

**JOINT REGIONAL PLANNING PANEL**  
**SYDNEY WEST REGION**

<b>JRPP No.</b>	<b>2014SYW134 DA</b>
<b>Council Ref.</b>	<b>1418/2014/DA-RA</b>
<b>Local Government Area</b>	<b>Campbelltown City Council</b>
<b>Proposed Development</b>	<b>Demolition of existing structures and construction of a multi-storey mixed-use residential and commercial building, associated site, civil and landscaping works</b>
<b>Capital Investment Value</b>	<b>\$23,780,000.00</b>
<b>JRPP Referral Criteria</b>	<b>Capital investment value exceeds \$20 million</b>
<b>Street Address</b>	<b>Nos. 18-22 Broughton Street, Campbelltown</b>
<b>Applicant</b>	<b>MKD Architects</b>
<b>Number of Submissions</b>	<b>One</b>
<b>Recommendation</b>	<b>Approval with Conditions</b>
<b>Report by</b>	<b>Andrew MacGee – Senior Development Planner</b>

## Attachments

1. Recommended conditions of consent
2. Locality plan
3. Site analysis plan
4. Floor plans
5. Coloured photomontage
6. Building section and elevation plans
7. Shadow diagrams
8. Landscape plans

## Purpose

The purpose of this report is to assist the Sydney West Joint Regional Planning Panel in its determination of the subject development application pursuant to the *Environmental Planning and Assessment Act 1979*.

<b>Development Description</b>	Demolition of existing structures, construction of multi-storey buildings containing 3 retail tenancies, 92 residential apartments, basement car parking areas, associated site works and landscaping
<b>Property Description</b>	Lots 2 & 3 DP 524225 and Lot 6 DP 38830  Nos. 18-22 Broughton Street, Campbelltown
<b>JRPP Application No.</b>	2014SYW134 DA
<b>Council Application No.</b>	1418/2014/DA-RA
<b>Applicant</b>	MKD Architects
<b>Owner</b>	Elali Investments P/L, H McConville and Peter Benson P/L
<b>Statutory Provisions</b>	State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development  State Environmental Planning Policy (Infrastructure) 2007  State Environmental Planning Policy No. 55 – Remediation of Land  Campbelltown (Urban Area) Local Environmental Plan 2002  Campbelltown (Sustainable City) Development Control Plan
<b>Date Received at Council</b>	11 June 2014

## History

A briefing on the subject application was presented to the Sydney West Joint Regional Planning Panel (JRPP) on 9 October 2014 at the Council's office. Matters discussed at the briefing included:

- the proposal's relationship with surrounding development,
- the development site's proximity to an existing service station,
- the building's architectural design and side setbacks,
- traffic management, and

- compliance with State and local planning controls.

## **Introduction**

Council has received a development application for the demolition of an existing building and construction of a multi-storey building that would contain both retail space and residential apartments. Due to the development's capital investment value, the application is forwarded to the JRPP for determination pursuant to Part 2A of the *Environmental Planning and Assessment Act 1979* and subservient legislation.

The proposed development incorporates 3 commercial tenancies, 92 residential apartments, resident car parking spaces located within two basement levels, on-grade visitor car parking spaces and service vehicle access areas as well as associated landscaping, drainage and communal facilities.

## **The Site**

The site is located on the north eastern side of Broughton Street. The site is irregular in shape and its side boundaries are not perpendicular to Broughton Street.

The site comprises three allotments. It has an area of approximately 2,962.4 square metres and a frontage of approximately 57 metres to Broughton Street. The site slopes to the north, with an approximate 1.99 metre fall from its southern to northern corners.

The site is approximately 350 metres from the entrance to Campbelltown Railway Station and is on the edge of the Queen Street CBD precinct.

The site presently contains a single-storey commercial building, which has been used as a restaurant and its associated car parking. One of the development allotments is presently vacant.

The immediate environment is characterised by a range of commercial uses and residential, including service stations, commercial buildings, including the Council's administration precinct, a multi-storey residential apartment development and existing single-storey dwellings used for commercial purposes. A Council-owned at grade car parking area is opposite the site on the south western side of Broughton Street.

The development site is relatively close to a signalised intersection, being the intersection of Queen Broughton Streets to the site's north west.

## **The Proposal**

The proposed retail and residential units would be located within a building that presents to Broughton Street with a height of ten storeys. Two levels of car parking, plant rooms and residential storage would be provided below ground level within enclosed basements. The development is serviced by two elevators, which provide direct access from the basement car parking areas to all levels of each building.

The building would be divided by a central atrium from its Broughton Street frontage, which features two vertical gardens. There is also a single connection between each side of the atrium via a bedroom on each of the levels above the ground floor.

A single access driveway is provided to the development site, on its northern boundary. An awning would be constructed over the existing footpath area adjacent to the proposed commercial tenancies.

A break down of the internal building elements proposed on each floor level is provided in the table below:

<b>Floor Level</b>	<b>Units</b>	<b>Car parking spaces</b>	<b>Service Areas</b>	<b>Storage Areas</b>	<b>Recreation Areas</b>
Lower Basement	Nil	66 resident spaces, 19 bicycle spaces	Stormwater pump-out pit, switch room, pump room.	Individual cages for several units	Nil
Upper Basement	Nil	49 resident spaces, 10 visitor spaces, 7 commercial spaces	Nil	Individual cages for several units	Nil
Ground Floor	3 x commercial tenancies	11 commercial spaces	Residential and commercial street entries and lobbies, garbage chute output areas, commercial loading spaces, fire egress corridors	Garbage and recycling bin storage areas	Communal recreation room, outdoor communal open spaces, deep soil planting zones
Level 1	5 x 1 bedroom units, 4 x 2 bedroom units and 3 x 3 bedroom units	Nil	2 x lift lobbies	2 x garbage bin storage areas, in unit residential storage areas	Communal outdoor area with gardens
Level 2	9 x 2 bedroom units* and 3 x 3 bedroom units	Nil	2 x lift lobbies	2 x garbage bin storage areas, in unit residential storage areas	Nil
Level 3	5 x 2 bedroom units and 3 x 3 bedroom units	Nil	2 x lift lobbies	2 x garbage bin storage areas, in unit residential storage areas	Nil

Floor Level	Units	Car parking spaces	Service Areas	Storage Areas	Recreation Areas
Level 4	9 x 2 bedroom units* and 3 x 3 bedroom units	Nil	2 x lift lobbies	2 x garbage bin storage areas, in unit residential storage areas	Nil
Level 5	5 x 2 bedroom units and 3 x 3 bedroom units	Nil	2 x lift lobbies	2 x garbage bin storage areas, in unit residential storage areas	Nil
Level 6	9 x 2 bedroom units* and 3 x 3 bedroom units	Nil	2 x lift lobbies	2 x garbage bin storage areas, in unit residential storage areas	Nil
Level 7	5 x 2 bedroom units and 3 x 3 bedroom units	Nil	2 x lift lobbies	2 x garbage bin storage areas, in unit residential storage areas	Nil
Level 8	1 x 1 bedroom unit, 11 x 2 bedroom units*	Nil	2 x lift lobbies	2 x garbage bin storage areas, in unit residential storage areas	Nil
Level 9	2 x 1 bedroom units, 6 x 2 bedroom units	Nil	2 x lift lobbies	2 x garbage bin storage areas, in unit residential storage areas	Nil

\*some units are two-storeys and are thus contained in two levels of the building. For the purposes of the table, a unit are mentioned on the level where its entry/living room is located.

Each apartment typically contains bedrooms, bathrooms/ensuite, kitchen, built in wardrobes and combined living/dining areas as well as an internal laundry. Balconies provide private open space to each unit. The development includes two levels of security controlled basement car parking, which is accessible via a single two-way driveway from Broughton Street.

The aforementioned driveway also serves as the access point for service vehicles, resident's visitors and customers of the proposed commercial tenancies.

The proposed development is finished in a range of face brick, painted masonry and lightweight cladding materials, where differing vertical and horizontal elements are painted or finished in contrasting but complementary colours. Balcony balustrading would utilise fixed glass panes and masonry, with aluminium louvres covering some windows/balconies to protect them from sun and to provide for increased privacy.

The streetscape elevations are articulated, with differing materials, colours and finishes to break up the appearance of the building from surrounding streets and other public areas where the building may be viewed. Side elevations also provide for articulation and varying building elements interspersed with residential apartment balconies and windows. Other interesting elements include skillion roof features at the edge of the building which would also allow for the dispersion of light into certain units as well as the vertical gardens, footpath awning and glazed commercial tenancy shopfronts.

