

# **Development Application – Proposed Home Improvement Store Central Hills Business Park, Gregory Hills**

The logo for Central Hills Business Park features a stylized landscape with a blue sky and green hills. The text "Central Hills" is in a large, black, serif font, and "Business Park" is in a smaller, black, sans-serif font below it.

**Central Hills**  
Business Park



PREPARED BY  
**DEVELOPMENT PLANNING  
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ON BEHALF OF  
**DART WEST DEVELOPMENTS P/L**

# Development Application for a Proposed Home Improvement Store, Central Hills Business Park at Gregory Hills

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## **1 INTRODUCTION**

On behalf of Dart West Developments, we submit a Development Application that seeks approval for the construction and operation of a home improvement store within the Central Hills Business Park in Gregory Hills.

The subject site is located within the Turner Road Precinct of the NSW Growth Centres' South West Growth Centre. The site is zoned B5 Business Development under the Sydney Region Growth Centres SEPP. The subject site sits within the Central Hills Business Park, which forms a major component of the employment area within the Turner Road Precinct.

The proposed development incorporates the construction and operation of a home improvement store on a 3.36 hectare site. The building will include a general sales area, a trade supplies area, a garden centre, and a delivery area.

## **2 BACKGROUND**

### **2.1 Overall Vision for Gregory Hills**

The vision for Gregory Hills is to create a quality integrated business and residential development providing a range of employment and housing opportunities which will service both the local and regional community, recognising the regional significance of this site in terms of both the South West Growth Centre and established surrounding neighbourhoods.

The primary objective is to achieve an integrated and sustainable benchmark development embracing transit oriented principles which deliver high quality residential, retail, employment, service recreational and entertainment uses.

Delivery of this vision will be achieved through a strong commitment to providing a high quality employment area which is serviced by public transport and contributes to the quality of the neighbourhood by providing a range of employment opportunities.

### **2.2 Location and Context**

The Central Hills land holding, comprising 46.6 hectares, is located 3 kilometres to the north of the Narellan Town Centre along Camden Valley Way and 3.5 kilometres northwest of Campbelltown along Badgally Road. Gregory Hills is positioned centrally between a number of regional centres in Sydney's South West. Liverpool is 20 kilometres to the northeast, Campbelltown 3.5 kilometres to the southeast and Camden 9 kilometres to the southwest.

The Central Hills Business Park is located in the western corner of the Turner Road Precinct and is 10 minutes from the M5-M7 interchange. The subject site abuts Camden Valley Way and is a key site within the business park.

### **2.3 Site Description and Analysis**

The Central Hills Business Park site is cleared and has been earthworked to prepare the site for employment development. The subject site is located in the western portion of the Central Hills development area, adjacent to Camden Valley Way and is south of Gregory Hills Drive (formerly Badgally Road), which is currently under construction (Refer to Figure 1).

It is noted that the subject site is located on proposed Lot 204 within Lot 90 DP 113729 as approved under Development Consent 985/2009.

Figure 1 – Central Hills Business Park Master Plan



### 3 PROPOSAL

This Development Application seeks approval for the construction and operation of a home improvement store and associated car parking and services.

#### **Building**

The proposed building has a GFA of 1.35ha.

The building consists of a 7812m<sup>2</sup> main floor that will stock a range of products, including hardware, timber and building materials, décor and home decoration, kitchen/bathroom fittings and bulky goods, a 2279m<sup>2</sup> trade supplies area, a 2206m<sup>2</sup> garden centre that will include a nursery, and a 861m<sup>2</sup> area adjoining the loading dock that will receive deliveries. A 344m<sup>2</sup> mezzanine is also included in building designs.

The main entry to the store is located on the southern elevation of the building and leads to the mezzanine. The garden centre entry is located on the western side of the southern elevation, and the trade supplies area is located on southern elevations eastern side. The facade will include panels of different materials including Alucobond, Tiltup concrete and powdercoated aluminium. The panels will vary in colour and include finishes in blue and several shades of grey, providing definition and interest. The building will be articulated to provide an entrance that is visually interesting and attractive.

The western elevation of the building fronts Camden Valley Way and as a result has been designed to look interesting and attractive. Panelling of varying materials, colours and sizes are used along the western side of the building, similar to those used on the southern elevation. The interface between the building and Camden Valley Way is landscaped.

A service entry and loading dock is located on the northern elevation of the building, providing access for trade and service vehicles. This is accessed via the adjacent roundabout and allows service and delivery vehicles to access the site. The dimensions of the entry and loading dock provide adequate vehicle manoeuvring, allowing all vehicles to enter and leave in a forward direction. The traffic generated from deliveries will not impact upon public roads or customer entries.

It is noted that a café is also proposed within the home improvement store which will include a food preparation area. The café's primary use will be to service visiting customers.

Refer to architectural plans in Appendix 1 for details.

#### **Operation**

The home improvement store is proposed to operate from 6am-10pm on Monday to Friday and 6am-6pm on Saturday and Sunday.

All deliveries will be made within this timeframe. It is expected that there will be approximately 20 deliveries per day during the week. This includes two deliveries per day from 19m semi-trailers.

#### **Signage**

Two 12m high pylon signs are proposed to be located in the north-west and south-west corners of the subject site. The signs have a dimension of 10.2m x 6.5m x 0.6m. The sign will include a large Central Hills Business Park logo and seven additional spaces for the allocation of labels for future business within the Central



Hills Business Park, one of which will include the proposed home improvement store. The signs are steel framed with CFC cladding and be colored grey and blue. Refer to architectural plans for details.

Additional signage includes two directional signs which sit on the eastern and western sides of the car park for traffic management purposes. These signs have a dimension of 1m x 1.2m.

All other signage that is part of the home improvement store, such as business identification signs, will be the subject of a separate application.

### **Parking**

The car park contains a total of 364 parking spaces which are predominately located to the south of the building. This includes 8 disabled parking spaces, located near the main entry to the building, and 27 staff parking spaces located adjacent to the northern side of the building near the loading dock. External lighting will be provided in the car park to ensure a safe environment during night time hours. We note that the parking provided exceeds the requirements of the DCP.

