

Submission to mixed Use Development 26-30 Campsie Street & 1 Assets Street, Campsie Pre-lodgement (SSD- 99727456)

**Canterbury-Bankstown Council Submission
23 July 2026**



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1. Summary

The City of Canterbury-Bankstown welcomes the opportunity to comment on the proposed mixed use development for the site at 26-30 Campsie Street and 1 Assets Street, Campsie Pre-lodgement (SSD-99727456). Council has reviewed the documentation made available on the State Government's Planning Portal website. Council **objects** to this proposal in its current form.

Whilst Council supports the delivery of new high density housing in the Campsie Town Centre located near the future Campsie Metro Station, Council raises concerns with the proposal and identifies matters for further consideration, focusing on key technical issues such as urban design, transport and access and integration with the surrounding context, particularly the much lower scale proposed building heights and FSRs surrounding the site. Council's key issues with the proposal are:

- Departs significantly from the building height and FSR controls for the site in Council's exhibited and adopted Campsie Town Centre planning proposal, undermining Council's holistic planning for the Campsie Town Centre.
- The proposed additional height and FSR adversely impacts the surrounding properties in terms of visual bulk and scale.
- No public benefits are offered – Council considers proportionate public benefits should be provided to offset the significant increased development on the site
- Cumulative traffic and car parking impacts on the local street network that considers the significant other nearby significant development, including two other Housing Delivery Authority declared SSDAs, has not been addressed
- Affordable housing is not provided in perpetuity as required by Council's Campsie Town Centre planning proposal
- The proposal is non-compliant with the Apartment Design Guide (ADG).

Where practicable, Council's submission includes recommendations for the proposed development, including design changes to minimise impacts on the surrounding area and to address non-compliances with Council policy.

Council is open to continuing discussions with DPHI and the applicant to address the matters raised in this submission.

Theme	Key considerations and recommendations
Inconsistency with Council's strategic planning policy	• Council is not supportive of the proposed height and FSR of the development and reductions are required to minimise visual bulk and scale impacts. • The developer should provide public benefits to offset the impacts created by the significantly increase resident population on the site • Affordable housing offered in the development should be dedicated to Council in perpetuity at a rate of 3% or with an

Theme	Key considerations and recommendations
	equivalent monetary contribution. DPHI is to include a condition of consent specifying the amount payable.
Urban design and public domain	• The proposal should be reduced in height and FSR to reduce visual impacts and to have an acceptable transition in scale to surrounding properties. • Amend the design to align with more generous ground floor setbacks to all street frontages as required in the draft DCP controls for this site to enhance the public domain and pedestrian amenity • Improve legibility of residential entrance to the development
Traffic, transport and parking	• Updated Transport and Traffic Report is required to address vehicle access and movement to and from the site and to address potential vehicle conflicts within the site from different users • Design amendments to address pedestrian safety, loading dock design and relocate vehicle access to Assets Street given significant design and operational issues using Wilfred Avenue
Stormwater and flooding	• Submit a Flood Impact and Risk Assessment to address flooding impacts on the site • Address site stormwater design and management issues
Waste design and management	• A number of design changes to adjust access to the proposed waste collection area and to reduce the bin carting route to satisfy Council's residential waste collection requirements
Other key matters	• Various recommended changes to address public domain improvements, undergrounding powerlines, child care centre compliance and street numbering • DPHI must include a condition requiring payment of Development contributions to Council, including the amount payable and EDC • Submission of a 3D digital model is required
conditions of development consent	• Council requests DPHI includes the draft Conditions of development consent that are included in Attachment A

2. Inconsistency with Council's strategic planning policy

Comments

2.1 Excessive building height and Floor Space Ratio

The proposal is inconsistent with the Council's exhibited and adopted Campsie Town Centre Master Plan and planning proposal. In May 2026 Council resolved to support the exhibited planning proposal and to submit the planning proposal to DPHI for finalisation. The finalisation process is currently under way. The strategic plan for Campsie provides significant uplift across the centre, in a holistic and manageable way that ensures alignment with infrastructure provision and managing impacts such as transport and overshadowing to key open spaces.

While Council accepts the proponent is able to vary the Council's LEP controls via a concurrent planning proposal submitted with the SSDA, the degree of variation and the resultant impacts, and lack of proportionate public benefits to manage the impacts, are too significant and the SSDA in its current form cannot be supported by Council. Council is concerned that the extensive community consultation to develop and exhibit the Master Plan and then draft planning proposal and draft DCP will be subverted by this application.

The Council's height and FSR controls for the Campsie Town Centre considered a range of factors including visual bulk, resident amenity, cumulative impacts associated with multiple tower forms and solar access to key public spaces. Council does not support the significant variation in the building height and FSRs given the additional impacts on the surrounding properties and significant disparity created by the proposed 16 storey building height adjacent to 8 storey and lower building heights along Campsie Street as proposed in the adopted Town Centre planning proposal.

2.2 Provision of public benefits required

The proposal does not offer any public benefits to offset the impact and demand created by the considerable increased number of residents that will live in the new development. Council requests that the public benefits are offered by the applicant that are proportionate to the significant increased development on the site, and could include:

- Publicly accessible open space
- Through site links
- Pedestrian safety and amenity improvements to London Street (refer to Attachments A and B)

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- Monetary contribution towards provision of public works in Campsie Town Centre, such as:
 - Improved public space
 - Active-transport infrastructure such as the proposed bicycle links along Campsie Street and street furniture (refer to Draft Campsie Complete Streets Plan, Attachment B).
 - Council's Campsie Hub civic plaza on the site of the Council's administration building.
 - Monetary contributions to Council to support increased burden on maintenance of roads and public open spaces in the local area.

As part of any SSDA that DPHI supports for the site that exceeds the Council's draft LEP controls under the Campsie Town Centre planning proposal, Council requests the developer makes a commitment to provide public benefits in connection with this SSDA which can include a draft Planning Agreement with Council. Council is willing to negotiate and exhibit in good faith a draft Planning Agreement alongside and following the SSDA process to not impact DPHI's assessment timeframes.

