

Sydney Western City Planning Panel

Panel Reference	PPSSWC-395
DA Number	71/2024/DA-U
LGA	Campbelltown
Proposed Development	Fit-out and use of premises as a public library
Street Address	Downes City Plaza, 147 Queen Street, Campbelltown
Applicant	Lacoste & Stevenson Pty Limited
Owner	S & T Zois Pty Ltd
Developer	Campbelltown City Council
Date of DA lodgement	2 February 2024
Number of Submissions	Nil
Recommendation	Approval
Regional Development Criteria	CIV > \$5M - Council related development. The CIV is \$9,349,427 (excluding GST)
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Industry and Employment) 2021 • Campbelltown Local Environmental Plan 2015 • Campbelltown (Sustainable City) Development Control Plan 2015 • Campbelltown Local Infrastructure Contributions Plan 2018 • Environmental Planning and Assessment Regulation 2021
List all documents submitted with this report for the Panel's consideration	1. Attachment 1 - Recommended Conditions of Consent 2. Attachment 2 - Architectural Plans 3. Attachment 3 - Signage Plans
Report prepared by	Mr D. Timmins - Senior Town Planner Campbelltown City Council
Report date	27 May 2024

Executive Summary

- The subject site is a three-storey tenancy within the Campbelltown CBD.
- The application proposes the fit-out and use of premises as a public library.
- The land is zoned E2 Commercial Centre under the Campbelltown Local Environmental Plan 2015, and an information and education facility and signage are permitted with consent in the zone.
- The application involves variations to the Campbelltown (Sustainable City) Development Control Plan 2015 with regards to the number of wall signs and under awning signs.
- The application was publicly notified and exhibited from 6 February 2024 and 5 March 2024. No submissions objecting to the proposed development were received.
- The proposal is exempt from the levying of development contributions as the public infrastructure would be carried out by or on behalf of a public authority.
- The application is recommended for approval in accordance with the recommended conditions of consent in Attachment 1 to this report.

The Site

The subject site is located within Downes City Plaza which contains various commercial premises.

The subject tenancy is unoccupied, and consists of three floor levels, including a floor level partially below ground level.

The tenancy adjoins Milgate Lane and Partick Street, and is located within the Campbelltown CBD.

Pedestrian access to the building is available from Milgate Lane and Queen Street.

Campbelltown Railway Station is located approximately 230m from the building.

The Proposal

A summary of the proposed development is provided below:

- (a) Fit-out and use of premises as a public library, comprising service desk, study areas, public computers, multi purpose rooms, amenities, storage areas, staff rooms, meeting rooms and kitchenettes
- (b) Demolition of walls, stairs, lift, ramp and mechanical systems
- (c) Construction of stairs and walls
- (d) Replacement of door with glazed windows, installation of louvres

- (e) Main entry upgrade from Milgate Lane
- (f) Installation of lift, roof top mechanical equipment, and 252 photovoltaic panels
- (g) Removal of existing signage, and installation of business identification signage
- (h) Hours of operation:
 - Monday to Thursday: 9:30am - 8:00pm
 - Friday: 9.30am - 5:00pm
 - Saturday: 9:00am - 4:00pm
 - Sunday: 10:30am - 4:00pm
 - Public Holidays: Closed

1. Planning Provisions

The proposed development has been assessed against the relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

Pursuant to Clause 4.6(1) of State Environmental Planning Policy (Resilience and Hazards) 2021, the consent authority must not consent to the carrying out of any development on land unless:

- a) It has considered whether the land is contaminated, and
- b) If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
- c) If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

Comment: The tenancy was previously occupied by a commercial premises. Council records do not indicate potentially contaminating land uses being undertaken within the tenancy. In this regard, the premises is unlikely to be contaminated and considered appropriate for the proposed development.

1.2 State Environmental Planning Policy (Industry and Employment) 2021

Pursuant to Clause 3.11 of State Environmental Planning Policy (Industry and Employment) 2021 (SEPP Industry and Employment), a consent authority must not grant consent to an application to display an advertisement unless the advertisement or the advertising structure, as the case requires:

- (a) is consistent with the objectives of this Chapter as set out in section 3.1(1)(a), and
- (b) has been assessed by the consent authority in accordance with the assessment criteria in Schedule 5 and the consent authority is satisfied that the proposal is acceptable in terms of its impacts, and

(c) satisfies any other relevant requirements of this Chapter.