Refer to architectural plans for details of car parking.

### **Landscaping**

Landscaping is to be provided along all boundaries of the site. The design features native plant species that will assist in creating a visually interesting site. In addition, trees will be provided throughout the car park to avoid large expanses of hardstand areas.

An open style garden will be located on the interface between the store and Camden Valley Way and act as a buffer for noise and traffic (Refer to landscape plans in Appendix 2). Whilst the building facade fronting Camden Valley Way provides various architectural elements to provide an interesting presentation, the landscaping between the development and Camden Valley Way will further contribute to a high quality design treatment along the interface with the arterial road.

### **Minor Boundary Alignment**

A minor alteration to the northern boundary is included in the proposal that will increase the lot size by 70m<sup>2</sup>. The boundary traversing the northern entry road has been realigned to the north by 1-2m. This is to ensure the boundary of the site is located appropriately in relation to the roundabout at the entrance. The minor change will be documented during the subdivision certificate application stage.

Refer to architectural plans DA02 and DA03 for details.

## **4 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**

### **4.1 Section 91 – Integrated Development**

Section 91 of the Environmental Planning & Assessment (EP & A) Act 1979 outlines development which is considered to be Integrated Development, requiring concurrence/approval under a variety of Acts.

The proposal is not identified as Integrated Development under Section 91 of the EP & A Act 1979 as detailed below:

#### **4.1.1 National Parks & Wildlife Act 1974**

During preparation of the Turner Road Indicative Layout Plan, a number of Aboriginal Heritage conservation areas were identified within the Precinct. It is noted that none of these conservation areas are located within the development site.

DA 985/2009 was submitted to Council and approved on 9 March 2010. It approved the construction and operation of the Central Hills Business Park and heritage issues.

An Aboriginal Heritage Impact Permit has now been issued for the Gregory Hills development area, inclusive of the subject site, by the Department of Environment, Climate Change and Water under Section 87 & 90 of the National Parks and Wildlife Act 1974.

The site does not contain any Aboriginal items which are required to be protected or incorporate any Aboriginal conservation areas.

#### **4.1.2 Rural Fires Act 1997**

Section 100B of the Rural Fires Act requires referral of development proposals for residential purposes to the NSW RFS where the development area is identified as Bush Fire Prone on Council's Bush Fire prone Land Map.

The subject land is not identified as bush fire prone on the Bush Fire Prone Land Map dated 4 September 2009. Therefore, no Integrated Development referral to the NSW RFS is required.

It is noted that DA 985/2010 addressed issues relating to bushfire prone land on this site.

## **5 PLANNING CONTEXT (ENVIRONMENTAL ASSESSMENT UNDER SECTION 79C)**

### **5.1 Environmental Planning Instruments**

#### **5.1.1 State Environmental Planning Instruments**

##### **State Environmental Planning Policies**

##### ***State Environmental Planning Policy (Sydney Region Growth Centres) 2006***

The Growth Centres SEPP coordinates release areas within North-West and South-West Sydney Metropolitan Region. This SEPP rezoned the subject land to provide for future residential development.

##### ***Zoning***

The subject area is zoned B5 Business Development under SEPP (Sydney Region Growth Centres) 2006.

The objectives of the B5 Business Development zone are:

- To enable a mix of business and warehouse uses and specialised retail uses that require a large floor area, in locations that are close to, and that support the viability of, centres.
- To provide for a wide range of employment generating development.
- To provide for a mix of ancillary uses to support the primary function of providing employment generating development.



- To maintain the economic strength of centres by limiting the retailing of food, clothing and convenience shopping.
- To provide for a range of uses, including recreational uses and function centres that complement other permissible employment generating land uses within the zone.

*Permissibility:*

The home improvement store falls under several definitions, including:

- Bulky good premises
- Timber and building supplies
- Landscape garden supplies

All of these land uses are permitted in the B5 zone with Council consent.

*Response:*

The proposed development achieves the objectives through developing business in the Central Hills Business Park that will contribute to providing a range of employment opportunities. Furthermore, the proposed development is permissible under the SEPP.

***State Environmental Planning Policy (Infrastructure) 2007***

The Infrastructure SEPP is a State wide planning approach to facilitate the delivery of infrastructure in an effective way. Specifically, it allows for consultation with other relevant public authorities about certain types of development.

Under Schedule 3 of the SEPP, shops or commercial premises over 4000m<sup>2</sup> are considered to be traffic generating development. The proposal is therefore classified as traffic generating development as it has a GFA of 13,500m<sup>2</sup> and as a result is subject to Clause 104 in division within Division 7.

*Response:*

A Traffic Impact Assessment has been prepared by Cardno and includes studies on the rates of traffic generation that will occur as a result of the development. It is noted the surrounding road network is able to support the predicted traffic levels.

The development requires further referral to the RTA under Schedule 3 of the Infrastructure SEPP.

***State Environmental Planning Policy No 64 – Advertising and Signage***

The relevant sections of State Environmental Planning Policy No. 64 are detailed below.

*Part 1 - Aims and objectives:*

The aims and objectives of the policy are:

- (a) to ensure that signage (including advertising):
  - (i) is compatible with the desired amenity and visual character of an area, and
  - (ii) provides effective communication in suitable locations, and
  - (iii) is of high quality design and finish, and
- (b) to regulate signage (but not content) under Part 4 of the Act, and
- (c) to provide time-limited consents for the display of certain advertisements, and
- (d) to regulate the display of advertisements in transport corridors, and

- (e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.

It is noted the SEPP does not regulate the content of signage and does not require consent for a change in the content of signage.

**Response:**

The proposed pylon signs are consistent with the aims and objectives of the SEPP. Two pylon signs proposed adjacent to Camden Valley Way are compatible with the character and scale of development within the Central Hills Business Park. The signs are architecturally designed, have a consistent and coordinated theme, and are strategically placed to effectively communicate in suitable locations to identify businesses in the Central Hills Business Park. Furthermore, the two signs will avoid the proliferation of business identification signage throughout the Central Hills development, and therefore, will minimise the number and extent of signage to promote an attractive and coordinated interface along Camden Valley Way. A time-limited consent for signage is not proposed in this application. Refer to architectural and landscape plans for signage detail.

