer use must not be accessed through areas where open food is handled, displayed or stored.

A hand basin must be located within the toilet cubicle. The basin must be freestanding, serviced with hot and cold water through a single outlet, able to be mixed to a temperature of at least 40°C and fitted with a hands-off type tap set (AS 4674-2004, Section 4.4). The basin must be provided with soap and disposable paper towels from a dispenser.

Condition reason: To ensure compliance with food safety legislation.

107. Locker Storage for Staff Belongings and Equipment

Sufficient lockers must be provided in the food preparation area or store room specifically for the storage of cleaning materials, employees' clothing and personal belongings (AS 4674-2004, Section 5.1).

Condition reason: To ensure compliance with food safety legislation.

108. Meter Box

An approved non-absorbent, smooth faced cover must be provided over the meter box. The cover is to be splayed at an angle of 45 degrees to the wall at the top and made tight fitting to the wall surfaces.

Condition reason: To ensure compliance with food safety legislation.

109. Roller Door

The drum of a roller door situated in the food preparation area must be enclosed in a frame, sheeted with compressed cement with a smooth and sealed finish. The enclosure must be accessible for pest control inspection and maintenance (AS 4674-2004, Section 2.1.5).

Condition reason: To ensure compliance with food safety legislation.

110. Hot Water Service

The hot water service must be positioned at least 75 mm clear of the adjacent wall surfaces, and mounted at a minimum 150 mm above the floor level on a non-corrosive metal stand. The hot water system must be of adequate size to enable a sufficient amount of hot water to all washing facilities throughout the working day (AS 4674-2004, Section 4.3).

Condition reason: To ensure compliance with food safety legislation.

111. Smoke Free Areas

Any enclosed eating area must be smoke free. Smoking is not permitted in all outdoor eating areas. "No Smoking" signs must be displayed within the eating areas to ensure all patrons

comply with this requirement (*Smoke Free Environment Act 2000*). Please refer to NSW Health website for further information <http://www.health.nsw.gov.au>

Condition reason: To ensure compliance with food safety legislation.

112. Office Materials

Facilities for storing paperwork and other materials associated with the administration of the business must be in a designated room for office use or in an enclosed cupboard or drawer dedicated for that use (AS 4674-2004, Section 5.1.3).

Condition reason: To ensure compliance with food safety legislation.

113. Construction of the Waste Storage Areas and Rooms

The waste storage area/room must be provided with smooth and impervious surfaces (walls and floors) and coved at the intersection of the floor and walls. Floor areas must be graded and drained to a floor waste gully connected to the sewer. Waste storage rooms must be well ventilated and proofed against pests. The area or room must be provided with water service hose connectors to enable easy cleaning.

Open waste storage areas must be appropriately covered and banded to avoid stormwater entering the sewer. The ground areas must be paved with impervious material and must be graded and drained to a waste water disposal system according to Sydney Water's requirements. A hose tap connected to a water supply must be provided (AS 4674-2004, Section 2.4).

Condition reason: To ensure compliance with food safety legislation.

114. Waste and Recycling Storage, Collection and Disposal

The business operator must enter into a commercial waste contract agreement for regular waste and 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 business are to be kept within an appropriate storage receptacle on the premises. Waste is not to be stored or placed outside of a waste storage receptacle or in such a manner that it will become a litter, odour or health nuisance.

Waste bins that are placed out on a public place for collection must only be placed out for collection on the day of the collection after 6.00 pm and must be removed by 8.00 am the following day. Any residual waste left on the public place as a result of bin placement must be removed within undue delay by the food business operator.

Condition reason: To ensure compliance with food safety legislation.

115. Grease Arrestors

All grease arrestors must be located outside of where food and equipment is handled or stored. Access to grease arrestors for emptying must not be through an area where open food is handled or stored or where food contact equipment and packaging materials are handled or stored (AS 4674-2004, Section 2.3).

Documentation supplied by Sydney Water regarding evidence of the trade waste agreement must be provided to the principal certifier before the issue of an occupation certificate.

Please contact Sydney Water for information and requirements for grease arrestors by calling 13 20 92.

Condition reason: To ensure compliance with food safety legislation.

116. Food Safety Supervisor

Food businesses selling ready-to-eat potentially hazardous foods are required by law to appoint a Food Safety Supervisor that has undertaken food safety training at a registered training organisation approved by the NSW Food Authority.

Condition reason: To ensure compliance with food safety legislation.

117. Food Preparation Sink

A food preparation sink is required where foods are prepared by immersion in water including for cleaning fruit or vegetables. All food preparation sinks must be used only for the preparation and cleaning of food. The sink is in addition to the hand basin and equipment wash sinks (AS 4674-2004, Section 4.1).

Condition reason: To ensure compliance with food safety legislation.

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. Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires you to:

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

- e. Obtain an occupation certificate before occupying any building or commencing the use of the land.

Advice 2. Provision of Equitable Access

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

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

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

Advice 3. 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 4. Adjustment to Public Utilities

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

Advice 5. Salinity

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

Advice 6. Rain Water Tank

It is recommended that water collected within any rainwater tank as part of the development be limited to non-potable uses. NSW Health recommends that the use of rainwater tanks for drinking purposes not occur where a reticulated potable water supply is available.

Advice 7. Waste-Derived Material

The application of waste-derived material to land is an activity that may require a licence under the *Protection of the Environment Operations Act 1997* (POEO Act). However, a licence is not required by the occupier of land if the only material applied to land is virgin excavated natural material or waste-derived material that is the subject of a resource recovery exemption under clause 51A of the *Protection of the Environment Operations (Waste) Regulation 2005*.

Resource recovery exemptions are available on Department of Environment and Climate Change's website at <http://www.environment.nsw.gov.au/waste/>

Definition of 'virgin excavated natural material' within the meaning of the POEO Act:

Natural material (such as clay, gravel, sand, soil or rock fines) that has been excavated or quarried from areas that are not contaminated with manufactured chemicals, or with process residues (as a result of industrial, commercial, mining or agricultural activities), and that does not contain any sulfidic ores or soils or any other waste.

Definition of 'waste' within the meaning of the POEO (Waste) Regulation:

See Part 1, Clause 3B.

Advice 8. Telecommunications Act 1997 (Commonwealth)

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

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

END OF CONDITIONS

ATTACHMENT B:

State Environmental Planning Policy (Industry and Employment) 2021

An impact assessment of the proposed signage against Schedule 5 of the SEPP is provided below:

Schedule 5 Assessment		
	Requirement	Comment
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 building identification signage is well integrated into the design of the proposed Centre of Excellence and the desired visual character of the

		Campbelltown Stadium precinct.
	Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The proposed sign integrates well into the theme for the proposed Centre of Excellence and is suitable for a sporting facility precinct.
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 building identification signage does not detract from the amenity or visual quality of sensitive areas – the visual catchment is largely contained within the wider Campbelltown Sports Ground site. The signs are located well inside the site and will not detract from any environmentally sensitive areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas. The signs do not face any residence and are oriented towards tennis courts, the forecourt of the Campbelltown Athletics Centre, The Sherwood Tavern, commuter car parking and light industrial areas.
3 Views and vistas	Does the proposal obscure or compromise important views?	The proposed building identification signage does not obscure or compromise important views – the viewshed is mostly internal to the site
	Does the proposal dominate the skyline and reduce the quality of vistas?	The proposed building identification signage is not obtrusive and each sign represents only approximately 3.8%-5.6% of the façade area upon which it is located.
	Does the proposal respect the viewing rights of other advertisers?	The proposal is not for the purposes of advertising and does not impact on any existing advertisements in the area.
4 Streetscape, setting or landscape	Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	This aspect of the proposal is for two building identification signs on the facades of the proposed Centre of Sporting Excellence building. Each sign occupies approximately 3.8%-5.6% of the façade that they occupy, which is appropriate in scale and form for the setting of a sports stadium.
	Does the proposal contribute to the visual interest of the streetscape,	This aspect of the proposal will include two building identification

	setting or landscape?	signs that contribute to the visual interest of the setting by presenting an attractive, modern form in keeping with the architectural style of the proposed Centre of Sporting Excellence building and the wider Campbelltown Sports Ground precinct.
	Does the proposal reduce clutter by rationalising and simplifying existing advertising?	Not relevant – the proposed building identification signage is not for advertising purposes and there is no publicly visible advertising in the immediate surroundings.
	Does the proposal screen unsightliness?	Not relevant – the proposed building identification signs are on the facades of a proposed new building.
	Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	No – the proposed building identification signs are on the facades of the new building, which is in scale with the existing sports stadium and its wider setting in the Campbelltown Sports Ground precinct.
	Does the proposal require ongoing vegetation management?	No – the proposed building identification signage are on the facades of a proposed building and do not involve vegetation.
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?	Yes – the proposed building identification signs occupy only 3.8%-5.6% of the façade area upon which it is located. The signage has been designed in conjunction with the building and is in harmony with it.
	Does the proposal respect important features of the site or building, or both?	The proposed building identification signage respects the important features of the site and they do not seek to visually dominate the façades that the occupy- being only 3.8%-5.6% of each façade respectively.
	Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposed building identification signs have been designed in conjunction with the building itself.
6 Associated devices and logos with advertisements	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	No – the proposed building identification signage is integrated into the façade that each sign is located upon.

and advertising structures	be displayed?	
7 Illumination	Would illumination result in unacceptable glare?	The proposed illumination of the building identification signs will not result in unacceptable glare. Both signs will be illuminated, but in a backlit/gentle glow as opposed to brightly glaring into the night. The signs will be part of a broader lighting strategy for when the stadium and or Centre of Sporting Excellence is in use during evening events.
	Would illumination affect safety for pedestrians, vehicles or aircraft?	The proposed building identification signage illumination will not be strong enough to affect pedestrian, vehicle or aircraft safety.
	Would illumination detract from the amenity of any residence or other form of accommodation?	The proposed building identification signage locations are at least 190m from the closest residence and will not be illuminated to a strength that would detract from residential amenity at that distance.
	Can the intensity of the illumination be adjusted, if necessary?	The intensity of the illumination is fixed, but not intrusive.
	Is the illumination subject to a curfew?	No curfew is proposed for the proposed building identification signage illumination, which will not affect surrounding uses due to the relatively low intensity of the light and the distance from sensitive receivers.
8 Safety	Would the proposal reduce the safety for any public road?	No. The proposed building identification signs are distant from public roads and are not visually intrusive or brightly illuminated so as to cause distraction for drivers.
	Would the proposal reduce the safety for pedestrians or bicyclists?	No. The proposed building identification signs are distant from public roads and are not visually intrusive or brightly illuminated so as to cause distraction for pedestrians or cyclists.
	Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public	No. The proposed building identification signs are distant from public roads and do not obscure sightlines.

	areas?	
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Campbelltown Local Environmental Plan 2015

Assessment of the relevant Clauses of Campbelltown Local Environmental Plan 2015 are detailed below:

Clause	Requirement	Proposal	Compliance
2.7 Demolition requires development consent	The demolition of a building or work may be carried out only with development consent.	The proposal complies.	Yes
4.3 Height of buildings	<p>(1) The objectives of this clause are as follows—</p> <p>(a) to nominate a range of building heights that will provide a transition in built form and land use intensity across all zones,</p> <p>(b) to ensure that the heights of buildings reflect the intended scale of development appropriate to the locality and the proximity to employment centres and transport facilities,</p> <p>(c) to provide for built form that is compatible with the hierarchy and role of centres,</p> <p>(d) to assist in the minimisation of opportunities for undesirable visual impact, disruption to views, loss of privacy and loss of solar access to existing and future development and to the public domain.</p> <p>(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.</p>	No height limit applies to the site.	N/A
5.21 Flood planning	<p>(1) The objectives of this clause are as follows—</p> <p>(a) to minimise the flood risk to life and property associated with the use of land,</p> <p>(b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,</p> <p>(c) to avoid adverse or cumulative impacts on flood behaviour and the</p>	<p>A portion of the land that is flood affected. The property is affected by flooding from a 100 year Average Recurrence Interval (ARI) flood in Smiths Creek. The property is also affected by flooding from a 100 year ARI flood due to overland flow from the local catchment traversing the property.</p> <p>The development is required to ensure the levels of the</p>	Yes, conditioned

	<p>environment,</p> <p>(d) to enable the safe occupation and efficient evacuation of people in the event of a flood.</p> <p>(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—</p> <p>(a) is compatible with the flood function and behaviour on the land, and</p> <p>(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and</p> <p>(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and</p> <p>(d) incorporates appropriate measures to manage risk to life in the event of a flood, and</p> <p>(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.</p> <p>(3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—</p> <p>(a) the impact of the development on projected changes to flood behaviour as a result of climate change,</p> <p>(b) the intended design and scale of buildings resulting from the development,</p> <p>(c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,</p>	<p>existing overland flow paths are maintained to the playing field. The plans have been amended to reflect this and a condition of consent is recommended.</p>	
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	<p>(d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.</p> <p>(4) A word or expression used in this clause has the same meaning as it has in the Considering Flooding in Land Use Planning Guideline unless it is otherwise defined in this clause.</p> <p>(5) In this clause—</p> <p>Considering Flooding in Land Use Planning Guideline means the <i>Considering Flooding in Land Use Planning Guideline</i> published on the Department's website on 14 July 2021.</p> <p>flood planning area has the same meaning as it has in the Flood Risk Management Manual.</p> <p>Flood Risk Management Manual means the <i>Flood Risk Management Manual</i>, ISBN 978-1-923076-17-4, published by the NSW Government in June 2023.</p>		
7.1 Earthworks	<p>(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.</p> <p>(2) Development consent is required for earthworks unless—</p> <p>(a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or</p> <p>(b) the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.</p> <p>(3) In deciding whether to grant development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters—</p>	<p>The proposal includes extensive excavation of the site with a proposed cut of 4840m³.</p> <p>The applicant has submitted a geotechnical report in support of the proposal. The applicant has demonstrated the considerations in 7.1(3) have been satisfied.</p>	Yes

	<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>		
7.3 Riparian land and watercourses	<p>(1) The objective of this clause is to protect and maintain the following—</p> <p>(a) water quality within watercourses,</p> <p>(b) the stability of the bed and banks of watercourses,</p> <p>(c) aquatic and riparian habitats, including those with key fish habitat value as mapped by NSW Fisheries,</p> <p>(d) ecological processes within watercourses and riparian areas,</p> <p>(e) groundwater systems.</p> <p>(2) This clause applies to all of the following—</p> <p>(a) all land within 40 metres of the Georges River, the Hawkesbury-Nepean River, the Woronora River and any wetland,</p> <p>(b) all land within 30 metres of any waterway,</p> <p>(c) all land identified as “Riparian Protection” on the Environmental Constraint Map.</p> <p>(3) Before determining a development application for development on land to which this</p>	The proposed works are not located within 30 metres of Smiths Creek.	Yes

	<p>clause applies, the consent authority must consider—</p> <p>(a) whether or not the development is likely to have any adverse impact on the following—</p> <p>(i) the water quality and flows within the watercourse,</p> <p>(ii) the aquatic and riparian species, habitats and ecosystems of the watercourse,</p> <p>(iii) the stability of the bed and banks of the watercourse,</p> <p>(iv) the free passage of fish and other aquatic organisms within or along the watercourse,</p> <p>(v) any future rehabilitation of the watercourse and its riparian areas,</p> <p>(vi) the underlying and surrounding groundwater resources and groundwater dependent ecosystems, and</p> <p>(b) whether or not the development is likely to increase water extraction from the watercourse, and</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 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 potential 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>		
7.4 Salinity	<p>(1) The objective of this clause is to provide for the appropriate management of land that is subject to salinity and the minimisation and</p>	<p>The site is not currently mapped as being subject to salinity constraints and boreholes did not detect</p>	<p>Yes</p>

	<p>mitigation of adverse impacts from development that contributes to salinity.</p> <p>(2) This clause applies to development on land affected by groundwater salinity and development that may have an adverse impact on salinity processes on any land.</p> <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 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>	<p>presence of saline ground water or soil chloride content to a level where impact mitigation is required. Refer to the Geotechnical Investigation Report that supports this application.</p>	
7.5 Preservation of the natural environment	<p>(1) The objective of this clause is to preserve the natural environment.</p> <p>(2) This clause applies to all land in the following zones—</p> <p>(a) Zone RU2 Rural Landscape,</p> <p>(b) Zone RE1 Public Recreation,</p> <p>(c) Zone C2 Environmental Conservation,</p> <p>(d) Zone C3 Environmental</p>	<p>The soil removed from the hill area will be relocated on the site.</p>	<p>Yes</p>

	<p>Management,</p> <p>(e) Zone C4 Environmental Living.</p> <p>(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.</p> <p>(4) Subclause (3) does not prevent the relocation of soil or bush rock within the same site.</p>		
7.10 Essential services	<p>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—</p> <p>(a) the supply of water,</p> <p>(b) the supply of electricity,</p> <p>(c) the disposal and management of sewage,</p> <p>(d) stormwater drainage or on-site conservation,</p> <p>(e) suitable road and vehicular access,</p> <p>(f) telecommunication services,</p> <p>(g) the supply of natural gas.</p>	Essential services are available to the site.	Yes
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> <p>(c) the need to retain the land for its existing or likely future use.</p>	The proposed addition to the existing development is considered necessary to ensure the ongoing development of Campbelltown's social and leisure assets to provide for the local and regional community.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015

Assessment of Volume 1 Part 2 and Part 16 of the Campbelltown (Sustainable City) Development Control Plan 2015 is presented in the table below. The non compliances are discussed in detail in the report.

		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.	The submitted architectural plans are acceptable.	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 will be visible within the surrounding streetscape, however would not affect district views.	Yes
	b) District views and existing significant view corridors as viewed to and from public places shall be protected	The proposal does not affect view corridors.	Yes
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.	The roof area exceeds 100sqm. A 10kL litre tank is required, a 16kL tank is proposed.	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.	A condition of consent is recommended in attachment A.	Yes
	d) The rainwater tank incorporated in new commercial and industrial development exceeding	The proposal is not commercial or industrial development.	N/A

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	5,000sqm shall be connected to the plumbing in the building to provide water for toilets.		
	f) Above ground water tanks shall be located behind the primary or secondary building line.	The rainwater tank is located underground.	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.	The design of the development is acceptable.	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.	The lighting to the new addition will be consistent with the existing site.	Yes
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 will enhance the site.	Yes
	b) Landscape design shall retain and enhance the existing native flora and fauna characteristics of a site wherever possible.	The proposal removed 119 trees from the site. See discussion in report.	No
	c) Landscape design shall add value to the quality and character of the streetscape.	The proposed tree removal and addition are not visible within the streetscape.	N/A
	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 plan was submitted.	Yes
	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 landscape plan is acceptable.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	f) Landscaping shall maximise the use of locally indigenous and other drought tolerant native plants and avoid the use of invasive species.	The proposed species are acceptable.	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.	Yes
	b) Site activities shall be planned and managed to minimise soil disturbance.	The proposal complies.	Yes
	c) Catch drains or diversion banks shall be designed and constructed to divert water around any area of soil disturbance.	The proposal complies.	Yes
	d) All stockpiles shall be located within the sediment control zone and shall not be located within an overland flow path.	The proposal complies.	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.	Relevant conditions have been recommended in attachment A.	Yes
	d) Development incorporating any cut or fill shall comply with the following requirements: i) minimum cross fall of 1% to any adjoining waterway; and	The cut to the site is contained within the building footprint.	N/A

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	ii) batters to be no steeper than i2H: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.		
	e) All fill shall be 'Virgin Excavated Natural Material' (VENM).	No fill is proposed for the site.	N/A
	f) No fill shall be deposited in the vicinity of native vegetation.	No native vegetation on site.	N/A
	g) All basement excavation shall be setback a minimum of 900mm from the property boundaries.	No basement	N/A
	h) Provisions of basements shall not result in non-compliance with deep soil planting controls contained within this plan.	No basement is proposed.	N/A
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 identified as being flood affected. The proposal is acceptable.	Yes
	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.	The flood levels are acceptable.	Yes
	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 flood levels are acceptable.	Yes
	d) For development on land not affected by an overland flow path the minimum height of the	The site is affected by overland flow.	N/A

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	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).		
	e) Buildings involving basements, hospitals, seniors living dwellings and educational establishment with more than 50 students shall comply with the provisions of Council's Engineering Design Guide for Development	The proposal does not include a basement.	N/A
	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.	N/A
	g) Where underground car parking is proposed, measures shall be taken in design and construction to ensure escape routes, pump out drainage systems (which include backup systems) and location of service utilities (including power, phone, lifts) are appropriately located in relation to the 100 year ARI event, in accordance with Section 4.13.8 of Council's Engineering Design Guide for Development	No underground parking is proposed.	N/A
2.9 Demolition – Design Requirements	a) A development application involving demolition shall be considered having regard to the following information: i) a detailed work plan prepared by a suitably qualified person, in	A demolition plan is provided.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	<p>accordance with AS2601-2001- The Demolition of Structures(as amended);</p> <p>ii) details of the licensed demolition contractor engaged to carry out the work (including name, address and building licence number);</p> <p>iii) a hazardous materials report that lists details of methods to prevent air, noise and water pollution and the escape of hazardous substances into the public domain;</p> <p>iv) details of any asbestos or other hazardous substances to be removed from the site and/or damaged during demolition; and</p> <p>v) a dilapidation report where any demolition work is to be undertaken within the zone of influence of any other structure.</p>		
2.10.2 Stormwater – Design requirements	a) All stormwater systems shall be sized to accommodate the 100-yearARI event (refer to Section 4 of Council's Engineering Design Guide for Development	The development will connect to the existing system. The proposal includes a OSD tank to	Yes
	b) The design and certification of any stormwater system shall be undertaken by a suitably qualified person.	The submitted plans are satisfactory	Yes
	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.	Existing overland flow path is to be maintained.	Yes
	f) A treatment train approach to	Ocean baskets are proposed	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	water quality shall be incorporated into the design and construction of major systems.	for water quality.	
	g) A major/minor approach to drainage is to be taken for stormwater flows. Generally the piped drainage system shall be sized to accommodate the difference between the 100-year ARI flow and the maximum safe overland flow, with minimum requirements as set out in section 4 of Council's Engineering Design Guide for Development	The proposal is satisfactory.	Yes
	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.	Stormwater collected from the new addition will be connected to the existing system on the site.	Yes
	j) Development shall not result in water run-off causing flooding or erosion on adjacent properties.	The system is designed to ensure no impact to adjoining properties.	Yes
	k) Stormwater run-off shall be appropriately channelled into a stormwater drain in accordance with Council's Engineering Design Guide for Development	The proposal complies.	Yes
	l) Where applicable, the development shall incorporate the creation of an appropriate	No easement is required.	N/A

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	easement to manage stormwater in accordance with 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.	A stormwater management plan has been submitted with the application.	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 plan is acceptable.	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	The site does not have aboriginal heritage.	N/A

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	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) 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.		
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 an item of Environmental Heritage	N/A
2.12 Retaining Walls –	a) Any retaining wall that is not complying or exempt development as specified in the E&CDC shall be designed by a	Relevant conditions of consent have been recommended.	Yes, conditioned