Comment: The proposal is consistent with the objectives of clause 3.1(1)(a) as it is considered the signage is compatible with the desired amenity and visual character of the area, provides effective communication in suitable locations, and is of high quality design and finish.

The proposal has been reviewed against the assessment criteria in Schedule 5 of SEPP Industry and Employment below, and is considered to be acceptable in terms of its impacts.

Schedule 5 Assessment Criteria		
Provision	Proposed	Compliance
Character of the area <ul style="list-style-type: none"> Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located? Is the proposal consistent with a particular theme for outdoor advertising in the area or locality? 	<p>Compatible with existing and desired future character of local centre.</p> <p>No theme of advertising in the area.</p>	<p>Yes</p> <p>N/A</p>
Special areas <ul style="list-style-type: none"> Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas? 	<p>Not considered to adversely detract from the amenity or visual quality of environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas.</p>	<p>Yes</p>
Views and vistas <ul style="list-style-type: none"> Does the proposal obscure or compromise important views? Does the proposal dominate the skyline and reduce the quality of vistas? Does the proposal respect the viewing rights of other advertisers? 	<p>Does not adversely obscure or compromise important views.</p> <p>Does not adversely dominate the skyline and reduce the quality of vistas.</p> <p>Respects viewing rights of adjoining advertisers.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
Streetscape, setting or landscape <ul style="list-style-type: none"> Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? Does the proposal contribute to the visual interest of the streetscape, setting or landscape? Does the proposal reduce clutter by rationalising and simplifying existing advertising? 	<p>Scale, proportion and form of proposal is appropriate for the streetscape, setting and landscape.</p> <p>Contributes to the visual interest of the streetscape, setting and landscape.</p> <p>Existing signage to be removed.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

Schedule 5 Assessment Criteria		
Provision	Proposed	Compliance
<ul style="list-style-type: none"> Does the proposal screen unsightliness? 	Proposed signage improves appearance of building.	Yes
<ul style="list-style-type: none"> Does the proposal protrude above buildings, structures or tree canopies in the area or locality? 	Would not protrude above the building on which the signage would be located.	Yes
<ul style="list-style-type: none"> Does the proposal require ongoing vegetation management? 	Does not require ongoing vegetation management.	N/A
Site and building <ul style="list-style-type: none"> Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located? 	Compatible with scale, proportion and characteristics of the building on which the signage is to be located.	Yes
<ul style="list-style-type: none"> Does the proposal respect important features of the site or building, or both? 	Respects features of building.	Yes
<ul style="list-style-type: none"> Does the proposal show innovation and imagination in its relationship to the site or building, or both? 	Shows satisfactory innovation and imagination in its relationship to the site and building.	Yes
Associated devices and logos with advertisements and advertising structures <ul style="list-style-type: none"> Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed? 	Logos designed as an integral part of the signage.	Yes
Illumination <ul style="list-style-type: none"> Would illumination result in unacceptable glare? 	Illuminated under awning sign: Not considered to result in unacceptable glare.	Yes
<ul style="list-style-type: none"> Would illumination affect safety for pedestrians, vehicles or aircraft? 	Not considered to affect safety for pedestrians, vehicles or aircraft.	Yes
<ul style="list-style-type: none"> Would illumination detract from the amenity of any residence or other form of accommodation? 	Not considered to detract from the amenity of any residence or other form of accommodation.	Yes
<ul style="list-style-type: none"> Can the intensity of the illumination be adjusted, if necessary? 	Capable of being fitted with adjustable illumination if necessary.	Yes
<ul style="list-style-type: none"> Is the illumination subject to a curfew? 	Not required to be subject to a curfew.	N/A
Safety <ul style="list-style-type: none"> Would the proposal reduce the safety for any public road? 	Not considered to adversely reduce the safety for any public road.	Yes
<ul style="list-style-type: none"> Would the proposal reduce the safety for pedestrians or bicyclists? 	Not considered to adversely reduce the safety for pedestrians or bicyclists.	Yes

Schedule 5 Assessment Criteria		
Provision	Proposed	Compliance
• Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	Not considered to adversely reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas.	Yes

1.3 Campbelltown Local Environmental Plan 2015

The proposed development has been assessed against the relevant provisions of Campbelltown Local Environmental Plan 2015 (CLEP 2015). This assessment is discussed below:

Permissibility

The land subject to the proposed development is zoned E2 Commercial Centre under the provisions of the CLEP 2015.