*Part 2 – Signage Generally:*

Clause 8: Granting of consent to signage:

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

- (a) that the signage is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and
- (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1.

**Response:**

**As stated above, the proposed signage is consistent with the objectives of this policy. An assessment against the criteria of Schedule 1 is detailed below.**

*Part 3 – Advertisements:*

Clause 17: Advertisements with display area greater than 20 square metres or higher than 8 metres above ground

This clause applies to an advertisement:

- (a) that has a display area greater than 20 square metres, or
- (b) that is higher than 8 metres above the ground.

The display of an advertisement to which this clause applies is advertised development for the purposes of the Act. Accordingly, the consent authority must not grant consent to an application to display an advertisement to which this clause applies unless:

- (a) the applicant has provided the consent authority with an impact statement that addresses the assessment criteria in Schedule 1 and the consent authority is satisfied that the proposal is acceptable in terms of its impacts, and
- (b) the application has been advertised in accordance with section 79A of the Act, and
- (c) the consent authority gave a copy of the application to the RTA at the same time as the application was advertised in accordance with section 79A of the Act if the application is an application for the display of an advertisement to which clause 18 applies.

Clause 18: Advertisements greater than 20 square metres and within 250 metres of, and visible from, a classified road

This clause applies to the display of an advertisement to which clause 17 applies, which is within 250 metres of a classified road any part of which is visible from the classified road. The consent authority must not grant development consent to the display of an advertisement to which this clause applies without the concurrence of the RTA. The RTA must take the following matters into consideration:

- (a) the impact of the display of the advertisement on traffic safety, and
- (b) the Guidelines.

**Response:**

An impact assessment against the Schedule 1 criteria is detailed below as the signs have an area of 66.3m<sup>2</sup>. The proposed signage will need to be advertised in accordance with the Environmental Planning and Assessment Act. In addition, the proposed signage will require referral to the RTA for concurrence due to the size of the signage being proposed.

**Schedule 1 Assessment criteria**

As detailed above in clause 8 and 17, the proposed signage is required to be assessed in accordance with Schedule 1 of the SEPP. The requirements of Schedule 1 and comments are provided in Table 1 below.

**Table 1: SEPP 64 Schedule 1 Assessment Criteria**

Assessment Criteria	Comment	Complies
<b>1. Character of the Area</b>		
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	Two pylon signs proposed adjacent to Camden Valley Way are compatible with the character and scale of development within the Central Hills Business Park. The signs will identify the Business Park and various businesses to be located within the employment lands development.	Yes
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	There is no established theme for permanent signage in the locality. Both signs will have a consistent and coordinated appearance and be of a high quality architectural design standard. The signage is consistent with the Central Hills Business Park signage theme.	Yes
<b>2. Special Areas</b>		
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?	There is significant separation distance between the pylon signs and any heritage, residential and environmentally sensitive areas. Accordingly, the signs will not detract for the amenity or visual quality of special areas.	Yes
<b>3. Views and Vistas</b>		
Does the proposal obscure or compromise important views?	The pylon sign will not compromise or obscure important views.	Yes
Does the proposal dominate the skyline and reduce the quality of vistas?	The pylon sign will have an overall height of approximately 12m. Development beyond the pylon signs when viewed from Camden Valley Way will be of a similar scale, as building heights up to 15m are permitted. Therefore, the signage will not dominate or adversely affect the skyline of quality of vistas.	Yes

Does the proposal respect the viewing rights of other advertisers?	The proposed sign will identify the Central Hills Business Park itself and various business associated with the development. It will enable various other businesses to be represented on the signs whilst minimising the proliferation of signage along Camden Valley Way, which is a primary objective of this policy.	Yes
<b>4. Streetscape, setting or landscaping</b>		
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	As previously stated, development beyond the pylon signs when viewed from Camden Valley Way will be of a similar scale, as building heights up to 15m are permitted. In addition, the scale of development is suited to the streetscape and setting of Camden Valley Way, which will ultimately be a 6 lane arterial road. The proposed signage is therefore appropriate for the streetscape, setting and landscape.	Yes
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed signage will enable numerous businesses within the Central Hills Business Park to provide identification from Camden Valley Way. This will discourage the proliferation of other signage, and therefore, will positively contribute to the streetscape, setting and landscape.	Yes
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	There is no existing permanent signage of this nature in the locality.	N/A
Does the proposal screen unsightliness?	The proposed signage does not provide any screening.	N/A
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The home improvement building which forms part of this proposal has a building height in excess of the pylon signs. In addition, the maximum allowable height for adjoining development is 15m. It is therefore expected that the signage will not protrude above the structures in the locality.	Yes
Does the proposal require ongoing vegetation management?	No. However, it is noted that the location of the pylon signs will be integrated with a high quality landscape treatment, which will be managed and maintained.	N/A
<b>5. Site and building</b>		
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?	Two pylon signs proposed adjacent to Camden Valley Way are compatible with the character and scale of development proposed on the site, which proposed development with a height greater than the proposed signs.	Yes
Does the proposal respect important features of the site or building, or both?	The proposed signs respect the character of the proposed development and will result in a compatible and coordinated outcome for signage in the site and broader locality.	Yes
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposed signage is architecturally designed and will contribute to benchmarking a high quality business park development.	Yes
<b>6. Associated devices and logos with advertisements and advertising structures</b>		
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?	The pylon signs will feature Central Hills Business Park logo and are fully integrated. In addition, the signs will be structurally sound and pose no safety risk to the public.	Yes

<b>7. Illumination</b>		
Would illumination result in unacceptable glare?	Internal illumination of the signage will not result in unacceptable glare.	N/A
Would illumination affect safety for pedestrians, vehicles or aircraft?	The safety of pedestrian, vehicles or aircraft will not be affected as a result of the signage.	N/A
Would illumination detract from the amenity of any residence or other form of accommodation?	The illumination will not detract from the amenity of any surrounding residential development.	N/A
Can the intensity of the illumination be adjusted, if necessary?	The intensity of the illumination cannot be adjusted, however it is unlikely that it will be necessary.	N/A
Is the illumination subject to a curfew?	The illuminated signage will be turned off at close of business each day.	N/A
<b>8. Safety</b>		
Would the proposal reduce the safety for any public road?	The position of the pylon signs are at least 8m from the edge of a public road and should not pose a safety risk.	Yes
Would the proposal reduce the safety for pedestrians or bicyclists?	The pylon signs do not interfere with pedestrian or cycling pathways or routes.	Yes
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The pylon signs do not interfere with sightlines from public areas that would adversely affect pedestrian safety.	Yes

The proposed signage is therefore considered appropriate as it satisfies the above assessment criteria.

