

DRAFT

Hollylea Road, Leumeah Development Control Plan

Site Specific DCP

October 2024

HATCH



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Note

Unnumbered images used in this document are for design purposes only and should not be taken to represent desirable or permissible outcomes.

1 Application

1.1 Name and Application of this Plan

This Plan is called the Hollylea Road, Leumeah Development Control Plan (the DCP).

This DCP applies to the land shown in Figure 1.1 and known as Hollylea Road, Leumeah (referred to as the 'site'). The site has an area of 3.75 hectares and is within a block bound by Hollylea Road, Bow Bowing Creek and Plough Inn Rd.



Figure 1.1: Land Application Map

Source: Nearthmap 5 MAY 2020

Legend:

— Land to which this DCP applies



1 Application

1.2 Relationship to Other Plans

This Plan has been prepared pursuant to Section 3.43 of the Environmental Planning and Assessment Act 1979 (the Act) and Part 3 Clause Nos 16-24 of the Environmental Planning and Assessment Regulation 2000 (the Regulation).

This Development Control Plan (DCP) supplements the existing Campbelltown Local Environmental Plan 2015 (LEP 2015). It specifically applies to the designated site and does not extend to other areas. In cases of conflict between the site-specific controls outlined in this plan and any other provisions within the Campbelltown (Sustainable City) Development Control Plan 2015 or other DCPs, this Site-Specific DCP takes precedence.

1.3 Purpose, Aims and Objectives

The purpose of this DCP is to provide guidance on and to facilitate the future development of the site consistent with the aims and objectives of Campbelltown Local Environmental Plan 2015 (LEP 2002). It provides a framework which allows for a place based approach.

The specific aims and objectives of this site-specific DCP are:

- Communicate the objectives and controls against which the consent authority will assess future development applications;
- Facilitate innovative development of high quality residential and mixed use buildings to activate the edge of Bow Bowling Creek;
- Provide walkable, safe and well-connected environment along the Bow Bowling Creek corridor;
- Ensure that new development maintains or enhances the character and quality of the natural and built environment;
- Establish quality public domain which add to the visual and environmental amenity of the the existing natural assets; and
- Promote a high-quality urban design outcome.

2 Vision

2.1 Vision for Hollylea Road, Leumeah

To enhance Bow Bowling Creek spine through community stewardship towards walkable, safe and vibrant sense of place.

The vision for the DCP is to provide walkable, safe and vibrant sense of place along the Bow Bowling Creek. This will be achieved through:

- Creating a safe and accessible public promenade along the creek corridor with opportunities for recreation, leisure, activities, fitness and social interaction
- Merging the public promenade with the creek corridor to celebrate and strengthen the natural asset
- Contribute to Leumeah's transformational role as an exemplar sports and entertainment hub with a mixed use urban village by creating a gateway transit oriented development
- Creating a physical environment which encourages a vibrant local community with a distinctive and memorable creek frontage character
- Developing built forms that respond to the public promenade and enhance the physical and visual environment
- Assist in strengthening the sense of place and integration into surrounding natural environment
- Providing a sensitive and respectful transition to the existing employment areas along Hollylea Road
- Retention and enhancement of employment demand including retail, commercial and industrial uses
- Filling a critical gap in residential housing as well as local provision of seniors living/ aged care as part of an integrated precinct development



Figure 2.1: Artist's impression of buildings fronting public promenade along Bow Bowling Creek

3 Development Principles and Controls

3.1 Masterplan

Objectives

- Provide a framework for the future high quality redevelopment of the site.
- Ensure delivery of sufficient amount of new public and private open space as well as social infrastructure and services.
- Ensure employment is maintained and a range of jobs are provided on the site.
- Ensure the development responds to the site's location and its surrounding context.
- Minimise potential visual and amenity impacts on the surrounding buildings and public open space.
- Ensure provision of high amenity buildings with optimal solar access that maximise views to open space.
- Ensure celebration of Bow Bowing Creek through design.

Controls

- A. Development of the site should generally be in accordance with the masterplan identified in Figure 3.1.
- B. Heights, massing and design should respond to the site's prominent location by concentrating taller buildings along Hollylea Road and towards corner of the site adjacent to Leumeah train station. Building heights and separations towards Bow Bowing Creek should appropriately respond to the public open space.
- C. The arrangements of buildings should prioritise views and public access to the Bow Bowing Creek frontage.
- D. Provide safe and efficient internal basement circulation with vehicle access to the site achieved from Hollylea Road.
- E. Provide 21,268 sqm of non-residential GFA in a form of ground floor podiums within the development.
- F. Provide a range of public and communal open spaces and facilities. This includes a mixed use public plaza, public promenade along Bow Bowing Creek, through-site green links as well as a range of garden podiums and green roofs for residents.



3 Development Principles and Controls

3.2 Building Height and Setback

Objectives

- Provide a framework for height transition from the Bow Bowling Creek to Hollylea Road.
- Provide a variety of building heights and an interesting skyline.
- Ensure building setbacks respond to the site's surrounding context particularly the Bow Bowling Creek, proposed public open spaces and Hollylea Road.
- Ensure tallest buildings mark the important junction next to Leumeah train station.
- Ensure building mass minimise overshadowing and privacy impacts.