The proposed development is defined as 'information and education facility' and 'signage' which are permitted with consent in the E2 zone.

Information and education facility means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.

Comment: The proposed building would be used for providing information or education to visitors, and the exhibition or display of items, and comprises a library.

Signage means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following—

- (a) an advertising structure,
- (b) a building identification sign,
- (c) a business identification sign,

but does not include a traffic sign or traffic control facilities.

Comment: The proposed signage is consistent with business identification sign, as it indicates the name and nature of the business carried on at the premises, and includes a logo that identifies the business. The proposed signage does not contain any advertising relating to a person who does not carry on business at the premises.

Zone E2 Commercial Centre

The relevant objectives of the E2 zone under CLEP 2015 are:

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.

- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.

Comment: It is considered the library would strengthen the role of the commercial centre as the centre of community and cultural activity. The library fit-out and would provide a high level of accessibility and amenity, and would be accessible to pedestrians from Milgate Lane, Queen Street, Campbelltown Railway Station and surrounding bus stops. The library would attract pedestrian traffic and contribute to vibrant and diverse public spaces.

Height of buildings

Under clause 4.3 of the CLEP, the height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

Comment: The height of the building, including roof top mechanical equipment and photovoltaic panels does not exceed the maximum building height of 32m.

Mixed use development in Zone E2

Under clause 7.9 of the CLEP 2015, development consent must not be granted to the change of use of a building in the E2 zone unless the consent authority is satisfied that—

- (a) the building will have an active street frontage after its erection or change of use, and
- (b) the ground floor will only accommodate non-residential land uses, and
- (c) if the land is in Zone E2 Commercial Centre—the building will have at least one additional level of floor space, immediately above the required non-residential ground floor, that is also set aside for non-residential land uses.

active street frontage, of a building, means that all premises on the ground floor of the building facing the street are used for the purposes of business premises or retail premises.

Comment: It is considered the building will have an active street frontage following its change of use, as the ground floor would be used for the purposes of a business premises on which an occupation or profession is carried on for the provision of services directly to members of the public on a regular basis. The ground floor will only accommodate non-residential land uses, and the building will have at least one additional level of floor space, immediately above the required non-residential ground floor, that would be used for non-residential land uses.

Design excellence

Under clause 7.13 of the CLEP 2015, development consent must not be granted to development to development involving external alterations to an existing building on land in zone E2 unless the consent authority considers that the development exhibits design excellence.

In considering whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following matters:

- (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,

- (b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,
- (c) whether the development detrimentally impacts on view corridors,
- (d) how the development addresses the following matters:
 - (i) the suitability of the land for development,
 - (ii) existing and proposed uses,
 - (iii) heritage issues and streetscape constraints,
 - (iv) bulk, massing and modulation of buildings,
 - (v) street frontage heights,
 - (vi) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,
 - (vii) the achievement of the principles of ecologically sustainable development,
 - (viii) pedestrian, cycle, vehicular and service access, circulation and requirements,
 - (ix) the impact on, and any proposed improvements to, the public domain,
 - (x) the interface with the public domain,
 - (xi) the quality and integration of landscape design.

Comment: The proposed external alterations, including main entry upgrade, signage, and photovoltaic panels are considered to be appropriate for the building and location, improve the amenity of the public domain, support ecologically sustainable development, and overall result in a development that is consistent with the above provisions for design excellence.

1.4 Campbelltown (Sustainable City) Development Control Plan 2015

The proposed development has been assessed against the relevant development controls of the Campbelltown (Sustainable City) Development Control Plan 2015 - Volume 1(SCDCP).

