

JOINT REGIONAL PLANNING PANEL (Sydney West Region)

JRPP No	2014SYW122
DA Number	696/2014
Local Government Area	Camden
Proposed Development	Construction of a three storey Council Administration Building, including 250 car spaces, within the civic precinct of the Oran Park Town Centre
Street Address	A, Lot 9015, DP1178579 Peter Brock Drive Oran Park
Applicant / Owner	Camden Council (applicant) Perich Property Unit Trust (owner)
Number of Submissions	Nil
Recommendation	Approve with conditions
Report By	Peter Brennan, Project Manager (Elton Consulting)

PURPOSE OF REPORT

The purpose of this report is to seek the Joint Regional Planning Panel's (the Panel) determination of a development application (DA) for the construction of a three storey Council Administration Building, including 250 car spaces, within the civic precinct of the Oran Park Town Centre

The Panel is the determining authority for this DA as, pursuant to Part 4 of State Environmental Planning Policy (State and Regional Development) 2011 and Schedule 4A of the *Environmental Planning and Assessment Act 1979*, the capital investment value (CIV) of the proposed development is \$26,496,036 which exceeds the CIV threshold of \$5 million (Council related development) for Council to determine the DA. The Council is also the proponent for the development

SUMMARY OF RECOMMENDATION

The application has been assessed to be in compliance with relevant planning provisions and it is recommended that the Panel determines DA 696/2014 for the construction of a three storey Council Administration Building, including 250 car spaces, within the civic precinct of the Oran Park Town Centre pursuant to Section

80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions contained in this report.

EXECUTIVE SUMMARY

Council is in receipt of a DA for the construction of a three storey Council Administration Building, including 250 car spaces, within the civic precinct of the Oran Park Town Centre.

As Council is the proponent of the development and the ownership of the land will be transferred to Council by the Developer of Oran Park, Council engaged the services of an independent Town Planning Consultancy (Elton Consulting) to undertake the assessment of the DA.

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, relevant Environmental Planning Instruments, Development Control Plans and policies. The outcome of this assessment is detailed further in this report.

The DA was publicly notified and exhibited for a period of 14 days in accordance with Camden Development Control Plan 2011. No submissions were received.

Additional information was sought from the applicant in response to internal referrals and in respect to the Water Sensitive Urban Design (WSUD) and the Environmental Sustainable Development Principles requirements of the Oran Park Development Control Plan 2007 – Part B1 Oran Park Town.

The additional information provided, together with draft conditions of consent, have satisfactorily addressed these matters resulting in the recommendation for approval.

BACKGROUND

The Oran Park precinct, within the South West Growth Centre, was rezoned in December 2007. The 1,119 hectare Oran Park precinct plans for a community including:

- 8000 dwellings (for approximately 25,000 new residents);
- 18 hectares of employment land, a 50,000m² (gross lettable area), town centre and two neighbourhood centres (capacity for 4,120 jobs);
- Schools and community facilities; and
- 148 hectares of open space.

On 22 May 2012, Camden Council selected Oran Park Town Centre as the location for its new central administration building. The site that was selected will be gifted to Council by the developer of the town centre.

Council sought and obtained advice from the Division of Local Government and Independent Commission Against Corruption (ICAC) in relation to the gifting of the land for the new administration building from the developer. Council also sought legal advice and commissioned a report from a Probity auditor.

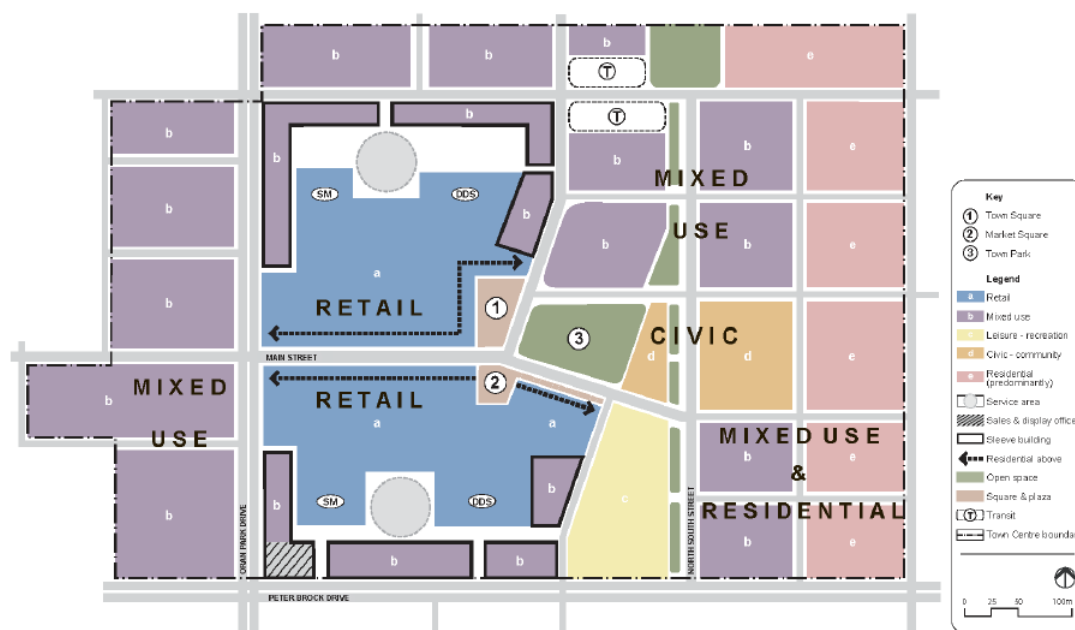
The legal advice, probity report and response from ICAC were made publicly available on Council's web site.

On 8 April 2014, Camden Council adopted governance documentation for phase 3 of the administration building project. Annexure B of this documentation stipulates that for development of Council buildings within the Oran Park Town Centre with a value greater than \$5 million, the DA must be assessed by an external planning consultant and determined by the Sydney West Joint Regional Planning Panel.

The Oran Park Development Control Plan 2007 (DCP) was originally adopted in December 2007 and amended most recently in July 2014. The amendment updates development controls for the Oran Park Town Centre in Part B of the DCP. These controls help facilitate the development of the town centre and include a Public Domain Manual and Ecological Sustainable Development (ESD) controls for the town centre. Other minor amendments were also made to Part A of the DCP.

Figure 1 below graphically represents the indicative land uses for the Oran Park Town Centre. The land uses and general road structure may be amended over time to allow for flexible delivery of the Town Centre built form.

Figure 1 Oran Park Town centre – Land use (Oran Park Town Centre DCP)



RELEVANT SITE HISTORY

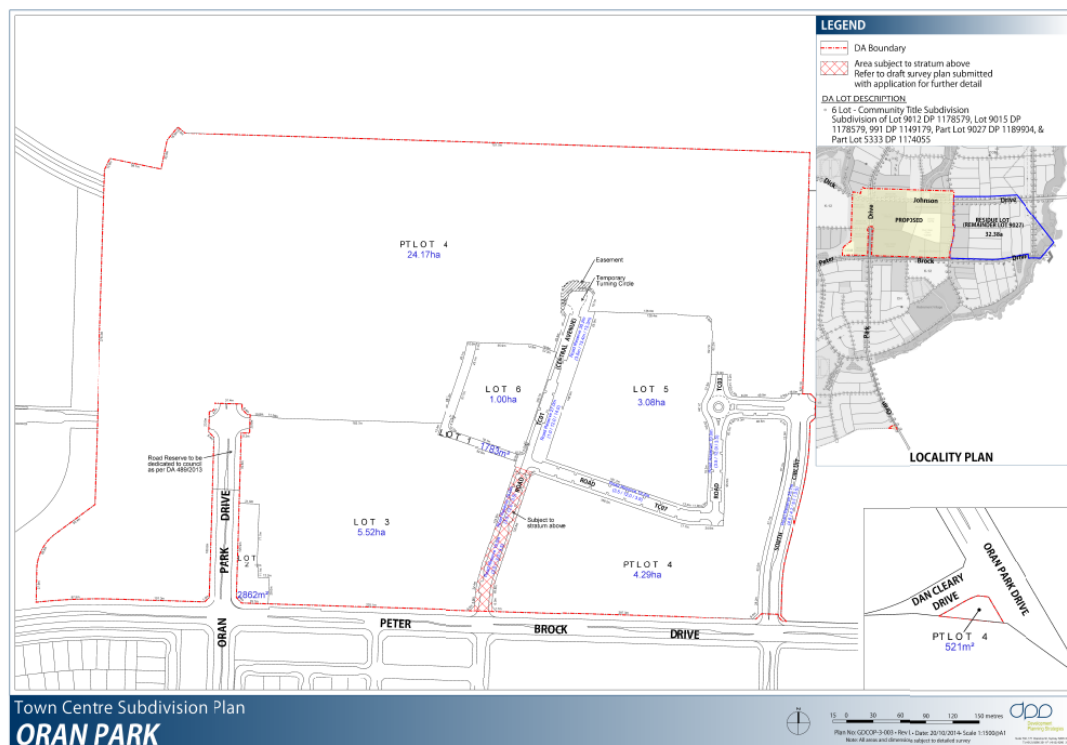
The relevant development history of the site is summarised in the following table:

1. Camden Council granted development consent to DA 1122/2013 on 6 May 2014, for the bulk earthworks for Tranches 20 and 29 encompassing the Civic Precinct of the Oran Park Town Centre. This DA set final finished surface levels for future lots and development precincts.

2. A DA (No. 440/2014) was submitted to Camden Council on 6 May 2014. The application is for the community title subdivision of six allotments, stratum

subdivision, construction of roads and associated site works. This application is currently under assessment and is scheduled to be referred to meetings of the Sydney West JRPP on the 14 November 2014 (briefing) and 27 November 2014 (Site Inspection and Panel Meeting). This DA will create the first stage of the road network and infrastructure servicing the civic precinct in Oran Park town centre, providing access to the Council Administration Building site.

Figure 2 DA 441/2014 – Subdivision Plan



THE SITE

The site is currently known as A Peter Brock Drive, Oran Park and is legally described as Lot 9015 in DP 1178579.

The site has a frontage of 18 metres to Central Avenue, 76 metres to Charker Street and 30 metres to Holstein Street (at the rear), and has an overall area of approximately 10,000m².

The construction of these roads form part of the civil works proposed by DA 440/2014 and is in accordance with the revised road alignments of the recently amended Oran Park DCP.

The site is relatively level and is currently vacant. Refer to Figure 3 below.

Figure 3 Aerial site photo (Nearmaps/JBA)



Oran Park Town Centre is in the early stages of development. Existing development in the vicinity comprises temporary Town Centre park, Oran Park Anglican College, Oran Park Childcare Centre and residential display village opposite in Peter Brock Drive.

The Town Centre also incorporates the Oran Park Sales and Marketing Centre and Oran Park Town Centre Stage 1 (supermarket, 33 specialty shops, business and office premises and public car park for 633 motor vehicles) currently under construction and nearing completion in Oran Park Drive. Refer to Figures 4 to 6.