Controls

- Building design should utilise a 'podium and tower' approach. Variation in building height and form across the site should be used to provide visual diversity.
- Building heights should be designed in accordance with the LEP as reflected in Figure 3.2.
- Ground and upper level building setbacks should be setback a minimum 10m from the Creek and 6m from surrounding site boundaries as illustrated in Figure 3.2.
- Buildings fronting the Bow Bowling Creek excluding the landmark building(s) to be maximum 6 storeys (including the podium) to create human scale and urban village character along the Creek.
- Mid rise buildings should be located along Hollylea Road to create a soft height transition from the Creek corridor.
- Corner landmark buildings should be maximum 13 storeys to anchor the site and provide wayfinding and activation.
- Ultimate resolution of detailed building separation must be compliant with the Apartment Design Guide and demonstrated at DA submission.



3 Development Principles and Controls Continued

3.3 Public and Publicly Accessible Open Space

Objectives

- Provide open spaces, arrival plazas and high quality public realm to promote a welcoming experience.
- Ensure that public and publicly accessible open space:
 - is accessible, usable and safe
 - provides connections to and integrates with the Bow Bowling Creek
 - allows for provision of sufficient tree planting to maximise tree canopy cover
 - supports a range of desired activities
 - provides an attractive outlook for the development

Controls

- A. Public and publicly accessible open spaces to be provided generally as showing in Figure 3.3 (compliant with proposed Zoning Map) including:
 - public plaza as the heart of community
 - public promenade to activate Bow Bowling Creek edge
 - privately owned and publicly accessible through-site green links to improve permeability and extending Leumeah Creek corridor
 - forecourt to create an inviting and welcoming interface
- B. Minimum 30% of the site area should be allocated to public open space with landscaped areas. Landscaped area means ground level that is permeable and consists of soft landscaping, turf or planted areas and pervious paved areas.
- C. Privately owned and publicly accessible open space must;
 - not be gated, easily seen and understood as open to the public
 - be accessible for 24-hours a day at a minimum
 - oriented and visually connected to Hollylea Road
 - located at the same elevation as the footpath on Hollylea Road
- D. Limited vehicle access into the precinct is to be provided in accordance with Figure 3.17 and via a network of shared zones and after hours service access within the Public and Publicly Accessible Open Space and must:
 - supplement and not replace the primary basement parking and servicing capability
 - give priority to pedestrians and cyclists
 - be limited to short term resident and/ or visitor drop off and service and/ or delivery access to tenants directly fronting the open space
 - comply with the design criteria for deep soil planting and extent of operations set out in the following sections

3 Development Principles and Controls Continued



Figure 3.3: Proposed Public and Publicly Accessible Open Space

3.3.1 Public Plaza

Objectives

- Ensure the public plaza is accessible and provides high amenity pedestrian environment through solar access, shade and shelter, good natural light, landscaping and footpath design.
- Ensure the ground uses along the public plaza contribute to a vibrant open space that is engaging at the human scale environment and provides a good place experience for residents and visitors.
- Encourage pedestrian activity in the public plaza.
- Ensure that non-residential development is appropriately located.
- Provide high standards of design and landscaping, based on consistent public domain design standards to promote the character and attractiveness of the public plaza.

Controls

- A. Public plaza should be located within proposed RE1 zone, and connected to Hollylea Road and the public promenade along Bow Bowling Creek.
- B. Public plaza should be accessible by:
 - pedestrians and cyclists 24 hours a day from Hollylea Road and public promenade
 - vehicles outside of hours for the purpose of limited delivery and servicing
- C. All ground floors facing the public plaza should be activated with a variety of non-residential uses including cafes, restaurants, shops and etc.

3 Development Principles and Controls Continued

- D. Active ground floor facade design to be fine grain with vertical orientation and richness in materials and details.
- E. Provide opportunities for people to pause, sit, dine, exercise and interact.
- F. Include min 1.5m wide awnings above the ground floor along the public plaza to create a 'veranda feeling' and human scale.



