
Part 17

Site-Specific Development Control Plan

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17.1

Application

17.1 Application

17.1.1 Land to which this Part applies

This Development Control Plan (DCP) applies to land at 80 O'Sullivan Road, Leumeah being identified in **Figure 1**. The subject site comprises a single lot known legally as Lot 201 in DP 1052199. The land is situated in the Leumeah town centre. The site forms part of the mixed-use core of the Leumeah town centre which is largely made up of other small retail and commercial premises, as well as more recently established higher density residential development.

The site is located in close proximity to Leumeah train station and currently accommodates the Leumeah Hotel and a bottle shop. The site is 8,117sqm, is generally flat and has a frontage to O'Sullivan Road.



Figure 1 - Land Application Map

17.1.2 Purpose of this Part

17.1 Application

The purpose of this Part is to establish a supplementary planning framework (beyond the general provisions of the Campbelltown Sustainable City DCP) for achieving the Council endorsed proposal for the subject land (Leumeah Hotel) at 80 O'Sullivan Road, through the establishment of site-specific objectives, development controls and indicative layout for the future development of the site

In doing so it provides a platform against which Council will assess future development applications for a mixed-use development at the subject site.

17.1.3 Relationship with Campbelltown (Sustainable City) DCP

This DCP forms part of the Campbelltown (Sustainable City) DCP ('CSCDCP') and provides additional controls and guidelines that apply specifically to development at 80 O'Sullivan Road, Leumeah. Where a development control is not specified in this Part, development is subject to all other relevant controls of Volume 1 of the CSCDCP. Where there is an inconsistency between this Part and any other provision of the CSCDCP, this Part applies to the extent of the inconsistency.

17.2

Vision and Development Objectives

17.2 Vision and Development Objectives

17.2.1 Vision

The key vision is to deliver a high-quality mixed-use precinct which provides opportunities for delivering additional housing supply in a highly accessible location to support the increased residential density, and the provision of highly activated streetscapes and practical public and private open spaces.

The site forms part of the Leumeah town centre which is identified for significant urban renewal which aims to support a mixed-use precinct with an increased residential population in the future. The site is located less than 200 metres to Leumeah train station and is in close proximity to the Campbelltown Sports Stadium and West Leagues Club which together form part of a major sports and entertainment precinct

With a major train station, easy access to the M5 Hume Motorway, and a direct link to the Campbelltown CBD, future development should explore opportunities for redevelopment of the Leumeah town centre that is generally consistent with the vision of the 'Reimagining Campbelltown' framework.

The envisaged future redevelopment of the site will supply residential and retail floor space in a highly accessible location, benefiting from existing public transport connections and nearby growing employment centres. Development should seek to provide a mix of uses including a retail hub for the locality supported by significant increase in residential densities.

A key component of the vision includes the delivery of a highly activated pedestrianised through-site link which will provide direct connection from areas south east of the site to the Leumeah train station, the future Civic Square and the emerging sports and entertainment precinct. The Leumeah Hotel is to be retained and incorporated to ensure the site remains a local entertainment venue that is highly activated.

An Indicative 3D Building Envelope Plan is provided at **Figure 2** to demonstrate how future built form can be accommodated within the site.



Figure 2 - Indicative 3D Building Envelope Plan

17.2.2 Development Objectives

17.2

Vision and Development Objectives

Objectives:

- To ensure new development responds to its context, including streetscape and adjoining properties, and provides appropriate levels of amenity for the private and public domain.
- To ensure the new development enhances the public domain through active street frontages, modulation, articulation and the use of high-quality materials and finishes.
- To provide a connection between the Leumeah train station and the rest of the suburb of Leumeah to the east, through the creation of a vibrant and active pedestrian through-site link.
- To encourage a building form that is conducive to the creation of a vibrant, mixed-use town centre that provides a range of retail, business and residential uses.
- To provide a high level of ground floor activation, through site connections to streets and important places, pedestrian amenity, and new public domain in the town centre.
- To ensure podium and tower relationships retain pedestrian scale in the articulation and detailing of the lower levels of the buildings.
- To create a fine-grained pattern of development which is generally oriented to maximise solar access.
- To ensure the development contributes to the realisation of the Re-imagining Campbelltown City Centre Master Plan.

17.3

Development Objectives and Controls

17.3 Development Objectives and Controls

17.3.1 Staging of Development

Controls

- 1 Development is to be staged in accordance with the Staging Plans provided in Figure 3 and Figure 4 below.