Figure 4 Oran Park Shopping Centre (Stage 1) under construction



Figure 5 Oran Park Shopping Centre and Sales and Marketing Centre



Figure 6 Oran Park Sales and Marketing Centre

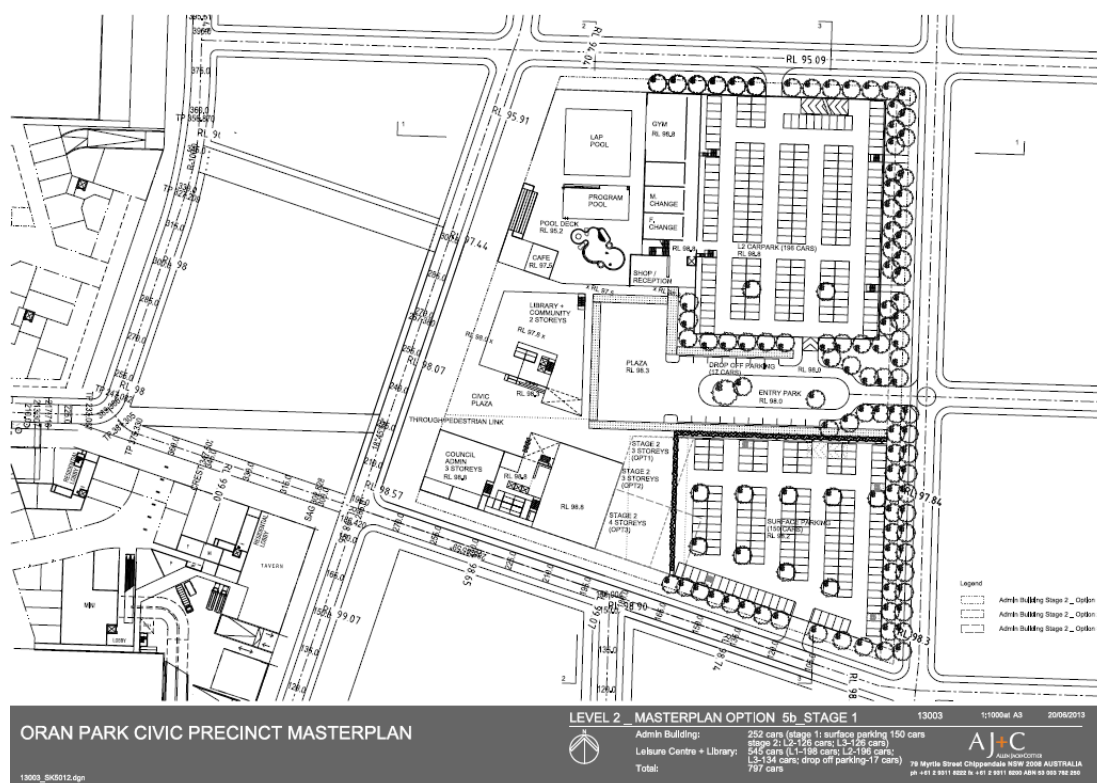


FUTURE ORAN PARK TOWN CENTRE DEVELOPMENT

The site is located within the Civic Precinct of the Oran Park Town Centre. Future uses in the Precinct will include:

- Camden Council Administration Building and Council Chambers (the subject of this DA);
- Library and Community Resource Hub (approx. 6,805m²);
- Leisure Centre (approx. 11,000m²) and
- Youth and recreation Centre (approx. 2,195m²).

Figure 7 Oran Park Civic Precinct Master plan (AJ&C) – anticipated car parking layout



THE PROPOSAL

DA 696/2014 seeks approval for the construction of a three storey public administration building to comprise the Camden Council's Administration building. The building will be U shaped with a central atrium space and contain;

- Ground Floor Level – Council Chambers with seating for 100 people, Customer Service Centre, general office space and meeting rooms, male and female toilet and change facilities and back of house (store rooms, kitchen, pump and garbage rooms);
- First Floor Level – General office space, meeting rooms and male and female toilet facilities;

- Second Floor Level – General office space, meeting rooms and male and female toilet facilities;
- Roof Level – Photovoltaic cells and roof plant;
- Off street parking for 250 motor vehicles, a loading dock and bicycle storage for twelve (12) bicycles will be provided within a car park, constructed partly at-grade and partly suspended one level at the rear of the site.

The administration building has been designed as Stage 1 of the Council administration complex and will provide office accommodation for approx. 320 staff from mid-2016. A Stage 2 design is planned to open in 2030 and accommodate approx. 420 staff and 350 car spaces.

The proposed building will have a gross floor area of 6,204m² and a maximum height of 16 metres.

The application also proposes landscaping and public domain works.

The design of the building responds to a detailed Strategic Functional Design Brief (Brief) prepared on behalf of Council. A copy of this Brief accompanied the DA documentation.

The capital investment value of the works is approx. \$26.5 million (including GST).

PERSPECTIVE

Perspective A:



(view from north west corner)

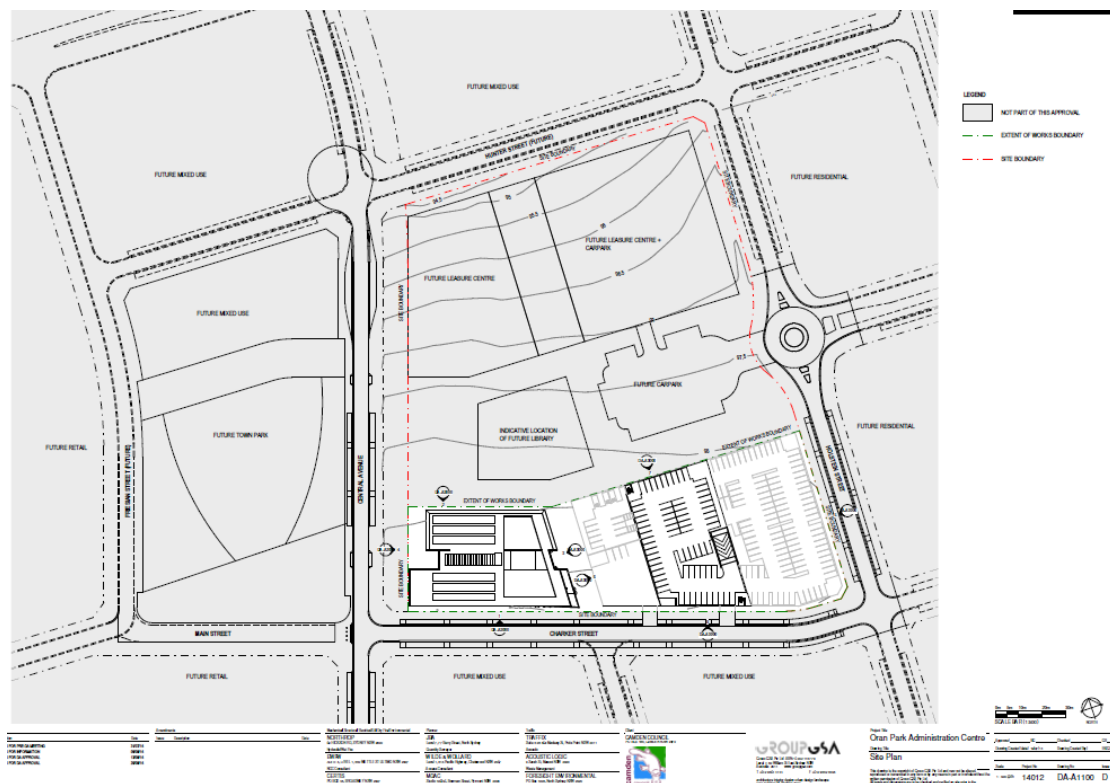
Perspective B:

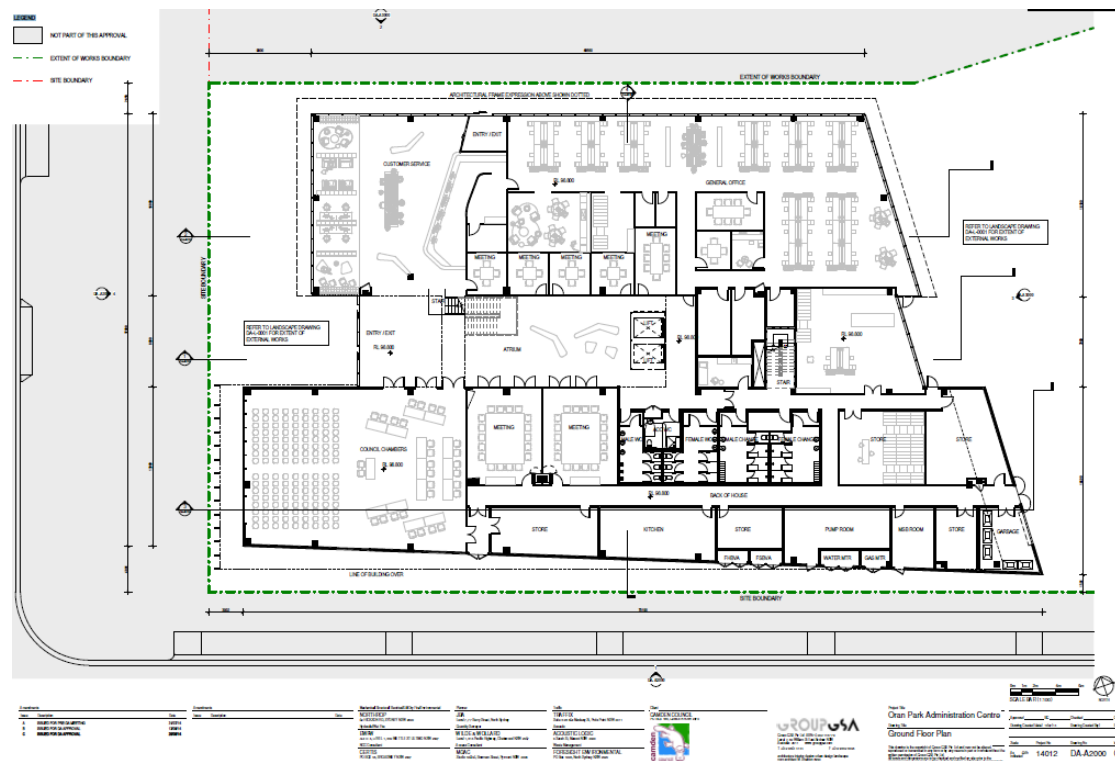


(view from south east corner along Charker Street)

PROPOSED PLANS

Site Plan:

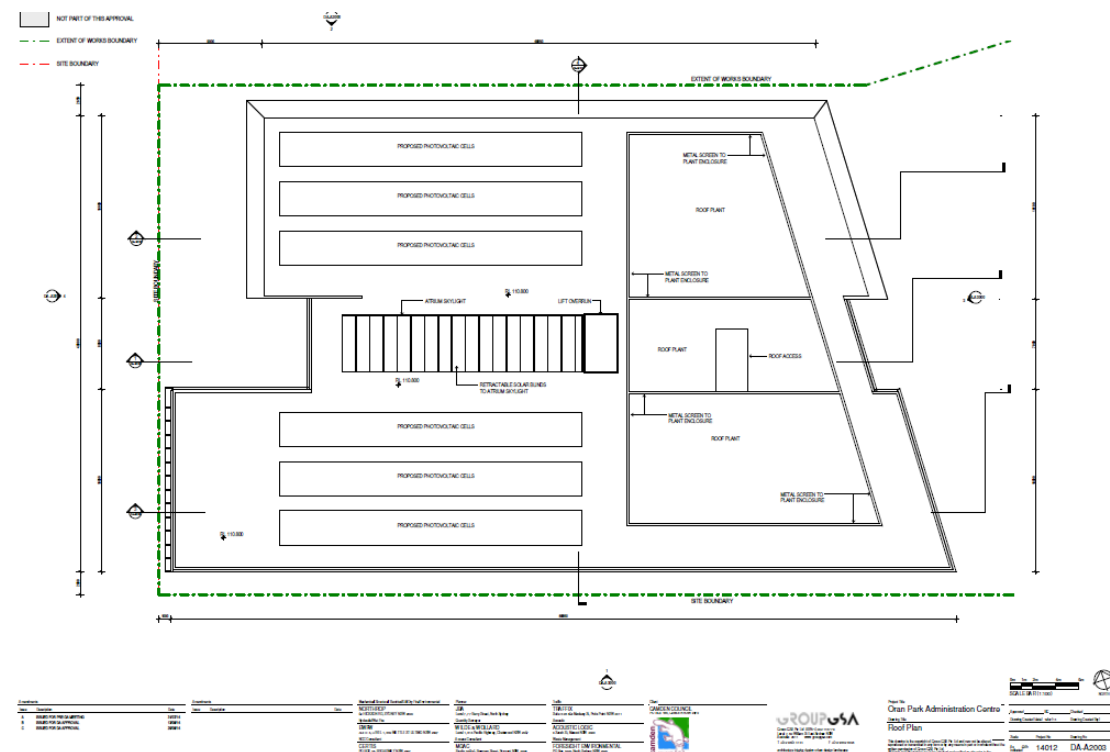




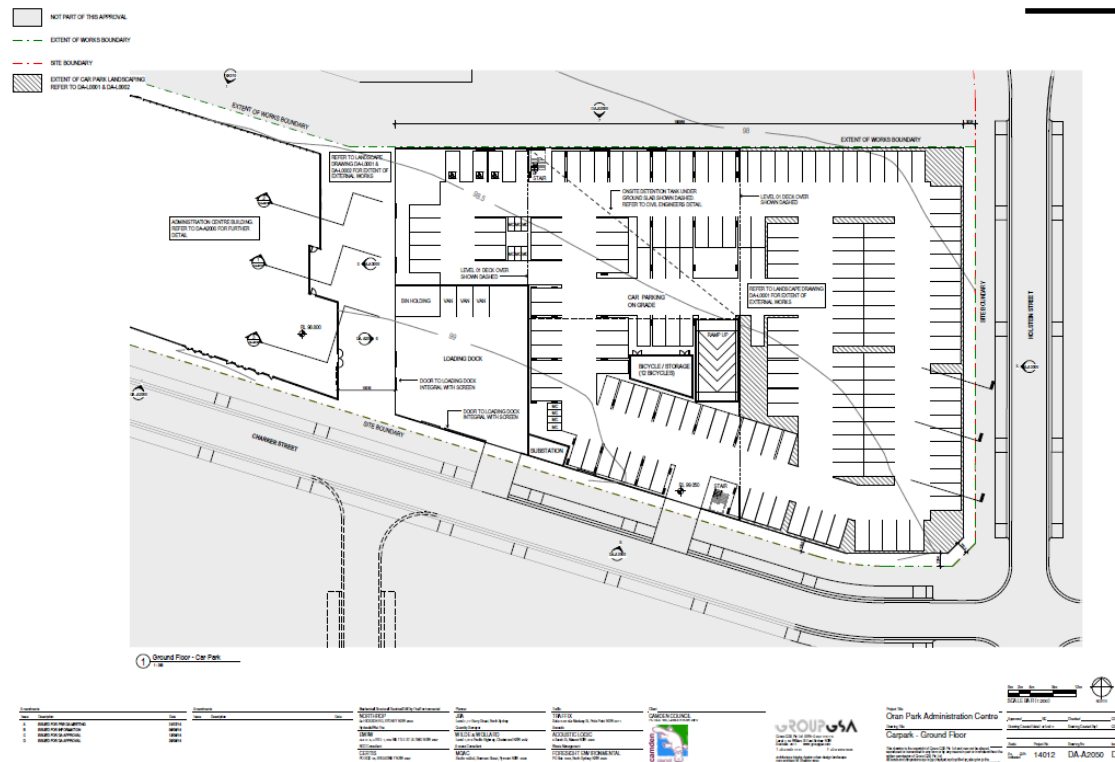
Level 02 Plan:



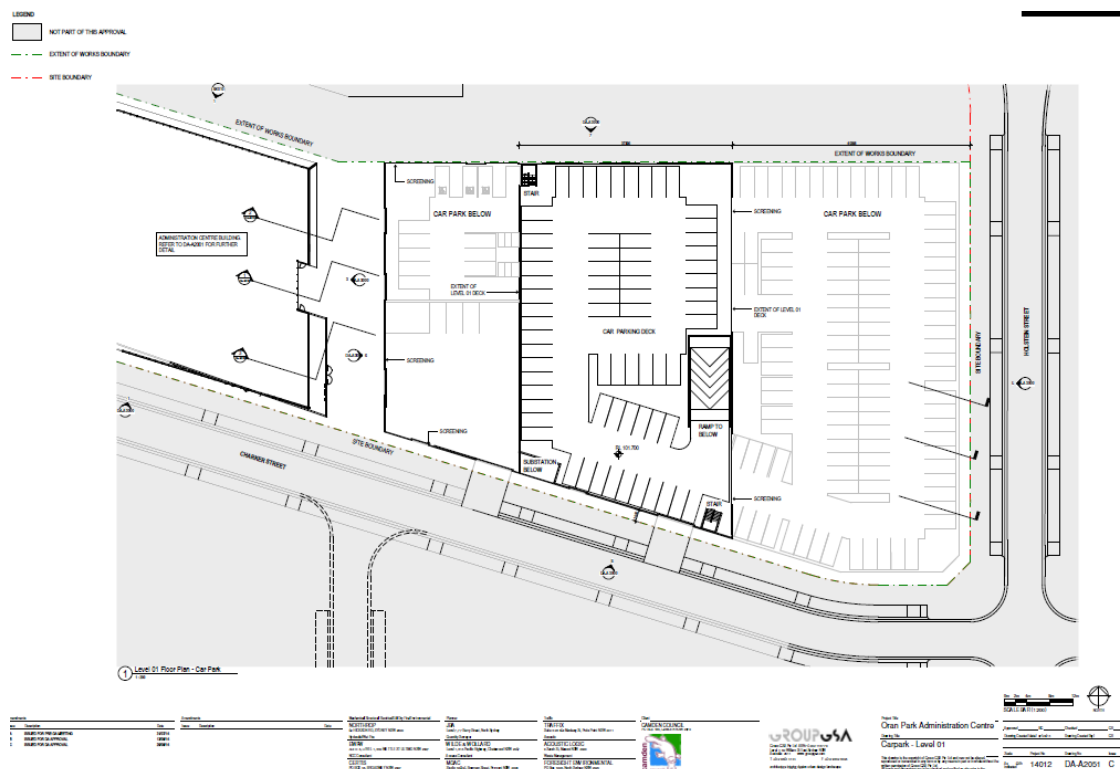
Roof Plan:



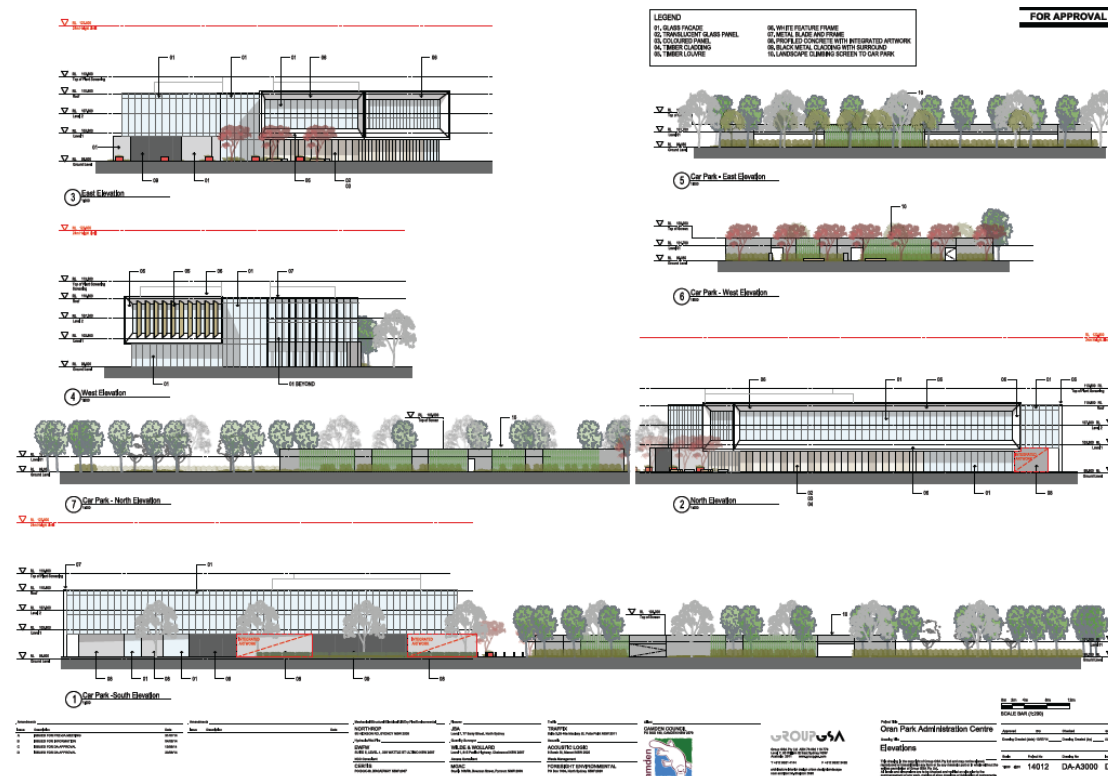
Car Parking Ground Floor Plan:



Car Parking Level 01 Plan:



PROPOSED ELEVATIONS



NOTIFICATION

The DA was publicly notified and exhibited for a period of 14 days (11 September 2014 to 25 September 2014) in accordance with Camden Development Control Plan 2011. No submissions were received.

PLANNING CONTROLS

The following are relevant planning controls that have been considered in the assessment of this DA:

1. State Environmental Planning Policy Sydney Region Growth Centres 2006
2. State Environmental Planning Policy Infrastructure 2007
3. State Environmental Planning Policy No. 55 – Remediation of Land
4. State Environmental Planning Policy (State and Regional Development) 2011
5. Deemed State Environmental Planning Policy No. 20 – Hawkesbury Nepean River
6. Oran Park Development Control Plan 2007
7. Camden Development Control Plan 2011.

ASSESSMENT

Environmental Planning and Assessment Act 1979 – Section 79(C)(1)

In determining a DA, the consent authority is to take into consideration the following matters as are of relevance in the assessment of the DA on the subject property:

(a)(i) The Provisions of any Environmental Planning Instrument

The Environmental Planning Instruments that relate to the proposed development are:

- State Environmental Planning Policy Sydney Regional Growth Centres 2006
- State Environmental Planning Policy Infrastructure 2007
- State Environmental Planning Policy No 55 – Remediation of Land
- Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River
- State Environmental Planning Policy (State and Regional Development) 2011

An assessment of the proposed development against these Environmental Planning Instruments is detailed below.

State Environmental Planning Policy Sydney Region Growth Centres 2006 (Growth Centres SEPP)

The “Growth Centres SEPP” aims to co-ordinate the release of land for residential, employment and other urban development in the North West and South West growth centres of the Sydney Region.

Permissibility

The site is zoned B2 Local Centre under the provisions of the “Growth Centres SEPP” (Appendix 1 Oran Park and Turner Road Precinct Plan). The proposed development is defined as a “public administration building” by the Growth Centres SEPP, which is a permissible land use in this zone.

The maximum building height permitted in the zone is 24m. The proposed development will have a building height of 16m and therefore complies with the development standard.