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
Design requirements	suitably qualified person.		
	b) In the case of retaining walls constructed to support proposed fill on an allotment, the following design criteria shall apply: i) No filling shall be permitted within 2 metres of any property boundary unless sufficient details are submitted to Council illustrating how privacy, overshadowing, stormwater management and access issues have been addressed to Council's satisfaction.	The retaining walls seek to replace existing retaining walls and ground levels on site. No amenity impacts are expected.	Yes
	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.	The retaining walls do not support cut.	N/A
	d) Any retaining wall shall not adversely alter surface flows to adjoining private land.	The proposal complies.	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 will be located wholly within the boundary. Relevant conditions of consent have been recommended.	Yes, conditioned
	f) Any excavation within the zone of influence for any other structure or building requires a Structural Engineering Report (prepared by a suitably qualified professional) demonstrating that adequate and appropriate measures are to be implemented to protect the	A condition of consent has been recommended for a dilapidation report.	Yes conditioned

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	integrity of any structure.		
	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.	Not applicable.	N/A
	h) Any retaining wall requiring work on neighbouring properties shall require the consent of the adjoining owner/s.	The retaining walls are located within the site.	N/A
	i) Retaining walls higher than 900mm shall be designed by a structural engineer and made from appropriate material.	Relevant conditions of consent have been recommended.	Yes, conditioned
	j) Any retaining wall(s) proposed on land designated as being bush fire prone must be constructed of non-combustible materials.	Not applicable.	N/A
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 is currently secure with adequate security facilities.	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.	The site is currently secure with adequate security facilities.	Yes
	c) Development shall incorporate appropriate landscaping, fencing and security devices to assist in	The site is currently secure with adequate security facilities.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	crime prevention		
	d) Commercial and industrial buildings that are not secured from public access after close of business shall have external finishes that are graffiti resistant.	The site is secured.	Yes
	e) Development applications for multi dwelling housing, attached dwellings residential flat buildings, mixed-use development, boarding houses, shop top housing, commercial development, industrial development and large scale subdivision comprising more than 10 dwellings/units allotments or incorporating works to be dedicated to Council shall be accompanied by a crime prevention plan to be prepared by a suitably qualified person addressing how the development embraces the principles of Crime Prevention Through Environmental Design	Not applicable.	N/A
2.14 Risk Management 2.14.1 Salinity	a) Any development : i) within 50 metres of the top of the bank of a watercourse; ii) located in an area that has bare soil patches or salt scalds; iii) occupied by soils that appear 'puffy' when dry, or greasy when wet; iv) located in an area that is occupied by salt tolerant plant species; v) located in an area that has white staining on nearby house foundations or walls; or vi) located on soils that are derived from Wianamatta Shale;	The proposed works are not located within 50m of a watercourse.	Yes
2.14.4 Public Health	a) Cooling towers shall be located in accordance with the requirements of the following standards:	The proposal does not include a cooling tower.	N/A

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	<p>i) Australian Standard No. AS/ NZS 3666 Part 1, Air-Handling and Water Systems of Buildings Microbial Control Installation and Commissioning (as amended).</p> <p>ii) Australian Standard No. AS/ NZS 3666 Part 2, Air-Handling and Water Systems of Buildings Microbial Control Operation and maintenance (as amended).</p> <p>iii) Australian Standard No. AS/ NZS 3666 Part 3, Air-Handling and Water Systems of Buildings Microbial Control Performancebased maintenance of cooling water systems (as amended).</p>		
2.15.1 Waste Management Plan – Design requirements	a) A detailed 'Waste Management Plan' (WMP) shall accompany development applications for certain types of development/land uses, as detailed in Table 2.15.1 and for any other development that in the opinion of Council a WMP is required.	A waste management plan has been submitted.	Yes
	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 plan is acceptable.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
2.15.2 Waste Management During Demolition and Construction	a) Waste and recyclable streams shall be stored separately on site.	The plan is acceptable.	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 plan is acceptable.	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	Details are provided in the waste management plan provided.	Yes
	d) Convenient and safe heavy vehicular access to waste and recycling material storage areas shall be provided	A condition of consent has been recommended.	Yes conditioned
	e) The removal, handling and disposal of asbestos or other hazardous materials shall be carried out in accordance with WorkCover NSW, NSW Environment & Protection Authority (EPA), Office of Environment and Heritage and other regulatory authority guidelines and requirements.	Relevant conditions have been recommended.	Yes
2.15.3 On-going Waste Management	a) Provision shall be made for all waste and recycling storage containers to be located behind the primary and secondary building line and out of public view.	The waste bins will be relocated next to the amenities.	Yes
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.	The proposal complies.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	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 proposal complies.	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.	The works are located within the property boundaries.	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: 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 ii) the building involves the enclosure of a public place in accordance with Work Cover requirements	Relevant conditions have been recommended in attachment A.	Yes conditioned
	b) Where a hoarding fence is required to be erected upon public land, including any road, road related area, footpath or nature strip, prior written approval shall be obtained from Council.	Relevant conditions have been recommended in attachment A.	Yes conditioned
	c) Where the site work is likely to be hazardous to persons on a public place, the work site shall be kept lit between the sunset and sunrise.	Relevant conditions have been recommended in attachment A.	Yes conditioned
2.17.3 Excavation	a) Any proposal that includes excavation works adjacent to a State Road shall be	The proposal does not include excavation near Pembroke Road.	N/A

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
Work Near State Roads	accompanied by detailed geotechnical report relating to the proposed excavation of the site and support structures to RMS's satisfaction		
2.19 Development Near or on Electricity Easements	a) Wherever possible electrical easements are to be located within open space corridors.	Existing electrical easements are located on the site, the easement are not located in close proximity of the proposed works.	N/A
	d) All proposed activities within electricity easements require approval from the relevant utility providers. Applicants shall consult with these agencies and obtain the relevant approvals prior to submitting a DA to Council	The application was referred to Endeavour energy for comment.	Yes
	e) Evidence of approval from the relevant utility provider shall be submitted with the DA.	The application was referred to Endeavour energy for comment.	Yes
2.20 Development on Land Adjacent to, or Affected by a Gas Easement	a) Development and use of land within the easement is restricted by the conditions of the easement and applicants shall demonstrate compliance with any restrictions imposed by the easement when submitting applications for development. In order to demonstrate compliance with the above requirement, the applicant shall supply documentation that details discussions undertaken with the utility providers/ easement beneficiaries during the design phase of the development.	The site is not located near a gas easement.	N/A
2.21 Acoustic Privacy	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	An acoustic report is required and was submitted with the application.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
	documents below, the documents below prevail to the extent of the inconsistency. i) The NSW Noise Policy for Industry (NPfI) ii) The NSW Road Noise Policy iii) The NSW Development Near Rail Corridors and Busy Roads - Interim Guideline		
	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: i) Achieve a satisfactory level of acoustic amenity for occupants within the existing noise environment; and ii) Produce noise only at levels that will not exceed the relevant noise criteria	An acoustic report has been submitted and reviewed by an external consultant. The review recommended conditions of consent which have been included in attachment A.	Yes, conditioned
	d) For development noise not regulated by the documents listed at point (a) above, the following criteria apply (after applying 2.20 any corrections for annoying characteristics in accordance with the NPfI)	An acoustic report is required and was submitted with the application.	Yes

		Campbelltown (Sustainable City) Development Control Plan 2015	
Part	Requirement	Proposed	Compliance
Part 16 Advertising and Signage			
16.2 Types of Signs and Definitions		The proposal includes 2 wall signs.	Yes
16.3.1 State Environmental planning Policy No 64 - Advertising and Signage (SEPP 64)	a) Development applications for all forms of signage shall comply with SEPP 64.	An assessment against the relevant provisions of the SEPP are provided in the report and in the compliance tables.	
16.3.2 State	a) Development controls under this	The proposal complies.	Yes

Environmental Planning Policy (Exempt and Complying Development Codes) 2008	part shall apply to signs and advertisement that are not considered exempt or complying development under State Environmental Planning Policy (Exempt and Complying Development Codes) 200		
16.3.3 Transport Corridor Outdoor Advertising and Signage Guidelines	a) This Guideline is required to be considered where signage is proposed to be located on Transport Corridor land as identified under SEPP 64	The proposed signage is not located near a transport corridor.	Yes
16.3.4 Australian Standards (AS)	a) Some AS contain provisions relating to the construction and external illumination devices for signage that need to be complied with. The relevant AS include: i) AS 4282 - Control of the Obtrusive Effects of Outdoor Lighting; ii) AS/NZS 1170.0:2002, Structural Design Actions, Part 0:General Principles; iii) AS/NZS 1170.2:2011,Structural Design Actions, Part 2: Wind Actions; and iv) AS 4852.1-2009 Variable Message Signs	Where signage is supported, relevant conditions of consent will be recommended.	Yes
16.4 General Requirements - 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 signage is permissible.	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	The proposal complies.	Yes

	and design of the facades of the building.		
	b) Signage shall not dominate landscaped and public domain areas.	The proposal complies.	Yes
	c) Free standing signage shall be designed to have regard to the size, height and scale of nearby buildings and their architectural elements.	The sign is attached to the building.	Yes
	d) Signage shall not protrude above any parapet or eaves.	The proposal complies.	Yes
	e) All signage shall be designed to minimise opportunities for graffiti artists.	The proposal complies.	Yes
	f) Signs shall be constructed of a material that is of high quality and durable.	The proposal complies.	Yes
	g) Signage shall not contain reflective materials, colours and finishes.	The proposal complies.	Yes
	h) Signage shall not cause any nuisance to nearby occupants as a result of glare or light spillage.	The illumination would not affect residential properties.	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 proposal complies.	Yes
	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 proposal complies.	Yes
16.4.4 Contents	a) Signs that contain wording in a language other than English shall have an English translation of that wording to a minimum font size of 50% of the non-English word/s.	Not applicable.	N/A
16.4.5. Maintenance of signs	a) All signs shall be maintained to a high standard, including any advertising surface, structure and	The proposal complies.	Yes

	finish.		
16.4.6. Illumination	a) Illuminated signs shall: i) have its means of illumination, including any associated cables, concealed or integrated within the frame of the sign; and ii) not be animated, flashing or moving.	The proposed illumination is acceptable.	Yes
16.4.7 Development Application for Signs	a) All development applications for a signage shall include photomontages of the sign and its relationship to the adjacent road environment, particularly traffic control devices or areas such as junctions/intersections and curves or crests.	The proposal complies.	Yes
16.4.8 Digital Signs	a) Digital Signs shall meet the following criteria: i) Advertisements shall not include videos or animations or animated effects such as 'fade', 'zoom' or 'fly-in'. ii) The display screen shall not be split to display multiple advertisements on the one electronic display. iii) Each change of content shall be completed instantaneously (i.e. within 0.1 of a second). iv) Each content shall have a self contained message that is simple, effective and easily understood at a glance. v) Sequential messages shall be avoided. vi) Where changing content is proposed Dwell times for image display are: – 10 seconds for areas where the speed limit is below 80km/h; and – 25 seconds for areas where the speed limit is 80km/h and over. Longer dwell times may be required by Council depending on the surrounding environment. vii) In the event of a malfunction or failure of either the advertising copy display, or hardware/system/ software the device must display (default to) a blank black screen. viii) All digital signs must be equipped with a sensor to measure the ambient	<p>The proposal is not a digital sign.</p> <p>The proposal will relocate the existing scoreboard, however this is an existing structure on the site.</p>	N/A

	<p>light level of the surrounding environment and adjust the sign luminance levels accordingly. Such control systems shall be programmed to adopt a set of minimum levels of stepped dimming to suit a range of ambient light levels. ix) Luminance levels of digital signs shall comply with the requirements in Table 16.1. x) Luminance levels of illuminated signs shall comply with the requirements in Table 16.2. xi) Renewable energy sources should be considered to power digital signs. xii) A digital sign shall not be located higher than 3 metres from ground floor level (existing). xiii) In addition to the requirement under Section 16.4.7 of this part, the development application for a digital sign shall include: – details of the location of any other, electronic signs within 200 metres of the site; – details of the electronic system to be used including intensity control limits and methods (including light sensor) and error detection; – details of the proposed dwell time for any non-static images; – details of the power supply and cables.</p>		
16.6 Signs within Business, Industrial and Special Purpose Zones 16.6.1 Number of signs per premises	<p>a) Notwithstanding any other requirement of this part, the total number of signs installed on any building elevation facing a public space shall not exceed 6.</p>	<p>Two new signs are proposed in addition to the existing signs on the site. Given the scale of the development and the site the additional signs are acceptable.</p>	<p>Yes</p>
16.6.2 Building Identification Signs	<p>a) Building identification signs shall: i) be limited to one sign per street frontage. ii) incorporate a maximum area of 3sqm. iii) contain only the name of buildings; and iv) not be located higher than the</p>	<p>The signs exceed the size requirements.</p>	<p>No</p>

	parapet or eaves of the building, or 15 metres above ground level (existing) whichever is lower.		
16.6.3 Business identification signs	a) Corporate colour schemes associated with business identification shall only be permitted where the consent authority is satisfied that the colour scheme is compatible with the desired future character of the area and will not detract from the appearance of the building and its surroundings.	The proposal complies.	Yes
16.6.3.1 Wall Signs	a) Only one wall sign per building elevation shall be permitted.	The proposal complies.	Yes
	b) A wall sign shall: i) not result in more than 4 business identification signs of this type for the building (which may refer to more than 1 business within the building); ii) be attached to the building in which the business identified in the sign is located; iii) where located on land zoned for commercial purposes, excluding areas zoned B5 under the CLEP, not be more than 6sqm in area or 20% of the building elevation, whichever is the lesser; iv) where located on land zoned for industrial zone or zone B5 under the CELP, not be more than 18sqm in area or 20% of the building elevation, whichever is the lesser; v) not project beyond the parapet or eaves of the building to which it is attached; and vi) not cover any window, door or architectural feature vii) Council may consider varying the size of a wall sign within commercial and industrial areas, where a wall sign area has been incorporated as part of the architectural design of the building and where Council is of the opinion that the proposed wall sign is of appropriate scale in relation to the building, streetscape and the	Two new signs are proposed in addition to the existing signs on the site. Given the scale of the development and the site the additional signs are acceptable.	Yes

	surrounding environment.		
--	--------------------------	--	--

Attachment C: Approval of conditions from applicant

FW: Campbelltown Centre of Excellence - Stormwater Strategy in response to Draft Condition 30

Lucas Levien

To

Elise Mangion

Cc

Blake Preston

You replied to this message on 15/05/2025 9:16 AM.

Reply

Reply All

Forward

Wed 14/05/2025 12:37 AM

Hi Elise,

Hopefully this is now all closed off.

Let me know if you require anything further for the recommendation.

Thanks and regards,
Lucas

Lucas Levien

Project Manager


CAMPBELLTOWN

CITY COUNCIL

P: +61 436 483 207

E: lucas.levien@campbelltown.nsw.gov.au


W: www.campbelltown.nsw.gov.au

Find us on 

Campbelltown City Council acknowledges and respects the Dharawal people as traditional custodians of this land, and extends these respects to all Aboriginal Elders, past and present, and people from all Aboriginal nations.

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It only takes one battery to spark a fire



Learn more

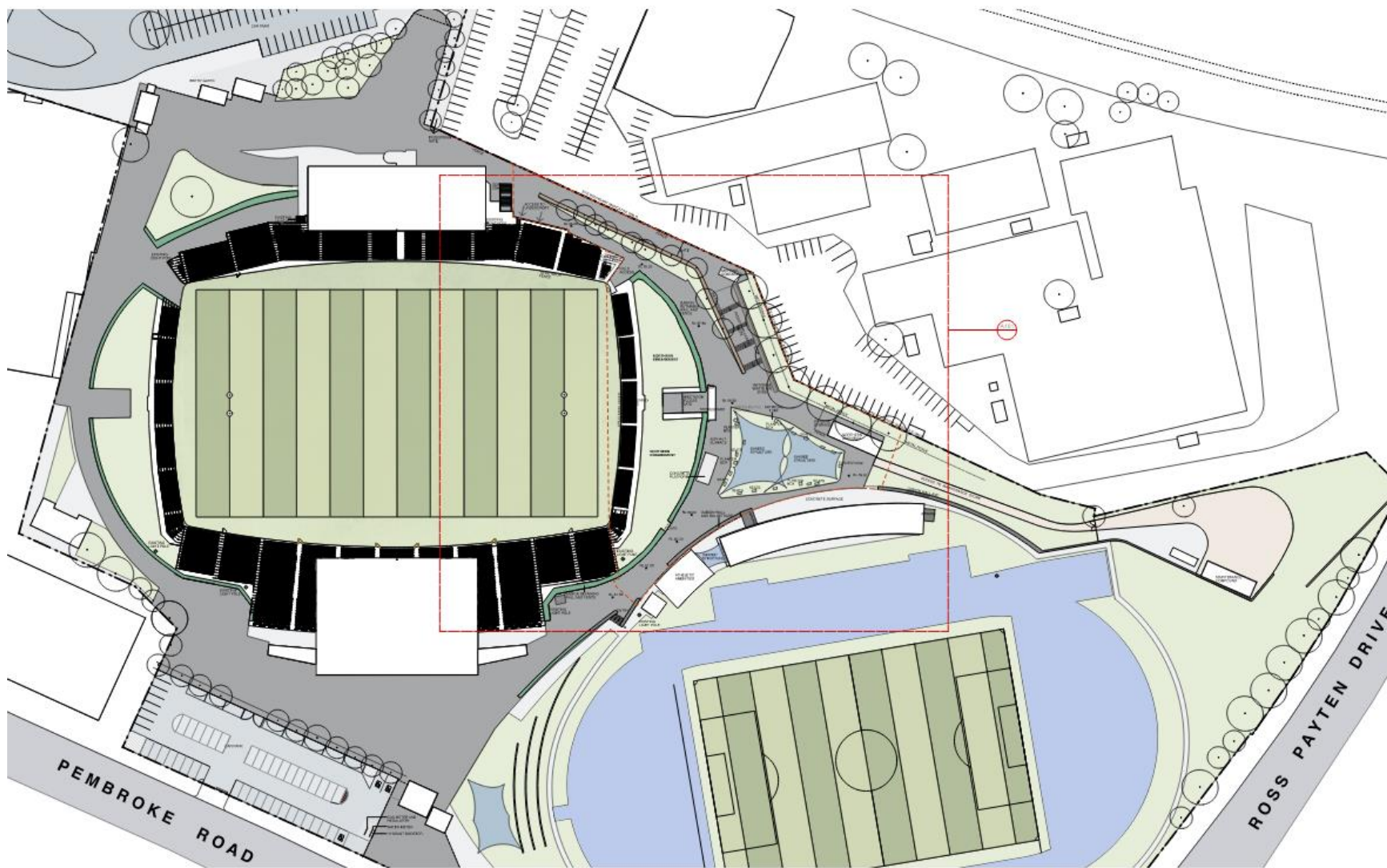
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Attachment D: Architectural Plans

A000 - COVER SHEET
A100 - EXISTING SITE PLAN
A101 - SITE SURVEY
A102 - DEMOLITION PLAN
A103 - SHADOW ANALYSIS
A104 - SHADOW ANALYSIS
A105 - SHADOW ANALYSIS
A106 - SHADOW ANALYSIS
A107 - CONSTRUCTION VEHICLE MANAGEMENT PLAN
A200 - PROPOSED SITE PLAN
A201 - LEVEL 0 PLAN
A202 - LEVEL 1 PLAN
A203 - LEVEL 2 PLAN
A204 - ROOF PLAN
A301 - SECTIONS
A302 - ELEVATIONS - NORTH & SOUTH
A302 - ELEVATIONS - EAST & WEST
A400 - MATERIAL PALETTE - NORTH
A401 - MATERIAL PALETTE - SOUTH
A402 - MATERIAL PALETTE - DETAIL
A500 - 3D VIEWS
A501 - 3D VIEWS
A502 - 3D VIEWS
A503 - 3D VIEWS
A504 - 3D VIEWS





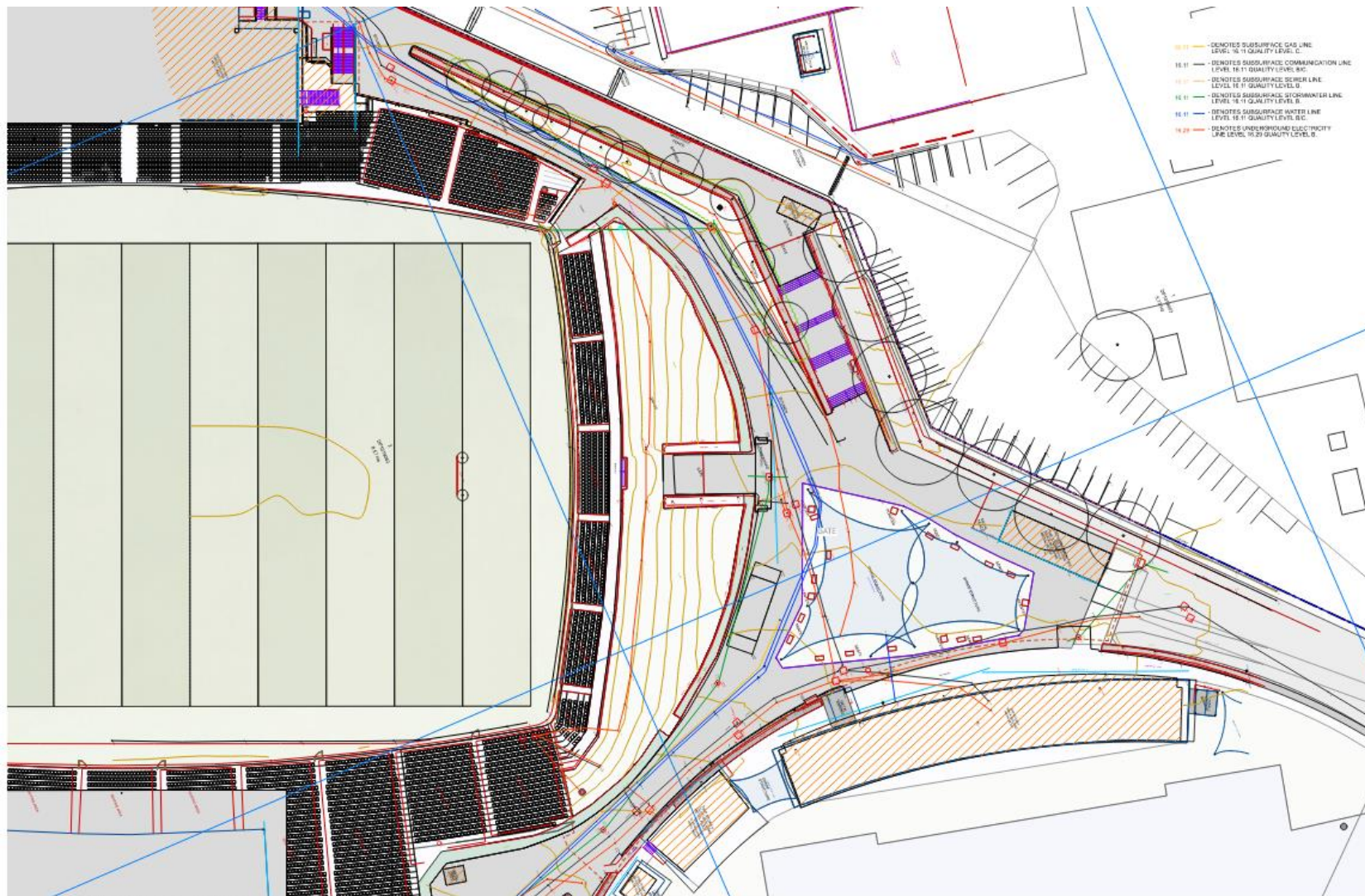
Existing Site Plan | Scale 1 : 500

Campbelltown Centre of Excellence
Design Development

Revision	
A	24.08.24
B	25.08.24
C	08.10.24
D	15.11.24
E	18.12.24
F	04.01.25
G	15.11.24