#### ***State Environmental Planning Policy No 33 – Hazardous and Offensive Development (SEPP 33)***

SEPP 33 aims to define development that is considered hazardous or offensive, and would pose a significant risk or adverse impacts in relation to the locality. Clause 13 outlines matters for consideration when assessing a development application for a hazardous or offensive development.

#### **Response:**

The proposed development is not considered a potentially hazardous industry or storage establishment. Additionally the quantities of hazardous goods that will be stored onsite will fall under the thresholds specified in SEPP 33. As a result, the preparation of a Preliminary Hazard Assessment is not required.

#### ***State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55)***

SEPP 55 is a NSW-wide planning approach to the remediation of contaminated land. When considering a Development Application, the consent authority must observe the requirements of SEPP 55. The significant clauses of SEPP 55 are clauses 7 and 8, which are outlined below.

*Clause 7 - Contamination and remediation to be considered in determining development application*

Under Clause 7, a 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.*

**Response:**

As part of the background studies to inform the Turner Road Indicative Layout Plan and Development Control Plan, a Phase 1 Contamination Assessment was undertaken. Figure 23 of the Turner Road DCP identifies that there are no Areas of Environmental Concern located within the development area.

**Sydney Regional Environmental Plan No 20 (SREP 20)**

SREP 20 applies to the entire Hawkesbury-Nepean River catchment and sets out policy framework to protect the environmental significance of the catchment. The relevant Section in SREP 20 is Clause 6 which includes policies and strategies that must be considered when considering development proposals within the catchment.

*Clause 6 - Specific planning policies and recommended strategies*

**(1) Total catchment management**

**Policy: Total catchment management is to be integrated with environmental planning for the catchment.**

Strategies:

- (a) Refer the application or other proposal for comment to the councils of each adjacent or downstream local government area which is likely to suffer a significant adverse environmental effect from the proposal.*
- (b) Consider the impact of the development concerned on the catchment.*
- (c) Consider the cumulative environmental impact of development proposals on the catchment.*



**Response:**

- (a) No downstream Local Government area will suffer any significant environmental impact. Additionally, all of Council's on-site detention and WSUD requirements have been complied with.
- (b) There will be minimal to no impact on the catchment from the development.
- (c) There will be minimal to no cumulative impact on the catchment from the development.

**(2) Environmentally sensitive areas**

**Policy: The environmentally quality of environmentally sensitive areas must be protected and enhanced through careful control of future land use changes and through management and (where necessary) remediation of existing uses.**

Note: Environmentally sensitive areas in the Hawkesbury-Nepean catchment are: the river, riparian land, escarpments and other scenic areas, conservation area sub-catchments, national parks and nature reserves, wetlands, other significant flora and fauna habitats and corridors, and known and potential acid sulphate soils.

**Strategies:**

- (a) *Rehabilitate parts of the riverine corridor from which sand, gravel or soil are extracted so that attached aquatic plant beds are replaced and water quality and faunal habitats improved.*
- (b) *Minimise adverse impacts on water quality, aquatic habitats, riverine vegetation and bank stability.*
- (c) *Minimise direct and indirect impacts on land reserved or dedicated under the Forestry Act 1916 and conservation area sub-catchments in order to protect water quality and biodiversity.*
- (d) *Protect wetlands (including upland wetlands) from future development and from the impacts of land use within their catchments.*
- (e) *Consider the need to include buffer zones (such as adequate fire radiation zones) for proposals on land adjacent to land reserved or dedicated under the National Parks and Wildlife Act 1974 or the Forestry Act 1916.*
- (f) *Consider the views of the Director-General of National Parks and Wildlife about proposals for land adjacent to land reserved or dedicated under the National Parks and Wildlife Act 1974.*
- (g) *Consideration should be given to the impact of the development concerned on the water table and the formation of acid sulphate soils.*
- (h) *New development in conservation area sub-catchments should be located in areas that are already cleared.*

**Response:**

- (a) Not applicable as the proposal does not include extraction of gravel, sand or soil from a riverine corridor.
- (b) The proposal will not impact on water quality as a comprehensive strategy to manage stormwater and ensure water quality across the Turner Road Precinct has been adopted.
- (c) Not applicable as the proposed development does not directly or indirectly impact on land dedicated or reserved under the Forestry Act 1916.
- (d) Not applicable as the development will not adversely impact on the protection of wetlands.
- (e) Not applicable as the development site is not adjacent to land reserved or dedicated under the National Parks and Wildlife Act 1974.
- (f) Not applicable as the development site is not adjacent to land reserved or dedicated under the National Parks and Wildlife Act 1974.
- (g) The development will have a negligible impact.
- (h) The site is cleared of vegetation.

**(3) Water quality**

**Policy: Future development must not prejudice the achievement of the goals of use of the river for primary contact recreation (being recreational activities involving direct water contact, such as swimming) and aquatic ecosystem protection in the river system. If the quality of the receiving waters does not currently allow these uses, the current water quality must be maintained, or improved, so as not to jeopardise the achievement of the goals in the future. When water quality goals are set by the Government these are to be the goals to be achieved under this policy.**

Note: Aquatic ecosystems and primary contact recreation have the same meanings as in the document entitled Australian Water Quality Guidelines for Fresh and Marine Waters, published in 1992 by the Australian and New Zealand Environment and Conservation Council.