Zone objectives

The objectives of the B2 Local Centres zone are as follows:

- *To provide a range of retail, business, entertainment and community uses which serve the needs of people who live in, work and visit in the local area*

Officer comment:

The proposed development will provide a public administration use in the designated civic precinct of the town centre and is therefore consistent with the zone objective.

- *To encourage employment opportunities in accessible locations*

Officer comment:

The proposed development will generate new employment opportunities by allowing Camden Council's largest public administration use to operate on the site.

- *To maximize public transport patronage and encourage walking and cycling*

Officer comment:

The proposed development allows for the co-location of the Council's Administration, Council Chambers, Library, and Community Resource Hub on the civic centre site in the town centre of this new community which will allow for maximum use of 'active' travel plans.

- *To ensure that residential development does not detract from the primary function of the centre to provide retail, business and community uses*

Officer comment:

The proposed use supports the primary function of the centre.

- *To ensure that residential development does not preclude the provision of active uses at street level.*

Officer Comment:

Not applicable.

- *To provide for land uses of a higher order and density within the Local Centre Zone than are permitted within the Neighbourhood Zone or the Mixed Use Zone.*

Officer Comment:

The proposed development is a high order use that that will provide office accommodation for approx. 320 staff from 2016 as well as Council Chambers (with public seating for 100 persons), public meeting rooms and Council's Customer Service Centre within the designated civic precinct of the Oran Park town centre.

- *To provide for residential development that contributes to the vitality of the centre.*

Officer Comment:

Not applicable.

State Environmental Planning Policy Infrastructure 2007 (Infrastructure SEPP)

The aim of the "Infrastructure SEPP" is to facilitate effective delivery of infrastructure across the State including by providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.

Schedule 3 of the SEPP requires certain traffic generating development to be referred to the Roads and Maritime Services (RMS). The Infrastructure SEPP provides that Council shall not determine the application until it has considered any representations from the RMS.

The proposed development comprises a commercial building with a size greater than 4000m² (proposed building will have a GFA of 6,204m²) and provides for car parking for more than 200 motor vehicles (250 car spaces proposed) with access to any road, and is therefore classified as a traffic generating development.

The application was referred to the RMS on the 5 September 2014. In a response dated 26 September 2014, the RMS provided the following comments for consideration:

- 1. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1 – 2004.*
- 2. The swept path of the longest vehicle (to service the site) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTRROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.*
- 3. All works/regulatory signposting associated with the proposed development are to be at no cost to Roads and Maritime.*

The comments of the RMS will be included in the conditions of consent.

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

SEPP 55 requires Council to be satisfied that the site is suitable for its intended use (in terms of contamination) prior to granting consent.

Contamination and salinity were addressed previously with reference to assessments carried out in relation to DA 1122/2013, which granted consent to bulk earthworks on the site. From these assessments, no contamination was identified that required remediation. Saline soils were identified but will be considered via an approved Salinity Management Plan.

A Site Audit Statement (SAS) and Site Audit Report (SAR) were also previously issued for the site with the SAS confirming that the site is suitable for the intended land use.

Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River

The proposed development is consistent with the aim of this SEPP (to protect the environment of the Hawkesbury-Nepean River system) and all of its planning controls.

There will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the proposed development. The site is located approx. 2 kms from South

Creek, a main tributary of the Hawkesbury/Nepean. Appropriate erosion and sediment control measures have been proposed and a condition is recommended to provide a water pollution control device as part of the development.

State Environmental Planning Policy (State and Regional Development) 2011

Pursuant to Clauses 20 and 21 of this SEPP, the proposed development is included in Schedule 4A of the *Environmental Planning and Assessment Act 1979* and has a CIV of approx. \$26.5 million. This exceeds the CIV threshold of \$5 million for Council to determine the DA (Council related development) and therefore it is referred to the South West JRPP for determination.

(a)(ii) *The Provisions of any Draft Environmental Planning Instrument (that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)).*

There is no draft Environmental Planning Instrument applicable to the proposed development.

(a)(iii) *The Provisions of any Development Control Plan*

Oran Park Development Control Plan 2007 (DCP)

The following is an assessment of the proposed development's compliance with the relevant controls in the DCP. Discussion of any variations of the controls is provided after the compliance tables.

Part A – Precinct Wide DCP

Control	Requirement	Provided	Compliance
Part 5.1 Oran Park Town Centre (Built form)	Range of building heights to a maximum of 6 storeys	3 storeys.	Yes
Part 6.3 Salinity management	Provide a Salinity Report	Provided with bulk earthworks application (DA1122/2013).	Yes
Part 6.4 Aboriginal and European Heritage	Investigation and consultation with local Aboriginal groups Public view to Oran Park House	An Aboriginal heritage impact assessment has been issued by the NSW Office Environment and Heritage for the Oran Park precinct. Views not impacted.	Yes
Part 6.9 Acoustics	Comply with Council's Environmental Noise Policy	Acoustic Assessment report provided. Recommendations included in conditions of	Yes

Control	Requirement	Provided	Compliance
		consent.	
Part 8.3 Waste Management Plan	Provide a Waste Management Plan	A waste management plan has been provided and is considered satisfactory.	Yes
Part 8.7 Safety and Surveillance	Provide a Crime Prevention through Environmental Design (CPTED) Assessment	A CPTED assessment has not been provided, however the application has been referred to the Local Area Command (Camden) and detailed response provided with recommended conditions.	Yes, subject to conditions

Part B: Site Specific DCPs – B1: Oran Park Town Centre

Part B1 of the DCP provides site specific urban design and development controls for the Oran Park Town Centre. It is considered that the proposed development is generally consistent with the vision, structure plan and land use principles contained herein.

Control	Requirement	Provided	Compliance
Part 3.2 Land Uses (Civic Precinct)	Design principles – requiring the Administration building to terminate the vista from the Town Centre Main Street and to address the Town Park.	The Administration building terminates the vista from the Town Centre Main Street and addresses the Town Park	Yes
Part 5.2.4 Public Domain, Water Sensitive Urban Design (WSUD) & Landscaping	For individual Development Applications, a Water Cycle Management Strategy should be prepared by a suitably qualified consultant to demonstrate how the proposed development manages run off quantity and quality, reduces potable water use, minimises effluent production and integrates landscape irrigation with recycled water.	It is proposed that water cycle management will be addressed in a comprehensive management plan for the entire civic precinct.	No, see comments below (DCP Variation 1 and 2)

Control	Requirement	Provided	Compliance
Part 5.3.1 Street trees and landscaping	Each Development application will include a landscaping plan which demonstrates how the individual landscaping components fit into the overall Public Domain manual for the Town Centre.	Landscaping Plans and Indicative Plant Schedule have been provided.	Yes
Part 6 Environmentally Sustainable Development Principles	All development applications require the preparation and implementation of a Sustainability Assessment. Details of the Sustainability Assessment are provided in Attachment B of this Plan.	An Environmental Performance Objective Report prepared by Northrup was submitted as part of the DA documentation.	No, see comments below
Part 7.1.1 Built Form Articulation	Articulation zones should be provided to compliment the building mass and emphasise key design elements such as entry points and respond to environmental conditions including solar access, noise, privacy and views.	The design of the building façade has been articulated to compliment the building mass and to emphasise the main public entrance points and to respond to environmental conditions by enhancing light penetration and natural ventilation.	Yes
Part 7.2.1 Architectural Character	Articulation and Corners: Buildings at Oran Park Town Centre are to generally align with street edges, be articulated in their façade treatments and express corners in design.	The proposed development does align to the street edges and is articulated and expresses corners in the design.	Yes
Part 7.2.2	Corners are to be visually prominent and may be reinforced by one and two storey verandahs/balconies in a traditional manner.	The corners of the development have been designed to be visually prominent	Yes

Control	Requirement	Provided	Compliance
Part 7.2.3	Building Interface: The interface between the building and the public domain is to be designed to create active safer streets, to encourage flexibility in design for changing uses at ground level and provide weather protection for pedestrian amenity. Residential apartments above Town Centre streets will provide opportunities for casual surveillance.	The proposed building will integrate with the civic plaza and the adjoining development of the civic precinct.	Yes
Part 7.2.5	Building facades are to be designed to accentuate key architectural features and clearly delineate points of interest such as building entries, vertical and horizontal elements	Each of the building facades has been designed to accentuate key architectural features. This is particularly so at the front elevation of the building at the building entry and strong but varying vertical elements.	Yes
Part 7.2.6	Building facades are to incorporate a variety of finishes and materials which provide visual relief to the built form	A variety of building materials and architectural features has been incorporated into the design to create visual interest and relief to the built form.	Yes
Part 7.2.7	A diverse palette of durable and cost efficient external materials exploring a contemporary urban character whilst representing themes of Australian local character should be used. A range of materials is to introduce a fine grain façade treatment along street edges.	A materials and finishes board has been submitted with this DA. A diverse palette has been selected for the external finishes to the building and is acceptable.	Yes

Control	Requirement	Provided	Compliance
Part 7.3.1 Building Envelopes/Bulk & Scale	Building heights are to be in accordance with the Building Envelope plan shown in <i>Figure 20</i> .	The proposed building will have a height of 16 m and contain a maximum of three (3) floors which conforms to the heights shown on the Building Envelope Plan.	Yes
Part 7.3.2	Prominent street corners should be reinforced in a visual context through concentrating building height and building form.	The corner location of Central Avenue and Charker Street is reinforced by the colonnade design and the strong vertical emphasis over the full height at that corner of the building.	Yes
Part 7.2.4	Minimum floor to finished ceiling heights are as follows: <ul style="list-style-type: none"> Ground floor of all buildings (applies only to commercial and retail uses) 3.6m First Floor for retail and/or commercial use 3.3m All other retail and/or commercial floors 3.3m. 	The ground floor proposes a floor to ceiling height of 3.8m, whilst the two upper floors will have finished floor to ceiling heights of 2.7 m.	Partially complies, see comments below (DCP Variation 3)
Part 7.6.1 Setbacks	Building setbacks are to be provided in accordance with the Setbacks Plan shown in <i>Figure 22</i> .	Figure 22 of the DCP provides that the setbacks of the civic precinct are considered on their merits (subject to design quality). The proposed setback maintains landscaping area whilst allowing for the development to present as a civic building.	Yes
Part 7.7.2 Streetscape Activation	Buildings are to maximise areas of street activation through a mixture of ground floor retail/commercial suites and the incorporation of	The Customer Service Centre located at the front of the ground floor of the building will maximize street activation.	Yes

Control	Requirement	Provided	Compliance
	ground floor terrace areas along the street frontage in residential development.		
Part 7.8.1 Solar Access	Any Development Application is required to submit detailed solar access diagrams for between 9am and 3pm mid-winter to demonstrate sufficient solar access is maintained to public and private spaces and streets.	Solar access diagrams have been submitted for 9 am to 3 pm mid-winter. The proposed building does not cause adverse overshadowing of the public and private places and streets.	Yes
Part 7.8.2	Parks and plazas are to receive sunlight on a minimal of 50% of their site area between 11am and 2pm on June 21.	Solar access diagrams have been submitted for 9 am to 3 pm mid-winter. Adjoining parks and plazas will receive in excess of 50% of sunlight on their site area between 11 am and 2 pm mid-winter	Yes
Part 7.8.3	Building envelopes are to allow for north-south streets to receive 2 hours of sunlight between 9am-3pm on 21 June on a minimum of 50% of the eastern or western footpaths.	Solar access diagrams have been submitted for 9 am to 3 pm mid-winter. North- south streets will receive at least 2 hours of sunlight between 9am-3pm mid-winter on a minimum of 50% of the eastern or western footpaths.	Yes
Part 7.8.4	Building envelopes are to allow for east-west streets to receive 1 hour of sunlight between 9am-3pm on 21 June on a minimum of 50% of the southern footpaths	Solar access diagrams have been submitted for 9 am to 3 pm mid-winter. Charker Street which adjoins the proposed development to the south will receive no sunlight on that section of the southern footpath during mid-winter Period. That is reasonable in the circumstances.	Yes, partially
Part 8.1.1 Site Access, Parking and	Retail facilities are to provide parking at the rate of 1 space	The DCP does not prescribe a parking rate for development types	Yes, see comments below in