Issue for 50% DA Report
Coordination Issue 1 for DA
Coordination Issue 2 for DA
Coordination Issue 3 for DA
Issue for DA

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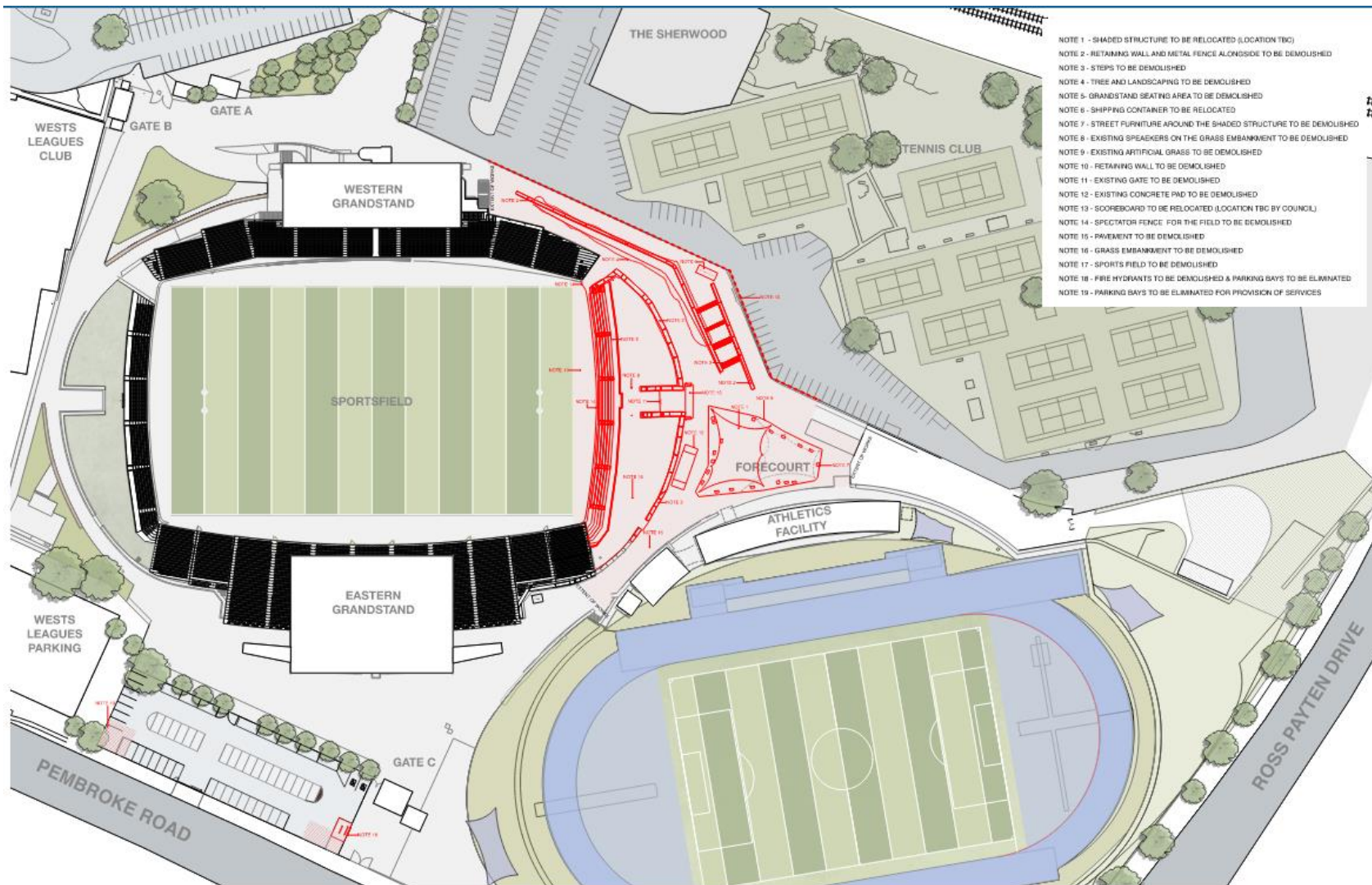
Site Survey Plan | Scale 1 : 250

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Revision	
A	24.09.24
B	25.09.24
C	05.10.24
D	15.10.24
E	18.10.24
F	04.11.24
G	15.11.24

Issue for 50% DA Report
Civil Plan 1 VE Workshop
Coordination Issue 1 for DA
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DRAFT Issue for DA
Coordination Issue 3 for DA
Issue for DA

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Demolition Plan | Scale 1 : 500

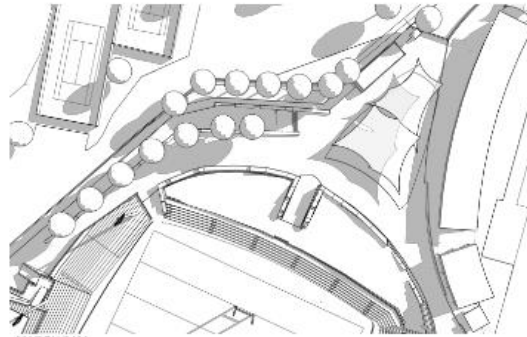
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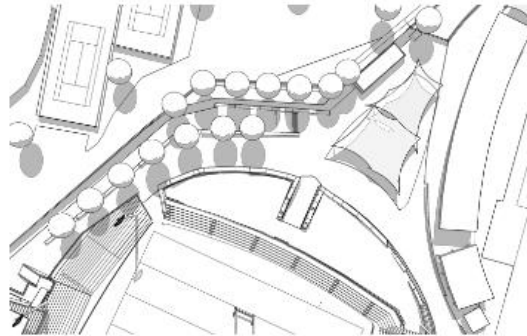
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DRAFT Issue for DA
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Issue for DA

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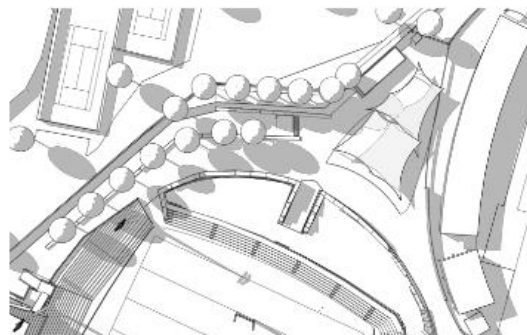
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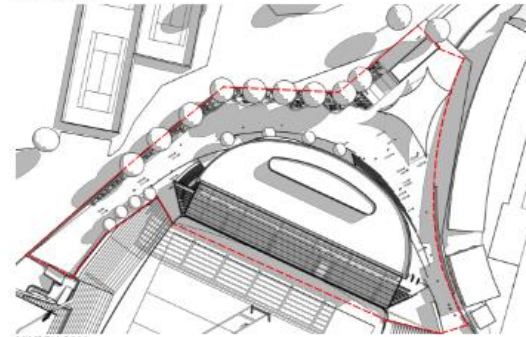


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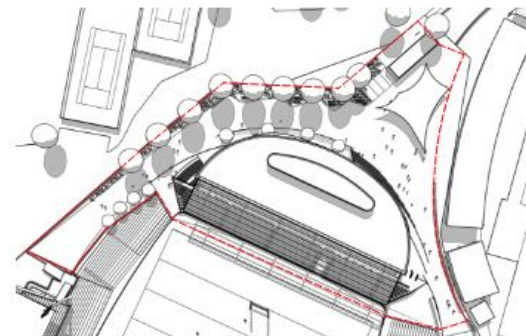


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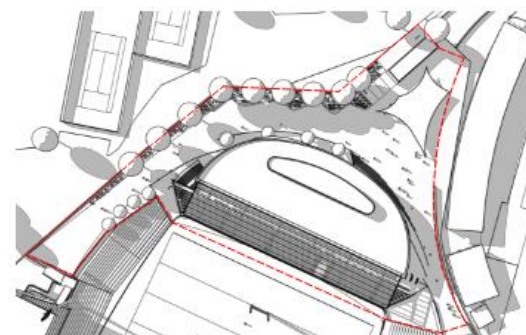
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Shadow Analysis

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Design Development

Revision

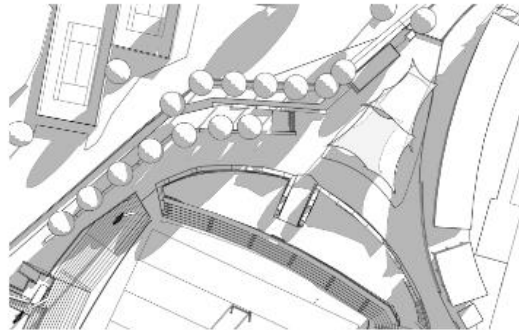
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B 25.05.24
C 28.10.24
D 16.10.24
E 18.10.24
F 26.11.24
G 19.11.24

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Cost Plan 1 VE Workshop
Coordination Issue 1 for DA
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DRAFT Issue for DA
Coordination Issue 3 for DA
Issue for DA

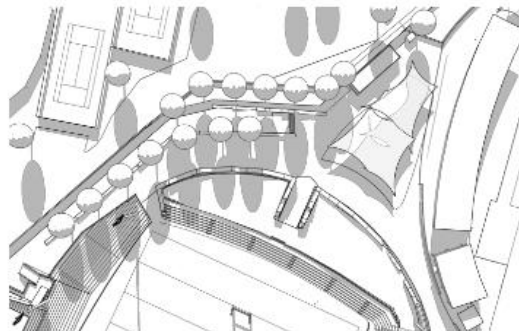
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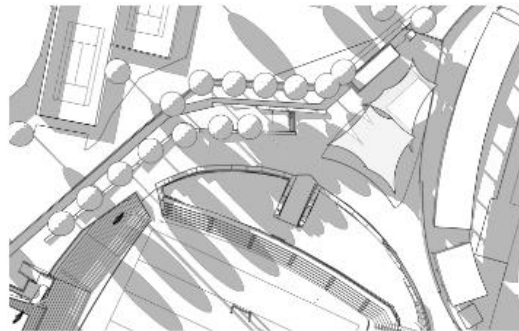
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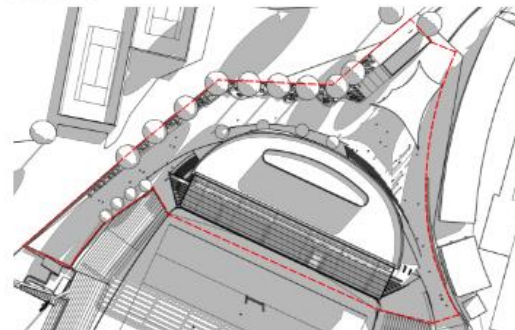


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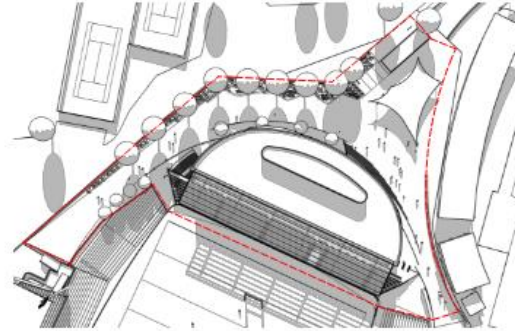
Shadow Analysis

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Design Development

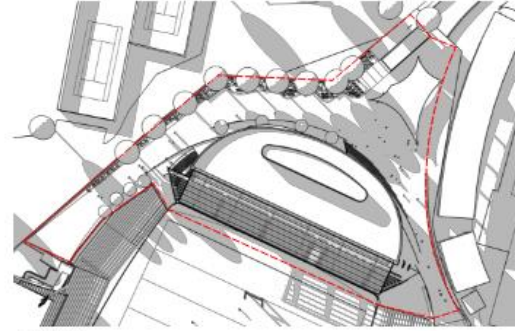
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JUNE 12PM



JUNE 3PM

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C	08.10.24
D	16.10.24
E	18.10.24
F	04.11.24
G	19.11.24

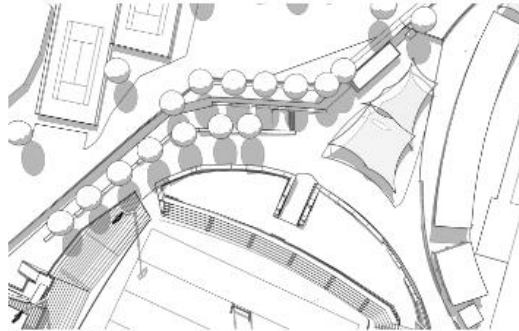
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Construction Issue 1 for DA
Construction Issue 2 for DA
DMAT Issue for DA
Construction Issue 3 for DA
Issue for DA

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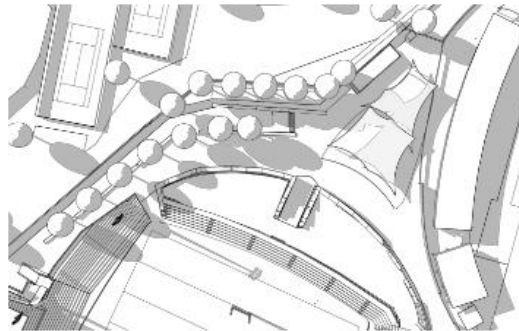
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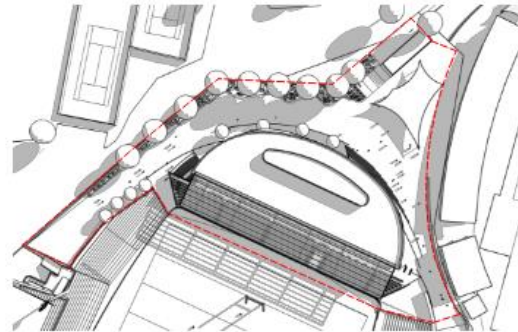


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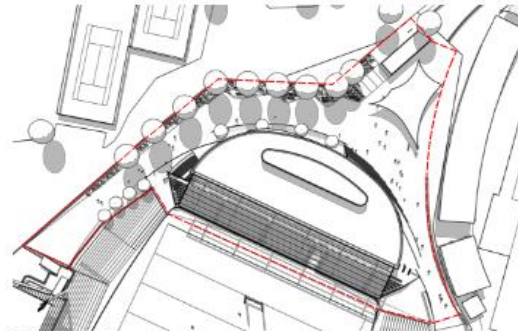
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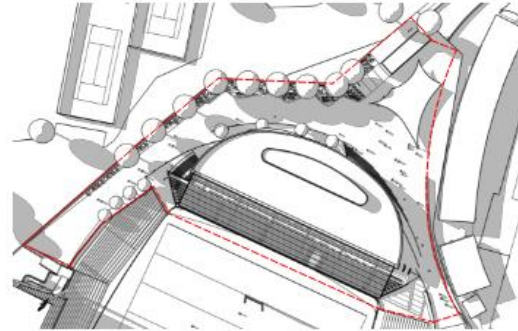
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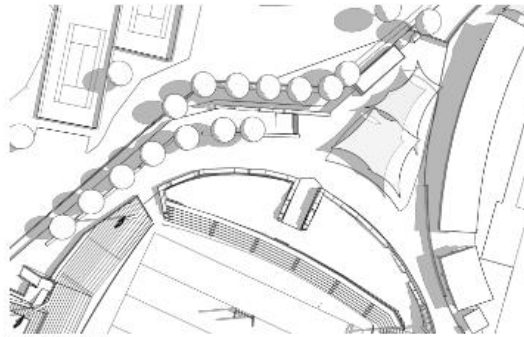
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Revision
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C. 09.10.24
D. 15.10.24
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F. 06.11.24
G. 15.11.24

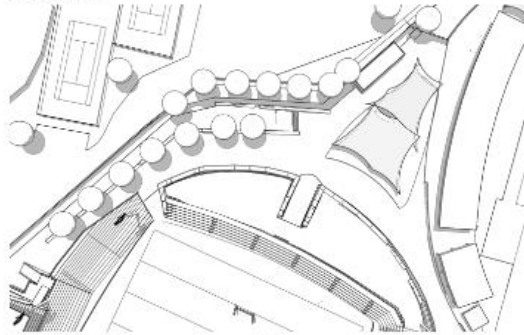
Issue for 50th DA Report
Chief Plan 1 VC Workshop
Coordination Issue 1 for DA
Coordination Issue 2 for DA
CHART Issue for DA
Coordination Issue 3 for DA
Issue for DA

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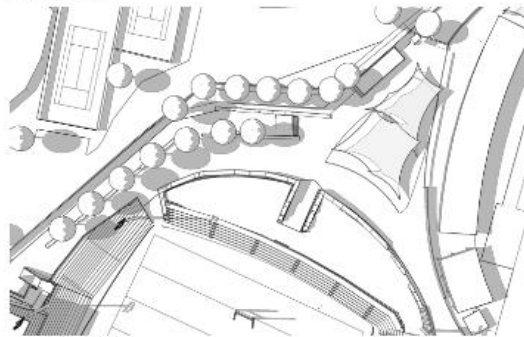
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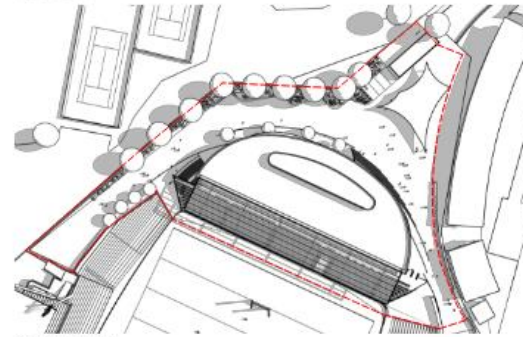


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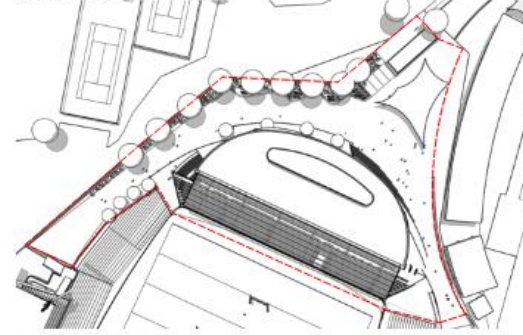
Shadow Analysis

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Design Development

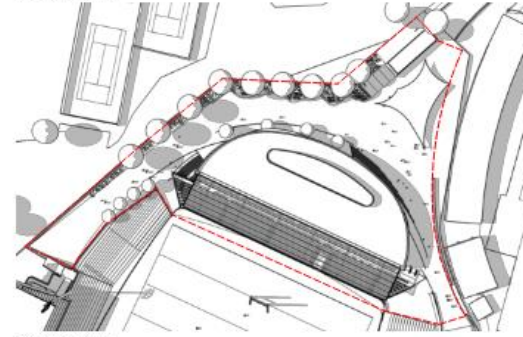
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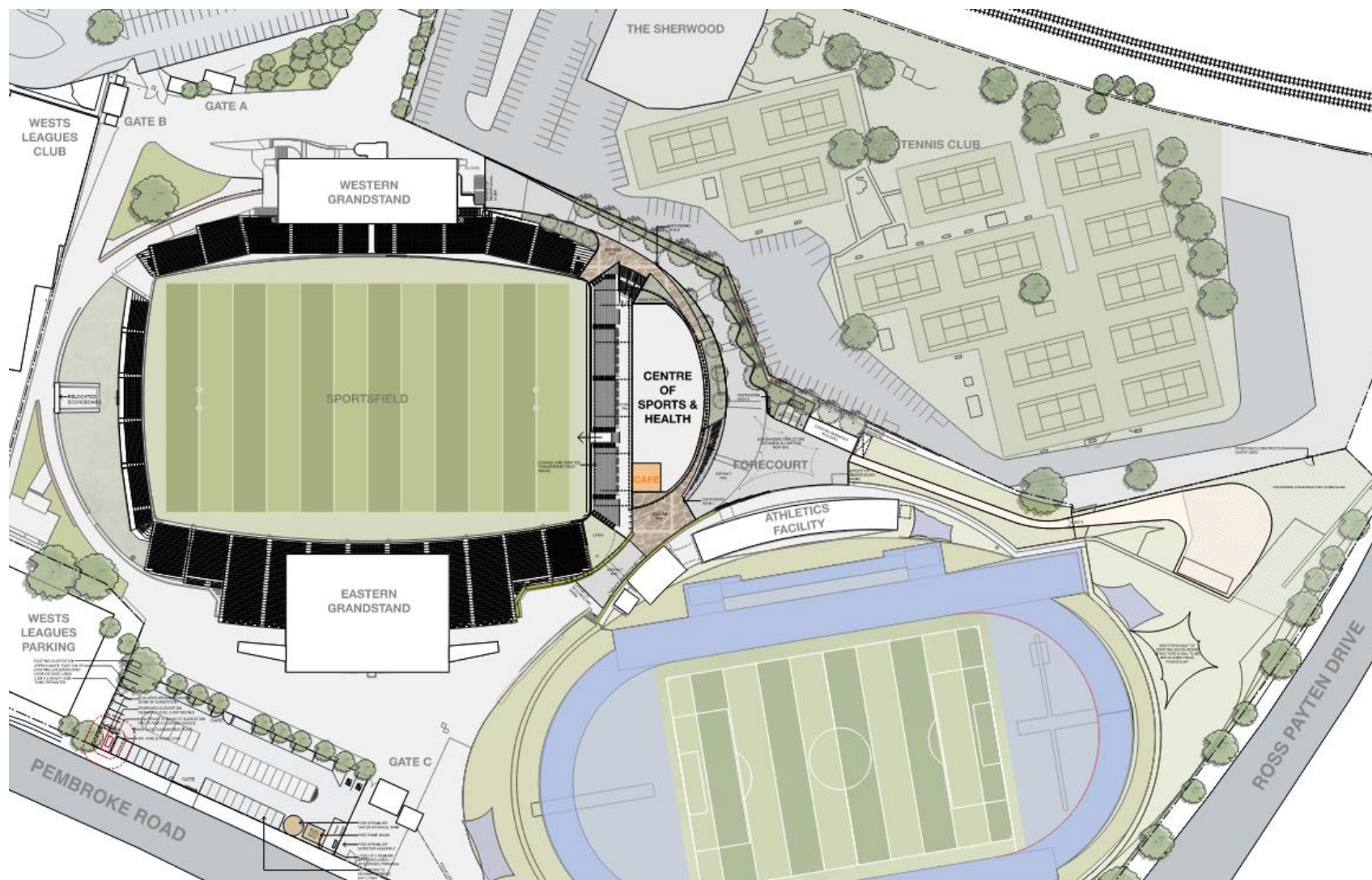
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Revision	
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B	25.09.24
C	05.10.24
D	19.10.24
E	18.10.24
F	04.11.24
G	14.11.24

Issue for SPH CA Proposal
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Coordination Issue 1 for CA
Coordination Issue 2 for CA
DRAFT Issue for CA
Coordination Issue 3 for CA