Landscaping is provided to the perimeter of the development, on its side and rear boundaries. The landscaping has been designed to complement the community open space area at the ground floor of the complex, along the rear boundary. A communal garden is also proposed on level 1 of the building, immediately above the commercial tenancies and the ground floor service area.

Clearly identifiable shop entries along Broughton Street would lead pedestrians towards secured access points for the building. An additional entry lobby for residential-only entry is proposed along the site's side boundary, to the south east. The entry lobbies then have close access to elevators which allow for access to all storeys in each building.

The development provides for three distinct communal facilities – being a large community meeting room at ground level, a landscaped outdoor sitting area also at ground level and an outdoor garden and outdoor seating area on level 1.

Waste would be managed through the use of a dedicated garbage chute and bin storage room next to each elevator on every floor. The rooms are appropriately sized to be able to store at least two 240-litre bins for recycling collection with general waste disposed of via the chute to a storage rooms on the ground level. The bins would be moved to a central waste store for each building by a caretaker on a rotational basis. Separate garbage store facilities are provided for the commercial tenancies. Waste collection vehicles would enter the site via the driveway to access the collection point in the service area on the ground floor collection points at specified intervals. A floor to ceiling height of four metres on the ground floor would provide adequate 'headroom' for service vehicles and garbage trucks.

Green waste would be collected and disposed of via the complex's landscaping maintenance contractor.

The site is current devoid of vegetation and landscaping and would be comprehensively planted along its side and rear boundaries as well as internally by way of rooftop gardens

and two vertical gardens which would ultimately see plants cascading down metal mesh supports on the Broughton Street frontage.

For more information regarding the building's appearance and functionality, plans are attached to this report.

## **Assessment**

The development has been assessed in accordance with the matters for consideration under Section 79C of the *Environmental Planning and Assessment Act 1979*, and having regard to those matters, the following issues have been identified for further consideration.

Section 79C(1)(a) requires the JRPP to consider environmental planning instruments and development control plans that apply to the site.

### **1.1 State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development**

State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (SEPP 65) was gazetted on 26 July 2002 and applies to the development of new residential flat buildings (clause 4(1)(a)). SEPP 65 defines a residential flat building as:

*A building that comprises or includes:*

- a) 3 or more storeys (not including levels below ground level provided for car parking or storage, or both, that protrude less than 1.2 metres above ground level) and*
- b) 4 or more self-contained dwellings (whether or not the building includes uses for other purposes, such as shops).*

*but does not include a Class 1a building or a Class 1b building under the Building Code of Australia.*

The proposed development constitutes a residential flat building for the purposes of SEPP 65.

Clause 30(2) of SEPP 65 requires a consent authority, in determining a development application for a new residential flat building, to take into consideration:

- a) the advice of a Design Review Panel constituted under Part 3 of the Policy;*
- b) the design quality of the development when evaluated in accordance with the design quality principles (Part 2 of the Policy); and*
- c) the publication 'Residential Flat Design Code'.*

As Council has not established a Design Review Panel, for the purpose of this application, the JRPP is required to consider only the design quality principles and the Design Code.

Clauses 9 to 18 contain the design quality principles of the Policy. The following discussion sets out an assessment of the development proposal in terms of these principles when having regard to the Residential Flat Design Code.

## **Principle 1 – Context**

As detailed in this report, the existing development context comprises small to large scale commercial buildings, at grade car parking and an existing multi-storey residential apartment building. The desired future character of the precinct as expressed in Campbelltown (Sustainable City) DCP should also be considered.

The proposal before the JRPP is a design response to the desired future density within the area and reflects nearby approvals for the construction of high density residential apartment buildings (on Queen Street and nearby King and Chamberlain Streets). The building addresses the Broughton Street frontage, as well as the buildings' shared boundary with the surrounding properties, which are not considered likely to be developed in the short to medium term (more discussion on this later). The building provides an array of articulation measures to create visual interest, architectural 'presence' and to promote a reduction of its apparent size.

## **Principle 2 – Scale**

The scale of the proposed development is consistent with the building height and form of development envisaged by Campbelltown Sustainable City DCP (SC DCP) in this precinct. The development is also similar to a recently completed residential apartment buildings throughout the Campbelltown town centre in terms of compliance with desired height controls.

Notwithstanding, measures have been undertaken to reduce the development's perceived scale, principally by providing a central atrium on the Broughton Street frontage, which would be obscured by a vertical garden. This would reduce the bulk and massing of the development and provides for additional amenity for residents. Further, the subject site is larger in area than the minimum sought by the SC DCP, thus minimising the potential for inappropriate bulk and scale elements along the boundaries and street frontages of the subject site.

## **Principle 3 – Built Form**

It is considered that the built form of the proposal is appropriate given the context and scale of the building, and the location of the subject site and its relationship with nearby future development. The façade of the building has architectural merit and would provide for an interesting architectural addition to the precinct.

## **Principle 4 – Density**

The density is consistent with that provided by Campbelltown (Sustainable City) DCP and is commensurate with the increased densities required to reinforce the commercial core of Campbelltown's regional comprehensive centre and achieve State government set residential in-fill development targets.

## **Principle 5 – Resource, Energy and Water Efficiency**

The proposed building achieves an acceptable level of energy efficiency. Most of the apartments utilise a design enabling cross-ventilation. Passive solar design principles such as sliding doors and louvres would also assist climate control. Energy efficient appliances and water saving devices are to be fitted. The application was accompanied by a BASIX certificate, which demonstrates that the building reached the required water and energy

usage savings. The waste management plan prepared for the development facilitates the collection and storage of recyclables as per Council's policy.

### **Principle 6 – Landscape**

Specific planting and hedging has been provided to ground floor units to improve privacy. A range of deep soil plantings have been catered for across the site, utilising trees with mature heights of up to 8 metres.

### **Principle 7 – Amenity**

The design of the proposed residential units provides relatively good internal amenity. Balcony areas connect to living areas and are considered satisfactory, providing privacy and solar control by way of being recessed into the main building SEPP 65 also recommends a minimum floor to ceiling height of 2.7m, which is standard in all apartments. Solar access to some units is low, having regard to their orientation and/or the length of time during the day in which sunlight would penetrate living areas. This outcome occurs because of the site's relatively shallow depth and its orientation. There are no single-aspect units facing south however, which increases the amount of sunlight available to all residents.

Where sunlight access is lower than that recommended by the SEPP's accompanying flat design code (discussed in more detail later), the applicant has provided glazed balustrades and other architectural treatments to allow for as much light as possible to enter the units. Each apartment has at least one balcony accessing a living area and in some of the units, a second balcony is provided to a bedroom.

### **Principle 8 – Safety and Security**

The building has the potential to present an active façade to Broughton Street, with a large glazed shopfront area across the development's ground floor. The retail tenancies have a potential to 'activate' the development's street presence, particularly at night by way of lighting and visitation, should they be used for dining.

Basement car parking contains a security shutter at a strategic location to ensure that only residents or accepted visitors with the appropriate electronic 'key' can access the car parking area. Lighting and landscaping throughout the site would also encourage passive surveillance.

### **Principle 9 – Social Dimensions**

The proposal provides a good mix of apartment types and sizes and provides increased opportunity for residents to live in close proximity to facilities, services and public transport. 10 of the units proposed within the building are 'adaptable' and are dimensioned appropriately to allow for access by people with disabilities and mobility impairments.

### **Principle 10 – Aesthetics**

The design provides a combination of architectural elements, such as varying wall setbacks, feature walls and colours, balconies, roof length variations and contrasting materials which make the building visually interesting and contribute positively to the streetscape.

A detailed design statement, prepared by the architect, has been submitted with the application and further reinforces the building's compatibility with the SEPP's visual amenity and 'liveability' objectives and standards.

An assessment of the application against the principles and objectives contained in the SEPP's accompanying *Residential Flat Design Code* (RFDC) concludes that the development is consistent with design and liveability elements that would ensure a satisfactory level of comfort and amenity for residents and the public.