Control	Requirement	Provided	Compliance
Loading	per 30m ² . Larger retail uses would be subject to the RTA Guide for Traffic Generating Developments	<p>other than retail development. The Camden DCP 2011 provided a parking rate of 1 space per 40 m² for public administration buildings. This would require 155 spaces whereas a total of 250 spaces have been provided and separate loading area and Council vehicle storage area.</p> <p>The applicant has utilized the RTA's (now RMS) 'Guide for traffic generating developments'. This provides that commercial developments should provide 1 space per 40m² gross floor area (unrestrained situation) which is consistent with Camden DCP 2011.</p>	relation to the provision of excess parking.
Part 8.1.2	Car parking dimensions are to be provided in accordance with relevant Australian Standards	<p>Car parking spaces have been provided with a min space length of 5.4m, a min width of 2.4m and a min aisle width of 6.2m.</p> <p>All accessible parking spaces are provided in accordance with AS 2890.6 (2009), having a min space length of 5.4m, min space width of 2.4m and located immediately adjacent to a shared area of min width 2.4m.</p>	Yes
Part 8.1.4	Above ground parking is not encouraged without appropriate design measures to mitigate adverse visual impacts	The proposed development will include at grade parking with a portion of decked parking at the rear of the site. Landscape screening has been utilized to minimize the visual impact.	Yes, appropriate design measures have been taken to mitigate adverse visual

Control	Requirement	Provided	Compliance
			impacts. See detailed comments below.
Part 8.1.5	Below ground car parking is encouraged for higher density residential and mixed-use blocks as well as Town Centre retail blocks.	No below ground parking is provided.	No, see comments below (DCP Variation 4)
Part 8.1.7	The majority of car parking is to be provided under Town Centre buildings and on-street to limit visual impact and maintain pedestrian amenity.	No below ground parking is provided.	No, see comments below (DCP Variation 4)
Part 8.1.9	Service vehicle access points should be consolidated where possible to limit the potential for conflict points.	Single access point provided	Yes
Part 8.1.10	Bicycle racks/ storage areas are to be provided in all developments in accordance with the following requirements. Bicycle racks/storage areas should be provided for both residents/employees and site visitors: <ul style="list-style-type: none"> Non-residential development = 1 space per 750m2 of gross leasable floor area . 	7 bicycles spaces would be required, 12 spaces have been provided	Yes

DCP Variation 1 – Water Sensitive Urban Design Requirements (WSUD)

DCP Control:

Section 5.2, Control (2): *For individual Development Applications, a Water Cycle Management Strategy should be prepared by a suitably qualified consultant to*

demonstrate how the proposed development manages run off quantity and quality, reduces potable water use, minimises effluent production and integrates landscape irrigation with recycled water. Note: A Water Cycle Management Strategy would not be required for all Development Applications (e.g. shop fit-out or change of use applications).

Variation Request:

The applicant has advised that Water Cycle Management will be addressed in a comprehensive management plan for the entire civic precinct and the Stormwater Management Strategy for the development has been designed to comply with Council's DCP requirements.

Assessment/officer comment:

The applicant provided details on the stormwater management system in respect to stormwater quality and quantity controls following a request for additional information. However, the plans do not provide any further clarification of how the project intends to reduce potable water use, minimise effluent production or to integrate landscape irrigation with recycled water (for example, there is no identification of rain gardens, rainwater tanks, third pipe system, etc).

It is noted that the applicant proposes to address this requirement more fully in a comprehensive management plan for the entire civic precinct and has suggested that in the circumstances, this requirement can be imposed as a condition of the development consent.

Consequently it is recommended that the Panel support this proposed variation to the DCP.

DCP Variation 2 – Environmentally Sustainable Development Principles

DCP Control:

Section 6.0, Control (1): *All development applications require the preparation of a Sustainability Assessment. Details of the Sustainability Assessment are provided in Attachment B of this Plan.*

Variation Request:

Following a request for additional information in relation to a Sustainability Assessment, the applicant has provided a Sustainability Report to address the requirements of Part B1, Clause 6.0 of the DCP. The Sustainability Assessment identifies the initiatives proposed by Council for each of the mandatory minimum controls specified in the DCP.

Assessment/officer comment:

The additional information has not adequately addressed the very prescriptive requirements of the DCP and in particular for operating carbon intensity, embodied carbon intensity, urban landscape elements and for water management.

Conditions of consent will be imposed to require the submission of operating and embodied carbon intensity reports to demonstrate that the proposed development will achieve the mandatory minimum controls specified in the DCP.

Consequently it is recommended that the Panel support this proposed variation to the DCP.

DCP Variation 3 – Building Envelopes/Bulk & Scale

DCP Control:

Section 7.3, Control (1): *Minimum floor to finished ceiling heights are as follows:*

- *Ground floor of all buildings (applies only to commercial and retail uses) 3.6m*
- *First Floor for retail and/or commercial use 3.3m*
- *All other retail and/or commercial floors 3.3m*

Variation Request:

The proposed finished floor to ceiling height of the ground floor level is 3.8m and complies with the DCP requirement. The proposed finished floor to ceiling height of the first and second floor level is 2.7m, whereas the DCP requirement is 3.3m.

The applicant in support of the request for finished floor to ceiling heights of 2.7m, provides the following;

“The objectives of this control are as follows:

- *To ensure that the bulk and scale of future development responds to the desired vision, scale and character of the Oran Park Town Centre and surrounding development.*
- *To encourage a variety of building heights within the Town Centre which respond to the site specific design considerations.*
- *To embody buildings with flexibility in their use over time.*

The proposed development is consistent with the desired vision of the Oran Park Town Centre, and delivers a building height consistent with the DCP (forthcoming amendment) and the SEPP (Growth Centres).

The entire building will be solely occupied by Camden Council as an Administration Centre for the foreseeable future. The building is designed to be a highly flexible space however the need to provide for different tenants and uses other than commercial is not required.

The proposed 2.7 metre floor to ceiling height is consistent with the industry standard for office development, including premium office space. The amenity of the proposed upper floors is not impacted by a reduced floor to ceiling height. Compliance with this control would result in reduced efficiencies and sustainability of the building through greater heat loading and increased need for air conditioning.

Further, the façade treatment of the proposed development allows the development to present as a two storey building when viewed from the north and the east, presenting a floor to ceiling height greater than that set under these controls.”

Assessment/officer comment:

The request for the variation from the requirements of the DCP is well founded. A finished floor to ceiling height of 2.7m is considered to be consistent with the industry standard for office development although it is not agreed that it would be desirable for premium CBD office space.

Consequently it is recommended that the Panel support this proposed variation to the DCP.

DCP Variation 4 – Site Access, Parking and Loading

DCP Controls:

Section 8.1, Control (4): *Above ground parking is not encouraged without appropriate design measures to mitigate adverse visual impacts.*

Section 8.1, Control (5): *Below ground car parking is encouraged for higher density residential and mixed-use blocks as well as Town Centre retail blocks.*

Section 8.1, Control (7): *The majority of car parking is to be provided under Town Centre buildings and on street to limit visual impact and maintain pedestrian amenity.*

Variation Request:

The proposed development will include at-grade car parking with a portion of decked parking at the rear of the site. In support of this request, the applicant has provided the following;

“The provision of multi-deck car parking will extend across the rear of the civic precinct, with the leisure centre expected to provide up to three levels of car parking. This car parking arrangement has been agreed upon by Camden Council and the site Developers, Urban Growth NSW and Greenfields, through the master planning of the civic precinct completed by AJ+C Architects.

The provision of basement parking has been investigated through the design development of the Council Administration Building however the proposed at-grade and partial deck car park arrangement has received support of Council.

As per the DCP objective to minimise the visual impact of above ground car parking, the following design treatments have been included in the design:

- *Architectural screening;*
- *Planter beds vegetation climbing walls along the deck section of the car park;*
- *Soft landscaping buffer surrounding the car park; and*
- *Landscaping elements including mature vegetation within the open at grade car parking area.*

The car parking element has been set back from the proposed street layout to allow for view corridors through the site and along the site boundary, and preventing the car park dominating the public domain.”

Assessment/officer comment:

In response to a request for additional information in relation to the Master plan, the applicant provided the following;

“The Master Plan for the Civic Precinct was prepared by Allen Jack + Cottier in 2013 for the Civic Precinct component of the Oran Park Town Centre. The preparation of the 2013 Master Plan followed an evolution of the structure plan for the Town Centre from 2007 when the Oran Park Town Centre DCP was first adopted, through to 2013 and responds to revisions to the street and block layout planning.

As part of the 2013 Master Plan, Allen Jack & Cottier considered 5 concept options for the Oran Park Civic Precinct, with all options proposed at grade parking. Camden Council at its meeting on 22nd October 2013 endorsed the Civic Precinct Master Plan including the change in shape of the site for the new central administration building together with other civic and community uses. It also endorsed undertaking the necessary amendments required to the relevant Part B DCP and State Environmental Planning Policy (SEPP) to give effect to the Civic Precinct Master Plan. In addition, the resolution also recognised that further work would be undertaken in relation to the potential for integration of the Library and new central administration building and the car parking requirements for the Civic Precinct site.

Consequently, Council considered different parking arrangements last year and earlier this year. The cost for construction between them differs significantly with the semi-basement parking costing approximately 5 times at-grade parking; a cost impost that Council cannot bear or pass onto its rate payers. Consequently, a decision was taken to proceed with an at-grade / multi level design.”

It is considered that appropriate design measures have been taken to mitigate adverse visual impacts of the at-grade and above ground car parking elements. The plans provide for appropriate landscaping and screening to be provided around the proposed car park as envisaged in the Master Plan for the Civic Precinct (see Figure 7). It will be particularly important for the landscape climbing screen to the car park to be established and adequately maintained and it will be a condition of the consent that this occurs.

Consequently it is recommended that the Panel support this proposed variation to the DCP as a reasonable alternative solution has been provided.

DCP Variation 5 – Site Access, Parking and Loading

DCP Controls:

The Oran Park DCP (Part B1 Clause 8) does not specify car parking rates for development types other than retail facilities. The Camden DCP 2011 and the RTA (now RMS) guidelines (unrestrained situation) require the provision of 155 car spaces for this development whereas 250 have been provided, representing 95 car parking spaces in excess of RMS requirements. Although not a departure from the DCP requirements, some explanation of the additional parking is warranted.

In this regard, the applicant has provided the following;

“The ‘Guide for traffic generating developments’ describes an unrestrained situation as:

- *peak hour mode split for cars of 0.62;*

- car occupancy of 1.19; and
- a mean employee density of 4.75 employees per 100m² gross floor area

The proposed Council Administration Building does not align with the unrestrained scenario as the peak hour mode split is expected to be significantly greater than 0.62 given the absence of public transport services to the site. The mean employee density of the proposed development is significantly higher than that described above, at 5.15 employees per 100m² gross floor area. It is clear that it would be inadequate, in the given circumstances, to apply the above car parking ratio to the proposed development.

