NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application number	85/2025/DA-CD PAN-501879
Applicant	Landcom Level 14, 60 Station St, PARRAMATTA NSW 2150
Description of development	Concept Plan, including general arrangement of future roads, lots, land to be dedicated as open space and drainage, the location of stormwater treatment works, allocation of building heights and a floor space ratio to each future development lot, and Stage 1 development works, including bulk earthworks, construction of roads and stormwater drainage infrastructure, installation of services and landscape planting and subdivision into six development lots and two residue lots
Property	Lot 2 DP 1293342 & Lot 1617 DP 1282799, Roy Watts Road, Glenfield
Determination	Approved Consent Authority ○ Sydney Western City Planning Panel (SWCPP)
Date of determination	26 November 2025
Date from which the consent operates	26 November 2025
Date on which the consent lapses	26 November 2030
Approval bodies that have given general terms of approval	NSW Rural Fire Service Department of Planning and Environment-Water

Under section 4.18(1) of the EP&A Act, notice is given that the above development application has been determined by the granting of consent using the power in section 4.16(1)(a) of the EP&A Act, subject to the conditions specified in this notice.

This consent is for the concept plan and the stages listed below only and subsequent development applications will be required to undertake the development the subject of the concept plan on any part of the site (other than the development in the stages listed below).

Concept Plan, including general arrangement of future roads, lots, land to be dedicated as open space and drainage, the location of stormwater treatment works, allocation of building heights and a floor space ratio to each future development lot, and

Stage 1 development works, including bulk earthworks, construction of roads and stormwater drainage infrastructure, installation of services and landscape planting and subdivision into six development lots and two residue lots

Reasons for approval
The SWCPP has made its decision after considering:

- the application's consistency with planning objectives and controls
- the views of the community where submissions were made and
- the impacts that the approved development may have on the environment

Right of appeal / request a review of the determination
If you are dissatisfied with this determination:

Request a review
You do not have the right to request a review of the determination under section 8.3 of the EP&A Act.

Rights to appeal
You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 month after the date on which the determination appealed against is notified or registered on the NSW planning portal.

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

David Timmins
Senior Town Planner

For further information, please contact David Timmins - 02 4645 1608

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

GENERAL CONDITIONS

1. Approved development

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

Drawing Title	Drawing No/Ref	Issue/Revision	Author	Dated
STAGE 1 - DA DRAWINGS	23-034-DA-01-C010	-	Infrastructure & Development Consulting	08.07.2025
GENERAL ARRANGEMENT PLAN	23-034-DA-01-C100	D	Infrastructure & Development Consulting	08.07.2025
NOTES AND LEGENDS SHEET	23-034-DA-01-C105	D	Infrastructure & Development Consulting	08.07.2025
SITE CONTEXT PLAN	23-034-DA-01-C106	D	Infrastructure & Development Consulting	08.07.2025
SEDIMENT AND EROSION CONTROL PLAN	23-034-DA-01-C120	D	Infrastructure & Development Consulting	08.07.2025
SEDIMENT AND EROSION CONTROL DETAILS	23-034-DA-01-C140	D	Infrastructure & Development Consulting	08.07.2025
CUT AND FILL PLAN	23-034-DA-01-C160	D	Infrastructure & Development Consulting	08.07.2025
SITE SECTIONS SHEET 1	23-034-DA-01-C180	D	Infrastructure & Development Consulting	08.07.2025
SITE SECTIONS SHEET 2	23-034-DA-01-C181	D	Infrastructure & Development Consulting	08.07.2025
ROAD ALIGNMENT CONTROL PLAN	23-034-DA-01-C200	D	Infrastructure & Development Consulting	08.07.2025
TYPICAL ROAD SECTIONS SHEET 1	23-034-DA-01-C210	D	Infrastructure & Development Consulting	08.07.2025
TYPICAL ROAD SECTIONS SHEET 2	23-034-DA-01-C211	D	Infrastructure & Development Consulting	08.07.2025
TYPICAL ROAD SECTIONS SHEET 3	23-034-DA-01-C212	D	Infrastructure & Development Consulting	08.07.2025
ROAD	23-034-DA-01-C230	D	Infrastructure	08.07.2025

LONGITUDINAL SECTIONS SHEET 1			& Development Consulting	
ROAD LONGITUDINAL SECTIONS SHEET 2	23-034-DA-01-C231	D	Infrastructure & Development Consulting	08.07.2025
SITEWORKS PLAN SHEET 1	23-034-DA-01-C300	D	Infrastructure & Development Consulting	08.07.2025
SITEWORKS PLAN SHEET 2	23-034-DA-01-C301	D	Infrastructure & Development Consulting	08.07.2025
SITEWORKS PLAN SHEET 3	23-034-DA-01-C302	D	Infrastructure & Development Consulting	08.07.2025
SITEWORKS PLAN SHEET 4	23-034-DA-01-C303	D	Infrastructure & Development Consulting	08.07.2025
SITEWORKS PLAN SHEET 5	23-034-DA-01-C304	D	Infrastructure & Development Consulting	08.07.2025
EXISTING CATCHMENT PLAN	23-034-DA-01-C400	D	Infrastructure & Development Consulting	08.07.2025
PROPOSED CATCHMENT PLAN	23-034-DA-01-C410	D	Infrastructure & Development Consulting	08.07.2025
MUSIC CATCHMENT	23-034-DA-01-C440	D	Infrastructure & Development Consulting	08.07.2025
STORMWATER BASIN PLAN	23-034-DA-01-C650	D	Infrastructure & Development Consulting	08.07.2025
SIGNAGE AND LINEMARKING PLAN	23-034-DA-01-C700	D	Infrastructure & Development Consulting	08.07.2025
PAVEMENT PLAN	23-034-DA-01-C730	D	Infrastructure & Development Consulting	08.07.2025
Legends and Planting Schedules	STG1.NL01	A	Environmental Partnership	17/12/24
Survey	STG1.NL02	A	Environmental Partnership	17/12/24
Key Plan	STG1.NL03	A	Environmental Partnership	17/12/24
General Arrangement Plan - Overall	STG1.GA00	A	Environmental Partnership	17/12/24
General Arrangement Plan - Sheet 1	STG1.GA01	A	Environmental Partnership	17/12/24
General Arrangement Plan - Sheet 2	STG1.GA02	A	Environmental Partnership	17/12/24

General Arrangement Plan - Sheet 3	STG1.GA03	A	Environmental Partnership	17/12/24
General Arrangement Plan - Sheet 4	STG1.GA04	A	Environmental Partnership	17/12/24
General Arrangement Plan - Sheet 5	STG1.GA05	A	Environmental Partnership	17/12/24
General Arrangement Plan - Sheet 6	STG1.GA06	A	Environmental Partnership	17/12/24
Tree Management Plan - Overall	STG1.TM01	A	Environmental Partnership	17/12/24
Tree Coverage Plan - Overall	STG1.TM02	A	Environmental Partnership	17/12/24
Planting Plan - Overall	STG1.PP00	A	Environmental Partnership	17/12/24
Planting Plan - Sheet 1	STG1.PP01	A	Environmental Partnership	17/12/24
Planting Plan - Sheet 2	STG1.PP02	A	Environmental Partnership	17/12/24
Planting Plan - Sheet 3	STG1.PP03	A	Environmental Partnership	17/12/24
Planting Plan - Sheet 4	STG1.PP04	A	Environmental Partnership	17/12/24
Planting Plan - Sheet 5	STG1.PP05	A	Environmental Partnership	17/12/24
Planting Plan - Sheet 6	STG1.PP06	A	Environmental Partnership	17/12/24
Detailed Sections	STG1.SE01	A	Environmental Partnership	17/12/24
Landscape Details - Sheet 1	STG1.LD01	A	Environmental Partnership	17/12/24
Landscape Details - Sheet 2	STG1.LD02	A	Environmental Partnership	17/12/24
PLAN OF PROPOSED SUBDIVISION OF LOT 2 IN DP1293342 ROY WATTS ROAD, GLENFIELD	2300982(1)-PS Sheet 1 of 3	B	Beveridge Williams	17-12-2024
PLAN OF PROPOSED SUBDIVISION OF LOT 2 IN DP1293342 ROY WATTS ROAD, GLENFIELD	2300982(1)-PS Sheet 2 of 3	B	Beveridge Williams	17-12-2024
PLAN OF PROPOSED SUBDIVISION OF	2300982(1)-PS Sheet 3 of 3	B	Beveridge Williams	17-12-2024

LOT 2 IN DP1293342 ROY WATTS ROAD, GLENFIELD				

Approved Documents:

- Station Character Area and Stage 1 DA Works Urban Design Report, Author: Hill Thalis A+UP, Dated: 18 December 2024, Pages: 1 – 47.
- Noise and Vibration Impact Assessment, Author: JHA Services, Dated: 17/12/2024, Pages: 1 – 53.
- Arboricultural Impact Assessment, Author: Ecological Australia Pty Ltd, Dated: 13/12/2024, Pages: 1 – 51.
- Engineering Report, Author: Infrastructure & Development Consulting, Revision: B, Dated: 27 June 2025, Pages: 1 – 89 (as updated by the Engineering Plans, Rev D, dated 08.07.2025 approved under this consent).
- Geotechnical Investigation for Bulk Earthworks, Author: Geotech Testing Pty Ltd, Dated: 30 April 2024, Pages: 1 – 75.
- Biodiversity Approvals Assessment Report, Author: Eco Logical, Dated: 18 December 2024, Pages: 1 – 72.
- Attachment A, Author: Transport for NSW, Dated:13 August 2025, Pages: 2 – 4.

Endeavour Energy Documentation:

- Development Application and Planning Proposal Review NSW Planning Portal Concurrence and Referral, CNR-77969, Author: Endeavour Energy, Dated: 2/03/2025, Pages: 1 – 16.
- Standard Conditions for Development Applications and Planning Proposals, Author: Endeavour Energy, Version: 10, Dated: January 2025, Pages: 1 – 69.
- Best Practice Guide – Preventing Damage to Underground Services, Pages: 1 – 21.
- Asbestos Product Guide, Author: Ausgrid, Dated: October 2013, Pages: 1 – 22.
- Electrical Safety, Author: Endeavour Energy, Pages: 1 – 2.
- Overhead Construction Aerial Consumers Mains Minimum Clearances, Author: Endeavour Energy, Dated: 27-02-13.
- Terms of Restriction on the Use of Land - Fire Rating of Buildings, Author: Endeavour Energy, Dated: July 2021, Pages: 1 – 2.
- Terms of Positive Covenant – Fire Screen Wall, Pages: 1.
- Flood Response and Impacts on Electricity Distribution Network, Author: Endeavour Energy, Pages: 1 – 12.
- Underground Cable Easement Approved Conditions, Author: Endeavour Energy, Dated: 29/8/23, Pages: 1 – 4.

	• General Restrictions Applying to Activities Near Overhead Powerlines, Author: Endeavour Energy, Dated: 1 July 2024, Pages: 1 – 4. • Fencing, Regular Easement Maintenance, Retaining Walls, Author: Endeavour Energy, Dated: 20/2/24, Pages: 1 – 6. • Land Interest Guidelines for Network Connection Works, Author: Endeavour Energy, Dated: December 2022, Pages: 1 – 52. • Living with Easements, Author: Endeavour Energy, Pages: 1 – 9. • Easements and Property Tenure, Author: Endeavour Energy, Dated: 06/03/2017, Pages: 1 – 52. • Power Line Safety for Pilots, Author: Endeavour Energy, Pages: 1 – 2. • Where to Draw the Line on Safety Clearances from Electricity Assets, Author: Endeavour Energy, Dated: March 2024, Pages: 1 – 18. • Living Safely with Electricity, Author: Endeavour Energy, Pages: 1 – 2. • Safety Plan for Plumbers, Author: Endeavour Energy, Pages: 1 – 2. • Erection and Dismantling of Scaffolding in Proximity to Endeavour Energy Overhead Assets, Author: Endeavour Energy, Pages: 1 – 5. • Service and Installation Rules of New South Wales, Author: State of New South Wales, Dated: October 2019, Pages: 1 – 148. • Work Near Overhead Power Lines, Author: Workcover, Pages: 1 – 72. • Work Near Underground Assets – Guide, Author: Safework NSW, Dated: 2007, Pages: 1 – 63. *Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.*
2.	**General Terms of Approval from Approval Bodies** The development must be undertaken in accordance with all the General Terms of Approval (GTA) of the following approval bodies under Section 4.46 of the Environmental Planning and Assessment Act 1979: • Document reference: DA20250120000243-Original-1, Author: NSW Rural Fire Service, Pages: 1 – 5, Dated: 6 March 2025. • Document reference: IDAS-2025-10078, Author: Department of Planning and Environment-Water, Pages: 1 – 5, Dated: 16 April 2025. The requirements of the GTA must be incorporated in the development before work commences and where required by the GTA relevant approvals must be granted before the issue of a subdivision certificate. *Condition reason: To comply with requirements issued by approval bodies.*

3. **Transport for NSW (Sydney Trains)**

The development must be undertaken in accordance with the conditions of approval issued by Transport for NSW forming part of this consent, and throughout the relevant stages of the development.

Condition reason: To comply with Transport for NSW requirements.

4. **Endeavour Energy Requirements**

The development must be undertaken in accordance with the conditions of approval and all associated documents, guidelines and drawings issued by Endeavour Energy forming part of this consent, as relevant, and throughout the relevant stages of the development.

Condition reason: To comply with Endeavour Energy requirements.

5. **Building Height**

Despite any provision of an environmental planning instrument limiting building height to 2 storeys, the following forms of future residential accommodation within the R3 Medium Density Residential zone are permitted to be 3 storeys high:

a. an attached dwelling
b. a dual occupancy
c. a dwelling house
d. a dwelling that forms part of multi-dwelling housing
e. a semi-detached dwelling
f. a dwelling contained within a residential flat building
g. a dwelling that forms part of shop-top housing

Condition reason: To permit 3 storey high residential development which enables a transition in buildings heights.

6. **Floor Space Ratio**

The maximum floor space ratio for any building(s) on the nominated development lot is not to exceed the maximum floor space ratio as shown in the table below.

Development lot	Maximum Floor Space Ratio
L1.1 (Future lot 10)	1.67:1
L2.1 (Future lot 11)	2.45:1
L2.2 (Future lot 12)	3.14:1
L3.1 (Future lot 13)	3.12:1
L3.2 (Future lot 14)	3.17:1
L4.1(Future lot 15)	3.04:1

Condition reason: To nominate a range of floor space ratio controls to provide a transition in built form and land use intensity.

7. **Heritage NSW – General**

a. All on-site personnel are to be made aware of their obligations under the National Parks and Wildlife Act 1974, this includes protection of Aboriginal sites and the reporting of any new Aboriginal, or suspected Aboriginal, heritage sites. This may be done through an onsite induction or other suitable format.

	b. No Aboriginal objects may be harmed without an approval from Heritage NSW under the National Parks and Wildlife Act 1974. c. If any Aboriginal object(s) are discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the proponent must: - Not further harm the object(s) - Immediately cease all work at the particular location - Secure the area so as to avoid further harm to the Aboriginal object(s) - Notify NSW Environment Line as soon as practical by calling 131 555 or emailing: info@environment.nsw.gov.au, providing any details of the Aboriginal object(s) and its location - Not recommence any work at the particular location unless authorised in writing by Heritage NSW. d. If harm to Aboriginal objects cannot be avoided, an application for an Aboriginal Heritage Impact Permit must be prepared and submitted to Heritage NSW before work may continue. e. In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and Heritage NSW contacted. *Condition reason: To ensure the protection of Aboriginal sites and no additional harm is caused should Aboriginal cultural heritage be encountered.*
8.	**Tree Removal and Protection** a. 158 trees are approved for removal and 36 trees are approved for retention as outlined in Appendix D of the approved Arboricultural Impact Assessment. In addition, the small group of Casuarina trees are approved for removal to accommodate the maintenance track and turning circle leading to the stormwater basin. b. Tree protection measures shall be applied to all trees to be retained as outlined in Section 3.2, Section 4.3, Section 4.4, Table 4 and Appendix E of the approved Arboricultural Impact Assessment. c. Approved tree works should not be carried out before the installation of tree protection measures. d. All tree pruning (including roots), and removal is to be carried out by an arborist with a minimum AQF Level 3 qualification in Arboriculture. e. All tree work must be in accordance with Australian Standard AS 4373-2007, Pruning of Amenity Trees and the NSW WorkCover Code of Practice for the Amenity Tree Industry (1998). f. Any additional construction activities within the TPZ of the subject trees must be assessed and approved by the project arborist and must comply with AS 4970-2009 - Protection of trees on development sites. g. If any additional trees are proposed to be removed during the construction phase that are not identified for removal in this report (i.e. those in the 'retain' or 'retain if possible' categories), this will require additional approval by Council. h. A project arborist (AQF Level 5 Consulting Arborist) shall be engaged to supervise work within the TPZ of trees identified for retention.

	i. A copy of the approved Arboricultural Impact Assessment shall be available on-site before tree removal work commences and during tree removal works. j. Hold points are specified in the schedule of works below to ensure trees are adequately protected during construction. It is the responsibility of the principal contractor to complete each of the tasks. a. Trees that are approved for removal should be indicated clearly on site with spray paint on trunks. Trees identified for removal should not be removed until tree protection measures for retained trees are installed and deemed to be in accordance with AS 4970 Protection of Trees on Development Sites by the project arborist. b. An onsite meeting should be conducted with attendee's subject but not limited to the project arborist, site manager and construction personnel team to walkthrough the general tree protection measures installed for trees to be retained. This meeting should also be conducted to inspect trees listed in Section 3. 2 of the approved Arboricultural Impact Assessment, to discuss work methodologies, to ensure retention remains viable, and/or to identify further protection measures required. c. The project arborist is to provide brief summary reports throughout works (i.e. following pre-construction stage, following monthly inspections, and at final sign-off), detailing tree protection measures and providing recommendations for further work or rectification of measures (if required). *Condition reason: To manage the removal, retention and protection of trees.*
9.	**Street Lighting - Public** The person or entity having the benefit of this consent must, at no cost to Council, provide LED public street lighting and pedestrian laneway lighting. Lighting is to comply with Australian Standard 1158 (AS 1158), and the standards and materials list of the local energy network provider. Notes: • The Public Lighting Design Brief (PLDB) submitted to Council must include details of road types and widths. • The Notification of Change in Charges (NOCC) form is to be submitted to Council in .xlsx and .pdf format, and include a copy of the development consent, reticulation plan, duct trench and easement plan, and the Registered Lighting Practitioner's design and schedules. • The review of the PLDB and NOCC may incur a fee (refer to Council's Schedule of Fees and Charges at time of submission). • The applicant is to provide Council a complete Accredited Service Provider Level 3 (ASP3) & Registered Lighting Practitioners drawing package in .xlsx, .pdf and .dwg file formats. • The applicant is to provide Council Works as Executed (WAE) drawings by the relevant Accredited Service Provider Level 1 (ASP1) in both .pdf and .dwg file format. *Condition reason: To specify requirements for street lighting.*
10.	**Environmental Noise Emission Assessments** Future development shall be designed to achieve compliance with the applicable environmental noise limits as outlined in the approved Noise and Vibration Impact Assessment. Further Environmental Noise Emission Assessments may be required to be undertaken to support future development applications.

	Condition reason: To provide an acceptable level of amenity.
11.	**Engineering Design Works** The detailed design for Construction Certification of all engineering works shall be generally in accordance with the layout and alignment of the approved plans and documents in Condition 1, and generally in accordance with the requirements of Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended), Engineering Design for Development (as amended) guide and the Campbelltown (Sustainable City) DCP 2015 (as amended). *Condition reason: To comply with the approved plans and Council requirements for engineering works.*

BEFORE WORK COMMENCES

12.	**Erection of signs** Before work commences, 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 hours in which all works can occur e. Showing the name, address and telephone number of the Certifying Authority for the work. Any such signs are to be maintained while the 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.*
13.	**Toilet on site** Before work commences, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved 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 workers.
14.	**Hoarding / fence** Before work commences, a hoarding or fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place in accordance with Work Cover requirements. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. A separate land use application under *Section 68 of the Local Government Act 1993* shall be submitted to and approved by Council prior to the erection of any hoarding on public land. *Condition reason: To protect workers, the public and the environment.*
15.	**Sydney Water** Before work commences, 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 Certifying Authority before work commences. 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.*
16.	**Utility servicing provisions** Before work commences, 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. *Condition reason: To ensure relevant utility and service providers' requirements are provided to the certifier.*
17.	**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 Certifying Authority before work commences. 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.*
18.	**Trade waste**

	Before work commences, 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.*
19.	**Public property** Before work commences on the land, the applicant shall advise Council of any damage to property controlled by Council which adjoins the site including kerbs, gutters, footpaths, walkways, reserves 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.*
20.	**Heritage NSW – Exclusion Zone** Before work commences, an exclusion zone is to be erected around culturally modified tree GS1 ST (AHIMS # Pending) and the recorded GPS location of GPP IF6 (AHIMS #45-5-5899). The extent of the exclusion zone is to be at least 10 meters from the base for the tree and the find, respectively, and signified through an installed fence. The fenced exclusion zone is to be maintained until all works associated with Stage 1 have concluded. *Condition reason: To ensure the protection of Aboriginal sites and no additional harm is caused should Aboriginal cultural heritage be encountered.*
21.	**Biodiversity Management Plan** Before work commences, a Biodiversity Management Plan (BMP) shall be prepared and approved by a suitably qualified and experienced ecologist detailing actions to be undertaken to manage fauna during vegetation removal. The BMP shall be consistent with the Office of Environment and Heritage NSW "Code of Practice for Injured, Sick and Orphaned Protected Fauna" 2011. The BMP shall include: a. Biodiversity management strategies to be implemented, including measures during the pre-clearing process. b. A fauna rescue and release procedure. During tree removal, a licensed wildlife carer or ecologist is required to be on site as a fauna handler/rescuer. c. A procedure for controlling the introduction and spreading of weeds and pathogens, including hygiene protocols and the arrangements for monitoring. d. Strategies to re-use tree hollows, logs, coarse woody debris and bush rock. i. Tree hollows to be removed are to be salvaged from trees and placed in retained or nearby bushland areas under the direction of an ecologist. ii. For tree hollows not able to be salvaged, they are to be replaced with nest boxes or artificial hollows at a ratio of two nest boxes/artificial hollows for every one tree hollow removed. e. A procedure for dealing with unexpected threatened species finds. As a minimum, the procedure shall include:

i. stop work arrangements in the immediate area of the threatened species.
ii. notification and communication protocol.
iii. consultation with the specialists to assess the significance of the find.
iv. any approvals, licences or permits required prior to recommencing works.

The development shall be carried out at all times in accordance with the approved BMP.

Condition reason: To manage impacts to biodiversity.

22. **Tree Compensation**

Before work commences, including vegetation removal, in accordance with Council's Koala Plan of Management, the applicant must pay Campbelltown City Council a fee of $1,750 + CPI (50 x $35 per replacement tree) to compensate for the removal of tree numbers: 12, 13 and 14 identified within the approved Arboricultural Impact Assessment. Evidence of payment must be submitted to Council's Manager Development Assessment (or equivalent) for written approval.

The tree compensation ratio is outlined in the table below:

Tree Number	**Botanical name DBH (mm)**	**Compensation**
12	Eucalyptus Microcorys 280	1:15
13	Eucalyptus Microcorys 220	1:15
14	Eucalyptus Microcorys 300	1:20
Total		**50**

Condition reason: To comply with Council's Koala Plan of Management.

23. **Construction Noise and Vibration Management Plan**

Before work commences, a Construction Noise and Vibration Management Plan shall be prepared and implemented in consultation with an Acoustic Engineer.

Condition reason: To protect the amenity of the existing educational uses.

24. **Geotechnical Report**

Before work commences, where proposed excavation and/or filling exceed 900mm in depth or where the subject site is identified as being filled land, a geotechnical report prepared by a NATA registered laboratory shall be submitted which indicates that the land will not be subject to subsidence, slip, slope failure or erosion.

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

25. **Soil and Water Management Plan**

Before work commences, a Soil and Water Management Plan (SWMP) must be prepared by a professional engineer registered on the NER with relevant experience, generally in accordance with methodologies and requirements of Landcom's Managing Urban Stormwater - Soils and Construction - March 2004 (aka The Blue Book), Council's LEP, DCP, and

	Engineering Design for Development guide, to the satisfaction of the Certifying Authority. *Condition reason: To ensure no sediments or substances other than rainwater enters the stormwater system and waterways.*
26.	**Road Construction (New)** Before the commencement of any road works approved under this Consent, the applicant shall submit and have approved by the Certifying Authority, detailed road design plans that are generally consistent with Stage 1 of the approved plans and documents listed in Condition 1 and Council's Engineering Design for Development guide (as amended). The traffic loadings to be adopted for the design of the road pavements shall be as follows: Road Number | Traffic Loading (ESA) 1, 2, 3, 4, 5 | 3×10^5 All road pavements shall be designed in accordance with Council's Engineering Design for Development guide (as amended) and shall meet the operational objectives of Road Category D for Local Streets. Full construction of all new roads shall be in accordance with the approved detailed road designs and the requirements detailed in Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and Engineering Design for Development (as amended) guide. All roads and associated works to be handed to the Council as public infrastructure, are to be inspected by the Council at all key stages of the construction of that work. A subdivision certificate shall not be issued until all associated road works have been completed to Council's satisfaction. *Condition reason: To comply with Council requirements for engineering works.*
27.	**Culvert Design** Before work commences, the applicant shall submit engineering details of the required culvert structures in Glenfield Road as generally shown in the approved Engineering Plans prepared by Infrastructure & Development Consulting, dated 8.07.2025, Rev D. The applicant shall engage a suitably qualified and experienced structural and geotechnical engineer to design the proposed culvert structures in Glenfield Road. The detailed structural design plans and certification documents shall be submitted to the Certifying Authority for review and approval. The design shall meet relevant Australian standards and comply with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and *Engineering Design for Development (as amended)* guide. *Condition reason: To comply with Council requirements for engineering works.*
28.	**Raised Pedestrian Threshold** Before work commences, the Certifying Authority must ensure the proposed raised concrete pedestrian threshold in Road 02 is designed perpendicular to the road. Details of this must be shown on the plans and submitted to the Certifying Authority for approval.

	Condition reason: To ensure roadworks are suitably designed.
29.	**Traffic Committee** Before work commences, the applicant shall submit plans and obtain approval from Council's Local Traffic Committee for the construction of any prescribed traffic control devices and traffic control facilities and all associated line marking and/or sign posting. Early submission to Council's Local Traffic Committee is suggested. *Condition reason: To ensure any required traffic control devices and facilities, line marking and sign posting is provided.*
30.	**Traffic Control Plans** Before work commences, the applicant shall prepare a Traffic Control Plan (TCP) in accordance with TfNSW's *Traffic Control at Work Sites Technical Manual* and Australian Standard *AS 1742.3 (as amended)* and obtain approval from an accredited person. A copy of the approved TCP shall be kept on site for the duration of the works, in accordance with *Work Cover Authority* requirements and a copy shall be submitted to Council for its records. *Condition reason: To manage construction traffic impacts on the locality.*
31.	**Stormwater Management Plan (Green Field Subdivision)** Before work commences, plans, electronic models and other supporting information indicating all engineering details and calculations relevant to site regrading and the collection and disposal of stormwater from the site and adjacent catchments, shall be submitted for assessment and approval by the Certifying Authority. Stormwater shall be managed generally in accordance with the approved Engineering Report prepared by Infrastructure & Development Consulting, dated 27 June 2025, and the approved Engineering Plans prepared by Infrastructure & Development Consulting, dated 8.07.2025, Rev D. All proposals shall comply with the requirements detailed in Council's *Engineering Design for Development (as amended)* guide, *Australian Rainfall and Runoff (current version)*, and the *NSW Floodplain Development Manual*. *Condition reason: To protect the operation of stormwater systems.*
32.	**Water Quality** Before work commences, plans, electronic models, associated reports and other supporting information indicating all engineering details and calculations relevant to the water quality treatment of stormwater from the site shall be submitted for assessment and approval by the Certifying Authority. All proposals shall generally comply with the performance outcomes required of the relevant guidelines of the Department of Planning, Housing and Infrastructure, Council's *Engineering Design for Development (as amended)* guide and the applicable *Development Control Plans*. All treatment devices, including the bioretention basin, shall be designed and certified by a qualified and experienced engineer. *Operation and Maintenance Manuals* and *Maintenance Schedules* for the proposed gross pollutant trap and bioretention basin shall also be submitted to the Certifying Authority for approval. If Council is not the Certifying Authority, a copy of the *Operation and Maintenance*

	Manuals and *Maintenance Schedules* shall be submitted to Council for its records. *Condition reason: To comply with Council requirements for engineering works.*
33.	**Staging and Commissioning of Bio-Retention Basin** Before work commences, the Certifying Authority must ensure that the proposed bio-retention basin is designed and constructed to operate as a sediment basin throughout the construction phase and remain in operation as a sediment basin upon completion of all subdivision works under Stage 1 of this Concept Plan approval. Final commissioning of the bio-retention basin (including all final layers as approved) must not occur until at least 80% of upstream construction activities have been completed. This is to minimise sedimentation and ensure the basin performs as intended once fully operational. Details of this staging and functionality must be clearly shown on the plans. *Condition reason: To comply with Council requirements for engineering works.*
34.	**Dilapidation Report** Before work commences, the applicant shall submit a dilapidation report for all buildings within 50m of the boundary of the works and for any other infrastructure that may be affected by the works on the subject site. *Condition reason: To ensure the condition of public infrastructure is recorded before the commencement of any works.*
35.	**Vehicle turning movements** Before work commences, vehicle swept paths shall be prepared by an appropriately qualified person using Autodesk Vehicle Tracking. The assessment must consider appropriate design and check vehicles in accordance with Table 2.3 of *Austroads Design Vehicles and Turning Path Templates, AP-G34-23* (as amended). The analysis must demonstrate that: a. The design vehicle can safely manoeuvre through all bends and intersections within the proposed road network, remain within its designated lane, and maintain minimum clearances in accordance with Austroads Guidelines. b. The check vehicle can successfully navigate all bends and intersections within the proposed road network. A qualified and experienced traffic engineer must provide certification to the Certifying Authority confirming that the road design complies with Austroads Guidelines and meets the requirements of this consent condition. *Condition reason: To ensure roads are designed to cater for vehicle turning movements.*
36.	**Civil Works under S138 Roads Act** Before road construction commences, approval under Section 138 of the Roads Act must be obtained from both the Road Authority and/or Council for the following works within Glenfield Road: a. Culvert upgrade works,

	b. Intersection tie-in works c. Stormwater works within any public road reserve d. Upgrade of the driveway crossing providing access to the basin, in accordance with Council's Standard Drawing SD-R10, e. Removal of the existing kerb median island located along the road centreline adjacent to the basin access, to facilitate entry and exit of all median rigid vehicles to and from the north of Glenfield Road, f. Footpath and pram ramp construction, and g. Any other associated civil works and restoration works. Detailed engineering plans for the proposed works in Glenfield Road shall be submitted to the Road Authority and/or Council for approval, as necessary. All works shall be carried out in accordance with Roads Act approval including the stamped approved plans and Council specifications. Note: Any variations to the listed requirements, as approved by Council and the Road Authority, shall be deemed compliant.
37.	**Road Safety Audit – Preconstruction** Before work commences, a Road Safety Audit must be conducted by an independent suitably qualified professional. This audit is to assess the proposed design and identify any potential safety risks. Works must not commence until the audit findings have been addressed to the satisfaction of the appointed Certifying Authority. *Condition reason: To identify and reduce potential risks to users of roads and pedestrian facilities.*
38.	**Construction Traffic/Pedestrian Management Plan** Before work commences, the applicant shall submit separate Construction Traffic/Pedestrian Management Plans (CTMP's) for the demolition, excavation and construction stages of the development for approval. The CTMP's shall include, but not be limited to, the following details; a. The staging and timing of the construction works. b. Perimeter fencing and hoarding requirements. c. Locations of temporary vehicular entry points to the site. d. Provisions for pedestrian traffic and any diversions that are proposed. e. Hoisting arrangements for cranes, travel towers or lift operations. f. The number and type of vehicles to be used during the demolition stage, their proposed routes, turning paths and parking arrangements. g. Work zone, Road Occupancy and Standing Plant application requirements, if proposed. h. Traffic control associated with road occupancy and standing plant. i. Waste collection areas. In preparing the CTMP's, the applicant shall address all relevant NSW road rules and consideration shall be given to public notification. Copies of the approved CTMP's shall be kept on site for the duration of the works, in accordance with Work Cover Authority requirements and copies shall also be forwarded to Council for its records. Council reserves the right to request modification to the CTMP's during the development works, in order to maintain adequate and safe management of vehicle and pedestrian traffic.