2.3 Affording housing contribution

The site is identified in Council's planning proposal as a site that is required to provide a 3% affordable housing contribution. The Campsie Town Centre planning proposal proposes to use Clause 6.38 of the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023) to require the contribution from the developer to be provided as either a monetary contribution or as apartments that are dedicated to Council in perpetuity. Council does not support affordable housing that is temporary for 15 years as such housing does not help solve the chronic and ongoing housing affordability issues that our community faces.

The Development Contribution payable for this development would be \$2,562,049.41 or 6 x 1 bedroom units as calculated in the table below. We require DPHI to include this amount as a condition of consent, subject to DPHI also calculating and verifying the amount payable at the time when a development consent is issued.

Affordable housing rate (Campsie PP)	Median Sale Rate per sqm (Version - December 2025)	Total Residential GFA (sqm)	Total amount for Affordable Housing Monetary Contributions	Equivalent Affordable Housing contributions in GFA dedication	Equivalent Affordable Housing Units (Assume 1 Bed Unit is 50sqm)
3%	\$7,823.53 per sqm	10,916sqm	\$2,562,049.41	327.48sqm	6 x 1 Bed units

Recommendation

- The additional height and FSR proposed in this SSDA beyond the Council's adopted planning proposal for the Campsie Town Centre is not supported by Council. The proposal should be reduced in height and FSR to reduce visual impacts and to have an acceptable transition in scale to surrounding properties.
- No public benefits are offered proportionate to the significant increased development on the site. Council requests that the developer provides Council with a public benefit offer that can either be applied via conditions of Development Consent or as a Planning Agreement with Council.
- The proposal's affordable housing is not provided in perpetuity as required by Council's Campsie Town Centre planning proposal. Council requests the proposal is amended to require an affordable housing contribution of 3% dedicated in perpetuity to Council or an equivalent monetary contribution (as outlined in clause 6.38 'Affordable housing contribution' in the CBLEP 2023).
- Council requests DPHI includes a condition of development consent requiring payment of an affordable housing contribution or the equivalent dedication of residential units to Council in perpetuity.

3. Urban design and public domain

Comments

3.1 Summary of comments and recommendations

The proposal's urban design rationale is significantly influenced by the potential future pedestrian bridge and connection between Assets Street and Dewer Street. While this connection is identified within the Campsie Master Plan as a long-term aspiration, there is currently no confirmed funding or committed implementation pathway. As a result, the proposal should primarily be assessed against the existing urban context and the applicable draft planning framework rather than a future infrastructure outcome that remains uncertain. However, given the significant uplift being sought, this is an item of infrastructure that could be directly delivered by the proponent.

The proposal's reliance on this future connection appears to have informed several key design decisions, including the nil setback to Assets Street, the ground floor activation strategy and the overall public domain response. Further consideration should therefore be given to whether the development would continue to achieve an appropriate urban design outcome in the absence of the future pedestrian connection.

In addition, concerns remain regarding whether the proposed 16-storey building appropriately reflects the transition role envisaged for this part of the Campsie Town Centre and whether the nil setback and urban character proposed along Assets Street appropriately respond to the desired future residential streetscape character identified by the Campsie Town Centre Master Plan.

Detailed comments are provided below

3.2 Consistency with the intended transition role of the site

The site is located within the Campsie Town Centre North Character Area and forms part of the transition between the higher intensity town centre core and surrounding residential neighbourhoods. Whilst the Campsie Town Centre Master Plan identifies the broader precinct as suitable for intensification, it also envisages a graduated transition in building scale across the precinct.

The proposal seeks approval for a 16-storey mixed-use development containing 116 apartments, childcare and retail uses. This would result in a substantial increase in built form intensity relative to the immediate and emerging residential context

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surrounding the site, that does not adequately reflect the intended transition role of the site within the Campsie Town Centre North precinct.

The indicative 8 storey height, in conjunction with a defined street wall, is intended to facilitate a graduated transition in built form between the higher density business zones (16-20 storeys) and the surrounding low-density neighbourhoods, generally comprise 2-3 storey developments.

The proposed 16 storey building undermines this intended transition. Its height, bulk and limited street wall definition result in a built form that is visually dominant and out of scale with the adjacent low-density areas, particularly when viewed from the residential context north of Campsie Street.

3.3 Assets Street interface and public domain character

The proposal provides a nil setback to Assets Street and departs from the landscaped street edge contemplated within the Campsie Town Centre Master Plan. The design acknowledges this variation and attributes the outcome primarily to reinforcing the site's role as the termination point of the future pedestrian connection and providing additional setback to adjoining development.

Notwithstanding this justification, the nil setback outcome limits opportunities for meaningful landscaping, canopy tree planting and the establishment of a softer residential interface along Assets Street. The proposal therefore appears inconsistent with the desired future character of Assets Street as a landscaped residential street within the Campsie Town Centre North precinct.

The absence of setbacks limits opportunities for meaningful landscaping, private open space, and a softened transition between the building and the public domain. Council notes in the adopted draft Campsie Town Centre DCP, the site is required to provide a 6m setback to Campsie Street, Assets Street and Wilfred Avenue. See Figure 1.

The increased setbacks would facilitate public domain upgrades, such as wider footpaths to improve pedestrian connectivity and safety, support active transport outcomes, and enhance access to the nearby Campsie Metro Station (refer to Attachment B).



Figure 1. Ground floor setback map with an arrow showing the site location. Source: Exhibited and adopted draft Campsie Town Centre Development Control Plan, p70, Chapter 6.3.

3.4 Legibility and Function of the Residential Entry

The proposed residential entry is located adjacent to the childcare entry on Assets Street and is positioned between the childcare facility and retail tenancy. As a result, the residential entry lacks prominence within the streetscape and does not clearly present as the primary address of a 16-storey residential building.

Given the site's primary frontage to Campsie Street, concerns remain that the proposed arrangement diminishes the legibility and identity of the residential component of the development.