An assessment summary of relevant portions of the RFDC is contained below:

*Primary development controls*

<b>Numeric requirement</b>	<b>Objectives</b>	<b>Comment</b>
<p>Building height</p> <p>No numeric requirement stipulated – use Council's DCP height standard. Design practice notes provided.</p>	<p>To ensure development responds to the desired scale of the area.</p> <p>To allow daylight access to development and the public domain</p>	<p>Proposal complies with the Council's 10 storey height limit.</p>
<p>Building depth</p> <p>Generally 18 metres although buildings may be deeper if adequate light and ventilation is supplied to units.</p>	<p>To ensure the bulk of development is compatible with desired future development.</p> <p>To allow for solar access and natural ventilation.</p> <p>To provide for dual aspect apartments.</p>	<p>The depth of the building is greater than 18 metres, however, the Code states that "freestanding buildings may have a greater depth if they achieve satisfactory ventilation and daylight penetration". The building is considered satisfactory in that regard, as detailed later in the report. Most apartments are provided with adequate light and ventilation</p>
<p>Building separation</p> <p>Rises with building height – habitable room to habitable room: 12 metres up to 4 storeys, 18 metres for up to eight storeys and 24 metres above nine storeys.</p>	<p>To provide for deep soil zones and stormwater management</p> <p>To control overshadowing of adjacent properties.</p> <p>To provide visual and acoustic privacy.</p>	<p>Building is a minimum of 6 metres from side boundaries. The building does not 'step in' above 5 storeys but does step in above 9 storeys, although not to the recommended 24 metres. Complies with Council's SC DCP setback requirements. Discussed in more detail later in the report.</p>
<p>Side and rear setbacks</p> <p>No numeric requirement stipulated. Design practice notes provided.</p>	<p>To provide for deep soil planting areas.</p> <p>To minimise the impact of the development on light, air, sun, privacy, views and outlook for neighbouring properties, including future buildings.</p> <p>To maximise building separation to provide visual and acoustic privacy.</p>	<p>Council's SC DCP requires a 6 metre setback to side and rear boundary. The proposal complies.</p>

<b>Numeric requirement</b>	<b>Objectives</b>	<b>Comment</b>
Street setback  No numeric requirement stipulated. Design practice notes provided.	To create a clear transition between public and private space.  To allow an outlook and surveillance of the street. To allow for streetscape character.	Council's SC DCP allows for a 0 metre setback. The building complies.

### *Site design*

<b>Numeric requirement</b>	<b>Objectives</b>	<b>Comment</b>
Deep soil zones  'Rule of thumb' states that 25% of required open space should be available for deep soil planting.	To assist in the management of the water table.  To improve the amenity of developments through the retention and/or planting of large and medium size trees	An assessment against Council's requirements is detailed later in the report. 13% of the site is available for deep soil planting, which is in-keeping with the Code's recommendation.
Fences and walls  No numeric requirements stipulated. Design practice notes provided.	To define the boundaries between areas having different functions or owners.  To provide privacy and security. To contribute positively to the public domain.	No significant front wall or fence is proposed as the building's frontage to Broughton Street would be comprised of commercial tenancies.
Landscape design  No numeric requirements stipulated. Design practice notes provided.	To improve stormwater quality.  To improve urban air quality.  To add value to residents' quality of life within the development.  To improve the solar performance of the development	A comprehensive landscaping plan has been prepared for the development. The plan maximises areas provided for deep soil planting and would introduce several large trees at the site, which will ultimately assist in improving solar conditions and provide habitat for birds.
Orientation  No numeric requirements stipulated. Design practice notes provided.	To optimise solar access to residential apartments and adjacent buildings.  To improve the thermal efficiency of new buildings.  To contribute positively to the desired streetscape.	The building is orientated as best as possible having regard to the existing street and railway line. A BASIX certificate has been submitted with the application which demonstrates satisfactory energy and thermal comfort savings have been made. Apartments have been provided with balconies and windows to gain access to natural light.
Stormwater management  No numeric requirements stipulated. Design practice notes provided.	To minimise the impact of residential flat development and associated infrastructure on the health and amenity of natural waterways.	Stormwater capture and management complies with Council's Sustainable City DCP Vol. 3.

<b>Numeric requirement</b>	<b>Objectives</b>	<b>Comment</b>
<p>Safety</p> <p>No numeric requirement stipulated. Design practice notes provided.</p>	<p>To ensure that residential flat developments are safe and secure for residents and visitors.</p> <p>To contribute to the safety of the public domain.</p>	<p>Crime Prevention Through Environmental Design (CPTED) principles used throughout the development, including lighting, territorial reinforcement of entry and street areas, safe basement car parking area.</p>
<p>Visual privacy</p> <p>No numeric requirement stipulated. Design practice notes provided.</p>	<p>To provide reasonable levels of visual privacy.</p> <p>To maximise views and outlook from principal rooms and private open space, without compromising visual privacy.</p>	<p>Balconies have been aligned to reduce overlooking.</p> <p>Fixtures to balconies such as louvres and sliding screens are used to reduce overlooking potential.</p> <p>Existing balconies on the building to the rear have been checked and are generally not aligned to the proposed building up to its maximum height of 3 storeys.</p>
<p>Building entry</p> <p>No numeric requirement stipulated. Design practice notes provided.</p>	<p>To create entrances that provide a desirable residential identity for the development.</p> <p>To orient visitors.</p> <p>To contribute positively to the streetscape.</p>	<p>Separate entries provided for vehicles and pedestrians to increase safety.</p> <p>Visitor and resident entry from street clearly defined and easily accessible via a side setback with awning over entry.</p>
<p>Car parking</p> <p>No numeric requirement stipulated. Design practice notes provided.</p>	<p>To minimise car dependency for commuting and to promote alternative means of transport.</p> <p>To provide adequate car parking.</p> <p>To integrate the location and design of car parking with the building and its location.</p>	<p>Car parking would be provided in a two level basement, as well as at grade spaces for visitors and commercial tenants.</p> <p>Car parking provided complies with the Council's SC DCP requirements.</p>

### *Building design*

<b>Numeric requirement</b>	<b>Objectives</b>	<b>Comment</b>
<p>Apartment mix</p> <p>Design practice notes provided.</p>	<p>To provide a diversity of apartment types, which cater for different household requirements now and in the future.</p> <p>To maintain equitable access to new housing by cultural and socio-economic groups.</p>	<p>Building contains a mix of 1, 2 and 3 bedroom units. Complies with Council's SC DCP.</p>

Numeric requirement	Objectives	Comment
<p>Apartment layout</p> <p>"Rules of thumb" provided for depth, width and area.</p>	<p>To ensure that the spatial arrangement of apartments is functional and well organised.</p> <p>To ensure that apartment layout provides a high standard of residential amenity.</p> <p>To accommodate a variety of household activities and needs.</p>	<p>Single aspect apartments are located on the north eastern and south western facing sides of the buildings to maximise solar penetration of units.</p> <p>Window location and size maximise solar penetration.</p> <p>Apartments comply with BASIX requirements for energy efficiency and thermal comfort.</p> <p>Apartment sizes exceed "rule of thumb" requirements.</p>
<p>Balconies</p> <p>Design practice notes provided. "Rules of thumb" provided.</p>	<p>To provide all apartments with open space.</p> <p>To ensure that balconies are integrated into the overall architectural form and detail of the building.</p> <p>To contribute to the safety and liveliness of the street by allowing for casual overlooking.</p>	<p>Balconies meet minimum depth requirement in the "rules of thumb".</p> <p>Balconies are all directly accessible from living areas.</p> <p>Balconies would provide casual surveillance of the street.</p>
<p>Ceiling heights</p> <p>"Rules of thumb" provided</p>	<p>To increase the sense of space in apartments.</p> <p>To promote the penetration of light into the depths of apartments.</p> <p>To achieve quality interior spaces while considering the external building form requirements.</p>	<p>The building complies with the "rules of thumb". A minimum of 2.7 metres would be provided to each unit.</p>
<p>Ground floor apartments</p> <p>No numeric requirements stipulated. Design practice notes provided.</p>	<p>To contribute to the desired streetscape of an area and to create active safe streets.</p> <p>To increase the housing and lifestyle choices available in apartment buildings.</p>	<p>N/A – no ground floor apartments.</p>
<p>Circulation</p> <p>"Rule of thumb" provided. Design practice notes provided.</p>	<p>To create safe and pleasant spaces for the circulation of people and their personal possessions.</p> <p>To encourage interaction and recognition between residents to contribute to a sense of community and improve perceptions of safety.</p>	<p>The number of units accessed from each corridor complies with the Code's "rule of thumb" ie. less than 8 units accessed from each corridor.</p> <p>Corridors are wide and would allow for the movement of furniture.</p>

<b>Numeric requirement</b>	<b>Objectives</b>	<b>Comment</b>
Mixed use  No numeric requirements stipulated. Design practice notes provided.	To support integration of appropriate commercial uses with housing.  To create more active and lively streets.	Separation ensures minimal impact on future residents.  Commercial tenancies are provided on the ground floor, where they can interact with street traffic and pedestrians.
Storage  Numeric "rules of thumb" provided. Design practice notes provided	To provide adequate storage for everyday household items within easy access of the apartment.  To provide storage for sporting, leisure, fitness and hobby equipment.	"Rules of thumb" in the Code are mirrored in Council's SC DCP. The building complies with the requirements.