	Condition reason: To manage construction traffic and impacts to pedestrians in the locality.
39.	**Basin Maintenance Access Trail** Before work commences, the Certifying Authority must ensure that the full extent of the basin maintenance access trail has been designed in accordance with SD-R10 of Council's Standard Drawing. The pavement plan and design documentation shall be submitted to the Certifying Authority for approval. *Condition reason: To comply with Council requirements for engineering works.*
40.	**Vehicular Access During Construction** Before work commences, 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. *Condition reason: To ensure that construction vehicles do not disturb soil.*

DURING WORKS

41.	**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.*
42.	**Erosion and sediment control** Erosion and sediment control measures shall be provided and maintained throughout the duration of works, in accordance with the requirements of the manual – Soils and Construction (2004) (Bluebook), the approved plans and Council specifications. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated. *Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater and waterways.*
43.	**Dust nuisance** Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the Landcom's Managing Urban Stormwater: Soils and Construction, Volume 1 (the Blue Book). Construction areas shall be treated/regularly watered to the satisfaction of the Certifying Authority. *Condition reason: To minimise the impacts of the development on the environment.*
44.	**Excess Material** All excess material not required to be reused on Site is to be removed from the site. The spreading of excess material or stockpiling on site will not be permitted without prior written

	consent from Council. *Condition reason: To ensure that the levels of the land remain consistent with the approved plans.*
45.	**Earth Works / Filling Works** All earthworks, including stripping, filling, and compaction shall be: a. Undertaken in accordance with Council's *Specification for Construction of Subdivisional Roads and Drainage Works (as amended),* Australian Standard *AS 3798 Guidelines for Earthworks for Commercial and Residential Development (as amended),* and the approved construction drawings; b. Supervised, monitored, inspected, tested and reported in accordance with Australian Standard *AS 3798 Appendix B 2(a) Level 1 and Appendix C* by a NATA registered laboratory appointed by the applicant. Two collated copies of the report and fill plan shall be forwarded to Council; and c. Certified by the laboratory upon completion as complying, so far as it has been able to determine, with Council's specification and Australian Standard *AS 3798*. *Condition reason: To ensure earthworks are carried out in accordance with the relevant Australian Standards and Council's DCP.*
46.	**Fill Material** Any fill material imported to the site shall be Excavated Natural Material (ENM), or material that is subject to a Resource Recovery Order and Resource Recovery Exemption under the Protection of the Environment Operations (Waste) Regulation 2014 and specified by the Environment Protection Authority. Should material that is subject to a Resource Recovery Order and Resource Recovery Exemption be utilised, the applicant must provide details to the Principal Certifier for approval outlining how the fill material is compliant with the relevant Resource Recovery Order and Resource Recovery Exemption. *Condition reason: To ensure any fill material is not contaminated and is safe for future occupants.*
47.	**Revegetation** Revegetation in accordance with the requirements of Landcom's *Managing Urban Stormwater: Soils and Construction, Volume 1 (the Blue Book)* shall be applied to all disturbed areas within seven days after completion of the earthworks. *Condition reason: To minimise dust nuisance and erosion.*
48.	**Public Safety** Any works undertaken in a public place are to be maintained in a safe condition at all times. In this regard, the applicant shall ensure that a safe, fully signposted passage, a minimum of 1.2 metres wide and separated from the works and moving vehicles by suitable barriers and lights, is maintained for pedestrians, including disabled pedestrians, at all times. The applicant shall ensure that traffic control is undertaken and maintained strictly in accordance with Australian Standard *AS 1742.3*, the requirements set out in the TfNSW's *Traffic Control at Work Sites Technical Manual (as amended),* all applicable Traffic Management and/or Traffic Control

	Plans. The contractor shall also ensure that all *Work Cover Authority* requirements are complied with. Council may at any time and without prior notification make safe any such works that be considered to be unsafe, and recover all reasonable costs incurred from the applicant. *Condition reason: To protect workers, the public and the environment.*
49.	**Public Reserve Treatment** A barrier fence in accordance with Councils specifications shall be erected on the boundaries of all proposed public reserve areas where they adjoin public roads. A lockable access point for Council maintenance vehicles shall be provided where required by Council. *Condition reason: To manage vehicular access between roads and public reserves.*
50.	**Compliance with Relevant Authority's Specifications** All design and construction work shall be in accordance with the approved plans and as relevant, the specifications within the documents below: a. Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended);* b. Council's *Engineering Design for Development (as amended)* guide*;* c. Council's applicable *Development Control Plan;* d. Landcom's *Managing Urban Stormwater: Soils and Construction, Volume 1 (the Blue Book)*; e. TfNSW *Traffic Control at Work Sites Technical Manual;* f. Australian Standard *AS 2890* various *(Parking Facilities)*; g. Australian Standard *AS 1742* various (*Manual of uniform traffic control devices)*; and h. Other relevant Australian Standards, Austroads and/or State Government publications. *Condition reason: To ensure earthworks are carried out in accordance with the relevant Australian Standards, best practice and Council's DCP.*
51.	**Pavement Thickness Determination** Road pavement shall be designed by a qualified geotechnical engineer based on a geotechnical report, prepared by a N.A.T.A. registered laboratory. The pavement design report shall be forwarded to Council and/or the Principal Certifier a minimum of 2 working days prior to the inspection of the exposed sub grade. The pavement design shall be prepared in accordance with Council's Engineering Design for Development (as amended). *Condition reason: To comply with Council requirements for engineering works.*
52.	**Residential Laybacks** The construction of any laybacks in the kerb and gutter shall be in accordance with Council's Residential Vehicle Crossing Specification and Engineering Design for Development (as amended) guide. Laybacks are to be constructed in accordance with the driveway location plan submitted to the Certifying Authority. *Condition reason: To facilitate future vehicle access.*

53.	**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 other 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.*
54.	**Inspections – Civil Works** The following stages of construction shall be inspected by the Certifying Authority: a. EROSION AND SEDIMENT CONTROL – • Direction/confirmation of required measures. • After installation and prior to commencement of earthworks. • As necessary until completion of work. b. STORMWATER PIPES – Laid, jointed and prior to backfill. c. SUBSOIL DRAINS – After: • The trench is excavated. • The pipes are laid. d. SUBGRADE – Joint inspection with a NATA Registered Laboratory after preliminary boxing, to confirm pavement report/required pavement thicknesses. e. SUBGRADE – 10/12 tonne 3-point roller proof test, density tests and finished surface profiles prior to placement of sub-base. f. CONDUITS – Laid and jointed prior to backfilling. g. PAVEMENT THICKNESS MEASUREMENT (Dips) – After placement of kerb and gutter and final trimming of sub-base. h. SUBBASE – 10/12 tonne 3-point roller proof test and finished surface profiles after finishing and prior to base course placement. i. BASECOURSE – 10/12 tonne 3-point roller proof test, density tests and finished surface profiles after finishing and prior to sealing. j. OVERLAND FLOWPATHS – After shaping and prior to topsoil/turf placement. k. CONCRETE PATHS, CYCLEWAYS, VEHICLE CROSSINGS AND LAYBACKS – Prior to pouring concrete. l. ASPHALTIC CONCRETE SEAL – Finished surface profiles after sealing. m. FINAL INSPECTION – All outstanding work. *Condition reason: To ensure required inspections are undertaken.*
55.	**Footpath and Shared Paths** Reinforced concrete footpaths and shared pathways shall be constructed in accordance with the approved plans, and in accordance with the requirements detailed in Council's *Engineering Design for Development (as amended)* guide and the applicable *Development Control Plan.* *Condition reason: To satisfy Council requirements for footpaths/shared paths.*

BEFORE ISSUE OF A SUBDIVISION CERTIFICATE

56.	**Payment of Section 7.11 Contributions** Before the issue of a subdivision certificate, payment of Section 7.11 contributions applicable under the Campbelltown Local Infrastructure Plan 2018 must be made for the six allotments to be created under this consent, unless a Voluntary Planning Agreement has been executed or a

	draft letter of offer accepted in relation to the provision of infrastructure and/or contributions. Based on $20,000 per allotment, the applicable payment is $120,000. *Condition reason: To contribute to the provision of public amenities and services to meet the increased demands created by the new development.*
57.	**Trees Final Inspection and Offset Planting** Before the issue of a subdivision certificate, a final inspection of trees to be retained should be undertaken by the project arborist after all major construction has ceased and following the removal of tree protection measures. Any loss of trees should be offset with replacement planting in accordance with consultation with Campbelltown City Council. *Condition reason: To inspect the condition of retained trees and replace any tree loss.*
58.	**Restriction on the Use of Land** Before the issue of a subdivision certificate, the applicant shall create appropriate restrictions on the use of land under Section 88B of the Conveyancing Act. a. *Floor Level Control – where applicable* b. *No Alteration to Surface Levels – subject to geotechnical advice* c. *Lots Filled – where applicable* d. *Access Denied – where applicable* e. *Set Back from Access Denied Roads – where applicable* f. *Uncontrolled Fill – where applicable* g. *Drainage Floor Level Control Easements - (100yr flow, depressed) – where applicable* h. *No Cut or Fill - (Existing Geotech Report from N.A.T.A. reg. Laboratory) – where applicable* i. *No Cut or Fill - (Geotech Report Required) – where applicable* j. *Lots with any other restrictions e.g. Refuse Collection – where applicable* k. *Drainage Easements – where applicable* The applicant shall liaise with Council regarding the required wording. Any lots subsequently identified during the subdivision process as requiring restrictions shall also be suitably burdened. The authority empowered to release, vary or modify these restrictions on the use of land shall be the Council of the City of Campbelltown. The cost and expense of any such release, variation or modification shall be borne by the person or corporation requesting the same in all respects. *Condition reason: To ensure appropriate restrictions on the use of land are created.*
59.	**Bond (Outstanding Work)** Before the issue of a subdivision certificate and to facilitate the release of the subdivision certificate, Council may accept bonding for outstanding asphaltic concrete work, footpath paving, vehicle crossings/driveways or other minor works. Following a written request from the applicant, Council will determine the bond requirements. All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution. *Condition reason: To accept bonding for outstanding work.*
60.	**Final Commissioning of Bioretention Basin – Outstanding Work Bond** Before the issue of a subdivision certificate, and to facilitate the release of the subdivision certificate, an outstanding works bond for the final commissioning of the bioretention basin

	shall be provided to Council. Following a written request from the applicant, Council will determine the bond requirements. All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution. *Condition reason: To accept bonding for outstanding work.*
61.	**Maintenance Security Bond** Before the issue of a subdivision certificate, a maintenance security bond of 5% of the contract value or $5000, whichever is the greater, shall be lodged with Council. This security will be held in full until completion of maintenance, minor outstanding works and full establishment of vegetation to the satisfaction of Council, or for a period of six months from the date of (completion of works to Council's satisfaction) release of the subdivision certificate, whichever is the longer. All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution. The applicant is responsible for applying to Council for the return of the bond. Should no request be made to Council for the return of the bond six years after the issue of the subdivision certificate, Council will surrender the bond to the *Office of State Revenue*. *Condition reason: To accept bonding for maintenance work.*
62.	**Classification of Residential Lots** Before the issue of a subdivision certificate, all residential lots are to be individually classified in accordance with guidelines contained in the Australian Standard *AS 2870-1996 Residential Slabs and Footings (as amended).* *Condition reason: To identify soil conditions and lot classifications for residential lots.*
63.	**Splay Corner (Residential)** Before the issue of a subdivision certificate, the applicant shall dedicate 4m x 4m splay corners in the property boundaries of all lots located adjacent to road intersections, at no cost to Council. *Condition reason: To satisfy Council's Engineering Design for Development.*
64.	**Works as Executed Plans** Before the issue of a subdivision certificate, the applicant shall submit to Council an electronic copy of fully marked up and certified work as executed plans in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and *Engineering Design for Development (as amended)* guide. The applicant shall **<u>also</u>** submit a copy of the Works as Executed information to Council in an electronic format in accordance with the following requirements: **Survey Information** • Finished ground and building floor levels together with building outlines. • Spot levels every five (5) metres within the site area. • Where there is a change in finished ground levels that are greater than 0.3.m between adjacent points within the above mentioned 5m grid, intermediate levels will be required. • A minimum of fifteen (15) site levels.

	• If the floor level is uniform throughout, a single level is sufficient. • Details of all stormwater infrastructure including pipe sizes and types as well as surface and invert levels of all existing and/or new pits/pipes associated with the development. • All existing and/or new footpaths, kerb and guttering and road pavements to the centre line/s of the adjoining street/s. • The surface levels of all other infrastructure. **Format** • MGA 20 (Map Grid of Australia 2020) Zone 56 - Coordinate System • All level information to Australian Height Datum (AHD) *AutoCAD Option* • The "etransmit" (or similar) option in AutoCAD with the transmittal set-up to include as a minimum: Package Type - zip File Format - AutoCAD 2004 Drawing Format or later Transmittal Options - Include fonts Include textures from materials Include files from data links Include photometric web files Bind external references The drawing is **not** to be password protected. *MapInfo Option* • Council will also accept either MapInfo Native format (i.e. .tab file) or MapInfo mid/mif. All surveyed points will **also** be required to be submitted in a point format (x,y,z) in either an Excel table or a comma separated text file format. *Condition reason: To certify the development has been constructed in accordance with the approved plans and Council requirements for engineering works.*
65.	**Engineering Documentation** Before the issue of a subdivision certificate, the applicant shall submit to Council the following documents: a. An electronic copy of fully marked up and certified work as executed plans in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and *Engineering Design for Development (as amended)* guide, one additional separate fully marked up copy of the plan sheet(s) and one copy of the line marking/signposting plan(s). b. An electronic copy of lot classification reports, geotechnical stability reports, dispersion tests, earthworks and fill placement reports, concrete core tests, sub grade and pavement density reports, structural and all other testing undertaken. c. An electronic copy of all compliance certificates in accordance with consent authority requirements, including supply of pipes and precast units, supply of sub-base material, supply of base course material, supply of concrete, and supply of bituminous materials. d. Checklist in spreadsheet format with all relevant consent conditions and comprehensive written justification and evidence of compliance with conditions. All reports/certificates shall be prepared by a N.A.T.A. registered laboratory or qualified engineer in accordance with the requirements detailed in Council's *Specification for*

	Construction of Subdivisional Road and Drainage Works (as amended) and *Engineering Design for Development (as amended)* guide and shall list the relevant compliance standard(s) and certify that the whole of the area of works or materials tested comply with the above specification. All reports/certificates shall be complete, fully referenced, clearly indicate the area or material tested, the location and required/actual values of all tests and retesting and be collated and suitably bound. *Condition reason: To certify the development has been constructed in accordance with the approved plans and Council requirements for engineering works.*
66.	**Structural Engineer's Certification** Before the issue of a subdivision certificate, all structures, including culverts / drainage structures, shall be certified by an appropriately qualified engineer as having been constructed in accordance with the approved design. An electronic copy of all documentation shall be submitted to Council for its records. *Condition reason: To certify the development has been constructed in accordance with the approved plans.*
67.	**Restoration of Public Roads** Before the issue of a subdivision certificate, any restoration of the public road pavement required as a result of the development, shall be carried out by Council and all costs shall be paid by the applicant. *Condition reason: To ensure any damage to public infrastructure is rectified.*
68.	**Public Utilities** Before the issue of a subdivision certificate, any adjustments to public utilities required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense. *Condition reason: To ensure any damage to public infrastructure is rectified.*
69.	**Service Authorities** Before the issue of a subdivision certificate, the following is required: a. Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development. b. Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development. c. Gas supplier (if relevant) - Evidence demonstrating that satisfactory arrangements have been made with a gas supplier to service the proposed development; and d. Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development. All construction work shall conform to the relevant authorities' specifications. *Condition reason: To ensure services that are essential for the development are available.*

70.	**House Numbers** Before the issue of a subdivision certificate, the applicant must request official addresses from Council by submitting a "Property Addressing Enquiry Form" on Council's website. The addresses allocated by Council must be shown on the subdivision certificate admin sheet. Early application of official addresses is suggested e.g. before work commences on the land. Before the issue of a subdivision certificate, all lot numbers shall be stencilled onto the kerb at appropriate locations with black numbers/letters 75 mm high on a white background using an approved pavement marking paint. *Condition reason: To ensure property details are clearly visible from the street for emergency services.*
71.	**Line Marking / Sign Posting Documentation (Subdivision)** Before the issue of a subdivision certificate, the applicant shall submit to Council for the Local Traffic Committee's records, an electronic copy of the work as executed plans for the line marking / sign posting in relation to the subdivision. The information shown on the plan shall be in accordance with the recommendations of the Traffic Committee and shall note the date/s of installation. *Condition reason: To certify line marking / sign posting has been provided in accordance with the approved plans.*
72.	**Road Safety Audit - Post Construction** Before the issue of a subdivision certificate, a Road Safety Audit of the completed works must be undertaken by an independent suitably qualified professional. The audit shall identify risks to all users of the road and pedestrian infrastructure. All recommended measures to eliminate or mitigate identified risks, as outlined in the audit report, shall be fully implemented. The subdivision certificate shall not be issued until the audit findings have been addressed to the satisfaction of the Principal Certifier. *Condition reason: To identify and reduce potential risks to users of roads and pedestrian facilities.*
73.	**CCTV footage verifying integrity of all new pipes and existing pipes** Before the issue of a subdivision certificate, the applicant shall provide CCTV footage to Council for all new and existing pits, pipes, and other integral structures (GPT, OSD tank etc) constructed within Council property including but not limited to road and drainage reserves. All CCTV recorded footage shall comply with the following requirements: • recorded files shall be in MP4 format. • file resolution shall be minimum 640 by 480 pixels, 3 Mbps and 25 frames per second • each pit, GPT, OSD tank, and pipe reach (i.e., between two pits), shall be provided as a separate file. • the files shall be titled corresponding with the unique drainage line, pit and pipe label provided in the associated stamped approved drawings/plans and • the speed and panning of the footage shall be sufficient to ensure good observation of all significant cracks, issues, anomalies, workmanship in the drainage system and that the system has been properly constructed. • the CCTV inspection shall be undertaken in accordance with the IPWEA Condition Assessment and Asset Performance Guidelines, Practice Note 5, Stormwater Drainage • a summary report (*.pdf format) shall accompany the footage and data.

Condition reason: To certify the integrity of pipes.

74. **Site Audit Statement**

Prior to subdivision certificate, a Section A Site Audit Statement must be issued by an EPA accredited Site Auditor for the land under development consent 2713/2024/DA-CW.

Condition reason: To ensure the land is not contaminated and is safe for future occupants.

75. **Hollow Replacement Boxes**

Before the issue of a subdivision certificate, four (4) hollow replacement boxes are required to be placed within the area of retained vegetation due to the removal of two (2) Hollow Bearing Trees. The size of the hollow replacement boxes shall reflect the size and dimensions of the hollow removed. All hollow replacement boxes shall be mounted at least 5 metres above the ground.

Condition reason: To protect and conserve biodiversity and habitat resources.

76. **Council Fees and Charges**

Before the issue of a subdivision certificate, the applicant shall ensure that all applicable Council fees and charges associated with the development have been paid in full. Written confirmation will be provided to the applicant following Council's final inspection and satisfactory clearance of the public area adjacent the site.

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

77. **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)	$90,822.25
Cumberland Plain Strategic Biodiversity Component HPC	$72,128.49
Total housing and productivity contribution	$162,950.74

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:

$$\frac{\textit{highest PPI number}}{\textit{consent PPI number}}$$

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

consent PPI number is the PPI number last used to adjust HPC rates when consent was granted, and

June quarter 2023 and ***PPI*** have the meanings given in clause 22 (4) of the Environmental Planning and Assessment (Housing and Productivity Contribution) Order

2023.

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**
Development consisting only of residential subdivision within the meaning of the HPC Order	Before the issue of the first subdivision certificate
High-density residential development within the meaning of the HPC Order for which no construction certificate is required	Before the issue of the first strata certificate
Development that consists only of residential strata subdivision (within the meaning of the HPC Order) or only of residential strata subdivision and a change of use of an existing building	Before the issue of the first strata certificate
Manufactured home estate for which no construction certificate is required	Before the installation of the first manufactured home

In the Table, ***HPC Order*** means the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023.

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 2023 exempts the development from the contribution. The amount of the contribution may also be reduced under the order, including if payment is made before 1 July 2025.

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

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

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

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

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

ADVISORY NOTES

A. Covenants

Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached. Persons to whom this permit is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.

B. 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 (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 excavation or planning activities.

C. 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 applicable 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.

D. Salinity

Please note that Campbelltown is an area of known salinity potential and as such any salinity issues should be addressed before building work commences. Further information regarding salinity management is available within Council's Engineering Design for Development Guide (as amended) and relevant Campbelltown City Council Development Control Plan (as amended).

Dictionary

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

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.
AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.
Building work means any physical activity involved in the erection of a building.
Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.
Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
Council means Campbelltown City Council.
Court means the Land and Environment Court of NSW.
EPA means the NSW Environment Protection Authority.
EP&A Act means the *Environmental Planning and Assessment Act 1979.*
EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021.*
Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.
Local planning panel means Campbelltown local planning panel.
Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.
Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.
Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.
Stormwater drainage system means all works and facilities relating to:

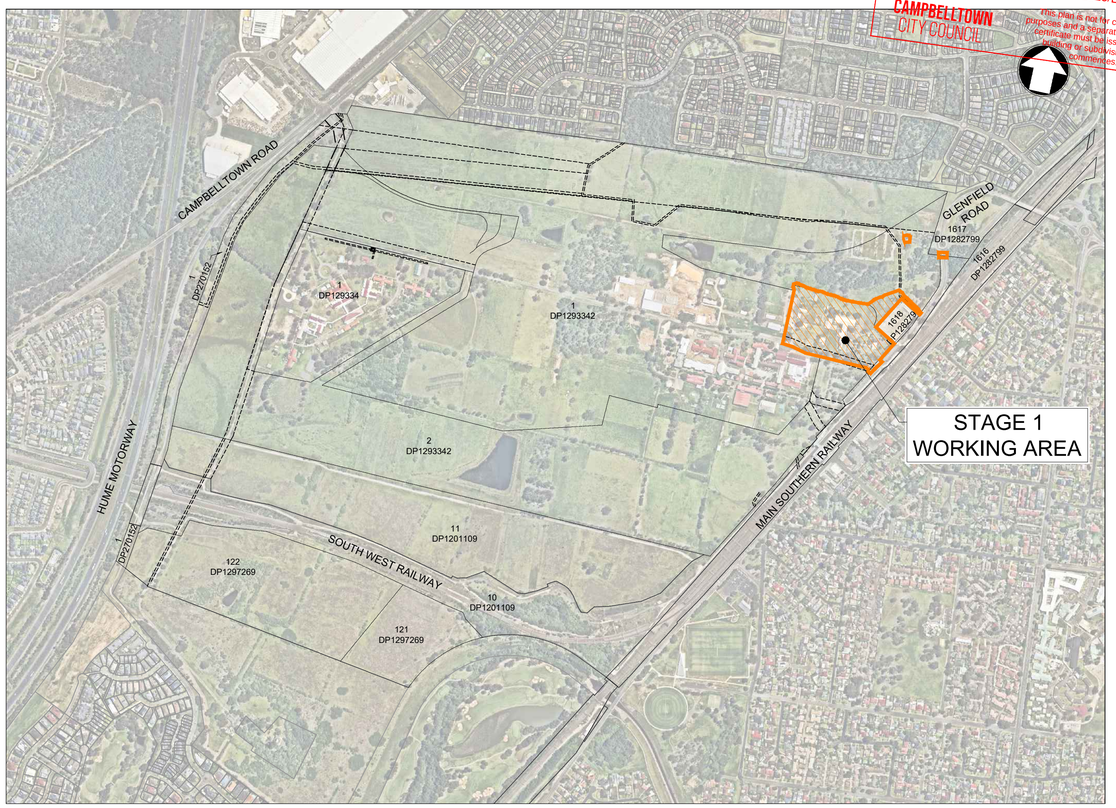
- the collection of stormwater,
- the reuse of stormwater,
- the detention of stormwater,
- the controlled release of stormwater, and
- connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.
Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.
Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.
Sydney district or regional planning panel means Sydney Western City Planning Panel (SWCPP).

idc
infrastructure & development consulting

PREPARED FOR:

LANDCOM



LOCALITY SKETCH
NTS

CAMPBELLTOWN CITY COUNCIL
This plan forms part of Development Consent No.
85/2025/DA-CD
This plan is not for construction purposes and a separate construction certificate must be issued before building or subdivision work commences.

LOT 2 DP 1293342 & LOT 1617 DP 1282799

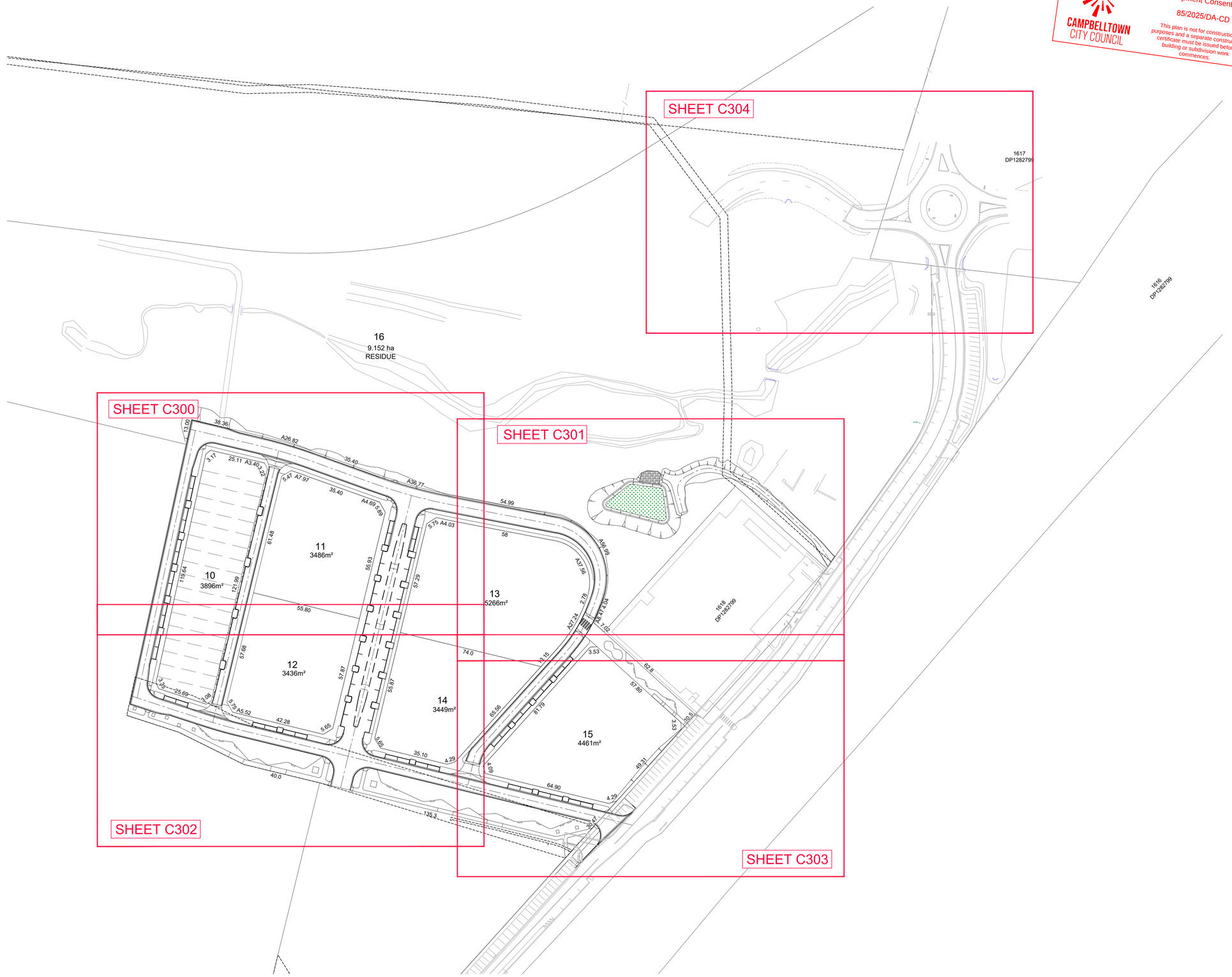
LANDCOM
GLENFIELD

STAGE 1 - DA DRAWINGS

ISSUED FOR CONCEPT DEVELOPMENT APPLICATION
FOR APPROVAL
23-034-DA-01-C010
08.07.2025

DRAWING LIST TABLE

NUMBER	DRAWING TITLE
C010	COVER SHEET
C100	GENERAL ARRANGEMENT PLAN
C105	NOTES AND LEGENDS SHEET
C106	SITE CONTEXT PLAN
C120	SEDIMENT AND EROSION CONTROL PLAN
C140	SEDIMENT AND EROSION CONTROL DETAILS
C160	CUT AND FILL PLAN
C180	SITE SECTIONS SHEET 1
C181	SITE SECTIONS SHEET 2
C200	ROAD ALIGNMENT CONTROL PLAN
C210	TYPICAL ROAD SECTION SHEET 1
C211	TYPICAL ROAD SECTION SHEET 2
C212	TYPICAL ROAD SECTION SHEET 3
C230	ROAD LONGITUDINAL SECTIONS SHEET 1
C231	ROAD LONGITUDINAL SECTIONS SHEET 2
C300	SITEWORKS PLAN SHEET 1
C301	SITEWORKS PLAN SHEET 2
C302	SITEWORKS PLAN SHEET 3
C303	SITEWORKS PLAN SHEET 4
C304	SITEWORKS PLAN SHEET 5
C400	EXISTING STORMWATER CATCHMENT PLAN
C410	PROPOSED STORMWATER CATCHMENT PLAN
C440	MUSIC CATCHMENT PLAN
C650	STORMWATER BASIN PLAN
C700	SIGNAGE AND LINEMARKING PLAN
C730	PAVEMENT PLAN
C760	VEHICLE SIMULATION PLAN SHEET 1
C761	VEHICLE SIMULATION PLAN SHEET 2
C762	VEHICLE SIMULATION PLAN SHEET 3
C763	VEHICLE SIMULATION PLAN SHEET 4
C764	VEHICLE SIMULATION PLAN SHEET 5
C765	VEHICLE SIMULATION PLAN SHEET 6
C766	VEHICLE SIMULATION PLAN SHEET 7
C767	VEHICLE SIMULATION PLAN SHEET 8



CAMPBELLTOWN CITY COUNCIL

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85/2025/DA-CD

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REV	DATE	DESCRIPTION	DRAWN	VER'D	APPR
D	08.07.25	ISSUED FOR APPROVAL	VT		AH
C	25.06.25	ISSUED FOR APPROVAL	EB		AH
B	15.05.25	ISSUED FOR APPROVAL	VT		AH
A	17.12.24	ISSUED FOR APPROVAL	VT		AH

1:1000 0 50m 100m

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PROJECT
LANDCOM
GLENFIELD
LOT 2 DP 1293342
STAGE 1

DRAWING TITLE
GENERAL ARRANGEMENT PLAN

SCALE 1:1000
STATUS DA
SIZE A1
DRAWING NO. 23-034-DA-01-C100
REV D

CAMPBELLTOWN CITY COUNCIL
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85/2025/DA-CD
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GENERAL NOTES

1. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL REQUIREMENTS AND / OR AS DIRECTED BY THEIR REPRESENTATIVE;
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT COUNCIL SPECIFICATIONS AND OTHER CONSULTANT DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK;
3. THE CONTRACTOR SHALL NOT ENTER UPON NOR DO ANY WORK WITHIN ADJOINING PROPERTIES WITHOUT THE WRITTEN PERMISSION OF THE OWNERS OR THE RELEVANT AUTHORITY;
4. NO TREES ARE TO BE REMOVED OTHER THAN THOSE NOTED ON PLAN WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM COUNCIL;
5. TREES TO BE RETAINED ON SITE SHALL BE PROTECTED BY SUITABLE BARRIER FENCING OR APPROVED EQUIVALENT PRIOR TO THE COMMENCEMENT OF WORKS;
6. INFRASTRUCTURE & DEVELOPMENT CONSULTING ACCEPTS NO RESPONSIBILITY FOR ANY SURVEY INFORMATION PROVIDED. ALL SURVEY INFORMATION SHOULD BE CONFIRMED BY A REGISTERED SURVEYOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES, OMISSIONS OR ERRORS SHALL BE REPORTED TO THE SUPERINTENDENT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK;
7. SURVEY MARKS SHALL BE RETAINED AT ALL TIMES WHERE POSSIBLE. IF A SURVEY MARK IS TO BE REMOVED THE SUPERINTENDENT IS TO BE NOTIFIED AND THE CONTRACTOR IS TO FIRST OBTAIN CONSENT FROM THE DEPARTMENT OF LAND AND PROPERTY INFORMATION NSW PRIOR TO REMOVAL;
8. THE CONTRACTOR IS TO ARRANGE FOR ALL SITE SET OUT AND CONTROL POINTS BY A REGISTERED SURVEYOR;
9. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE THE LINE AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS AND MAKE ARRANGEMENTS TO RELOCATE OR ADJUST IF NECESSARY. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT;
10. THE CONTRACTOR SHALL OBTAIN ALL REGULATORY AUTHORITY APPROVALS AT THEIR OWN EXPENSE;
11. THE CONTRACTOR SHALL MAINTAIN SERVICES AND ALL WEATHER ACCESS TO ADJOINING PROPERTIES AT ALL TIMES. IF REQUIRED THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICES TO MAINTAIN SUPPLY TO EXISTING BUILDINGS REMAINING IN OPERATION DURING THE WORKS. ONCE DIVERSION IS COMPLETE THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD. ALL WORKS TO BE TO THE SATISFACTION OF THE SUPERINTENDENT AND THE RELEVANT SERVICE AUTHORITY;
12. CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES;
13. ALL NEW WORKS TO MAKE SMOOTH TRANSITION WITH EXISTING CONDITIONS;
14. THE CONTRACTOR SHALL UNDERTAKE ANY TEMPORARY TRAFFIC CONTROL MEASURES AS REQUIRED BY COUNCIL. ALL WORKS TO BE IN ACCORDANCE WITH COUNCIL'S TRAFFIC MANAGEMENT POLICY. ALL APPROPRIATE WARNING SIGNAGE TO BE DISPLAYED FOR THE DURATION OF THE WORKS;
15. ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH THE RELEVANT CURRENT AUSTRALIAN STANDARDS AND LOCAL STATUTORY AUTHORITY CODES;
16. MEASUREMENTS ARE NOT TO BE SCALED FROM THE DRAWINGS;

EARTHWORKS NOTES

1. ALL EARTHWORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS3798 (2007) - GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS;
2. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF THE PROJECT GEOTECHNICAL REPORT;
3. ALL UNSUITABLE, SOFT OR WET MATERIALS ARE TO BE REMOVED AND REPLACED PRIOR TO FILLING;
4. ALL FILL MATERIAL TO BE FROM A SOURCE APPROVED BY THE SUPERINTENDENT AND IS TO BE OF SOUND CLEAN MATERIAL, OF REASONABLE STANDARD AND FREE FROM LARGE ROCKS, STUMPS, ORGANIC MATTER AND OTHER DEBRIS. MAXIMUM PARTICLE SIZE 75mm. PLASTICITY INDEX BETWEEN 2% AND 15%;
5. ALL FILL MATERIAL IS TO BE PLACED IN MAXIMUM 200mm LAYERS. COMPACTION OF EARTHWORKS AT OPTIMUM MOISTURE CONTENT (-1 TO +3%) SHALL CONTINUE UNTIL A DRY DENSITY RATIO OF 95% FOR LOT, LANDSCAPE AND NON-VEHICULAR PAVED AREAS, 100% FOR VEHICULAR AND ROAD PAVEMENT SUBGRADES, AND 96% BENEATH BUILDING SLABS ARE ACHIEVED IN ACCORDANCE WITH TEST METHOD AS1289 5.1.1;
6. ALL EARTHWORKS TO TAKE PLACE UNDER LEVEL 1 GEOTECHNICAL SUPERVISION UNLESS DIRECTED OTHERWISE BY THE SUPERINTENDENT OR THE CONDITIONS OF CONSENT. TESTING OF THE FILL MATERIAL SHALL BE CARRIED OUT BY AN APPROVED NATA REGISTERED LABORATORY;
7. EARTHWORKS TO BE STAGED SO THAT THE WORKING SURFACE IS ADEQUATELY DRAINED DURING THE PERIOD OF CONSTRUCTION;
8. IN AREAS OF FILL WHERE THE NATURAL SURFACE EXCEEDS 1(V):4(H) BENCHES ARE TO BE CUT TO PREVENT SLIPPING OF THE PLACED FILL MATERIAL AS REQUIRED BY THE SUPERINTENDENT;
9. ALL BATTERS TO BE SCARIFIED TO ASSIST WITH ADHESION OF TOPSOIL TO BATTER FACE;
10. THE CONTRACTOR IS TO CONTROL SEDIMENTATION, EROSION AND POLLUTION DURING EARTHWORKS IN ACCORDANCE WITH THE REQUIREMENTS OF "MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION";

CONCRETE NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH AS 3600 (UNO);
2. CONCRETE MIX PARAMETERS
- MAXIMUM AGGREGATE SIZE = 20mm
- SLUMP = 80mm
- ALL CONCRETE MUST BE CONSOLIDATED WITH MECHANICAL VIBRATORS
- CONCRETE STRENGTH AS PER BELOW

CONCRETE STRENGTHS (CIVIL WORKS ONLY)

USE	STRENGTH GRADE (28 DAYS)	CEMENT TYPE TO AS 3972
PITS	F'c = 32MPa	SL
PAVEMENTS	F'c = 32MPa	SL
KERBS	F'c = 25MPa	SL
MASS CONCRETE	F'c = 25MPa	GP

3. ALL REINFORCEMENT TO BE SUPPORTED IN ITS CORRECT POSITION DURING CONCRETING BY PLASTIC BAR CHAIRS. WIRE CHAIRS NOT PERMITTED. COVER MUST BE MAINTAINED AT ALL TIMES INCLUDING DRIP GROOVES. ENSURE TIE WIRES DO NOT PROTRUDE INTO THE COVER ZONE;
4. MINIMUM 40mm COVER TO REINFORCEMENT (UNO);
5. REINFORCEMENT AS SHOWN ON THESE PLANS IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY SHOWN IN THE TRUE PROJECTION OR SCALE;
6. ALL CONCRETE TO BE CURED AS FOLLOWS:
- KEEP SURFACE CONTINUOUSLY WET FOR 3 DAYS;
- PREVENT MOISTURE LOSS FOR THE NEXT 4 DAYS USING POLYTHENE SHEETING OR WET HESSIAN PROTECTED FROM WIND AND TRAFFIC, AND THEN ALLOW DRYING OUT;
- CURING COMPOUNDS MAY BE USED PROVIDED THAT THEY APPLY WITH AS3799 AND DO NOT AFFECT FINISHES;
- PVA BASED CURING COMPOUNDS MAY NOT BE USED.