Figure 3.4: Examples of public plaza

3.3.2 Public Promenade

Objectives

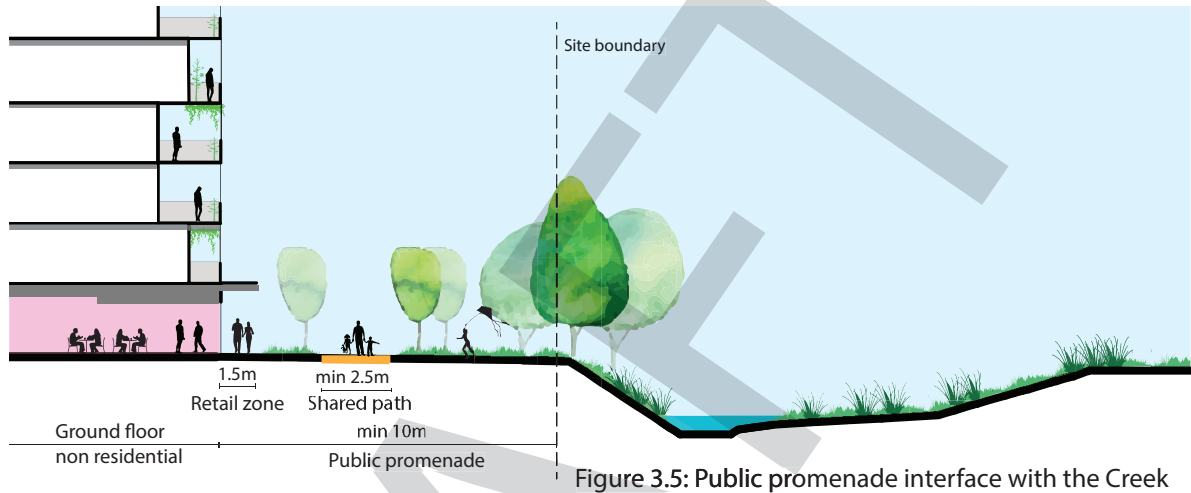
- Maintain and rehabilitate the natural environment and assist in the conservation of Bow Bowing Creek character.
- Contribute to Bow Bowing Creek corridor vision as the primary blue spine in the City Centre.
- Provide the community with immediate access to the Bow Bowing Creek corridor and parklands for respite, recreation, leisure, fitness and social interaction.
- Establish quality public promenade and public open space which add to the visual and environmental amenity of the area.

Controls

- A. Public promenade should be located along Bow Bowing Creek corridor within proposed RE1 zone with minimum width of 10m.
- B. Incorporate a continuous shared path with minimum width of 2.5m and adequate landscaping to provide active transport connections alongside the waterway.
- C. There should be no physical separation between the Bow Bowing Creek and the public promenade. Fencing and/or level change separation along the eastern site boundary adjacent to the creek corridor is not permitted.
- D. Public promenade to be accessible by public 24 hours a day.
- E. Provide opportunities for seating areas, small gatherings and outdoor fitness activities.

3 Development Principles and Controls Continued

- F. Provide minimum 1.5m retail zone along ground floor to support activation along non-residential uses.
- G. Incorporate public art in open space areas where appropriate.
- H. Design intervention (e.g. stepped layers) and supporting infrastructure (e.g. high volume drainage) to ensure that public space remains accessible in flooding events.



3.3.3 Through-Site Green Links

Objectives

- Maintain and rehabilitate the natural environment and assist in the conservation of Bow Bowing Creek character.
- Contribute to the restoration of the Bow Bowing Creek corridor including enhanced ecological, hydrological and biodiversity health to the waterway.
- Improve permeability and accessibility of the site from Hollylea Road to the Bow Bowing Creek.
- Ensure through-site links are green, activated, safe and secure for pedestrians.

Controls

- A. Minimum two through-site green links should be provided within proposed RE2 zone to create an unobstructed public access between Hollylea Road and the Creek corridor.
- B. Through-site green links should be compliant with proposed Zoning Map.
- C. Through-site green links should be a shared zone typology that minimises pavement and is accessible 24 hours a day by:
 - pedestrians and cyclists
 - private vehicles, taxis and service vehicles for the purpose of short term resident and/ or visitor drop off and service and/ or delivery access to adjoining tenants

3 Development Principles and Controls Continued

D. Through-site green links should be designed:

- to provide a minimum 1.5m pedestrian zone along buildings ground floor to support active uses such as retail, commercial suites and light industrial as well as apartment lobbies
- vehicle pavement width to accommodate one- way traffic and/ or yield movements but should not be dimensioned to accommodate two full vehicle widths or additional parking which may compromise the ability to meet landscape, deep soil or canopy cover targets
- to allow vehicle turnaround within the building envelope or as a minimal footprint turning head but avoiding a full cul- de- sac
- to ensure vehicle turnaround does not encroach into the Bow Bowing Creek public promenade zone in a manner which would disrupt continuous pedestrian and cyclist movement

E. Northern through-site green link to demonstrate:

- village green character with mix of paving, planting and open lawn areas
- planting is to incorporate a mix of traditional garden plants, and formal civic space, species with low water requirements

F. Southern through-site green link as the extension of existing Leumeah Creek corridor to demonstrate:

- naturalistic green character with water elements to complement the Creek corridor
- carefully planned planting palette for a natural look with native planting to create an aesthetically pleasing environment and encourage biodiversity

G. Incorporate lighting to support safe and secure pedestrian movement.

H. Seating to be provided in sunny and shaded areas as well as being in social and contemplative settings to promote public inclusivity.

I. Incorporate high quality and sustainable floor finishes.



Figure 3.6: Example of northern green link



Figure 3.7: Example of southern green link

3 Development Principles and Controls Continued

3.3.4 Forecourt

Objectives

- Celebrate the prominent north facing corner of the site visible from Leumeah train station.
- Ensure proposed landmark building is responding to its surrounding areas.
- Create an inviting and welcoming interface to the main road.