### *Building amenity*

<b>Numeric requirement</b>	<b>Objectives</b>	<b>Comment</b>
Acoustic privacy  No numeric requirement stipulated. Design practice notes provided.	To ensure a high level of amenity by protecting the privacy of residents.	Busy, noisy areas have been located adjacent to each other within units. Bedrooms kept away from mechanical plant. Party walls between units minimised as much as possible.
Daylight access  Design practice notes provided and rules of thumb.	To ensure that daylight access is provided to all habitable rooms.  To provide adequate levels of ambient lighting and minimise the need for artificial lighting during the day.  To provide residents with an opportunity to adjust the quantity of daylight to suit their needs.	All living areas provided with windows. Shade louvers provided to some windows at balconies to provide for shading during summer.  Most number of units are provided with the minimum 3 hours of direct sunlight throughout the day. Some easterly and southerly units beneath minimum, discussed in detail later in report
Natural ventilation  Rules of thumb provided. Design practice notes provided.	To ensure that apartments are designed to provide all habitable rooms with direct access to fresh air.  To provide natural ventilation to non-habitable rooms where possible.  To reduce energy consumption.	All apartments are vitted with more than one window to provide for cross ventilation. 40 apartments are dual-aspect.  Where acoustically viable the apartments are cross-ventilated in accordance with the RFDC.

Numeric requirement	Objectives	Comment
<p>Facades</p> <p>Design practice notes provided. No numerical requirements stipulated.</p>	<p>To promote high architectural quality in residential flat buildings.</p> <p>To ensure that new developments have facades which define and enhance the public domain and desired street character.</p> <p>To ensure that building elements are integrated into the façade design.</p>	<p>The building has been provided with an array of architectural treatments to enhance its appearance from the street and surrounding properties. Design elements such as varying colours, projecting fin walls, varying materials and balconies have been provided to break up the building mass, along with a visual separation of the building by way of its central atrium.</p> <p>The building is also sized in a complementary manner to that of existing and desired large-scale retail and residential apartment buildings that would be located within the same street and nearby on Queen Street.</p>

#### *Building performance*

Numeric requirement	Objectives	Comment
<p>Energy efficiency</p> <p>No numeric requirement stipulated. Design practice notes provided.</p>	<p>To reduce the necessity for mechanical heating and cooling.</p> <p>To minimise greenhouse gas emissions.</p>	<p>Passive solar design initiatives incorporated into the building. It meets BASIX requirements for water, energy and thermal comfort requirements, which were not in place at the time the Flat Design Code was prepared.</p>
<p>Waste management</p> <p>No numeric requirement stipulated. Design practice notes provided.</p>	<p>To avoid the generation of waste through design, material selection and building practices.</p> <p>To plan for the types and amount of waste to be generated during demolition and construction.</p> <p>To encourage waste minimisation, including source separation, reuse and recycling.</p>	<p>A waste management plan has been submitted with the application. The plan details that collection and disposal of recyclables will be provided in the building. Separation of general waste and recyclables will also be provided to reduce potential contamination of recycling collection.</p>
<p>Water conservation</p> <p>Design practice notes provided. Rules of thumb provided.</p>	<p>To reduce mains consumption of potable water.</p> <p>To reduce the quantity of urban stormwater runoff.</p>	<p>Energy efficient appliances and taps/showerheads to be provided throughout the building. BASIX water reduction targets satisfied.</p>

The building is considered to be generally compliant with the objectives and controls within the SEPP and its accompanying Design Code. However, the proposal does exhibit an inconsistency with the Code. This is discussed overleaf:

### *Building separation*

The Code's recommended setbacks for buildings up to five storeys is 12 metres between habitable rooms/balconies, from 5 to eight storeys in height, 18 metres between habitable rooms/balconies, 13 metres between habitable rooms/balconies and non-habitable rooms and 9 metres between non-habitable rooms and above 8 storeys, the Code recommends 24 metres between habitable rooms/balconies. The recommended separations are provided in order to increase privacy (acoustic and visual) between residents in buildings and to increase sunlight access to habitable rooms.

The subject building proposes habitable rooms and balconies along its side and rear boundaries of six metres up to 8 storeys, with an increase in setbacks to between 6 and 7.2 metres above 8 storeys.

It may be interpreted that the Code is tacitly recommending a minimum side setback of 9 metres for balconies and habitable rooms above 5 storeys in height in order to achieve the desired separation in an equitable manner on each side of a property boundary.

An existing predominantly 3, in part 4 storey residential apartment building adjoins the site on its north eastern boundary for a length of approximately 37 metres. The apartment building was approved by the Council in 2002, prior to the commencement of SEPP No. 65 and prior to the inception of Council's current development control plan (DCP). The rear setback of this existing building is 4.475 metres to walls and 2.835 metres to balconies, which are significantly lower than that recommended by the Code and required by Council's current DCP.

The balconies and bedroom windows from the adjoining apartments are spaced regularly across its frontage and along each of the three storeys nearest the boundary. The balconies and windows along that boundary are all located in connection with bedrooms, meaning there is likely to be less incidental 'viewing' of neighbouring properties than if the room/balcony was part of a living area. Each of the existing units have the a separate living room and balcony on the opposite side of their building.

In response, the subject application has irregularly spaces balconies and windows that would be located along that same boundary, in order to minimise the potential for direct visual privacy impacts. All balconies on the new building's rear would also be fitted with painted steel mesh screens for a portion of their length to increase visual privacy between the buildings.

It should also be noted that the buildings would be in such relative proximity for only four of the proposed new building's ten storeys. Above four storeys, the new building would not have a direct relationship with the existing apartments.

Setbacks to other boundaries where future development may also occur are lower than those recommended by the Code.

In response, and upon consideration of likely future development surrounding the site, it is considered that the development as proposed would not have an unreasonable potential to impact on those sites. Future developments could be designed and constructed so as to ensure that habitable rooms are offset (increasing visual and acoustic privacy) and that setbacks can be increased where required to ensure adequate light is provided to future residents. The closest recent development (being the existing 'Woolworths' petrol station on the corner of Queen and Broughton Streets) was constructed in 2012 and is not considered likely to be redeveloped in the short-medium term. The allotment size and its favourable

northerly aspect would not likely preclude development for multi-storey residential purposes in the future, should the proposed building be constructed.

To the south, the existing old dwellings, used for commercial purposes may be redeveloped and particular care would need to be provided to setting back the any new building to achieve sunlight requirements, noting its orientation and position behind the proposed building. It is therefore considered likely that there would be few habitable areas near to the new building as it would be an area that is potentially deficient in sunlight. Habitable rooms and balconies are likely to be on the eastern and western frontages of any new development, which are not influenced by the proposed building.

With this in mind, the impact of the building's technical 'non-compliance' with a recommendation in the Code is considered to be unlikely to significantly impact on the amenity of residents of the proposed building and future development in the immediate vicinity.

It is noted that the setback to the boundaries of 6 – 7.2 metres does comply with Council's Sustainable City Development Control Plan, which is discussed in more detail in Part 3 of this report.

Having regard to the above and the previous assessment contained in the tables, the proposal is considered to be largely compliant with the objectives and design guidelines contained in the Residential Flat Design Code and SEPP 65 in general.

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

State Environmental Planning Policy (Infrastructure) 2007 (the 'Infrastructure SEPP') does not strictly apply to the subject development, as it is not located adjacent to a railway or classified road. Notwithstanding, Council thought it prudent to forward the application to NSW Roads and Maritime for comment, with specific regard to the relationship of the development to the signalised intersection of Broughton and Queen Streets, some 35 metres away at its nearest point.

The RMS responded in writing that it does not raise any objection to the proposal or wish to provide any recommended conditions, should the development be recommended for consent.

## **1.3 State Environmental Planning Policy No. 55 – Remediation of Land**

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) applies to the development. Clause 7 requires a consent authority to consider whether the land is contaminated, and if so, if that contamination can be remediated to allow for the proposed future use of the land.

The site was previously used as a bus depot and into the 1980s became a motor vehicle dealership. In 200, Council granted development consent for the construction of the building that is located on the site at present, which has been used as a restaurant.