7. REINFORCEMENT SYMBOLS AS FOLLOWS AS PER AS4671:

N	HOT ROLLED DEFORMED BAR, GRADE 500
R	PLAIN ROUND BAR, GRADE 250
SL / RL	HARD DRAWN WIRE FABRIC (SQUARE OR RECTANGULAR)

8. MINIMUM ALLOWABLE BEARING CAPACITY UNDER ALL CONCRETE FOUNDATIONS TO BE 150 KPa (UNO). BEARING CAPACITY TO BE CONFIRMED ON SITE BY A GEOTECHNICAL ENGINEER PRIOR TO COMMENCEMENT OF WORKS

STORMWATER NOTES

1. STORMWATER DRAINAGE DESIGN CRITERIA:
- MINOR SYSTEM = 5YR ARI
- MAJOR SYSTEM = 100YR ARI
2. ALL STORMWATER PIPES Ø375 TO Ø600 SHALL BE CLASS 2 APPROVED SIGPOT AND SOCKET REINFORCED CONCRETE PIPES WITH RUBBER RING JOINT (UNO);
3. ALL STORMWATER PIPES Ø675 OR LARGER SHALL BE CLASS 3 APPROVED SIGPOT AND SOCKET REINFORCED CONCRETE PIPES WITH RUBBER RING JOINT (UNO);
4. ALL UPVC STORMWATER PIPES TO BE DWV CLASS GRADE SN8 IN ACCORDANCE WITH AS 1260 (UNO)
5. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE STORMWATER PIPE CLASSES SUIT THEIR CONSTRUCTION EQUIPMENT AND METHODOLOGY AND TO CHECK ALL CONSTRUCTION LOADINGS ON THE PIPES. THE CONTRACTOR MUST ENSURE THAT THE MINIMUM COVER ABOVE EACH PIPE IS MAINTAINED AT ALL TIMES;
6. ALL STORMWATER PIPES TO BE LAID AT A MINIMUM GRADE OF 1% (UNO);
7. PIPE BEDDING TO BE TYPE H2 (UNO) FOR PIPES NOT UNDER PAVEMENTS AND TYPE HS2 FOR PIPES UNDER PAVEMENTS AS PER AS 3725. IN ALL CASES BACKFILL TRENCH WITH SAND TO 300mm ABOVE PIPE (UNO). WHERE PIPE IS UNDER PAVEMENT BACKFILL REMAINDER OF TRENCH TO UNDERSIDE OF PAVEMENT WITH SAND OR APPRVOED GRANULAR MATERIAL COMPACTED IN 150mm LAYERS TO MINIMUM 98% STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289 5.2.1;
8. ALL CONNECTIONS TO EXISTING DRAINAGE PITS TO BE MADE IN A TRADESMAN LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY TO BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH WITH NO PROTRUSIONS;
9. ALL CAST-IN-SITU CONCRETE STOMRWATER PITS TO BE MINIMUM 32MPa AT 28 DAYS (UNO);
10. PRECAST CONCRETE PITS MAY BE USED IN LIEU OF CAST-IN-SITU PITS SUBJECT TO REVIEW AND APPROVAL BY THE SUPERINTENDENT;
11. STORMWATER PITS DEEPER THAN 1m TO HAVE STEP IRONS INSTALLED IN ACCORDANCE WITH THE LOCAL OR STATUTORY AUTHORITY REQUIREMENTS;
12. 3m LENGTH OF SUBSOIL DRAIN WRAPPED IN APPROVED FILTER SOCK TO BE PROVIDED AT THE INVERT OF EACH INCOMING UPSTREAM PIPE ON EACH PIT;
13. DRAINAGE LINES ON PLAN ARE DIAGRAMMATIC ONLY AND PIPE CENTRELINES ARE TO ENTER AND EXIT PITS AT THE CENTRE OF THE RESPECTIVE PIT WALLS (UNO);
14. THE BASE OF ALL STORMWATER PITS TO BE BENCHED TO FACILITATE THE SMOOTH FLOW OF WATER;
15. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ADEQUATE SAFETY MEASURES SHALL BE PUT IN PLACE AT ALL TIMES DURING CONSTRUCTION TO MITIGATE THE POSSIBILITY OF PERSONNEL FALLING DOWN PITS;

ASPHALTIC CONCRETE NOTES

1. ASPHALTIC CONCRETE MIX DESIGN, MANUFACTURE, PLACING AND COMPACTION TO BE IN ACCORDANCE WITH:
- THE REQUIREMENTS OF THE PROJECT GEOTECHNICAL REPORT; AND
- COUNCIL'S RELEVANT CONSTRUCTION SPECIFICATION

SIGNAGE AND LINEMARKING

1. ALL SIGNPOSTING AND LINEMARKING TO BE PLACED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:
- AS 1742.2 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES;
- COUNCIL'S RELEVANT STANDARDS.
2. LOCATIONS OF SIGNS SHOWN ON THESE PLANS ARE INDICATIVE ONLY. SIGNS TO BE SETOUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ABOVE GUIDELINES;
3. ALL STREET SIGNS TO BE CHARCOAL POWDER COATED (UNO)

PAVEMENT LEGEND

- ASPHALTIC CONCRETE PAVEMENT — REFER TO DRAWING C210-C211 FOR DETAILS
- BASIN MAINTENANCE ACCESS TRACK — REFER TO DRAWING C650 FOR DETAILS
- PROPOSED LANDSCAPING — IN ACCORDANCE WITH LANDSCAPE ARCHITECTS REQUIREMENTS
- PROPOSED CONCRETE PAVEMENT — IN ACCORDANCE WITH COUNCIL DRAWING SD-R11
- PROPOSED DRIVEWAY — IN ACCORDANCE WITH COUNCIL DRAWING SD-R08

ALL PAVEMENTS ARE INDICATIVE ONLY. TO BE CONFIRMED BY GEOTECHNICAL ENGINEER ON SITE PRIOR TO COMMENCEMENT OF WORKS

CIVIL WORKS LEGEND

- VC — CONSTRUCT VEHICLE CROSSING IN ACCORDANCE WITH COUNCIL DRAWING No. SD-R08
- PR — CONSTRUCT KERB PRAM RAMP IN ACCORDANCE WITH COUNCIL DRAWING No. SD-R07
- KG — CONSTRUCT KERB AND GUTTER IN ACCORDANCE WITH COUNCIL DRAWING No. SD-R04
- KO — CONSTRUCT KERB ONLY IN ACCORDANCE WITH COUNCIL DRAWING No. SD-R04
- DD — CONSTRUCT DISH CROSSING IN ACCORDANCE WITH COUNCIL DRAWING No. SD-R04
- 10.0 — MAJOR CONTOUR
- MINOR CONTOUR
- A1 — STORMWATER DRAINAGE STRUCTURE / PIT NUMBER REFER PIT SCHEDULE
- KERB INLET PIT WITH LINTEL IN ACCORDANCE WITH COUNCIL DRAWING SD-S06
- SURFACE INLET PIT/JUNTION PIT IN ACCORDANCE WITH COUNCIL DRAWING SD-S11
- Ø375 SW — PROPOSED STORMWATER DRAINAGE LINE WITH PIPE SIZE
- PROPOSED STREET TREE PIT

REV	DATE	DESCRIPTION	DRAWN	VER'D	APPR
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A	17.12.24	ISSUED FOR APPROVAL	VT		AH

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PROJECT
LANDCOM
GLENFIELD
LOT 2 DP 1293342
STAGE 1

DRAWING TITLE
NOTES AND LEGENDS SHEET

SCALE
STATUS DA
SIZE A1
DRAWING NO. 23-034-DA-01-C105
REV D

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85/2025/DA-CD
CAMPBELLTOWN CITY COUNCIL
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LEGEND

- PROPOSED STAGE 1 WORKS AREA
- SITE CONTEXT - LANDCOM CONTROLLED SITE

REV	DATE	DESCRIPTION	DRAWN	VER'D	APPR
D	08.07.25	ISSUED FOR APPROVAL	VT		AH
C	25.06.25	ISSUED FOR APPROVAL	EB		AH
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A	17.12.24	ISSUED FOR APPROVAL	VT		AH

1:3500 0 175m 350m

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PROJECT
LANDCOM
GLENFIELD
LOT 2 DP 1293342
STAGE 1

DRAWING TITLE
SITE CONTEXT PLAN

SCALE 1:3500 | STATUS DA | SIZE A1
DRAWING NO. 23-034-DA-01-C106 | REV D

CAMPBELLTOWN CITY COUNCIL
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ROAD 04 (SCHOOL STREET)
ROAD 02 (CREEKSIDE STREET)
ROAD 05 (LANEWAY)
ROAD 03 (WATER STREET)
ROAD 02 (LINK STREET)
ROAD 01 (ROY WATTS RD EAST)
GLENFIELD ROAD

EXISTING TREES TO BE PROTECTED DURING THE WORKS IN ACCORDANCE WITH THE ARBORIST PLAN

UTILISE EXCAVATION FOR BIORETENTION BASIN AS A TEMPORARY SEDIMENT BASIN DURING EARTHWORKS PHASE. ALL WORKS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "BLUE BOOK"

PROVIDE TEMPORARY SANDBAG SEDIMENT TRAP. REFER TO DRAWING C140 FOR DETAILS (TYP)

PROVIDE TEMPORARY SEDIMENT TRAP FOR DROP INLET. REFER TO DRAWING C140 FOR DETAILS

PROVIDE TEMPORARY SEDIMENT FENCE AROUND PERIMETER OF WORKS. REFER TO DRAWING C140 FOR DETAILS (TYP)

PROVIDE STABILISED SITE ENTRANCE WITH SHAKER GRID. REFER TO DRAWING C140 FOR DETAILS (TYP)

1618 DP1302799

LEGEND

- TEMPORARY SEDIMENT FENCE. REFER DETAIL ON DRAWING C140
- SANDBAG SEDIMENT TRAP. REFER DETAIL ON DRAWING C140
- DROP INLET SEDIMENT TRAP. REFER DETAIL ON DRAWING C140
- STABILISED CONSTRUCTION ENTRANCE. REFER DETAIL ON DRAWING C140
- EXISTING TREES TO BE REMOVED
- EXISTING STRUCTURE TO BE DEMOLISHED AND REMOVED
- EXISTING TREES TO BE RETAINED AND PROTECTED
- EXISTING VEGETATION TO BE PROTECTED
- CUMBERLAND PLAIN CONSERVATION PLAN (CPCP) MAPPING EXTENT

SEDIMENT CONTROL NOTES

1. THIS PLAN PRESENTS AN INDICATIVE SOIL AND EROSION MANAGEMENT STRATEGY AND IS OF A CONCEPTUAL NATURE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT AND MANAGEMENT OF THE SITE AND PREPARING A DETAILED PLAN AND OBTAINING APPROVAL FROM THE RELEVANT AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY WORKS;
2. THIS PLAN IS TO BE READ IN CONJUNCTION WITH BOTH THE RELEVANT ENGINEERING PLANS AND THE GUIDELINES SET OUT IN "MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION" (ALSO KNOWN AS THE "BLUE BOOK");
3. ALL BUILDERS AND SUB-CONTRACTORS SHALL BE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS;
4. VEHICULAR TRAFFIC SHALL BE CONTROLLED DURING CONSTRUCTION WORKS WITH ACCESS CONFINED TO THE NOMINATED SITE ENTRANCE AS SHOWN ON THIS PLAN OR A LOCATION DETERMINED BY THE SUPERINTENDENT. AREAS TO BE LEFT UNDISTURBED SHALL BE MARKED OFF;
5. PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS THE SITE IS TO BE INSPECTED TO IDENTIFY AND APPROPRIATELY MARK:
   a) THE TREES TO BE REMOVED;
   b) THE TREES TO BE RETAINED AND APPROPRIATELY PROTECTED
6. ALL DISTURBED AREAS SHALL BE REVEGETATED WITHIN 14 WORKING DAYS OF COMPLETION OF FORMATION;
7. NO TREES ARE TO BE REMOVED WITHOUT WRITTEN PERMISSION FROM COUNCIL;
8. MANAGEMENT DEVICES TO BE MAINTAINED ON A REGULAR BASIS. WHERE CLEANING IS REQUIRED THE SEDIMENT SHALL BE REMOVED TO AN APPROPRIATE LOCATION AS NOMINATED BY THE SUPERINTENDENT;
9. DUST TO BE MINIMISED BY SPRINKLING LARGE DISTURBED AREAS WITH WATER WHEN REQUIRED
10. MANAGEMENT DEVICES TO REMAIN IN PLACE UNTIL THE COMPLETION OF THE MAINTENANCE PERIOD.

EROSION CONTROL SEQUENCE

WHERE PRACTICABLE, THE SOIL EROSION HAZARD ON THE SITE SHOULD BE KEPT AS LOW AS POSSIBLE. WORKS SHOULD BE UNDERTAKEN GENERALLY IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:

A. INSTALL INLET SEDIMENT TRAPS TO ALL KERB INLET PITS FRONTING THE SITE
B. INSTALL 1.8m CHAIN WIRE FENCE AROUND PERIMETER OF WORKS TO REMAIN FOR DURATION OF CONSTRUCTION ACTIVITIES
C. INSTALL GEOFABRIC SEDIMENT FENCE ALONG LOW SIDE OF SITE AS SHOWN ON THE PLAN OR DIRECTED BY THE SUPERINTENDENT
D. CONSTRUCT STABILISED SITE ENTRANCE AT LOCATION SHOWN ON PLAN OR AS DIRECTED BY THE SUPERINTENDENT
E. AT COMPLETION, STABILISE SITE AND DECOMMISSION ALL EROSION CONTROL DEVICES

REV	DATE	DESCRIPTION	DRAWN	VER'D	APPR
D	08.07.25	ISSUED FOR APPROVAL	VT		AH
C	25.06.25	ISSUED FOR APPROVAL	EB		AH
B	15.05.25	ISSUED FOR APPROVAL	VT		AH
A	17.12.24	ISSUED FOR APPROVAL	VT		AH

1:500 0 25m 50m

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PROJECT
LANDCOM
GLENFIELD
LOT 2 DP 1293342
STAGE 1

DRAWING TITLE
SEDIMENT AND EROSION CONTROL PLAN

SCALE 1:500 | STATUS DA | SIZE A1
DRAWING NO. 23-034-DA-01-C120 | REV D

CAMPBELLTOWN CITY COUNCIL
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85/2025/DA-CD
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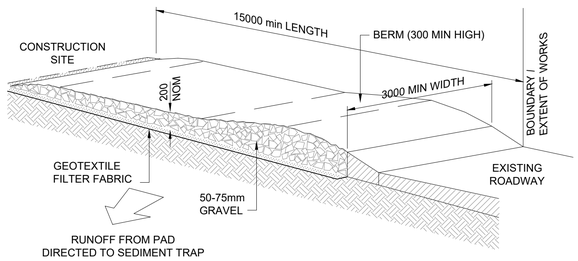
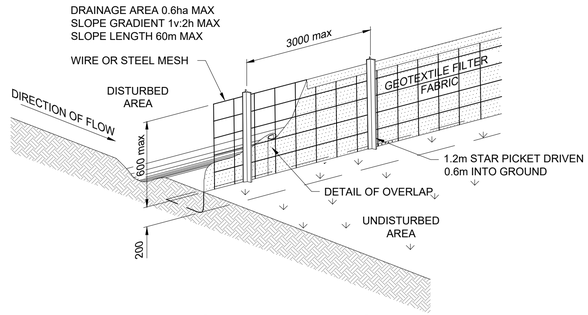


TEMPORARY SITE ENTRANCE

NTS

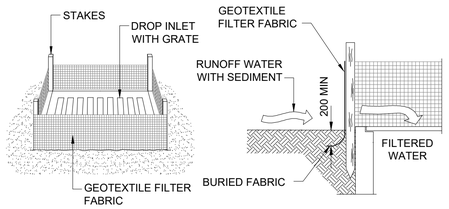
MAINTENANCE

- THE TEMPORARY ACCESS SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY,
- THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL GRAVEL AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT,
- ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.



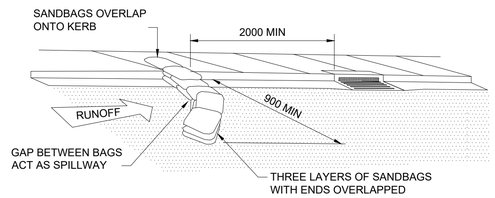
SEDIMENT FENCE (GEOTEXTILE FILTER FABRIC)

NTS



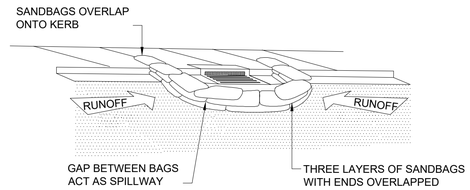
SEDIMENT TRAP FOR DROP INLET (GEOTEXTILE FILTER FABRIC)

NTS



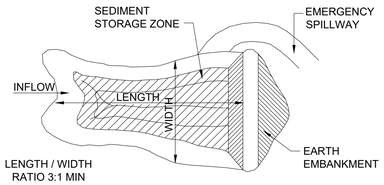
SEDIMENT TRAP FOR KERB INLET (ON GRADE - SANDBAG)

NTS



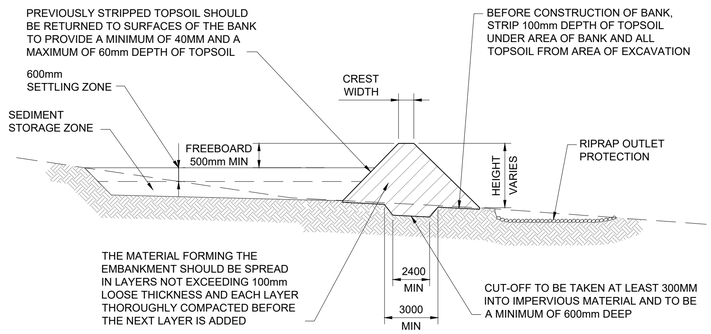
SEDIMENT TRAP FOR KERB INLET (AT LOW POINT - SANDBAG)

NTS



SEDIMENT BASIN (TYPICAL) PLAN - TYPE D

NTS



SEDIMENT BASIN (TYPICAL) CROSS SECTION - TYPE D

NTS

REV	DATE	DESCRIPTION	DRAWN	VER'D	APPR
D	08.07.25	ISSUED FOR APPROVAL	VT		AH
C	25.06.25	ISSUED FOR APPROVAL	EB		AH
B	15.05.25	ISSUED FOR APPROVAL	VT		AH
A	17.12.24	ISSUED FOR APPROVAL	VT		AH

1:100 0 5m 10m

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PROJECT
LANDCOM
GLENFIELD
LOT 2 DP 1293342
STAGE 1

DRAWING TITLE
SEDIMENT AND EROSION CONTROL DETAILS

SCALE	STATUS	SIZE
AS SHOWN	DA	A1

DRAWING NO. 23-034-DA-01-C140
REV D

CAMPBELLTOWN CITY COUNCIL
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85/2025/DA-CD
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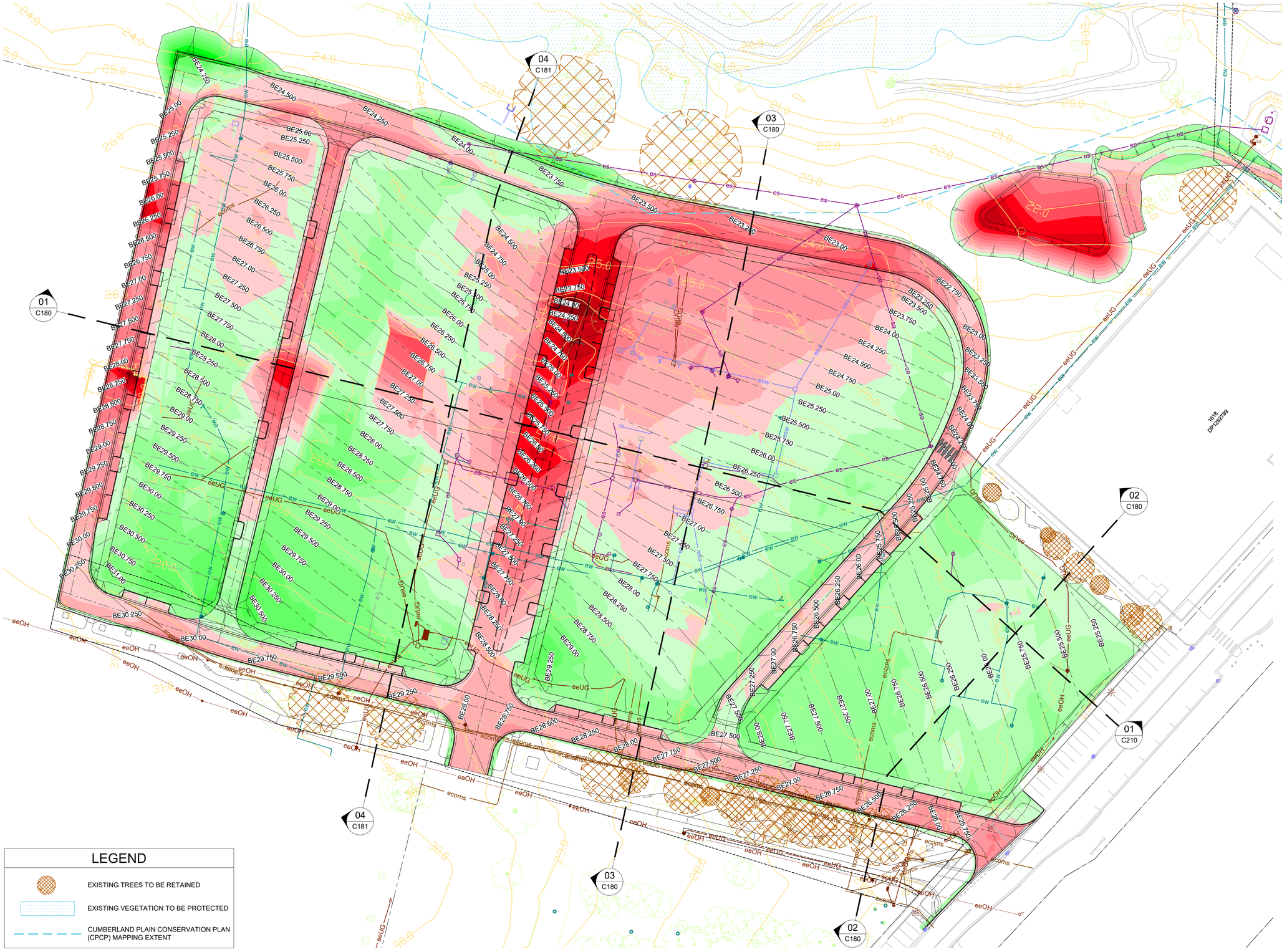

DEPTH RANGE LEGEND

> -2.0m	0m to 0.2m
-2.0m to -1.8m	0.2m to 0.4m
-1.8m to -1.6m	0.4m to 0.6m
-1.6m to -1.4m	0.6m to 0.8m
-1.4m to -1.2m	0.8m to 1.0m
-1.2m to -1.0m	1.0m to 1.2m
-1.0m to -0.8m	1.2m to 1.4m
-0.8m to -0.6m	1.4m to 1.6m
-0.6m to -0.4m	1.6m to 1.8m
-0.4m to -0.2m	1.8m to 2.0m
-0.2m to 0m	> 2.0m

CUT AND FILL VOLUMES

APPROXIMATE VOLUMES

TOTAL CUT = - 7,654m^3
TOTAL FILL = + 6,985m^3
BALANCE = - 669m^3

CUT AND FILL NOTES

CUT AND FILL VOLUMES AS DETAILED ABOVE HAVE BEEN BASED ON A COMPARISON BETWEEN EXISTING SURVEY AND ASSUMED BULK SURFACE LEVELS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL VOLUMES PRIOR TO CONSTRUCTION.

THE CUT / FILL CALCULATIONS HAVE BEEN BASED ON THE FOLLOWING ASSUMPTIONS:

- ASSUMED ROAD PAVEMENT DEPTH OF 500mm;
- ASSUMED 125mm DEPTH FOR FOOTPATHS AND VERGE;
- ASSUMED 200mm TOPSOIL STRIP FROM EXISTING;
- VOLUMES WITHIN STORMWATER / SERVICE TRENCHES HAS NOT BEEN CALCULATED;
- NO BULKING FACTORS HAVE BEEN APPLIED;
- NO ALLOWANCE FOR FILTER LAYERS WITHIN FUTURE BIORETENTION BASIN;
- NO ALLOWANCE FOR RETAILING WALL FOOTINGS;
- BULK EARTHWORKS LEVELS ARE INDICATIVE AND SUBJECT TO CHANGE DURING DETAILED DESIGN.

NOTE:

PAVEMENT DEPTHS LISTED ABOVE ARE INDICATIVE ONLY AND ARE TO BE CONFIRMED DURING THE DETAILED DESIGN PHASE. ALL WORKS TO BE IN ACCORDANCE WITH DUNGOG SHIRE COUNCIL REQUIREMENTS

LEGEND

- EXISTING TREES TO BE RETAINED
- EXISTING VEGETATION TO BE PROTECTED
- CUMBERLAND PLAIN CONSERVATION PLAN (CPCP) MAPPING EXTENT

REV	DATE	DESCRIPTION	DRAWN	VER'D	APPR
D	08.07.25	ISSUED FOR APPROVAL	VT		AH
C	25.06.25	ISSUED FOR APPROVAL	EB		AH
B	15.05.25	ISSUED FOR APPROVAL	VT		AH
A	17.12.24	ISSUED FOR APPROVAL	VT		AH

1:500 0 25m 50m

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PROJECT
LANDCOM
GLENFIELD
LOT 2 DP 1293342
STAGE 1

DRAWING TITLE
CUT AND FILL PLAN

SCALE 1:500 | STATUS DA | SIZE A1
DRAWING NO. 23-034-DA-01-C160 | REV D

This plan forms part of Development Consent No.
85/2025/DA-CD
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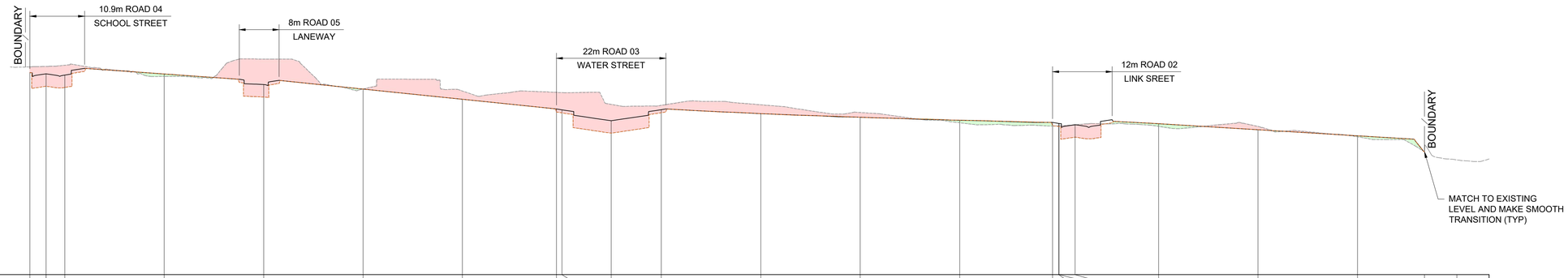
CAMPBELLTOWN CITY COUNCIL

LEGEND

- PROPOSED CUT AREAS
- PROPOSED FILL AREAS



Datum 20.000

| | | |

CAMPBELLTOWN CITY COUNCIL
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85/2025/DA-CD
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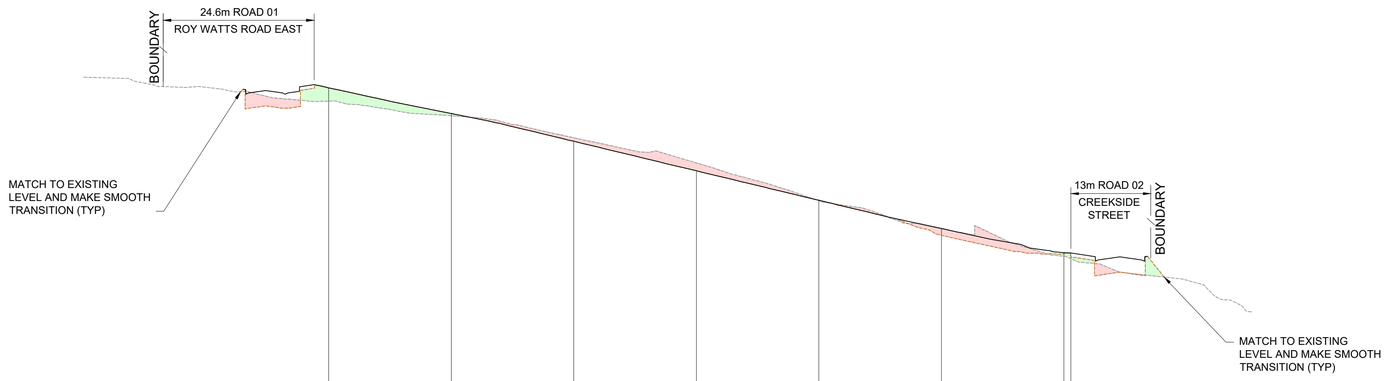
LEGEND

- PROPOSED CUT AREAS
- PROPOSED FILL AREAS



Datum 20.000

DESIGN LEVEL							29.924	29.085	28.180	27.216	26.254	25.329	24.547	24.531										
BULK LEVEL							29.923	29.085	28.181	27.217	26.255	25.113	24.514	24.405										
EXISTING LEVEL	30.275		29.966		29.940		29.490	29.014	28.294	27.473	26.239	25.335	24.430	24.349		23.650		22.614						
CHAINAGE	0.000		13.001		20.000		40.000	60.000	80.000	100.000	120.000	140.000	160.000	161.155		180.000		190.658						

SECTION 04 (C160)
1:500, 1:100

REV	DATE	DESCRIPTION	DRAWN	VER'D	APPR
D	08.07.25	ISSUED FOR APPROVAL	VT		AH
C	25.06.25	ISSUED FOR APPROVAL	EB		AH
B	15.05.25	ISSUED FOR APPROVAL	VT		AH
A	17.12.24	ISSUED FOR APPROVAL	VT		AH

1:100 0 5m 10m
1:500 0 25m 50m

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PROJECT
LANDCOM
GLENFIELD
LOT 2 DP 1293342
STAGE 1

DRAWING TITLE
SITE SECTIONS
SHEET 2

SCALE 1:500, 1:100
STATUS DA
SIZE A1
DRAWING NO. 23-034-DA-01-C181
REV D

CAMPBELLTOWN CITY COUNCIL
This plan forms part of Development Consent No:
85/2025/DA-CD
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ROAD 02 (CREEKSIDE STREET)
ROAD 04 (SCHOOL STREET)
ROAD 05 (LANE CUL-DE-SAC)
ROAD 01 (ROY WATTS RD EAST)
ROAD 03 (WATER STREET)
ROAD 02 (LINK STREET)
GLENFIELD ROAD
RAILWAY PARADE
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
1818 DP1282799

REV	DATE	DESCRIPTION	DRAWN	VER'D	APPR
D	08.07.25	ISSUED FOR APPROVAL	VT		AH
C	25.06.25	ISSUED FOR APPROVAL	EB		AH
B	15.05.25	ISSUED FOR APPROVAL	VT		AH
A	17.12.24	ISSUED FOR APPROVAL	VT		AH

1:500 0 25m 50m

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PROJECT
LANDCOM
GLENFIELD
LOT 2 DP 1293342
STAGE 1

DRAWING TITLE
ROAD ALIGNMENT CONTROL PLAN

SCALE 1:500
STATUS DA
SIZE A1
DRAWING NO. 23-034-DA-01-C200
REV D

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CAMPBELLTOWN CITY COUNCIL
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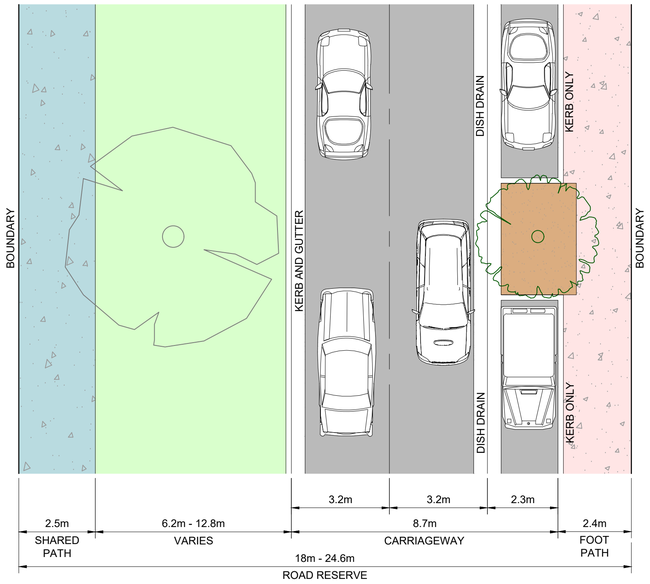
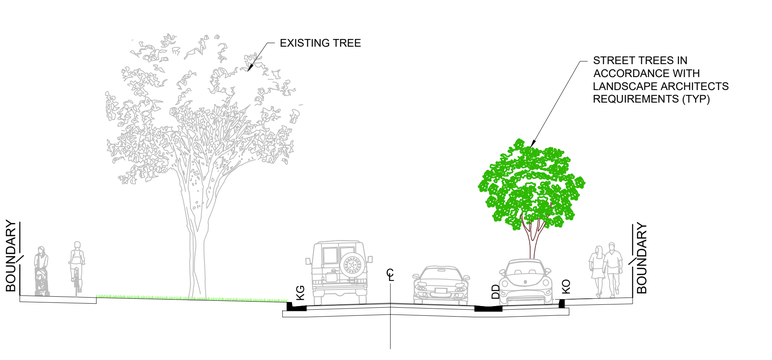
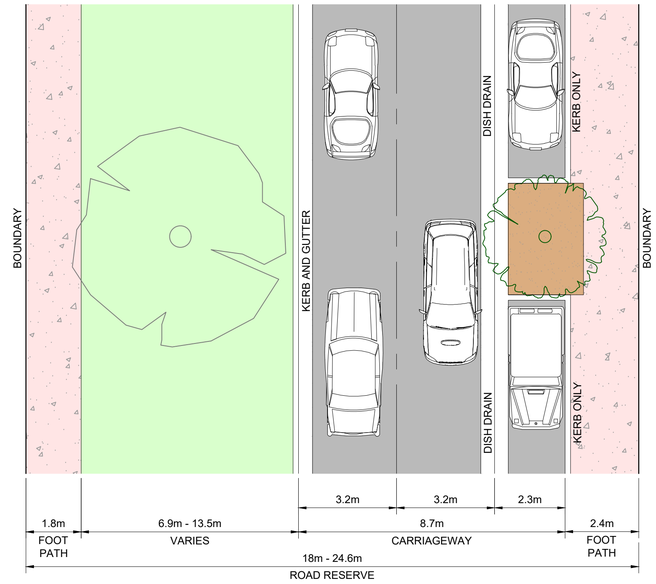


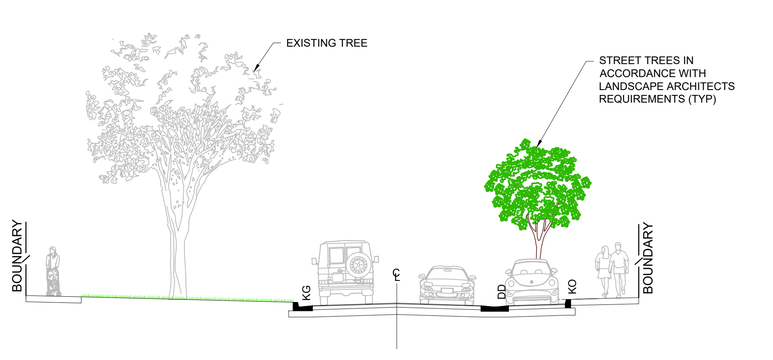


18m - 24.6m ROAD

ROAD 01 - (ROY WATTS ROAD EAST)