Figure 3 - Stage 1 Plan



Figure 4 - Stage 2 Plan

17.3.2 Building Design, Orientation and Layout

17.3

Development Objectives and Controls

Objectives:

- To create a sense of visual separation between buildings, podiums, and tower levels.
- To provide appropriate building separation to ensure privacy, access to light and ventilation and a high- quality visual outlook from residential apartments.
- To establish a public realm and pedestrian network to enhance liveability and building siting and massing.
- To encourage an environment that is generally consistent with the Re-imagining Campbelltown City Centre Master Plan.
- To activate street frontages to create a vibrant mixed-use development.
- To ensure that the development enhances the public domain, defines the streetscape, and creates a physical and visible connection between the built form and the public space.
- To provide a high degree of articulation that establishes a fine grain frontage at ground/podium level.
- To reinforce pedestrian comfort at street level, including a sheltered/shaded and attractive pedestrian environment.

17.3

Development Objectives and Controls

Controls

- 1 Development including building footprints, open space and pedestrian areas is to generally comply with the concept Masterplan for the site shown at **Figure 5**.
- 2 Landscape design is to be high quality and create interest and character through measures such as indigenous tree species, pavement design and other appropriate elements.
- 3 All development applications for new buildings shall be referred to the Campbelltown Design Excellence Panel prior to lodgement and before detailed design.
- 4 The architectural character of the development shall provide a fine grain appearance at the street wall level.
- 5 The architectural design shall incorporate the use of durable and high-quality materials and include a variety of colours together with visually integrated treatment of plant areas.
- 6 All development proposals shall include public domain spaces which add to the visual and environmental amenity of the site, and which are designed to maximise safety and security.
- 7 The maximum building width for each tower shall not exceed 40 metres.
- 8 The street wall height must relate to the human scale and be designed to provide a well-modulated pedestrian experience at street level.
- 9 Towers are to be located and designed to minimise overshadowing impact to the public open space (road reserve) along Pembroke Road and to the communal open space provided within the site.
- 10 Development shall comply with ADG building separations and setbacks.



Figure 5 - Masterplan

17.3.3 Building Separation and Setbacks

17.3

Development Objectives and Controls

Objectives:

- To reinforce street edges and the public domain.
- To create a sense of visual distinction and separation between the podium and tower levels.
- To ensure compliance with the Apartment Design Guide.

Controls

- 1 Building setbacks shall be provided in accordance with **Figure 6**.
- 2 A zero setback for podium is to be provided along O'Sullivan Road and Pembroke Road to provide a strong built form and activation.
- 3 Tower setbacks of 3 metres are required for O'Sullivan Road and Pembroke Road. Tower design elsewhere is to provide for distinction between the tower and podium within the design detailing.
- 4 Setbacks are to enhance amenity in terms of daylight, outlook, view sharing, ventilation, wind mitigation and weather protection.
- 5 A wind impact assessment report is to be provided with a development application for buildings.
- 6 Building separations are to be in accordance with the Apartment Design Guide.



Figure 6 - Building Separation and Setbacks Plan

17.3

Development Objectives and Controls

17.3.4 Building Heights

Objectives:

- To require a range of building heights that will provide a variety in built form and land use intensity across the development site.
- To maximise solar access to the public domain, open space and pedestrian areas.
- To minimise undesirable visual impact, disruption of views, loss of privacy and solar access to adjoining land.
- To ensure the maximum height reflects the intended future scale of development within the Leumeah town centre.

Controls

- 1 The skyline is to be sympathetic to the topography of the land.
- 2 The building massing and arrangement must carefully consider how the development makes a positive contribution to the skyline.
- 3 Development must be consistent with the maximum number of storeys identified in **Figure 7**.
- 4 A 1-storey podium must be provided as shown in **Figure 7**.



Figure 7 - Building Heights Plan

17.3.5 Landscaping, Open Space and Public Amenity

17.3

Development Objectives and Controls

Objectives:

- To establish a useable area of public open space to cater for the amenity of future residents, workers, and visitors.
- To allow for passive recreation opportunities, catering for a range of activities and intergenerational needs.
- To facilitate community interaction and gathering for residents, workers and visitors.
- To provide public open space with good solar access and high standards of amenity.
- To activate the edge of the public open space to encourage safe and legitimate use of the open space and foster passive surveillance.
- To ensure sufficient deep soil to enable the growth of large trees within open space and buffer areas.
- To ensure open space is appropriately landscaped with hard and soft materials, street furniture, trees, plantings, and walking paths.