**Strategies:**

- (a) *Quantify, and assess the likely impact of, any predicted increase in pollutant loads on receiving waters.*
- (b) *Consider the need to ensure that water quality goals for primary contact recreation and aquatic ecosystem protection are achieved and monitored.*
- (c) *Approve development involving primary contact recreation or the withdrawal of water from the river for human contact (not involving water treatment), such as showers, only in locations where water quality is suitable (regardless of water temperature).*
- (d) *Do not carry out development involving on-site disposal of sewage effluent if it will adversely affect the water quality of the river or groundwater. Have due regard to the nature and size of the site.*
- (e) *Develop in accordance with the land capability of the site and do not cause land degradation.*

- (f) *Consider the need for an Erosion and Sediment Control Plan (to be in place at the commencement of development) where the development concerned involves the disturbance of soil.*
- (g) *Minimise or eliminate point source and diffuse source pollution by the use of best management practices.*
- (h) *Site and orientate development appropriately to ensure bank stability. Plant appropriate native vegetation along banks of the river and tributaries of the river, but not so as to prevent or inhibit the growth of aquatic plants in the river, and consider the need for a buffer of native vegetation.*
- (i) *Consider the impact of the removal of water from the river or from groundwater sources associated with the development concerned.*
- (j) *Protect the habitat of native aquatic plants.*

**Response:**

- (a) **There is no predicted increase in pollutant loads on receiving waters.**
- (b) **It is considered that the extent of the proposed development combined with the proximity to recreation and aquatic ecosystems does not warrant testing or monitoring.**
- (c) **Not applicable as the proposal does not seek approval for human contact with water withdrawn directly from a river.**
- (d) **Not applicable as no onsite effluent disposal is proposed.**
- (e) **Development will not result in land degradation.**
- (f) **Adequate erosion and sediment controls are to be implemented as part of the works.**
- (g) **Best management practices are to be employed.**
- (h) **Not applicable as the development site is not in close proximity to a river bank.**
- (i) **Not applicable as the proposal does not involve the withdrawal of water from a river or groundwater resource.**
- (j) **Not applicable as the proposal will not impact on the habitat of native aquatic plants.**

**(4) Water quantity**

**Policy: Aquatic ecosystems must not be adversely affected by development which changes the flow characteristics of surface or groundwater in the catchment.**

**Strategies:**

- (a) *Future development must be consistent with the interim or final river flow objectives that are set for the time being by the Government.*
- (b) *Ensure the amount of stormwater run-off from a site and the rate at which it leaves the site does not significantly increase as a result of development. Encourage on-site stormwater retention, infiltration and (if appropriate) reuse.*

- (c) *Consider the need for restricting or controlling development requiring the withdrawal or impoundment of water because of the effect on the total water budget of the river.*
- (d) *Consider the impact of development on the level and quality of the water table.*

**Response:**

- (a) Not applicable as the proposal will not significantly impact on river flows.
- (b) Stormwater run-off from a site will discharge into a drainage system designed to accommodate the predicted flows resulting from residential and associated development across the Turner Road Precinct. Accordingly, the rate of post-development flows from the site will match pre-development flows.
- (c) Not applicable as the proposal will not significantly impact on the total water budget of a river.
- (d) Not applicable as it is not considered the proposed development will affect the level and quality of the water table.

**(5) Cultural Heritage**

**Policy:** The importance of the river in contributing to the significance of items and places of cultural heritage significance should be recognised, and these items and places should be protected and sensitively managed and, if appropriate, enhanced.

**Strategies:**

- (a) *Encourage development which facilitates the conservation of heritage items if it does not detract from the significance of the items.*
- (b) *Protect Aboriginal sites and places of significance.*
- (c) *Consider an Aboriginal site survey where predictive models or current knowledge indicate the potential for Aboriginal sites and the development concerned would involve significant site disturbance.*
- (d) *Consider the extent to which heritage items (either identified in other environmental planning instruments affecting the subject land or listed in Schedule 2) derive their heritage significance from the river.*

**Response:**

An Aboriginal Heritage Impact Permit has now been issued for the Central Hills Business Park and the Gregory Hills development area, inclusive of the subject site, by the Department of Environment, Climate Change and Water under Section 87 & 90 of the National Parks and Wildlife Act 1974.

**5.2 NSW RFS Planning for Bush Fire 2006 (PBF 2006)**

Planning for Bush Fire Protection 2006 outlines the planning framework for developments close to land likely to be affected by bush fire. It is also applicable to

the subdivision of land for residential purposes and those developments which are considered a special fire protection purpose (i.e. child care centres).

PBF 2006 outlines legislative provisions and performance criteria, together with other options to achieve compliance with the policy when building in bush fire prone areas. This includes performance criteria for determining asset protection zones (APZ) to protect development from potential damage.

The general principles underlying Planning for Bush Fire Protection 2006 are:

- Protection measures are governed by the degree of threat posed to a development;
- A minimum setback from a hazard is always required, i.e. a defensible space;
- The greater the setback from the hazard, the lower the subsequent bush fire protection construction standards required;
- The smaller the interface a development has fronting the bush fire threat, the less the opportunity for bush fire to threaten the development;
- Bush fire protection measures are contained within the 'overall' development and not on adjoining lands, other than in exceptional circumstances; and
- No development in a bush fire prone area can be guaranteed to be entirely safe from bush fires.

**Response:**

The land is not identified as bush fire prone on the Bush Fire Prone Land Map and Figure 21 of the Turner Road DCP identifies that no APZ areas are required to be provided within the development area.

### 5.3 Development Control Plans

#### 5.3.1 Turner Road Precinct Development Control Plan 2007

Section 79C of the EP & A Act 1979 requires assessment of this Development Application under the provisions of the Turner Road Precinct Development Control Plan (the DCP) 2007.

Table 2, below, outlines design standards under the adopted DCP and the proposed design outcome. Further details relating to the DCP are outlined in detail following this table.