CH0.000 - CH113.000

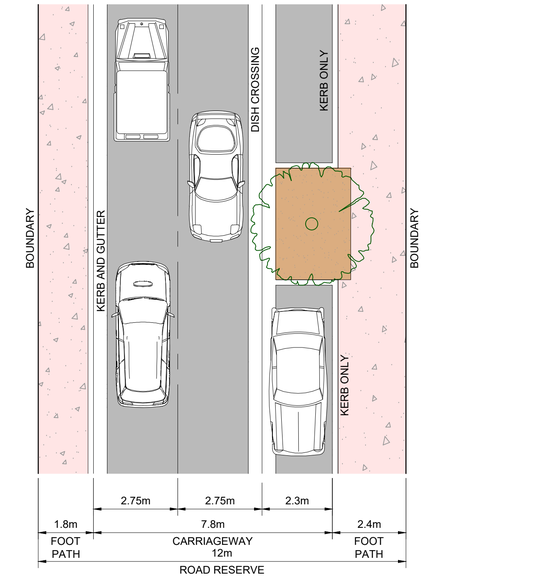


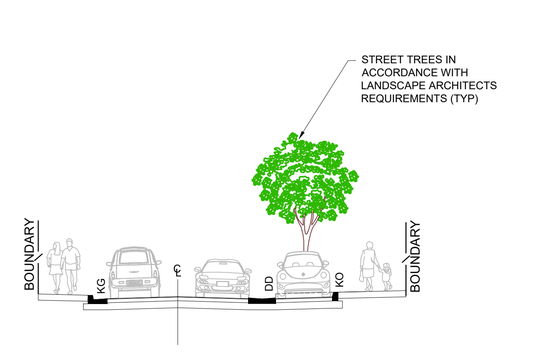


18m - 24.6m ROAD

ROAD 01 - (ROY WATTS ROAD EAST)

CH113.000 - CH264.981





12.0m ROAD

ROAD 02 - (LINK STREET)

CH261.673 - CH360.574

REV	DATE	DESCRIPTION	DRAWN	VER'D	APPR
D	08.07.25	ISSUED FOR APPROVAL	VT		AH
C	25.06.25	ISSUED FOR APPROVAL	EB		AH
B	15.05.25	ISSUED FOR APPROVAL	VT		AH
A	17.12.24	ISSUED FOR APPROVAL	VT		AH

1:100 0 5m 10m

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w www.idcaus.com

PROJECT
LANDCOM
GLENFIELD
LOT 2 DP 1293342
STAGE 1

DRAWING TITLE
TYPICAL ROAD SECTIONS
SHEET 1

SCALE	STATUS	SIZE
1:100	DA	A1

DRAWING NO. 23-034-DA-01-C210
REV D

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CAMPBELLTOWN CITY COUNCIL
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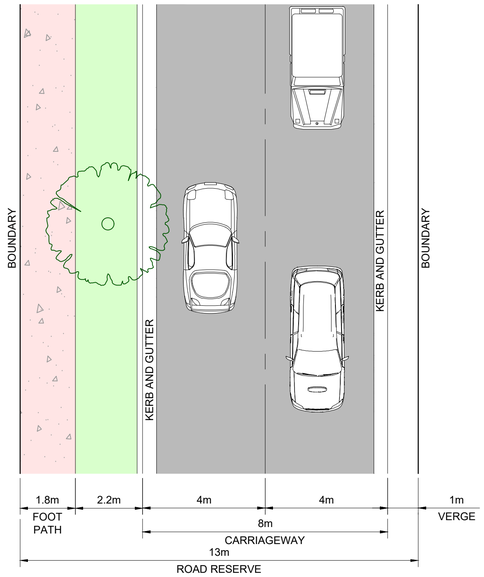

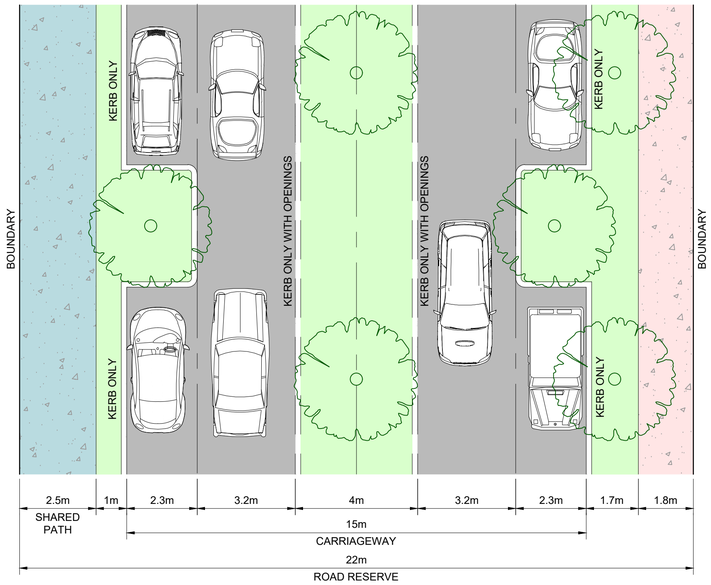

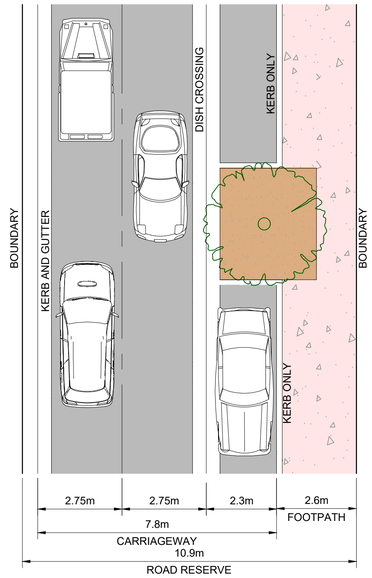

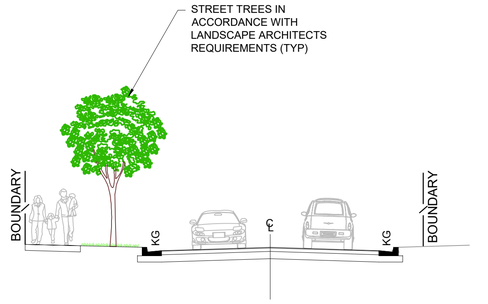

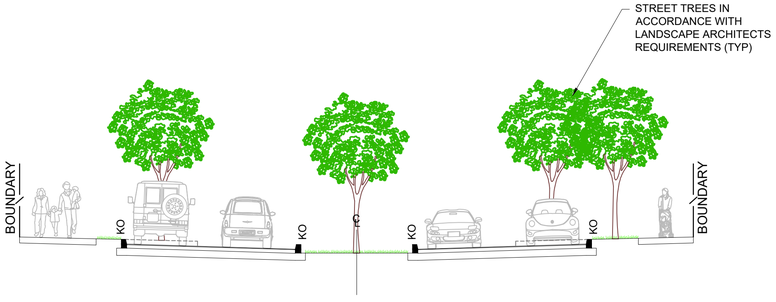

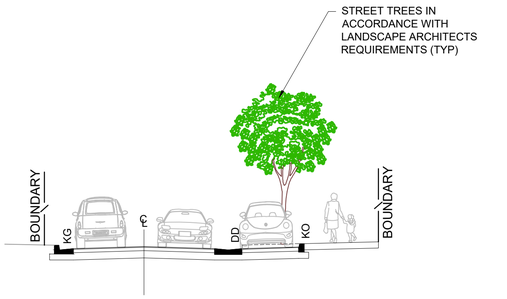

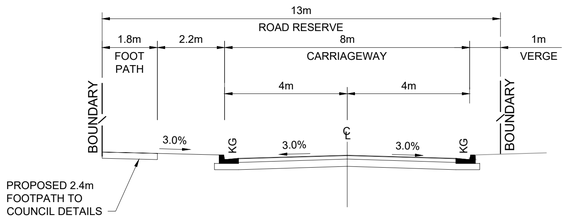

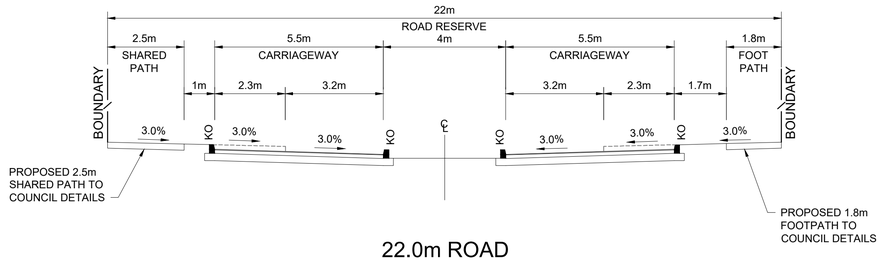

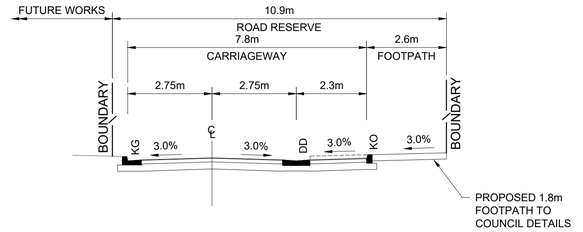

13.0m ROAD
ROAD 02 - (CREEKSIDE STREET)
CH0.000 - CH261.673

22.0m ROAD
ROAD 03 - (WATER STREET)
CH0.000 - CH137.159

10.9m ROAD
ROAD 04 - (SCHOOL STREET)
CH0.000 - CH139.944

REV	DATE	DESCRIPTION	DRAWN	VER'D	APPR
D	08.07.25	ISSUED FOR APPROVAL	VT		AH
C	25.06.25	ISSUED FOR APPROVAL	EB		AH
B	15.05.25	ISSUED FOR APPROVAL	VT		AH
A	17.12.24	ISSUED FOR APPROVAL	VT		AH

1:100 0 5m 10m

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w www.idcaus.com

PROJECT
LANDCOM
GLENFIELD
LOT 2 DP 1293342
STAGE 1

DRAWING TITLE
TYPICAL ROAD SECTIONS
SHEET 2

SCALE 1:100 | STATUS DA | SIZE A1
DRAWING NO. 23-034-DA-01-C211 | REV D

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85/2025/DA-CD
CAMPBELLTOWN CITY COUNCIL
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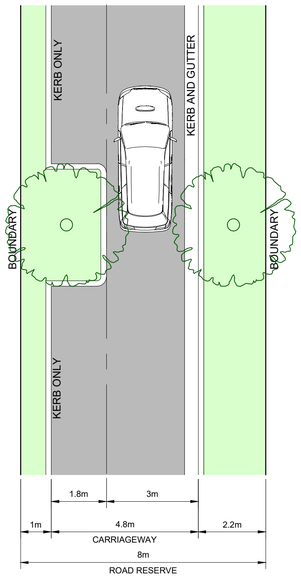

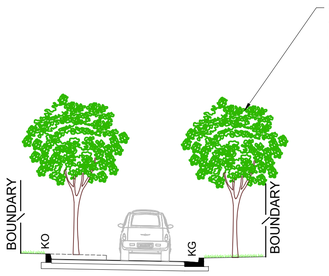

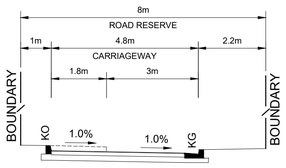

8m LANEWAY

ROAD 05 (LANEWAY 1)

CH0.000 - CH143.050

REV	DATE	DESCRIPTION	DRAWN	VER'D	APPR
D	08.07.25	ISSUED FOR APPROVAL	VT		AH
C	25.06.25	ISSUED FOR APPROVAL	EB		AH
B	15.05.25	ISSUED FOR APPROVAL	VT		AH
A	17.12.24	ISSUED FOR APPROVAL	VT		AH

1:100 0 5m 10m

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PROJECT
LANDCOM
GLENFIELD
LOT 2 DP 1293342
STAGE 1

DRAWING TITLE
TYPICAL ROAD SECTIONS
SHEET 3

SCALE	STATUS	SIZE
1:100	DA	A1

DRAWING NO. 23-034-DA-01-C212

REV D

CAMPBELLTOWN CITY COUNCIL
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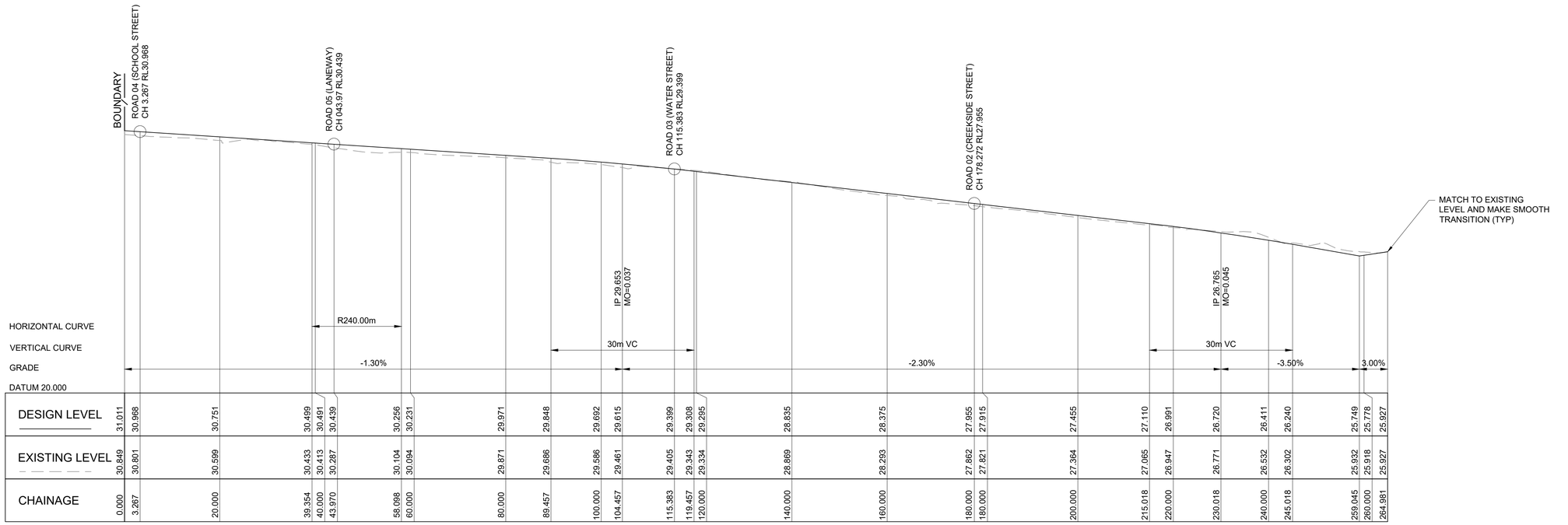

| | | |

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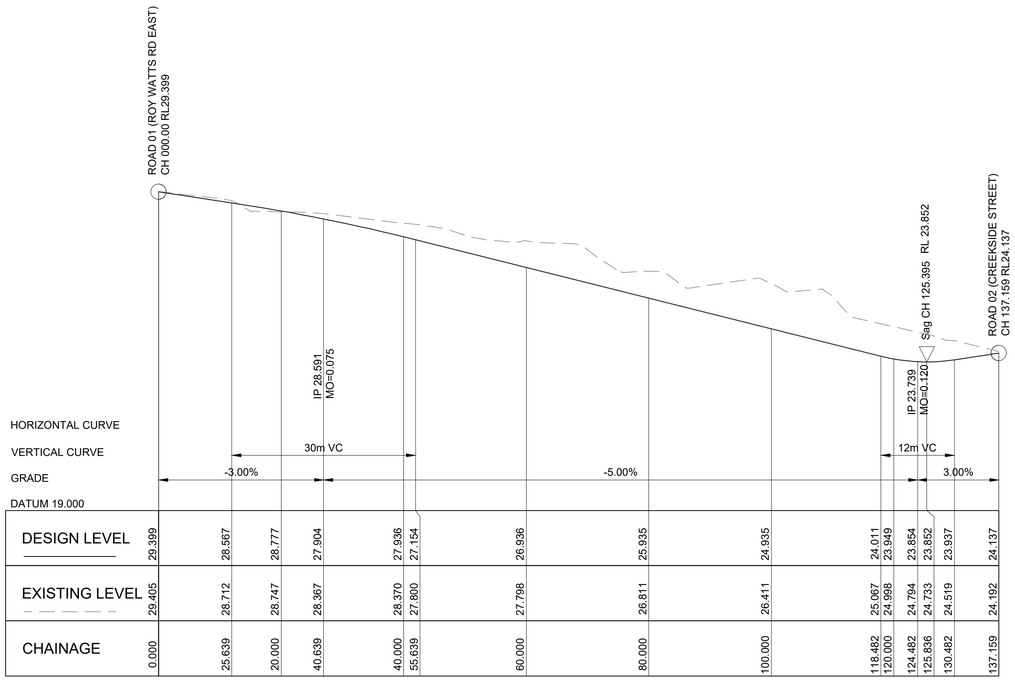
CAMPBELLTOWN CITY COUNCIL



| | | |

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CAMPBELLTOWN CITY COUNCIL
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LEGEND

- EXISTING TREES TO BE RETAINED AND PROTECTED
- EXISTING VEGETATION TO BE PROTECTED
- CUMBERLAND PLAIN CONSERVATION PLAN (CPCP) MAPPING EXTENT

EXISTING SERVICES TO BE EXTINGUISHED, REMOVED OR RELOCATED AS REQUIRED DURING WORKS (TYP)

ROAD 02 (CREEKSIDE STREET)

ROAD 04 (SCHOOL STREET)

ROAD 05 (LANEWAY)

ROAD 03 (WATER STREET)

CONSTRUCT VEHICLE CROSSING AND DRIVEWAY ACCESS IN ACCORDANCE WITH COUNCIL STANDARD DRAWING No. SD-R08 (TYP)

MAKE SMOOTH CONNECTION TO EXISTING LEVELS AT SCHOOL INTERFACE

RAISED CONCRETE PEDESTRIAN THRESHOLD

CONSTRUCT FOOTPATH IN ACCORDANCE WITH COUNCIL STANDARD DRAWING No. SD-R11 (TYP)

CONSTRUCT KERB PRAM RAMP IN ACCORDANCE WITH COUNCIL STANDARD DRAWING No. SD-R07 (TYP)

CONSTRUCT SHARED PATH IN ACCORDANCE WITH COUNCIL STANDARD DRAWING No. SD-R11 (TYP)

PROVIDE STREET TREE PIT TO LANDSCAPE ARCHITECT DETAILS (TYP)

PROPOSED KERB OPENINGS TO ALLOW FLOW INTO PLANTED MEDIAN (TYP)

LOT 10

LOT 11

LOT 12

LOT 13

FOR CONTINUATION REFER TO DWG NO. C302

FOR CONTINUATION REFER TO DWG NO. C301

REV	DATE	DESCRIPTION	DRAWN	VER'D	APPR
D	08.07.25	ISSUED FOR APPROVAL	VT		AH
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A	17.12.24	ISSUED FOR APPROVAL	VT		AH

1:250 0 12.5m 25m

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PROJECT
LANDCOM
GLENFIELD
LOT 2 DP 1293342
STAGE 1

DRAWING TITLE
SITEWORKS PLAN
SHEET 1

SCALE	STATUS	SIZE
1:250	DA	A1

DRAWING NO. 23-034-DA-01-C300

REV D

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LEGEND

- EXISTING TREES TO BE RETAINED AND PROTECTED
- EXISTING VEGETATION TO BE PROTECTED
- CUMBERLAND PLAIN CONSERVATION PLAN (CPCP) MAPPING EXTENT
- BASIN MAINTENANCE ACCESS TRACK. REFER TO DRAWING C650 FOR DETAILS

FOR CONTINUATION REFER TO DWG NO. C304

FOR CONTINUATION REFER TO DWG NO. C300

BIORETENTION BASIN TO TREAT RUNOFF FROM LOW INTENSITY STORM EVENTS. REFER TO DRAWING C650 FOR DETAILS

PROVIDE CDS STYLE GPT UNIT TO TREAT LOW LOWS

ROAD 02 (CREEKSIDE STREET)

CONSTRUCT FOOTPATH IN ACCORDANCE WITH COUNCIL STANDARD DRAWING No. SD-R11 (TYP)

EXISTING SERVICES TO BE EXTINGUISHED, REMOVED OR RELOCATED AS REQUIRED DURING WORKS (TYP)

LOT 13

RAISED CONCRETE PEDESTRIAN THRESHOLD

PROPOSED SPLITTER PIT TO DIRECT LOW FLOWS TO BIORETENTION BASIN AND HIGH FLOWS TO BYPASS AND DIRECTLY DISCHARGE TO EXISTING CREEK SYSTEM.

DOWNSTREAM SCOUR PROTECTION TO SUIT (TYP)

3.0m WIDE BASIN MAINTENANCE ACCESS TRACK

1818 DP1293799 MULTISTOREY COMMUTER CAR PARK

ENTRY

FOR CONTINUATION REFER TO DWG NO. C303

REV	DATE	DESCRIPTION	DRAWN	VER'D	APPR
D	08.07.25	ISSUED FOR APPROVAL	VT		AH
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1:250 0 12.5m 25m

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PROJECT
LANDCOM
GLENFIELD
LOT 2 DP 1293342
STAGE 1

DRAWING TITLE
SITEWORKS PLAN
SHEET 2

SCALE	STATUS	SIZE
1:250	DA	A1

DRAWING NO. 23-034-DA-01-C301
REV D

FOR CONTINUATION REFER TO DWG NO. C300

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LOT 10

LOT 12

LOT 14

ROAD 04 (SCHOOL STREET)

ROAD 05 (LANEWAY)

ROAD 01 (ROY WATTS RD EAST)

ROAD 03 (WATER STREET)

MATCH NEAT CONNECTION TO EXISTING LEVELS TO SCHOOL INTERFACE

CONSTRUCT VEHICLE CROSSING AND DRIVEWAY ACCESS IN ACCORDANCE WITH COUNCIL STANDARD DRAWING No. SD-R08 (TYP)

EXISTING SERVICES TO BE EXTINGUISHED, REMOVED OR RELOCATED AS REQUIRED DURING WORKS (TYP)

RAISED CONCRETE PEDESTRIAN THRESHOLD

CONSTRUCT FOOTPATH IN ACCORDANCE WITH COUNCIL STANDARD DRAWING No. SD-R11 (TYP)

CONSTRUCT SHARED PATH IN ACCORDANCE WITH COUNCIL STANDARD DRAWING No. SD-R11 (TYP)

CONSTRUCT KERB PRAM RAMP IN ACCORDANCE WITH COUNCIL STANDARD DRAWING No. SD-R07 (TYP)

PROVIDE STREET TREE PIT TO LANDSCAPE ARCHITECT DETAILS (TYP)

CONSTRUCT SHARED PATH IN ACCORDANCE WITH COUNCIL STANDARD DRAWING No. SD-R11 (TYP)

PROPOSED KERB OPENINGS TO ALLOW FLOW INTO PLANTED MEDIAN (TYP)

RAISED CONCRETE PEDESTRIAN THRESHOLD

PROPOSED PEDESTRIAN BOARDWALK TO LANDSCAPE ARCHITECT DETAILS (TYP)

MATCH TO EXISTING LEVELS AND MAKE SMOOTH CONNECTION

CONSTRUCT FOOTPATH IN ACCORDANCE WITH COUNCIL STANDARD DRAWING No. SD-R11 (TYP)

PROPOSED PEDESTRIAN BOARDWALK TO LANDSCAPE ARCHITECT DETAILS (TYP)

FOR CONTINUATION REFER TO DWG NO. C303

LEGEND

- EXISTING TREES TO BE RETAINED AND PROTECTED
- EXISTING VEGETATION TO BE PROTECTED
- CUMBERLAND PLAIN CONSERVATION PLAN (CPCP) MAPPING EXTENT

REV	DATE	DESCRIPTION	DRAWN	VER'D	APPR
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A	17.12.24	ISSUED FOR APPROVAL	VT		AH

1:250 0 12.5m 25m

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PROJECT
LANDCOM
GLENFIELD
LOT 2 DP 1293342
STAGE 1

DRAWING TITLE
SITEWORKS PLAN
SHEET 3

SCALE 1:250
STATUS DA
SIZE A1
DRAWING NO. 23-034-DA-01-C302
REV D

FOR CONTINUATION REFER TO DWG NO. C301

FOR CONTINUATION REFER TO DWG NO. C302

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CAMPBELLTOWN CITY COUNCIL
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LOT 14

LOT 15

ROAD 02 (LINK STREET)

ROAD 01 (ROY WATTS RD EAST)

GLENFIELD ROAD

RAILWAY PARADE

B6a B6 B6b B7b B7a B7 B9 B8 F3 F2 F2a F1 G1 EX A1 EX A2 EX A3 EX A4

PEDESTRIAN WALKWAY LINK. REFER LANDSCAPE ARCHITECT DESIGN FOR DETAILS

CONNECT TO EXISTING DOWNSTREAM STORMWATER PIT AND PIPE NETWORK

PROVIDE STREET TREE PIT TO LANDSCAPE ARCHITECT DETAILS (TYP)

EXISTING SERVICES TO BE EXTINGUISHED, REMOVED OR RELOCATED AS REQUIRED DURING WORKS (TYP)

CONSTRUCT KERB PRAM RAMP IN ACCORDANCE WITH COUNCIL STANDARD DRAWING No. SD-R07 (TYP)

EXISTING LIGHT POST TO BE RELOCATED TO SUIT NEW ROAD CARRIAGEWAY

CONSTRUCT FOOTPATH IN ACCORDANCE WITH COUNCIL STANDARD DRAWING No. SD-R11 (TYP)

RAISED CONCRETE PEDESTRIAN THRESHOLD

PROPOSED PEDESTRIAN BOARDWALK TO LANDSCAPE ARCHITECT DETAILS (TYP)

EXISTING LIGHT POST TO BE RELOCATED TO SUIT NEW FOOTPATH

EXISTING CCTV TO BE RELOCATED TO SUIT NEW FOOTPATH

MATCH TO EXISTING FOOTPATH LEVELS AND MAKE SMOOTH CONNECTION

CONNECT TO EXISTING DOWNSTREAM STORMWATER PIT AND PIPE NETWORK

FIVE CARSPACES TO BE REMOVED AS PART OF PROPOSED ROAD WORKS

EXISTING SERVICES TO BE RELOCATED TO SUIT PROPOSED ROAD WORKS (TYP)

LEGEND

- EXISTING TREES TO BE RETAINED AND PROTECTED
- EXISTING VEGETATION TO BE PROTECTED
- CUMBERLAND PLAIN CONSERVATION PLAN (CPCP) MAPPING EXTENT

REV	DATE	DESCRIPTION	DRAWN	VER'D	APPR
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B	15.05.25	ISSUED FOR APPROVAL	VT		AH
A	17.12.24	ISSUED FOR APPROVAL	VT		AH

1:250 0 12.5m 25m

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PROJECT
LANDCOM
GLENFIELD
LOT 2 DP 1293342
STAGE 1

DRAWING TITLE
SITEWORKS PLAN
SHEET 4

SCALE 1:250 | STATUS DA | SIZE A1

DRAWING NO. 23-034-DA-01-C303 | REV D

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85/2025/DA-CD
CAMPBELLTOWN CITY COUNCIL
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LEGEND

- EXISTING TREES TO BE RETAINED AND PROTECTED
- EXISTING VEGETATION TO BE PROTECTED
- CUMBERLAND PLAIN CONSERVATION PLAN (CPCP) MAPPING EXTENT
- PROPOSED FLOOD MITIGATION WORK AREAS

PROPOSED EARTHWORKS TO SATISFY FLOOD MITIGATION OUTCOMES

PROPOSED CULVERT UPGRADE TO SATISFY FLOOD MITIGATION OUTCOMES

1617
DP1282799

GLENFIELD ROAD

GLENFIELD ROAD

REV	DATE	DESCRIPTION	DRAWN	VER'D	APPR
D	08.07.25	ISSUED FOR APPROVAL	VT		AH
C	25.06.25	ISSUED FOR APPROVAL	EB		AH
B	15.05.25	ISSUED FOR APPROVAL	VT		AH
A	17.12.24	ISSUED FOR APPROVAL	VT		AH

1:250 0 12.5m 25m

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PROJECT
LANDCOM
GLENFIELD
LOT 2 DP 1293342
STAGE 1

DRAWING TITLE
SITEWORKS PLAN
SHEET 5

SCALE	STATUS	SIZE
1:250	DA	A1

DRAWING NO. 23-034-DA-01-C304

REV D

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C1 - 5
3.969ha

C1 - 4
5.416ha

C1 - 3
4.966ha

C2 - 4
3.513ha

C2 - 3
2.856ha

C5 - 1
5.134ha

C14 - 1
3.556ha

C17 - 1
2.521ha

C1 - 2
1.703ha

C11 - 1
2.244ha

C2 - 2
2.057ha

C1 - 1
1.859ha

C13 - 1
2.799ha

C8 - 1
5.662ha

C2 - 1
3.107ha

C16 - 1
4.851ha

1617
DP1282799

C3 - 1
3.728ha

CAT2

CAT1

C15 - 1
2.358ha

C12 - 1
3.782ha

C10 - 1
2.481ha

C9 - 1
2.785ha

1616
DP1282799

GLENFIELD ROAD

C7 - 1
3.164ha

1
DP1293342

C6 - 1
5.741ha

1618
DP1282799

C4 - 1
3.967ha

MAIN SOUTHERN RAILWAY

LEGEND

- EXISTING EASTERN CATCHMENT BOUNDARY
- EASTERN CATCHMENTS DRAINING TO GLENFIELD ROAD
- CAT1 = 10.0617ha @ XX% IMPERVIOUS
- EXISTING WESTERN CATCHMENT BOUNDARY
- WESTERN CATCHMENT DRAINING TO GLENFIELD ROAD
- CAT2 = 74.1886ha @ XX% IMPERVIOUS
- EXISTING FLOW DIRECTION
- C1 - 1 0.000ha — EXISTING CATCHMENT LABEL CATCHMENT AREA

REV	DATE	DESCRIPTION	DRAWN	VER'D	APPR
D	08.07.25	ISSUED FOR APPROVAL	VT		AH
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A	17.12.24	ISSUED FOR APPROVAL	VT		AH

1:2500 0 125m 250m

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PROJECT
LANDCOM
GLENFIELD
LOT 2 DP 1293342
STAGE 1

DRAWING TITLE
EXISTING CATCHMENT PLAN

SCALE 1:2500 | STATUS DA | SIZE A1
DRAWING NO. 23-034-DA-01-C400 | REV D

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LEGEND

- DRAINS CATCHMENT BOUNDARY
- C E1 0.0257Ha — DRAINS CATCHMENT LABEL / CATCHMENT AREA
- PROPOSED FLOW DIRECTION

C 7 0.0110Ha
C 5a 0.0371Ha
C 4 0.0367Ha
C 8 0.0323Ha
C 6 0.0578Ha
C 2 0.0376Ha
C 8a 0.1355Ha
E1 0.0815Ha
C 5 0.0126Ha
C 1 0.0173Ha
B3 0.0202Ha
D1a 0.0374Ha
C 1a 0.0356Ha
D1b 0.3492Ha
E2 0.1064Ha
D1 0.0329Ha
D2 0.0392Ha
C 9 0.0263Ha
B3a 0.0664Ha
B4 0.0052Ha
E3 0.0805Ha
B3b 0.5271Ha
C 10 0.0245Ha
D3 0.0572Ha
B5 0.0177Ha
C 9a 0.4314Ha
E4 0.1030Ha
D4a 0.3445Ha
D4 0.0645Ha
G1 0.0486Ha
E5 0.0802Ha
B7b 0.3454Ha
B7a 0.0147Ha
B6 0.0190Ha
C 12 0.2273Ha
C 11 0.0105Ha
B14 0.0172Ha
B13 0.0237Ha
B12 0.0313Ha
D5 0.0837Ha
B7 0.0236Ha
B6b 0.4461Ha
B15 0.3150Ha
B9 0.0127Ha
B13a 0.2355Ha
B10 0.0153Ha
B8 0.0171Ha
F3 0.0402Ha
B12a 0.2979Ha
B11 0.0189Ha
F2 0.0280Ha
EX A1 0.0815Ha
B10a 0.2614Ha
F2a 0.4500Ha
F1 0.2298Ha

GLENFIELD ROAD
RAILWAY PARADE

REV	DATE	DESCRIPTION	DRAWN	VER'D	APPR
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B	15.05.25	ISSUED FOR APPROVAL	VT		AH
A	17.12.24	ISSUED FOR APPROVAL	VT		AH

1:750 0 37.5m 75m

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PROJECT
LANDCOM
GLENFIELD
LOT 2 DP 1293342
STAGE 1

DRAWING TITLE
PROPOSED CATCHMENT PLAN

SCALE 1:750 | STATUS DA | SIZE A1
DRAWING NO. 23-034-DA-01-C410 | REV D

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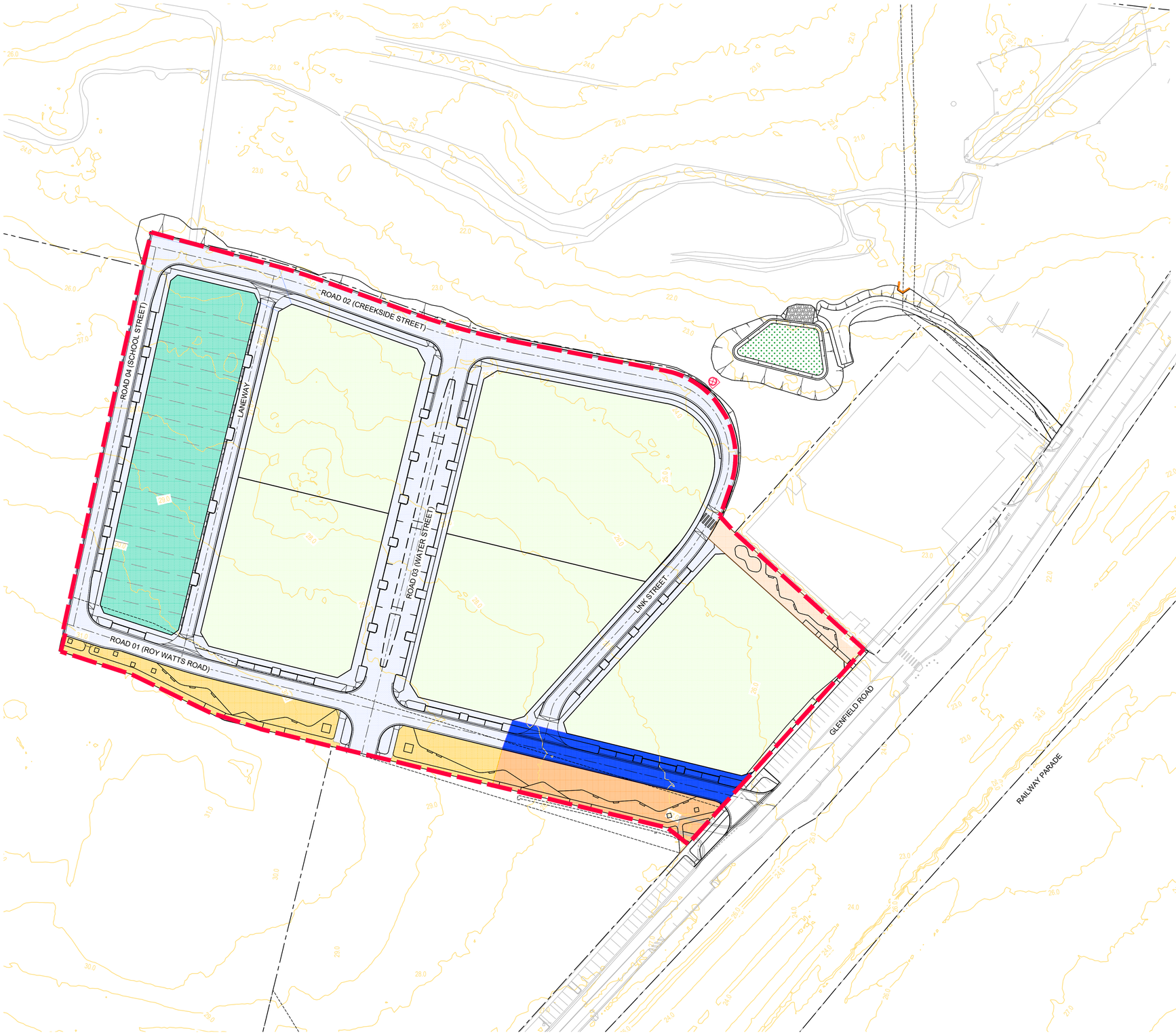