Council's records indicate that remediation works were undertaken during redevelopment as a restaurant site, however, given the extent of excavation proposed for the subject development, its previous uses and its proximity to an adjoining site with long-term use as a service station, it is considered prudent to require the applicant to undertake investigation/remediation of the land, should it be necessary as excavation works for the basement proceed.

The remediation work (should it be required) would be considered as Category 2 under the SEPP and can be treated as ancillary to the subject development.

The proposal and the submitted information are therefore considered to satisfy the relevant requirements of SEPP 55.

#### **1.4 Campbelltown (Urban Area) Local Environmental Plan 2002**

The site is dual-zoned under the provisions of Campbelltown (Urban Area) Local Environmental Plan 2002 (CLEP). Each zone and its resultant objectives and requirements are discussed below.

##### **1. 5(c) – Special Uses Sub-Arterial Road Zone.**

An approximate 8 metre wide strip of land across the site's frontage features the subject zoning. This zoning is provided to enable future dedication or acquisition of land to provide for road widening. The adjoining service station site and indeed, all properties along Broughton Street on its north eastern side to its intersection with Moore-Oxley Street feature this affectation. The applicant has noted this on the submitted plans and the building has been located and designed to respond accordingly.

Relevant objectives of the zone include:

- (a) to identify land required for existing or proposed sub-arterial roads (including the widening of existing roads), and
- (b) to control vehicular access to and from roads in the zone so as not to inhibit the free flow of traffic on sub-arterial roads, and
- (c) to allow for the development of such land prior to its acquisition for road purposes.

The proposal responds favourably to these objectives.

An awning would be constructed over the 5(c) zoned portion of the site, which is consistent with Council's 'awning strategy' for commercial buildings in the town centre and does not prejudice the future road widening.

##### **2. 10(a) – Regional Comprehensive Centre Zone**

*"Residential flat buildings"* and *"commercial premises"* are permissible with Council's consent in the 10(a) zone.

The proposal is consistent with several zone objectives, particularly:

- (a) *To encourage a variety of forms of higher density housing, including accommodation for older people and people with disabilities, in locations which are accessible to public transport, employment, retail, commercial and service facilities.*

A further objective of the zone is;

*"to encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development".*

In this regard, the application is for a permissible mixed use commercial and residential apartment building development located in an established commercial and residential area, which exhibits a high standard of visual presentation and amenity and is a good representation of the type of development that Council's planning documents are seeking to encourage.

Clause 41 of the Plan applies to the development. The Clause requires that a development application be submitted to demolish a building. The application seeks consent for the demolition and removal of existing buildings on the land, and thus satisfies the LEP's requirement.

Clause 42 of the plan relates to access to or from roads in the 5(c) zone. The Plan requires that the consent authority must consider the treatment of the access and its location as well as the impact of an opening on traffic flow and safety. The traffic impacts of the development are discussed in more detail later in this report, however, briefly, the proposal is not expected to significantly impact on local traffic safety and performance.

Having regard to the above discussion, the proposal is considered to be complementary to Council's environmental planning instrument and is therefore permissible with consent at the site.

## 1.5 Campbelltown (Sustainable City) Development Control Plan

Campbelltown (Sustainable City) Development Control Plan (SC DCP) applies to the land and the proposed development. The SC DCP provides detailed objectives and controls for the development of new residential apartment and mixed use buildings within the City and has established the framework for creating high density, multi-storey housing opportunities close to Campbelltown's CBD.

Pursuant to Figure 4.3.4 and Schedule 1 of the SC DCP, a six-storey mixed-use commercial and residential development is recommended for the site subject to meeting relevant design criteria.

A table illustrating the assessment of the proposal under the SC DCP is provided below.

		<b>Campbelltown (Sustainable City) Development Control Plan Mixed-Use Commercial and Residential Apartment developments</b>	
<b>CONTROL</b>	<b>PROPOSAL</b>	<b>REQUIREMENT</b>	<b>COMPLIES</b>
Lot Size	2,962 sqm.	No minimum	Yes
Lot Width	Min. approx.. 57 metres	Minimum 30m	Yes
Height above ground level	10 storeys	Maximum 10 storeys	Yes
Front Setback	0 metres	8m from existing 0m from future	Yes
Side & Rear Setback	Minimum 6m above ground level to side boundaries	6m from the side and rear boundaries above ground level	Yes

		<b>Campbelltown (Sustainable City) Development Control Plan Mixed-Use Commercial and Residential Apartment developments</b>	
<b>CONTROL</b>	<b>PROPOSAL</b>	<b>REQUIREMENT</b>	<b>COMPLIES</b>
Apartments serviced by lobby	Maximum 8 units serviced by one lobby	Maximum 10 units per lobby	Yes
Bedroom configuration	8 x 1 bedroom/studio apartments (9%)	Minimum 5% units are 1 bedroom or studio apartments	Yes
Lifts	Two central lifts	Lifts provided for buildings of 3 or more storeys	Yes
Apartment size	1 bedroom – min. 60 sq.m 2 bedroom – min. 90.2 sq.m 3 bedrooms – min. 125.1 sq.m	Studio – min. 40 m <sup>2</sup> 1 bedroom – min. 60m <sup>2</sup> 2 bedroom – min. 90m <sup>2</sup> 3 or more bedrooms – min. 125m <sup>2</sup>	Yes
Apartment internal storage	Internal and basement storage areas provided.	1 bedroom – 8 cubic metres 2 bedroom – 10 cubic metres 3 or more bedrooms – 12 cubic metres	Yes
Ceiling height	Minimum 2.7m	Minimum 2.7m	Yes
Landscaped Open Space	Deep soil opportunities for approximately 13% of total site, 15% after 'unusable' road widening zoned area removed from calculation.  Landscape plan provided	Minimum 15% of total site area must be provided for deep soil planting	Yes
		Detailed landscape design and landscape plan provided	Yes
Private Open Space	All apartments have at least one balcony	All apartments shall have "some form of outdoor living area, such as private open space, balconies or roof terraces"	Yes
Balconies	Minimum depth 2 metres minimum area of 8 sq.m	Area not less than 8 sq.m with a depth of 2 metres	Yes
Communal private open space	Large terrace and outdoor seating area provided at ground level, internal communal room provided at ground level, outdoor garden on Level 1.	Recreation room, bbq/outdoor area, swimming pool, gymnasium	Yes
		Provision of supplementary facilities including seating, recreational facilities (eg barbecue area) and landscaping	Yes

		<b>Campbelltown (Sustainable City) Development Control Plan Mixed-Use Commercial and Residential Apartment developments</b>	
<b>CONTROL</b>	<b>PROPOSAL</b>	<b>REQUIREMENT</b>	<b>COMPLIES</b>
Solar Access & Energy Efficiency	20 sq.m of adjoining properties to be in full sun throughout the day	Minimum of 40 sq.m on adjoining properties to receive min. 3 hours sunlight	Yes
	BASIX certificate supplied	Compliance with BASIX requirements	Yes
Car Parking	144 car parking spaces over two basement levels and on-grade parking for commercial visitors	1 underground space per unit, plus 1 space for every 4 dwellings, plus 1 visitor space for every 10 dwellings, plus 1 space per 25 sq.m floor area of commercial tenancies  Total required = 144	Yes
Streetscape	All units presenting to Broughton Street have defined and articulated facades.  All walls articulated, no section exceeds 10 metres in length without articulation  Variety of adequate architectural features contribute to streetscape	All units facing street must provide front façade presentation  No section of wall built within 8 metres of side or rear boundary should be longer than 10 metres  Articulation in walls, variety of roof pitch, architectural features on front façade	Yes
Site Services	On-site waste disposal rooms on each floor  Separate waste storage provided for commercial and residential components  No details of fire hydrants (to be confirmed prior to issue of construction certificate)  Adequate balance of security for residents and access to communal recreation spaces and waste disposal areas.	Service facilities suitably sized and designed for convenience of residents and commercial tenants  Fire hydrants within 90 metres of the development  Access through the site simple and direct – building materials, layout of buildings, driveway/loading areas, garbage collection areas sensitively designed.	Yes

Further discussion on relevant matters contained within the SC DCP is presented below.

**Setbacks** - The proposed setbacks respond to existing and desired future development in the locality and minimise impacts upon neighbouring properties as best as possible while allowing adequate sunlight into new dwellings.