**Table 2: Compliance with Turner Road DCP 2007**

Provision	Plans	Complies
Part A: Precinct Wide DCP		
6.2 Flooding and Watercycle Management		
(6) All development should incorporate WSUD	The proposed home improvement store incorporates the necessary WSUD strategies. Refer to Stormwater Management Report in Appendix 5 for details.	Yes
(8) Targets in Table 10 of the DCP should be complied with	The development complies with the environmental stormwater targets outlined in Table 10 of the DCP. Refer to Stormwater Management Report in Appendix 5 for details.	Yes

6.3 Salinity and Soil Management		
(5) Sediment and erosion controls to be installed prior to construction works and maintained through the course of construction	Sediment and erosion controls will be installed prior to the commencement of construction and will be maintained through development. Details will be provided at the construction certificate stage.	Yes
6.4 Aboriginal and European Heritage		
(1) Development within Aboriginal Archaeological Conservation Areas or European Heritage is to have appropriate investigation undertaken	The proposed development is not affected by any Aboriginal Archaeological Conservation Areas or European Heritage.	Yes
8.3 Stormwater and Construction Management		
(1) A Stormwater Management Plan is to be submitted. Drainage design is to be carried out in accordance with DECCW targets and Council's Engineering Design Specification	A copy of a Stormwater Management Plan prepared by Northrop can be found in Appendix 5.	Yes
(2) Development is to be carried out in accordance with a Soil and Water Management Plan, approved by Council and in accordance with <i>Managing Urban Stormwater – Soils and Construction</i>	A Soil and Water Management Plan will be provided at the construction certificate stage.	Yes
8.4 Waste Management		
(1) A Waste Management Plan is required to be submitted with the DA	A Waste Management Plan can be found in Appendix 3.	Yes
(3) All business and industrial operations are to provide adequate on-site waste storage facilities that are readily accessible and appropriately screened from view.	Waste storage facilities are included in architectural plans and are appropriately screened from view.	Yes
(2) Accessible and appropriately screened waste storage facilities are to be provided	Waste storage facilities are accessible and appropriately screened.	Yes
8.5 Site Facilities and Servicing		
(1) Servicing utilities must be underground	All utilities will be underground. Refer to architectural plans in Appendix 1.	Yes
(2) Garbage, mail box structures, etc, are to be incorporated into the overall design	All additional structures such as garbage facilities and mail box structures have been incorporated into the overall design. Refer to Architectural Plans attached.	Yes
Part B2: Employment Land		
3.1 Land Uses		
(1) Development is to be in accordance with the land use plan in Figure 2 of the DCP	The proposed land use is in accordance with Figure 2 of the DCP. The proposed home improvement store will be located within land proposed as bulky goods/highway retail use.	Yes  Yes



<b>(2) Active uses that provide visual interest should front Badgally Road and Camden Valley Way. Bulky goods should be located along Camden Valley Way and Badgally Road</b>	The stores western elevation fronts Camden Valley Way. The western elevation will be visually interesting through the use of different materials and panels. The store is also classified as a 'bulky goods premise'. Refer to architectural plans attached (Appendix 1).	<b>Yes</b>
<b>(3) Development fronting Camden Valley Way should have active frontages</b>	The development fronts Camden Valley Way and features frontages that are active and visually attractive. Refer to architectural plans in Appendix 1.	
<b>3.4 Public Domain and Interface Areas</b>		
<b>(3) CPTED and Safer by Design principles must be incorporated into development design</b>	External lighting will ensure the entrances and carpark are well lit at night. Carpark lighting will be provided in accordance with the relevant Australian Standard, with further details provided at the construction certificate stage. Accessible areas will be lit at night to avoid anti-social behaviour. Limited open-style fencing is included in the design. Use of landscaping around most of the site's boundaries allows for passive surveillance is used.	<b>Yes</b>
<b>(4) Development along the Camden Valley Way interface should:</b>		<b>Yes</b>
<ul style="list-style-type: none"> <li><b>Provide visual interest through active frontages and articulated building facades with recessing or projecting architectural elements.</b></li> </ul>	Building frontages use different materials and articulated facades, ensuring they are active and visually interesting. Articulated walls are also included in the design. Refer to Architectural Plans attached.	<b>Yes</b>
<ul style="list-style-type: none"> <li><b>Utilise a mixture of building materials and finishes.</b></li> </ul>	The building uses a range of materials, including powder coated aluminium, Alucobond, Colorbond, concrete panels, metal, and mesh. Colours include shades of grey and blue. Refer to Architectural Plans attached.	<b>Yes</b>
<ul style="list-style-type: none"> <li><b>Minimise long expanses of blank walls.</b></li> </ul>	Varying coloured panels have been used to minimise the impact of the large walls required for the proposed development. Refer to architectural plans.	<b>Yes</b>
<ul style="list-style-type: none"> <li><b>Provide a coordinated landscape theme – open garden style landscaping where development fronts Camden Valley Way or screen planting in other cases.</b></li> </ul>	An open style garden landscaping plan has been prepared to sit along Camden Valley Way. Screen planting is prepared along all other boundaries. Refer to landscape plans attached (Appendix 2).	<b>Yes</b>