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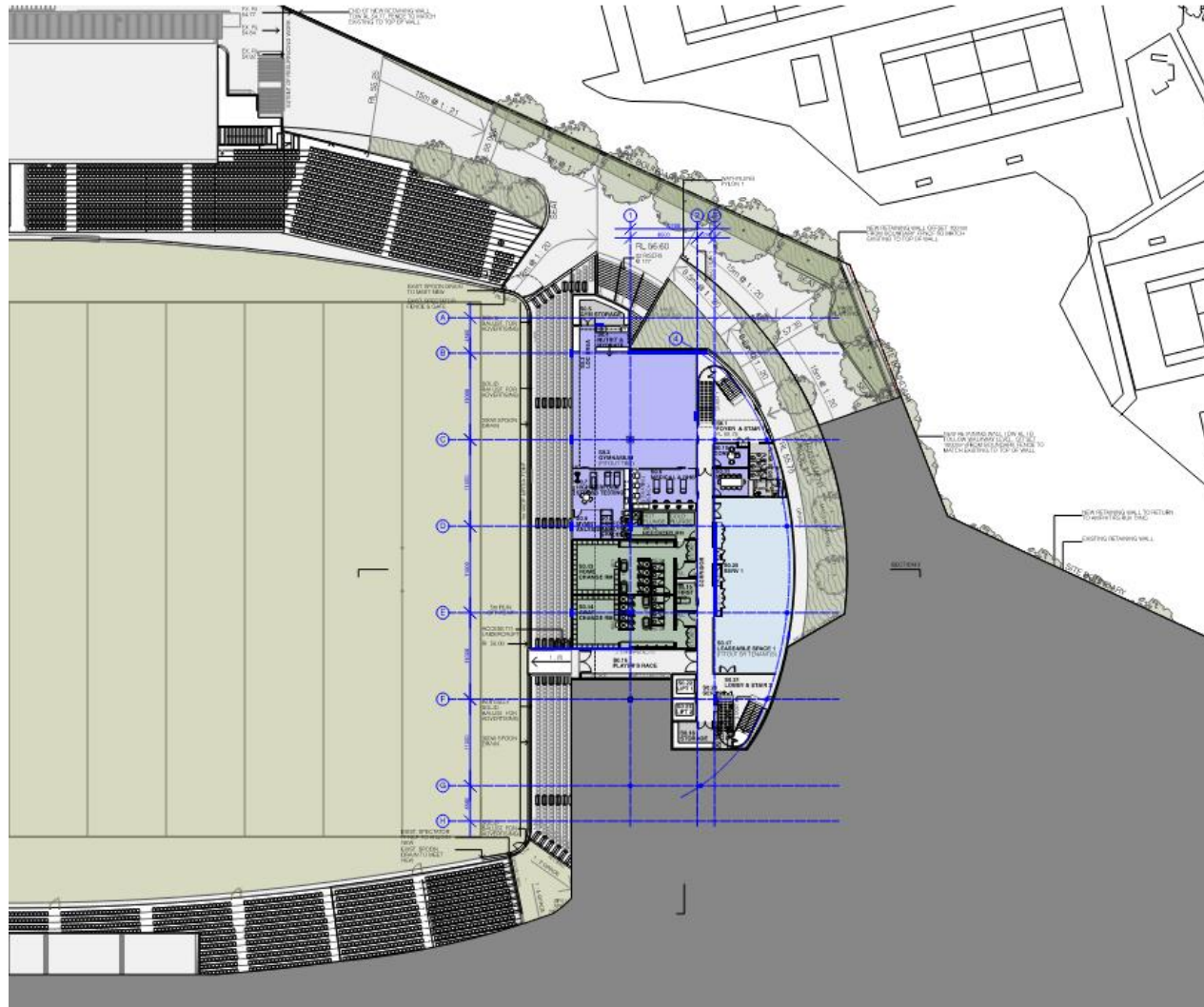


Site Plan | Scale 1 : 500

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A	21.08.23
B	25.05.24
C	08.10.24
D	15.10.24
E	18.10.24
F	04.11.24
G	15.11.24

Issue for 50% DA Report
Cost Plan 1 VE Workshop
Coordination Issue 1 for DA
Coordination Issue 2 for DA
DRAFT Issue for DA
Coordination Issue 3 for DA
Issue for DA



Floor Area Schedule

Space no.	Key to Abbreviations	Space Name	Area
Level 0			
S0.1	FOYER + STAIR 1	Foyer space & Staircase 1	43m ²
S0.2	GYMNASIUM	Gymnasium	233m ²
S0.3	LOCKERS	Locker Area	8m ²
S0.4	NUTRIT & HYDRATE	Nutrition & Hydration	13m ²
S0.5	GYM STORAGE	Gym Storage	23m ²
S0.6	MEDICAL & RHB	Medical & Rehab Room	44m ²
S0.7	HIGH PERFORMANCE STRESS TESTING ROOM	High Performance Stress Testing Room	38m ²
S0.8	PERF ANALYSIS	Performance Analysis Space	14m ²
S0.9	MOVEMENT ANALYSIS	Movement Analysis Room	13m ²
S0.10	CONSULT ROOM	Consultation Room	14m ²
S0.11	MEETING ROOM	Meeting Room	18m ²
S0.12	RECOVERY ROOM	Recovery Room	30m ²
S0.13	HOME CHANGE RM	HomeChange Room	100m ²
S0.14	AWAY CHANGE RM	Away Change Room	100m ²
S0.15	FIRST AID	First Aid	11m ²
S0.16	PLAYERS RACE	Players Race	52m ²
S0.17	LEASABLE SPACE 1	Leasable Space 1	208m ²
S0.18	STORAGE	Storage Room	17m ²
S0.19	LOBBY & CLEANERS RM	Laundry and Cleaners Room	14m ²
S0.20	WC'S	Toilets	25m ²
S0.21	LOBBY + STAIR 2	Lobby area & Staircase 2	72m ²
S0.22	CORRIDOR	Corridor space	59m ²
S0.23	LIFT 1	Lift 1	10m ²
S0.24	LIFT 2	Lift 2	10m ²
S0.25	SERV 1	Service area 1	7m ²
S0.26	SERV 2	Service area 2	1m ²
Level 1			
S1.1	FOYER + STAIR 2	Foyer area & Staircase 2	111m ²
S1.2	CORRIDOR	Corridor space	52m ²
S1.3	LOBBY + STAIR 1	Lobby area & Staircase 1	72m ²
S1.4	KITCHENETTE	Kitchenette	8m ²
S1.5	LEASABLE SPACE 2	Leasable Space 2	197m ²
S1.6	LEASABLE SPACE 3	Leasable Space 3	230m ²
S1.7	COMMS	Comms	14m ²
S1.8	MSB RM	MSB Room	22m ²
S1.9	CLM	Cleaner's Room	4m ²
S1.10	MWC	Male Toilet Amenities	39m ²
S1.11	AWC 1	Accessible Toilet 1	7m ²
S1.12	AWC 2	Accessible Toilet 2	7m ²
S1.13	FWC	Female Toilet Amenities	30m ²
S1.14	CATERING KITCHEN	Catering Kitchen	76m ²
S1.15	CAFE SERVERY	Cafe Servery	28m ²
S1.16	A/L	Artlock	8m ²
S1.17	WASTE RM	Waste Room	8m ²
S1.18	STAFF WC	Kitchen Staff WC	3m ²
S1.19	CL	Kitchen Cafe Cleaner's	2m ²
S1.20	LIFT 1	Lift 1	10m ²
S1.21	LIFT 2	Lift 2	10m ²
S1.22	SERVICES	Services	7m ²
Level 2			
S2.1	CORP SUITE 1	Corporate Suite Box - 1	34m ²
S2.2	CORP SUITE 2	Corporate Suite Box - 2	19m ²
S2.3	CORP SUITE 3	Corporate Suite Box - 3	20m ²
S2.4	MULTIFUNCT RM 1	Multifunctional Space - 1	80m ²
S2.5	MULTIFUNCT RM 2	Multifunctional Space - 2	133m ²
S2.6	MULTIFUNCT RM 3	Multifunctional Space - 3	169m ²
S2.7	CORP SUITE 4	Corporate Suite Box - 4	15m ²
S2.8	CORP SUITE 5	Corporate Suite Box - 5	14m ²
S2.9	CORP SUITE 6	Corporate Suite Box - 6	20m ²
S2.10	CORP SUITE 7	Corporate Suite Box - 7	20m ²
S2.11	CORP SUITE 8	Corporate Suite Box - 8	25m ²
S2.12	CM OFFICE	Centre Manager's Offices	50m ²
S2.13	CORP S. STORE	Corporate Suite Storage	15m ²
S2.14	PLANNING ROOM	Planning Room	8m ²
S2.15	BRK SP + STAIR 2	Breakout Space and Staircase 2	112m ²
S2.16	LOBBY + STAIR 1	Lobby area & Staircase 1	62m ²
S2.17	CORRIDOR 1 & 2	Corridor space 1 & 2	70m ²
S2.18	FWC	Female Toilet Amenities	23m ²
S2.19	CLM	Cleaner's Room	4m ²
S2.20	MWC	Male Toilet Amenities	24m ²
S2.21	AWC	Accessible Toilet	8m ²
S2.22	MULTIFUNCT RM 4	Multifunctional Space 4	32m ²
S2.23	LEASABLE SPACE 4	Leasable Space 4	89m ²
S2.24	LIFT 1	Lift 1	10m ²
S2.25	LIFT 2	Lift 2	10m ²
S2.26	SERV 1	Services area 1	7m ²
S2.27	SERV 2	Services area 2	1m ²
Roof			
	Traffic Plant Deck		135m ²
Total Area			3301m²
Gross Area			3591m²

Level 0 | Scale 1 : 250

Campbelltown Centre of Excellence
Design Development

Preliminary Floor Area

Floor: 135m²
Level 2: 1169m²
Level 1: 1031m²
Level 0: 1256m²
Total Gross Area: 3591m²

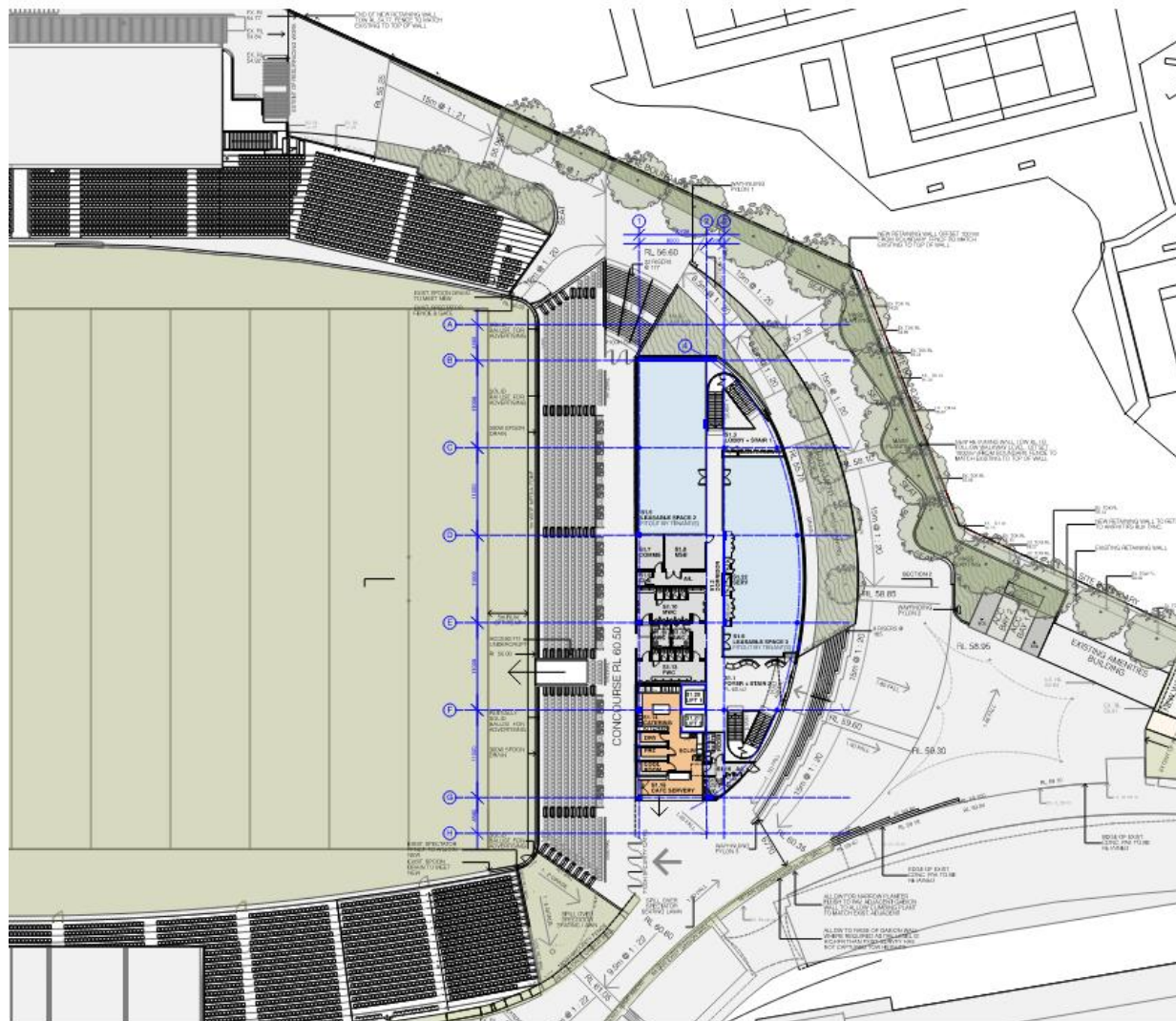
Seating Capacity

Existing stadium total: 17,500 (13058 fixed + 4,442 grass)
Existing northern berm: 2,020 (836 fixed + 1184 grass)
Proposed: 1083 grandstand + 195 on L2 + ~200 grass + 15,480 remaining
= new stadium total 16,958, ~542 grass spaces lost = TOTAL 1,478 new

Revision
A 04.09.24
B 24.09.24
C 08.10.24
D 15.10.24
E 18.10.24
F 04.11.24
G 16.11.24

Issue for DA Report
Gold Plan 1 RE Newswatch
Coordination Issue 1 for DA
Coordination Issue 2 for DA
DRAFT Issue 3 for DA
Issue for DA

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Floor Area Schedule			
Space no.	Key to Abbreviations	Space Name	Area
Level 0			
S0.1	FOYER + STAIR 1	Foyer space & Staircase 1	43m ²
S0.2	GYMNASIUM	Gymnasium	233m ²
S0.3	LOCKERS	Locker Area	9m ²
S0.4	NUTRIT & HYDRATE	Nutrition & Hydration	13m ²
S0.5	GYM STORAGE	Gym Storage	23m ²
S0.6	MEDICAL & RHB	Medical & Rehab Room	23m ²
S0.7	HIGH PERFORM	High Performance Stress Testing Room	39m ²
S0.8	PERF ANALYSIS	Performance Analysis Space	14m ²
S0.9	MOV/MT ANALYSIS	Movement Analysis Room	13m ²
S0.10	CONSULT ROOM	Consultation Room	14m ²
S0.11	MEETING ROOM	Meeting Room	18m ²
S0.12	RECOVERY ROOM	Recovery Room	30m ²
S0.13	HOME CHANGE RM	Home Change Room	100m ²
S0.14	AWAY CHANGE RM	Away Change Room	100m ²
S0.15	FIRST AID	First Aid	11m ²
S0.16	PLAYERS RACE	Players Race	32m ²
S0.17	LEASABLE SPACE 1	Leasable Space 1	208m ²
S0.18	STORAGE	Storage Room	17m ²
S0.19	LOBBY & CLNRS RM	Laundry and Cleaner's Room	14m ²
S0.20	WC'S	Toilets	25m ²
S0.21	LOBBY + STAIR 2	Lobby area & Staircase 2	72m ²
S0.22	CORRIDOR	Corridor space	59m ²
S0.23	LIFT 1	Lift 1	10m ²
S0.24	LIFT 2	Lift 2	10m ²
S0.25	SERV 1	Service area 1	7m ²
S0.26	SERV 2	Service area 2	1m ²
Level 1			
S1.1	FOYER + STAIR 2	Foyer area & Staircase 2	111m ²
S1.2	CORRIDOR	Corridor space	52m ²
S1.3	LOBBY + STAIR 1	Lobby area & Staircase 1	72m ²
S1.4	KITCHENETTE	Kitchenette	5m ²
S1.5	LEASABLE SPACE 2	Leasable Space 2	187m ²
S1.6	LEASABLE SPACE 3	Leasable Space 3	200m ²
S1.7	COMMS	Comms	14m ²
S1.8	MSB RM	MSB Room	22m ²
S1.9	CLN	Cleaner's Room	4m ²
S1.10	MWC	Male Toilet Amenities	39m ²
S1.11	AWC 1	Accessible Toilet 1	7m ²
S1.12	AWC 2	Accessible Toilet 2	7m ²
S1.13	FWC	Female Toilet Amenities	30m ²
S1.14	CATERING KITCHEN	Catering Kitchen	74m ²
S1.15	CAFE SERVARY	Cafe Servary	28m ²
S1.16	AI	Airlock	8m ²
S1.17	WASTE RM	Waste Room	9m ²
S1.18	STFF WC	Kitch Cafe Staff WC	5m ²
S1.19	CL	Kitch Cafe Cleaner's	10m ²
S1.20	LIFT 1	Lift 1	10m ²
S1.21	LIFT 2	Lift 2	10m ²
S1.22	SERVICES	Services	7m ²
Level 2			
S2.1	CORP SUITE 1	Corporate Suite Box - 1	34m ²
S2.2	CORP SUITE 2	Corporate Suite Box - 2	19m ²
S2.3	CORP SUITE 3	Corporate Suite Box - 3	20m ²
S2.4	MULTIFUNCT RM 1	Multifunctional Space - 1	90m ²
S2.5	MULTIFUNCT RM 2	Multifunctional Space - 2	133m ²
S2.6	MULTIFUNCT RM 3	Multifunctional Space - 3	169m ²
S2.7	CORP SUITE 4	Corporate Suite Box - 4	15m ²
S2.8	CORP SUITE 5	Corporate Suite Box - 5	14m ²
S2.9	CORP SUITE 6	Corporate Suite Box - 6	20m ²
S2.10	CORP SUITE 7	Corporate Suite Box - 7	20m ²
S2.11	CORP SUITE 8	Corporate Suite Box - 8	25m ²
S2.12	CM OFFICE	Centre Manager's Offices	50m ²
S2.13	CORP SUITE STORAGE	Corporate Suite Storage	15m ²
S2.14	PLAYING ROOM	Playing Room	9m ²
S2.15	BRK SP + STAIR 2	Breakout Space and Staircase 2	112m ²
S2.16	LOBBY + STAIR 1	Lobby area & Staircase 1	82m ²
S2.17	CORRIDOR 1 & 2	Corridor space 1 & 2	70m ²
S2.18	FMC	Female Toilet Amenities	23m ²
S2.19	CLN	Cleaner's Room	4m ²
S2.20	MWC	Male Toilet Amenities	24m ²
S2.21	AWC	Accessible Toilet	8m ²
S2.22	M/F BULK STORE	Multi Function Bulk Storage	32m ²
S2.23	LEASABLE SPACE 4	Leasable Space 4	89m ²
S2.24	LIFT 1	Lift 1	10m ²
S2.25	LIFT 2	Lift 2	10m ²
S2.26	SERV 1	Services area 1	7m ²
S2.27	SERV 2	Services area 2	1m ²
Roof			
		Trafficable Plant Deck	135m ²
Total Area			3301m²
Gross Area			3591m²

Level 1 | Scale 1 : 250

Campbelltown Centre of Excellence
Design Development

Preliminary Floor Area

Roof: 135m²
Level 2: 1199m²
Level 1: 1031m²
Level 0: 1259m²
Total Gross Area: 3591m²

Seating Capacity

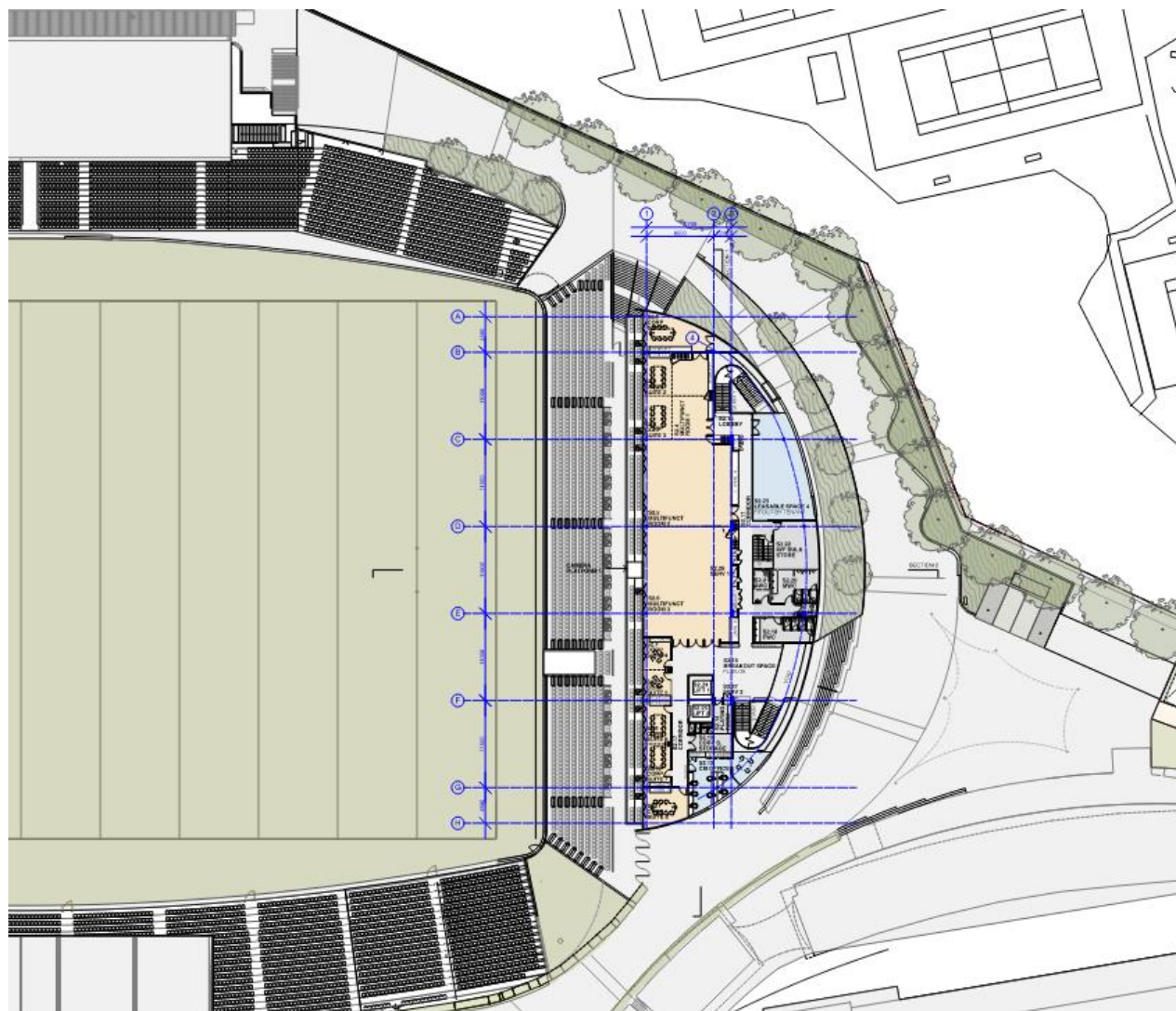
Existing stadium total: 17,500 (13058 fixed + 4,442 grass)
Existing northern berm: 2,020 (835 fixed + 1184 grass)
Proposed: 1083 grandstand + 195 on L2 + ~200 grass + 15,480 remaining
= new stadium total 16,958, -542 grass spaces lost = TOTAL 1,478 new