Controls

- 1 Public open space is to be provided in accordance with **Figure 8**.
- 2 A minimum of 2,600sqm sqm of public open space is to be provided at ground level.
- 3 The development shall include the provision of utility services and street furniture to facilitate the functioning of the pedestrian through-site link. Details shall be provided at the development application stage.
- 4 The provisions of the Campbelltown (Sustainable City) Development Control Plan included in Part 2, 2.13 must be addressed in a future development application. These controls relate to the requirements of Crime Prevention Through Environmental Design.
- 5 Development applications shall include details of lighting to spaces to provide safety to pedestrians and embrace the principles of crime safety through environmental design.
- 6 A public domain plan is to be prepared and submitted to Council with a development application for the construction of public through-site link that illustrates the context, role and purpose of open space elements.

17.3

Development Objectives and Controls



Figure 8 - Landscape and Public Open Space Plan

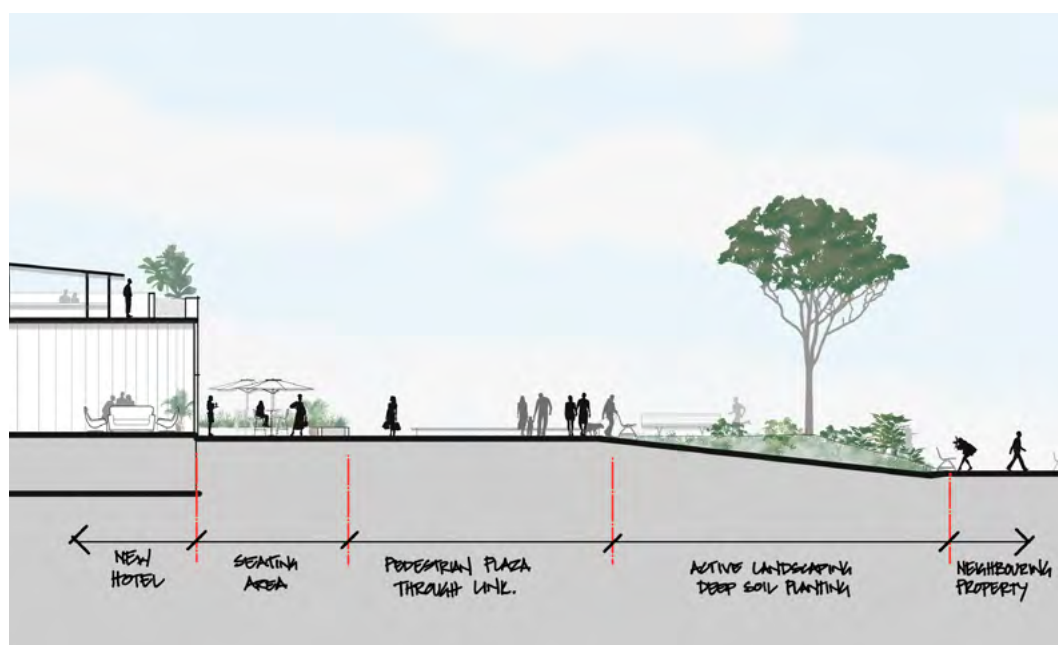


Figure 9 - Public Open Space Section

17.3

Development Objectives and Controls

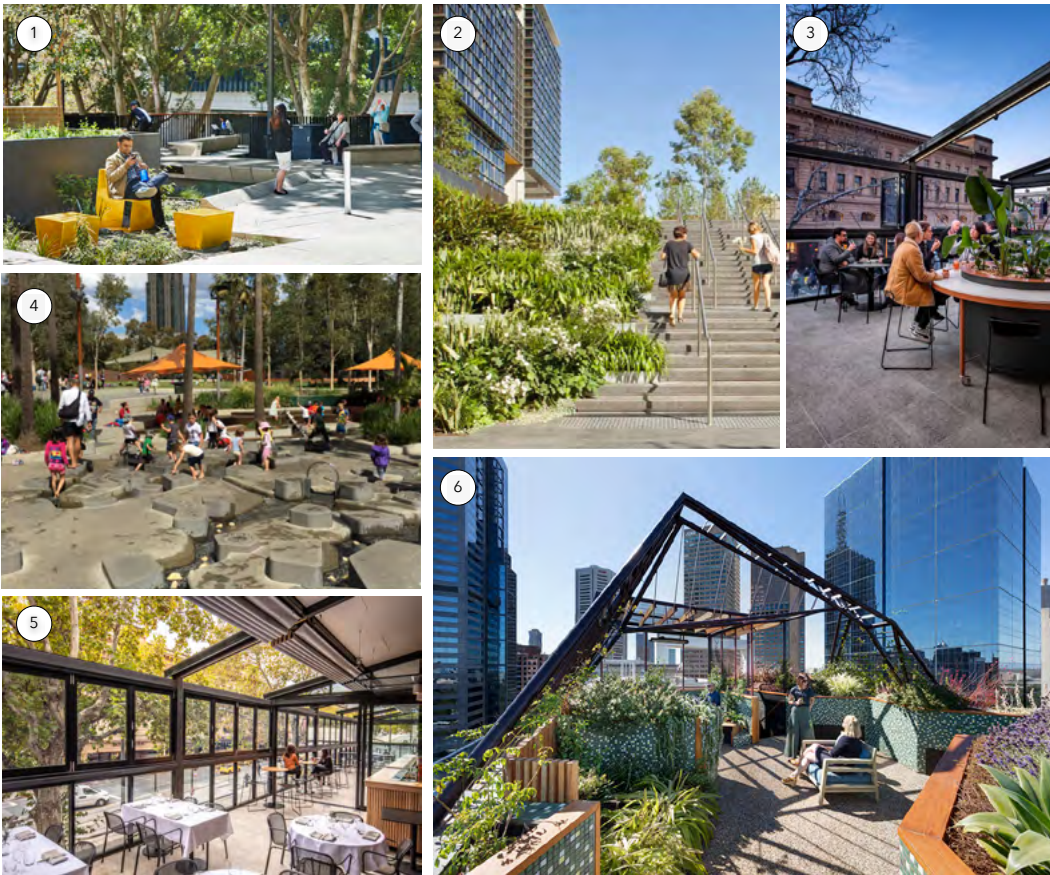


Figure 10 - Precedent Imagery — Public Amenity

17.3

Development Objectives and Controls

17.3.6 Streetscape, Activation and Connectivity

Objectives:

- To provide public connectivity through the site to adjoining land.
- To activate street frontages to create a vibrant mixed-use development.
- To ensure that the development enhances the public domain, defines the streetscape and creates a physical and visible connection between built form and the public space.
- To provide a high degree of articulation that establishes a fine grain frontage at ground level.
- To reinforce pedestrian comfort at street level, including a sheltered/shaded and attractive pedestrian environment.

Controls

- 1 Provide a central activated pedestrian through-site link connecting the Leumeah train station to the broader suburb of Leumeah to the east in accordance with **Figure 11**.
- 2 Buildings constructed to the boundary must provide active operable/transparent façades at ground level fronting the street to promote visual surveillance, access and active street frontages.
- 3 Pedestrian connections are to be activated where possible through design and active uses.
- 4 Public awnings for weather protection and public amenity are to be included along Pembroke Road and O'Sullivan Road, and between the buildings along the pedestrian through site link.
- 5 Blank walls to the public domain are to be minimised and where incorporated should be treated with appropriate levels of design detail and visual articulation to create visual interest.
- 6 Buildings must include active uses along O'Sullivan Road.
- 7 Pedestrian movement is to be prioritised by appropriate crossings, footpath designs, street furniture, parking layouts etc.