CATCHMENT AREAS

LANDUSE	AREA (ha)
ROAD	1.11
MEDIUM DENSITY RESIDENTIAL AREA	0.39
HIGH DENSITY RESIDENTIAL AREA	2.01
OPEN SPACE	0.19
BYPASS - ROAD	0.10
BYPASS - OPEN SPACE	0.16
TOTAL AREA	3.96

LEGEND

- STAGE 1 MUSIC CATCHMENT BOUNDARY
- ROAD
- BYPASS - ROAD
- OPEN SPACE
- BYPASS - OPEN SPACE
- HIGH DENSITY RESIDENTIAL AREA
- MEDIUM DENSITY RESIDENTIAL AREA
- WSUD BASIN
- PROPOSED GPT TO PROVIDE PRE-TREATMENT OF STORMWATER FLOWS

REV	DATE	DESCRIPTION	DRAWN	VER'D	APPR
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1:750 0 37.5m 75m

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PROJECT
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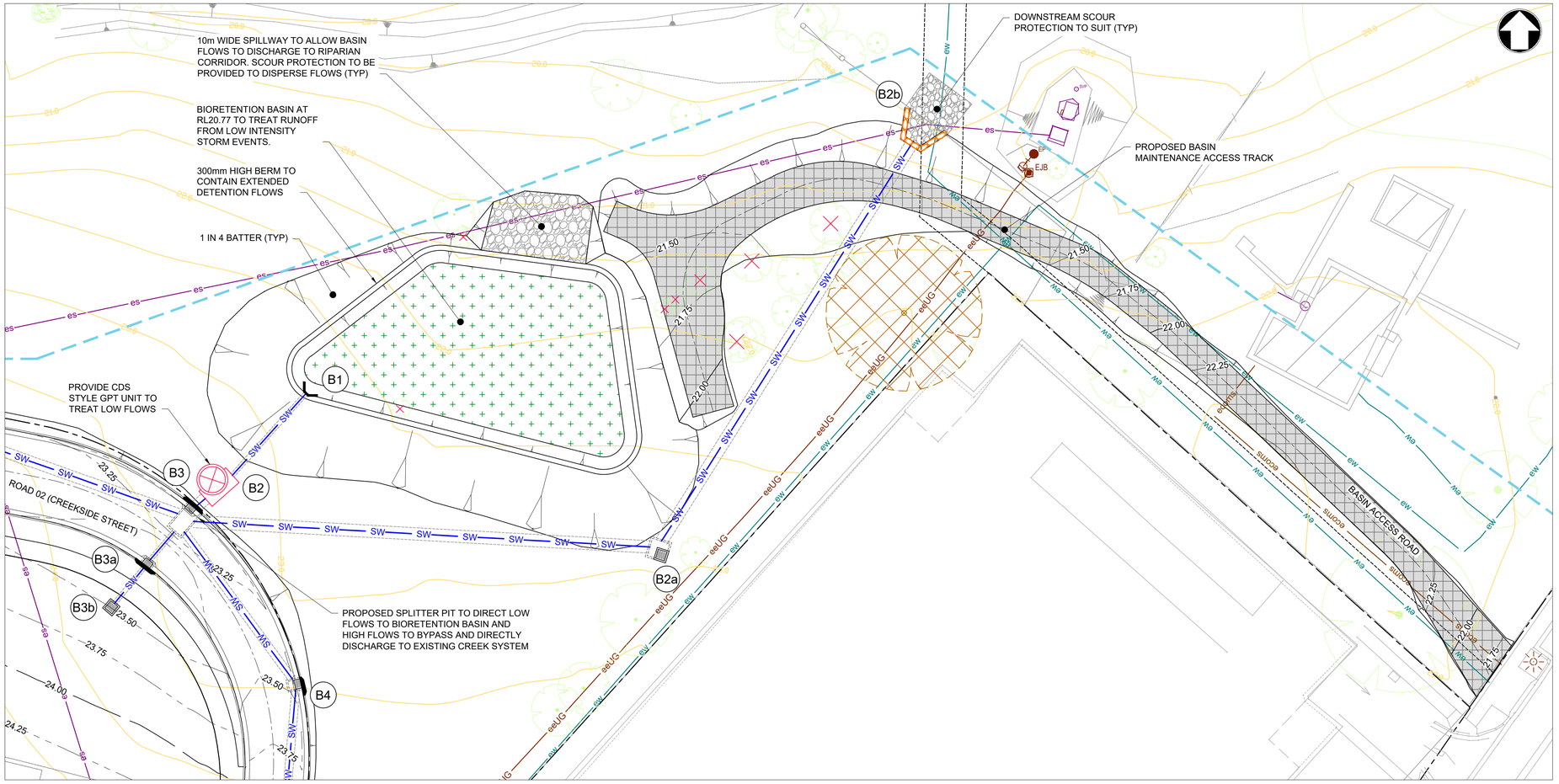
GLENFIELD
LOT 2 DP 1293342
STAGE 1

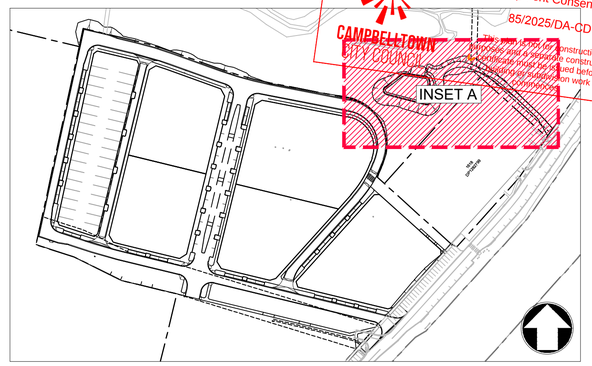
DRAWING TITLE
MUSIC CATCHMENT

SCALE 1:750 | STATUS DA | SIZE A1

DRAWING NO. 23-034-DA-01-C440 | REV D



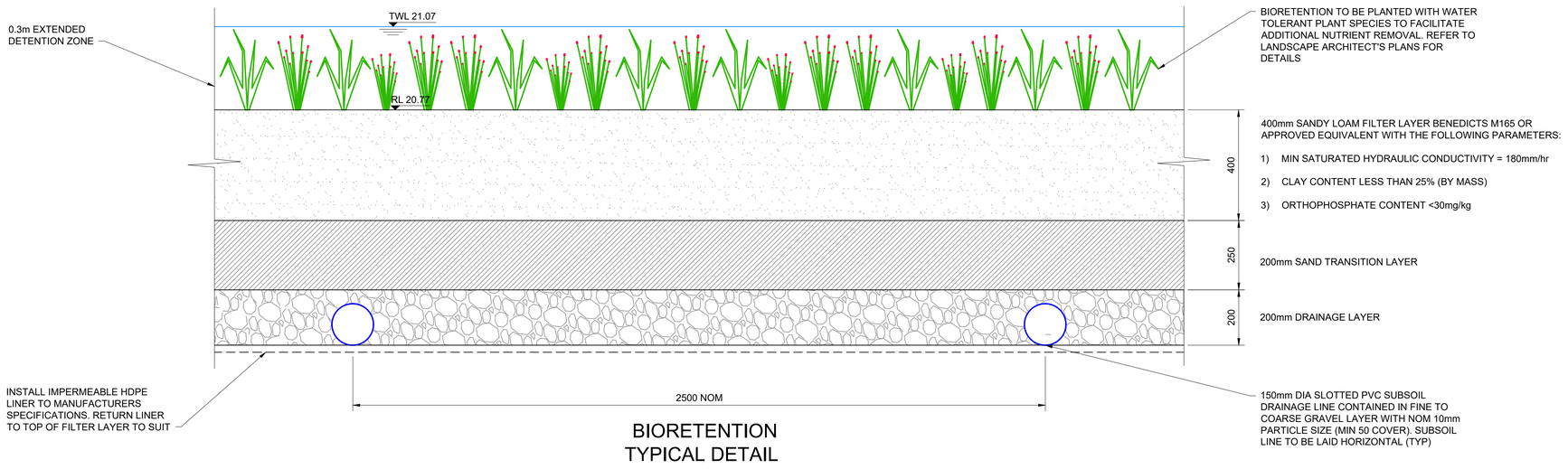
INSET A
1:250



KEY PLAN
NTS

LEGEND

- 350m² BIORETENTION ZONE
- INLET SCOUR PROTECTION. DETAILS TO BE PROVIDED IN THE DETAILED DESIGN PHASE
- 3m WIDE CRUSHED ROCK WITH 2 COAT SPRAY SEAL AND TIMBER EDGE STRIPS
- PROPOSED GPT TO PROVIDE PRE-TREATMENT OF STORMWATER FLOWS
- CUMBERLAND PLAIN CONSERVATION PLAN (CPCP) MAPPING EXTENT



BIORETENTION
TYPICAL DETAIL
1:10

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A	17.12.24	ISSUED FOR APPROVAL	VT		AH

1:10 0 500mm 1000mm
1:250 0 12.5m 25m

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PROJECT
LANDCOM
GLENFIELD
LOT 2 DP 1293342
STAGE 1

DRAWING TITLE
STORMWATER BASIN PLAN

SCALE AS SHOWN | STATUS DA | SIZE A1
DRAWING NO. 23-034-DA-01-C650 | REV D

CAMPBELLTOWN CITY COUNCIL
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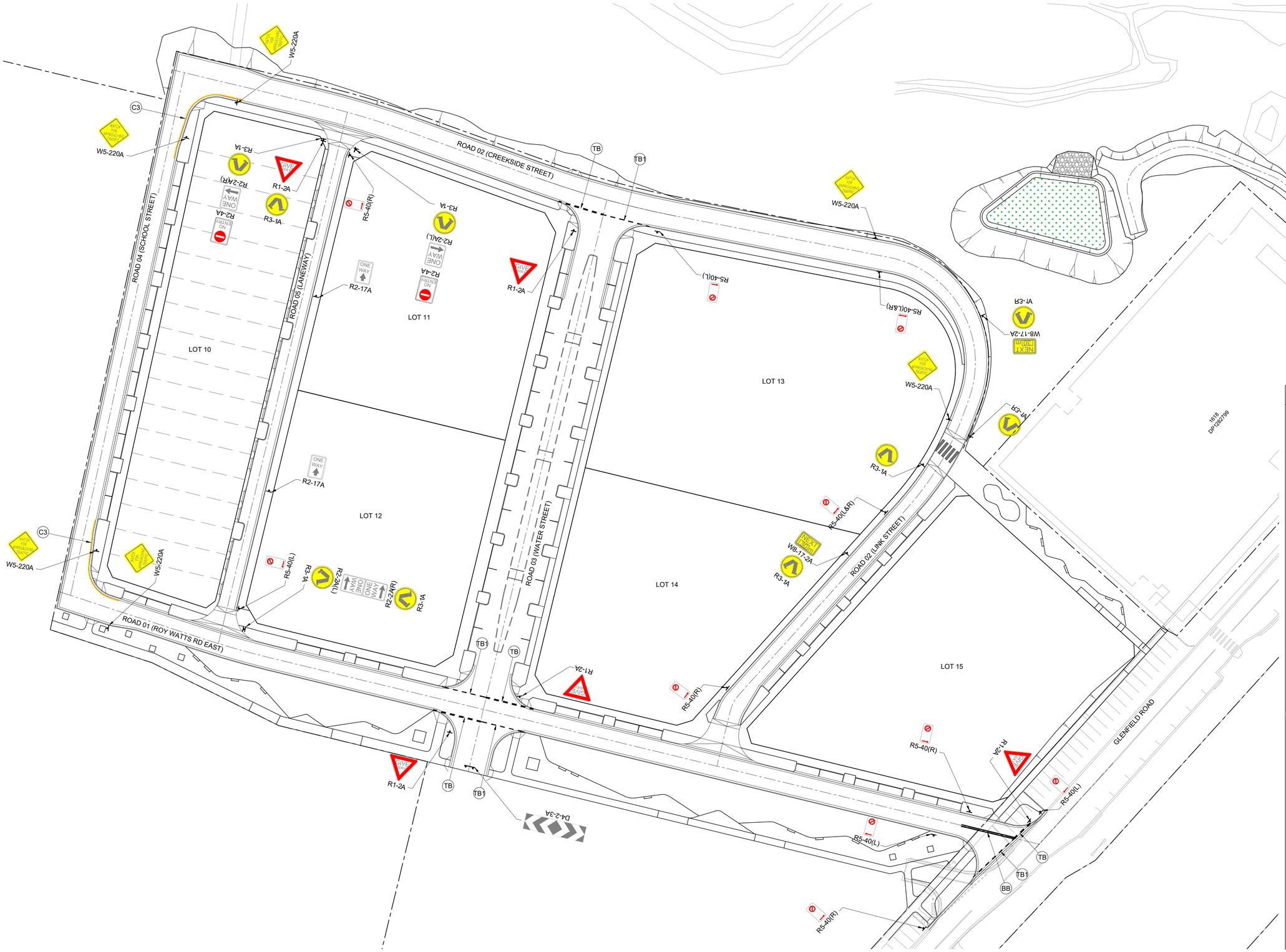

LEGEND

ALL SIGNPOSTING TO BE IN ACCORDANCE WITH CURRENT RMS REGULATORY SIGNS MANUAL AND AS1742.2

- TB1 / TB — HOLDING LINES
- BB — DOUBLE BARRIER LINE
- C3 — "NO STOPPING" YELLOW EDGE LINE
- R2-6A(R) — TEMPORARY NO RIGHT TURN SIGN
- R2-2A(L) R2-17A R2-2A(R) — TEMPORARY ONE WAY SIGN
- R2-4A — TEMPORARY NO ENTRY SIGN
- R2-14A(R) — TEMPORARY RIGHT TURN ONLY SIGN
- R5-40(L) R5-40(L&R) R5-40(R) — NO PARKING SIGNS
- R3-1A — PEDESTRIAN CROSSING
- W8-17-2A — SIGNAGE OF NEXT 30m
- W5-220A — WATCH FOR APPROACHING TRAFFIC SIGN
- R1-2A — GIVEWAY SIGNS
- D4-2-3A — BIDIRECTIONAL HAZARD MARKER

NOTE:
DETAILS SHOWN ON THIS PLAN ARE INDICATIVE ONLY AND SUBJECT TO LTC APPROVAL

REV	DATE	DESCRIPTION	DRAWN	VER'D	APPR
D	08.07.25	ISSUED FOR APPROVAL	VT		AH
C	25.06.25	ISSUED FOR APPROVAL	EB		AH
B	15.05.25	ISSUED FOR APPROVAL	VT		AH
A	17.12.24	ISSUED FOR APPROVAL	VT		AH

1:500 0 25m 50m

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Sydney, NSW 2000
e admin@idcaus.com
w www.idcaus.com

PROJECT
LANDCOM
GLENFIELD
LOT 2 DP 1293342
STAGE 1

DRAWING TITLE
SIGNAGE AND LINEMARKING PLAN

SCALE 1:500 | STATUS DA | SIZE A1
DRAWING NO. 23-034-DA-01-C700 | REV D

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85/2025/DA-CD
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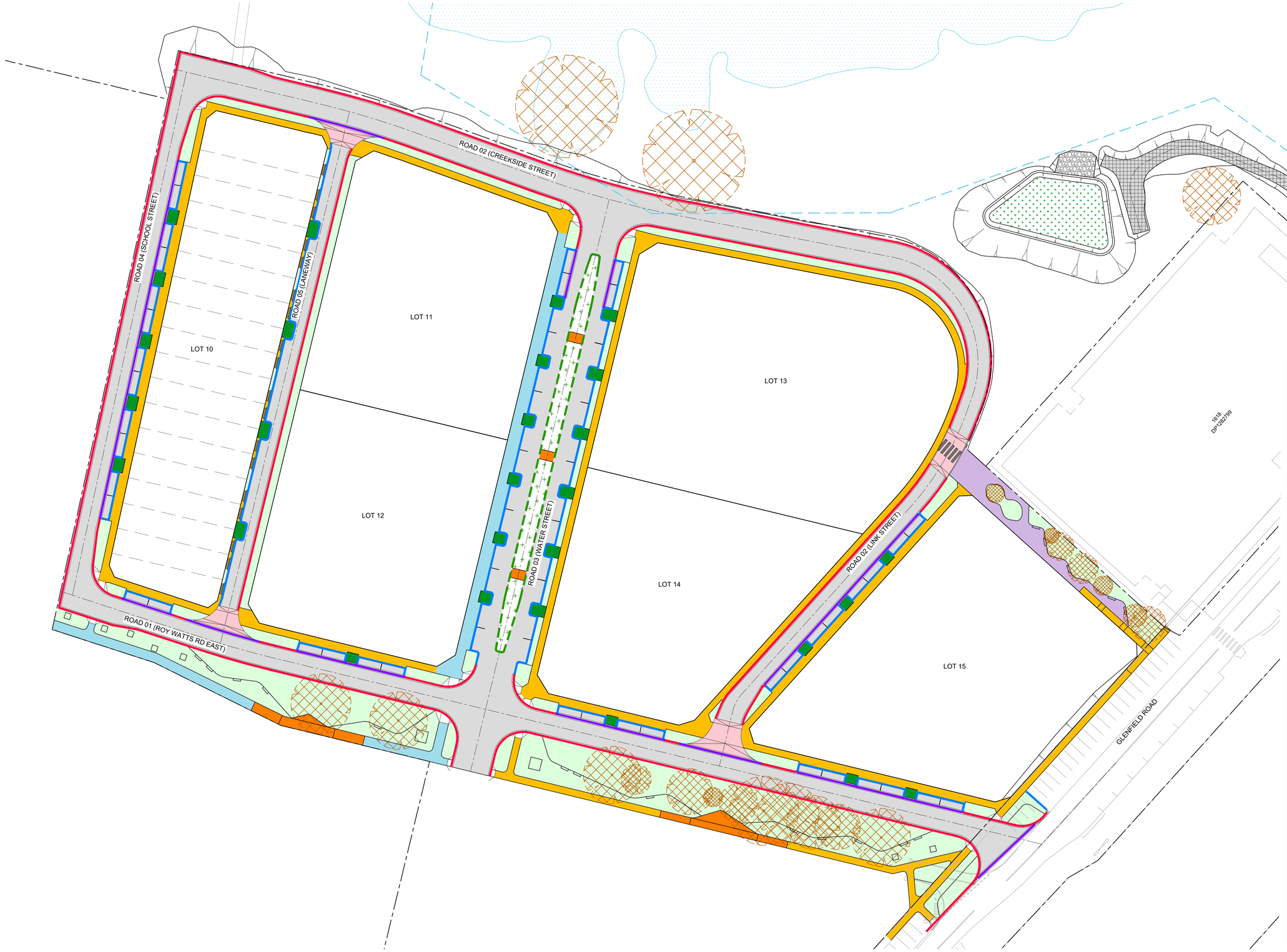

LEGEND

- EXISTING VEGETATION TO BE PROTECTED
- CUMBERLAND PLAIN CONSERVATION PLAN (CPCP) MAPPING EXTENT
- EXISTING TREES TO BE RETAINED AND PROTECTED
- PROPOSED STREET TREE PIT
- ASPHALTIC PAVEMENT — DETAILS TO BE PROVIDED IN THE DETAILED DESIGN PHASE
- CONCRETE SHARED PATH — IN ACCORDANCE WITH COUNCIL DRAWING SD-R11
- CONCRETE FOOTPATH — IN ACCORDANCE WITH COUNCIL DRAWING SD-R11
- PROPOSED BOARDWALK — IN ACCORDANCE WITH COUNCIL DRAWING
- PROPOSED LANDSCAPING — IN ACCORDANCE WITH LANDSCAPE ARCHITECTS REQUIREMENTS
- PROPOSED DRIVEWAY — IN ACCORDANCE WITH COUNCIL DRAWING SD-R08
- RAISED PEDESTRIAN CROSSING — DETAILS TO BE PROVIDED IN THE DETAILED DESIGN PHASE
- PROPOSED UNIT PAVERS — DETAILS TO BE PROVIDED IN THE DETAILED DESIGN PHASE
- STORMWATER BASIN — REFER TO DRAWING C650 FOR DETAILS
- BASIN MAINTENANCE ACCESS TRACK — REFER TO DRAWING C650 FOR DETAILS
- PROPOSED KERB AND GUTTER — IN ACCORDANCE WITH COUNCIL DRAWING No. SD-R04
- PROPOSED KERB ONLY — IN ACCORDANCE WITH COUNCIL DRAWING No. SD-R04
- PROPOSED DISH DRAIN — IN ACCORDANCE WITH COUNCIL DRAWING No. SD-R04
- PROPOSED KERB WITH OPENING — IN ACCORDANCE WITH COUNCIL DRAWING No. SD-R04

REV	DATE	DESCRIPTION	DRAWN	VER'D	APPR
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w www.idcaus.com

PROJECT
LANDCOM
GLENFIELD
LOT 2 DP 1293342
STAGE 1

DRAWING TITLE
PAVEMENT PLAN

SCALE 1:500 | STATUS DA | SIZE A1
DRAWING NO. 23-034-DA-01-C730 | REV D

LEGEND

Legend

- Concrete - non-trafficable
- Concrete shared path - non-trafficable
- Boardwalk structure
- Concrete unit pavers - non-trafficable
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- Street parking (Asphalt)
- Asphalt road
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PLANTING SCHEDULE

Glenfield - Stage 1 DA Planting Schedule - General

ID	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Spacing	Native
Trees							
TAC	Smooth-barked Apple	Angophora costata	45Litre	15 - 30m	6 - 10m	as shown	N
TBA	Blueberry Ash	Elaeocarpus reticulatus 'Prima Donna'	45Litre	6 - 8m	3.5 - 6m	as shown	N
TBAf	Illawarra Flame Tree	Brachychiton acerifolius	45Litre	8m	8m	as shown	N
TCA	Tuckeroo	Cupaniopsis anacardioides	45Litre	6 - 10m	5 - 8m	as shown	N
TCM	Spotted Gum	Corymbia maculata	45Litre	25 - 30m	6 - 10m	as shown	N
TECs	Red Ironbark	Eucalyptus sideroxylon	45Litre	15m	6 - 10m	as shown	N
TEM	Grey Box	Eucalyptus moluccana	45Litre	15 - 20m	6 - 10m	as shown	N
TEP	Grey Gum	Eucalyptus punctata	45Litre	10 - 35m	4 - 10m	as shown	N
TET	Forest Red Gum	Eucalyptus tereticornis	45Litre	over 30m	6 - 10m	as shown	N
TFA	Crows Ash	Flindersia australis	45Litre	10 - 20m	4 - 8m	as shown	N
TFR	Port Jackson Fig, Rusty Fig	Ficus rubiginosa	400Litre	5 - 10m	10 - 15m	as shown	N
TLC	Brush Box	Lophostemon confertus	45Litre	15 - 20m	8 - 10m	as shown	N
TSP	Magenta Lillypilly	Syzygium paniculatum	45Litre	5 - 10m	6 - 8m	as shown	N
TTL	Water Gum	Tristaniopsis laurina 'Luscious'	45Litre	6 - 8m	3.5 - 6m	as shown	N
Shrubs							
BBC	Dwarf hairpin banksia	Banksia spinulosa 'Birthday Candles'	200mm	0.5m	1m	2 per sqm	N
BS	Blackthorn	Bursaria spinosa	200mm	4m	3m	1 per sqm	N
CBJ	Bottlebrush better john	Callistemon viminalis 'Better John'	200mm	0.6 - 1m	0.6 - 0.9m	3 per sqm	N
CP	Swamp Lily	Crinum pedunculatum	200mm	1.5m	1.5m	1 per sqm	N
DE	Gymea lily	Doryanthes excelsa	200mm	1.5m	1.5m	1 per sqm	N
DV	Hopbush	Dodonaea viscosa	200mm	2-4m	1-2m	1 per sqm	N
IA	Australian Indigo	Indigofera australis	200mm	2m	2m	1 per sqm	N
MT	Honey Myrtle	Melaleuca thymifolia	200mm	1.2m	2m	1 per sqm	N
Ground covers							
CX	Tall sedge	Carex appressa	140mm	0.5 - 1m	0.5 - 1m	5 per sqm	N
DL	Blue flax lily	Dianella longifolia	140mm	0.8 - 1m	0.5 - 1m	4 per sqm	N
DLJ	Little Jess	Dianella 'Little Jess'	140mm	0.4m	0.4m	10 per sqm	N
DM	Plumegrass	Dichelachne micrantha	140mm	0.5 - 1m	0.3m	10 per sqm	N
DR	Kidney Weed	Dichondra repens	140mm	0.15m	2m	10 per sqm	N
FN	Knobby Club Rush	Ficinia nodosa	140mm	0.6 - 1m	0.6 - 1m	4 per sqm	N
GH	Ivy Goodenia	Goodenia hederacea	140mm	0.2-0.8m	0.5 - 1m	4 per sqm	N
HV	False sarsaparilla	Hardenbergia violacea	140mm	0.6 - 1m	2 - 4m	1 per sqm	N
LE	Liriope evergreen giant	Liriope muscari 'evergreen giant'	140mm	0.6m	0.6m	6 per sqm	E
LF	Wattle mat-rush	Lomandra filiformis	140mm	0.3 - 0.6m	0.3m	8 per sqm	N
LHT	Tropic Cascade	Lomandra hystrix 'Tropic Cascade'	140mm	0.6m	0.6m	6 per sqm	N
LLL	Mat rush	Lomandra longifolia confertifolia 'Lime Tuff'	140mm	0.6m	0.6m	4 per sqm	N
LT	Mat rush	Lomandra longifolia 'Tanika'	140mm	0.5m	0.6m	6 per sqm	N
MPY	Creeping Boobialla	Myoporum parvifolium 'Yareena'	140mm	0.1m	1m	2 per sqm	N
MS	Weeping grass	Microlaena stipoides	140mm	0.3m	0.3m	10 per sqm	N
PP	Spur flower	Plectranthus parviflorus	140mm	0.5m	0.4m	6 per sqm	N

Glenfield - Stage 1 DA Planting Schedule - Bioretential Basin

ID	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Spacing	Native
Ground covers							
BJ	bare twig rush	Baumea juncea	viro tube	0.3 - 1m	0.3 - 1m	8 per sqm	N
CX	Tall sedge	Carex appressa	viro tube	0.5 - 1m	0.5 - 1m	8 per sqm	N
DC	Blue flax lily	Dianella caerulea	viro tube	1m	0.7 - 0.8m	8 per sqm	N
FN	Knobby Club Rush	Ficinia nodosa	viro tube	0.6 - 1m	0.6 - 1m	8 per sqm	N
IC	Blady grass	Imperata cylindrica	viro tube	0.3 - 0.6m	0.3 - 0.6m	8 per sqm	N
JK	Sea rush	Juncus kraussii	viro tube	0.6 - 1m	0.5 - 1.5m	8 per sqm	N
MS	Weeping grass	Microlaena stipoides	viro tube	0.3m	0.3m	8 per sqm	N
TT	kangaroo grass	Themeda triandra	viro tube	1.5m	0.5m	8 per sqm	N

CAMPBELLTOWN CITY COUNCIL
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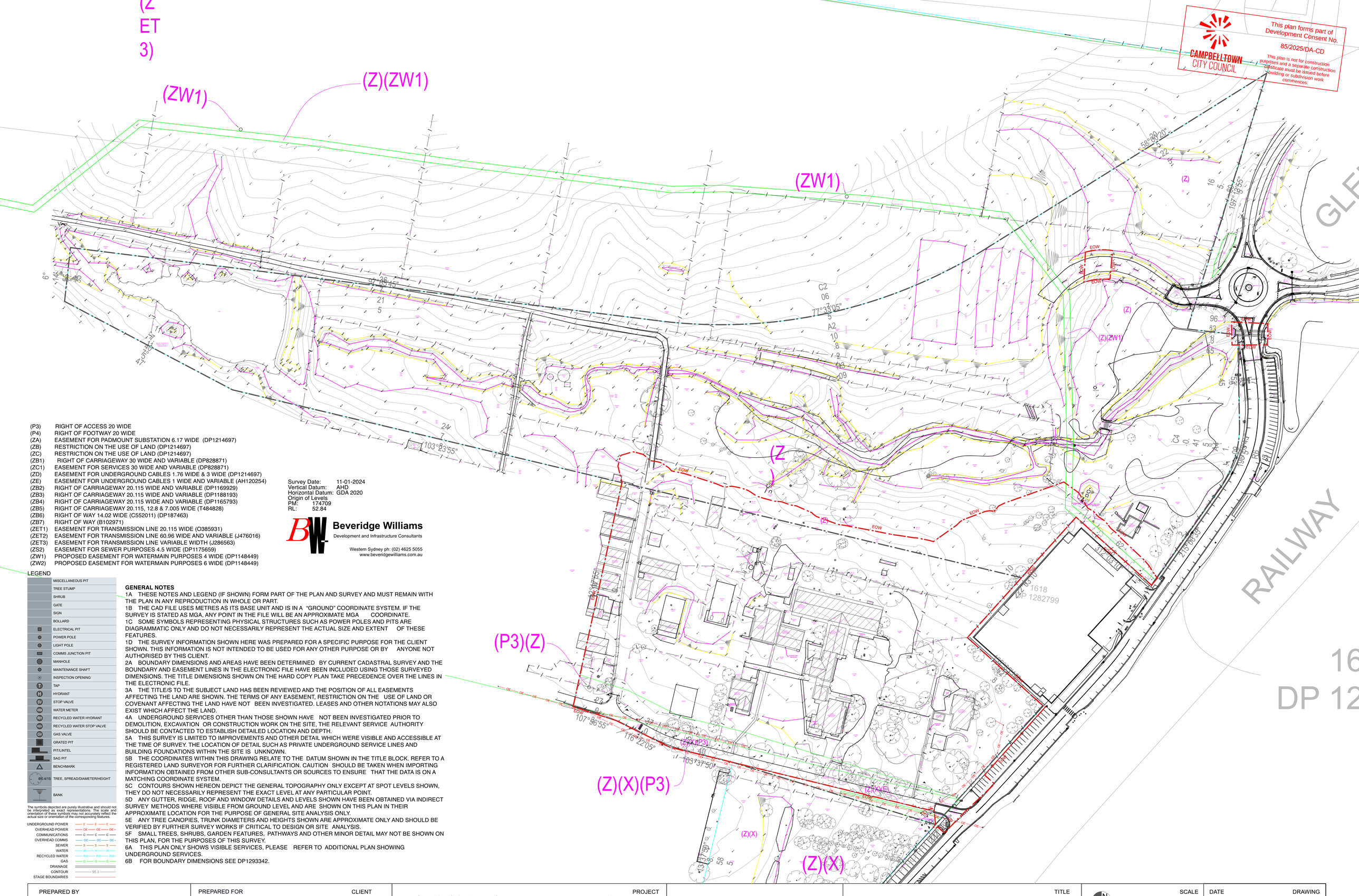
PREPARED BY: ep environmental partnership
PREPARED FOR: LANDCOM
CLIENT
PROJECT: Glenfield Development Area Landscape & Public Domain - Stage 1 Works

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	17/12/24	For DA	ES	AH
1	06/12/24	Draft For Review	ES	AH

TITLE: Legend & Planting Schedules
SCALE: N
DATE: Dec 2024
DRAWING: STG1.NL01
ISSUE: A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DEVELOPMENT APPLICATION 1 - REFER CIVIL ENGINEERS' DWGS FOR DETAILS (STAGE 1 WORKS)

CREEKLINE PARK (Graphic indicative only, subject to separate DA)

SUBDIVISION 1

HURLSTONE AGRICLUTURAL COLLEGE

DEVELOPMENT APPLICATION 1 (STAGE 1 WORKS)

EXISTING MULT-LEVEL CARPARK

RAILWAY

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	17/12/24	For DA	ES	AH
1	06/12/24	Draft For Review	ES	AH

PREPARED BY: ep environmental partnership
PREPARED FOR: LANDCOM
CLIENT:
PROJECT: Glenfield Development Area Landscape & Public Domain - Stage 1 Works
TITLE: Key Plan
SCALE: 1:1000 @A1, 1:2000 @A3
DATE: Dec 2024
DRAWING: STG1.NL03
ISSUE: A

CAMPBELLTOWN CITY COUNCIL
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Potential lookout platfrom to provide sitting, education and interpretation oppotunities (indicative only, subject to separate DA)

Future Creekline Park - graphic shown is indicative only, subject to separate DA

Potential shared path linking to Cambridge Avenue extension at future stage (indicative only, subject to separate DA)

Proposed works refer Civil Engineers' drawings for details

Proposed works refer Civil Engineers' drawings for details

C2 Environmental Conservation Zone

Potential connection and platform to existing dam (indicative only, subject to separate DA)

Potential shared loop path/ cultural trial along the creek line (indicative only, subject to separate DA)

CREEKLINE PARK (Graphic indicative only, subject to separate DA)

Bioretention basin and maintenance access (within scope of this DA)

Potential connection to school (indicative only, subject to separate DA)

School Street

Creekside Street

GA01

GA03

GA02

GA04

Lane

Water Street

Potential lookout platfrom to provide sitting, education and interpretation oppotunities (indicative only, subject to separate DA)

HURLSTONE AGRICLUTURAL COLLEGE

EXISTING MULT-LEVEL CARPARK

Shared path connecting to Creekline Park

Link Street

GA05

GA06

Pedestrian link

Shared path connecting to future stage

Roy Watts Road East

RAILWAY

Legend

- Concrete - non-trafficable
- Concrete shared path - non-trafficable
- Boardwalk structure
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- Proposed deciduous tree

PREPARED BY: ep environmental partnership

PREPARED FOR: LANDCOM

CLIENT

PROJECT: Glenfield Development Area Landscape & Public Domain - Stage 1 Works

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	17/12/24	For DA	ES	AH
1	06/12/24	Draft For Review	ES	AH

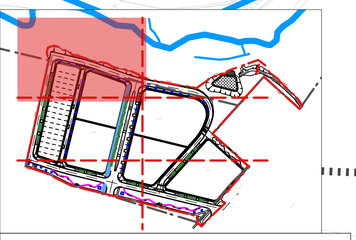
TITLE: General Arrangement Plan - Overall

SCALE: 1:1000 @A1, 1:2000 @A3

DATE: Dec 2024

DRAWING: STG1.GA00

ISSUE: A



Potential connection and platform to existing dam (indicative only, subject to separate DA)

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16

CAMPBELLTOWN CITY COUNCIL

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CREEKLINE PARK (Graphic indicative only, subject to separate DA)

Potential shared path linking to Cambridge Avenue extension at future stage (indicative only, subject to separate DA)

Potential shared loop path/ cultural trial along the creek line (indicative only, subject to separate DA)

EOW

ROAD 02 (CREEKSIDE STREET)

HURLSTONE AGRICLUTURAL COLLEGE

C320

122

ROAD 04 (SCHOOL STREET)

ROAD 05 (LANEWAY)

Raised crossing to provide continuous footpath and improve accessibility

Shared laneway

LOT 10

441

c328 c327 c329 c330 c331 c332 c333 c334 c335 c336 c337 c338 c339 c340

REFER DWG GA03

REFER DWG GA02

PREPARED BY	PREPARED FOR	CLIENT	PROJECT
ep environmental partnership	LANDCOM		Glenfield Development Area Landscape & Public Domain - Stage 1 Works

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	17/12/24	For DA	ES	AH
1	06/12/24	Draft For Review	ES	AH

TITLE: General Arrangement Plan - Sheet 1

SCALE: 1:200 @A1, 1:400 @A3

DATE: Dec 2024

DRAWING: STG1.GA01

ISSUE: A

Legend

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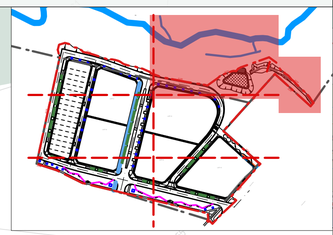
REFER DWG GA01