Revision

A 24.09.24
B 25.09.24
C 26.10.24
D 16.10.24
E 16.10.24
F 24.11.24
G 15.11.24

Issue for 50% DA Report
Civil Plan 1 VLE Workshop
Coordination Issue 1 for DA
Coordination Issue 2 for DA
DRAFT Issue for DA
Coordination Issue 3 for DA
Issue for DA

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Floor Area Schedule

Space no.	Key to Abbreviations	Space Name	Area
Level 0			
S0.1	FOYER + STAIR 1	Foyer space & Staircase 1	43m ²
S0.2	GYMNASIUM	Gymnasium	233m ²
S0.3	LOCKERS	Locker Area	9m ²
S0.4	NUTRIT & HYDRATE	Nutrition & Hydration	13m ²
S0.5	GYM STORAGE	Gym Storage	23m ²
S0.6	MEDICAL & REHAB	Medical & Rehab Room	44m ²
S0.7	HIGH PERFORM	High Performance Stress Testing Room	38m ²
S0.8	STRESS TESTING	Stress Testing Room	14m ²
S0.9	PERF ANALYSIS	Performance Analysis Space	13m ²
S0.10	MOVMT ANALYSIS	Movement Analysis Room	14m ²
S0.11	CONSULT ROOM	Consultation Room	16m ²
S0.12	MEETING ROOM	Meeting Room	30m ²
S0.13	RECOVERY ROOM	Recovery Room	100m ²
S0.14	HOME CHANGE RM	Home Change Room	100m ²
S0.15	AWAY CHANGE RM	Away Change Room	100m ²
S0.16	FIRST AID	First Aid	11m ²
S0.17	PLAYERS RACE	Players Race	50m ²
S0.18	LEASABLE SPACE 1	Leasable Space 1	208m ²
S0.19	STORAGE	Storage Room	17m ²
S0.20	LAUNDRY & CLEANERS RM	Laundry and Cleaners Room	14m ²
S0.21	WC'S	Toilets	25m ²
S0.22	LOBBY + STAIR 2	Lobby area & Staircase 2	72m ²
S0.23	CORRIDOR	Corridor space	22m ²
S0.24	LIFT 1	Lift 1	10m ²
S0.25	SERV 1	Service area 1	10m ²
S0.26	SERV 2	Service area 2	7m ²
Level 1			
S1.1	FOYER + STAIR 2	Foyer area & Staircase 2	111m ²
S1.2	CORRIDOR	Corridor space	52m ²
S1.3	LOBBY + STAIR 1	Lobby area & Staircase 1	27m ²
S1.4	KITCHENETTE	Kitchenette	5m ²
S1.5	LEASABLE SPACE 1	Leasable Space 2	167m ²
S1.6	LEASABLE SPACE 2	Leasable Space 3	230m ²
S1.7	COMMS	Comms	14m ²
S1.8	MSB RM	MSB Room	22m ²
S1.9	CLN	Cleaner's Room	4m ²
S1.10	MWC	Male Toilet Amenities	39m ²
S1.11	AWC 1	Accessible Toilet 1	7m ²
S1.12	AWC 2	Accessible Toilet 2	7m ²
S1.13	FWC	Female Toilet Amenities	30m ²
S1.14	CATERING KITCHEN	Catering Kitchen	74m ²
S1.15	CAFE SERVARY	Cafe Servary	28m ²
S1.16	AIL	Airlock	9m ²
S1.17	WASTE RM	Waste Room	9m ²
S1.18	STPF WC	Kitch/ Cafe Staff WC	5m ²
S1.19	CL	Kitch/ Cafe Cleaner's	2m ²
S1.20	LIFT 1	Lift 1	10m ²
S1.21	LIFT 2	Lift 2	10m ²
S1.22	SERVICES	Services	7m ²
Level 2			
S2.1	CORP SUITE 1	Corporate Suite Box - 1	34m ²
S2.2	CORP SUITE 2	Corporate Suite Box - 2	19m ²
S2.3	CORP SUITE 3	Corporate Suite Box - 3	20m ²
S2.4	MULTIFUNCT RM 1	Multifunctional Space - 1	60m ²
S2.5	MULTIFUNCT RM 2	Multifunctional Space - 2	133m ²
S2.6	MULTIFUNCT RM 3	Multifunctional Space - 3	169m ²
S2.7	CORP SUITE 4	Corporate Suite Box - 4	15m ²
S2.8	CORP SUITE 5	Corporate Suite Box - 5	14m ²
S2.9	CORP SUITE 6	Corporate Suite Box - 6	20m ²
S2.10	CORP SUITE 7	Corporate Suite Box - 7	20m ²
S2.11	CORP SUITE 8	Corporate Suite Box - 8	25m ²
S2.12	CM OFFICE	Centre Manager's Offices	50m ²
S2.13	CORP S. STORE	Corporate Suite Storage	15m ²
S2.14	PLATING ROOM	Plating Room	9m ²
S2.15	BRK SP + STAIR 2	Breakout Space and Staircase 2	112m ²
S2.16	LOBBY + STAIR 1	Lobby area & Staircase 1	62m ²
S2.17	CORRIDOR 1 & 2	Corridor space 1 & 2	70m ²
S2.18	FWC	Female Toilet Amenities	23m ²
S2.19	CLN	Cleaner's Room	4m ²
S2.20	MWC	Male Toilet Amenities	24m ²
S2.21	AWC	Accessible Toilet	8m ²
S2.22	MP BULK STORE	Multifunction Bulk Storage	32m ²
S2.23	LEASABLE SPACE 4	Leasable Space 4	88m ²
S2.24	LIFT 1	Lift 1	10m ²
S2.25	LIFT 2	Lift 2	10m ²
S2.26	SERV 1	Service area 1	7m ²
S2.27	SERV 2	Service area 2	1m ²
Roof			
		Trafficable Plant Deck	135m ²
Total Area			3301m²
Gross Area			3591m²

Level 2 | Scale 1 : 250

Campbelltown Centre of Excellence
Design Development

Preliminary Floor Area

Roof: 135m²
Level 2: 1169m²
Level 1: 1031m²
Level 0: 1256m²
Total Gross Area: 3591m²

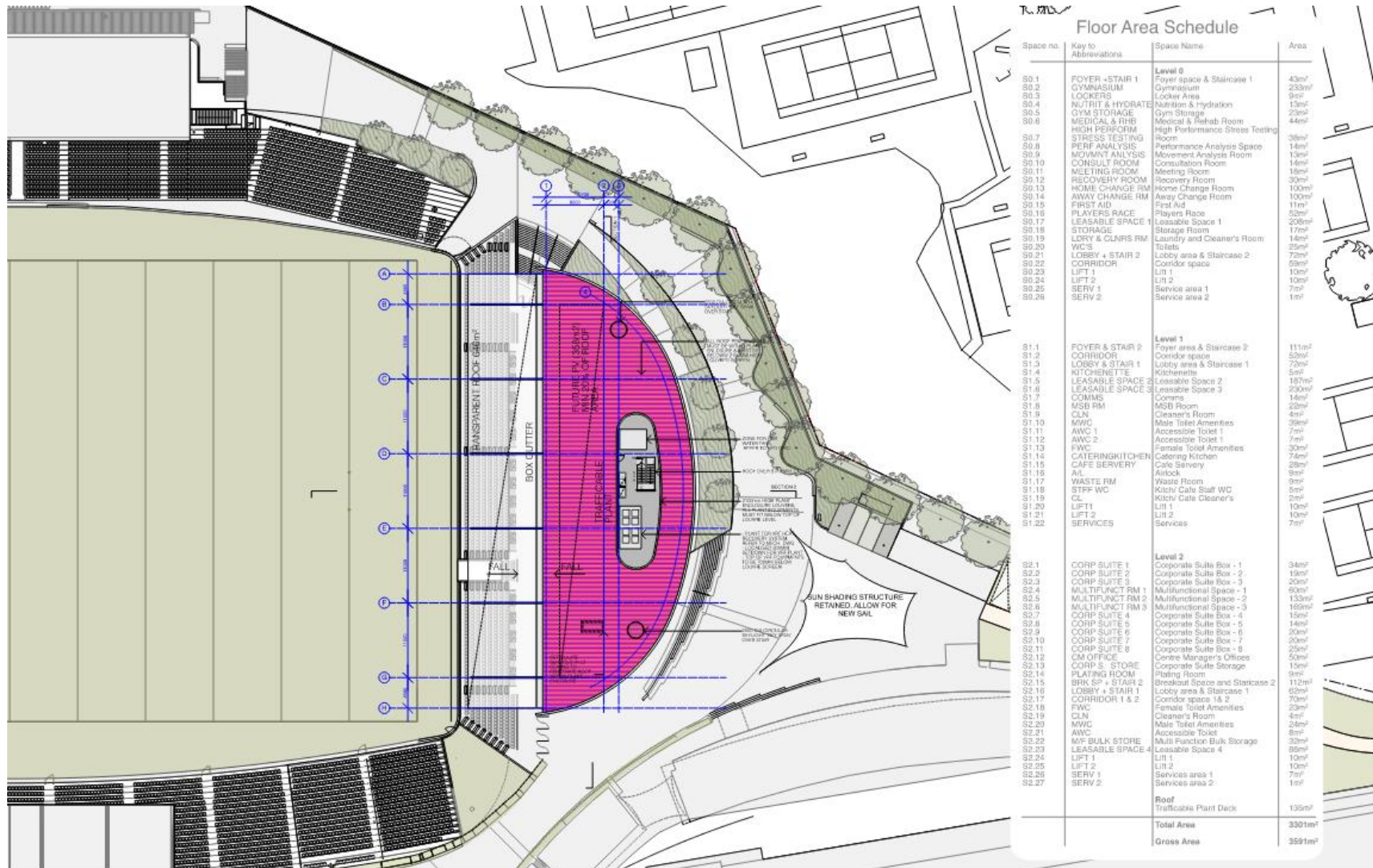
Seating Capacity

Existing stadium total: 17,500 (1305 fixed + 4,442 grass)
Existing northern berm: 2,020 (836 fixed + 1184 grass)
Proposed: 1083 grandstand + 195 on L2 + ~200 grass + 15,480 remaining
= new stadium total 16,956, ~542 grass spaces lost = TOTAL 1,478 new

Revision
A: 24.09.24
B: 29.09.24
C: 08.10.24
D: 10.10.24
E: 18.10.24
F: 04.11.24
G: 10.11.24

Drawn for 50% DA Report
Civil Plan 1 VE Workshop
Coordination Issue 1 for DA
Coordination Issue 2 for DA
DRAFT Issue for DA
Coordination Issue 3 for DA
Issue for DA

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Roof | Scale 1 : 250

Campbelltown Centre of Excellence
Design Development

Preliminary Floor Area

Roof: 135m²
Level 2: 1199m²
Level 1: 1031m²
Level 0: 1256m²
Total Gross Area: 3591m²

Seating Capacity

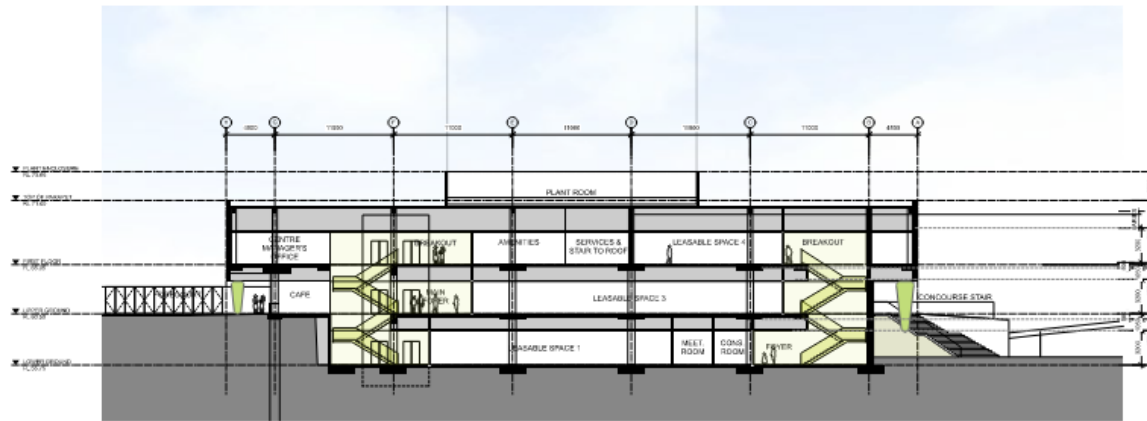
Existing stadium total: 17,500 (13058 fixed + 4,442 grass)
Existing northern berm: 2,020 (836 fixed + 1184 grass)
Proposed: 1083 grandstand + 195 on L2 + ~200 grass + 15,480 remaining
= new stadium total 16,958, ~542 grass spaces lost = TOTAL 1,478 new

Revision

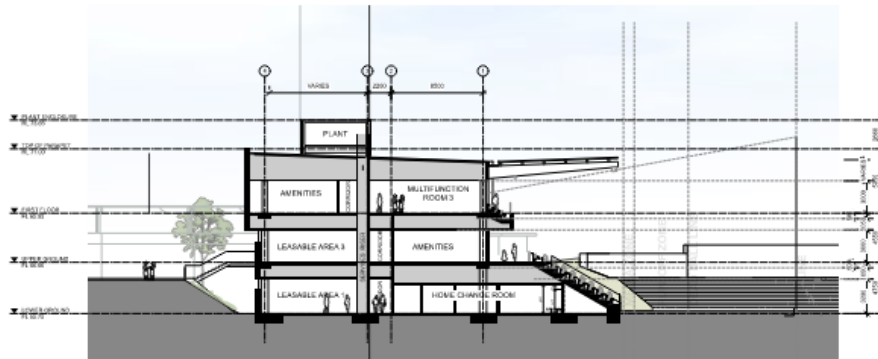
A 24.03.24
B 25.06.24
C 08.10.24
D 15.10.24
E 18.10.23
F 24.11.24
G 16.11.24

Issue for 90% DA Report
Cost Plan 1 VE Workshop
Coordination Issue 1 for DA
Coordination Issue 2 for DA
DRAFT Issue for DA
Coordination Issue 3 for DA
Issue for DA

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Section 01 | Scale 1 : 200



Section 02 | Scale 1 : 200

Campbelltown Centre of Excellence
Design Development

Revision
A 24.09.24
B 25.09.24
C 08.10.24
D 15.10.24
E 18.10.24
F 04.11.24
G 15.11.24

Issue for 50% DA Report
Cost Plan 1 VE Workshop
Coordination Issue 1 for DA
Coordination Issue 2 for DA
DRAFT Issue for DA
Coordination Issue 3 for DA
Issue for DA

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balustrades & security gates
vertical steel plate - white + precast
or insitu walls



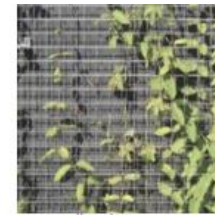
**aluminium window system,
vertical sun shading & shroud**
colour back spandrel panel
frame colour: charcoal
spandrel glass colour: charcoal
shading & shroud colour: charcoal



frameless aluminium louvres
colour: silver, zincalume



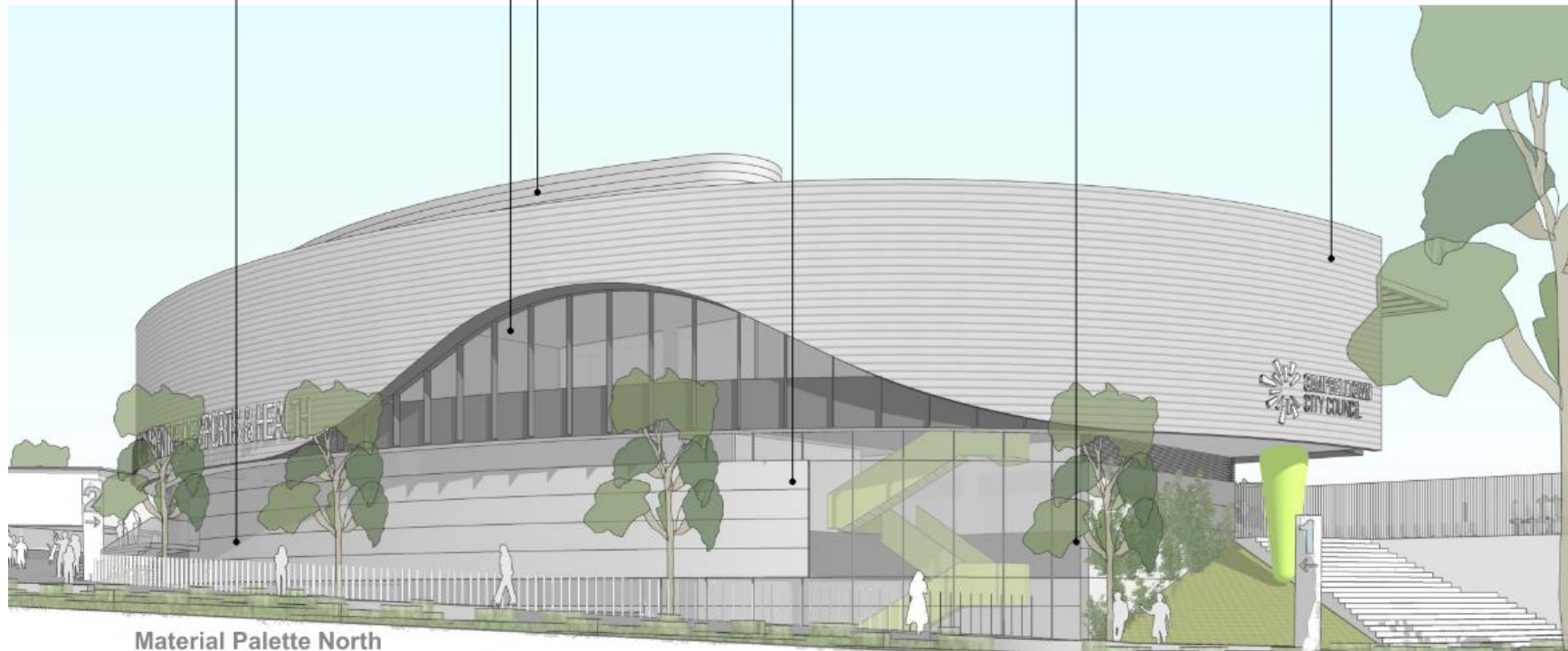
glass reinforced concrete panel
colour: light grey



green wall system
details TBD



**clip system metal cladding
(concealed fixing)**
finish: zincalume, clear



Material Palette North

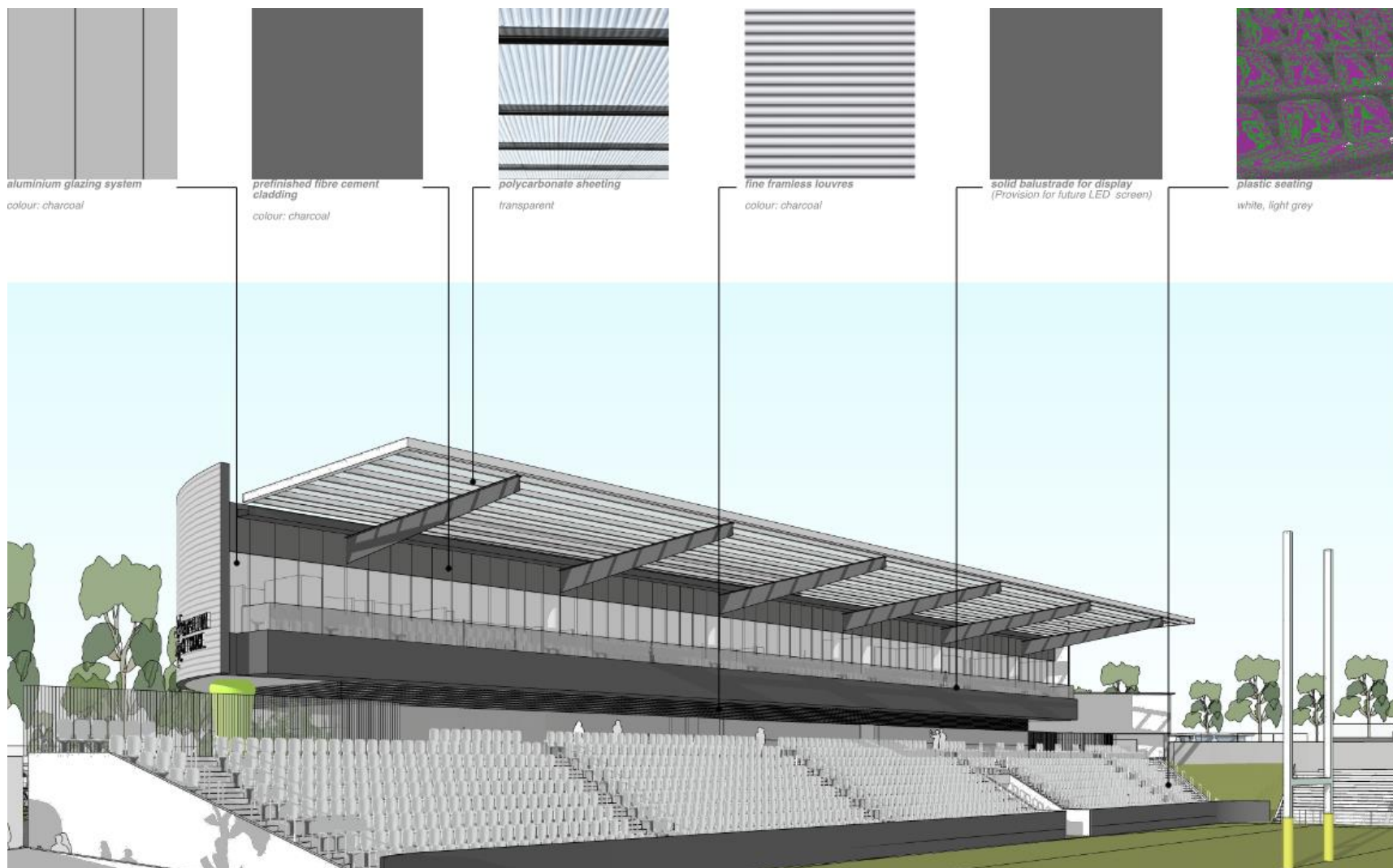
Campbelltown Centre of Excellence
Design Development

Revision	
A	14.09.24
B	05.10.24
C	08.10.24
D	18.10.24
E	18.10.24
F	04.11.24
G	15.11.24

Issued for 50% DA Report
Cost Plan 1 VE Workshop
Coordination Issue 1 for DA
Coordination Issue 2 for DA
DRAFT Issue for DA
Coordination Issue 3 for DA
Issue for EA

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Material Palette South

Campbelltown Centre of Excellence
Design Development

Revision	
A	24.09.24
B	25.09.24
C	08.10.24
D	15.10.24
E	18.10.24
F	26.11.24
G	15.11.24

Issue for BPC DA Report
Cost Plan 1 VE Workshop
Coordination Issue 1 for DA
Coordination Issue 2 for DA
SNAPP Issue for DA
Coordination Issue 3 for DA
Issue for DA