Part 2 - Requirements Applying to All Types of Development

Part 2 of SCDCP contains requirements that apply to all types of development. Compliance with the relevant controls is outlined in the table below:

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
2.(a) Demolition	A development application involving demolition shall be considered having regard to the following information: i) a detailed work plan prepared by a suitably qualified person, in accordance with AS2601-2001- The Demolition of Structures (as amended) ii) details of the licensed demolition	Demolition plan submitted prepared by Lacoste + Stevens Architects showing structures to be demolished. Details of licensed demolition contractor not submitted.	Yes Condition of consent to comply

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
	<p>contractor engaged to carry out the work (including name, address and building licence number)</p> <p>iii) a hazardous materials report that lists details of methods to prevent air, noise and water pollution and the escape of hazardous substances into the public domain</p> <p>iv) details of any asbestos or other hazardous substances to be removed from the site and/or damaged during demolition</p> <p>v) a dilapidation report where demolition work is to be undertaken within the zone of influence of any other structure.</p>	<p>Hazardous material report not submitted.</p> <p>Details of any asbestos or hazardous substances to be removed/damaged not submitted.</p> <p>Dilapidation report and details of zone of influence of structures not submitted.</p>	<p>Condition of consent to comply</p> <p>Condition of consent to comply</p> <p>Condition of consent to comply</p>
2.13(c) Security	Development shall incorporate appropriate landscaping, fencing and security devices to assist in crime prevention.	<p>Landscaping/fencing not proposed.</p> <p>Details of security devices not provided. A recommended condition has been included requiring the development to audited against the principles of Crime Prevention Through Environmental Design.</p>	<p>N/A</p> <p>Condition of consent to comply</p>
2.15.1(a) Waste Management	A detailed Waste Management Plan (WMP) shall accompany development applications.	The application was accompanied by an Operational WMP prepared by Waste Audit & Consultancy Services.	Yes
2.21(a) Acoustic Privacy	<p>Development shall comply with any relevant provisions in the following documents.</p> <p>i) The NSW Noise Policy for Industry (NPfI)</p>	The application was accompanied by a Noise Impact Assessment prepared by Pulse White Noise Acoustics addressing compliance with NSW EPA Noise Policy for	Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
	ii) The NSW Road Noise Policy	Industry and NSW EPA Road Noise Policy.	

Part 6 – Commercial Development

Part 6 of SCDPC contains requirements that apply to commercial development. Compliance with the relevant controls is outlined in the table below:

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
6.4.1(c) Building Form and Character	The main entry to the building shall be easily identifiable from the street and directly accessible through the front of the building.	Main entries identifiable from street and accessible through front of building.	Yes
6.4.1(e) Building Form and Character	Roof mounted plant rooms, air conditioning units and other services and equipment shall be effectively screened from view using integrated roof structures and architectural elements.	Mechanical services centralised on roof within packaged unit. Mechanical air risers setback from roof edges and not highly perceptible when viewed from the street.	Yes
6.4.2.1(b) Car Parking and Access	The minimum car parking rates shall be provided in accordance with Table 6.4.2.1.	No parking proposed. Table 6.4.2.1 does not provide car parking rates for libraries. A public car park adjoins the site.	N/A
6.4.2.2 (b) Loading and Unloading	All loading and unloading shall take place wholly within the site.	Loading and unloading to take place using side loading dock.	Yes
6.4.2.3 (a) Access for People with Disabilities	Commercial development shall comply with the minimum access requirements contained within the BCA, the Disability (Access to Premises – Buildings) Standards 2010 and Australian Standard 1428 – Design for Access and Mobility (as amended).	The application was accompanied by a BCA & Accessibility Capability Statement prepared by Design Confidence addressing the access requirements of the BCA and AS1428. A recommended condition has been included requiring the development to comply with the requirements	Yes Condition of consent to comply