Controls

- A linear open space should be located along northern boundary connecting to the public promenade and plaza.
- The linear open space should have minimum area of 600 m² and minimum width of 6m.
- Provide landscaping along Plough Inn Road including:
 - double row tree planting, or
 - single row of extra large canopy trees, and/ or
 - on-street indented car parking
- The linear open space acts as a forecourt and should be activated by ground floor uses, such as retail and/or commercial suites.
- Provide minimum 1.5m retail zone along ground floor to support activation.



Figure 3.8: Example of forecourt with double row tree planting

3 Development Principles and Controls Continued

3.4 Built Form

Objectives

- Create a mixed use urban village at the heart of Leumeah.
- Ensure building designs are 'place responsive' and take advantage of the site's location along the Bow Bowling Creek.
- Ensure adequate cross ventilation and solar access is achieved in residential apartments.
- Contribute to activity and surveillance of streets and open spaces and foster a sense of community.

Controls

- A. Create a mixed-use residential development with diverse housing options.
- B. Buildings should activate and front the edge of natural environment including Bow Bowling Creek.
- C. Buildings should be oriented to maximise solar access to apartments and communal open spaces and take advantage of views to the Bow Bowling Creek.
- D. Access to all buildings including residential entries and commercial lobbies should be clearly visible from internal streets, footpaths and where possible address the street frontage.
- E. Buildings should be articulated to manage the appearance of the mass and scale.

3 Development Principles and Controls Continued

3.4.1 Ground Floor Podiums

Objectives

- Ensure non-residential uses contribute to activation of public open spaces including public plaza, promenade and through-site green links.
- Ensure industrial land is protected by providing opportunities for light industrial uses.

Controls

- A. Ground floors throughout the site should be designed in a form of podiums accommodating a variety of non-residential uses including retail convenience, entertainment, health and wellbeing services, commercial and light industrial.
- B. Optimise the public plaza and promenade by orientating more active uses toward these areas. A density of approximately 10-15 doors per 100 meters should be considered. This approach will contribute to a fine-grained, human-scale environment and enhance the activation of the public domain. Active uses may include cafes, restaurants, and small shops with an open character that complements the surrounding open space.
- C. Light industrial uses are encouraged to mainly face Hollylea Road to maintain the existing street character.
- D. All non-residential uses to include awnings to create a 'veranda feeling' with opportunities for people to pause, sit and interact.
- E. Upper level apartments to be consistent with the identified controls in section 3.4.2.