<ul style="list-style-type: none"> <li>Minimise the number, size and extent of signage.</li> </ul>	Two pylon signs are proposed at the northern and southern site areas adjacent with Camden Valley Way. The signs are architecturally designed, have a consistent and coordinated theme, and will provide business identification for businesses in the Central Hills Business Park. Furthermore, the two signs will avoid the proliferation of business identification signage throughout the Central Hills development, which will minimize the number and extent of signage, and will promote an attractive and coordinated interface with Camden Valley Way. Refer to architectural and landscape plans for signage detail.	Yes
<ul style="list-style-type: none"> <li>Be consistent with the setback controls at Section 3.5.</li> </ul>	All setback requirements have been met, as per 3.5(1).	
<b>3.5 Site Planning</b>		
(1) Development should meet the setback requirements shown in Figure 5. Figure 5 gives a front setback of 5m and side setbacks of 7.5m and 3m.	All setback requirements have been met. The front setback is no less than 35m, while side setbacks are no less than 20m. Refer to architectural plans attached.	Yes
(2) Front setback areas are to be landscaped and not dominated by parking	A large area of the front setback fronting Camden Valley Way has been landscaped with an open style garden landscape. Refer to landscape plans attached.	Yes
(4) Development in the employment area is to provide on-site stormwater detention to minimise the impacts of stormwater runoff on adjoining riparian corridors and to comply with Table 10 in Part A	Refer to 6.2(8) and Appendix 5.	Yes
<b>3.6 Building Design</b>		
(1) Scale and mass of buildings should be consistent with the streetscape and the designed urban design characteristic of the precinct. Larger buildings should be used to signify corners, active nodes, etc.	It is expected that other development within the vicinity will be of a similar scale and mass to the proposed building. The architectural elements are considered to satisfy the requirements for this lot as a 'key site' within the Central Hills Business Park. Refer to architectural plans attached.	Yes
(4) Visible facades should include high proportions of glazing and be articulated	The primary facade fronting Camden Valley Way is articulate and visually interesting, and features glazed egress doors and glazes auto sliding doors. Refer to architectural plans attached.	Yes
(5) Blank building facades facing the primary street are not permitted	Coloured panels are proposed to minimise the impact of large walls required for this type of development. Refer to architectural plans attached.	Yes
(6) Glazing should not exceed 20% reflectivity	Glazed doors do not exceed 20% reflectivity.	Yes

<b>(7) Metal cladding is discouraged on front elevations</b>	Limited metal cladding is featured on the front elevation on Camden Valley Way. Metal cladding that is included in the design is proposed as part of the architectural features of the building and is considered appropriate for the desired architectural outcome.	<b>Yes</b>
<b>(8) Materials that are likely to contribute to poor internal air quality should be avoided</b>	The building does not use any materials that will contribute to poor internal air quality.	<b>Yes</b>
<b>(9) Building design is to incorporate sun shading, articulated roofs, customer entry emphasis, and use of high quality materials and finishes</b>	The building design incorporates sun shading, articulated roofs that use a range of materials, gives emphasis to customer entries, and uses a range of high quality materials and finishes. Refer to architectural plans attached.	<b>Yes</b>
<b>(10) Parapeted edge conditions and appropriate screening should be provided where concrete roofs are proposed</b>	The building design does not include concrete roofing.	<b>Yes</b>
<b>(11) Rooftop structures visible from the public domain are to be incorporated into the design of the building to create an integrated appearance</b>	Rooftop units have been incorporated into the building design through metal louvre screens. Their central location in the roof will ensure the units are not prominently visible from the street.	
<b>3.7 Employment Operations</b>		
<b>(2) DA must include hours of operation, information on deliveries, heavy vehicle use and machinery, and location of external lighting</b>	<p><i>Hours of operation</i> Weekdays: 6am-10pm Weekends and Public Holidays: 6am-6pm</p> <p><i>Deliveries</i> Approximately 20 per day expected, two of which will be via 19m semi-trailers.</p> <p><i>Heavy Vehicle Use</i> Provisions for such vehicles will be located on the northern side of the building. Refer to architectural plans (Appendix 1) and Traffic Impact Assessment (Appendix 4), attached.</p> <p><i>External Lighting</i> Architectural plans show the indicative locations of external lighting that will be located in the car park.</p>	<b>Yes</b>
<b>3.8 Fencing</b>		
<b>(5) Street boundary fencing should not exceed 2.1 metres</b>	1.8m high metal palisade fencing is proposed around the loading dock, located along the north-western corner of the site. Boundaries have been defined through the use of timber edging. Refer to landscape plans attached.	<b>Yes</b>
<b>(6) Fencing is to be set at least 1 metre from the street</b>	Fencing will be set in excess of 1m from the street.	<b>Yes</b>

<b>3.9 On Site Landscaping</b>		
<b>(1) Front setbacks are to be landscaped with native species plants where possible</b>	Native plant species have been chosen for the landscaping of front setbacks, such as Westringia 'Wynyabbie Gem' and Callistemon 'Captain Cook'. Refer to landscape plans attached.	<b>Yes</b>
<b>(2) Native plant species and low water usage plants are to be utilised</b>	Plants in proposed Landscape Plans are native and do not use high amounts of water. Refer to landscape plans.	<b>Yes</b>
<b>(3) A concept landscape plan is to be submitted with the DA where required</b>	A copy of the Landscape Masterplan prepared by Distinctive Living Designs can be found in Appendix 2.	<b>Yes</b>
Camden Council DCP Part D Chapter 1 <b>Schedule 1: Parking Provisions</b>		
<b>Bulky goods retail: <math>1/50\text{m}^2 = 270</math></b>	364 car parking spaces have been provided. Refer to architectural plans and Traffic Impact Assessment.	<b>Yes</b>

As outlined above, the proposal achieves full compliance with the relevant provisions of the Turner Road Development Control Plan. It also meets key objectives outlined in Part B3, sections 2.2 and 3.1. The proposed development will facilitate growth of quality development that will provide opportunities for local employment. Landscaping and good building articulation will ensure active and attractive frontages, which will contribute to the development of a vibrant employment area. Its prominent location along Camden Valley Way will ensure that the development is a key site within an active local hub.

### 5.3.2 Camden Development Control Plan 2006

#### Car Parking

Schedule 1 of Part D of the Camden DCP outlines car parking requirements for bulky goods retail premises within the Camden Local Government Area. Schedule 1 requires provision of a minimum of one space per 50m<sup>2</sup> of gross floor area.

The subject proposal seeks approval for a home improvement store with a GFA of 13,500m<sup>2</sup>. Subsequently, a minimum of 270 car parking spaces are required to be provided.

A Traffic Impact Assessment has been prepared by Cardno Pty Ltd. The report includes a traffic generation rates study that is used to determine how many spaces should be included for the development. A copy of the Traffic Impact Assessment can be found in Appendix 4.

Plans for the proposed home improvement store include a total of 364 car parking spaces around the building, including 8 disabled spaces. Given the above, there is sufficient parking provided within the development site to comply with the provisions of Camden DCP 2006, and also accommodate any overflow parking.