Further, the proposed Council Administration Building is a civic building rather than a typical commercial office building. The facility will provide customer services throughout business hours and will be required to provide car parking for visitors to the site as to not create an adverse impact on the availability of on-street parking for surrounding land users. Commercial developments typically require a minimum of 10% of all car parking to be provided for use by visitors, and the proposed development provides parking in excess of this due to the high visitation.

The proposed development would aim to provide a flexible balance between staff and visitor parking and would not demarcate parking areas with the exception of 'reserved' parking for senior Council staff. However, it is estimated that approximately 30 spaces would remain available for visitor purposes throughout operating times. Further, the car parking provision will adequately accommodate the parking requirements associated with events and Council meetings held in the ground floor multi-function space.

The proposed car parking provision is therefore considered acceptable and will ensure that all parking demands are accommodated on-site, with no reliance necessary on on-street parking."

Assessment/officer comment:

The provision of an additional 95 spaces is warranted having regard to the nature of the use of the building and the underdeveloped public transport services to the site. There will be the need to provide parking for Council 'operational' vehicles, 'reserved' spaces for senior Council staff and general staff parking as well as visitor parking. The additional parking will also cater for visitors to the civic precinct generally and the town centre open space and reduce the demand for on-street parking in the adjoining residential areas.

(a)(iia) The Provision of any Planning Agreement that has been entered into under Section 94F, or any draft Planning Agreement that a developer has offered to enter into under Section 93F

The Oran Park Urban Release Area Planning Agreement (VPA) was executed on 22 September 2011. The proposed development is located within stage G on Greenfield Development Company No. 2 (GDC 2) land.

The VPA specifies that the land developer has agreed to provide the following works in stage G (at various stages of final lots):

- Library (3,000th final lot);

- Leisure Centre (3,500th final lot);
- Community park (75% NDA within the stage).

In addition to these commitments, a monetary contribution per hectare of NDA is prescribed. However, the land subject to this DA is not included in the NDA figure and as such a monetary contribution is not required.

(a)(iv) The Regulations

The Regulations prescribe several matters that are addressed in the conditions contained in this report.

(b) *The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality*

As demonstrated by the above assessment, the proposed development is unlikely to have a significant impact on both the natural and built environments, and the social and economic conditions of the locality.

(c) *The suitability of the site*

As demonstrated by the above assessment, the site is located within an area designated as a civic precinct within the Oran Park Town Centre and is considered to be suitable for the proposed development.

(d) *Any submissions made in accordance with this Act or the Regulations*

The DA was publicly exhibited for a period of 14 days in accordance with the DCP. The exhibition period was from 11 September to 25 September 2014. No submissions were received.

(e) *The public interest*

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, Environmental Planning Instruments, Development Control Plans and policies. Based on the above assessment, the proposed development is consistent with the public interest.

EXTERNAL REFERRALS

Roads and Maritime Services

The DA was referred to the RMS as it is classified as a traffic generating development under Schedule 3 of the Infrastructure SEPP.

The RMS raised no objection to the development and provided comments to Council for its consideration.

These comments are included as recommended conditions.

NSW Police Force

The DA was referred to NSW Police Force (Camden Local Area Command) for assessment in relation to Crime Prevention Through Environmental Design (CPTED) Guidelines.

The NSW Police Force rated this development as 'Low Crime Risk' and has no objection to the proposal subject to recommended conditions of consent.

Compliance with these conditions is a recommended condition.

FINANCIAL IMPLICATIONS

Council has estimated that Stage 1 of the new Central Administration Building will cost approx. \$35.6 million and will have sufficient space for Council to grow until at least 2031.

Council has indicated that it will finance this cost using a mix of land sales and long term loan borrowings. Flexible debt servicing solutions will be sourced so that the debt can be repaid at an accelerated rate in line with increased rate revenue (through growth).

CONCLUSION

The DA has been assessed in accordance with Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. Accordingly DA 696/2014 is recommended for approval subject to the conditions contained in this report.

CONDITIONS

A. General Requirements

- 1. Development in Accordance with Plans** – The development is to be in accordance with plans and documents listed below, except as otherwise provided by the conditions of this consent:

Plan / Development No.	Description	Prepared by	Dated
DA-A0001	Cover Sheet (Revision D)	Group GSA	10/10/14
DA-A0015	Shadow Study-Sheet 1 (Revision D)	Group GSA	10/10/14
DA-A0016	Shadow Study – Sheet 2 (Revision D)	Group GSA	10/10/14
DA-A1100	Site Plan	Group GSA	31/07/14
DA-A2000	Ground Floor Plan (Revision F)	Group GSA	21/11/14
DA-A2001	Level 01 Floor Plan	Group GSA	31/07/14

Plan / Development No.	Description	Prepared by	Dated
DA-A2002	Level 02 Floor Plan	Group GSA	31/07/14
DA-A2003	Roof Plan	Group GSA	31/07/14
DA-A2050	Carpark - Ground Floor (Revision E)	Group GSA	10/10/14
DA-A2051	Carpark – Level 01 (Revision D)	Group GSA	10/10/14
DA-A3000	Elevations (Revision F)	Group GSA	21/11/14
DA-A3100	Sections	Group GSA	20/08/14
DA-A8500	Materials and Finishes	Group GSA	
DA-A8501	Perspectives	Group GSA	20/08/14
DA-A8502	Perspectives	Group GSA	25/08/14
DA-L0001	Landscape Plan (Revision D)	Group GSA	10/10/14
DA-L0002	Landscape Plan (Revision D)	Group GSA	10/10/14
DA-L0003	Indicative Plant Schedule	Group GSA	20/08/14
DA1.01	Cover Sheet, Drawing Schedule and site Location	Northrop	20/08/14
DA1.02	Specification Notes	Northrop	20/08/14
DA2.01	Concept Sediment and Erosion Control Plan (Revision 3)	Northrop	10/10/14
DA2.02	Sediment and Erosion Control Details (Revision 3)	Northrop	10/10/14
DA3.01	Civil Site Works Plan – Sheet 1	Northrop	20/08/14
DA3.02	Civil Site Works Plan – Sheet 2	Northrop	20/08/14
DA5.01	Concept Stormwater Management Plan – Sheet 1	Northrop	20/08/14
DA5.02	Concept Stormwater Management Plan – Sheet 2	Northrop	20/08/14
DA7.01	Details Sheet 1	Northrop	20/08/14
DA7.02	Details Sheet 2	Northrop20/08/14	20/08/14
14065	Statement of Environmental Effects	JBA	22/08/14
14.260(v2)	Traffic Impact Assessment	Traffix	21/08/14
20140767.1	DA Acoustic Assessment	Acoustic Logic	23/09/14
REV.2	Construction and Demolition Waste	Foresight Environmental	22/08/14
REV.3	Operational Waste Management Plan	Foresight Environmental	14/08/14
	Sustainability Assessment	Northrop	8/10/14

Where there is an inconsistency between the approved plans/documentation and the conditions of this consent, the conditions of this consent override the approved plans/documentation to the extent of the inconsistency.

2. Amendments To Approved Plans – The amendments indicated and described below must be incorporated in the overall development and must be reflected in any plans prepared for the purpose of obtaining a Construction Certificate:

- a. Due to the public nature of the building, an additional parking space for peoples with disabilities being provided so that there is a total of four (4) such spaces.

3. Car Parking Areas - The layout of the proposed car parking areas associated with the subject development (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1 – 2004.

4. Swept Path of Longest Vehicle - The swept path of the longest vehicle (to service the site) entering and exiting the subject site, as well as maneuverability through the site, shall be in accordance with AUSTROADS. .

5. RMS (No Cost) Requirement - All works/regulatory signposting associated with the proposed development are to be at no cost to Roads and Maritime.

6. Proof of Registration of Subdivision – Proof of registration of the plan of subdivision as depicted in DA 440/2014 being submitted to Council prior to the issue of an Occupation Certificate.

7. Water Cycle Management Strategy – The Water Cycle Management Strategy is to be amended and updated to demonstrate how the proposed development reduces potable water use, minimises effluent production and integrates landscape irrigation with recycled water. The amended and updated strategy is to be submitted to Council for approval prior to issue of a Construction Certificate for any works beyond the ground floor level of the building. The Plan should address Water Sensitive Urban Design Objectives (WSUD) and the treatment of Hydrocarbons as part of the water quality strategy for the town centre.

8. Sustainability Assessment – A Sustainability Assessment demonstrating how the proposed development will meet the Minimum Mandatory Controls (Office – Base Building) as specified in Table 3.1 of the Oran Park Sustainability Development Control Plan to be submitted to Council prior to issue of a Construction Certificate for any works beyond the ground floor level of the building. The Sustainability Assessment is to include reports to demonstrate that the Operating Carbon (Energy) Intensity, Embodied Carbon Intensity, Transport Carbon Intensity and Operating Water achieve the targets specified in the Plan.

9. Building Code Of Australia – All works must be carried out in accordance with the requirements of the Building Code of Australia.

10. Storage of Materials – All materials must be stored within the building or within approved designated external areas only.

11. Landscaping Maintenance and Establishment Period – Commencing from the Date of Practical Completion (DPC), the Applicant will have for a 24 month period, the establishment and maintenance responsibility for all landscaping associated with this Consent.

The Date of Practical Completion (DPC) is taken to mean completion of all civil works, hard landscaping elements, paving, soil preparation, planting, turf installation, street tree installation and mulching.

The 12 month maintenance period includes the Applicant's responsibility for the successful establishment of all plantings. It is the Applicant's responsibility to arrange a site inspection with the Principal Certifying Authority (PCA), upon initial completion of the landscaping works, to determine and agree upon an appropriate DPC.

At the completion of the 24 month landscaping maintenance and establishment period, all road verge areas, other Public Open Space areas, garden beds, all planting's, seating, paths, signage, paving, street tree protective guards and bollards, must be in an undamaged, safe and functional condition and all plantings have signs of healthy and vigorous growth.

12. Ongoing Landscaping Maintenance – The Council shall ensure the ongoing maintenance of the landscaping including the landscape climbing screen to the car park.

13. Design and Construction Standards - All proposed civil and structural engineering work associated with the development must be designed and constructed strictly in accordance with: -

- a. Camden Council's current Engineering Specifications, and
- b. Camden Council's Development Control Plan 2011

It should be noted that designs for line marking and regulatory signage associated with any proposed public road within this subdivision MUST be submitted to and approved by Camden Council prior to the issue of any Construction Certificate.

14. Garbage Rooms - Garbage rooms shall be designed and constructed to be vermin proof. The room shall be constructed of solid material, cement rendered and steel troweled to an even surface. Hot and cold hose cocks shall be provided and the floor is to be graded and drained to an approved floor waste within the room.

15. Liquid Wastes - All liquid wastes other than stormwater generated on the premises must be discharged to the sewer in accordance with the requirements of Sydney Water.

B. Construction Certificate Requirements

The conditions of consent shall be complied with prior to the issue of a Construction Certificate.

1. Detailed Landscaping Plans – Prior to the issue of the Construction Certificate, detailed Landscaping Plans for construction purpose, prepared by a qualified Landscape Architect or qualified Landscape Designer, must be lodged with the Construction Certificate Application and the detailed plans must be in accordance with Camden Council's current Engineering Design Specifications.

The following items are to be included in the detailed Landscaping Plans.