The co-location of the residential and childcare entries also has the potential to create pedestrian congestion and user conflict during childcare drop-off and pick-up periods when the highest volumes of movement are expected to occur. This may adversely affect residential amenity, entry functionality and overall user experience.

3.5 Compliance with Apartment Design Guide (ADG)

The apartments should comply with the ADG and it is noted that the proposed apartments do not comply with a number of ADG controls, including (but not limited to) POS, and internal sizes.

Recommendation

- The proponent should revise the building height, massing and street wall presentation to provide a more appropriate transition between the higher density town centre precinct and the surrounding lower density residential neighbourhoods, consistent with the intended transition role of the site identified within the Campsie Town Centre Master Plan and exhibited planning proposal.
- A minimum 3m – 6m setback should be provided along Assets Street to allow for adequate landscaping and private open space, improving public domain amenity and reinforcing the residential character of the street.
- The ground floor layout should be revised to provide a more prominent and clearly identifiable residential entry and minimise potential conflict between residential and childcare users.
- Justification is requested for the departures from the ADG particularly in regard to Private Open Space and internal apartment sizes.

4. Traffic, transport and parking

Comments

4.1 Wilfred Avenue

Wilfred Avenue is a 4.5m one-way lane and has 'No Stopping' restrictions on the southern side and unrestricted parking on the northern side. This lane is too narrow for heavy vehicles to traverse, therefore loading and waste collection cannot occur on Wilfred Avenue.

Given that the site is located at the start of the one-way section of Wilfred Avenue compliance is likely to be an issue if the access driveway is located on Wilfred Avenue. It is likely that vehicles will contravene the one-way restrictions to turn onto Assets Street when exiting the site instead of continuing ~260m down a narrow lane in order to turn onto Butler Avenue.

Due to the narrow width of Wilfred Avenue, swept paths need to be shown for vehicles entering and exiting the access driveway while vehicles are parked on the northern side of the road. If this is not possible, which is likely, the access driveway cannot be considered on Wilfred Avenue

It is recommended that the access driveway and loading access be located on Assets Street as it is safer than Campsie Street which has higher vehicle volumes.

4.2 Off street car parking design and layout

The Traffic Impact Assessment Report, prepared by Terraffix, has failed to address the following issues (which were referenced in previous comments provided by Council at the pre-EIS lodgement stage earlier in 2026):

- a) Provision of turning bay within the ground level for childcare parking spaces and basement levels for residential parking spaces in the event that vehicles enter the development when all parking spaces are occupied.
- b) Swept path analysis showing B85 and B99 vehicles passing by each other throughout the entire internal parking layout. In areas where this is not achievable (e.g. intersections), the report shall provide details on traffic control measures to address this. AS2890.1:2004 Clause 2.5.2 (c).

Swept path analysis of B85 and B99 vehicles passing each other at the access driveway which is fronting Wilfred Lane (reference AS2890.1:2004 Clause 2.5.2 (c)).

4.3 Pedestrian access to and from the child care centre

In accordance with the NSW Child Care Planning Guideline (Section 3.8 - Traffic, parking and pedestrian circulation, Clause C36), states that mixed use developments should include the following to help provide a safe pedestrian environment:

- a) driveway access, manoeuvring areas and parking areas for the facility that are separate to parking and manoeuvring areas used by trucks

Currently the driveway and truck access is not separated

4.4 Access driveway

According to Council's Standard Drawing (S-004), a minimum 2 metre offset from the side boundary to the VFCs are required for multi-dwellings and commercial properties. The plans are to be amended to reflect this.

4.5 Shared parking provision

The traffic report proposes a shared or complimentary parking arrangement between the child care centre and visitor parking spaces stating that *"The peak parking demand generated by resident visitors is generally at night and on weekends. Visitors will utilise the vacant child care centre parking spaces at those times."*

Council requests evidence to support the above claim regarding peak parking demand for resident visitors.

Signage is to be installed within the carpark indicating the times for the uses of the shared parking spaces

4.6 Traffic generation

Additional surveys and modelling are provided at the following to determine the traffic impacts on key intersections:

- Campsie Street and Loch Street
- Campsie Street and Beamish Street
- North Parade and Beamish Street.

4.7 Pedestrian safety

Sight triangles are to be shown at the driveways, in accordance with AS 2890.1:2004 Figure 3.3 – Minimum Sight Lines for Pedestrian Safety. The sight triangles shall extend 2m from the driveway edge along the front boundary and 2.5m from the boundary along the driveway and is to be kept clear of any obstructions on either side of the driveway.

Recommendations

- Provide an amended Traffic and Parking Assessment Report that addresses:
 - Provision of turning bay within the ground level for childcare parking spaces and basement levels for residential parking spaces in the event that vehicles enter the development when all parking spaces are occupied.
 - Swept path analysis showing B85 and B99 vehicles passing by each other throughout the entire internal parking layout. In areas where this is not achievable (e.g. intersections), the report shall provide details on traffic control measures to address this. AS2890.1:2004 Clause 2.5.2 (c).
 - Impacts on the intersections located at Campsie Street and Loch Street, Campsie Street and Beamish Street, and North Parade and Beamish Street.
 - The worst case cumulative traffic and intersection impacts and on-street car parking demand created by this development and all other proposed development in the area including most notably, the following SSDAs currently under assessment near the site:
 - 124-148 Beamish Street and 16-18 Ninth Avenue, Campsie (SSD-88527208)
 - 10 London Street and 43 North Parade, Campsie (SSD-90701958)
- Driveway access, manoeuvring areas and parking areas for the development that are separate to parking and manoeuvring areas used by trucks.
- Offset the VFC a minimum of 2 metres in accordance with Council's Standard Drawing (S-004).
- Swept paths need to be shown for vehicles entering and exiting the access driveway off Wilfred Avenue while vehicles are parked on the northern side of the road. If this is not possible, which is likely, the access driveway cannot be considered on Wilfred Avenue.
- It is recommended that the access driveway and loading access is moved to Assets Street as it is a safer location than Campsie Street which has higher vehicle volumes.
- Swept path analysis of B85 and B99 vehicles passing each other at the access driveway which is fronting Wilfred Lane. AS2890.1:2004 Clause 2.5.2 (c).
- The design is to accommodate sight line triangles for pedestrian safety.