Figure 3.9: Single storey non-residential podiums throughout the site

3 Development Principles and Controls Continued

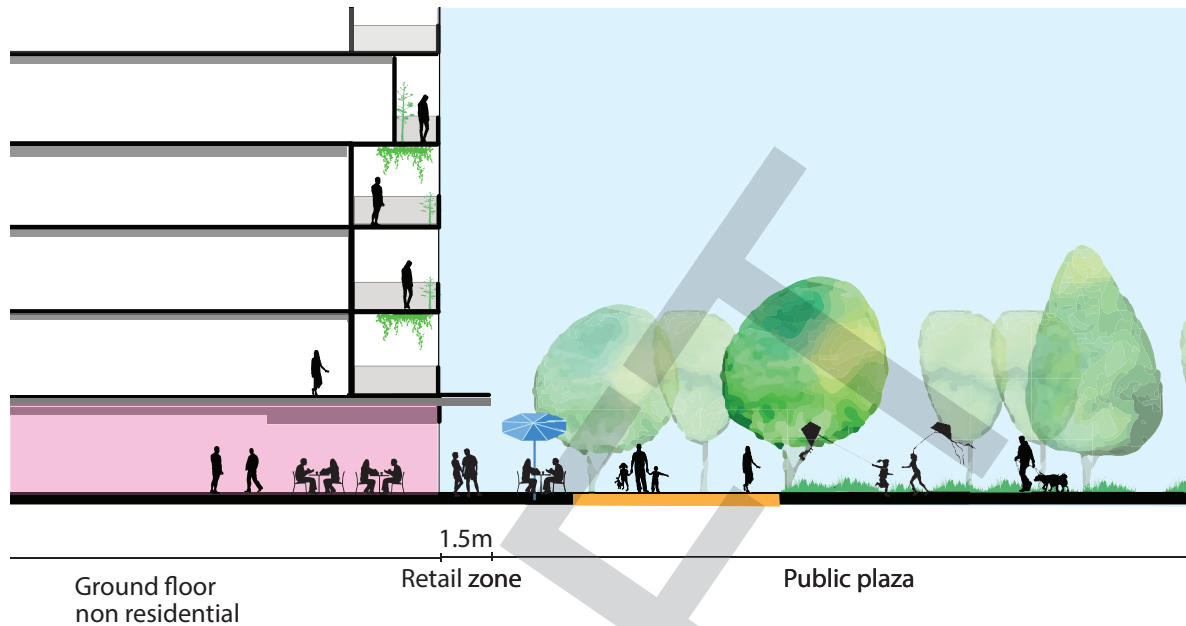


Figure 3.10: Non-residential interface along public plaza

3.4.2 Residential Apartments above Mixed Use Podium

Objectives

- Achieve quality architecture through the appropriate composition and articulation of building elements, textures, materials and colours that respond to the building's use and encourage activation along public open space.
- Ensure that the bulk and scale of proposed development provides reasonable amenity and maintains an appropriate residential character.
- Ensure that elements of development visible from the public open space make a positive contribution to the natural environment.
- Ensure that buildings have a high-quality appearance and have regard to the distinctive character of the Creek corridor.
- Minimise the perceived bulk and scale of the residential buildings and reduce the potential visual and solar impact on the public domain.
- Provide appropriate separation between buildings and create human scale along the Creek corridor.
- Encourage the use of sustainable building materials and fixtures to minimise the potential environmental impacts.

3 Development Principles and Controls Continued

Controls

- A. Facades are to be composed with an appropriate scale, rhythm and proportion responding to the building's context and use.
- B. Walls built to public promenade boundary to have a maximum wall height of six storeys (excluding the landmark tower) with an awning separating the ground floor podium.
- C. Upper level residential buildings and commercial ground floor fronting public open space and main streets should be articulated and provide frequent pedestrian entries; avoiding blank walls.
- D. Strengthen relationship of the building with the street and public open space through the use of ground floor apartment entries, upper level balconies, bay windows and roof features.
- E. Any blank walls visible from the public domain must be treated to safeguard the visual amenity of the surrounding areas. This could include green facades, artwork, screening materials, and textures.
- F. Corner articulation should provide activation through engaging spaces. Express building corners by giving visual prominence through a change in building articulation, material, colour or roof expression.
- G. Upper level balconies and windows should wrap corners as exemplified in Figure 3.11.
- H. Built form design along Hollylea Road should respond to the existing streetscape and create a sensitive transition from residential character along Bow Bowling Creek to the industrial street character by incorporating warehouse style building on the ground floor accommodating non-residential uses particularly light industrial as exemplified in Figure 3,12,
- I. Built form along public open space including the promenade should create human scale through 'terrace' form facade design, variation in street wall height as well as the incorporation of awnings and fine grain podium design.



Figure 3.11: Example of upper level balconies



Figure 3.12: Warehouse style building

3 Development Principles and Controls Continued

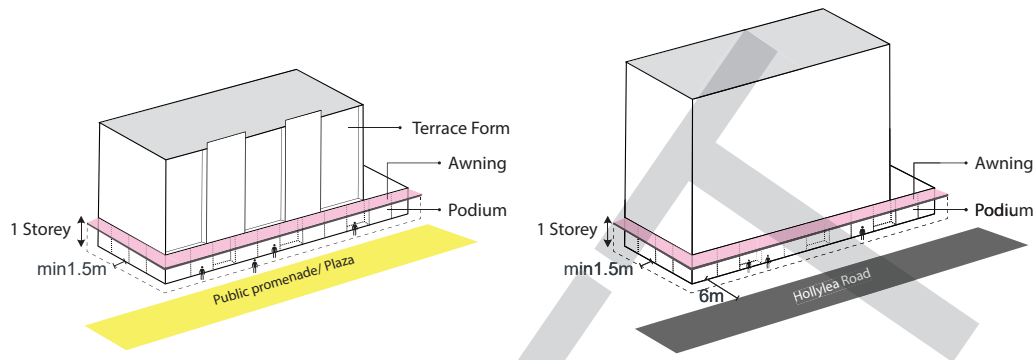


Figure 3.13: Residential Building/ Podiums facing the street and public open space

3.4.3 Landmark Buildings

Objectives

- Ensure the buildings with the greatest visual prominence on the entrance corners are addressed through design.
- Ensure the masterplan provides wayfinding and legibility throughout the precinct.
- Emphasise on the Creek corridor and contribute to the character of Leumeah.

Controls

- A. Provide two landmark buildings generally as shown in Figure 3.2 with maximum height of 13 storeys.
- B. The landmark building next to the train station should frame and anchor the site and create a sense of arrival to Leumeah.
- C. Landmark buildings should:
 - exhibit design excellence
 - reinforce the corners of the site as significant view corridors
 - incorporate high quality public domain treatment

3 Development Principles and Controls Continued

3.4.4 Seniors Living/ Aged Care

Objectives

- Incorporate new land uses that address ongoing needs of the community.
- Respond to higher proportion of people in the older age groups (60+ years) currently living in Leumeah.
- Filling a significant gap in local provision of seniors living/ aged care in the area.
- Enabling existing community to age-in-place within their local area.

Controls

- A. Design to be compliant with State Environmental Planning Policy (Housing) 2021 and Campbelltown Development Control Plan 2015 for Seniors Living and Housing for People with a Disability.
- B. Where a mix of seniors living/ aged care and standard housing is developed, the facilities including rooms, services, and open space to be exclusive to seniors living residents and separated from standard residential housing.
- C. Design to incorporate façade articulation and balconies to take advantage of the surrounding open space and create passive surveillance.