- a. The Plans must be consistent with the Concept Landscaping Plans lodged for Development Consent or consistent with Council's Draft Tree Management Policy (Appendix A Tree and landscape species list)
- b. The Plans must include a detailed planting schedule. The planting schedule must show the planting positioning, densities, species by botanical and common names, quantities, planting sizes and the maintenance procedures to ensure the successful establishment of the planting's and lawns.
- c. The Plans must include amongst the details, all proposed soft and hard landscaping elements, dimensions, levels, volumes, materials, type and area of lawn, plantings, garden bed areas, edging materials, volume and type of mulch, fencing, masonry materials, stones, volume and type of growing media, signage, bins, and street art if applicable.

The Plans must include amongst the detail, the Date of preparation and Revision number.

2. Environmental Site Management Plan - An Environmental Site Management Plan must be submitted to the Certifying Authority for approval and inclusion in any application for a Construction Certificate. The plan must be prepared by a suitably qualified person in accordance with

AS/NZ ISO 14000 – 2005 and must address, but not be limited to, the following:

- a. all matters associated with Council's Erosion and Sediment Control Policy.
- b. all matters associated with Occupational Health and Safety.
- c. all matters associated with Traffic Management/Control.
- d. all other environmental matters associated with the site works such as noise control, dust suppression and the like

3. Performance Bond - Prior to the issue of the Construction Certificate a performance bond must be lodged with Camden Council in accordance with Camden Council's Engineering Construction Specifications.

4. Water Quality Measures - The proposed surface water collection and disposal systems must incorporate adequate silt trap and grit and oil arrestors and gross pollutant traps. Only uncontaminated stormwater must be discharged to the stormwater drainage system.

5. Soil Erosion and Sediment Control Plans - Soil erosion and sediment control plans must be designed and installed in accordance with Camden Council's current Engineering Design Specifications.

6. Plans and Specifications showing details of all air handling systems must be submitted to the Principal Certifying Authority for approval prior to the issue of a Construction Certificate.

7. Compliance Certificate Required – Once the installation of the mechanical ventilation system is completed, a Certificate of Compliance accompanied by details of tests carried out, must be submitted to the Consent Authority (ie Camden Council)

from the Consulting Mechanical Engineer. Verification must be provided that the air handling system as installed, has been tested and complies with the approved plans and specifications, including ventilation requirements and fire precautions.

8. Screen Roof Mounted Plant – Any required roof mounted ventilation and plant equipment must be adequately screened from view of the surrounding development.

The design of the screening must have regard to the architectural design of the building and use similar colours and materials as the building it rests upon.

Details of its design and construction must be submitted to the Principal Certifying Authority for approval prior to a Construction Certificate being issued.

9. Selection of Mechanical Plant – The selection of mechanical plant / services must be undertaken and assessed for noise compliance with “Section 6.3 – Noise Emission Criteria” and “Table 11 – Operational Noise Criteria” contained within the “*DA Acoustic Assessment: Camden Council Administration Centre*”, Prepared by Acoustic Logic, Dated 23/09/14.” Where plant noise exceedance is identified, acoustic treatment / control must be provided to meet all relevant noise criteria referenced in the acoustic assessment report.

10. Micro Organism Control – This approval is subject to the conditions and requirements of Australian Standards 3666.1-2011, 3666.2-2011 & 3666.3-2011 and the Public Health Regulation 2012.

11. Fire Safety Measures – Prior to the issue of the Construction Certificate, the following information is to be submitted to the certifying authority:

- a. A list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated.

12. Footpath Levels - If this application involves the erection of a structure which will be constructed at or near the road alignment and/or involves construction of a vehicular access onto the property, then footpath levels shall be obtained from Council prior to the issue of a Construction Certificate, and all such structures and internal driveways must be constructed to suit these levels.

13. Installation of tree guard protection for all Public Open Space Trees – All Public Open Space trees are to have well constructed tree guard protection.

Garden stakes used for support are not considered by Council to be appropriate tree guard protection.

Should Bollards be used (either timber or composite material) as tree guard protection, then a minimum 4 bollards per street tree are to be installed. The bollards are to be installed approximately 1m from the main stem of the tree. The bollards are to be sourced in minimum 1.8m length, which will allow for 1.2m above ground exposure and .6m buried support. The bollards are to be a minimum 150mm x 150mm width. If timber bollards are to be used, then they will need a durability minimum treatment of H4 CCA.

Nature Strip Street trees, or any trees installed within 5m of any transport thoroughfare, are not to be multi stemmed, but have only one central main stem.

The trees must be able to stand alone without the need for support, and must be well watered at installation and watered sufficiently during the establishment period.

14. Traffic Management Plan – A construction traffic management plan is required in accordance with Camden Council's current Engineering Design Specifications. The Plan is to be submitted to and approved by Council prior to the issue of a Construction Certificate

15. Safer By Design (CPTED) requirements – The applicant is to submit to Council and the Principal Certifying Authority a schedule of measures proposed to be implemented in the construction of the development in order to minimise the risk of crime. Details are to be provided prior to the release of any Construction Certificate. Such measures are to be consistent with the conditions outlined in the recommended conditions of consent noted by the NSW Police Service, Camden Local Area Command, Safer By Design Crime Risk Evaluation Report dated 23 September 2014, attached to this development consent.

16. Access For People With Disabilities – Access for people with disabilities shall be provided in accordance with the requirements of Part D3 of the Building Code of Australia. Prior to the issue of a construction certificate, the plans shall be amended to reflect the above.

17. Food Fit Out of Kitchen – Detailed and drawn to scale fit-out plans of the kitchen are required to be provided to the principal certifying authority prior to the issue of a construction certificate for the kitchen fitout. The plans must demonstrate that the kitchen fit-out complies with Camden Council's Food Premises Code, The food Act 2003 and the Food Regulations 2010 (incorporating the Food Standards Code).

C. Prior to Work Commencing

1. Stabilised Access Point - A Stabilised Access Point (SAP) incorporating a truck shaker must be installed and maintained at the construction ingress/egress location prior to the commencement of any work. The provision of the SAP is to prevent dust, dirt and mud from being transported by vehicles from the site. Ingress and egress of the site must be limited to this single access point.

2. Soil Erosion And Sediment Control – Soil erosion and sediment controls must be implemented prior to works commencing on the site.

Soil erosion and sediment control measures must be maintained during construction works and must only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

Where a soil erosion and sediment control plan (or details on a specific plan) has been approved with the development consent, these measures must be implemented in accordance with the approved plans. In situations where no plans or details have been approved with the development consent, site soil erosion and sediment controls must still be implemented where there is a risk of pollution occurring. Updated measures in relation to soil erosion and sediment control must comply with Camden Council's Engineering Construction Specification and to be submitted to the Principal

Certifying Authority for approval.

Provide a stabilised entry/exit point. The access should be a minimum of 2.5m wide and extend from the kerb to the building line. The access should consist of aggregate at 30-40mm in size. Vehicle access is to be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site has been affected by wet weather.

3. Erection of Signs – Shall be undertaken in accordance with Clause 98A of the Environmental Planning and Assessment Regulation 2000.

4. Sydney Water Approval – Prior to works commencing, the approved development plans must also be approved by Sydney Water.

5. Toilet Facilities – Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one toilet for every 20 persons employed at the site. Each toilet must:

- a. be a standard flushing toilet connected to a public sewer, or
- b. have an on-site effluent disposal system approved under the Local Government Act 1993, or
- c. be a temporary chemical closet approved under the Local Government Act 1993.

6. Notice Of Commencement Of Work and Appointment of Principal Certifying Authority – Notice in the manner required by Section 81A of the Environmental Planning and Assessment Act 1979 and clauses 103 and 104 of the Environmental Planning and Assessment Regulation 2000 shall be lodged with Camden Council at least two (2) days prior to commencing works. The notice shall include details relating to any Construction Certificate issued by a certifying authority, the appointed Principal Certifying Authority (PCA), and the nominated 'principal contractor' for the building or subdivision works.

7. Construction Certificate Before Work Commences – This development consent does not allow site works, building or demolition works to commence, nor does it imply that the plans approved as part of the development consent comply with the specific requirements of Building Code of Australia. Works must only take place after a Construction Certificate has been issued, and a Principal Certifying Authority (PCA) has been appointed.

D. During Construction

1. Vehicles Leaving the Site - The contractor/demolisher/construction supervisor must ensure that:-

- (a) all vehicles transporting material from the site cover such material so as to minimise sediment transfer;
- (b) the wheels of vehicles leaving the site:-

- i. do not track soil and other waste material onto any public road adjoining the site.
- ii. fully traverse the Stabilised Access Point (SAP).

2. Civil Engineering Inspections - Where Council has been nominated as the Principal Certifying Authority, inspections by Council's Engineer are required to be carried out at the following stages of construction:

- a. prior to installation of sediment and erosion control measures;
- b. prior to backfilling pipelines and subsoil drains;
- c. prior to casting of pits and other concrete structures, including kerb and gutter, roads, access ways, aprons, pathways and footways, vehicle crossings, dish crossings and pathway steps;
- d. proof roller test of subgrade and sub-base;
- e. roller test of completed pavement prior to placement of wearing course;
- f. prior to backfilling public utility crossings in road reserves;
- g. prior to placement of asphaltic concrete;
- h. final inspection after all works are completed and "Work As Executed" plans, including work on public land, have been submitted to Council.

Where Council is not nominated as the Principal Certifying Authority, documentary evidence in the form of Compliance Certificates, stating that all work has been carried out in accordance with Camden Council's Development Control Plan 2011 and Engineering Specifications must be submitted to Council prior to the issue of the Occupation Certificate.

3. Salinity Management Plan – All proposed construction works that includes earthworks, imported fill, landscaping, buildings, and associated infrastructure proposed to be constructed on the land must be carried out or constructed in accordance with the management strategies as contained within the Salinity Management Plan/s within the reports titled "Report on Salinity Management Plan: Proposed Residential and Commercial Subdivision Tranche 20 and Tranche 29 Oran Park, Prepared by Douglas Partners, Project No 34272.91, Dated March 2014."

4. Additional Salinity Investigations – Where development involves excavation deeper than 3 metres or into rock (at shallower depth) where direct sampling and testing of salinity has not been carried out, then additional soil and ground water investigations must be undertaken by deep test pitting and /or drilling. Such investigations must test soil and (potentially) water for: pH, electrical conductivity, resistivity TDS, sodicity, sulphates and chlorides. Where results indicate a change in salinity outcomes when compared to the approved Salinity Management Plan (in this consent) a modified plan must be submitted to the PCA for approval and a copy of the modified plan provided to the consent authority for updated Section 149 certificate notation. Where a modified plan is required a new 88B restriction will be required to reference the plan on all lots affected by the plan.

5. Fill Material – Importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be submitted to and approved by the Principal Certifying Authority.

The validation report and associated sampling location plan must:

- a. be prepared by a person with experience in the geotechnical aspects of earthworks, and
- b. be endorsed by a practicing engineer with Specific Area of Practice in Subdivisional Geotechnics, and
- c. be prepared in accordance with:

For Virgin Excavated Natural Material (VENM):

- i. the Department of Land and Water Conservation publication "Site investigation for Urban Salinity", and
 - ii. the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW".
- d. confirm that the fill material:
- i. provides no unacceptable risk to human health and the environment;
 - ii. is free of contaminants;
 - iii. has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
 - iv. is suitable for its intended purpose and land use; and
 - v. has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

- e. less than 6000m³ - 3 sampling locations,
- f. greater than 6000m³ - 3 sampling locations with 1 extra location for each additional 2000m³ or part thereof.