5. Stormwater and flooding

Comments

5.1 Flood Impact and Risk Assessment

The flood mapping indicates that a portion of the site is affected by the 1% AEP (medium risk) stormwater flooding extent, and the entire site is affected by the PMF extent. Given the proposed use as a childcare centre, which is considered a Sensitive Use and Facility under the Canterbury-Bankstown DCP flood risk framework, a Flood Impact and Risk Assessment is required. The assessment needs to demonstrate that the proposed development complies with the relevant DCP flood planning controls, including consideration of flood impacts, emergency management, and evacuation requirements.

The impact of climate change on the flooding should be assessed for the development based on the draft Climate Change Scenario Guidelines published by the Department of Planning, Housing and Infrastructure.

The SSP3-7.0 and 50 year modelling timeframe shall be assessed for this SSDA.

2.5 Minimum requirements for climate change scenarios in planning decisions

The following table outlines the minimum requirements for considering climate change scenarios in planning decisions. Climate change scenarios have been selected based on scale, context and lifetime of the planning decision as outlined above.

Table 2: SSP emissions scenarios for planning decisions

Planning decision	SSP emissions scenario	Modelling timeframes	Application
Identified local development (excluding single residential and alterations and additions)	SSP2-4.5	50yrs	- Relevant hazard studies - To be considered if suitable hazard frameworks and hazard modelling are available at the time of development application
Major Development (RSD, SSD, SSI)	SSP3-7.0	50yrs & 100yrs	- Relevant hazard studies - EIS - Scoping report
Rezoning and Strategic Planning			- Relevant hazard studies - Planning proposal report

The applicant has not provided a Flood Impact Risk Assessment Report despite the site being affected by 1% AEP flood as shown in Council’s Stormwater System

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Report. It is unclear whether the applicant has considered the flooding impacts and adopted appropriate flooding mitigation measures which demonstrate compliance with Council's Flood Risk Management Policy.

Boundary fencing across the existing overland flowpath / floodway shall include provisions for overland flow to pass through the site in an unobstructed manner. Refer to Council Standard Drawing S-112A or S-112B. This detail shall be provided on the plans.

5.2 Stormwater Pit Connection

The applicant has proposed to connect to the existing kerb inlet pit on Campsie Street. Council notes that the proposed connection would result in more than 90-degree bend or change in flow direction.

Council recommends investigating connecting to the junction pit at the corner of Assets Street and Campsie Street. Please note that this stormwater asset is owned by Sydney Water. The applicant must liaise with Sydney Water to obtain the necessary requirements and approvals.

The applicant shall physically locate the pit, confirm levels and structural condition, and ensure it is suitable to accommodate the proposed stormwater connection.



5.3 Site stormwater management

The finished floor levels of the proposed development fails to comply with Clause 7.6 of Development Engineering Standards Guide 2023 as the floor levels have not been set at minimum 0.3m above the OSD top water level and spillway water level.

The proposed OSD system fails to comply with Clause 7.5 of Development Engineering Standards Guide 2023 regarding provision of emergency overflow spillway. The overflow from the OSD system shall be directed safely towards the street frontage without having adverse impacts to the habitable areas and basement carpark, in the critical case of blockages occurring in the OSD system.

The OSD system location at the highest part of the site fails to comply with Clause 7.4 of Development Engineering Standards Guide 2023 as 70% of the site's overland flow (excluding any overland flowpath from upstream catchment) cannot be directed into the OSD system without causing surcharge in the inground pit system from areas at lower elevation draining into the OSD.

Recommendation

- Prepare and submit a Flood Impact and Risk Assessment to assess the proposed development against the requirements of CBC DCP and LEP 2023, addresses the impact of climate change and SSP3-7.0 and 50 year modelling timeframes.
- Amend the drawings to show boundary fencing across the existing overland flowpath / floodway provisions for overland flow to pass through the site in an unobstructed manner. Refer to Council Standard Drawing S-112A or S-112B.
- Council recommends investigating connecting to the junction pit at the corner of Assets Street and Campsie Street. The applicant is to liaise with Sydney Water, the owner of that stormwater asset.
- As required under Clause 7.10.2 (c) of AS3500.3:2021, the OSD system shall be designed such that the storage is filled without causing overflows in upstream conduits due to backwater effects.
- It is recommended that the OSD system shall be located at the lowest part of the site within the front setback where most of the site's ground surface and inground pit system will be at higher elevation and can effectively drain into the OSD system.
- The stormwater plan set shall be amended to include a catchment plan showing the pre-developed scenario vs post-developed scenario in terms of impervious and pervious area coverage of the site, as well as OSD bypass areas and areas excluded due to being affected by the 1% AEP flood event.

6. Waste design and management

Comments

6.1 Access to waste collection area

Safety concerns about location for waste collection location being located next to basement car parking access. Swept paths show the waste collection vehicles need to drive in front of and block the basement access driveway in order to enter and exit. There appears to be limited visibility between heavy vehicle drivers and drivers at the access driveway.