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clip system metal cladding (concealed fixing)
zincalume, clear finish

aluminium sun shading & curved shroud
colour - charcoal

aluminium glazing system
colour - charcoal, 1200mm wide mullion grid

prefinished fibre cement sheeting
colour - charcoal, align w/ mullions

glass reinforced concrete panel
colour - light grey

Material Palette Detail

Campbelltown Centre of Excellence
Design Development

Revision
A 24.09.24
B 25.09.24
C 08.10.24
D 15.10.24
E 18.10.24
F 19.11.24
G 15.11.24

Issue for SPH DA Report
Cost Plan 1 VE Workshop
Coordination Issue 1 for DA
Coordination Issue 2 for DA
DRAFT Issue for CM
Coordination Issue 3 for DA
Issue for DA

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clip system metal cladding (concealed fixing)
zincalume, clear finish

aluminium sun shading & curved shroud
colour - charcoal

aluminium glazing system
colour - charcoal, 1200mm wide mullion grid

prefinished fibre cement sheeting
colour - charcoal, align w/ mullions

glass reinforced concrete panel
colour - light grey

Material Palette Detail

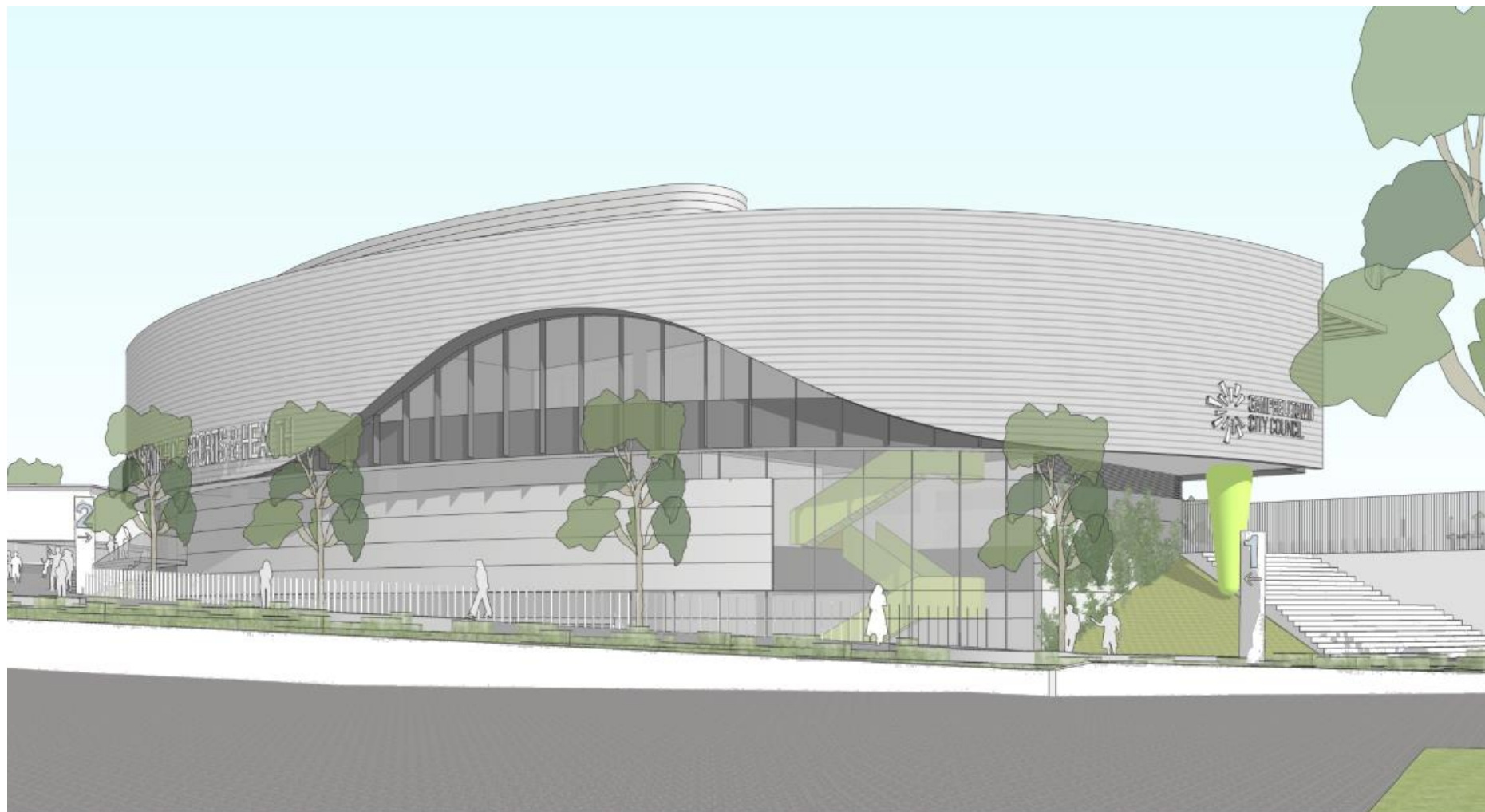
Campbelltown Centre of Excellence
Design Development

Revision	
A	24.09.24
B	25.09.24
C	08.10.24
D	15.10.24
E	18.10.24
F	19.11.24
G	19.11.24

Issue for SPN DA Report
Cost Plan 1 VE Workshop
Coordination Issue 1 for DA
Coordination Issue 2 for DA
DRAFT Issue for CM
Coordination Issue 3 for DA
Issue for DA

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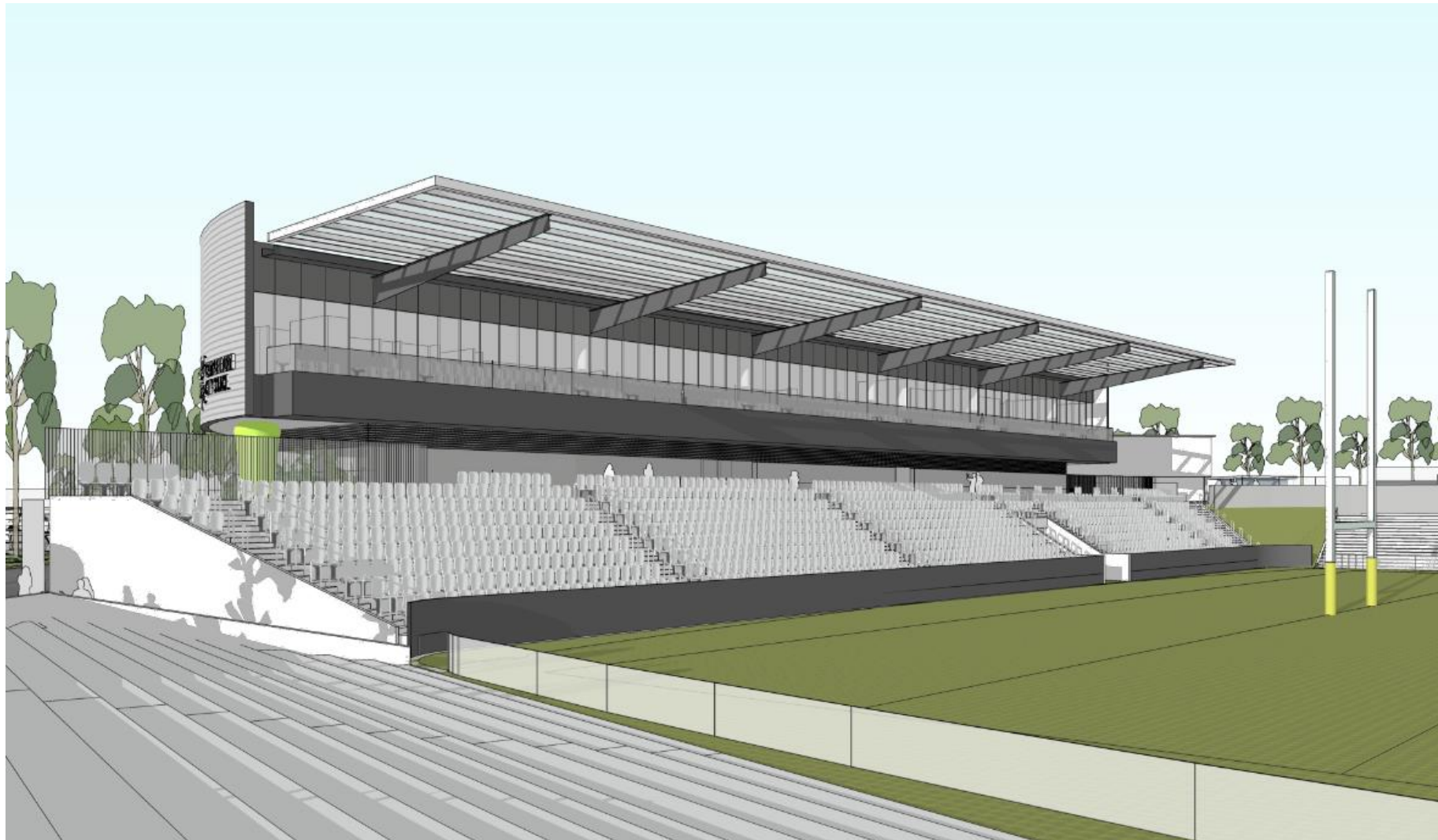
View from North West

Campbelltown Centre of Excellence
Design Development

Revision	
A	24.08.24
B	25.10.24
C	06.10.24
D	15.10.24
E	15.10.24
F	06.11.24
G	19.11.24

Ready for 50% DA Report
Civil Plan 1 1/2 Workshop
Coordination Issue 1 for DA
Coordination Issue 2 for DA
EMAP 1 Issue for DA
Coordination Issue 3 for DA
Issue for DA

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View from South West

Campbelltown Centre of Excellence
Design Development

Revision	
A	04.09.04
B	20.05.04
C	08.10.04
D	15.10.04
E	18.10.04
F	04.01.05
G	16.07.05

Issue for 50% DA Report
Cost Plan 1 VE Workshop
Coordination Issue 1 for DA
Coordination Issue 2 for DA
BRIAPF Issue for DA
Coordination Issue 3 for DA
Issue for DA

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View from North

Campbelltown Centre of Excellence
Design Development

Revision	
A	24.08.24
B	25.09.24
C	06.10.24
D	19.11.24
E	18.11.24
F	04.11.24
G	15.11.24

Based on SPL/DA Report
Cost Plan: 1 VE Workshop
Coordination Review 1 for DA
Coordination Review 2 for DA
DBA/1 Review for DA
Coordination Review 3 for DA
Review for DA

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View from East

Campbelltown Centre of Excellence
Design Development

Revision	
A	24.09.24
B	25.10.24
C	08.11.24
D	15.11.24
E	18.11.24
F	04.12.24
G	15.12.24

Issue for 90% OA Report
Cross Plan 1:10 Workshop
Coordination Issue 1 for OA
Coordination Issue 2 for OA
DRAFT Issue for OA
Coordination Issue 3 for OA
Issue for OA

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Aerial View from North West

Campbelltown Centre of Excellence
Design Development

Revision
A 24.09.24
B 25.09.24
C 08.10.24
D 15.10.24
E 18.10.24
F 04.11.24

Issue for 50th DA Report
Cost Plan 1 VE Workshop
Coordination Issue 1 for DA
Coordination Issue 2 for DA
BIMPT Issue for DA
Coordination Issue 3 for DA

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Attachment E: Civil Plans:

CAMPBELLTOWN CENTRE OF EXCELLENCE

CIVIL ENGINEERING PACKAGE



LOCALITY PLAN

Source: NEADMAP.COM and [a] [b] [c]

CIVIL DRAWING SCHEDULE

DWG NO.	DRAWING TITLE
C001	CROSS SECT. DRAWING, SCHEDULE AND LOCALITY PLAN
C019	SPECIFICATION NOTES
C020	GENERAL ARRANGEMENT PLAN
C030	SEWAGE AND SOLID WASTE CONTROL PLAN
C031	SEWAGE AND SOLID WASTE CONTROL DETAILS
C032	RISK CARTOONS OUT AND FILL PLAN
C033	RISK CARTOONS OUT AND FILL - SECTIONS
C040	STORMWATER AND SEWERSHED MANAGEMENT PLAN
C041	TYPICAL SECTIONS
C042	STORMWATER MANAGEMENT DETAILS
C043	STORMWATER CATCHMENT PLAN
C049	DETAILS - INDEX OF

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	BY	CHKD	APP'D	DATE	CLIENT	ARCHITECT				PROJECT	DRAWING TITLE	JOB SHEET							
01	ISSUED FOR INFORMATION	BM	02	02	05.08.23						CAMPBELLTOWN CENTRE OF EXCELLENCE	CIVIL ENGINEERING PACKAGE	SY232922							
02	ISSUED FOR DEVELOPMENT APPLICATION	AS	02	02	08.10.23															
03	REVISED FOR DEVELOPMENT APPLICATION	AS	AP	AP	03.03.25															
DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS							THE COPYRIGHT OF THIS DRAWING REMAINS WITH							DRAWING NUMBER	CO1.01	REVISION	03			
														COVER SHEET, DRAWING SCHEDULE AND LOCALITY PLAN DRAWING DATE: 03.03.25						

	JOB MANAGER	A PROJECT	VEHICLE
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THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE
IMMEDIATE DRAWINGS AND SPECIFICATIONS AND WITH OTHER SUCH
DOCUMENTS AS MAY BE ISSUED DURING THE COURSE OF THE
CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER
FOR INTERPRETATION.

ALL DIMENSIONS ARE MILLIMETRES (M) AND LEVELS ARE IN METRES, UNLESS
OTHERWISE INDICATED.

NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWINGS.

ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS
SHALL BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORK.

DETAIL SURVEY DATA WAS SUPPLIED BY PROJECT SUBMITTERS.

REF NUMBER 5644-0

DRAWING NUMBER 1000

DATE OF SURVEY: 15/01/2024

DATE OF DESIGN: 15/01/2024

REVISION NUMBER 01

DESIGNING: DRAUGHTSMAN (A) AND (B) 3020

CHECKED: PROJECT MANAGER

APPROVED: NATIONAL PLANNING

EXISTING SERVICES WHERE THEIR DEPTH HAVE BEEN PLANNED FOR SUPPLIED
DATA AND THEN THEIR ADOPTION CAN BE GUARANTEED IT IS THE
RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LEVELS OF ALL
EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORK.




ON COMPLETION OF TERMINATED INSTALLATION, ALL DISTURBED AREAS
SHALL BE REINSTATED TO ORIGINAL CONDITION, INCLUDING: ASPHALT,
POUTCHING, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD
PAVEMENTS, UNLESS OTHERWISE SPECIFIED.

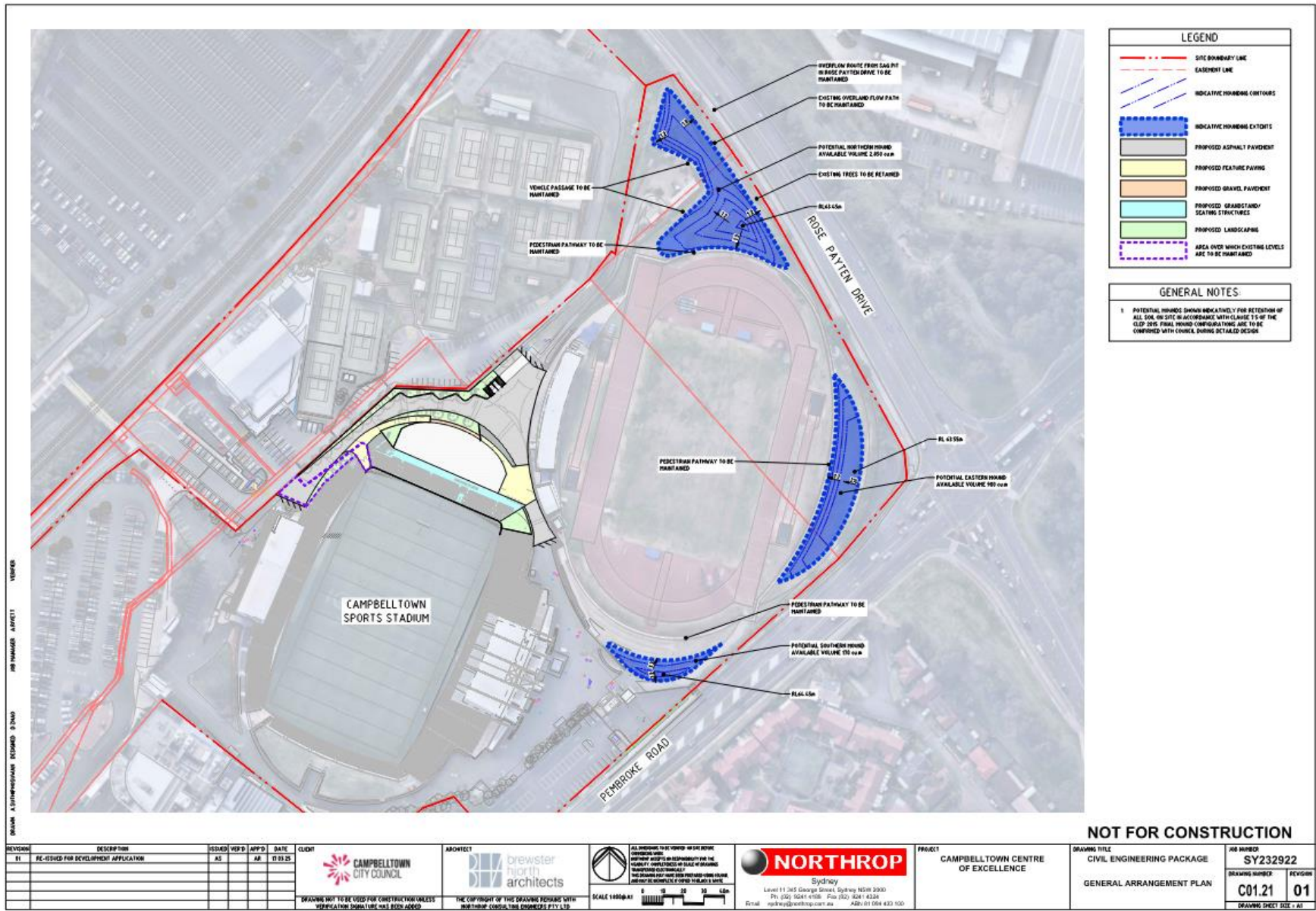
- ALL DRINKAGE LEVELS SHALL BE UPVC (CLASS SS) SEVERAL GRADE
PVC PIPE, 100mm
- ALL DRINKAGE LEVELS SHALL BE LAP AT 15% HAIL, UNIL
- ALL LEVELS ARE AUSTRALIAN MADE TAPCO FAN
- ALL DOWNPOUT GUTTERS TO BE DESIGNED IN ACCORDANCE WITH
AS/NZS 3503-2 : 2009 / STORMWATER DRAINAGE
- THE STORMWATER DRAINAGE DESIGNATION BEEN CARRIED OUT IN
ACCORDANCE WITH AS/NZS 3503-2 : 2009 / STORMWATER DRAINAGE
- ANY VARIATIONS TO THE DRAINAGE LEVELS SHALL BE PERMITTED TO
EXCEEDER IMMEDIATELY
- TERRACE DRAINAGE SHALL BE PROVIDED TO ALL RETAINING WALLS &
DOWNDRAUGHTS, WITH THE LEVEL FEEDING INTO THE STORMWATER
DRAINAGE SYSTEM
- ALL GRATES TO BE GALVANIZED STEEL WITH RINGS AND CHILD
PROOF LOCK
- ALL GRATES TO BE HELD SAFE WITH ARMED CASE DEVELOPMENTS
- THE STORMWATER DRAINAGE IS DESIGNED IN ACCORDANCE WITH
COUNCIL'S STORMWATER CODE

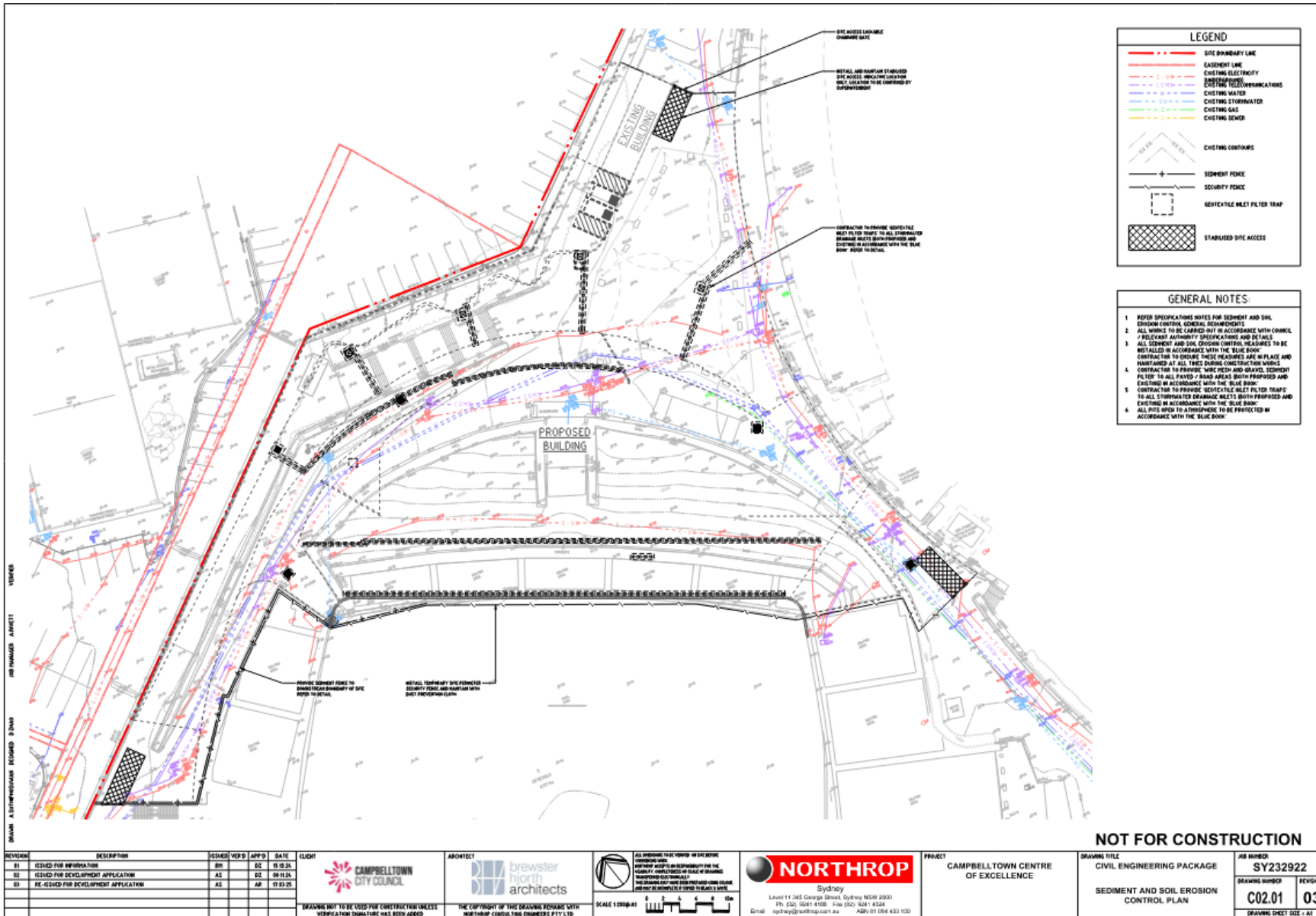
- 1 PROVIDE RAMPAVER RE-USE SYSTEM TO SUPPLY WATER FOR
REGULATION ONLY
- 2 QUITTER SHOWN TO BE INSTALLED ON ALL VENTS QUITTERS
- 3 A QUITTER SHOWN TO BE LOCATED IN THE VICINITY OF THE TANK
STATING THE WATER IS NON POTABLE WATER WITH APPROPRIATE
HAZARD IDENTIFICATION
- 4 PPE/WORK USE FOR RAMPAVER SERVICES SHALL BE COLOURED
LOCAL IN ACCORDANCE WITH AS3545
- 5 ALL VALVES AND APERTURES SHALL BE CLEARLY AND
PERMANENTLY LABELLED WITH SAFETY DOTS TO COMPLY WITH
AS3571
- 6 RAMPAVER TANK RETICULATION SYSTEM AND FRANG WATER
BYPASS ASSEMBLY TO BE INSTALLED IN ACCORDANCE WITH
AS3545 FROM 1.0-3.0 AND THE NEW CODE OF PRACTICE, PLUMBING
AND DRAINING
- 7 A FIRST FLUSH FILTRATION DEVICE IS TO BE PROVIDED AT
RAMPAVER TANK