Potential shared path linking to Cambridge Avenue extension at future stage (indicative only, subject to separate DA)

CREEKLINE PARK (Graphic indicative only, subject to separate DA)



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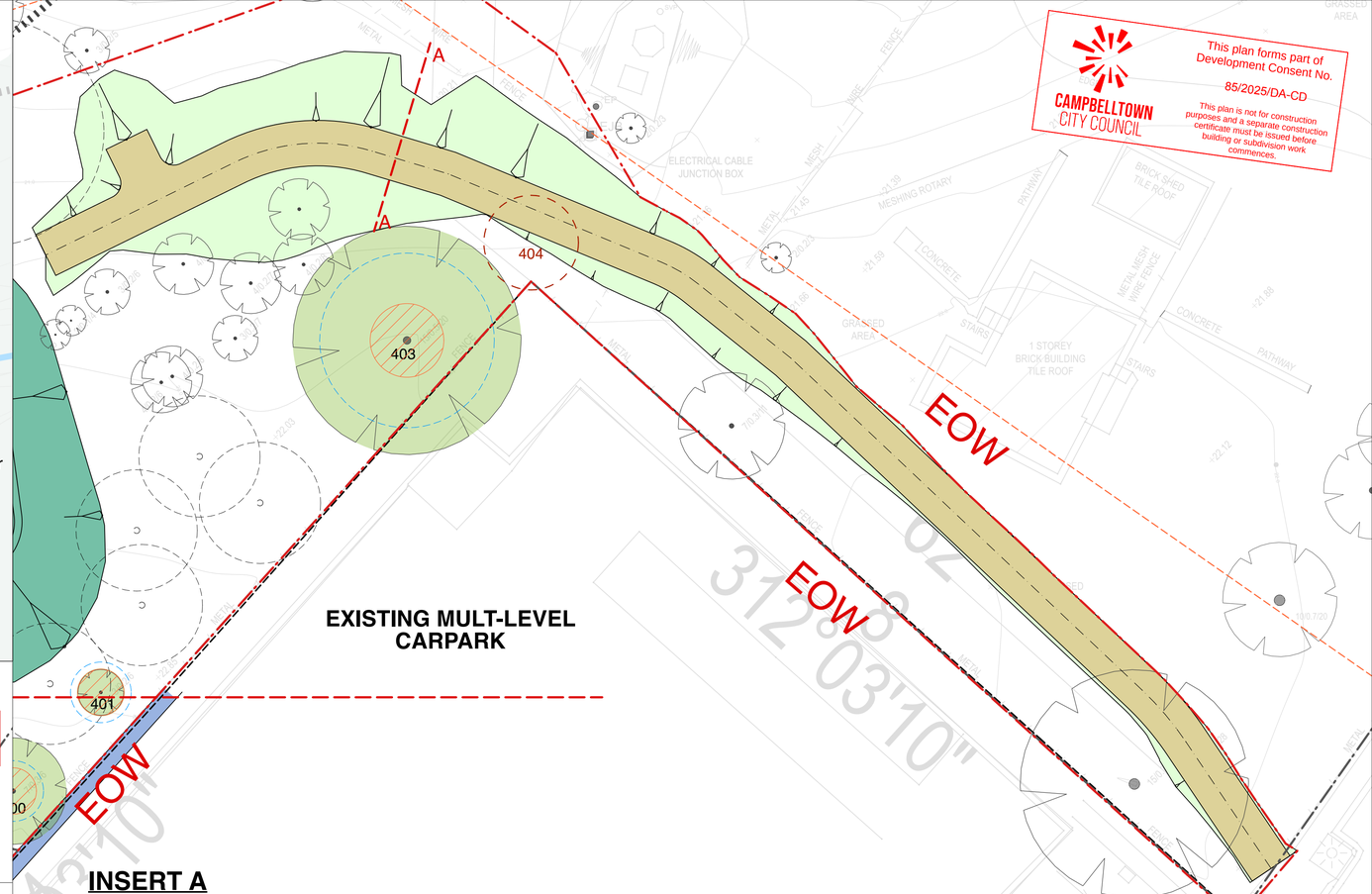

CAMPBELLTOWN CITY COUNCIL
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Bioretention basin and maintenance access (within scope of this DA)

C2 Environmental Conservation Zone

Potential lookout platfrom to provide sitting, education and interpretation oppotunities (indicative only, subject to separate DA)

Refer Insert A this sheet

ROAD 02 (CREEKSIDE STREET)

448

449

REFER DWG GA04

EXISTING MULT-LEVEL CARPARK

PREPARED BY	PREPARED FOR	CLIENT	PROJECT	TITLE
ep environmental partnership	LANDCOM		Glenfield Development Area Landscape & Public Domain - Stage 1 Works	General Arangement Plan - Sheet 2

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	17/12/24	For DA	ES	AH
1	06/12/24	Draft For Review	ES	AH

SCALE	DATE	DRAWING
1:200 @A1 1:400 @A3	Dec 2024	STG1.GA02
		ISSUE A

REFER DWG GA01

LOT 10

LOT 11

LOT 12

HURLSTONE AGRICLUTURAL COLLEGE

EOW 142°14'55"

EOW 107°36'55"

ROAD 04 (SCHOOL STREET)

ROAD 05 (LANEWAY)

ROAD 01 (ROY WATTS RD EAST)

ROAD 03 (WATER STREET)

Shared laneway

Raised crossing to provide continuous footpath and improve accessibility

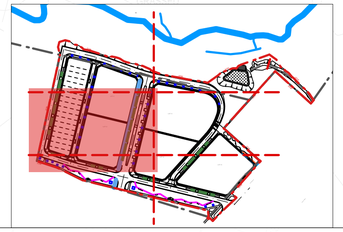
Shared path connecting to Creekline Park

Swale with boardwalk crossings

Soil cells under parking space to optimise soil volume for proposed tree within blister

REFER DWG GA04

REFER DWG GA05



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This plan forms part of Development Consent No. 852/2025/DA-CD
CAMPBELLTOWN CITY COUNCIL
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REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	17/12/24	For DA	ES	AH
1	06/12/24	Draft For Review	ES	AH

PREPARED BY: ep environmental partnership

PREPARED FOR: LANDCOM

CLIENT

PROJECT: Glenfield Development Area Landscape & Public Domain - Stage 1 Works

TITLE: General Arrangement Plan - Sheet 3

SCALE: 1:200 @A1, 1:400 @A3

DATE: Dec 2024

DRAWING: STG1.GA03

ISSUE: A

REFER DWG GA03

REFER DWG GA02

REFER DWG GA06

LOT 13

LOT 14

LOT 15

EXISTING MULT-LEVEL CARPARK

EOW

Potential shared loop path/ cultural trial along the creek line (indicative only, subject to separate DA)

Raised pedestrian crossing to improve accessibility

Garden walk links train station, multi-level carpark, Creekline Park and residential, retaining existing trees, and providing sitting and gathering oppotunities

Soil cells under parking space to optimise soil volume for proposed tree within blister

ROAD 02 (LINK STREET)

DP 1282799

132°03'10" 1618

CAMPBELLTOWN CITY COUNCIL

This plan forms part of Development Consent No. 85/2025/DA-CD

This plan is not for construction purposes and is issued in accordance with Council's terms and conditions of consent. Construction work must not commence until a Construction Certificate is issued.

Legend

- Concrete - non-trafficable
- Concrete shared path - non-trafficable
- Boardwalk structure
- Concrete unit pavers - non-trafficable
- Concrete - trafficable
- Street parking (Asphalt)
- Asphalt road
- Asphalt road (shared)
- Stablised gravel pavement
- Tactile indicator
- Seat
- Existing palisade fence to be retained
- Balustrade (1.2m H)
- Handrail
- Flush concrete edge
- Steel edge
- Existing wall
- Proposed concrete wall
- Soil cells
- Garden bed
- Mass planting bed
- Swale / bio retention basin
- Mulch
- Turf
- Existing vegetation to be protected
- Tree Protection Zone (TPZ)
- Existing Tree to be retained (no. of 36)
- Structural Root Zone (SRZ)
- Tree ID refer Tree Assessment Report
- Tree to be removed (no. of 158)
- Tree ID refer Tree Assessment Report
- Tree to be removed under DA1851/2024/DA-DEM (no. of 14) - excluding from this DA
- Tree ID refer Tree Assessment Report
- Proposed evergreen tree
- Proposed deciduous tree

PREPARED BY: ep environmental partnership

PREPARED FOR: LANDCOM

CLIENT

PROJECT: Glenfield Development Area Landscape & Public Domain - Stage 1 Works

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	17/12/24	For DA	ES	AH
1	06/12/24	Draft For Review	ES	AH

TITLE: General Arrangement Plan - Sheet 4

SCALE: 1:200 @A1, 1:400 @A3

DATE: Dec 2024

DRAWING: STG1.GA04

ISSUE: A

CAMPBELLTOWN CITY COUNCIL
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ROAD 04 (SCHOOL STREET)
ROAD 05 (LANEWAY)
ROAD 01 (ROY WATTS RD EAST)
ROAD 03 (WATER STREET)

Raised crossing to provide continuous footpath and improve accessibility
Shared laneway
Soil cells under parking space to optimise soil volume for proposed tree within blister
Shared path connecting to Creekline Park
Swale with boardwalk crossings
Elevated boardwalk structure (ramp) to minimise impact to existing trees
Elevated platform with lounge seats - 300-500mm approx. above existing ground level to minimise impact to existing trees and provide sitting oppotunities
Shared path connecting to future stage

REFER DWG GA03
REFER DWG GA06

EOW
107°36'55"
116°22'05"
103°37'50"

1:20 up

HURLSTONE AGRICLUTURAL COLLEGE

Legend

- Concrete - non-trafficable
- Concrete shared path - non-trafficable
- Boardwalk structure
- Concrete unit pavers - non-trafficable
- Concrete - trafficable
- Street parking (Asphalt)
- Asphalt road
- Asphalt road (shared)
- Stablised gravel pavement
- Tactile indicator
- Seat
- Existing palisade fence to be retained
- Balustrade (1.2m H)
- Handrail
- Flush concrete edge
- Steel edge
- Existing wall
- Proposed concrete wall
- Soil cells
- Garden bed
- Mass planting bed
- Swale / bio retention basin
- Mulch
- Turf
- Existing vegetation to be protected
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- Existing Tree to be retained (no. of 36)
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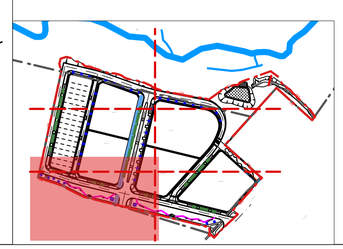
- Tree to be removed (no. of 158)
- Tree ID refer Tree Assessment Report
- Tree to be removed under DA1851/2024/DA-DEM (no. of 14) - excluding from this DA
- Tree ID refer Tree Assessment Report
- Proposed evergreen tree
- Proposed deciduous tree



A	17/12/24	For DA	ES	AH
1	06/12/24	Draft For Review	ES	AH
REV	DATE	DESCRIPTION	DRAWN	CHECKED

PREPARED BY: ep environmental partnership
PREPARED FOR: LANDCOM
CLIENT
PROJECT: Glenfield Development Area Landscape & Public Domain - Stage 1 Works
TITLE: General Arangement Plan - Sheet 5
SCALE: 1:200 @A1, 1:400 @A3
DATE: Dec 2024
DRAWING: STG1.GA05
ISSUE: A

LOT 14

LOT 15

ROAD 02 (LINK STREET)

ROAD 01 (ROY WATTS RD EAST)

GLENFIELD ROAD

EXISTING MULT-LEVEL CARPARK

Garden walk links train station, multi-level carpark, Creekline Park and residential, retaining existing trees, and providing sitting and gathering oppotunities

Raised crossing to provide continuous footpath and improve accessibility

Soil cells under parking space to optimise soil volume for proposed tree within blister

Elevated platform with lounge seats - 300-500mm approx. above existing ground level to minimise impact to existing trees and provide sitting oppotunities

Elevated boardwalk structure (ramp) to minimise impact to existing trees

EOW

1:20 up

T.14

T.20

SE01

REFER DWG GA04

REFER DWG GA05

This plan forms part of Development Consent No. 85/2025/DA-CD

CAMPBELLTOWN CITY COUNCIL

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Legend

- Concrete - non-trafficable
- Concrete shared path - non-trafficable
- Boardwalk structure
- Concrete unit pavers - non-trafficable
- Concrete - trafficable
- Street parking (Asphalt)
- Asphalt road
- Asphalt road (shared)
- Stablised gravel pavement
- Tactile indicator
- Seat
- Existing palisade fence to be retained
- Balustrade (1.2m H)
- Handrail
- Flush concrete edge
- Steel edge
- Existing wall
- Proposed concrete wall
- Soil cells
- Garden bed
- Mass planting bed
- Swale / bio retention basin
- Mulch
- Turf
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- Tree to be removed under DA1851/2024/DA-DEM (no. of 14) - excluding from this DA
- Tree ID refer Tree Assessment Report
- Proposed evergreen tree
- Proposed deciduous tree

PREPARED BY: ep environmental partnership

PREPARED FOR: LANDCOM

CLIENT

PROJECT: Glenfield Development Area Landscape & Public Domain - Stage 1 Works

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	17/12/24	For DA	ES	AH
1	06/12/24	Draft For Review	ES	AH

TITLE: General Arangement Plan - Sheet 6

SCALE: 1:200 @A1, 1:400 @A3

DATE: Dec 2024

DRAWING: STG1.GA06

ISSUE: A

CAMPBELLTOWN CITY COUNCIL
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85/2025/DA-CD
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EOW

ROAD 02 (CREEKSIDE STREET)

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

GLENFIELD ROAD

Legend

- Existing vegetation to be protected
- Tree Protection Zone (TPZ)
- Existing Tree to be retained (no. of 36)
- Structural Root Zone (SRZ)
- Tree ID refer Tree Assessment Report
- Tree to be removed (no. of 158)
- Tree ID refer Tree Assessment Report
- Tree to be removed under DA1851/2024/DA-DEM (no. of 14) - excluding from this DA
- Tree ID refer Tree Assessment Report
- Proposed tree plantings (no. of 119)

PREPARED BY: ep environmental partnership

PREPARED FOR: LANDCOM

CLIENT

PROJECT: Glenfield Development Area Landscape & Public Domain - Stage 1 Works

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	17/12/24	For DA	ES	AH
1	06/12/24	Draft For Review	ES	AH

TITLE: Tree Management Plan - Overall

SCALE: 1:500 @A1, 1:1000 @A3

DATE: Dec 2024

DRAWING: STG1.TM01

ISSUE: A

This plan forms part of Development Consent No.
85/2025/DA-CD
CAMPBELLTOWN CITY COUNCIL
This plan is not for construction purposes and a separate construction certificate must be issued before building or subdivision work commences.

SCHOOL STREET: 43%

CREEKSIDE STREET: 35%

LANE: 40%

WATER STREET: 66.3%

PEDESTRIAN LINK: 46%

LINK STREET: 35%

ROY WATTS ROAD EAST: 66.3%

43%

40%

66.3%

35%

46%

66.3%

35%

EOW

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

GLENFIELD ROAD

PREPARED BY	PREPARED FOR	CLIENT	PROJECT	TITLE	SCALE	DATE	DRAWING
ep environmental partnership	LANDCOM		Glenfield Development Area Landscape & Public Domain - Stage 1 Works	Tree Coverage Plan - Overall	1:500 @A1 1:1000 @A3	Dec 2024	STG1.TM02 ISSUE A

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	17/12/24	For DA	ES	AH
1	06/12/24	Draft For Review	ES	AH

Legend

- Soil cells
- Garden bed (refer Planting Schedule for planting species)
- Mass planting bed (refer Planting Schedule for planting species)
- Swale / bio retention basin (refer Planting Schedule for planting species)
- Mulch
- Turf
- Existing vegetation to be protected
- Tree Protection Zone (TPZ)
- Existing Tree to be retained (no. of 36)
- Structural Root Zone (SRZ)
- Tree ID refer Tree Assessment Report
- Tree to be removed (no. of 158)
- Tree ID refer Tree Assessment Report
- Tree to be removed under DA1851/2024/DA-DEM (no. of 14) - excluding from this DA
- Tree ID refer Tree Assessment Report
- Tree ID refer Planting Schedule for planting species
- Proposed evergreen tree
- Tree ID refer Planting Schedule for planting species
- Proposed deciduous tree

Glenfield - Stage 1 DA Planting Schedule - Bioretential Basin

ID	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Spacing	Native
Ground covers							
BJ	bare twig rush	Baumea juncea	viro tube	0.3 - 1m	8 per sqm		N
CX	Tall sedge	Carex appressa	viro tube	0.5 - 1m	8 per sqm		N
DC	Blue flax lily	Dianella caerulea	viro tube	0.7 - 0.8m	8 per sqm		N
FN	Knobby Club Rush	Ficinia nodosa	viro tube	0.6 - 1m	8 per sqm		N
IC	Blady grass	Imperata cylindrica	viro tube	0.3 - 0.6m	8 per sqm		N
JK	Sea rush	Juncus kraussii	viro tube	0.6 - 1m	8 per sqm		N
MS	Weeping grass	Microlaena stipoides	viro tube	0.3m	8 per sqm		N
TT	kangaroo grass	Themeda triandra	viro tube	0.6m	8 per sqm		N

This plan is part of development consent No 86/2024/DA-CD
CAMPBELLTOWN CITY COUNCIL
This plan is not approved for construction purposes and a separate construction certificate must be issued before building or subdivision work commences.

PP01 PP02 PP03 PP04 PP05 PP06

EOW

ROAD 02 (CREEKSIDE STREET)

ROAD 01 (BOY WATTS RD EAST)

LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15

Glenfield - Stage 1 DA Planting Schedule - General

ID	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Spacing	Native
Trees							
TAC	Smooth-barked Apple	Angophora costata	45Litre	15 - 30m	6 - 10m	as shown	N
TBA	Blueberry Ash	Elaeocarpus reticulatus 'Prima Donna'	45Litre	6 - 8m	3.5 - 6m	as shown	N
TBAf	Illawarra Flame Tree	Brachychiton acerifolius	45Litre	8m	8m	as shown	N
TCA	Tuckeroo	Cupaniopsis anacardioides	45Litre	6 - 10m	5 - 8m	as shown	N
TCM	Spotted Gum	Corymbia maculata	45Litre	25 - 30m	6 - 10m	as shown	N
TECs	Red Ironbark	Eucalyptus sideroxylon	45Litre	15m	6 - 10m	as shown	N
TEM	Grey Box	Eucalyptus moluccana	45Litre	15 - 20m	6 - 10m	as shown	N
TEP	Grey Gum	Eucalyptus punctata	45Litre	10 - 35m	4 - 10m	as shown	N
TET	Forest Red Gum	Eucalyptus tereticornis	45Litre	over 30m	6 - 10m	as shown	N
TFA	Crows Ash	Flindersia australis	45Litre	10 - 20m	4 - 8m	as shown	N
TFR	Port Jackson Fig, Rusty Fig	Ficus rubiginosa	400Litre	5 - 10m	10 - 15m	as shown	N
TLC	Brush Box	Lophostemon confertus	45Litre	15 - 20m	8 - 10m	as shown	N
TSP	Magenta Lillypilly	Syzygium paniculatum	45Litre	5 - 10m	6 - 8m	as shown	N
TTL	Water Gum	Tristaniopsis laurina 'Luscious'	45Litre	6 - 8m	3.5 - 6m	as shown	N
Shrubs							
BBC	Dwarf hairpin banksia	Banksia spinulosa 'Birthday Candles'	200mm	0.5m	1m	2 per sqm	N
BS	Blackthorn	Bursaria spinosa	200mm	4m	3m	1 per sqm	N
CBJ	Bottlebrush better john	Callistemon viminalis 'Better John'	200mm	0.6 - 1m	0.6 - 0.9m	3 per sqm	N
CP	Swamp Lily	Crinum pedunculatum	200mm	1.5m	1.5m	1 per sqm	N
DE	Gymea lily	Doryanthes excelsa	200mm	1.5m	1.5m	1 per sqm	N
DV	Hopbush	Dodonaea viscosa	200mm	2-4m	1-2m	1 per sqm	N
IA	Australian Indigo	Indigofera australis	200mm	2m	2m	1 per sqm	N
MT	Honey Myrtle	Melaleuca thymifolia	200mm	1.2m	2m	1 per sqm	N
Ground covers							
CX	Tall sedge	Carex appressa	140mm	0.5 - 1m	0.5 - 1m	5 per sqm	N
DL	Blue flax lily	Dianella longifolia	140mm	0.8 - 1m	0.5 - 1m	4 per sqm	N
DLJ	Little Jess	Dianella 'Little Jess'	140mm	0.4m	0.4m	10 per sqm	N
DM	Plumegrass	Dichelachne micrantha	140mm	0.5 - 1m	0.3m	10 per sqm	N
DR	Kidney Weed	Dichondra repens	140mm	0.15m	2m	10 per sqm	N
FN	Knobby Club Rush	Ficinia nodosa	140mm	0.6 - 1m	0.6 - 1m	4 per sqm	N
GH	Ivy Goodenia	Goodenia hederacea	140mm	0.2-0.8m	0.5 - 1m	4 per sqm	N
HV	False sarsaparilla	Hardenbergia violacea	140mm	0.6 - 1m	2 - 4m	1 per sqm	N
LE	Liriope evergreen giant	Liriope muscari 'evergreen giant'	140mm	0.6m	0.6m	6 per sqm	E
LF	Wattle mat-rush	Lomandra filiformis	140mm	0.3 - 0.6m	0.3m	8 per sqm	N
LHT	Tropic Cascade	Lomandra hystrix 'Tropic Cascade'	140mm	0.6m	0.6m	6 per sqm	N
LLL	Mat rush	Lomandra longifolia confertifolia 'Lime Tuff'	140mm	0.6m	0.6m	4 per sqm	N
LT	Mat rush	Lomandra longifolia 'Tanika'	140mm	0.5m	0.6m	6 per sqm	N
MPY	Creeping Boobialla	Myoporum parvifolium 'Yareena'	140mm	0.1m	1m	2 per sqm	N
MS	Weeping grass	Microlaena stipoides	140mm	0.3m	0.3m	10 per sqm	N
PP	Spur flower	Plectranthus parviflorus	140mm	0.5m	0.4m	6 per sqm	N

PREPARED BY: ep environmental partnership

PREPARED FOR: LANDCOM

CLIENT

PROJECT: Glenfield Development Area Landscape & Public Domain - Stage 1 Works

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	17/12/24	For DA	ES	AH
1	06/12/24	Draft For Review	ES	AH

TITLE: Planting Plan - Overall

SCALE: 1:500 @A1, 1:1000 @A3

DATE: Dec 2024

DRAWING: STG1.PP00

ISSUE: A

Legend

- Soil cells
- Garden bed (refer Planting Schedule for planting species)
- Mass planting bed (refer Planting Schedule for planting species)
- Swale / bio retention basin (refer Planting Schedule for planting species)
- Mulch
- Turf
- Existing vegetation to be protected

- Tree Protection Zone (TPZ)
- Existing Tree to be retained (no. of 36)
- Structural Root Zone (SRZ)
- Tree ID refer Tree Assessment Report
- Tree to be removed (no. of 158)
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- Tree ID refer Planting Schedule for planting species
- Proposed evergreen tree
- Tree ID refer Planting Schedule for planting species
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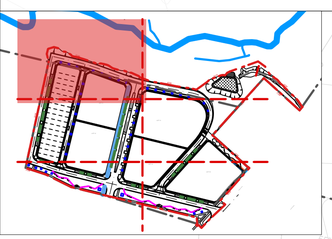
Glenfield - Stage 1 DA Planting Schedule - General

ID	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Spacing	Native
Trees							
TAC	Smooth-barked Apple	Angophora costata	45Litre	15 - 30m	6 - 10m	as shown	N
TBA	Blueberry Ash	Elaeocarpus reticulatus 'Prima Donna'	45Litre	6 - 8m	3.5 - 6m	as shown	N
TBAf	Illawarra Flame Tree	Brachychiton acerifolius	45Litre	8m	8m	as shown	N
TCA	Tuckeroo	Cupaniopsis anacardioides	45Litre	6 - 10m	5 - 8m	as shown	N
TCM	Spotted Gum	Corymbia maculata	45Litre	25 - 30m	6 - 10m	as shown	N
TECs	Red Ironbark	Eucalyptus sideroxylon	45Litre	15m	6 - 10m	as shown	N
TEM	Grey Box	Eucalyptus moluccana	45Litre	15 - 20m	6 - 10m	as shown	N
TEP	Grey Gum	Eucalyptus punctata	45Litre	10 - 35m	4 - 10m	as shown	N
TET	Forest Red Gum	Eucalyptus tereticornis	45Litre	over 30m	6 - 10m	as shown	N
TFA	Crows Ash	Flindersia australis	45Litre	10 - 20m	4 - 8m	as shown	N
TFR	Port Jackson Fig, Rusty Fig	Ficus rubiginosa	400Litre	5 - 10m	10 - 15m	as shown	N
TLC	Brush Box	Lophostemon confertus	45Litre	15 - 20m	8 - 10m	as shown	N
TSP	Magenta Lillypilly	Syzygium paniculatum	45Litre	5 - 10m	6 - 8m	as shown	N
TTL	Water Gum	Tristaniopsis laurina 'Luscious'	45Litre	6 - 8m	3.5 - 6m	as shown	N
Shrubs							
BBC	Dwarf hairpin banksia	Banksia spinulosa 'Birthday Candles'	200mm	0.5m	1m	2 per sqm	N
BS	Blackthorn	Bursaria spinosa	200mm	4m	3m	1 per sqm	N
CBJ	Bottlebrush better john	Callistemon viminalis 'Better John'	200mm	0.6 - 1m	0.6 - 0.9m	3 per sqm	N
CP	Swamp Lily	Crinum pedunculatum	200mm	1.5m	1.5m	1 per sqm	N
DE	Gymea lily	Doryanthes excelsa	200mm	1.5m	1.5m	1 per sqm	N
DV	Hopbush	Dodonaea viscosa	200mm	2-4m	1-2m	1 per sqm	N
IA	Australian Indigo	Indigofera australis	200mm	2m	2m	1 per sqm	N
MT	Honey Myrtle	Melaleuca thymifolia	200mm	1.2m	2m	1 per sqm	N
Ground covers							
CX	Tall sedge	Carex appressa	140mm	0.5 - 1m	0.5 - 1m	5 per sqm	N
DL	Blue flax lily	Dianella longifolia	140mm	0.8 - 1m	0.5 - 1m	4 per sqm	N
DLJ	Little Jess	Dianella 'Little Jess'	140mm	0.4m	0.4m	10 per sqm	N
DM	Plumegrass	Dichelachne micrantha	140mm	0.5 - 1m	0.3m	10 per sqm	N
DR	Kidney Weed	Dichondra repens	140mm	0.15m	2m	10 per sqm	N
FN	Knobby Club Rush	Ficinia nodosa	140mm	0.6 - 1m	0.6 - 1m	4 per sqm	N
GH	Ivy Goodenia	Goodenia hederacea	140mm	0.2-0.8m	0.5 - 1m	4 per sqm	N
HV	False sarsaparilla	Hardenbergia violacea	140mm	0.6 - 1m	2 - 4m	1 per sqm	N
LE	Liriope evergreen giant	Liriope muscari 'evergreen giant'	140mm	0.6m	0.6m	6 per sqm	E
LF	Wattle mat-rush	Lomandra filiformis	140mm	0.3 - 0.6m	0.3m	8 per sqm	N
LHT	Tropic Cascade	Lomandra hystrix 'Tropic Cascade'	140mm	0.6m	0.6m	6 per sqm	N
LLL	Mat rush	Lomandra longifolia confertifolia 'Lime Tuff'	140mm	0.6m	0.6m	4 per sqm	N
LT	Mat rush	Lomandra longifolia 'Tanika'	140mm	0.5m	0.6m	6 per sqm	N
MPY	Creeping Boobialla	Myoporum parvifolium 'Yareena'	140mm	0.1m	1m	2 per sqm	N
MS	Weeping grass	Microlaena stipoides	140mm	0.3m	0.3m	10 per sqm	N
PP	Spur flower	Plectranthus parviflorus	140mm	0.5m	0.4m	6 per sqm	N



TYPICAL END GARDEN PLANTING (SCHOOL STREET):
Shrubs:
- BBC
- MT
- DV

Groundcovers:
- DL
- LLL
- MPY

TYPICAL TREE BLISTERS PLANTING (SCHOOL STREET):
Groundcovers:
- DLJ
- LLL

TYPICAL VERGE PLANTING (LANE):
Groundcovers:
- DLJ
- LE

TYPICAL TREE BLISTERS PLANTING (LANE):
Groundcovers:
- DLJ
- LE

TYPICAL END GARDEN PLANTING (WATER STREET):
Shrubs:
- BBC
- CP

Groundcovers:
- DLJ
- LHT
- MPY

TYPICAL SWALE PLANTING (WATER STREET):
Groundcovers:
- CX
- DLJ
- FN
- LF

TYPICAL TREE BLISTERS PLANTING (WATER STREET):

EOW

ROAD 02 (CREEKSIDE STREET)

ROAD 04 (SCHOOL STREET)

ROAD 05 (LANEWAY)

LOT 10

LOT 11

Potential tree plantings along interface between Creekside Street and Creekline Park, indicative only, subject to separate DA

TET, TSP, TFR, TLC, TAC, TBA, TCM, TEM, TTL, TCA, C320, 122, 441, c327, c328, c329, c330, c331, c332, c333, c334, c335, c336, c337, c338, c339, c340, c341

REFER DWG PP02

REFER DWG PP03

This plan forms part of Development Consent No. 85/2025/DA-CD

CAMPBELLTOWN CITY COUNCIL

This plan is not for construction purposes and a separate construction certificate must be issued before building or subdivision work commences.

PREPARED BY	PREPARED FOR / CLIENT	PROJECT	TITLE
ep environmental partnership	LANDCOM	Glenfield Development Area Landscape & Public Domain - Stage 1 Works	Planting Plan - Sheet 1

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	17/12/24	For DA	ES	AH
1	06/12/24	Draft For Review	ES	AH

SCALE: 1:250 @A1, 1:500 @A3

DATE: Dec 2024

DRAWING: STG1.PP01

ISSUE: A

Legend

- Soil cells
- Garden bed (refer Planting Schedule for planting species)
- Mass planting bed (refer Planting Schedule for planting species)
- Swale / bio retention basin (refer Planting Schedule for planting species)
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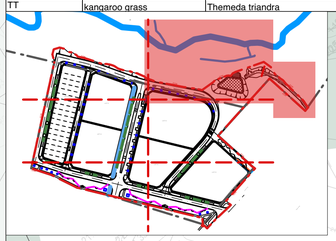
- Tree ID refer Planting Schedule for planting species
- Proposed evergreen tree
- Tree ID refer Planting Schedule for planting species
- Proposed deciduous tree

Glenfield - Stage 1 DA Planting Schedule - General

ID	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Spacing	Native
Trees							
TAC	Smooth-barked Apple	Angophora costata	45Litre	15 - 30m	6 - 10m	as shown	N
TBA	Blueberry Ash	Elaeocarpus reticulatus 'Prima Donna'	45Litre	6 - 8m	3.5 - 6m	as shown	N
TBAf	Illawarra Flame Tree	Brachychiton acerifolius	45Litre	8m	8m	as shown	N
TCA	Tuckeroo	Cupaniopsis anacardioides	45Litre	6 - 10m	5 - 8m	as shown	N
TCM	Spotted Gum	Corymbia maculata	45Litre	25 - 30m	6 - 10m	as shown	N
TECs	Red Ironbark	Eucalyptus sideroxylon	45Litre	15m	6 - 10m	as shown	N
TEM	Grey Box	Eucalyptus moluccana	45Litre	15 - 20m	6 - 10m	as shown	N
TEP	Grey Gum	Eucalyptus punctata	45Litre	10 - 35m	4 - 10m	as shown	N
TET	Forest Red Gum	Eucalyptus tereticornis	45Litre	over 30m	6 - 10m	as shown	N
TFA	Crows Ash	Flindersia australis	45Litre	10 - 20m	4 - 8m	as shown	N
TFR	Port Jackson Fig, Rusty Fig	Ficus rubiginosa	400Litre	5 - 10m	10 - 15m	as shown	N
TLC	Brush Box	Lophostemon confertus	45Litre	15 - 20m	8 - 10m	as shown	N
TSP	Magenta Lillypilly	Syzygium paniculatum	45Litre	5 - 10m	6 - 8m	as shown	N
TTL	Water Gum	Tristaniopsis laurina 'Luscious'	45Litre	6 - 8m	3.5 - 6m	as shown	N
Shrubs							
BBC	Dwarf hairpin banksia	Banksia spinulosa 'Birthday Candles'	200mm	0.5m	1m	2 per sqm	N
BS	Blackthorn	Bursaria spinosa	200mm	4m	3m	1 per sqm	N
CBJ	Bottlebrush better john	Callistemon viminalis 'Better John'	200mm	0.6 - 1m	0.6 - 0.9m	3 per sqm	N
CP	Swamp Lily	Crinum pedunculatum	200mm	1.5m	1.5m	1 per sqm	N
DE	Gymea lily	Doryanthes excelsa	200mm	1.5m	1.5m	1 per sqm	N
DV	Hopbush	Dodonaea viscosa	200mm	2-4m	1-2m	1 per sqm	N
IA	Australian Indigo	Indigofera australis	200mm	2m	2m	1 per sqm	N
MT	Honey Myrtle	Melaleuca thymifolia	200mm	1.2m	2m	1 per sqm	N
Ground covers							
CX	Tall sedge	Carex appressa	140mm	0.5 - 1m	0.5 - 1m	5 per sqm	N
DL	Blue flax lily	Dianella longifolia	140mm	0.8 - 1m	0.5 - 1m	4 per sqm	N
DLJ	Little Jess	Dianella 'Little Jess'	140mm	0.4m	0.4m	10 per sqm	N
DM	Plumegrass	Dichelachne micrantha	140mm	0.5 - 1m	0.3m	10 per sqm	N
DR	Kidney Weed	Dichondra repens	140mm	0.15m	2m	10 per sqm	N
FN	Knobby Club Rush	Ficinia nodosa	140mm	0.6 - 1m	0.6 - 1m	4 per sqm	N
GH	Ivy Goodenia	Goodenia hederacea	140mm	0.2-0.8m	0.5 - 1m	4 per sqm	N
HV	False sarsaparilla	Hardenbergia violacea	140mm	0.6 - 1m	2 - 4m	1 per sqm	N
LE	Liriope evergreen giant	Liriope muscari 'evergreen giant'	140mm	0.6m	0.6m	6 per sqm	E
LF	Wattle mat-rush	Lomandra filiformis	140mm	0.3 - 0.6m	0.3m	8 per sqm	N
LHT	Tropic Cascade	Lomandra hystrix 'Tropic Cascade'	140mm	0.6m	0.6m	6 per sqm	N
LLL	Mat rush	Lomandra longifolia confertifolia 'Lime Tuff'	140mm	0.6m	0.6m	4 per sqm	N
LT	Mat rush	Lomandra longifolia 'Tanika'	140mm	0.5m	0.6m	6 per sqm	N
MPY	Creeping Boobialla	Myoporum parvifolium 'Yareena'	140mm	0.1m	1m	2 per sqm	N
MS	Weeping grass	Microlaena stipoides	140mm	0.3m	0.3m	10 per sqm	N
PP	Spur flower	Plectranthus parviflorus	140mm	0.5m	0.4m	6 per sqm	N

Glenfield - Stage 1 DA Planting Schedule - Bioretential Basin

ID	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Spacing	Native
Ground covers							
BJ	bare twig rush	Baumea juncea	viro tube	0.3 - 1m	0.3 - 1m	8 per sqm	N
CX	Tall sedge	Carex appressa	viro tube	0.5 - 1m	0.5 - 1m	8 per sqm	N
DC	Blue flax lily	Dianella caerulea	viro tube	1m	0.7 - 0.8m	8 per sqm	N
FN	Knobby Club Rush	Ficinia nodosa	viro tube	0.6 - 1m	0.6 - 1m	8 per sqm	N
IC	Blady grass	Imperata cylindrica	viro tube	0.3 - 0.6m	0.3 - 0.6m	8 per sqm	N
JK	Sea rush	Juncus kraussii	viro tube	0.6 - 1m	0.5 - 1.5m	8 per sqm	N
MS	Weeping grass	Microlaena stipoides	viro tube	0.3m	0.3m	8 per sqm	N
TT	kangaroo grass	Themeda triandra	viro tube	1.5m	0.5m	8 per sqm	N



EXISTING MULT-LEVEL CARPARK

INSERT A

TYPICAL BIO RETENTION BASIN PLANTING:
Groundcovers:
- BJ
- CX
- DC
- FN
- IC
- JK
- MS
- TT

Potential tree plantings along interface between Creekside Street and Creekline Park, indicative only, subject to separate DA

Refer Insert A this sheet

ROAD 02 (CREEKSIDE STREET)

TCA TEM TCM TSP TET TSP TET TSP TET TSP

REFER DWG PP01

REFER DWG PP04

EOW

401 402 403 404 448 449

CAMPBELLTOWN CITY COUNCIL

This plan forms part of Development Consent No. 85/2025/DA-CD

This plan is not for construction purposes and a separate construction certificate must be issued before building or subdivision work commences.