It is noted that Schedule 1 also requires provisions for cars with trailers and is accommodated in the design.

## Outdoor Advertising

Part D: Chapter 4 Outdoor Advertising outlines objectives and controls for signage. The DCP provisions for signage in business and commercial areas are as follows:

### *Objectives*

- (a) To permit adequate identification and business advertising.
- (b) To ensure that signs are in keeping with the scale of the building they are on and do not detract from character the business/commercial area.
- (c) To reduce the visual complexity of a streetscape by providing fewer, more effective signs.

### *Controls*

- (a) The total combined display area of all signage on the land shall not exceed 20% of Visible Wall Area or 5m<sup>2</sup>, whichever is the lesser.
- (b) Number of advertising signs permitted shall not exceed two (2) per elevation that is visible from a public place.
- (c) With the exception of under awning signs, all signs shall be located wholly within the property boundaries.
- (d) Illumination is restricted to internally lit signs.
- (e) Window signs shall be affixed to the inside of any window and not exceed 20% of the Visible Wall Area.
- (f) Maximum of one (1) pole or pylon sign per street frontage, not exceeding 6m above ground level is permitted.
- (g) In “multiple unit developments”:
  - i. Where a unit or tenancy is not visible from a public place, not more than one business identification sign per unit or tenancy shall be permitted;
  - ii. Such signage shall only identify the business name and unit number;
  - iii. Signs shall not exceed 1.5m x 0.7m in area;
  - iv. Such signage shall be of uniform size, shape and style throughout the development;
  - v. Multiple unit developments shall be advertised at the street frontage, subject to compliance with sight distance requirements, through the use of a single directory board display not exceeding 6m in height.

**Response:**

The proposed two pylon signs will provide identification for the Central Hills Business Park and business identification for various businesses within Central Hills. Whilst the elevation of the pylon signs are higher than the DCP requirements, the pylon signs will reflect the scale of development within the Central Hills Business Park and in particular the scale of the adjoining proposed home improvement development. Furthermore, the signs will not detract from the character of the area and will provide a coordinated approach to business identification and promotes fewer, more effective signage. Accordingly, it is considered that the proposed pylon signs satisfy Council's objectives for signage in commercial areas, and should be supported. A variation to the DCP is requested where compliance with the specific requirements of the DCP is not achieved.

**5.4 Impacts of Development****Acoustics**

A Noise Impact Assessment was undertaken by Acoustic Logic. It examined the potential noise impact the proposed home improvement store will have on the site's surrounds, caused primarily by the loading dock, building services centre, and car park which form part of the development.

The report confirms that noise levels will be within DECCW requirements. A copy of the report can be found in Appendix 6.

**Conservation/Biodiversity**

The biodiversity certification of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 was gazetted on 14 December 2007. Notwithstanding the subject site has been earthworked and contains no vegetation. Accordingly, an ecological assessment not required.

**Bushfire**

The land is not identified as bush fire prone on the Bush Fire Prone Land Map and Figure 21 of the Turner Road DCP identifies that no APZ areas are required to be provided within the development area.

**Stormwater**

A stormwater management strategy has been prepared by Northrop addressing stormwater volume and water quality treatment in relation to the proposal. A copy of the stormwater management strategy is included in the Appendix 5.

**Salinity**

Salinity issues regarding the subject site were addressed in DA 985/2009. A Salinity Management Plan prepared by Douglas Partners confirmed that the site is suitable for the development providing adequate management practices are implemented in conjunction with construction works.

**Contamination**

A Phase 2 Environmental Site Assessment was prepared by Douglas Partners and was included in the DA 985/2009 documentation.

The report has confirmed that the potential for contamination within the site is low and the development area is considered suitable for business development.



### **5.5 Site Suitability**

As outlined above, the subject site falls within the NSW Growth Centres Commission South West Growth Centre, forming part of the Turner Road Precinct and is zoned B5 Business Development under the amending Sydney Region Growth Centres SEPP.

The Turner Road Precinct Plan guides land use development across the site and has established land which is suitable for business development. The development area is identified as a key site to accommodate the development of business premises under the ILP.

The development complies with all State, regional and local Environmental Planning Instruments relevant to the site, and also complies with the NSW Government's and Camden Council's planning policies.

Land contamination testing and reporting has confirmed that there are no areas of environmental concern within the subject land.

Therefore the site is considered to be suitable for residential use.

### **5.6 Public Interest**

The development is considered to be in the public interest as it delivers new land for employment generating activities and promotes economic growth within a major urban growth area of Sydney.

The home improvement development will provide a significant employment base in the region, which will significantly contribute to the NSW Government's strategy to deliver employment in South West Sydney. Once in operation, it is expected that the home improvement development will generate approximately 200 jobs, which achieves the objective to provide employment for the new residents of the Turner Road Precinct. Furthermore, localised employment will reduce distances for local residents to travel to work which strongly promotes the sustainability principles for urban development.

## **6 EARTHWORKS**

The earthworks for the site were completed under the development application for the Central Hills Business Park (DA 985/2010). Accordingly, minimal earthworks are required for this development.

## **7 CONCLUSION**

The proposed home improvement store construction will enable the Central Hills Business Park to provide a range of employment opportunities that will service the local and regional community.

The proposal complies with the objectives and provisions in the Growth Centres SEPP which rezoned the land for business uses. The proposal is generally consistent with the Turner Road Indicative Layout Plan and Development Control Plan as adopted.

In light of the suitability of the development, we respectfully request that Camden Council issue consent to this Development Application in a timely manner.

## **Appendix 1**

### **Architectural Plans prepared by Lefflers Simes Architects**

## **Appendix 2**

### **Landscape Plans prepared by Distinctive Living Design**

## **Appendix 3**

### **Waste Management Plan**

## **Appendix 4**

### **Traffic Impact Assessment prepared by Cardno**

## **Appendix 5**

### **Engineering Report prepared by Northrop**



## **Appendix 6**

### **Acoustic Report prepared by Acoustic Logic**