**Ecologically Sustainable Development** - The proposal achieves an acceptable level of energy efficiency. External shadow impacts do not unreasonably impact upon adjoining premises. Each unit would be fitted with energy efficient appliances, water saving fittings and insulation. A 10,000 litre rain water collection tank would be installed and utilised to irrigate landscaping areas, in accordance with Section 2.4.1(a) of the Sustainable City DCP (as required by a recommended condition of development consent).

**Landscaping** - The site is to be landscaped in accordance with the requirements of the SC DCP. The application provides for 15% of site area of deep root planting. A recommended condition of development consent requires the use of a large proportion of locally indigenous species that are low water tolerant and provide effective shade to reduce building energy use.

The landscaping forms a 'green' barrier between the development and its boundaries where possible, where deep rooted planting can occur to provide for long term tree growth and beautification of the site. A detailed landscape plan, identifying species and tree locations has been included with the application. The principal open space areas are in the northernmost pocket of the site and along its southern boundary. The 'mews' area between the two towers would also form an open space that would provide aesthetic relief for residents and commercial visitors. The landscaping areas incorporate paved spaces, garden beds and seating. These areas have been designed to retain good solar access and to provide a high degree of amenity. Low height planting and hedging has been provided to ground floor units to improve privacy, while maintaining some relationship to street activity.

**Waste Storage Areas** - The building contains a garbage chute room and recycling bin storage room on each floor of each tower (around the central atrium) adjacent to the elevators. The garbage bin rooms would contain at least two recycling bins, sized at 240 litres each. The applicant proposes that a caretaker be charged with removing the bins from each floor on a rotational basis, where they can be taken to the ground level and placed in a storage area. Waste and recycling collection would be arranged either with Council's contractor or an independent collector. Storage bins would be collected within the site, meaning that no on-street collection (and its resultant conflict with on-street parking) would result.

A recommended condition of development consent requires further detailed liaison between the building owner and Council's Senior Waste Officer to further detail waste and recycling collection details prior to occupation of the building.

**Public Domain** - It is considered that the site satisfactorily integrates with the public domain, providing good access between the building and its interface with Broughton Street having regard to variation in ground and floor height. The buildings provide an interesting and architecturally sound appearance to the road, with an array of material variance devices utilised to reduce the buildings' apparent mass. Commercial tenancies would increase interactivity with the street, particularly at night by way of lighting and visitation.

**Services** - It is anticipated that water, sewerage, electricity and telephone services presently available to the site could be augmented to service the proposed development. Should the JRPP approve the development such requirements can be reasonably imposed as conditions of consent.

The application complies with the objectives and standards contained within the SC DCP and is considered to be a good example of the type and scale of buildings that are envisaged by the DCP as likely future and desired development within the Campbelltown regional comprehensive centre.

## **2. Impacts on the Natural and Built Environment**

Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979* requires the JRPP to assess the development's potential impacts on the natural and built environment, as well as potential social and economic impacts.

The principal matters associated with the consideration of these impacts are dealt with in light of the provisions of Campbelltown (Sustainable City) DCP and SEPP 65. It is considered that the impact of the proposed development on the built environment, whilst being visually different to existing development in the area, is representative of Council's desired future character for the precinct, noting the Sustainable City DCP and Council's Strategic Direction for the Regional Centre.

### **2.1 Flooding**

The site is prone to flooding due to overland flow from the local catchment during a 1% AEP event. A report prepared as part of the development's assessment details that floor levels within the building are satisfactorily above the 1% AEP water height.

Relevant conditions are recommended to ensure that the recommendations provided by the flood study report that was prepared for the application. Protection of the driveway and capture of water in a drain prior to it being able to enter the basement is also recommended.

Council's Technical Services Branch have reviewed the submitted documentation and support the proposal, subject to some conditions which are included in Attachment 1 to this report.

### **2.2 Salinity**

A soil salinity report would be required due to the underground excavation required to construct the building's footings and basement car parking/storage areas. It is known through excavation at similar properties in the area that groundwater is potentially saline in nature, which may have an impact on the integrity of structural concrete in basement car parking areas. Early investigations undertaken at the subject site confirm that groundwater would be struck should the basement excavation be undertaken.

A report and salinity management plan would be required prior to issue of a construction certificate for the development, should consent be granted by the JRPP.

### **2.3 Demolition safety**

Demolition of the existing buildings on the site is permissible with consent, and has been proposed as part of the application. Should the Panel issue development approval, the consent would be suitably conditioned to ensure that all appropriate public safety and WorkCover requirements are adhered to.

### **2.4 Building Code of Australia**

Council's officers have undertaken preliminary review of the proposal. As a result, the building is considered to be satisfactory in its compliance with the Code and meets particular provisions in relation to access for the disabled, sound transmission, fire safety and construction materials. More detailed assessment of the building and its compliance with the

Building Code of Australia would be undertaken as part of construction certificate issue should development consent be granted.

## **2.5 Traffic impacts**

The development site is located within Campbelltown's busy CBD precinct, near the intersection of its main spine roads.

The potential traffic impacts of the development are divided into two parts for discussion below:

### *Construction impacts*

Having regard to the busy nature of Broughton Street, managing the impacts of construction traffic is considered to be important, having particular regard to the development's footprint, which somewhat limits on-site unloading of materials.

A recommended condition of development consent requires that the applicant submit a detailed 'Construction Traffic Management Plan', which addresses matters such as:

- Required loading zones and parking restriction areas near the development site to allow for manoeuvring and loading/unloading of heavy vehicles associated with the development;
- Detailed discussions regarding 'staging' locations, where heavy vehicles wait until such time that adequate space is available adjacent to the development site for loading/unloading;
- Details regarding the proposed access routes for heavy vehicles loading/unloading at the site;
- Details of the hours of truck movements – the Plan shall detail proposed heavy vehicle access times (preferably outside peak traffic periods);
- Details of consultations made with potentially affected businesses in preparation of the Plan.

The Plan would ultimately be reviewed and adopted for the site by Council's Local Traffic Committee, which contains representatives of the Police, RMS and Council officers.

### *Operation impacts*

Traffic impact assessment reporting Council's review of the application suggests that the development is not likely to significantly or detrimentally impact on the existing road network. On-site car parking provided complies with Council's minimum requirements. A recommended condition of consent requires the applicant to signpost the separation of commercial and residential car parking at the site's entry.

Due to the site's proximity to the signalised intersection nearby, breaks in traffic that allow vehicles to exist the building in a northerly or southerly direction with relative ease are envisaged. Queuing of vehicles in Broughton Street waiting to turn right into the development site is not considered to be a significant potential impact in terms of efficiency and safety for two reasons; firstly, the route is not the most likely or desirable to access the site from other commercial and residential areas in Campbelltown and secondly, traffic would already be slowing at that point for the intersection.

Council's assessment did highlight that the applicant's assertion the commercial tenancies are likely to be used for "slow trade retail eg. whitegoods" businesses is unlikely, given its

location and increasing densities of residential development in the immediate vicinity over time. More likely uses are speciality retail and food shops. Notwithstanding, the development complies with the Council's car parking provision requirements and sufficient over flow car parking would be provided outside core office hours (in the case of restaurants) in the adjacent at grade Council-owned car parking area.

## **2.6 Social and Economic Impacts**

It is anticipated that the development would contribute to the wider choice of housing available in Campbelltown and would provide a tangible social benefit. The scale and density of the development respects the identified desired planning outcome and takes advantage of nearby transport and other support/retail services.

## **3. Site Suitability**

Section 79C(1)(c) of the *Environmental Planning and Assessment Act 1979* requires the JRPP to assess the suitability of the site for the proposed development.

The principal matters for attention are discussed in considering Campbelltown (Sustainable City) DCP and SEPP 65. As mentioned previously, the site enjoys good access to public transport, retail and other services. Further, the proposal responds favourably to Council's desired future character for the area and would provide for an increased choice in housing opportunities for residents of the City.

Matters for further discussion are below:

### **3.1 'Land locking'**

Construction of the subject buildings does not create potentially 'land locked' properties by definition contained in Council's DCP; which stipulates a land-locked parcel is that which is less than 1,200 square metres. Adjoining parcels are in excess of this amount and as discussed earlier in the report, may successfully developed of their own accord into the future.

### **3.2 Safer by Design**

A matter for consideration is the safety of residents, tenants and visitors to the site. High levels of property maintenance and effective lighting establish a safe and accessible ground floor. The building design and features promote territorial reinforcement of the private space within the complex. Entrapment areas are minimal throughout the development and passive surveillance from dwellings and open spaces is considered to be adequate.