17.3

Development Objectives and Controls



Figure 11 - Pedestrian Connectivity Plan

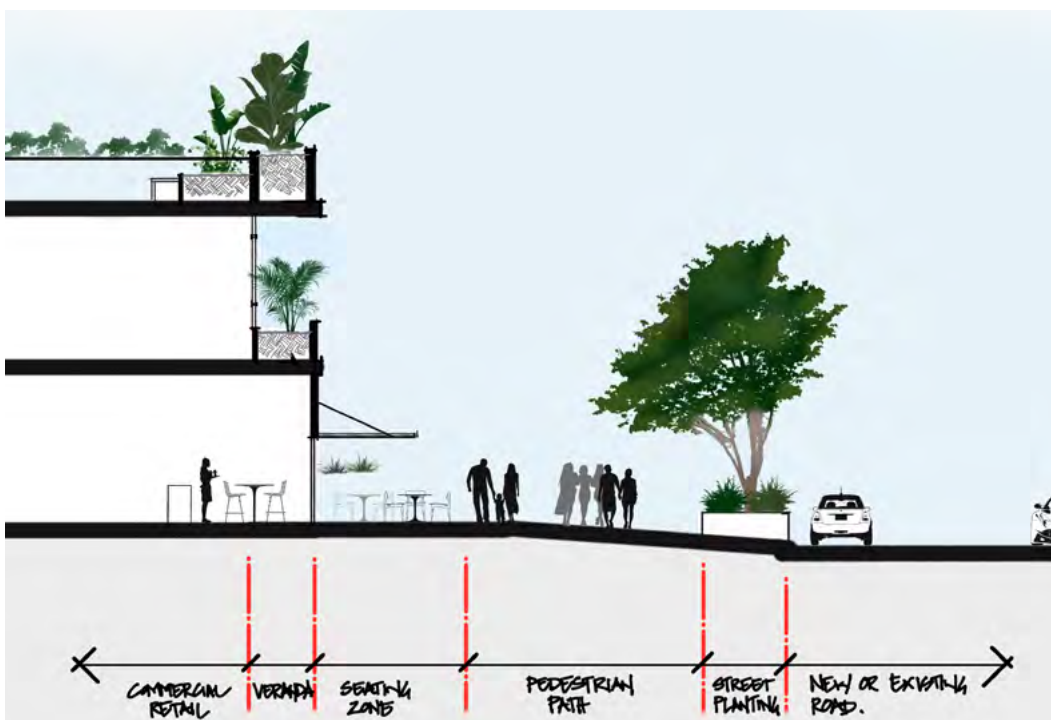


Figure 12 - Streetscape Section

17.3

Development Objectives and Controls



Figure 13 - Present Imagery — Streetscape Activation

17.3.7 Parking and Access

17.3

Development Objectives and Controls

Objectives:

- To prioritise pedestrian and public amenity throughout the development.
- To establish a safe balance between pedestrian, cycling and vehicle movement.
- To minimise the impact of vehicle accessways from the public domain.
- To encourage residents to walk or cycle, in preference to using motor vehicles, as a way of gaining access to schools, shops and local community and recreation facilities.

Controls

- 1 Provide a high-quality public domain with awnings along all street frontages and the pedestrian through site link to create a pedestrian friendly and weather protected environment.
- 2 Vehicle access is to be provided in accordance with the Staging Plans provided at **Figure 3** and **Figure 4** as follows:
 - During Stage 1 vehicle access to the existing Leumeah Hotel shall continue to be provided via Pembroke Road. This access shall be used to service Stage 1 of the development.
 - Upon completion of Stage 2, vehicle access to the basement car park shall be provided via O'Sullivan Road.
- 3 A basement setback is not required from the boundary along O'Sullivan Road.
- 4 Car parking spaces for the residential component of the development are to be provided in accordance with the Apartment Design Guidelines.
- 5 Car parking rates for the retail component of the development are to be provided in accordance with the relevant rates set out in the Campbelltown (Sustainable City) Development Control Plan.
- 6 Car parking rates for the existing Leumeah Hotel are to be provided in accordance with the existing approved number of spaces currently provided (98 spaces).
- 7 Bicycle spaces are to be provided in accordance with the relevant rates set out in the Campbelltown (Sustainable City) Development Control Plan.
- 8 There is to be no provision made for loading bays on O'Sullivan Road.
- 9 No vehicle access shall be provided from Pembroke Road at the completion of the development. The current access shall be closed off as part of Stage 2 of the development of the site.

17.3

Development Objectives and Controls

17.3.8 Flooding and Stormwater Management

Objectives:

- To ensure development is designed in consideration of potential flood hazards.
- To ensure effective and adequate drainage is provided for new development sites.

Controls

- 1 The proposed development should not result in any increased risk to human life.
- 2 The proposed development should not result in any additional flood impacts to any other properties.
- 3 Stormwater runoff generated by new development should be managed to protect against any potential damage to persons or property.
- 4 Compliance with Council's Flood Policy and the provisions of the State Government 's "Floodplain Development Manual" available from the NSW Department of Land and Water Conservation.

17.3.9 Security, Privacy and Acoustic Amenity

17.3

Development Objectives and Controls

Objectives:

- To ensure the siting and design of buildings provide visual and acoustic privacy for residents and neighbours in their dwellings and private open spaces.
- To provide personal and property security for residents and visitors and enhance perceptions of community safety.
- To ensure that all future occupants are provided with appropriate acoustic amenity.

Controls

- 1 Private external living spaces and internal living areas of adjacent dwellings should be protected from overlooking.
- 2 Site layout and building design ensures that windows do not provide direct and close views into windows, or private external living spaces of adjoining dwellings.
- 3 Any future development application for built form must be accompanied by an acoustic assessment which demonstrates that the development will comply with the Development Near Rail Corridors and Busy Roads - Interim Guideline 2008.
- 4 Shared pedestrian entries to multiple dwelling complexes should be lockable.
- 5 Buildings adjacent to streets or public spaces are designed to allow casual surveillance and should have at least one habitable room window facing that area.