Figure 3.14: Artist's impression of public promenade along Bow Bowling Creek

- 1 Through-site green links
- 2 Shared path with minimum width of 2.5m
- 3 Use of robust materials to withstand flood with minimum maintenance
- 4 Public seating facing the Creek Corridor
- 5 Public art
- 6 No fencing along the Bow Bowling Creek
- 7 Direct access to ground floor active uses
- 8 1.5m retail/ commercial zone
- 9 Facade articulation with habitable room windows overlooking the Creek Corridor
- 10 Provide opportunities for gatherings and outdoor fitness whilst providing shared zone access
- 11 Awnings above ground floor podiums to create human scale

3 Development Principles and Controls Continued

3.5 Subdivision Design

3.5.1 Distribution of Density

Objectives

- Guarantee an equitable distribution of both residential and non residential uses throughout the overall development.
- Ensure the overall Vision will be realised irrespective of whether the site is developed by one group or multiple developers/ stages.
- Avoid a bulky development outcome throughout the site.

Controls

- A. Maximum gross floor area for residential and non residential uses in each quadrant should generally comply with Figure 3.14 below and associated table. DAs must demonstrate an accurate and equitable reflection of the Vision and LEP requirements across the precinct.
- B. In the case of stage development, or further subdivision of the quadrants:
 - consistency with LEP and DCP maximum heights and intended floorspace distribution across the quadrant must be demonstrated;
 - irrespective of additional constraints occurring due to subdivision;
 - including but not limited to setbacks, building separation and/ or communal open space.

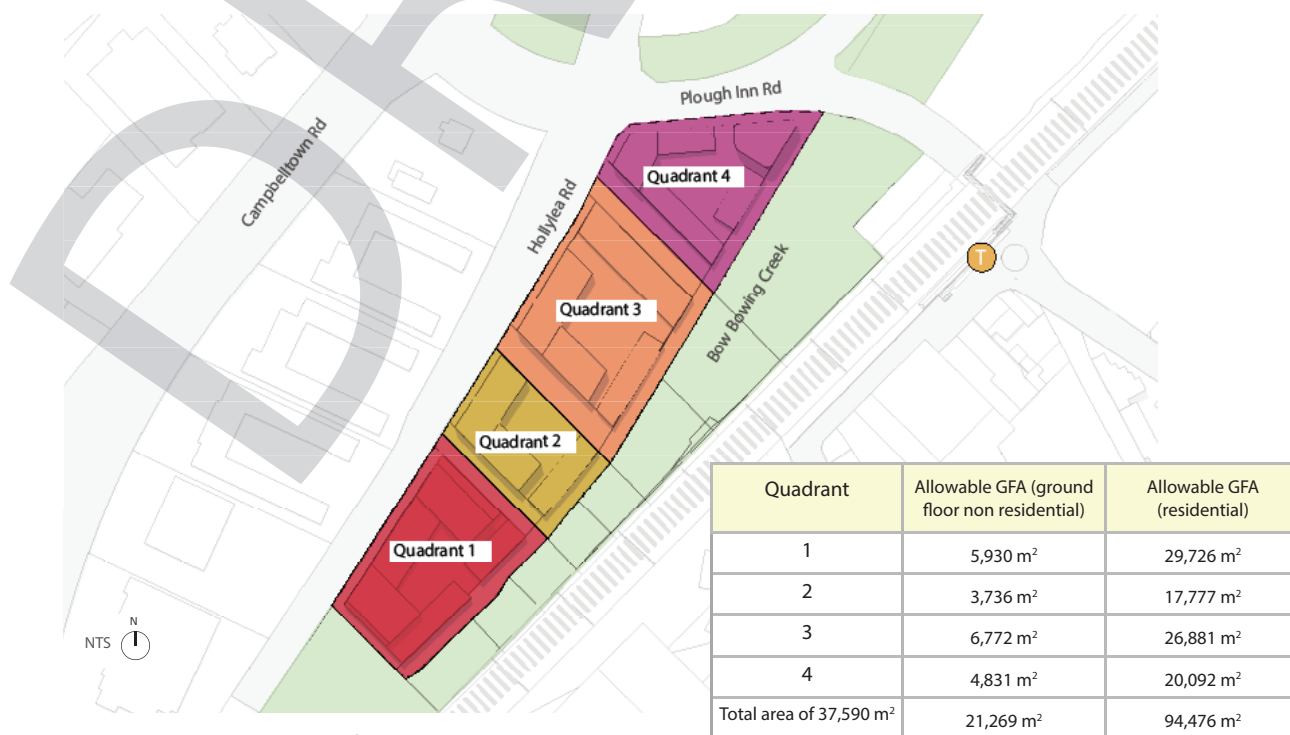


Figure 3.15: Distribution of density per quadrant

3 Development Principles and Controls Continued

3.5.2 Minimum Lot Size Development

Objectives

- Regulate the minimum floor area of buildings in each quadrant.
- Ensure that adequate area on the allotment is provided to address building separation, landscaping and parking.
- Ensure proposed public open space including through-site green links and public plaza are developed in a coordinated manner.
- Ensure the development of the precinct is developed in a coordinated manner, even in the case where quadrants are staged.