Recommended conditions of consent require that basement car parking security for residents would be provided by the use of security shutters with electronic 'key' activation so that parking areas could only be accessed by residents or authorised visitors. Elevators would also be key controlled so that residents would access only their floor and visitors to the site would require a resident to allow them access. Car parking areas are to be finished with white paint as appropriate to increase the effectiveness of lighting and to create the impression of a more 'open' space.

Approval of the development is considered to be in the public interest as the proposal has demonstrated compliance with Council's development standards and objectives and is considered to be a suitable development in that location given its proximity to transport and retail opportunities.

### 3.3 Adjoining Development

The site adjoins a recently constructed vehicle refuelling station, which dispenses petroleum products including petrol, diesel and liquefied petroleum gas.

During assessment of the refuelling station, Council was obliged to consider the requirements of State Environmental Planning Policy No. 33 – Potentially Hazardous and Offensive Development.

An extract from the planning officer's report at the time follows:

*In accordance with the requirements of SEPP 33, the applicant has undertaken a Potential Hazardous Analysis (multi-level risk assessment), which incorporates appropriate hazard analysis. The submitted report finds that the use and operation of the site would require a 'level one qualitative risk analysis'. This has been undertaken by the applicant, and forms Appendix A of the consultant's report. Using the flow chart provided in the SEPP 33 guidelines, the applicant reaches the conclusion that a Preliminary Hazard Analysis is required.*

*The PHA details the most likely sources of hazard at the site, details measures to ameliorate risk and certification of the site during its construction and operation.*

*A recommended condition of consent requires that the development be constructed, maintained and inspected in accordance with the recommendations of the consultant's report.*

*Having regard to the consultant's PHA, the development is not considered to be a potentially hazardous storage establishment or industry as appropriate exclusion zones (particularly around fuel tank fill and pump dispensers) have been incorporated into the development's design. The application is considered to be in compliance with the relevant requirements of SEPP 33.*

The risk associated with the use of the refuelling station and nearby residential development is accordingly not considered to be reason that the development site may be unsuitable for the proposed residential and commercial building.

### 4. Submissions

Section 79C(1)(d) of the *Environmental Planning and Assessment Act 1979* requires the JRPP to consider submission made to the proposal.

The application was notified and publicly exhibited between 18 July and 1 August 2014. The application was notified directly to 41 nearby and adjoining owners and via public notice in local print media.

During the exhibition period, no submissions were received. One submission was subsequently received from Campbelltown City Council. Copies of the submissions have been provided to the Panel Secretariat.

Matters raised in the submission and a discussion of the same is overleaf:

## **1. Service Vehicle Access and Design**

*The JRPP is requested to ensure that the building design properly accommodates service vehicles with respect to:*

- *garbage trucks accessing the waste storage area, including entering and exiting in a safe manner with suitable height clearance*
- *provision of a suitable loading area that is accessible to service and delivery vehicles required for the future operation of the proposed commercial tenancies*
- *mitigating any potential conflict between service vehicles and other users of the development.*

The applicant has submitted plans that illustrate suitable manoeuvring areas for a medium rigid vehicle within the service area on the ground floor. A floor height of 4 metres in the service area is considered to be adequate to utilise a rear-loaded garbage truck that would be appointed and operated privately by the building's owner's corporation.

The service area is enclosed, meaning that access by service vehicles outside regular office hours pick (to free up manoeuvring space if required) are not likely to create a significant noise disturbance to residents on floors above.

## **2. Road Reserve Dedication**

*The JRPP is requested to suitably condition any consent to require dedication of the nominated road widening along Broughton Street to Council at no cost.*

*Additionally, it is requested that any consent issued suitably addresses any public safety issues of the proposed awning structure over the Council footpath.*

A recommended condition of development consent in Attachment 1 requires the dedication of the nominated road widening area at no cost to the Council in accordance with a Clause 52(8) of Campbelltown (Urban Area) Local Environmental Plan 2002, which reads:

8. *Nothing in this clause requires the Council to acquire land within Zone 5 (a), 5 (c), 5 (d) or 6 (a) where such land may be required to be provided, without cost to the Council, as a condition of consent for development of land in the same ownership.*

Further, a recommended condition of consent requires the submission of a certificate from a practising and suitably qualified structural engineer on a five-yearly basis (in-keeping with Council's policy on awnings over public land) to ensure that its structural adequacy is maintained.

## **3. State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development (SEPP 65)**

*The JRPP is requested to ensure that all applicable design requirements of SEPP 65 and the associated Residential Flat Design Code are appropriately addressed prior to the determination of the proposal.*

*Specifically, the following matters are noted:*

- *Maximising opportunities for cross ventilation and dual orientation of apartments*
- *Compliance with minimum solar access requirements*
- *Adequacy of building separation setbacks, including consideration of potential redevelopment outcomes on adjoining sites*

A detailed assessment of the proposal against the requirements and recommendations of SEPP 65 was undertaken earlier in the report. Briefly, the development provides for a range of apartments with dual-aspects. All apartments are provided with at least two windows/opening doors to balconies to provide for cross flow ventilation opportunities.

A non-compliance with the Residential Flat Design Code's 'rule of thumb' in relation to building separation was identified and discussed in the assessment. The design as proposed is not considered likely to pose an undue or imperious impost on neighbouring potential development sites.

#### **4. Car Parking Provision**

*It requested that any proposed stacked spaces are only assigned to an individual apartment, including the potential allocation of spaces under any future strata subdivision of the building.*

*All proposed 'shared zones' required for safe access to disabled parking spaces are to be suitably delineated with bollards. Additionally, the JRPP is requested to ensure that the installation of bollards does not impact upon the suitable provision of vehicular manoeuvring areas.*

A recommended condition of consent requires that all stacked spaces are allocated to the same unit by way of line marking and in a future strata subdivision application.

Council is advised that under AS 2890, 'shared areas' relating to the use of an accessible car space are not required to be bollarded when located within a vehicle manoeuvring aisle (as per the shared area on the ground floor service/commercial car parking arrangement). Appropriate and compliant line marking would be used to ensure the space is available for use by the accessible car space, without impinging on manoeuvring areas for service and customer vehicles.

#### **5. Utility Services**

*The JRPP is requested to ensure that any required fire services equipment (hydrants, boosters etc) located along the street front is suitably integrated into the building design.*

A recommended condition of consent requires that services are integrated into the building's design and finished appearance. Further, a condition also requires that consideration be given to the provision of facilities for exhaust systems to the commercial tenancies during construction certification of the building, so as to minimise the likelihood of future odour concerns and impacts on the building's physical appearance.

## **6. Crime Prevention through Environmental Design (CPTED)**

*Council endorses a CPTED analysis being undertaken to optimise safety and security for all users of the development, particularly to the common areas and basement carpark.*

A recommended condition of consent requires the submission of a detailed plan which details the building's passive CPTED measures. Briefly, the applicant has already outlined that security for the car park would be provided by means of a roller shutter, so that commercial tenants, residents and admitted visitors would be able to access the basement levels of the building, while the ground floor car parking area would be available to casual visitors to the commercial tenancies. Voice communication would also be provided to each residential unit to provide for pedestrian access.

A condition of consent also requires that the ceiling of basement car parking areas be finished in white paint, to increase the effectiveness of lighting.

## **5. The Public Interest**

Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979* requires Council to consider the public interest in consenting to a development application.

The public interest is a comprehensive requirement that requires the consent authority to consider the long term impacts of development and the suitability of the proposal in a larger context. Implicit to the public interest is the achievement of future built outcomes adequately responding to and respecting the desired future outcomes expressed in SEPPs, LEPs and DCPs.

The application is considered to have satisfactorily addressed Council's relevant objectives and controls required for development in this area.

## **Conclusion**

Council has received an application for the demolition of existing buildings and construction of a multi-storey building that would contain both retail space and residential apartments, as well as associated car parking, landscaping, site works and communal facilities.

The development would be located in an existing commercial area.

The proposed development exhibits relatively close conformity to the requirements of SEPP 65, LEP 2002 and Council's Sustainable City Development Control Plan. It is considered the proposal results in acceptable planning outcomes for the site, given the desired character outcomes contained in the aforementioned DCP.

The building incorporates design features in various facades to promote visual interest and has sufficient architectural merit to be considered favourably at the site. Adequate measures relating to garbage collection and traffic management are proposed in order to ensure that the development does not significantly and detrimentally impact on traffic safety and convenience within the neighbourhood.

A submission was received, which discussed certain aspects of the development's design and compliance with relevant planning controls and objectives. The development responds favourably to relevant State and local planning controls and is permissible at the site. It is not

considered likely to have a significant or detrimental impact on the natural or built environment.