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
		of the Disability (Access to Premises – Buildings) Standards 2010.	
6.7(a) Commercial Waste Management	Commercial development shall make provision for an enclosed onsite waste and recycling area that has adequate storage to accommodate the volume of waste and recycling generated at the development. Minimum commercial waste generation rates are contained in Table 6.7.1.	Enclosed onsite waste and recycling area adjoining loading dock with adequate storage to accommodate required number of waste bins.	Yes
6.8.1(a) Parenting Facilities	Parenting facilities shall be incorporated in all new buildings and alterations/ refurbishment of existing buildings for regional and district shopping centres, major sporting facilities, swimming centres, community facilities, libraries, hospitals, theatres, cinemas, department stores, and any other building where in Council's opinion such facilities should be provided.	Pram storage, kitchenette, and hot water system adjacent to children's area. Parenting facility/room not provided.	Yes Condition of consent to comply.
6.8.2(a) Parenting Facilities	Each parenting facility shall be designed to: i) provide a quiet place for parents to feed children in privacy; ii) be a unisex use facility; iii) provide an allocated area to change nappies; iv) provide hand washing (warm and	Parenting facility/room not provided. A recommended condition has been included requiring a parenting facility/room to be provided and include the specified requirements.	Condition of consent to comply.

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
	cold)and drying facilities; v) provide a toddler toilet; vi) be separated from male, female and disabled toilets; and vii) be well ventilated in accordance with Australian Standard 1668 Part 2- Acceptable Indoor Air Qualities (as amended).		

Part 16 – Advertising and Signage

Part 16 of SCDCP contains requirements that apply advertising and signage. Compliance with the relevant controls is outlined in the table below:

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
16.6.1(a) Number of Signs per Premises	Notwithstanding any other requirement of this part, the total number of signs installed on any building elevation facing a public space shall not exceed 6.	Total number of signs per building elevation facing a public space does not exceed 6.	Yes
16.6.3(a) Building Identification Signs	Corporate colour schemes associated with business identification shall only be permitted where the consent authority is satisfied that the colour scheme is compatible with the desired future character of the area and will not detract from the building and its surroundings.	Corporate colour scheme associated with business identification compatible with desired future character of area and does not detract from building and its surroundings.	Yes
16.6.3.1(a) Wall Signs	Only one wall sign per building elevation shall be permitted.	2 wall signs facing Milgate Lane.	No – see discussion below
16.6.3.1(b) Wall Signs	A wall sign shall: ii) be attached to the building in which the	Attached to the building in which the	Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
	<p>business identified in the sign is located;</p> <p>iii) where located on land zoned for commercial purposes, excluding areas zoned B5 under the CLEP, not be more than 6sqm in area or 20% of the building elevation, whichever is the lesser;</p> <p>v) not project beyond the parapet or eaves of the building to which it is attached;</p> <p>vi) not cover any window, door or architectural feature;</p>	<p>business identified in the sign is located.</p> <p>Wall signs not more than 20% of building elevation.</p> <p>Do not project beyond the parapet or eaves of the building to which it is attached.</p> <p>Do not cover any window, door or architectural feature.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
<p>16.6.3.3(a)</p> <p>Under awning signs</p>	<p>Under awning signs shall:</p> <p>i) not result in more than one sign of this type for each ground floor tenancy;</p> <p>ii) not be more than 2 sqm in area;</p> <p>iii) be erected with the lower edge at least 2.6 metres above ground level (existing);</p> <p>iv) be suspended at right angles to the building;</p>	<p>1 under awning sign along Queen Street, and 1 under awning sign within plaza visible from Milgate Lane.</p> <p>Not be more than 2 sqm in area.</p> <p>Lower edge at least 2.6 metres above ground level.</p> <p>Lower edge at least 2.6 metres above ground level.</p>	<p>No – see discussion below</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
<p>16.6.3.4(a)</p> <p>Top Hamper Signs</p>	<p>Top hamper signs shall:</p> <p>i) not result in more than one sign of this type for each ground floor tenancy;</p> <p>ii) not be more than 3sqm in area;</p> <p>iii) not be more than 600mm in height,</p>	<p>1 top hamper sign above entry to library from Milgate Lane.</p> <p>Not be more than 3sqm in area.</p> <p>Not more than 600mm in height.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
	iv) not be more than 100mm in depth;	Not more than 100mm in depth.	Yes
	v) be erected with the lower edge at least 2.1 metres above ground level (existing), and	At least 2.1 metres above ground level.	Yes
	vi) not project below the transom of any doorway or display window.	Above transom of Doorway.	Yes
16.6.3.5 (a) Window Signs	Window signs shall not cover more than 30% of the surface of the window in which it is displayed or 8sqm, whichever is the lesser.	Window sign fronting Queen Street does not cover more than 30% of the surface of the window in which it is displayed.	Yes