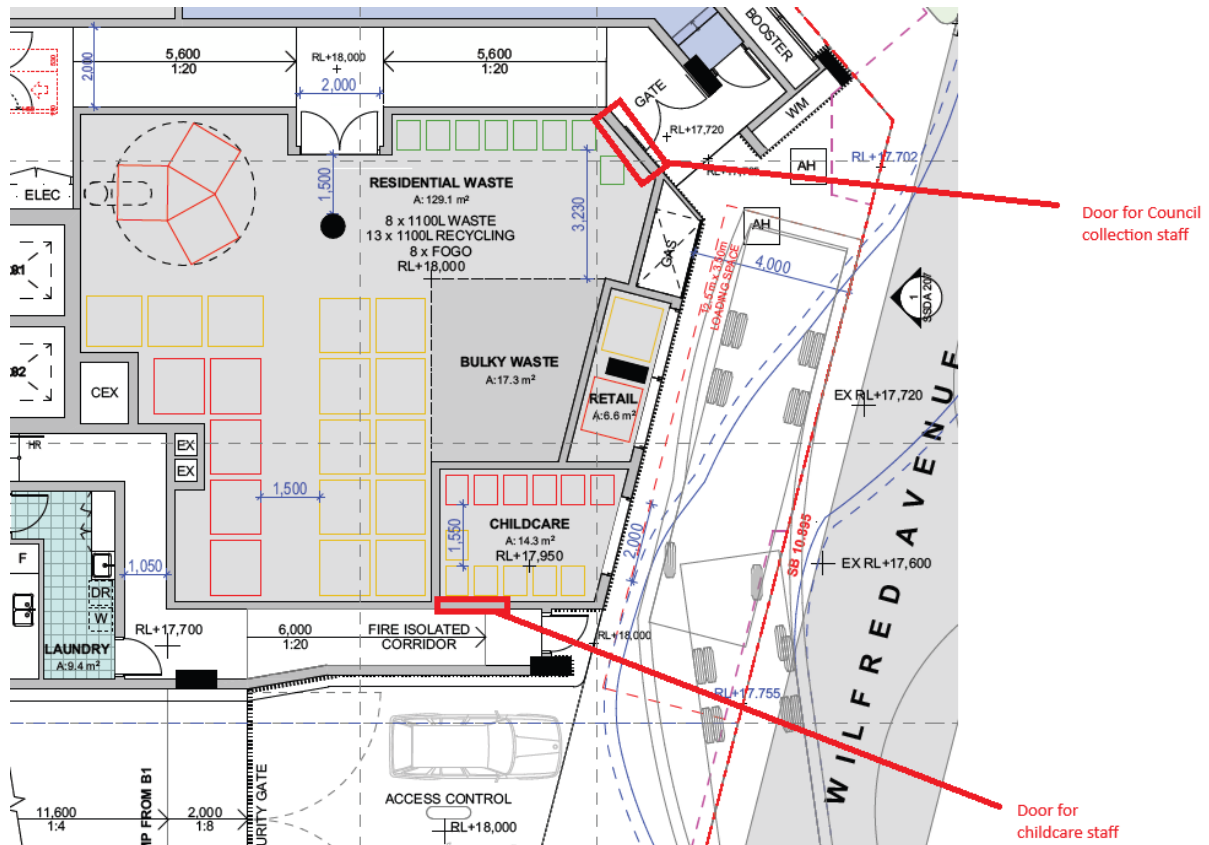
The exit swept path for the waste collection vehicles shows that it will need to occupy the full width of the lane, however vehicles are parked on the northern side of Wilfred Avenue.

Wilfred Avenue will not be able to accommodate parked vehicles and through movements of waste collection vehicles. Council will not be making any changes to the parking arrangements along Wilfred Avenue.

6.2 Bin carting route

The bin carting route from the bin room to the collection point is still too far, with obstacles and steep grades for transporting 1,100L skip bins. The carting route does not meet Councils DCP or WHS standards. To address this, relocate the waste collection door closer to the kerb, as shown in the below sketch.

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Campsie (SSD-90701958)



Consider upsizing childcare bins to reduce the number of bins needed and space requirements.

Recommendations

- Review and revise the proposed waste collection area to address the following issues:
 - Safety issues between heavy vehicle drivers and drivers at the access driveway.
 - Vehicles need to drive in front of and block the basement access driveway in order to enter and exit.
 - Limited visibility between heavy vehicle drivers and drivers at the access driveway
 - Access when vehicles are parking along Wilfred Lane.
- Relocate the waste collection door closer to the kerb, as shown in the below sketch above to meet Council's bin carting route requirements.

Revised plans showing these changes are requested.

7. Other key matters

Comments

7.1 Public domain improvements

All publicly accessible areas are to be designed and constructed in accordance with Council's requirements for public domain works, including approved materials, finishes, paving treatments, street furniture and landscaping.

Public domain works must comply with Council's Standard Drawings, relevant Australian Standards, and all applicable Council specifications.

Incorporate soil vaulting systems in conjunction with Water Sensitive Urban Design (WSUD) measures, consistent with the requirements of the draft Campsie Town Centre DCP, pg. 46 section '3.2 Tree canopy, green cover and deep soil' to support tree growth and facilitate rainwater harvesting and infiltration.

Tree and planting selection must be discussed with and approved by Council, including species selection, planting strategy, and installation requirements.

Council's adopted [Urban Forest Strategic Plan](#) identifies a minimum target of 20% tree canopy cover at maturity for land within the R4 High Density Residential zone. The application should demonstrate how this target will be achieved.

In assessing landscaping outcomes, consideration should also be given to the historical loss of tree canopy from the site. The proposal should demonstrate how canopy cover removed through previous clearing activities will be replaced and enhanced over time. Given there are no existing trees remaining on the site for retention, the landscape design should maximise opportunities for deep soil planting and the establishment of large canopy trees capable of achieving meaningful canopy cover at maturity.

7.2 Undergrounding of powerlines

Council requests that the existing powerlines from the northern side of Campsie Street opposite the site and along Assets Street alongside the site are placed underground by the proponent as part of the construction of this development. This is consistent with DCP requirements the Draft Chapter 6.3 DCP [Chapter 6.3- Campsie Town Centre](#), pg. 50. The undergrounding of services will improve public domain quality, reduce visual clutter, increase opportunities for street tree planting and mature tree canopy and contribute to a more attractive streetscape.

We note that in the EIS, the proponent has committed to accepting a condition of consent on the SSDA to require powerline undergrounding (refer to page 88) and as shown below.

Topic	Response
The proponent should underground the overhead powerline along Assets Street and replace the existing Bottle Brush with medium to large canopy trees as per Council specification.	Noted. This can be addressed via a condition of consent.