PREPARED BY	PREPARED FOR / CLIENT	PROJECT	TITLE	SCALE / DATE / DRAWING
ep environmental partnership	LANDCOM	Glenfield Development Area Landscape & Public Domain - Stage 1 Works	Planting Plan - Sheet 2	1:250 @A1, 1:500 @A3 / Dec 2024 / STG1.PP02

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	17/12/24	For DA	ES	AH
1	06/12/24	Draft For Review	ES	AH

ISSUE A

Legend

- Soil cells
- Garden bed (refer Planting Schedule for planting species)
- Mass planting bed (refer Planting Schedule for planting species)
- Swale / bio retention basin (refer Planting Schedule for planting species)
- Mulch
- Turf
- Existing vegetation to be protected
- Tree Protection Zone (TPZ)
- Existing Tree to be retained (no. of 36)
- Structural Root Zone (SRZ)
- Tree ID refer Tree Assessment Report
- Tree to be removed (no. of 158)
- Tree ID refer Tree Assessment Report
- Tree to be removed under DA1851/2024/DA-DEM (no. of 14) - excluding from this DA
- Tree ID refer Tree Assessment Report
- Tree ID refer Planting Schedule for planting species
- Proposed evergreen tree
- Tree ID refer Planting Schedule for planting species
- Proposed deciduous tree

REFER DWG PP01

REFER DWG PP04

REFER DWG PP05

LOT 10

LOT 11

EOW 14°17'55"

EOW 107°36'55"

ROAD 05 (LANEWAY)

ROAD 05 (SCHOOL STREET)

ROAD 01 (ROY WATTS RD EAST)

ROAD 03 (WATER STREET)

TYPICAL TREE BLISTERS PLANTING (LANE):
Groundcovers:
- DLJ
- LE

TYPICAL VERGE PLANTING (LANE):
Groundcovers:
- DLJ
- LE

TYPICAL TREE BLISTERS PLANTING (SCHOOL STREET):
Groundcovers:
- DLJ
- LLL

TYPICAL END GARDEN PLANTING (SCHOOL STREET):
Shrubs:
- BBC
- MT
- DV

Groundcovers:
- DL
- LLL
- MPY

TYPICAL TREE BLISTERS PLANTING (WATER STREET):
Groundcovers:
Type 1 (every second bed):
- DLJ
- LHT

Type 2 (every second bed):
- DLJ
- LT

TYPICAL SWALE PLANTING (WATER STREET):
Groundcovers:
- CX
- DLJ
- FN
- LF

TYPICAL TREE BLISTERS PLANTING (ROY WATTS ROAD EAST - NORTHERN SIDE):
Groundcovers:
- DLJ
- LT

TYPICAL SWALE PLANTING (WATER STREET):
Groundcovers:
- CX
- DLJ
- FN
- LF

TYPICAL TREE BLISTERS PLANTING (WATER STREET):
Groundcovers:
Type 1 (every second bed):
- DLJ
- LHT

Type 2 (every second bed):
- DLJ
- LT

TYPICAL END GARDEN PLANTING (WATER STREET):
Shrubs:
- CP

Groundcovers:
- DLJ
- LHT
- MPY

Glenfield - Stage 1 DA Planting Schedule - General

ID	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Spacing	Native
Trees							
TAC	Smooth-barked Apple	Angophora costata	45Litre	15 - 30m	6 - 10m	as shown	N
TBA	Blueberry Ash	Elaeocarpus reticulatus 'Prima Donna'	45Litre	6 - 8m	3.5 - 6m	as shown	N
TBAI	Illawarra Flame Tree	Brachychiton acerifolius	45Litre	8m	8m	as shown	N
TCA	Tuckeroo	Cupaniopsis anacardioides	45Litre	6 - 10m	5 - 8m	as shown	N
TCM	Spotted Gum	Corymbia maculata	45Litre	25 - 30m	6 - 10m	as shown	N
TECs	Red Ironbark	Eucalyptus sideroxylon	45Litre	15m	6 - 10m	as shown	N
TEM	Grey Box	Eucalyptus moluccana	45Litre	15 - 20m	6 - 10m	as shown	N
TEP	Grey Gum	Eucalyptus punctata	45Litre	10 - 35m	4 - 10m	as shown	N
TET	Forest Red Gum	Eucalyptus tereticornis	45Litre	over 30m	6 - 10m	as shown	N
TFA	Crows Ash	Flindersia australis	45Litre	10 - 20m	4 - 8m	as shown	N
TFR	Port Jackson Fig, Rusty Fig	Ficus rubiginosa	400Litre	5 - 10m	10 - 15m	as shown	N
TLC	Brush Box	Lophostemon confertus	45Litre	15 - 20m	8 - 10m	as shown	N
TSP	Magenta Lillypilly	Syzygium paniculatum	45Litre	5 - 10m	6 - 8m	as shown	N
TTL	Water Gum	Tristaniopsis laurina 'Luscious'	45Litre	6 - 8m	3.5 - 6m	as shown	N
Shrubs							
BBC	Dwarf hairpin banksia	Banksia spinulosa 'Birthday Candles'	200mm	0.5m	1m	2 per sqm	N
BS	Blackthorn	Bursaria spinosa	200mm	4m	3m	1 per sqm	N
CBJ	Bottlebrush better john	Callistemon viminalis 'Better John'	200mm	0.6 - 1m	0.6 - 0.9m	3 per sqm	N
CP	Swamp Lily	Crinum pedunculatum	200mm	1.5m	1.5m	1 per sqm	N
DE	Gymea lily	Doryanthes excelsa	200mm	1.5m	1.5m	1 per sqm	N
DV	Hopbush	Dodonaea viscosa	200mm	2-4m	1-2m	1 per sqm	N
IA	Australian Indigo	Indigofera australis	200mm	2m	2m	1 per sqm	N
MT	Honey Myrtle	Melaleuca thymifolia	200mm	1.2m	2m	1 per sqm	N
Ground covers							
CX	Tall sedge	Carex appressa	140mm	0.5 - 1m	0.5 - 1m	5 per sqm	N
DL	Blue flax lily	Dianella longifolia	140mm	0.8 - 1m	0.5 - 1m	4 per sqm	N
DLJ	Little Jess	Dianella 'Little Jess'	140mm	0.4m	0.4m	10 per sqm	N
DM	Plumegrass	Dichelachne micrantha	140mm	0.5 - 1m	0.3m	10 per sqm	N
DR	Kidney Weed	Dichondra repens	140mm	0.15m	2m	10 per sqm	N
FN	Knobby Club Rush	Ficinia nodosa	140mm	0.6 - 1m	0.6 - 1m	4 per sqm	N
GH	Ivy Goodenia	Goodenia hederacea	140mm	0.2-0.8m	0.5 - 1m	4 per sqm	N
HV	False sarsaparilla	Hardenbergia violacea	140mm	0.6 - 1m	2 - 4m	1 per sqm	N
LE	Liriope evergreen giant	Liriope muscari 'evergreen giant'	140mm	0.6m	0.6m	6 per sqm	E
LF	Wattle mat-rush	Lomandra filiformis	140mm	0.3 - 0.6m	0.3m	8 per sqm	N
LHT	Tropic Cascade	Lomandra hystrix 'Tropic Cascade'	140mm	0.6m	0.6m	6 per sqm	N
LLL	Mat rush	Lomandra longifolia confertifolia 'Lime Tuff'	140mm	0.6m	0.6m	4 per sqm	N
LT	Mat rush	Lomandra longifolia 'Tanika'	140mm	0.5m	0.6m	6 per sqm	N
MPY	Creeping Boobialla	Myoporum parvifolium 'Yareena'	140mm	0.1m	1m	2 per sqm	N
MS	Weeping grass	Microlaena stipoides	140mm	0.3m	0.3m	10 per sqm	N
PP	Spur flower	Plectranthus parviflorus	140mm	0.5m	0.4m	6 per sqm	N

This plan forms part of Development Consent No. 852/2026/DA-CD
CAMPBELLTOWN CITY COUNCIL
This plan is not for construction purposes and a separate construction certificate must be issued before any subdivision work commences.

A	17/12/24	For DA	ES	AH
1	06/12/24	Draft For Review	ES	AH
REV	DATE	DESCRIPTION	DRAWN	CHECKED

PREPARED BY: ep environmental partnership

PREPARED FOR: LANDCOM

CLIENT

PROJECT: Glenfield Development Area Landscape & Public Domain - Stage 1 Works

TITLE: Planting Plan - Sheet 3

SCALE: 1:250 @A1, 1:500 @A3

DATE: Dec 2024

DRAWING: STG1.PP03

ISSUE: A

Legend

- Soil cells
- Garden bed (refer Planting Schedule for planting species)
- Mass planting bed (refer Planting Schedule for planting species)
- Swale / bio retention basin (refer Planting Schedule for planting species)
- Mulch
- Turf
- Existing vegetation to be protected
- Tree Protection Zone (TPZ)
- Existing Tree to be retained (no. of 36)
- Structural Root Zone (SRZ)
- Tree ID refer Tree Assessment Report
- Tree to be removed (no. of 158)
- Tree ID refer Tree Assessment Report
- Tree to be removed under DA1851/2024/DA-DEM (no. of 14) - excluding from this DA
- Tree ID refer Tree Assessment Report
- Tree ID refer Planting Schedule for planting species
- Proposed evergreen tree
- Tree ID refer Planting Schedule for planting species
- Proposed deciduous tree

REFER DWG PP03

REFER DWG PP06

LOT 13

LOT 14

LOT 15

ROAD 02 (LINK STREET)

TSP

TET

TFR

TFA

TBAf

EOW

Potential tree plantings along interface between Creekside Street and Creekline Park, indicative only, subject to separate DA

Potential tree plantings along interface between Creekside Street and Creekline Park, indicative only, subject to separate DA

TYPICAL END GARDEN PLANTING (EDGE STREET):
Shrubs:
- CBJ
- CP
- DV

Groundcovers:
- DL
- GH
- LE
- LT

TYPICAL TREE BLISTERS PLANTING (EDGE STREET):
Groundcovers:
- DLJ
- LE

TYPICAL TREE BLISTERS PLANTING (EDGE STREET):
Groundcovers:
- DLJ
- LE

TYPICAL END GARDEN PLANTING (EDGE STREET):
Shrubs:

TYPICAL PEDESTRIAN LINK PLANTING :
Shrubs:
- CP
- DE
- DV

Groundcovers:
- DL
- DM
- DR
- GH
- HV
- LT
- LE
- PP

This plan is approved for Development Consent No. 85/2025/DA-CD

This plan is not for construction purposes and a separate construction certificate must be issued before building or subdivision work commences.

CAMPBELLTOWN CITY COUNCIL

Glenfield - Stage 1 DA Planting Schedule - General

ID	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Spacing	Native
Trees							
TAC	Smooth-barked Apple	Angophora costata	45Litre	15 - 30m	6 - 10m	as shown	N
TBA	Blueberry Ash	Elaeocarpus reticulatus 'Prima Donna'	45Litre	6 - 8m	3.5 - 6m	as shown	N
TBAf	Illawarra Flame Tree	Brachychiton acerifolius	45Litre	8m	8m	as shown	N
TCA	Tuckeroo	Cupaniopsis anacardioides	45Litre	6 - 10m	5 - 8m	as shown	N
TCM	Spotted Gum	Corymbia maculata	45Litre	25 - 30m	6 - 10m	as shown	N
TECs	Red Ironbark	Eucalyptus sideroxylon	45Litre	15m	6 - 10m	as shown	N
TEM	Grey Box	Eucalyptus moluccana	45Litre	15 - 20m	6 - 10m	as shown	N
TEP	Grey Gum	Eucalyptus punctata	45Litre	10 - 35m	4 - 10m	as shown	N
TET	Forest Red Gum	Eucalyptus tereticornis	45Litre	over 30m	6 - 10m	as shown	N
TFA	Crows Ash	Flindersia australis	45Litre	10 - 20m	4 - 8m	as shown	N
TFR	Port Jackson Fig, Rusty Fig	Ficus rubiginosa	400Litre	5 - 10m	10 - 15m	as shown	N
TLC	Brush Box	Lophostemon confertus	45Litre	15 - 20m	8 - 10m	as shown	N
TSP	Magenta Lillypilly	Syzygium paniculatum	45Litre	5 - 10m	6 - 8m	as shown	N
TTL	Water Gum	Tristaniopsis laurina 'Luscious'	45Litre	6 - 8m	3.5 - 6m	as shown	N
Shrubs							
BBC	Dwarf hairpin banksia	Banksia spinulosa 'Birthday Candles'	200mm	0.5m	1m	2 per sqm	N
BS	Blackthorn	Bursaria spinosa	200mm	4m	3m	1 per sqm	N
CBJ	Bottlebrush better john	Callistemon viminalis 'Better John'	200mm	0.6 - 1m	0.6 - 0.9m	3 per sqm	N
CP	Swamp Lily	Crinum pedunculatum	200mm	1.5m	1.5m	1 per sqm	N
DE	Gymea lily	Doryanthes excelsa	200mm	1.5m	1.5m	1 per sqm	N
DV	Hopbush	Dodonaea viscosa	200mm	2-4m	1-2m	1 per sqm	N
IA	Australian Indigo	Indigofera australis	200mm	2m	2m	1 per sqm	N
MT	Honey Myrtle	Melaleuca thymifolia	200mm	1.2m	2m	1 per sqm	N
Ground covers							
CX	Tall sedge	Carex appressa	140mm	0.5 - 1m	0.5 - 1m	5 per sqm	N
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DLJ	Little Jess	Dianella 'Little Jess'	140mm	0.4m	0.4m	10 per sqm	N
DM	Plumegrass	Dichelachne micrantha	140mm	0.5 - 1m	0.3m	10 per sqm	N
DR	Kidney Weed	Dichondra repens	140mm	0.15m	2m	10 per sqm	N
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LF	Wattle mat-rush	Lomandra filiformis	140mm	0.3 - 0.6m	0.3m	8 per sqm	N
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LT	Mat rush	Lomandra longifolia 'Tanika'	140mm	0.5m	0.6m	6 per sqm	N
MPY	Creeping Boobialla	Myoporum parvifolium 'Yareena'	140mm	0.1m	1m	2 per sqm	N
MS	Weeping grass	Microlaena stipoides	140mm	0.3m	0.3m	10 per sqm	N
PP	Spur flower	Plectranthus parviflorus	140mm	0.5m	0.4m	6 per sqm	N

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	17/12/24	For DA	ES	AH
1	06/12/24	Draft For Review	ES	AH

PREPARED BY: ep environmental partnership

PREPARED FOR: LANDCOM

CLIENT

PROJECT: Glenfield Development Area Landscape & Public Domain - Stage 1 Works

TITLE: Planting Plan - Sheet 4

SCALE: 1:250 @A1, 1:500 @A3

DATE: Dec 2024

DRAWING: STG1.PP04

ISSUE: A

Legend

- Soil cells
- Garden bed (refer Planting Schedule for planting species)
- Mass planting bed (refer Planting Schedule for planting species)
- Swale / bio retention basin (refer Planting Schedule for planting species)
- Mulch
- Turf
- Existing vegetation to be protected

- Tree Protection Zone (TPZ)
- Existing Tree to be retained (no. of 36)
- Structural Root Zone (SRZ)
- Tree ID refer Tree Assessment Report
- Tree to be removed (no. of 158)
- Tree ID refer Tree Assessment Report
- Tree to be removed under DA1851/2024/DA-DEM (no. of 14) - excluding from this DA
- Tree ID refer Tree Assessment Report
- Tree ID refer Planting Schedule for planting species
- Proposed evergreen tree
- Tree ID refer Planting Schedule for planting species
- Proposed deciduous tree

Glenfield - Stage 1 DA Planting Schedule - General

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TCA	Tuckeroo	Cupaniopsis anacardioides	45Litre	6 - 10m	5 - 8m	as shown	N
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TECs	Red Ironbark	Eucalyptus sideroxylon	45Litre	15m	6 - 10m	as shown	N
TEM	Grey Box	Eucalyptus moluccana	45Litre	15 - 20m	6 - 10m	as shown	N
TEP	Grey Gum	Eucalyptus punctata	45Litre	10 - 35m	4 - 10m	as shown	N
TET	Forest Red Gum	Eucalyptus tereticornis	45Litre	over 30m	6 - 10m	as shown	N
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TTL	Water Gum	Tristaniopsis laurina 'Luscious'	45Litre	6 - 8m	3.5 - 6m	as shown	N
Shrubs							
BBC	Dwarf hairpin banksia	Banksia spinulosa 'Birthday Candles'	200mm	0.5m	1m	2 per sqm	N
BS	Blackthorn	Bursaria spinosa	200mm	4m	3m	1 per sqm	N
CBJ	Bottlebrush better john	Callistemon viminalis 'Better John'	200mm	0.6 - 1m	0.6 - 0.9m	3 per sqm	N
CP	Swamp Lily	Crinum pedunculatum	200mm	1.5m	1.5m	1 per sqm	N
DE	Gymea lily	Doryanthes excelsa	200mm	1.5m	1.5m	1 per sqm	N
DV	Hopbush	Dodonaea viscosa	200mm	2-4m	1-2m	1 per sqm	N
IA	Australian Indigo	Indigofera australis	200mm	2m	2m	1 per sqm	N
MT	Honey Myrtle	Melaleuca thymifolia	200mm	1.2m	2m	1 per sqm	N
Ground covers							
CX	Tall sedge	Carex appressa	140mm	0.5 - 1m	0.5 - 1m	5 per sqm	N
DL	Blue flax lily	Dianella longifolia	140mm	0.8 - 1m	0.5 - 1m	4 per sqm	N
DLJ	Little Jess	Dianella 'Little Jess'	140mm	0.4m	0.4m	10 per sqm	N
DM	Plumegrass	Dichelachne micrantha	140mm	0.5 - 1m	0.3m	10 per sqm	N
DR	Kidney Weed	Dichondra repens	140mm	0.15m	2m	10 per sqm	N
FN	Knobby Club Rush	Ficinia nodosa	140mm	0.6 - 1m	0.6 - 1m	4 per sqm	N
GH	Ivy Goodenia	Goodenia hederacea	140mm	0.2-0.8m	0.5 - 1m	4 per sqm	N
HV	False sarsaparilla	Hardenbergia violacea	140mm	0.6 - 1m	2 - 4m	1 per sqm	N
LE	Liriope evergreen giant	Liriope muscari 'evergreen giant'	140mm	0.6m	0.6m	6 per sqm	E
LF	Wattle mat-rush	Lomandra filiformis	140mm	0.3 - 0.6m	0.3m	8 per sqm	N
LHT	Tropic Cascade	Lomandra hystrix 'Tropic Cascade'	140mm	0.6m	0.6m	6 per sqm	N
LLL	Mat rush	Lomandra longifolia confertifolia 'Lime Tuff'	140mm	0.6m	0.6m	4 per sqm	N
LT	Mat rush	Lomandra longifolia 'Tanika'	140mm	0.5m	0.6m	6 per sqm	N
MPY	Creeping Boobialla	Myoporum parvifolium 'Yareena'	140mm	0.1m	1m	2 per sqm	N
MS	Weeping grass	Microlaena stipoides	140mm	0.3m	0.3m	10 per sqm	N
PP	Spur flower	Plectranthus parviflorus	140mm	0.5m	0.4m	6 per sqm	N

REFER DWG PP03

REFER DWG PP06

TYPICAL TREE BLISTERS PLANTING (ROY WATTS ROAD EAST - NORTHERN SIDE):
Groundcovers:
- DLJ
- LT

TYPICAL SWALE PLANTING (WATER STREET):
Groundcovers:
- CX
- DLJ
- FN
- LF

TYPICAL TREE BLISTERS PLANTING (WATER STREET):
Groundcovers:
Type 1 (every second bed):
- DLJ
- LHT

Type 2 (every second bed):
- DLJ
- LT

TYPICAL END GARDEN PLANTING (WATER STREET):
Shrubs:
- CP
Groundcovers:
- DLJ
- LHT
- MPY

TYPICAL END GARDEN PLANTING (ROY WATTS ROAD EAST - NORTHERN SIDE):
Shrubs:
- CBJ
- CP
- DV
Groundcovers:
- DL
- GH
- LT

TYPICAL GARDEN PLANTING (ROY WATTS ROAD EAST - SOUTHERN SIDE):
Shrubs:
- BS
- IA
- CP
- DE
Groundcovers:
- DL
- DM
- DR
- GH
- HV
- LT
- MS

END GARDEN PLANTING (ROY WATTS ROAD EAST - NORTHERN SIDE):
Shrubs:
- CP
Groundcovers:
- DLJ
- GH
- LHT

END GARDEN PLANTING (ROY WATTS ROAD EAST - NORTHERN SIDE):
Shrubs:
- CP
Groundcovers:
- DLJ
- GH
- LHT

ROAD 04 (SCHOOL STREET)
ROAD 05 (LANEWAY)
ROAD 01 (ROY WATTS RD EAST)
ROAD 03 (WATER STREET)
EOW
107°36'55"
116°22'05"
103°37'50"
1:20 up

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A	17/12/24	For DA	ES	AH
1	06/12/24	Draft For Review	ES	AH
REV	DATE	DESCRIPTION	DRAWN	CHECKED

PREPARED BY: ep environmental partnership
PREPARED FOR: LANDCOM
CLIENT
PROJECT: Glenfield Development Area Landscape & Public Domain - Stage 1 Works
TITLE: Planting Plan - Sheet 5
SCALE: 1:250 @A1, 1:500 @A3
DATE: Dec 2024
DRAWING: STG1.PP05
ISSUE: A

REFER DWG PP04

REFER DWG PP05

LOT 14

LOT 15

ROAD 02 (LINK STREET)

ROAD 01 (ROY WATTS RD EAST)

GLENFIELD ROAD

EOW

TYPICAL TREE BLISTERS PLANTING (EDGE STREET):
Groundcovers:
- DLJ
- LE

TYPICAL TREE BLISTERS PLANTING (EDGE STREET):
Groundcovers:
- DLJ
- LE

TYPICAL END GARDEN PLANTING (EDGE STREET):
Shrubs:
- CBJ
- CP
- DV

Groundcovers:
- DL
- GH
- LE
- LT

TYPICAL TREE BLISTERS PLANTING (ROY WATTS ROAD EAST - NORTHERN SIDE):
Groundcovers:
- DLJ
- LT

TYPICAL END GARDEN PLANTING (ROY WATTS ROAD EAST - NORTHERN SIDE):
Shrubs:
- CBJ
- CP
- DV

Groundcovers:
- DL
- GH
- LT

TYPICAL GARDEN PLANTING (ROY WATTS ROAD EAST - SOUTHERN SIDE):
Shrubs:
- BS
- IA
- CP
- DE

Groundcovers:
- DL
- DM
- DR
- GH
- HV
- LT
- MS

- GH
- HV
- LT
- LE
- PP

This plan forms part of Development Consent No. 85/2025/DA-CD

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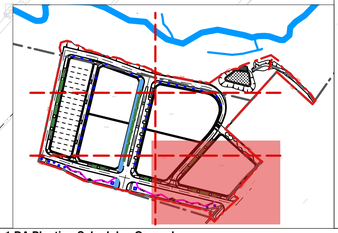
Legend

- Soil cells
- Garden bed (refer Planting Schedule for planting species)
- Mass planting bed (refer Planting Schedule for planting species)
- Swale / bio retention basin (refer Planting Schedule for planting species)
- Mulch
- Turf
- Existing vegetation to be protected
- Tree Protection Zone (TPZ)
- Existing Tree to be retained (no. of 36)
- Structural Root Zone (SRZ)
- Tree ID refer Tree Assessment Report
- Tree to be removed (no. of 158)
- Tree ID refer Tree Assessment Report
- Tree to be removed under DA1851/2024/DA-DEM (no. of 14) - excluding from this DA
- Tree ID refer Tree Assessment Report
- Tree ID refer Planting Schedule for planting species
- Proposed evergreen tree
- Tree ID refer Planting Schedule for planting species
- Proposed deciduous tree



Glenfield - Stage 1 DA Planting Schedule - General

ID	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Spacing	Native
Trees							
TAC	Smooth-barked Apple	Angophora costata	45Litre	15 - 30m	6 - 10m	as shown	N
TBA	Blueberry Ash	Elaeocarpus reticulatus 'Prima Donna'	45Litre	6 - 8m	3.5 - 6m	as shown	N
TBAf	Illawarra Flame Tree	Brachychiton acerifolius	45Litre	8m	8m	as shown	N
TCA	Tuckeroo	Cupaniopsis anacardioides	45Litre	6 - 10m	5 - 8m	as shown	N
TCM	Spotted Gum	Corymbia maculata	45Litre	25 - 30m	6 - 10m	as shown	N
TECs	Red Ironbark	Eucalyptus sideroxylon	45Litre	15m	6 - 10m	as shown	N
TEM	Grey Box	Eucalyptus moluccana	45Litre	15 - 20m	6 - 10m	as shown	N
TEP	Grey Gum	Eucalyptus punctata	45Litre	10 - 35m	4 - 10m	as shown	N
TET	Forest Red Gum	Eucalyptus tereticornis	45Litre	over 30m	6 - 10m	as shown	N
TFA	Crows Ash	Flindersia australis	45Litre	10 - 20m	4 - 8m	as shown	N
TFR	Port Jackson Fig, Rusty Fig	Ficus rubiginosa	400Litre	5 - 10m	10 - 15m	as shown	N
TLC	Brush Box	Lophostemon confertus	45Litre	15 - 20m	8 - 10m	as shown	N
TSP	Magenta Lillypilly	Syzygium paniculatum	45Litre	5 - 10m	6 - 8m	as shown	N
TTL	Water Gum	Tristaniopsis laurina 'Luscious'	45Litre	6 - 8m	3.5 - 6m	as shown	N
Shrubs							
BBC	Dwarf hairpin banksia	Banksia spinulosa 'Birthday Candles'	200mm	0.5m	1m	2 per sqm	N
BS	Blackthorn	Bursaria spinosa	200mm	4m	3m	1 per sqm	N
CBJ	Bottlebrush better john	Callistemon viminalis 'Better John'	200mm	0.6 - 1m	0.6 - 0.9m	3 per sqm	N
CP	Swamp Lily	Crinum pedunculatum	200mm	1.5m	1.5m	1 per sqm	N
DE	Gymea lily	Doryanthes excelsa	200mm	1.5m	1.5m	1 per sqm	N
DV	Hopbush	Dodonaea viscosa	200mm	2-4m	1-2m	1 per sqm	N
IA	Australian Indigo	Indigofera australis	200mm	2m	2m	1 per sqm	N
MT	Honey Myrtle	Melaleuca thymifolia	200mm	1.2m	2m	1 per sqm	N
Ground covers							
CX	Tall sedge	Carex appressa	140mm	0.5 - 1m	0.5 - 1m	5 per sqm	N
DL	Blue flax lily	Dianella longifolia	140mm	0.8 - 1m	0.5 - 1m	4 per sqm	N
DLJ	Little Jess	Dianella 'Little Jess'	140mm	0.4m	0.4m	10 per sqm	N
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FN	Knobby Club Rush	Ficinia nodosa	140mm	0.6 - 1m	0.6 - 1m	4 per sqm	N
GH	Ivy Goodenia	Goodenia hederacea	140mm	0.2-0.8m	0.5 - 1m	4 per sqm	N
HV	False sarsaparilla	Hardenbergia violacea	140mm	0.6 - 1m	2 - 4m	1 per sqm	N
LE	Liriope evergreen giant	Liriope muscari 'evergreen giant'	140mm	0.6m	0.6m	6 per sqm	E
LF	Wattle mat-rush	Lomandra filiformis	140mm	0.3 - 0.6m	0.3m	8 per sqm	N
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MS	Weeping grass	Microlaena stipoides	140mm	0.3m	0.3m	10 per sqm	N
PP	Spur flower	Plectranthus parviflorus	140mm	0.5m	0.4m	6 per sqm	N

PREPARED BY: ep environmental partnership

PREPARED FOR: LANDCOM

CLIENT

PROJECT: Glenfield Development Area Landscape & Public Domain - Stage 1 Works

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	17/12/24	For DA	ES	AH
1	06/12/24	Draft For Review	ES	AH

TITLE: Planting Plan - Sheet 6

SCALE: 1:250 @A1, 1:500 @A3

DATE: Dec 2024

DRAWING: STG1.PP06

ISSUE: A

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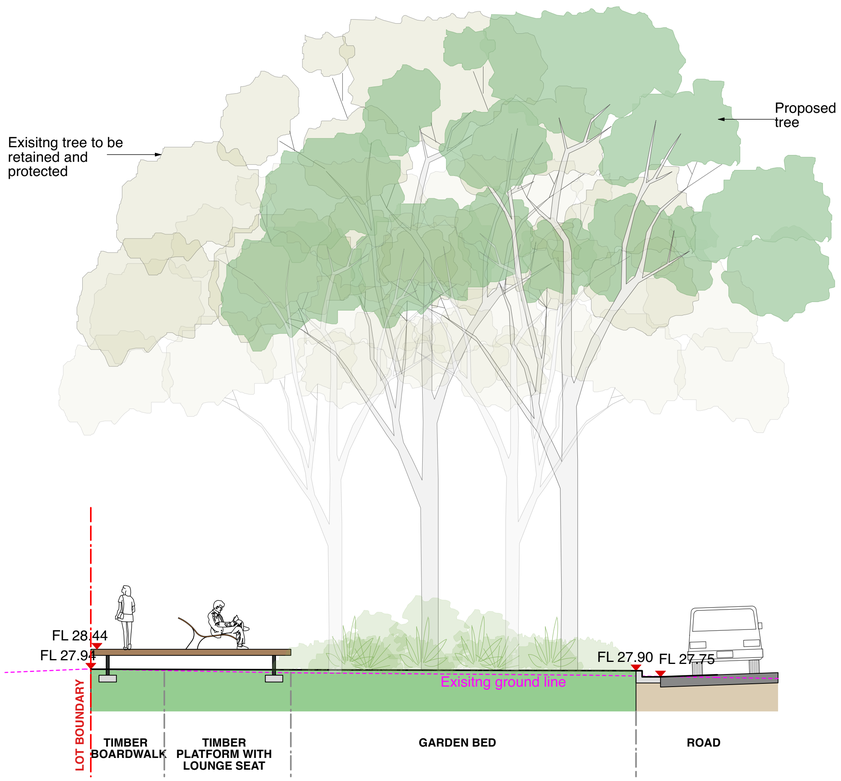
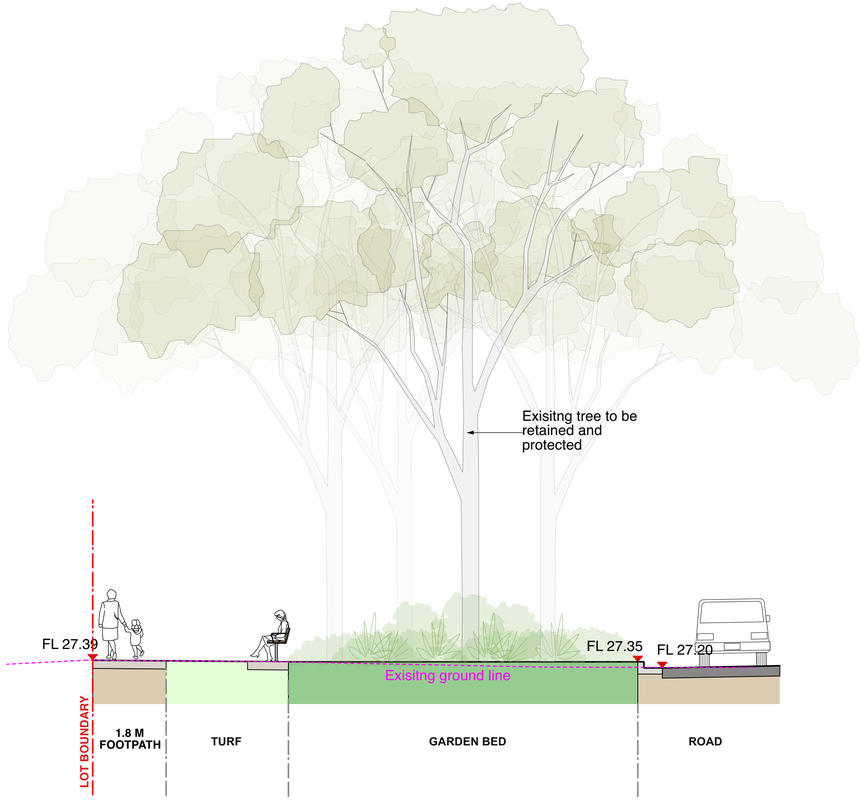
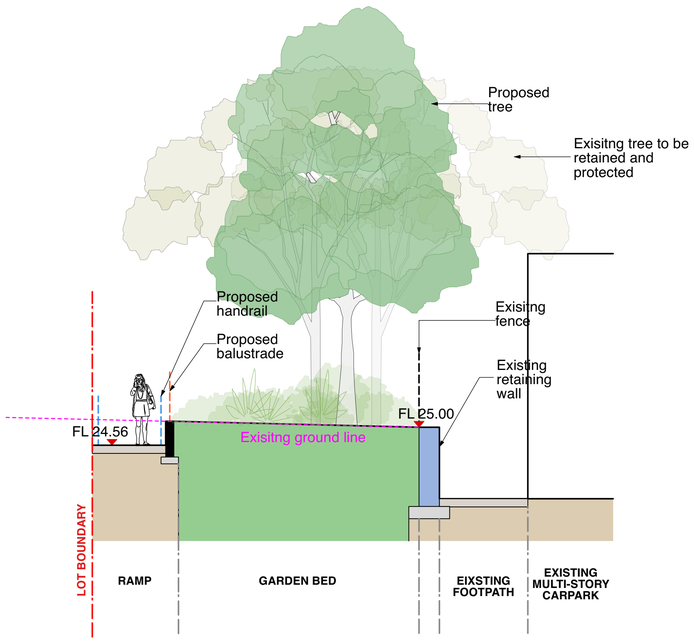


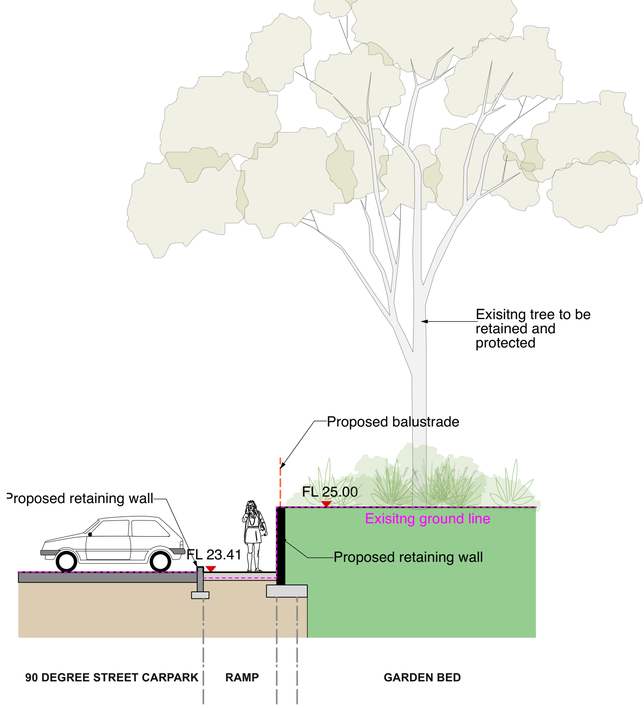
Section 1-1



Section 2-2



Section 3-3

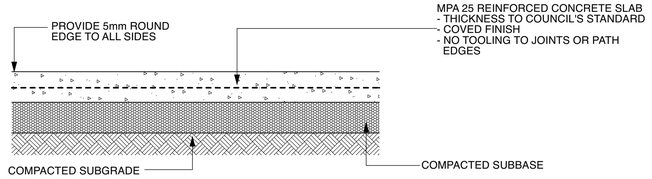


Section 4-4

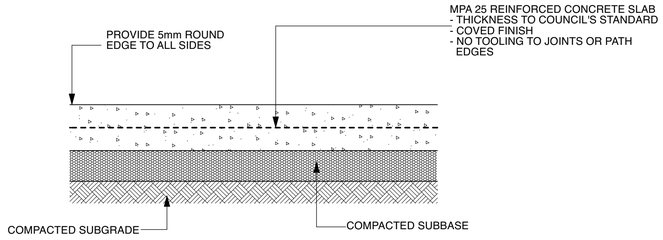
PREPARED BY	PREPARED FOR / CLIENT	PROJECT	TITLE	SCALE / DATE / DRAWING
ep environmental partnership	LANDCOM	Glenfield Development Area Landscape & Public Domain - Stage 1 Works	Detailed Sections	1:75 @A1, 1:150 @A3 / Dec 2024 / STG1.SE01

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	17/12/24	For DA	ES	AH
1	06/12/24	Draft For Review	ES	AH

ISSUE: A

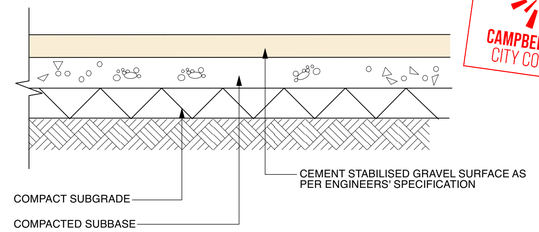


CONCRETE PAVEMENT (NON-TRAFFICABLE)

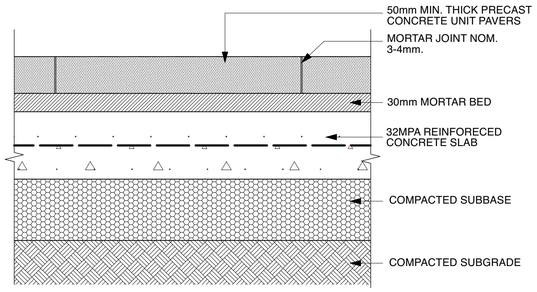


CONCRETE PAVEMENT (TRAFFICABLE)

1 Concrete Pavement (Trafficable / Non-trafficable)
1:10

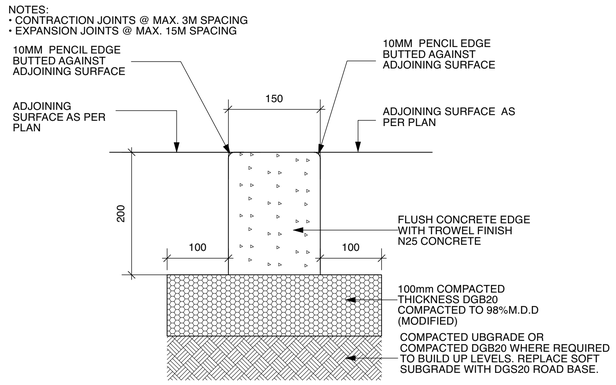


2 Stablised Gravel Pavement
1:10



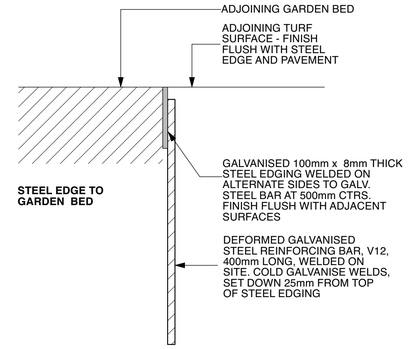
NOTE:
- PAVERS TO BE LAID EVENLY ON MORTAR BED WITH EVEN JOINTING IN ALL DIRECTIONS.