Wall Signs (section 16.6.3.1 non-compliance)

Section 16.6.3.1(a) of SCDP permits only one wall sign per building elevation. The proposal would provide two wall signs on the façade fronting Milgate Lane, which does not comply with section 16.6.3.1(a) of the SCDP.

However on review, the proposal is considered to be acceptable in the circumstances, as the building is approximately 40m wide, and the number of signs would complement the scale and design of the building presented to Milgate Lane, and facilitate pedestrian wayfinding.

The proposed signs are not considered to adversely impact the amenity and visual character of the area and would provide effective communication in suitable locations and be of high quality design and finish. The signage would not be illuminated.

In this regard, the proposed signs are considered consistent with the objective, to ensure that scale of signage are appropriate to the size of the building and its surroundings.

Under awning signs (section 16.6.3.3 non-compliance)

Section 16.6.3.3(a) of SCDP permits only one under awning sign per ground floor tenancy. The proposal would provide two under awning signs, which does not comply with section 16.6.3.3(a) of the SCDP.

However on review, the proposal is considered to be acceptable in the circumstances, as one under awning sign would be located along Queen Street, and the other under awning sign would be located within the plaza entrance fronting Milgate Lane, which would facilitate pedestrian wayfinding for the library accessed from both roads.

The proposed signs are not considered to adversely impact the amenity and visual character of the area and would provide effective communication in suitable locations and be of high quality design and finish.

In this regard, the proposed signs are considered consistent with the objective of the control, to encourage signage that provides identification and information about premises in a manner that complements the design of the building and streetscape.

1.5 Campbelltown Local Infrastructure Contributions Plan 2018

The proposed development was considered by Council's Development Contributions Officer.

Under section 1.3 of the Campbelltown Local Infrastructure Contributions Plan 2018, the Plan does not apply to public infrastructure carried out by or on behalf of any public authority.

Accordingly, the proposal is exempt from the levying of development contributions.

2. Environmental Planning & Assessment Regulation 2021

Section 64 of the Environmental Planning & Assessment Regulation 2021 applies to the provided development, as follows:

Consent authority may require upgrade of buildings

- (1) This section applies to the determination of a development application that involves the rebuilding or alteration of an existing building if –
 - (a) the proposed building work and previous building work together represent more than half of the total volume of the building, or
 - (b) the measures contained in the building are inadequate—
 - (i) to protect persons using the building, if there is a fire, or
 - (ii) to facilitate the safe egress of persons using the building from the building, if there is a fire, or
 - (iii) to restrict the spread of fire from the building to other buildings nearby.
- (2) The consent authority must consider whether it is appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia.

Comment: The application was reviewed by Council's Coordinator Fire Safety. The measures contained within the building are inadequate to protect persons or facilitate the safe egress of persons using the building, if there is a fire.

Council's Coordinator Fire Safety issued recommended conditions which have been incorporated into the consent requiring the building to be brought into conformity with the Building Code of Australia.

3. Impacts on the Natural and Built Environment

Section 4.15(1)(b) of the EP&A Act requires Council to consider the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

Noise

The application was accompanied by a Noise Impact Assessment (NIA) prepared by Pulse White Noise Acoustics.

The NIA includes a noise intrusion assessment from surrounding noise sources, and external noise emission assessment from mechanical plant equipment.

The NIA was independently reviewed by Soundscape Consulting Pty Ltd. The findings of the independent review provide:

- a. The scope and location of the development has been adequately defined. The critical surrounding sensitive receivers have been correctly identified.
- b. The noise criteria adopted are relevant to the project, and no additional criteria requiring assessment have been identified.
- c. The noise survey was completed in accordance with the EPA NPI 2017 guidance. It is noted that the noise logging location is not necessarily representative of the residential receivers. Given the distance to the residential receivers and lack of noise generating sources identified, further noise surveys are not required.
- d. The noise intrusion assessment does not indicate any assessment methodology or calculations demonstrating how the building requirements were determined. Notwithstanding, a review of the noise survey (including LA1) suggests the recommendations proposed are adequate for achieving an internal noise level of less than 45 dBA.