An appropriate condition of consent is to be included by DPHI to require this powerline undergrounding to occur prior to any Occupation Certificate being issued for the development.

7.3 Child care centre compliance

The child care centre (CCC) requires to be consistent with the Regulations and Controls applicable, in particular to play space requirements, parking and (as the proposed development includes a 1st floor) evacuation. It is noted that there appears to be potential connection between that CCC and the residential apartments on level 1 which should be looked at for safety reasons.

7.4 Street numbering for completed development

It would be useful, from a property numbering point of view, given the access points to the development and for the avoidance of doubt, that CCC is Campsie Street, Residential is Assets Ln, and the retail units addressed as Wilfred.

7.5 Confirmation of Development Contributions amount

Development Contributions must be paid for this development before the issue of any construction certificate. The contributions are levied and applied under the [Canterbury Bankstown Local Infrastructure Contributions Plan 2022](#) and Section 7.11 or 7.12 of the Environmental Planning and Assessment Act 1979. The contributions will be used to provide, extend or augment public amenities or public services.

As consent authority, it is DPHI's responsibility to calculate the Section 7.11 or 7.12 Development Contributions payable in connection with this SSDA and to clearly identify the amount payable as a condition on the Development Consent.

Council's Local Infrastructure Contributions Plan provides the relevant information that DPHI should use to calculate the applicable contributions. Council also has a [Development Contributions Calculator](#) to guide the calculation of the applicable amount payable.

In the event of a development consent being issued by DPHI, Council requests a condition of consent is imposed that confirms:

- The final accepted Estimated Development Cost, and
- The total amount of Development Contributions payable.

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The condition must require the applicant to pay the required contributions to Council prior to the issue of a Construction Certificate.

7.6 Submission of a 3D digital model

The applicant is to provide a 3D model for assessment and to be added to Council's LGA-Wide digital model of the city, in line with Council's 3D Model Submission Manual. For further information regarding the technical specifications, please refer to Council's website at <https://cb.city/3D-Model-Submission-Manual>.

Recommendations

- DPHI to include a condition of consent to require powerline undergrounding along Campsie Street and Assets Street prior to an Occupation Certificate being issued for the development.
- A detailed landscape and public domain plan is submitted showing WSUD measures, public domain treatments and pedestrian safety initiatives.
- If the SSDA is approved, DPHI includes a condition of consent that clearly confirms the amount of Section 7.11/7.12 Development Contributions payable prior to the issue of a Construction Certificate and the final Estimated Development Cost used to calculate the Development Contribution amount.
- Submit a 3D digital model in accordance with Council's specifications.

Attachment A – Draft conditions of development consent

Conditions prior to demolition/construction

Construction Traffic Management Plan (CTMP) / Site Pedestrian Traffic Management Plan (SPTMP)

The final CTMP is to be submitted to Council, following the approval of the SSDA since further amendments may be required

A Construction Traffic Management Plan (CTMP) shall be required to be submitted six months prior to the commencement of works on the site, for both demolition and construction phases of the development / project.

Hazardous Material Survey

Prior to demolition, the entire site (includes any structures) is to be assessed for hazardous materials, especially asbestos. If hazardous material is found a Hazardous Materials (HAZMAT) Report is to be prepared by an inspection body accredited by NATA.

If a HAZMAT report is required all recommendations in the report are to be implemented and a clearance certificate issued by an appropriately qualified occupational hygienist who has not previously been involved in the preparation of the Hazardous Materials (HAZMAT) Report, is to be submitted to Council prior to the issue of a construction certificate.

Condition reason: To ensure that the development complies with Council's Environmental Health Policies.

Payment of affordable housing contribution

Please note – DPHI is to include a condition requiring payment or dedication of affordable housing in accordance with the calculations below, only once the final development design is confirmed. The final condition wording is to be confirmed with Council once the draft conditions of consent are prepared by DPHI.

The Development Contribution payable for this development would be \$2,562,049.41 or 6 x 1 bedroom units as calculated in the table below. We require DPHI to include this amount as a condition of consent, subject to DPHI also calculating and verifying the amount payable at the time when a development consent is issued.

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Affordable housing rate (Campsie PP)	Median Sale Rate per sqm (Version - December 2025)	Total Residential GFA (sqm)	Total amount for Affordable Housing Monetary Contributions	Equivalent Affordable Housing contributions in GFA dedication	Equivalent Affordable Housing Units (Assume 1 Bed Unit is 50sqm)
3%	\$7,823.53 per sqm	10,916sqm	\$2,562,049.41	327.48sqm	6 x 1 Bed units

Conditions during excavation/construction

Preliminary Site Investigation

The Preliminary Site Investigation prepared by EI Australia Pty Ltd, titled "Preliminary Site Investigation, 26-30 Campsie Street & 1 Asset Street, Campsie NSW", dated 29 April 2026 reference E26991.E01_Rev0 and all the recommendations stated within the report forms part of the development consent.

Condition reason: To ensure compliance with the relevant New South Wales legislation.

Unexpected Finds

If unexpected soil and/or groundwater contamination is encountered during any works; all work must cease and the situation must be promptly evaluated by an appropriately qualified and experienced environmental consultant. The contaminated soil and/or groundwater must then be managed under the supervision of the environmental consultant, in accordance with relevant NSW Environment Protection Authority (EPA) guidelines.

If unexpected, contaminated soil or groundwater is treated and/or managed onsite; the supervising environmental consultant must verify that the situation was appropriately managed in accordance with relevant NSW EPA guidelines. The verification documentation must be provided to the satisfaction of the Principal Certifier and Council, prior to the recommencement of any works.

Council may also request that an NSW EPA Accredited Site Auditor is involved to assist with the assessment of any unexpected finds, review any contamination information, prepare a site audit report, and site audit statement. The applicant must adhere to any additional conditions which may be imposed by the NSW EPA Accredited Site Auditor.

Condition reason: To ensure compliance with the relevant New South Wales legislation.