CATCHMENT NAME: CARPISWILLAN CENTRE OF EXCELLENCE		
CATCHMENT CALCULATIONS		
	PRE-DEVELOPMENT	POST-DEVELOPMENT
TOTAL AREA	250ha ²	250ha ²
IMPERVIOUS AREA	92ha ²	92ha ²
PERVIOUS AREA	158ha ²	158ha ²
SITE DISINTEGRAL CALCULATIONS		
	25% IMP	10% IMP
PRE-DEVELOPMENT	40 L/s	106 L/s
POST-DEVELOPMENT	50 L/s	42 L/s
ON-SITE DETENTION		
DESIGN BAGS = PRE TO POST DEVELOPMENT CONDITIONS		
ON-SITE DETENTION STORAGE PROVIDED = 5m ³		
ON-SITE DETENTION SUMMARY		
BELONG ABOVE BAGS VALUE TABLE		
RAINFALL RE-USE		
IN ACCORDANCE WITH BASIN/POUND REQUIREMENTS		
RAINFALL RE-USE STORAGE PROVIDED = 5m ³		
RAINFALL RE-USE TO BE USED FOR THE FOLLOWING		
IRRIGATION		
WATER QUALITY		
TREATMENT STANDARD		
SUBSTRATE	CATCHMENT	AREA
URBAN	ROAD AREA	60ha ²
URBAN	TRAFFICABLE ROAD	100ha ²
URBAN	PERVIOUS AND PAVED	210ha ²
URBAN	PAVED PAVED	90ha ²
		TOTAL 250ha ²
TREATMENT UNITS		
<ul style="list-style-type: none"> RAINFALL RE-USE TANK URBAN PAVED ROAD GRADE-PIV BAGNET URBAN PAVED ROAD GRADE-PIV BAGNET 		
TREATMENT STANDARDS		
POLLUTANT	DESIGNING STANDARDS	DESIGNING STANDARDS
GRADES POLLUTANTS	90%	85%
TOTAL SUSPENDED SOLIDS	30%	30%
TOTAL PHOSPHORUS	45%	45%
TOTAL NITROGEN	45%	50%
<p>WATER MODEL PARAMETERS IN ACCORDANCE WITH THE DRAFT NEW ZEALAND WATERSHEDS GUIDELINES (2008) 17/08/2018 DATED AUGUST 2018</p>		

[illegible]

REVISION	DESCRIPTION	ISSUED	REV'D	APP'D	DATE	COLOR	ARCHITECT	PROJECT	DRAWING TITLE	JOB NUMBER		
01	ISSUED FOR INFORMATION	BN	BZ	15/03/21					CAMPBELLTOWN CENTRE OF EXCELLENCE	CIVIL ENGINEERING PACKAGE		
02	ISSUED FOR DEVELOPMENT APPLICATION	AS	BZ	08/03/21								
03	RE-ISSUED FOR DEVELOPMENT APPLICATION	AS	AB	03/03/21								
DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS THE COPYRIGHT OF THE DRAWING REMAINS WITH BREWSTER NORTH ARCHITECTS							THE COPYRIGHT OF THE DRAWING REMAINS WITH BREWSTER NORTH ARCHITECTS				DRAWING SHEET: 01	03



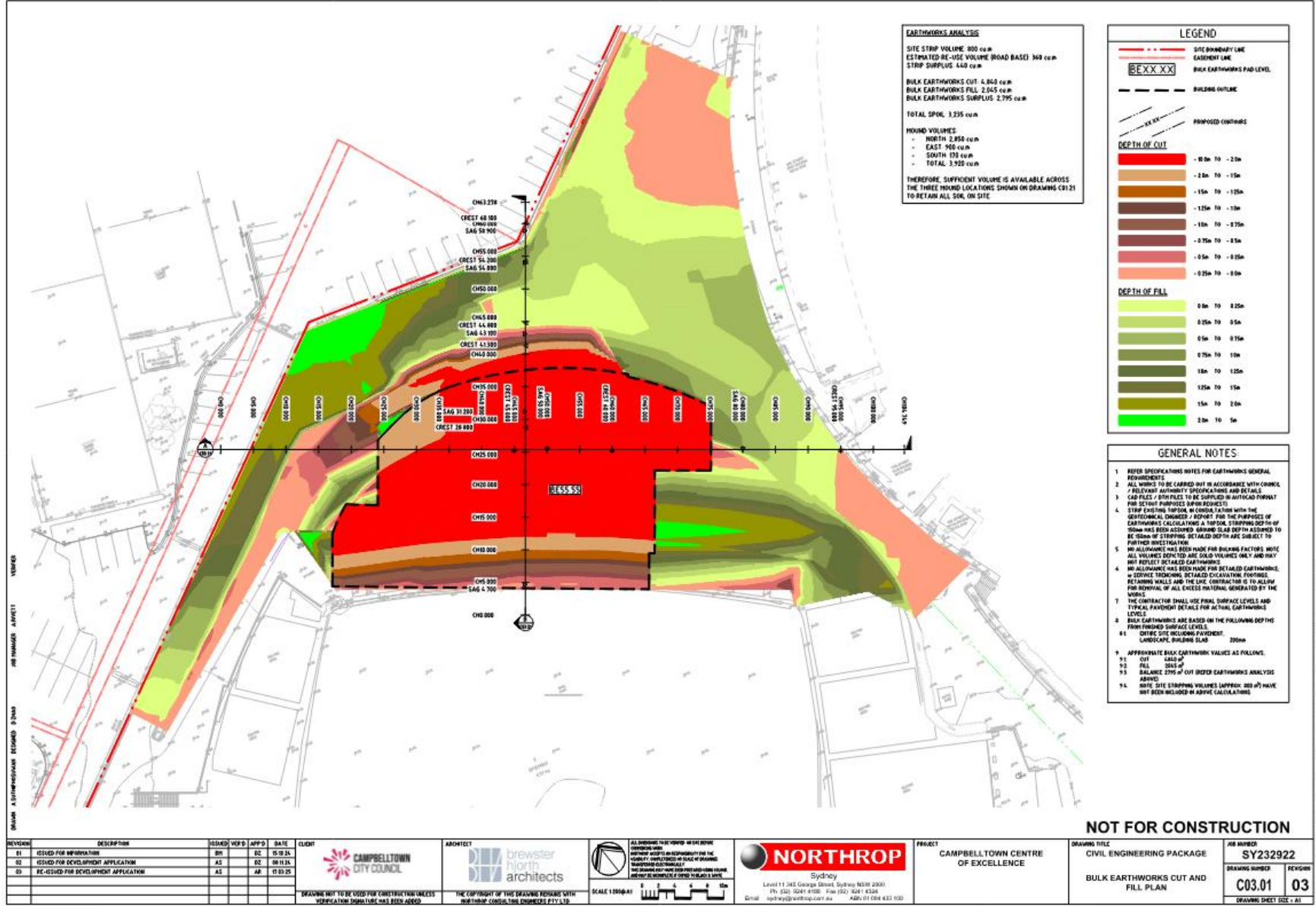


REVISION	DESCRIPTION	ISSUED	VIEW	APP'D	DATE	CLIENT	ARCHITECT	SCALE	PROJECT	DRAWING TITLE	JOB NUMBER
01	ISSUED FOR INFORMATION	BN	02	05.10.25		CAMPBELLTOWN CITY COUNCIL	brewster horth architects	1:1000	CAMPBELLTOWN CENTRE OF EXCELLENCE	CIVIL ENGINEERING PACKAGE	SY232922
02	ISSUED FOR DEVELOPMENT APPLICATION	AS	02	09.10.25							
03	RE-ISSUED FOR DEVELOPMENT APPLICATION	AS	02	17.03.25							



<p>DRIVING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED</p> <p>THE COPYRIGHT OF THIS DRAWING REMAINS WITH NORTHROP CONSULTING ENGINEERS PTY LTD</p>	<p>ALL INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF NORTHROP CONSULTING ENGINEERS PTY LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NORTHROP CONSULTING ENGINEERS PTY LTD.</p> <p>Level 11 345 George Street, Sydney NSW 2000 Ph (02) 9241 4100 Fax (02) 9241 4336 Email: nph@northrop.com.au A/NZ 01 804 433 150</p>	<p>NORTHROP Sydney</p>	<p>DRAWING NUMBER C02.01</p> <p>SEDIMENT AND SOIL EROSION CONTROL PLAN</p>	<p>REVISION 03</p> <p>DRAWING SHEET SIZE: A1</p>
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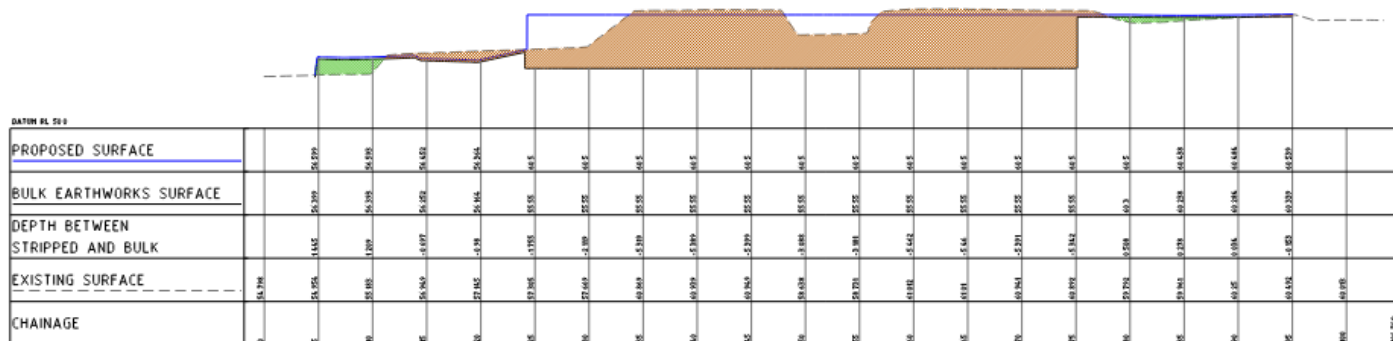
NOT FOR CONSTRUCTION



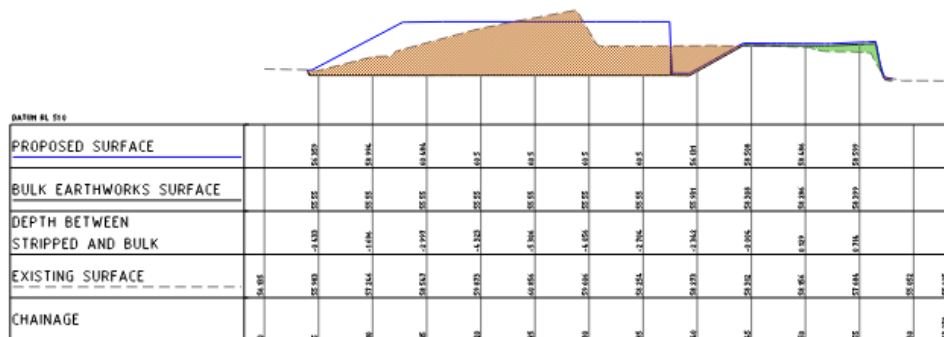
REVISION	DESCRIPTION	ISSUED BY	CHKD BY	APP'D BY	DATE	CLIENT	ARCHITECT	SCALE	PROJECT	DRAWING TITLE	JOB NUMBER	DRAWING NUMBER	REVISION
01	ISSUED FOR INFORMATION	AS	EC	AS	05/10/24	CAMPBELLTOWN CITY COUNCIL	brewster horth architects	1:500 (A3)	CAMPBELLTOWN CENTRE OF EXCELLENCE	CIVIL ENGINEERING PACKAGE	SY232922	C03.01	03
02	ISSUED FOR DEVELOPMENT APPLICATION	AS	EC	AS	08/11/24					BULK EARTHWORKS CUT AND FILL PLAN			
03	RE-ISSUED FOR DEVELOPMENT APPLICATION	AS	AP	AS	11/03/25								

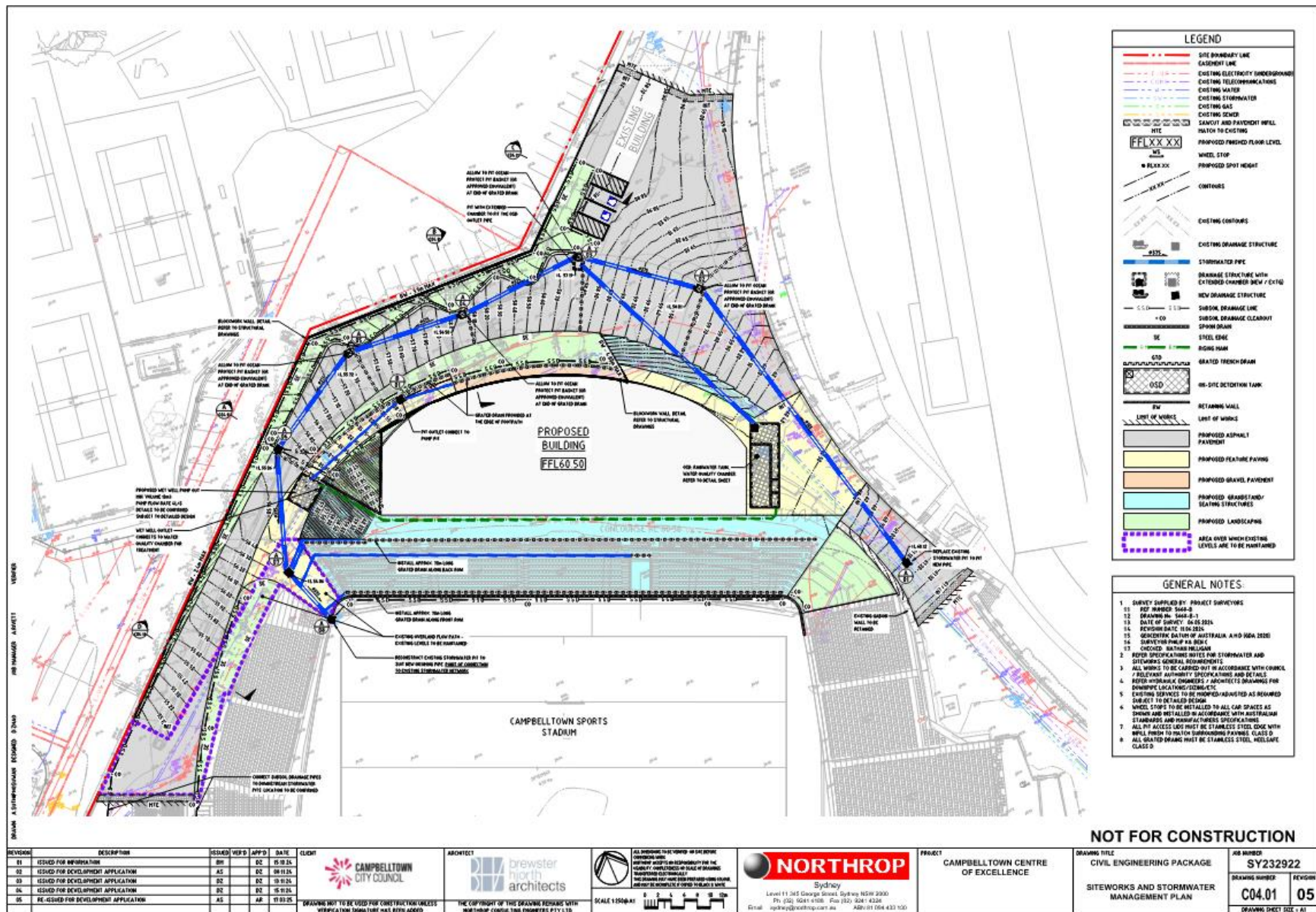
LEGEND	
	BULK CUT AREA
	BULK FILL AREA

GENERAL NOTES	
1	REFER SPECIFICATIONS NOTES FOR EARTHWORKS GENERAL REQUIREMENTS.
2	ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL / RELEVANT AUTHORITY SPECIFICATIONS AND DETAILS.
3	CAD FILES / 3D FILES TO BE SUPPLIED IN AIF/ACD FORMAT FOR REVIEW PURPOSES (UPON REQUEST).
4	BULK EARTHWORKS SECTIONS ARE FOR INFORMATION PURPOSES ONLY.
5	THE CONTRACTOR SHALL USE FINAL SURFACE LEVELS AND TYPICAL PAVEMENT DETAILS FOR ACTUAL EARTHWORKS LEVELS.



SECTION A
SCALE 1:200 (H, 1:200 V)












PUMP CHARACTERISTICS

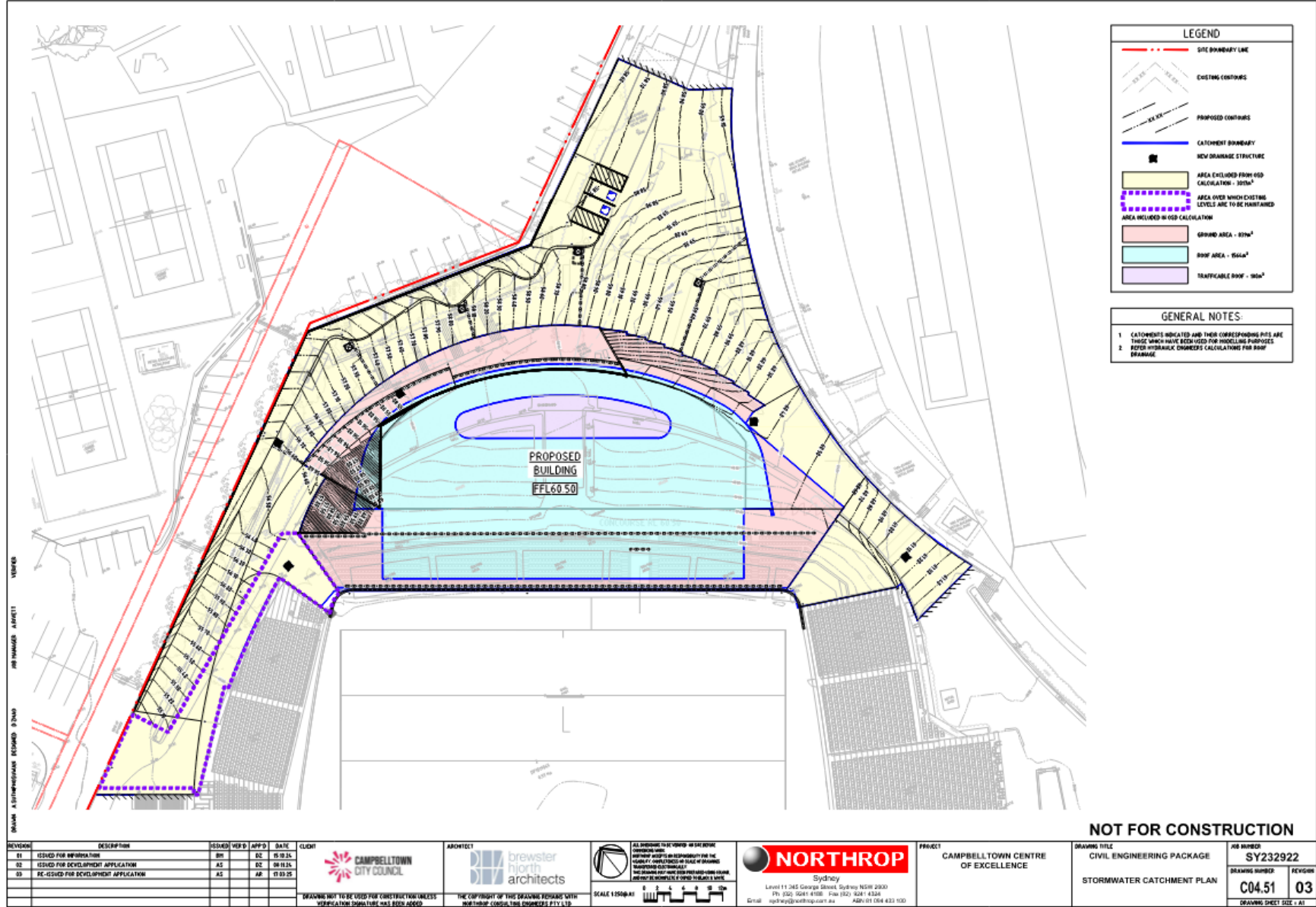
- PROVIDE TWO (2) SUBMERGIBLE PUMPS EACH CAPABLE OF A MINIMUM OF 10 GPM FLUORIDE AT 100' DEPTH
- THE PUMPS SHALL BE CAPABLE OF ALLOWING ALTERNATE OPERATION ON EACH START AND IF PUMP FAILURE OCCURS, THE OTHER PUMP SHALL BE AUTOMATICALLY STARTED
- "PUMP-START" THEN THE OTHER PUMP SHALL ALSO BE ACTIVATED
- IF THE PUMP FAILURE OCCURS, THE PUMP FAILURE ALARM SHALL BE ACTIVATED
- THE PUMP CONTROLS & ALARMS SHALL BE LOCATED IN THE ELECTRICAL CONTROL ROOM ON THE 3RD FLOOR LEVEL IN THE BASEMENT CARPARK AND CLEARLY IDENTIFIED BY A VISIBLE PUMP ENCLOSED
- THE PUMPS SHALL BE CAPABLE OF PUMPING THE NUMBER OF STARTS PER HOUR TO WITHIN THE CAPACITY OF THE PUMP
- THE PUMPS SHALL BE CAPABLE OF PUMPING OUT A MINIMUM VOLUME WITH A SINGLE START
- THE PUMPS SHALL BE CAPABLE TO RUN SYSTEM DIRECTLY BELOW ACCESS POINTS TO ALLOW FOR EASY REMOVAL PRIOR MAINTENANCE. EACH PUMP SHALL BE CAPABLE OF PUMPING OUT A MINIMUM VOLUME AND ALL PUMPS BEING CORROSION RESISTANT
- EACH PUMP SHALL BE PROVIDED WITH A GATE VALVE TO ALLOW WITHHOLDING VALVE DELIVERY DOWNSIDE OF EACH PUMP
- ALL ELECTRICAL MOTORS AND EQUIPMENT SHALL BE