Controls

- A. Minimum lot size within each quadrant (refer Figure 3.15) should comply with following numbers:
 - quadrant 1 to be minimum 6,000 sqm
 - quadrant 2 to be minimum 4,100 sqm
 - quadrant 3 to be minimum 6,100 sqm
 - quadrant 4 to be minimum 8,900 sqm
- B. Proposed public open spaces including through-site green links, public plaza and public promenade to be developed in a coordinated manner between different allotments aligned with the landscape character intent described in section 3.3.

3.6 Communal Open Space

Objectives

- Ensure sufficient amount of communal open space is provided for the residents.
- Ensure that open space allocated for the communal use of residents provides opportunities for relaxation and recreation.
- Ensure communal open space is accessible, functional and sustainable.
- Encourage well designed and maintained green roofs in suitable buildings and location.

Controls

- A. A minimum of 25% of each quadrant is to be provided as communal open space areas located on podium and roof top levels.
- B. All podiums to be landscaped and used as communal open space areas for the residents.
- C. Apartments located on podium levels, adjacent to communal open spaces will require privacy protections. This could include the use of privacy screens or planting.
- D. Any communal open space, with particular regard to roof top level on towers, should be designed to address issues of quality, safety and usability.

3 Development Principles and Controls Continued

- E. Communal open space should have a minimum dimension of 6m and of a size that accommodates a wide range of activities and uses appropriate for the building occupants.
- F. Principal usable part of the communal open space should achieve a minimum of 50% direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June as per ADG.
- G. Lay out communal open space to create informal surveillance opportunities within the space and from adjacent buildings.
- H. There is to be no building intrusion or courtyard fencing, at any height, into the podium level landscape communal open space area.
- I. Provide play areas, seats and tables to cater for large gatherings of people.
- J. Provide lighting in communal open space to support safe movement and evening use.
- K. Locate facilities such as driveways, foyers and barbecue areas to minimise noise, fumes and lighting impacts into sensitive uses in adjacent properties.
- L. Minimum of 40% of the total podium level and green roofs is to be vegetated area (being turf, garden and planters). Vegetated areas are to include a significant percentage of the landscape communal open space and privacy screen planting is required along the rear and side podium boundaries.
- M. Green roofs should:
 - suitably identify roof access
 - select draught/heat tolerant plant species
 - be designed with high standard components, including waterproofing membrane, growing medium, vegetation layer, root barrier, insulation and drainage system, etc
 - maximise retention and reuse of stormwater.



Figure 3.16: Communal and public open space

3 Development Principles and Controls Continued

3.7 Vehicular Access and Movement

Objectives

- Development should be design to minimise adverse impact on surrounding road network.
- Ensure that the vehicular access and movement network promotes streetscape quality, amenity and pedestrian safety.
- Provide improved public pedestrian and cyclist connectivity throughout the site and along the Bow Bowling Creek.
- Minimise potential for pedestrian and vehicular conflict through best practice design.
- Provide sufficient parking and loading areas that is convenient for workers, residents and visitors.
- Ensure that basement car parking and access points are integrated with the form and architectural design of the podiums.

Controls

- A. The vehicular and pedestrian movements as well as access network should generally be in accordance with Figure 3.17.
- B. Vehicular entry and exit points to basement(s) to be located along Hollylea Road.
- C. Pedestrian and cycle connectivity should be provided via through-site green links and along the Bow Bowling Creek.
- D. All primary parking and loading areas to be located below ground with entry points from Hollylea Road.
- E. Secondary and limited vehicle access is provided via a network of shared zones and after hours service access within the Public and Publicly Accessible Open Space (refer Section 3.3).
- F. Parking entries along Hollylea Road should be;
 - designed to minimise streetscape dominance
 - rationalised and co-located to maximise continuous ground floor streetscapes
 - prioritised to enhance amenity, pedestrian safety and circulation.
- G. Where possible and when staging permits, basements in each quadrant should be interconnected, allowing both vehicles and pedestrians to move seamlessly between different buildings to minimise adverse effects on Hollylea Road, ensuring efficient vehicle circulation.
- H. Residential parking should be separated from loading areas and parking for workers and visitors.
- I. Traffic management including number of parkings, access and vehicular movements should be consistent with the Traffic Management Report.