Demolition and Construction Waste

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All waste material generated during demolition and construction must be disposed of at an appropriately licensed waste facility for the specific waste.

All waste must be transported by a contractor licensed to transport the specific waste, and in vehicles capable of carting the waste without spillage and meeting relevant requirements and standards. All loads must be covered prior to vehicles leaving the site.

Condition reason: To ensure compliance with the relevant New South Wales legislation.

Disposal of Excavated Soil

All soils to be excavated and disposed of from the site must be analysed and classified by a suitably qualified environmental consultant, in accordance with relevant NSW EPA guidelines including the 'Waste Classification Guidelines' (NSW EPA, 2014) prior to off-site disposal.

All waste material for disposal to be transported to an appropriately licensed waste facility by an EPA licensed waste contractor in accordance with relevant NSW EPA guidelines. Receipts for the disposal of the waste must be submitted to Council prior to issuing of an occupation certificate.

Condition reason: To ensure compliance with the relevant New South Wales legislation.

Importation of Fill

Any fill imported onto the site must be virgin excavated natural material or excavated natural material, classified as such in accordance the 'Waste Classification Guidelines' (NSW EPA, 2014) or excavated natural material meeting the requirements of the Excavated Natural Material Exemption (NSW EPA, 2014).

Certificates verifying that imported fill is virgin excavated natural material or excavated natural material must be provided to Council prior to the issue of an occupation certificate. All imported fill must be compatible with the existing soil characteristics of the site.

Condition reason: To ensure compliance with the relevant New South Wales legislation.

Duty to Report Contamination

If the Duty to Report contamination to the NSW EPA under Section 60 of the Contaminated Land Management Act 1997 is triggered, Council must be notified within seven (7) days of the notification to the NSW EPA.

Condition reason: To ensure compliance with the relevant New South Wales legislation.

Excavation – Water

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All excavations must be kept free from the accumulation of water. Prior approval must be sought from Council to discharge any water into the Council's stormwater drainage system. Other options for the disposal of water include disposal to sewer with prior approval from Sydney Water, or off-site disposal by a liquid waste transporter for treatment/disposal to an appropriate waste treatment/processing facility.

Condition reason: To protect the natural environment of the development site and adjoining lands.

Redundant driveway

Any redundant driveways along Assets Street and Wilfred Avenue are to be removed and reinstated with kerb and gutter and verge to match with remaining at the Applicant's cost.

Works Zone

If required, the applicant can apply to the Canterbury Bankstown Local Transport Forum for the installation of a Works Zone at the site's frontage on Campsie Street or Assets Street, 8 weeks in advance of when construction is scheduled to begin, including payment of the relevant fees & charges. This is subject to recommendation by the Traffic Committee and must be approved and paid for prior to issuance of a Construction Certificate.

To be conditioned, should this DA be approved.

Acid Sulphate Soils General

Any excavation works carried out on site should be closely monitored to ensure no signs of potential acid sulphate soil or actual acid sulphate soil are observed. Indicators may include grey to greenish-blue clays, unusual gold-yellow mottling or 'rotten egg' odours. If any of these indicators are observed, excavation of the site must be stopped, and Council is to be notified immediately. A suitably qualified environmental consultant must be contracted to further assess the site.

Condition reason: To protect the natural environment of the development site and adjoining land.

Conditions prior to Occupation Certificate

Footpath

Should this development be approved, then the Applicant is to construct a footpath for along the site frontage on Assets Street at their cost, to Council's Standard.

Acoustic Report

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The acoustic report prepared by Acouras Consultancy, titled "26-30 Campsie Street & 1 Assets St, Campsie SSDA Acoustic Assessment, reference number SYD2025-1220-R001D, dated 1/5/26 and all the recommendations stated within the report, form part of the development consent.

The principal certifier shall obtain a report from an appropriately qualified acoustic consultant, not previously involved with the development, stating that the recommendations outlined in the above-mentioned acoustic report have been implemented and that the relevant noise criteria have been satisfied prior to the issue of any occupation certificate. A copy of the report is to be submitted to Council prior to the issue of an occupation certificate.

Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.

Validation Report

Prior to the issue of any occupation certificate the principal certifier shall obtain a report from an appropriately qualified acoustic consultant, not previously involved with the development, stating that the recommendations outlined in the acoustic report prepared by Acouras Consultancy, titled "26-30 Campsie Street & 1 Assets St, Campsie SSDA Acoustic Assessment, reference number SYD2025-1220-R001D, dated 1/5/26 have been implemented and that the relevant noise criteria have been satisfied. A copy of the report is to be submitted to Council prior to the issue of any occupation certificate.

Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.

Business Registration – Child Care Centre

Prior to the issue of an occupation certificate, a Business Registration Form must be completed and submitted to Council. This form is available online at www.cbcity.nsw.gov.au. In the instance details on the original registration form change, Council is to be notified of the change within seven (7) days of the change occurring.

Condition reason: To ensure compliance with the relevant New South Wales legislation.

Final Inspection – Child Care Centre

Prior to the issue of an occupation certificate, a pre-occupation premises inspection report is to be undertaken by Council's Environmental Health Officer.

Condition reason: To ensure compliance with the relevant New South Wales legislation.

Car Wash Bay – Multistorey Residential

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The designated car wash bay(s) must be designed and constructed to ensure that wastewater is discharged to the sewer in accordance with the requirements of Sydney Water.

Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.

Conditions during operation

Further Acoustic Assessment

Following occupation of the building/premises, should it be found that the measures recommended in the acoustic assessment are not sufficient, or have been incorrectly installed or a noise issue (relating to the development) not previously identified arises (through complaint or otherwise), the owner/ occupier must, upon request by Council, employ the services of a qualified acoustic consultant who has not previously been involved with the development to undertake a post-occupation assessment of the development and complete an acoustic report with recommendations to rectify the situation. A copy of this acoustic assessment report must be submitted to Council for approval and from there noise attenuation works must be implemented. Submission of the acoustic report must be within 30 days from the date requested by Council.