It appears that the specified ceiling construction is of higher specification than required for acoustic purposes, increasing building cost. Soundscape recommends providing a target RW+CTR value for building components to allow flexibility during the tender and construction stage.

- e. The external noise impact provides sufficient assessment to demonstrate compliance is possible with the noise criteria.
- f. It is recommended that all plant and equipment are checked and assessed by an acoustic consultant prior to the construction certificate being issued to ensure compliance.

Based on the findings of the independent review, the proposed development is considered to satisfy the relevant acoustic policies.

Recommended conditions have been included requiring the recommendations of the NIA and independent review to be implemented.

Car parking

The application was accompanied by a Traffic Impact Study prepared by Traffix.

SCDCP does not provide parking rates for libraries, therefore the parking rates of Austroads Guide to Traffic Management Part 11 were used to calculate the likely car parking demand of the library.

Policy	Use	GFA	Parking Rate	Parking Required
Austroroads	Library	3,817m ²	1 space per 50m ² GFA	76 spaces
SCDCP	Shop	3,870 m ²	1 space per 25m ² GFA of ground floor, and 1 space per 35m ² GFA of upper level	142 spaces

The table above shows the proposed library would require 66 less car parking spaces than the previous use of the premises as a shop.

In this regard, the proposal does not generate the need for additional car parking to be provided, and the proposal is considered to have an acceptable car parking impact on the locality.

Accessibility

The application was accompanied by a BCA & Accessibility Capability Statement prepared by Design Confidence.

The report has regard to the building requirements of people with a disability under the Building Code of Australia (BCA).

The report indicates the proposed development is capable of achieving the access requirements of the BCA.

The BCA & Accessibility Capability Statement was reviewed by Council's Coordinator Building Certification.

Performance solutions are identified for the smoke exhaust system and extended travel distances.

The appointed Principal Certifier will be required to ensure the development achieves the requirements of the BCA and performance solutions prior to the issue of a construction certificate.

Waste

The application was accompanied by an Operational Waste Management Plan (WMP) prepared by Waste Audit & Consultancy Services.

The WMP was reviewed by Council's Resource Recovery and Waste Planning Officer. Issues were identified regarding the movement of bulk bins by library and waste collection staff.

Council's Resource Recovery and Waste Planning Officer issued recommended conditions which have been incorporated into the consent requiring the submission and approval of a revised WMP.

4. Social and Economic Impacts

Socially, the proposed library would provide information and educational opportunities for the social, cultural or intellectual development of the community.

Economically, the proposed library may create employment opportunities, and trades would be employed during the construction phase of the development.

5. Site Suitability

The site is considered to be suitable for the proposed library. The site is located within the Campbelltown CBD and within close proximity of Campbelltown Railway Station and surrounding bus stops, which would encourage use by pedestrians and the broader community.

6. Submissions

The application was publicly notified and exhibited between 6 February 2024 and 5 March 2024. During this period, no public submissions objecting to the proposed development were received.

7. The Public Interest

The application is considered to have satisfactorily responded to the future desired outcomes expressed in the environmental planning instruments and development control plan, and would provide a development outcome that, on balance, would result in a positive impact for the community. Accordingly, it is considered that the approval of the proposed development would be in the public interest.

Conclusion

The development application has been assessed against the relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, including: SEPP (Resilience and Hazards) 2021, SEPP (Industry and Employment) 2021, Campbelltown Local Environmental Plan 2015, Campbelltown (Sustainable City) Development Control Plan 2015, Environmental Planning and Assessment Regulation 2021 and Campbelltown Local Infrastructure Contributions Plan 2018.

The variations to the number of wall signs and under awning signs is considered to be of minimal environmental impact and capable of being supported in this instance.

Accordingly, the application is recommended for approval.