REVISION	DESCRIPTION	ISSUED	REV	APP'D	DATE	CLIENT	ARCHITECT	<div><div>ALL DRAWINGS NOTED ON THESE SHEETS CONTAINING ANY INFORMATION NOT AUTHORIZED BY THE CLIENT, OR ANY INFORMATION IN EXCESS OF THAT AUTHORIZED BY THE CLIENT, ARE HEREBY CONFIRMED TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CLIENT.</div><div>THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS ACCORDANCE WITH THE REQUIREMENTS OF THE CLIENT.</div></div> <div><div>Northrop Sydney Level 11 245 George Street, Sydney NSW 2000 Ph: (02) 9241 4100 Fax: (02) 9241 4334 Email: info@northrop.com.au 4020 (01) 554 433 000</div></div>	PROJECT	CAMPBELLTOWN CENTRE OF EXCELLENCE	DRAWING TITLE	CIVIL ENGINEERING PACKAGE	JOB NUMBER	SY232992	
01	ISSUED FOR INFORMATION	BN	01	03/04/24		 	 <div>Scale 1:500 @A1</div>								
02	ISSUED FOR DEVELOPMENT APPLICATION	AS	02	08/04/24											
03	ISSUED FOR DEVELOPMENT APPLICATION	AS	03	03/05/24											
DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS ACCORDANCE WITH THE REQUIREMENTS OF THE CLIENT.						THE COPYRIGHT OF THIS DRAWING REMAINS WITH		 <div>Scale 1:500 @A1</div>		STORMWATER MANAGEMENT DETAILS		DRAWING NUMBER	CQ4.01	REVISION	03

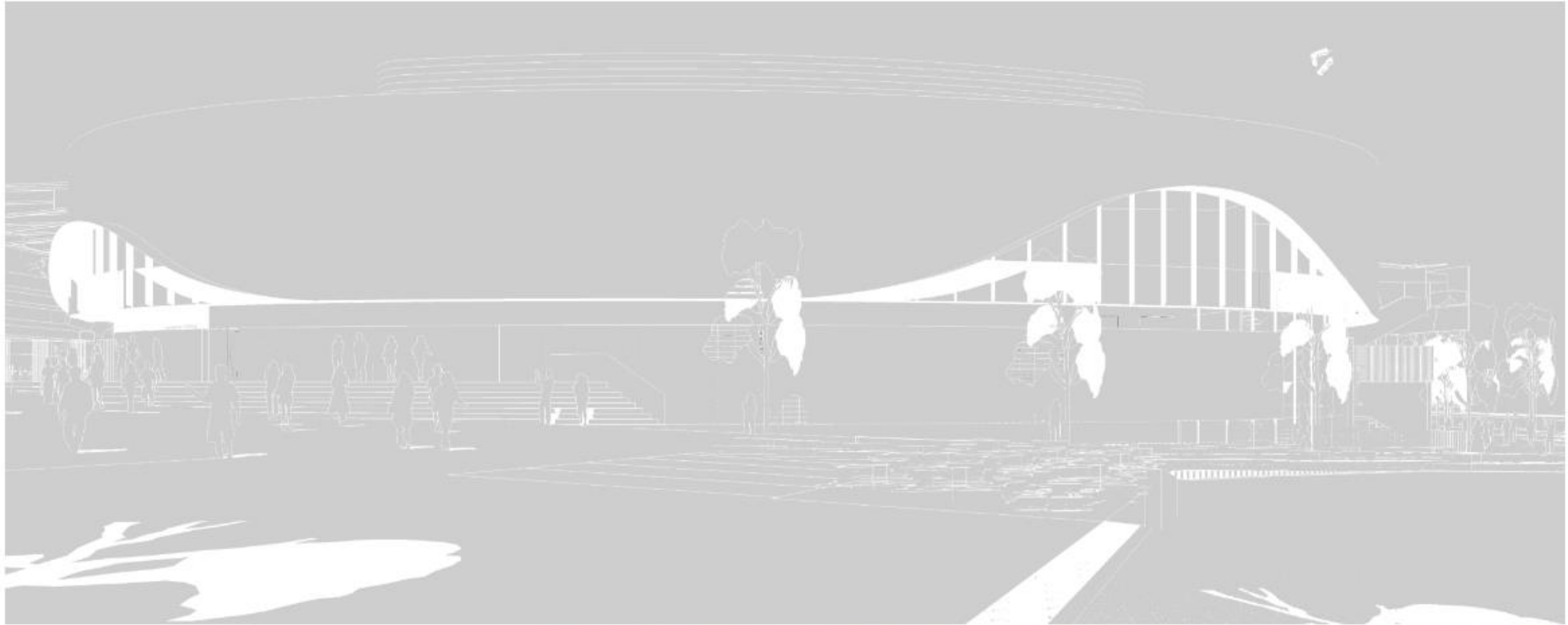
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DRAWING TITLE CIVIL ENGINEERING PACKAGE	JOB NUMBER SY232922	
	DRAWING NUMBER: C04.41	REVISION: 03
STORMWATER MANAGEMENT DETAILS		



NOT FOR CONSTRUCTION

Attachment F: Landscape Plans



CAMPBELLTOWN SPORT AND HEALTH CENTRE OF EXCELLENCE

LANDSCAPE DEVELOPMENT APPLICATION PACKAGE

NOVEMBER 2024

2 || CAMPBELLTOWN SPORTS STADIUM - CUMBERLAND PLAIN WOODLAND AND RIVER FLAT EUCALYPT FOREST PLANTING SCHEDULE

Trees



Angophora floribunda Araucaria cunninghamii Corymbia gummifera

Shrubs



Callistemon subulatus Eriostemon australis Acacia binervia Acacia cognata 'Limelight' Westringia fruticosa

Accents



Macrozamia communis Telopea speciosissima Doryanthes excelsa Leucophyta brownii Xanthorrhoea australis

Grasses & Groundcovers



Dianella caerulea Lomandra longifolia Carex appressa Carpobrotus glaucescens Hibbertia diffusa Hardenbergia violacea Patersonia occidentalis

CCOE Indicative Plant Schedule					
Abbreviation	Botanical Name	Common Name	Mature Height (m)	Pot Size	Qty
Trees					
ANG flo *	Angophora floribunda	Roughbark Apple	20-35	100L	11
ARA cum *	Araucaria cunninghamii	Hoop Pine	15-25	200L	8
COR gum *	Corymbia gummifera	Red bloodwood	20-35	100L	5
Shrubs					
ACA bin *	Acacia binervia	Myall Wattle	8-12	Tube	
ACA cog L*	Acacia cognata 'Limelight'	River Wattle	0.5-1	140mm	
CAL sub *	Callistemon subulatus	Dwarf Bottlebrush	0.3-0.45	200mm	
GAU lin BW	Gaura Linderheimii 'Belleza White'	Wind Flower	1-1	200mm	
GRE PC	Grevillea 'Peaches & Cream'	Peaches & Cream Grevillea	1.5-2	200mm	
ERI aus *	Eriostemon australis	Pink wax flower	1-2	200mm	
VIB DF	Viburnum 'Dense Fence'	Dense Fence	2-3	200mm	
WES fru	Westringia fruticosa	Coastal Rosemary	1.5-2	200mm	
Accents					
DOR exc (45) *	Doryanthes excelsa	Giant Spear Lily	2-3	45L	
MAC com *	Macrozamia communis	Burrawang Palm	2-3	35L	
TEL spe *	Telopea speciosissima	Waratah	2-3	45L	
XAN aus *	Xanthorrhoea australis	Grass Tree	1-1-05	45L	
Grasses & Groundcovers					
ART fim *	Arthropodium fimbriatum	Nodding Chocolate Lily	0.3-0.45	140mm	
CAR app *	Carex appressa	Tall Sage	1-2	Tube	
CAR gla	Carpobrotus glaucescens	Pigface	0.3-0.6	100mm	
DIA cae P*	Dianella caerulea 'producta'	Flax Lily	0.5	Tube	
HIB dif *	Hibbertia diffusa	Wedge Guinea Flower	0.3-1	Tube	
HAR vio *	Hardenbergia violacea	Purple Twining	0.3-0.45	100mm	
LOM lon *	Lomandra longifolia	Flax Lily	1-1-05	Tube	
PAT occ *	Patersonia occidentalis	Native Iris	0.1-0.3	100mm	
THE aus *	Themeda australis	Kangaroo Grass	0.2-0.5	Tube	
TRA jas	Trachelospermum jasminoides	Star Jasmine	0.3-3	100mm	

*Species from Cumberland plain woodland and river flat eucalypt forest

INDICATIVE IMAGERY / LOOK & FEEL



Indicative image. Feature paving to be designed by indigenous artist at CD phase

Indicative image. Asphalt w/ concrete apron

Raised Garden Edge (corten)

Engineered System (Planted embankment)

Indicative image. Raised seating walls w/ mass planting backdrops

Indicative image. Off form concrete seat

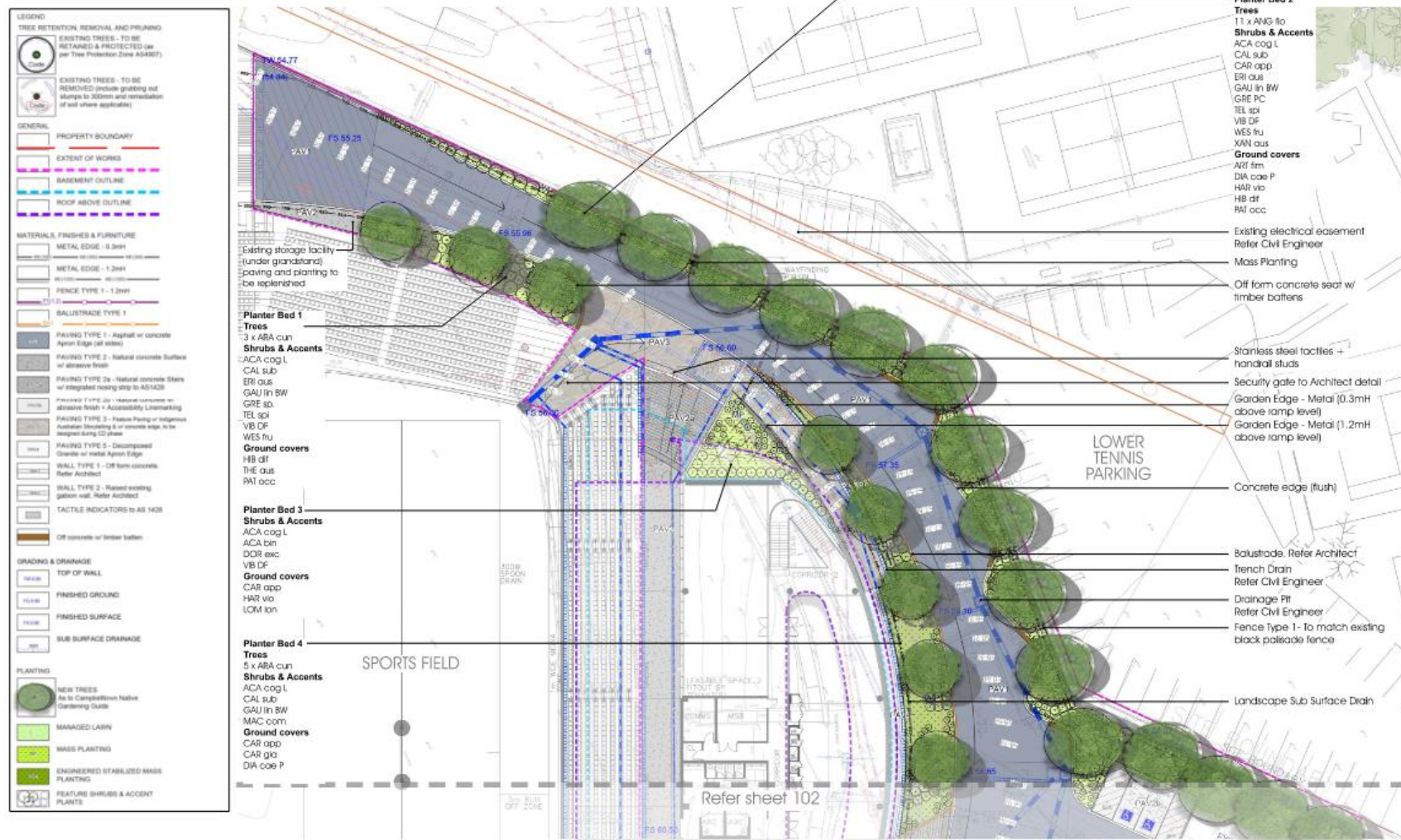
Green trellis

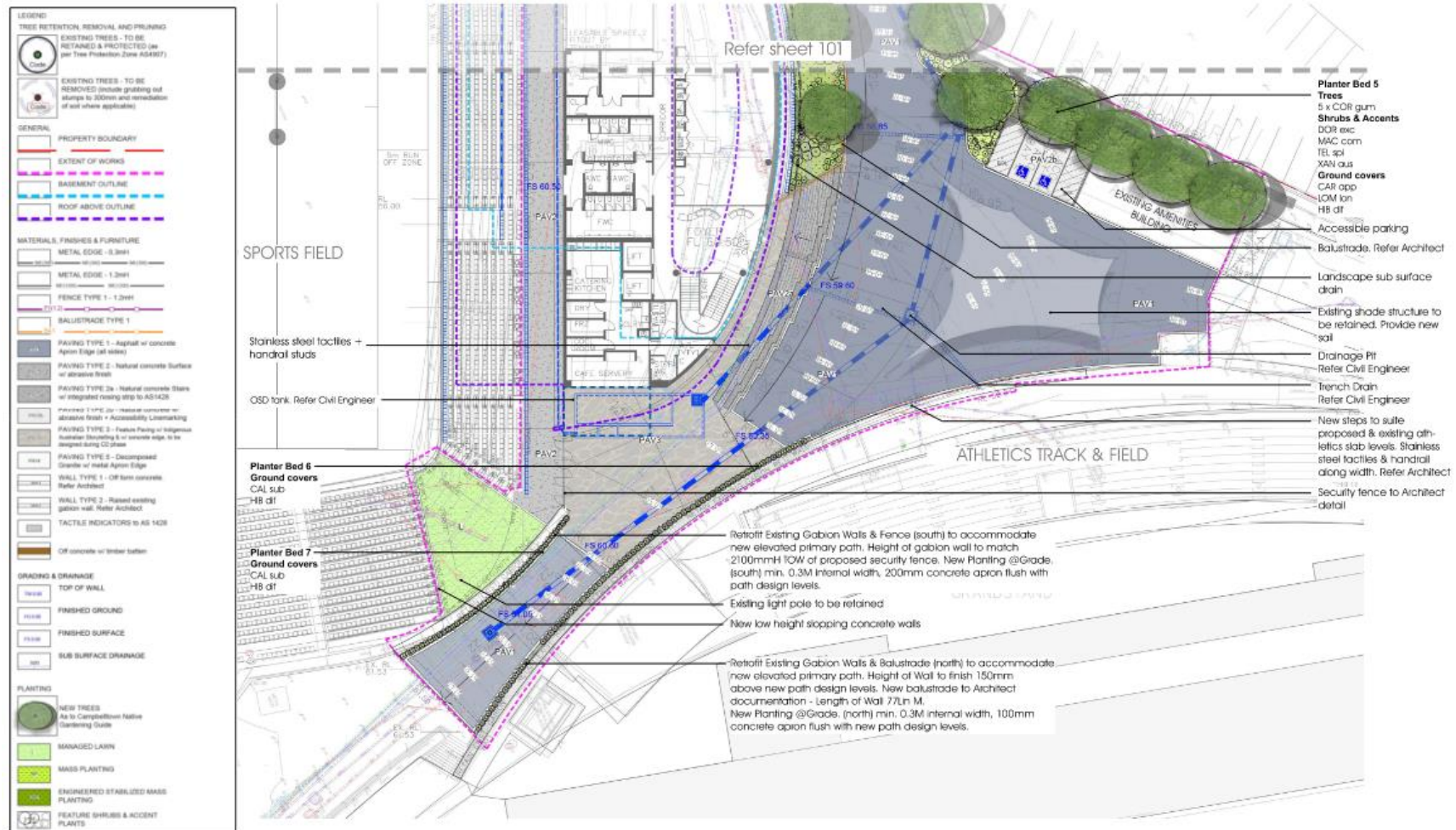
3 || OVERALL LANDSCAPE PLAN

KEY

- 1 Entry cafe 'break out' area
- 1a Game day Entry
- 1b Primary Accessible entry to centre
- 1c Green edge planting
- 1d New lawn overflow embankment
- 1e Design w/ country feature paving
- 1f Forecourt access stairs
- 2 Primary pedestrian area
- 2a Primary Accessible access walkway
- 2b Primary Service vehicle access
- 2c Endemic planting display
- 2d Design w/ country feature paving
- 2e Tree canopy / Climate control
- 2f The Meeting Place w/ integrated seating
- 2g Secondary entry/exit stairs
- 2h Subterranean ramp entry/exit to players facilities
- 2i Service access to sports field







Attachment G: Endeavour Energy

Reason(s) for Conditions or Objection (If applicable)

- Electricity distribution infrastructure on private property over which there is no easement are regarded as protected works under Section 53 'Protection of certain electricity works' of the *Electricity Supply Act 1995* (NSW) and may be managed as if an easement is in place.

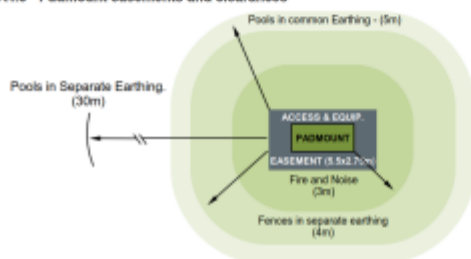
In accordance with the attached copy of Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights', and as shown in the following extract of Table 1 – 'Minimum easement widths', low voltage up to 22 kV high voltage underground cables (assumed to have no concrete protection unless proven otherwise) requires a 3 metre minimum easement width ie. 1.5 metres to both sides of the centre line of the cable ducts.

- There are two padmount substations on the site held under easement but which do not have the associated restriction for fire rating.

As shown in the following extract of Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights', Figure A4.3 'Padmount easements and clearances', padmount substations require:

- Easement with a minimum size of 2.75 x 5.5 metres (single transformer).
- Restriction for fire rating which usually extends 3 metres horizontally from the base of the substation footing / plinth.
- Restriction for swimming pool or spa which extends 5 metres from the easement (which may not be required for non-residential use).

A4.3 - Padmount easements and clearances



These clearances were introduced on a case for case basis from 2003 before becoming standard in 2009. Endeavour Energy strongly recommends the fire rating restriction be considered and adopted for any new development. Australian Standard AS2067: 2016 'Substations and high voltage installations exceeding 1 kV a.c.' also excludes any constructions with non-fire rated materials being allowed within the fire clearance zone.

- All encroachments, activities and / or works (including subdivision and even if not part of the Development Application) whether temporary or permanent within or affecting an easement, restriction, right of access or protected works (other than those approved / certified by Endeavour Energy's Customer Network Solutions Branch as part of an enquiry / application for load or asset relocation project) need to be referred to Endeavour Energy's Easements Officers for assessment and possible approval if they meet the minimum safety requirements and controls. However please note that this does not constitute or imply the granting of approval by Endeavour Energy to any or all of the proposed encroachments and / or activities.

For further information please refer to the attached copies of Endeavour Energy's:

- General Restrictions for Underground Cables.
- Guide to Fencing, Retaining Walls and Maintenance Around Padmount Substations.
- Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights' which deals with activities / encroachments within easements.
- To ensure an adequate connection, the applicant will need to engage an Accredited Service Provider (ASP) of an appropriate level and class of accreditation to assess the electricity load and the proposed method of supply for the development.
- An extension or augmentation of the existing electricity distribution network may be required. Whilst there are distribution substations in the area which are likely to have some spare capacity, it is not unlimited and may not be sufficient to provide for the additional load from the proposed development.

Other factors such as the size and rating / load on the conductors and voltage drop (which can affect the quality of supply particularly with long conductor runs) etc. need to be assessed. However the extent of any works required will not be determined until the final load assessment is completed.

- Any required padmount substation/s will need to be located within the property (in a suitable and accessible location) and be protected (including any associated cabling not located within a public road / reserve) with an appropriate form of property tenure as detailed in the attached copy of Endeavour Energy's 'Land Interest Guidelines for Network Connection'.

Generally it is the Level 3 Accredited Service Provider's (ASP) responsibility (engaged by the developer) to make sure substation location and design complies with Endeavour Energy's standards the suitability of access, safety clearances, fire ratings, flooding etc. If the substation does not comply with Endeavour Energy's standards, the applicant must request a dispensation.

For further information please also refer to the attached copies of Endeavour Energy's:

- Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.
- Guide to Fencing, Retaining Walls and Maintenance Around Padmount Substations.

- The below extract of the Site Plan appears to indicate existing padmount substation no. 20010 is to be removed and a new padmount substation provided with direct access to Pembroke Road.

The applicant will need to make an application for the required asset relocation (and the associated release of easement) to Endeavour Energy's Customer Network Solutions Branch (who do not have access to the NSW Planning Portal) via the contact details provided below. However please note that this does not constitute or imply the granting of approval by Endeavour Energy to any or all of the proposed works.

- Endeavour Energy's network asset design policy is generally to progressively underground all new urban developments with all new cabling / reticulation infrastructure to be of an underground construction type. Where existing overhead construction is present on or in proximity of the site, it may require undergrounding as the development proceeds.
- The low voltage service conductor and customer connection point must comply with the 'Service and Installation Rules of NSW'.
- The minimum required safety clearances and controls for buildings and structures (whether temporary or permanent) and working near overhead power lines must be maintained at all times. If there is any doubt whatsoever regarding the safety clearances to the overhead power lines, the applicant will need to have the safety clearances assessed by a suitably qualified electrical engineer / Accredited Service Provider (ASP).

Even if there is no issue with the safety clearances to the building or structure, consideration must be given to WorkCover (now SafeWork NSW) 'Work Near Overhead Power Lines Code of Practice 2006' eg. ordinary persons must maintain a minimum safe approach distance of 3.0 metres to all voltages up to and including 132,000 volts / 132 kilovolt (kV). It also includes the following requirements for work near low voltage overhead power / service lines.

TABLE 4

Approach distances for work near low voltage overhead service lines

Ordinary Persons (m)				
Hand held tools	Operation of crane or mobile plant	Handling of metal materials (Scaffolding, roofing, guttering, pipes, etc)	Handling of non-conductive materials (Timber, plywood, PVC pipes and guttering, etc)	Driving or operating vehicle
0.5	3.0	4.0	1.5	0.6

- The construction of any building or structure (including fencing, signage, flag poles, hoardings etc.) whether temporary or permanent that is connected to or in close proximity to Endeavour Energy's electrical network is required to comply with Australian/New Zealand Standard AS/NZS 3000:2018 'Electrical installations'.

- Endeavour Energy's G/Net master facility model indicates that the site is in an area identified or suspected of having asbestos or asbestos containing materials (ACM) present in the electricity network. Any work on or the removal of any asbestos containing material must be carried out by the appropriately licenced Contractors in accordance involving with Safe Work NSW requirements and Endeavour Energy company procedures / requirements.
- The planting of large / deep rooted trees near electricity infrastructure is opposed by Endeavour Energy. Existing trees which are of low ecological significance in proximity of electricity infrastructure should be removed and if necessary replaced by an alternative smaller planting. The landscape designer will need to ensure any planting near electricity infrastructure achieves Endeavour Energy's vegetation management requirements.