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

Amplified Music

Music and other amplified sound played on the premises must not give rise to offensive noise as defined under the provisions of the Protection of the Environment Operations Act 1997. The sound level output must not exceed five (5) dB(A) above the ambient background level at the boundary of the premises.

Speakers must not be installed, and music must not be played in any of the outdoor areas associated with the premises including the public domain. Speakers located within the premises must not be placed to direct the playing of music towards the outdoor areas associated with the premises.

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

Plan of Management

The plan of management submitted in support of this application dated, June 2026 forms part of the development consent. In the event of any inconsistency, the conditions of this consent will prevail over the plan of management.

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

Complaint Handling Procedure

The building and childcare center management must implement and maintain a complaint handling procedure. Every complaint must be recorded on a Complaint

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Form and kept in a Complaints Register. The Complaint Form must contain the following information:

1. Name, address and contact details of the complainant,
2. Time and date the complaint was received,
3. The nature of the complaint or incident (see below what constitutes an incident),
4. The time and date the incident occurred,
5. The name of the employee that received the complaint,
6. Actions taken to investigate the complaint and the summary of the results of the investigation,
7. Indication of what was occurring at the time the incident was observed,
8. Required remedial action,
9. Validation of the remedial action, and
10. Summary of feedback to the complainant and name of employee who gave the feedback.

Incident includes:

- i. Any breach of a plan of management (where applicable),
- ii. Any complaint by any person about the operation of the premises,
- iii. Any complaint by any person about noise emanating from the premises, or
- iv. Any event that may cause concern to any person as a result of the conduct and/or an act of any person(s) on, entering or exiting the premises.

All complaints shall have an initial investigation commence within seven (7) days from the date of receipt of complaint.

The Complaints Register must always be held on the premises and shall be reviewed monthly by <<building/childcare centre>> to ensure complaints are investigated and resolved in a timely manner.

The Complainant must be notified of the results and actions arising from the investigation.

The Complaints Register must contain a direction that all complaints of a criminal nature are to be reported to the Police immediately.

A copy of the Complaints Register shall be provided to Council or Police immediately upon request.

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

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Communal Areas

The use of the outdoor communal area(s) is subject to the following restrictions:

1. Hour of use is limited to 7.00am to 10.00pm, Monday to Saturday and 8.00am to 10.00pm, Sunday and Public Holidays,
2. Limited to a maximum of 10 people at any one time, and
3. Music and other amplified sound are not permitted.

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

Childcare Centre – Noise from Outdoor Play

The LAeq, 15minutes noise level emitted from the use must not exceed 10dB above the background (L90) noise level as a result of outdoor play at the child care centre where such play does not exceed 2 hours per day, and 5dB above the background (L90) noise level where such play is greater than two (2) hours duration per day. The source noise should be assessed at the boundary of any affected receiver. The background noise level must be measured in the absence of noise emitted from the use in accordance with AS105:2018, 'Acoustics - Description and Measurement of Environmental Noise'.

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

Hours of Operation

During ongoing use of the Child Care Centre, the hours of operation are restricted to:

	From	To
Monday	7:00am	6:30pm
Tuesday	7:00am	6:30pm
Wednesday	7:00am	6:30pm
Thursday	7:00am	6:30pm
Friday	7:00am	6:30pm
Saturday	CLOSED	CLOSED
Sunday	CLOSED	CLOSED

Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.

Maximum Number

The childcare centre is restricted to a maximum of 107 children with the following age ratio:

1. 20 children aged 0-2 years,

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2. 44 children aged 2-3 years, and
3. 43 children aged 3-5 years.

Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.

Food Safety Requirements – Child Care Centre

All parts of the Child Care Centre used for the storage, preparation and handling of food must be designed, constructed and operated in accordance with the requirements of the:

1. Food Act 2003 and Food Regulation 2025,
2. Australia New Zealand Food Standards Code,
3. AS 4674:2004, 'Design, construction and fit-out of food premises', and
4. AS 1668.2:2024, 'The Use of Ventilation and Air-Conditioning in Buildings – Mechanical Ventilation in Buildings'.

Condition reason: To ensure compliance with the relevant New South Wales legislation.

Waste Storage and Disposal – Multistorey Premises

The waste storage room must be provided with smooth and impervious 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 bunded. The ground must be paved with impervious material and must be graded and drained to a wastewater disposal system according to Sydney Water's requirements. A hose tap connected to a water supply must be provided.

All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create offensive odour, offensive noise or pollution of land and/or water as defined under the Protection of the Environment Operations Act 1997. All waste generated must be removed and disposed of by an authorised waste removal contractor. A copy of the waste removal agreement and receipts must be made available to Council on request.

Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.

POEO – General

Any activity carried out in accordance with this approval must not give rise to offensive odour, offensive noise or pollution of air, land or water as defined in the Protection of the Environment Operations Act 1997 and Regulations.

Condition reason: To ensure compliance with the relevant New South Wales legislation.

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Use of Car Parking Spaces and Driveways

The car parking spaces, driveways and manoeuvring areas must be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.

The car parking spaces, driveways and manoeuvring areas must not be used for the manufacture, storage or display of goods, materials or any other equipment (includes mobile food vending vehicles).

Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.

General Amenity

The operation of the 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, vapour, odour, steam, soot, ash, dust, wastewater, waste products, grit, oil or other harmful products.

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

Lighting

Any lighting of the premises must be installed in accordance with AS 4282:2023, 'Control of the Obtrusive Effects of Outdoor Lighting', to avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads. Flashing, moving or intermittent lights or signs are prohibited. The intensity, colour or hours of illumination of the lights must be varied at Council's discretion if Council considers there to be adverse effects on the amenity of the area.

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

Commercial Units - Separate Approval

No approval is granted or implied for the use of any retail and commercial tenancies. Separate development consent is to be obtained for the use of these premises, unless the use qualifies as 'exempt development'.

Condition reason: To ensure compliance with the relevant New South Wales legislation.

Attachment B – Draft Campsie Complete Streets Plan