3 Concrete Unit Pavement
1:5



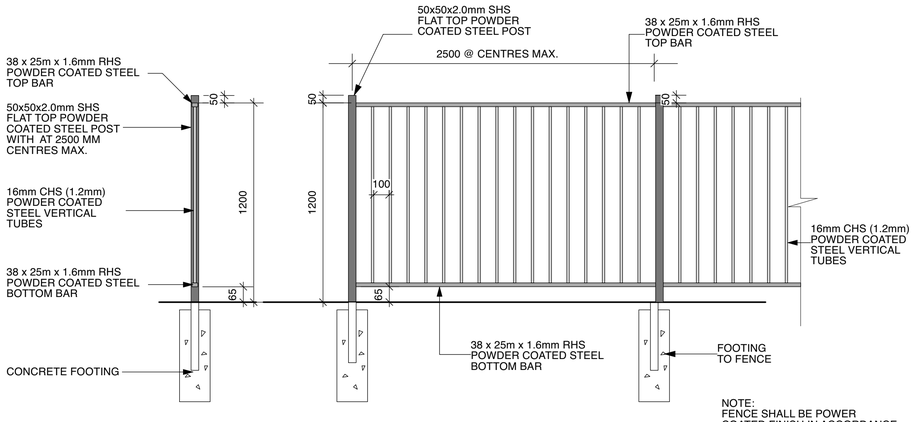
FLUSH CONCRETE EDGE

4 Concrete Flush Kerb
1:5



STEEL EDGE TO GARDEN BED

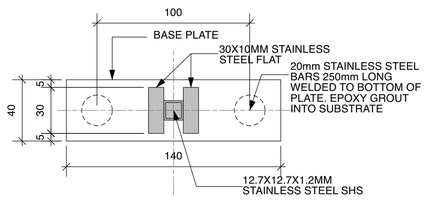
5 Steel Edge
1:5



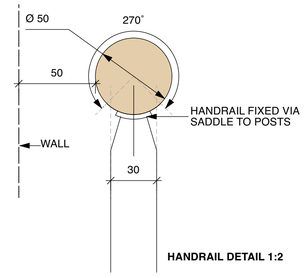
NOTE:
FENCE SHALL BE POWER COATED FINISH IN ACCORDANCE AS4506. COLOUR TO MATCH ADJOINING EXISTING FENCE

6 Blustrade Fence
1:20

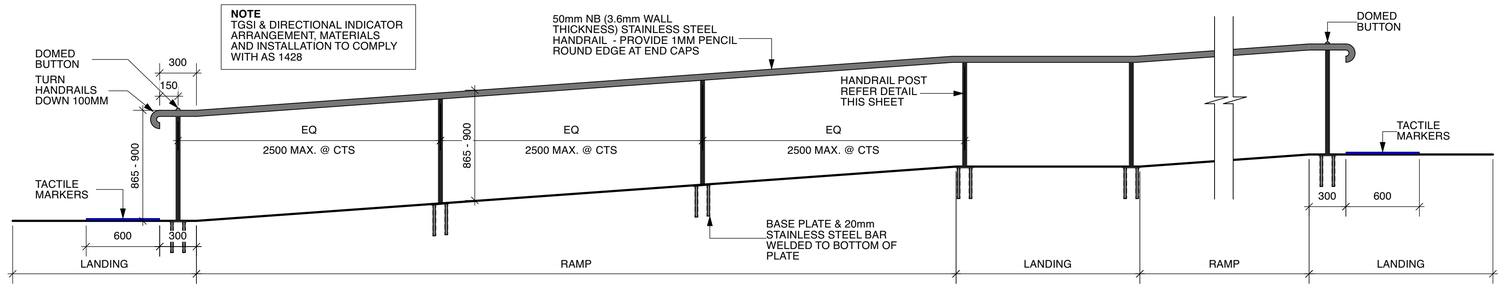
BASE PLATE DETAIL



POST AND FIXING DETAIL 1:2



HANDRAIL DETAIL 1:2



HEIGHT OF RAILS MEASURED FROM TRAFFICABLE SURFACE TO TOP OF RAILS

RAMP HANDRAILS ELEVATION 1:25

7 Handrail to Ramp
as shown

CAMPBELLTOWN CITY COUNCIL
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PREPARED FOR: LANDCOM
CLIENT
PROJECT: Glenfield Development Area Landscape & Public Domain - Stage 1 Works

REV.	DATE	DESCRIPTION	DRAWN	CHECKED
A	17/12/24	For DA	ES	AH
1	06/12/24	Draft For Review	ES	AH

TITLE: Landscape Details - Sheet 1
SCALE: as shown @A1
DATE: Dec 2024
DRAWING: STG1.LD01
ISSUE: A

CAMPBELLTOWN CITY COUNCIL
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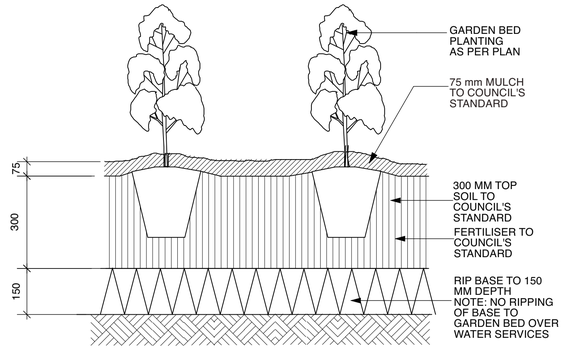
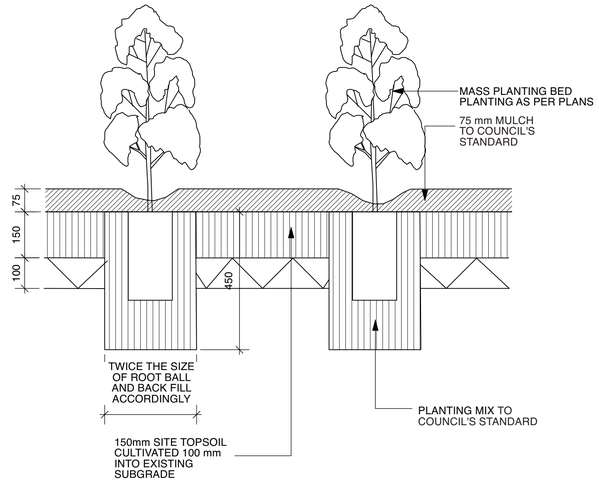


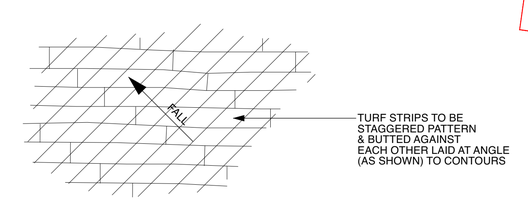
NOTE:
- FALL BASE OF PLANTING BED PREPARATION TO DRAINAGE OUTLETS/ SUBSOIL DRAINAGE WHERE PROVIDED

GENERAL GARDEN BED

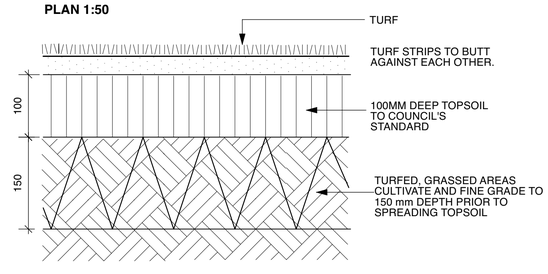
1 Garden Bed
1:10



2 Mass Planting Bed
1:10

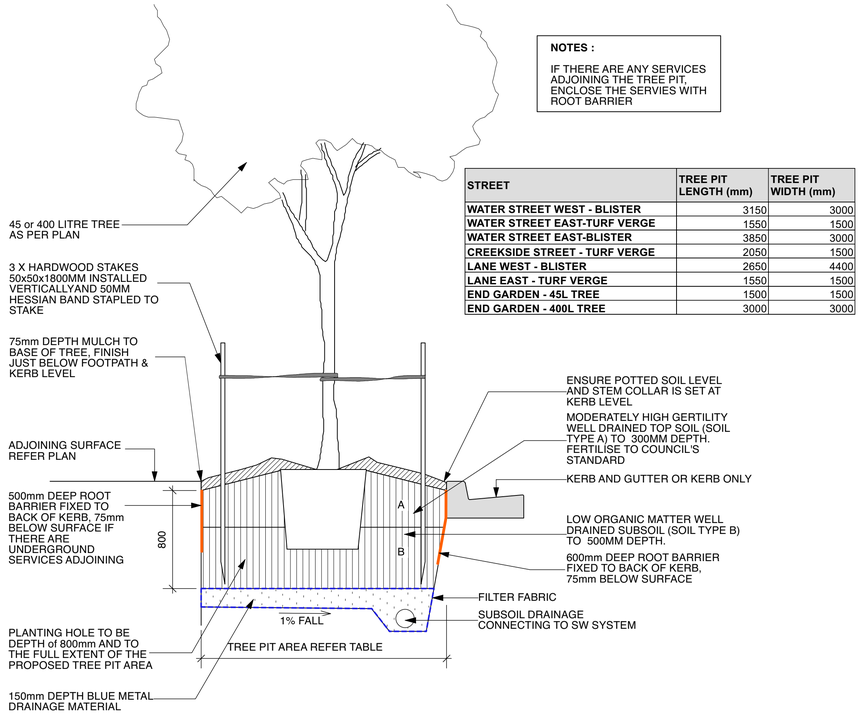


PLAN 1:50



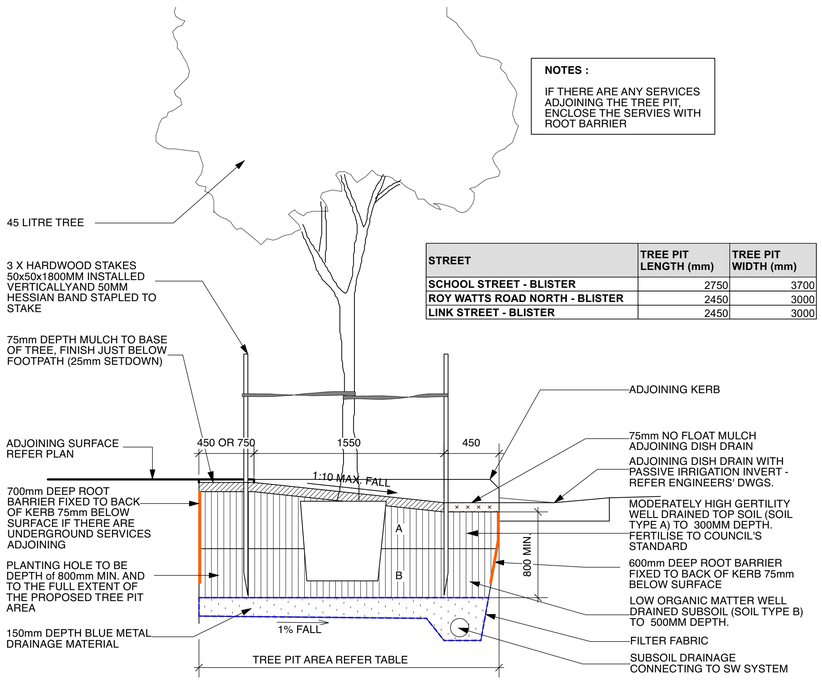
SECTION 1:5

3 Turf
as shown



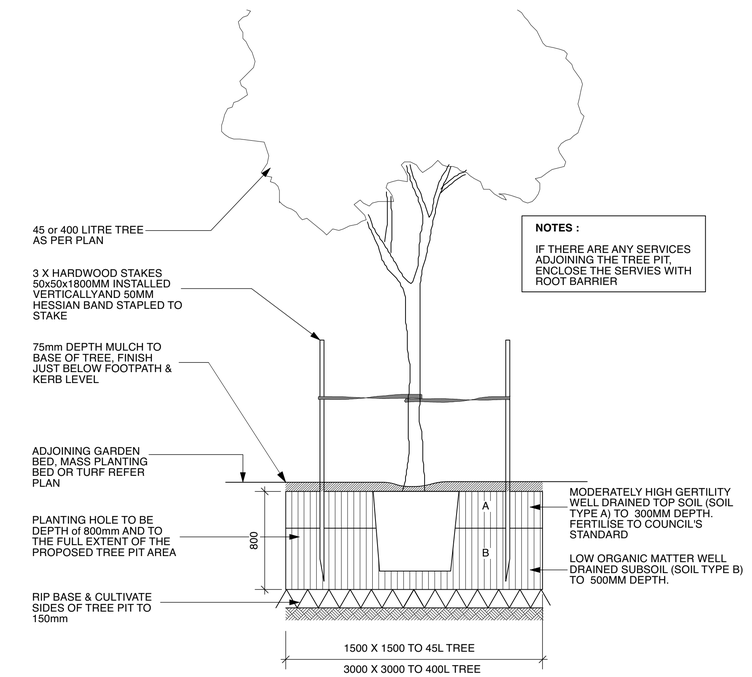
STREET	TREE PIT LENGTH (mm)	TREE PIT WIDTH (mm)
WATER STREET WEST - BLISTER	3150	3000
WATER STREET EAST-TURF VERGE	1550	1500
WATER STREET EAST-BLISTER	3850	3000
CREEKSIDE STREET - TURF VERGE	2050	1500
LANE WEST - BLISTER	2650	4400
LANE EAST - TURF VERGE	1550	1500
END GARDEN - 45L TREE	1500	1500
END GARDEN - 400L TREE	3000	3000

4 General Tree Plantings to verge or Blister
1:25



STREET	TREE PIT LENGTH (mm)	TREE PIT WIDTH (mm)
SCHOOL STREET - BLISTER	2750	3700
ROY WATTS ROAD NORTH - BLISTER	2450	3000
LINK STREET - BLISTER	2450	3000

5 General Tree Plantings to Blister with Passive Irrigation
1:25



6 General Tree Plantings to Roy Watts Rd South and Pedestrian Link
1:25

PREPARED BY
ep environmental partnership

PREPARED FOR
CLIENT
LANDCOM

PROJECT
Glenfield Development Area Landscape & Public Domain - Stage 1 Works

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	17/12/24	For DA	ES	AH
1	06/12/24	Draft For Review	ES	AH

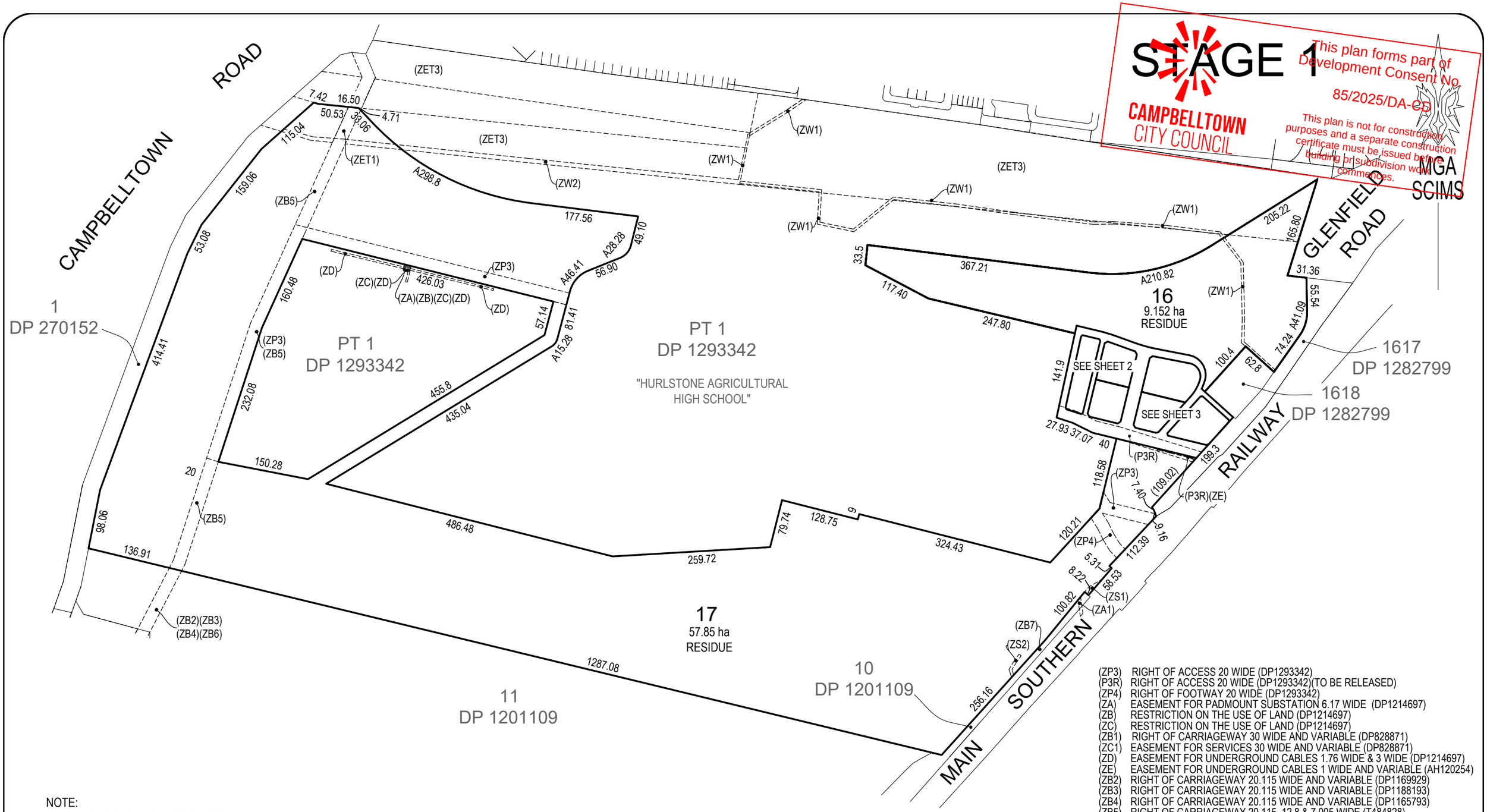
TITLE
Landscape Details - Sheet 2

SCALE
as shown @A1

DATE
Dec 2024

DRAWING
STG1.LD02

ISSUE
A



NOTE:
ALL DIMENSIONS AND AREAS ARE SUBJECT TO FINAL DESIGN AND SURVEY

ALL ROADS TO BE DEDICATED TO THE COUNCIL AS PUBLIC ROAD

0 120 240 360
SCALE ON ORIGINAL DRAWING AT 1:6000

(ZP3) RIGHT OF ACCESS 20 WIDE (DP1293342)
(P3R) RIGHT OF ACCESS 20 WIDE (DP1293342)(TO BE RELEASED)
(ZP4) RIGHT OF FOOTWAY 20 WIDE (DP1293342)
(ZA) EASEMENT FOR PADMOUNT SUBSTATION 6.17 WIDE (DP1214697)
(ZB) RESTRICTION ON THE USE OF LAND (DP1214697)
(ZC) RESTRICTION ON THE USE OF LAND (DP1214697)
(ZB1) RIGHT OF CARRIAGEWAY 30 WIDE AND VARIABLE (DP828871)
(ZC1) EASEMENT FOR SERVICES 30 WIDE AND VARIABLE (DP828871)
(ZD) EASEMENT FOR UNDERGROUND CABLES 1.76 WIDE & 3 WIDE (DP1214697)
(ZE) EASEMENT FOR UNDERGROUND CABLES 1 WIDE AND VARIABLE (AH120254)
(ZB2) RIGHT OF CARRIAGEWAY 20.115 WIDE AND VARIABLE (DP1169929)
(ZB3) RIGHT OF CARRIAGEWAY 20.115 WIDE AND VARIABLE (DP1188193)
(ZB4) RIGHT OF CARRIAGEWAY 20.115 WIDE AND VARIABLE (DP1165793)
(ZB5) RIGHT OF CARRIAGEWAY 20.115, 12.8 & 7.005 WIDE (T484828)
(ZB6) RIGHT OF WAY 14.02 WIDE (C552011) (DP187463)
(ZB7) RIGHT OF WAY (B102971)
(ZET1) EASEMENT FOR TRANSMISSION LINE 20.115 WIDE (O385931)
(ZET2) EASEMENT FOR TRANSMISSION LINE 60.96 WIDE AND VARIABLE (J476016)
(ZET3) EASEMENT FOR TRANSMISSION LINE VARIABLE WIDTH (J286563)
(ZS2) EASEMENT FOR SEWER PURPOSES 4.5 WIDE (DP1175659)
(ZW1) PROPOSED EASEMENT FOR WATERMAIN PURPOSES 4 WIDE (DP1148449)
(ZW2) PROPOSED EASEMENT FOR WATERMAIN PURPOSES 6 WIDE (DP1148449)

STAGE 1

CAMPBELLTOWN CITY COUNCIL

This plan forms part of Development Consent No. 85/2025/DA-CD

This plan is not for construction purposes and a separate construction certificate must be issued before building or subdivision work commences.

NIGA SCIMS

VER	BY	AMENDMENTS	DATE
A	BC	ORIGINAL ISSUE	12-12-2024
B	BC	REVISION OF LPT LAYOUT & NUMBERS	17-12-2024

Beveridge Williams
Development and Infrastructure Consultants
(02) 46255055 www.beveridgewilliams.com.au

CLIENT: LANDCOM

DETAILS:
STAGE 1
PLAN OF PROPOSED SUBDIVISION OF LOT 2 IN DP1293342 ROY WATTS ROAD, GLENFIELD

ORIGINAL SCALE 1:6000

SHEET SIZE A3

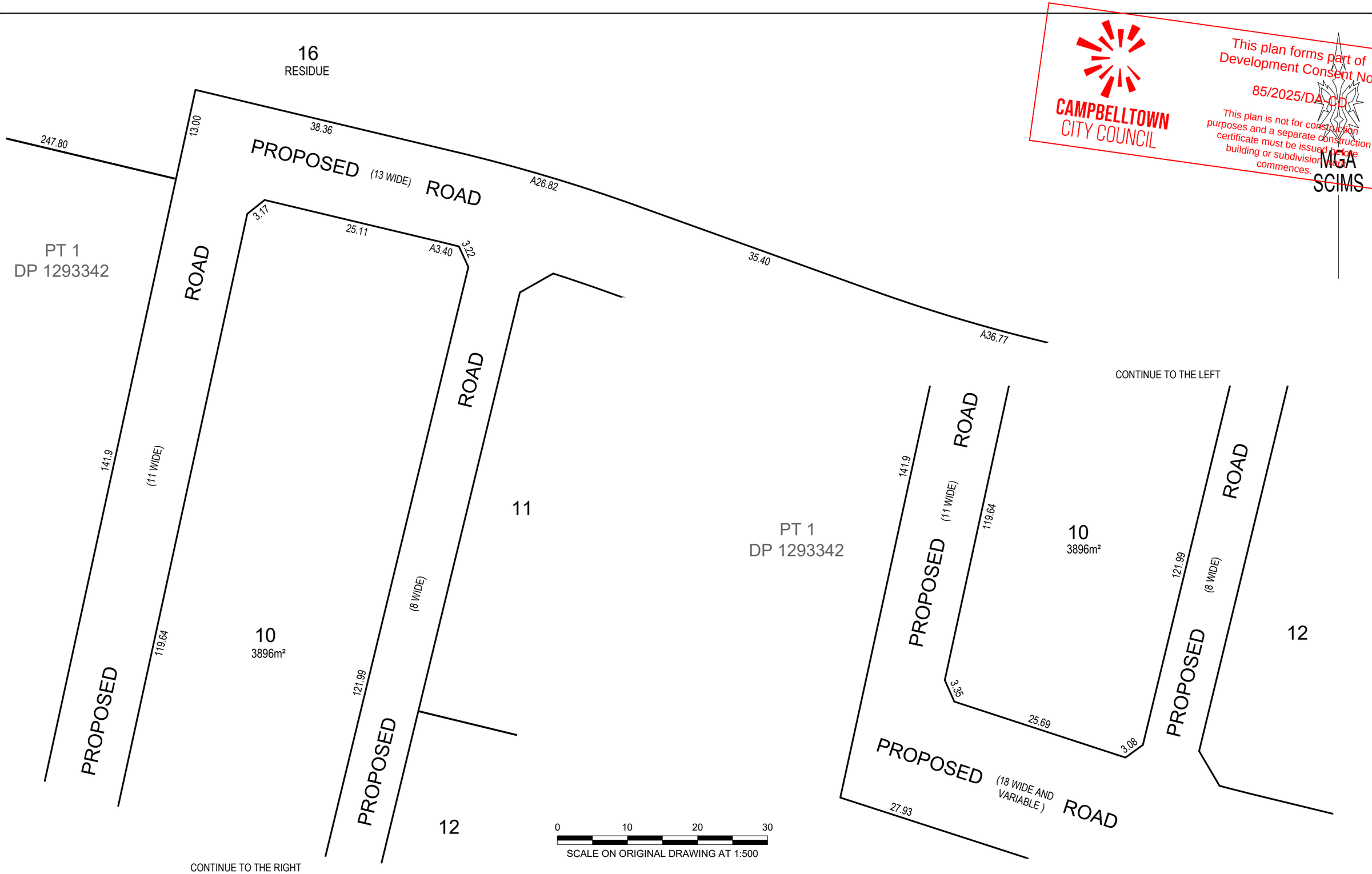
SURVEYOR:	CW
DRAWN:	YC
CHECKED:	BC
SURVEY DATE:	~
CAD REFERENCE:	2300982(1)-PS

SHEET 1 OF 3

PROJECT No. 2300982

DRAWING REF. 2300982(1)-PS

VERSION B



CAMPBELLTOWN CITY COUNCIL

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MGA SCIMS

VER	BY	AMENDMENTS	DATE
A	BC	ORIGINAL ISSUE	12-12-2024
B	BC	REVISION OF LPT LAYOUT & NUMBERS	17-12-2024

Beveridge Williams
Development and Infrastructure Consultants
(02) 46255055 www.beveridgewilliams.com.au

CLIENT: LANDCOM

DETAILS:

STAGE 1

PLAN OF PROPOSED SUBDIVISION OF LOT 2 IN DP1293342
ROY WATTS ROAD, GLENFIELD

ORIGINAL SCALE 1:500

SHEET SIZE A3

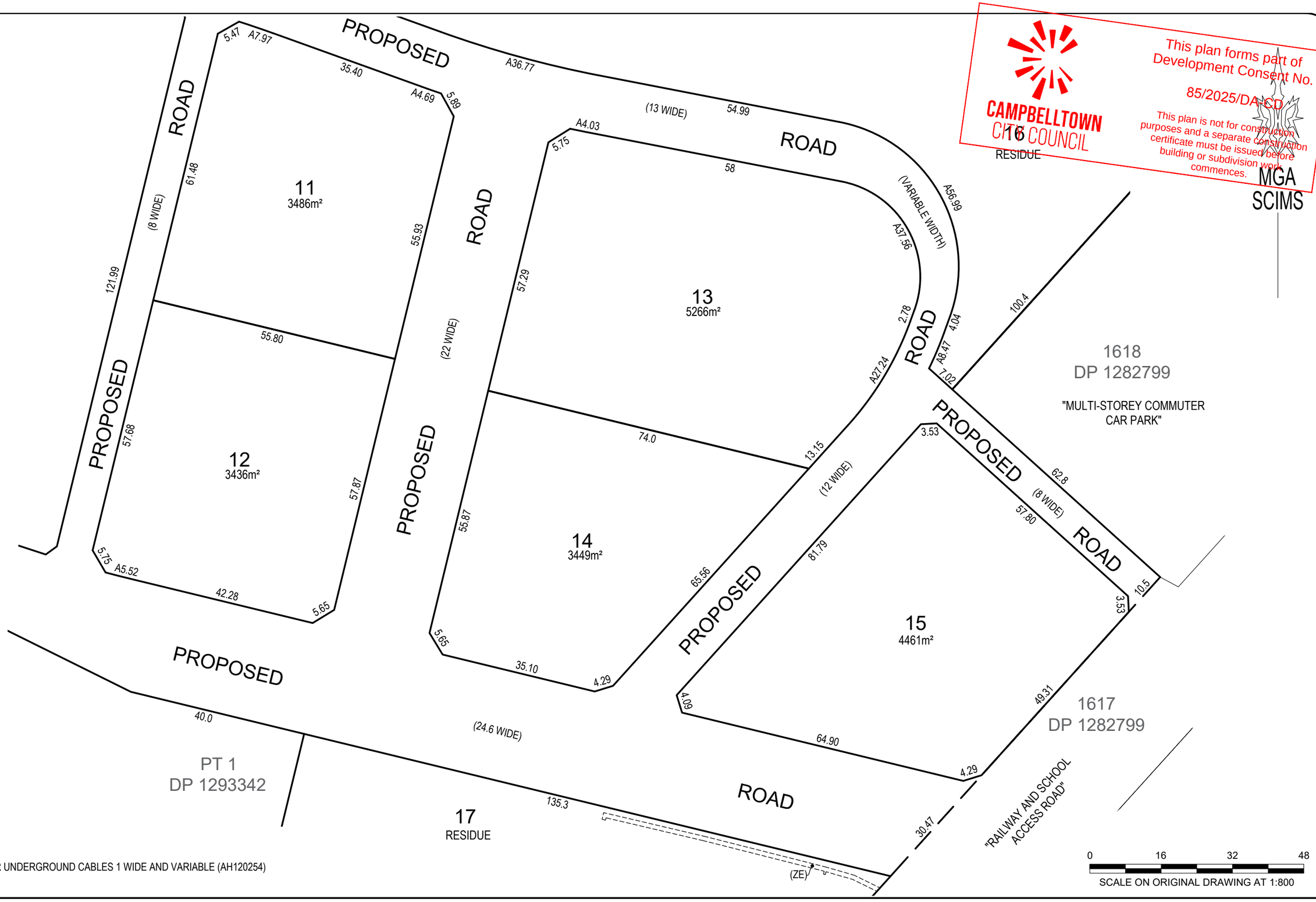
SURVEYOR:	CW
DRAWN:	YC
CHECKED:	BC
SURVEY DATE:	~
CAD REFERENCE:	2300982(1)-PS

SHEET 2 OF 3

PROJECT No. 2300982

DRAWING REF. 2300982(1)-PS

VERSION B



This plan forms part of Development Consent No. 85/2025/DA-CD

CAMPBELLTOWN CITY COUNCIL

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(ZE) EASEMENT FOR UNDERGROUND CABLES 1 WIDE AND VARIABLE (AH120254)

0 16 32 48

SCALE ON ORIGINAL DRAWING AT 1:800

VER	BY	AMENDMENTS	DATE
A	BC	ORIGINAL ISSUE	12-12-2024
B	BC	REVISION OF LPT LAYOUT & NUMBERS	17-12-2024

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CLIENT: LANDCOM

DETAILS:

STAGE 1

PLAN OF PROPOSED SUBDIVISION OF LOT 2 IN DP1293342 ROY WATTS ROAD, GLENFIELD

ORIGINAL SCALE 1:800

SHEET SIZE A3

SURVEYOR:	CW
DRAWN:	YC
CHECKED:	BC
SURVEY DATE:	~
CAD REFERENCE:	2300982(1)-PS

SHEET 3 OF 3

PROJECT No. 2300982

DRAWING REF. 2300982(1)-PS

VERSION B