For (e) and (f) a minimum of 1 sample from each sampling location must be provided for assessment.

Sampling of VENM for Contamination and Salinity should be undertaken in accordance with the following table:

Classification of Fill Material	No of Samples Per Volume	Volume of Fill (m ³)
---------------------------------	--------------------------	----------------------------------

Virgin Excavated Natural Material	1 (see Note 1)	1000 or part thereof
-----------------------------------	-------------------	-------------------------

Note 1: Where the volume of each fill classification is less than that required above, a minimum of 2 separate samples from different locations must be taken.

6. Unexpected findings Contingency – Upon the identification of additional contamination or hazardous materials at any stage of construction processes all construction works in the vicinity of the findings shall cease and the affected area must be made secure from access by personnel. A qualified environmental consultant must assess the extent of the contamination / hazard in accordance with the NSW DEC Guidelines / NEMP 2013. The assessment results together with a suitable management plan must be provided to the Consent Authority (Camden Council) for written approval prior to the removal or treatment of such findings contamination / hazardous materials. Compliance with Council's Management of Contaminated Lands Policy will be required if remediation is required.

7. Construction Noise Levels – Noise levels emitted during construction works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW EPA's Environmental Noise Control Manual. This manual recommends;

Construction period of 4 weeks and under:

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A).

Construction period greater than 4 weeks:

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).

8. Location of Stockpiles – Stockpiles of soil should not be located on / near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect these water bodies. All stockpiles of materials shall be suitably covered to prevent dust.

9. General Requirement – All activities associated with the development must be carried out within the site boundaries as determined by the development application, and must be carried out in an environmentally satisfactory manner as defined under section 95 of the Protection of the Environment Operation Act 1997.

10. Storage & Water Quality Controls – Prior to the establishment of stockpile and compound sites, temporary stormwater and water quality control devices and sediment controls must be implemented.

11. Administration Building Glazing and Acoustic Seal Requirements – The administration building must contain window and acoustic seal treatments consistent

with “Section 7.1 – Glazing” and “Tables 16 – Recommended Glazing (minimum Requirements)” and “Table 17 – Minimum STC of Glazing (with Acoustic Seals)” contained within the “DA Acoustic Assessment: Camden Council Administration Centre, Prepared by Acoustic Logic, Dated 23/09/14.”

12. Excavated Surplus Fill Material – excavated surplus soil required to be moved offsite can be placed on land where a condition of consent approved fill material and the soil complies with the assessment requirements. Alternatively, the surplus soil must be assessed in accordance with the NSW DECC Waste Classification Guidelines (April 2008) (refer to: www.environment.nsw.gov.au/waste/envguidlms/index.htm) Once assessed, the materials will be required to be disposed to a licensed waste facility suitable for the classification of the waste with copies of tipping dockets supplied to Council.

13. Survey Report (Peg Out) – The building must be set out by a registered land surveyor. A survey report detailing the siting of the building in relation to the allotment boundaries shall be submitted to the Principal Certifying Authority (PCA) prior to the placement of any concrete.

14. Hours of Work – The hours for all construction and demolition work are restricted to between:

- a. 7am and 6pm Monday to Friday (inclusive);
- b. 7am to 4pm Saturday (if construction noise is inaudible to adjoining residential properties), otherwise 8am to 4pm;
- c. work on Sunday and Public Holidays are prohibited

15. Site Management – To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period, the following practices are to be implemented:

- a. The delivery of material shall only be carried out between the hours of 7am - 6pm Monday to Friday, and between 8am - 4pm on Saturdays.
- b. Stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off the site.
- c. Builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner.
- d. Waste must not be burnt or buried on site, nor should wind blown rubbish be allowed to leave the site. All waste must be disposed of at an approved Waste Disposal Depot.
- e. A waste control container shall be located on the development site.

16. Protection Of Public Places – If the work involved in the erection or demolition of a building:

- a. is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- b. building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place.

If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

17. Construction Noise Levels – Noise levels emitted during construction works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW EPA's Environmental Noise Control Manual. This manual recommends;

Construction period of 4 weeks and under:

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A).

Construction period greater than 4 weeks:

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).

E. Prior to Issue of Occupation Certificate

The following conditions shall be complied with prior to the issuing of an Occupation Certificate. The issue of an "interim" Occupation certificate may occur if the Principal Certifying Authority (PCA) is satisfied that outstanding matters will be completed within a reasonable time frame. Additional fees for the issue of an interim Occupation Certificates may be applied by the PCA.

1. Public Open Space Trees, their tree root barrier guards and protective guards – During any earthworks and development works relating to this Consent, the Applicant is advised:

That any Public Open Space trees, their tree guards, protective bollards, garden bed surrounds or root barrier installation which are disturbed, relocated, removed, or damaged must be successfully restored at the time the damage or disturbance occurred.

Any repairs, relocations, reinstallations or replacements needed to the Public Open Space trees, bollards, garden bed surrounds, tree guards or existing root guard barriers, are to be completed with the same type, species, plant maturity, materials and initial installation standards and the works and successful establishment of the trees carried out prior to the issue of the Occupation Certificate.

2. Compliance Letter – Where the consent authority is not the Principal Certifying Authority (PCA) an additional inspection of the kiosk must be undertaken by the Consent Authority (involving an Environmental Health Officer from the Consent Authority) prior to the issuing of an Occupation Certificate. A letter is to be issued from the Consent Authority certifying that the kitchen complies with the Food Codes and Regulations.

3. Rainwater Harvesting and Rainwater Tank – Should rainwater harvesting and a rainwater tank be included in the development, the design should comply with the following requirements;

- a. For rainwater harvesting only rain water captured from the roof catchment areas shall be reused for the flushing of toilets/ urinals (if required).
- b. That the proposed usage of rainwater on the site shall comply with Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) Stormwater Harvesting and Re-use, July 2009, in particular “Section 2 – Roofwater Reuse”.
- c. Prior to the issue of an Occupation Certificate, a detailed operation and procedure manual shall be developed and submitted to the principle certifying authority detailing the rainwater harvesting system that must also identify site specific risk and treatments. Specific reference is to be made to address the requirements of “Table 2.1 – Inspection and Maintenance of Roofwater Reuse Systems” of “Section 2 – Application of standard approach” within the “Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) Stormwater Harvesting and Re-use, July 2009,” that includes who shall carry out inspections and when, details of emergency shutdown procedures, and periodic testing to ensure water quality

4. Occupation Certificate – An Occupation Certificate must be issued by the Principal Certifying Authority (PCA) prior to occupation or use of the development. In issuing an Occupation Certificate, the PCA must be satisfied that the requirements of Section 109H of the Environmental Planning and Assessment Act 1979 have been satisfied.

The PCA must submit a copy of the Occupation Certificate to Camden Council (along with the prescribed lodgement fee) within two (2) days from the date of determination and include all relevant documents and certificates that are relied upon in issuing the certificate.

The use or occupation of the approved development must not commence until such time as all conditions of this development consent have been complied with.

5. Fire Safety Certificates – A Fire Safety Certificate is to be submitted to the Principal Certifying Authority (PCA) prior to the issue of an Occupation Certificate in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000. The Fire Safety Certificate is to certify that each fire safety measure specified in the current fire safety schedule for the building to which it relates:

- a. has been assessed by a properly qualified person; and
- b. was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

As soon as practicable after the Final Fire Safety Certificate has been issued, the owner of the building to which it relates:

- a. must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of Fire & Rescue New South Wales, and
- b. must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.

6. GPS Mapping of Public Open Space trees – Prior to the issue of the Occupation Certificate, the Applicant is to supply the following data to Council, relating to all Public Open Space tree installations applicable to this Consent.

GPS location (MGA Zone 56, GDA 94);

Botanical name;

Common name;

Pot size;

Date planted;

Planted by:

The above information is to be supplied to Council in a MS EXCEL Format. The above information will be used by Council within its Asset Management System for the management and maintenance of Public Open Space trees and other Landscape features.

7. Environmental Management and Performance of the administration Building – Prior to the issue of an occupation certificate the proponent shall prepare an operational management plan demonstrating how the overall sustainability performance of the building will be monitored. The plan shall outline how the building management proposes to engage with staff and the community on the features and performance of the building.

A report shall be submitted to Council within one year of the Occupation Certificate demonstrating how the development complies with the mandatory controls as set out in Part B1 of the Oran Park Development Control Plan 2007 and Oran Park Sustainability Development Control Plan.

F. Operational Conditions

1. Sedimentation and Erosion Control – Sedimentation and erosion control measures are to be installed prior to any soil excavation activity and maintained for

the full period of works.

2. Disposal of Stormwater – Water seeping into any site excavations is not to be pumped into the stormwater system unless it complies with relevant EPA and ANZECC standards for water quality discharge.

3. Air Quality – Vehicles and equipment used on site must be maintained in good working order and be switched off when not operating. The burning of any waste material is prohibited.

4. Offensive Noise – The use and occupation of the premises including all plant and equipment must not give rise to any offensive noise within the meaning of the Protection of the Environment Operations Act, 1997.

5. External Mechanical Plant Noise Restriction – the noise level from the combined use and operation of all external mechanical plant must not exceed the following criteria when measured one meter inside the nearest affected residential boundary.

- a. *Intrusive Criterion: Day 55dB(A) LAeq 15 minutes, Evening 50 dB(A) LAeq 15 minutes, Night 45 dB(A) LAeq 15 minutes.
- b. *Amenity Criterion: Day 55dB(A) LAeq during use, Evening 45 dB(A) LAeq during use, Night 40 dB(A) during use.
- c. *Sleep Disturbance Criterion: Night 55 dB(A) Lmax.

6. Operation of Car park and Loading Dock – The loading dock is permitted to only operate during the day between 7.00am and 6.00pm Monday to Saturday and 8.00am to 6.00pm Sunday and public holidays. The car park is permitted to only operate between 7.00 am and 10.00 pm Monday to Saturday and 8.00am to 10.00 pm on Sundays and Public Holidays. Council “operational” vehicles may operate outside of these times as and when required.

7. Operation and Maintenance of Cooling tower – That the air cooling system is to be operated and maintained in accordance with AS 3666.2:2011, the Public Health Act 2010 and Public Health Regulation 2012.

8. Access to Cooling Tower – That access for maintenance must be provided in accordance with AS 3666.1:2011 and AS 3666.2:2011, (section 2.1.2 and 2.2.3 respectively). Access for maintenance shall also comply with WorkCover-Code of Practice for Safe Work on Roofs.

9. Operational Waste Management Plan – The management of operational waste for the development / business must be in accordance with “Oran Park Administration Centre Operational Waste Management Plan, Prepared by Foresight Environmental, Dated 14 August 2014 (Rev 3).” The waste management plan shall be kept on the premises.

10. Construction Waste Management Plan – The management of construction waste for the development / business must be in accordance with “Oran Park Administration Centre Construction & Demolition Waste Management Plan, Prepared

by Foresight Environmental, Dated 22 August 2014 (Rev 2).” The waste management plan shall be kept on the premises.

11. Waste Storage – All waste materials or products must be stored in enclosed receptacles.

12. Offensive Noise, Dust, Odour, Vibration – Construction work shall not give rise to offensive noise or give rise to dust, odour, vibration as defined in the Protection of the Environment Operations Act 1997” when measured at the property boundary.

RECOMMENDED

That the Panel approves DA 696/2014 for the construction of a three storey Council Administration Building, including 250 car spaces, within the civic precinct of the Oran Park Town Centre subject to the conditions above.