3 Development Principles and Controls Continued

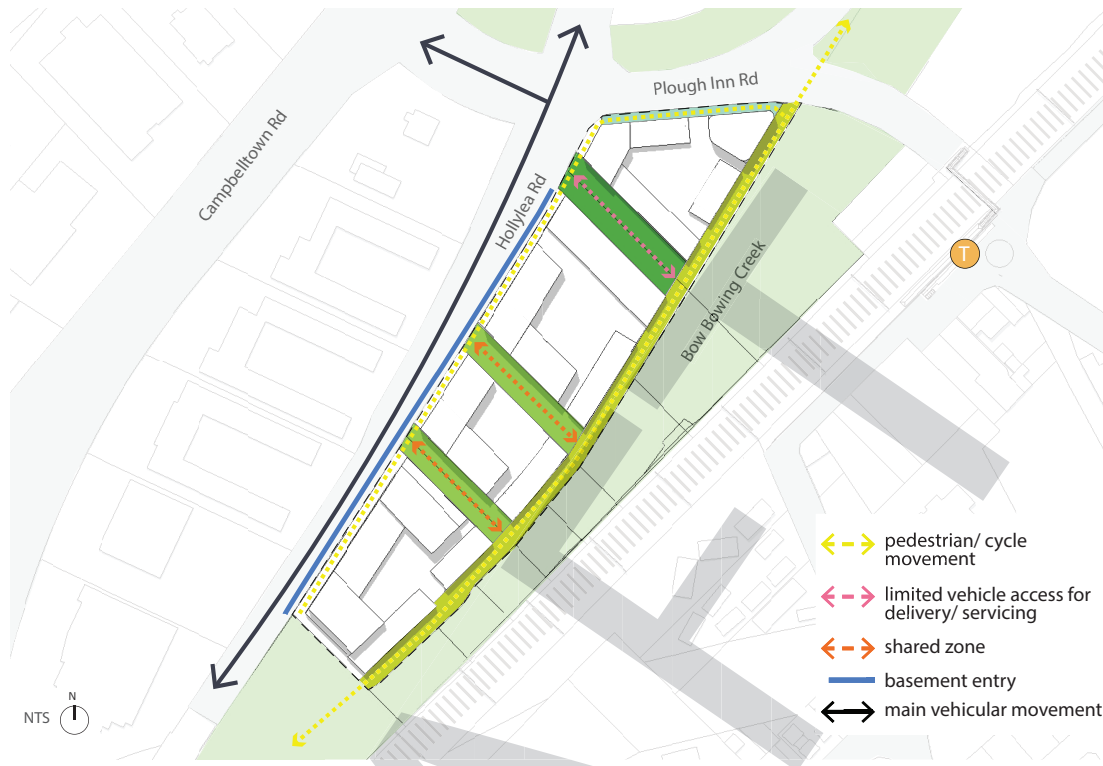


Figure 3.17: Vehicular and Pedestrian Movement

3.8 Noise

Objectives

- Ensure appropriate noise mitigation measures are incorporated into development.
- Achieve an acceptable acoustic environment in apartment buildings particularly the habitable rooms, without sealing openings and relying on air conditioning.
- Ensure non-residential ground floor uses minimise their noise impacts on residential apartments.

Controls

- A. Development to be consistent with 'Development Near Rail Corridors and Busy Roads – Interim Guideline' ISBN 978-0-7347-5504-9 (2008) to achieve appropriate acoustic amenity whilst not reducing the visual interest along the Bow Bowing Creek and rail corridor.
- B. Building design and materials should ensure the development will meet relevant internal noise level criteria, in accordance with the Campbelltown DCP.
- C. Non-residential uses should not adversely affect the amenity of adjacent residential buildings as a result of noise, hours of operation and/or service deliveries.
- D. Balconies and other external building elements are to be located, designed and treated to minimise noise infiltration. Bedrooms are encouraged to be located along internal garden podiums away from the noise sources.
- E. Noise mitigation treatments, such as double glazing, awnings or other overhangs are to be encouraged for the buildings to minimise noise impacts particularly on residents.

3 Development Principles and Controls Continued

3.9 Micro Climate

Objectives

- Enable micro-climate management and energy conservation throughout the site.
- Assist in micro-climate management by maximising landscaped areas available for on-site infiltration of stormwater and urban cooling.
- Ensure suitable plant species are selected for the existing aspect, soil and micro-climatic conditions.

Controls

- A. Improve micro-climatic conditions by providing different range of above ground landscaping including garden podiums and green roofs.
- B. Maximise retention and protection of existing vegetation including trees, shrubs and groundcover where possible.
- C. Native species must comprise at least 50% of the plant schedule in the proposed public and communal open space, incorporating a mix of locally indigenous trees, shrubs and groundcovers appropriate to the area and surrounds.
- D. Select and locate plants to improve the environmental performance and living amenity of the development, such as:
 - plant deciduous shade trees to provide shade in summer and allowing solar access in winter
 - intercept glare from hard surfaces
 - provide windbreaks where desirable

3 Development Principles and Controls Continued

3.10 Water Sensitive Urban Design (WSUD)

Objectives

- Protect and restore native and riparian vegetation to improve the connectivity, ecological condition, and function of ecosystems.
- Ensure water sensitive urban design treatment measures are incorporated in new developments taking into account stormwater management and floodplain management issues.
- Minimise the volume of stormwater run-off and protect the quality of water run-off from urban development.
- To integrate water into the landscape to enhance ecological, visual, social, economic and cultural values.

Controls

- A. Integrate stormwater management into the open space network.
- B. Vegetated swales are encouraged in providing a buffer between the Bow Bowling Creek and the public promenade.
- C. Porous pavements to be used in the open space areas including the public promenade, plaza and green links.
- D. The conservation and re-use of stormwater is encouraged.

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