The development as proposed is considered to be a sound response to relevant planning controls and objectives, including the State's desire to increase housing opportunity and density in existing well-serviced town centres.

### **Officer's Recommendation**

That development application 2014SYW134 DA (Council ref. 1418/2014/DA-RA) for the demolition of existing buildings, construction of a multi-storey mixed-use commercial and residential apartment building, associated site works and landscaping at Lots 2 & 3 DP 524225 and Lot 6 DP 38830, Nos. 18-22 Broughton Street, Campbelltown be approved, subject to the conditions detailed in Attachment 1.

## ATTACHMENT 1

### Recommended Conditions of Consent

#### GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land.

For the purpose of these conditions, the term 'applicant' means any person who has the authority to act on or benefit of the development consent.

#### 1. Approved Development

The development shall take place in accordance with the approved development plans containing Council's approved development stamp and all associated documentation submitted with the application, except as modified by any conditions of this consent or red ink.

#### 2. Building Code of Australia

All building work must be carried out in accordance with the provisions of the *Building Code of Australia*. In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant construction certificate is made.

#### 3. Contract of Insurance (residential building work)

In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

This clause does not apply:

- a. To the extent to which an exemption is in force under Clause 187 or 188, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4), or
- b. To the erection of a temporary building.

#### 4. Notification of Home Building Act 1989 Requirements

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being Council) has given Council written notice of the following information:

- a. In the case of work for which a principal contractor is required to be appointed:
  - i. The name and licence number of the principal contractor, and

- ii. The name of the insurer by which the work is insured under Part 6 of that Act.
- b. In the case of work to be done by an owner-builder:
  - i. The name of the owner-builder, and
  - ii. If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being Council) has given Council written notification of the updated information.

## **5. External Finishes**

The external finishes shall be in accordance with the approved plans and the schedule of finishes submitted with this application. Any proposed alterations to these finishes are considered to be a modification to the development consent and require separate approval by Council.

## **6. Garbage Rooms**

The garbage storage rooms identified on the approved plans shall:

- a. Be fully enclosed and shall be provided with a concrete floor, with concrete or cement rendered walls coved to the floor.
- b. The floors shall be graded to an approved sewer connection incorporating a sump and galvanised grate cover or basket.
- c. A hose cock shall be provided within the rooms.
- d. Garbage rooms shall be vented to the external air by natural or artificial means.

## **7. Fencing**

Fencing around the site shall be constructed in accordance with the approved development plans at the sole cost of the developer. 'Colorbond' style metal fences that face a public space are not permitted.

## **8. Switchboards/Utilities**

Switchboards, air conditioning units, garbage storage areas, fire hydrants and storage for other utilities shall not be attached to the front elevations of the building or side elevations that can be seen from a public place.

## **9. Lighting**

Illumination of the site is to be arranged to provide an appropriate level of lighting and in accordance with the requirements of *Australian Standard 4282 (as amended)* so as not to impact upon the amenity of the occupants of adjoining premises or road and rail traffic.

## **10. Flood Level Controls**

This site is located within an area that has been identified as being at the risk of being affected by the 100 year ARI flood. The site and building shall be designed and finished in accordance with the report, plans and documentation prepared by Australian Consulting Engineers, June 2014 and Revision 3 amendment or as otherwise amended by conditions of this consent.

## **11. Driveway entry**

The entry to the basement car park driveways shall be designed in accordance with the submitted plans and Section 4.13.8 and Appendix C of Campbelltown (Sustainable City) Development Control Plan Volume 3 – Engineering Design Guide for Development (as amended).

## **12. Basement Operation and Car Parking Spaces**

The basements shall be provided with electronic access controls to ensure the safety of residents and to also ensure the availability of off-street parking in accordance with Council's controls. A suitable sign directing visitors to the ground level's casual parking for the commercial tenancies shall be affixed in a location that provides easy navigation of the site once a visitor enters the driveway.

One-hundred and forty-four (144) car parking spaces shall be designed, sealed, line marked and made available to all users of the site in accordance with Australian Standard 2890 (as amended).

Stacked car parking spaces are to be allocated to the same residential unit to avoid conflict. Spaces shall be clearly line marked or signposted to illustrate which unit has rights to those spaces.

The ceiling of basement car parking levels is to be finished in gloss white paint along manoeuvring paths to increase the effectiveness of lighting.

## **13. Rubbish/Recycling Bin Storage**

The rubbish and recycling bins shall not be stored within vehicle parking, vehicle manoeuvring areas or landscaped areas.

The bin(s) shall only be stored in accordance with the approved plans.

The garbage compactors and bin storage room shall be finished in accordance with the requirements of Section 4.3.10 of Council's Sustainable City Development Control Plan.

## **14. Acoustic Protection**

The applicant shall incorporate the recommendations of the Acoustic Assessment, prepared by Koikas Acoustics Pty Ltd (ref. 2253, dated 10 June 2014) into the building's design and construction.

## **15. Engineering Design Works**

The design of all engineering works shall be carried out in accordance with the requirements set out in the Campbelltown (Sustainable City) Development Control Plan Volume 3 – Engineering Design Guide for Development (as amended).

## **16. Balcony Screens**

The applicant shall fit balcony screening devices as illustrated in the approved plans.

## **17. Graffiti Removal**

In accordance with the environmental maintenance objectives of 'Crime Prevention Through Environmental Design', the owner/lessee of the building shall be responsible for the removal of any graffiti which appears on the buildings, fences, signs and other surfaces of the property within 48 hours of its application.

## **18. Rainwater Collection Tank**

A 10,000 litre rainwater collection tank shall be installed and utilised in accordance with the requirements detailed in Section 2.4.1 of Campbelltown (Sustainable City) Development Control Plan.

## **19. Shoring and Adequacy of Adjoining Property**

As the development referred to in this development consent involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must at the person's own expense:

- a. Protect and support the adjoining premises from possible damage from the excavation, and
- b. Where necessary, underpin the adjoining premises to prevent any such damage.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

## **20. Landscaping**

The provision and maintenance of landscaping shall be in accordance with the approved landscape plan containing Council's approved development stamp including the engagement of a suitably qualified landscape consultant/ contractor for landscaping works. The landscape design shall incorporate a significant portion of locally indigenous, low water demand species and be consistent with BASIX requirements.

A recommended species list is available in Council's 'Native Gardening Guide' publication.

The applicant shall ensure that the vertical garden is established and maintained in accordance with industry best practice throughout the life of the building. A management plan for its ongoing maintenance (including access) should be prepared

and implemented as part of the building's future management, should it be strata subdivided.

## **21. Awning**

The awning is the sole responsibility of the land owner, with the landowner responsible for the structural integrity of the awning, all public liability claims arising from the awning and full maintenance of the roof garden forming part of the proposed awning.

The applicant shall submit a maintenance plan for the awning which details how the structure over the road widening area would be maintained including a minimum requirement where at each 5 year anniversary date, the owner at its expense is to engage a structural engineer to confirm the structural integrity of the awning and report the results to Council in writing.

The awning shall be designed and constructed so that it is able to be shortened (or removed entirely) at a reasonable cost should that become necessary as part of future road widening works in the area.

## **22. Deliveries**

Vehicles servicing the site shall comply with the following requirements:

- a. All vehicular entries and exits shall be made in a forward direction.
- b. All vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads.
- c. All deliveries to the premises shall be made to the loading bay/s provided.

A traffic sign shall be placed adjacent to the driveway at the entrance of the property advising drivers of the above information. Should the sign be damaged or removed, it shall be replaced within 48 hours.

## **23. Use of Commercial Tenancies - Separate Consent Required**

Separate development consent is required for the use and fit out of the commercial tenancies premises prior to their occupation.

## **PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**

The following conditions of consent must be complied with prior to the issue of a construction certificate by either Campbelltown City Council or an accredited certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

## **24. Geotechnical Report**

Prior to Council or an accredited certifier issuing a construction certificate, a geotechnical report prepared by suitably qualified and practising engineer shall be submitted which indicates that the land will not be subject to subsidence, slip, slope failure or erosion where excavation and/or filling exceeds 900mm in depth or identified as filled land.

## **25. Soil and Water Management Plan**

Prior to Council or an accredited certifier issuing a construction certificate, a detailed soil and water management plan shall be submitted for approval. The soil management plan shall consider and make recommendations regarding the appropriate treatment of basement walls should saline ground water be encountered during construction.

## **26. Contamination Assessment/Treatment**

Prior to Council or an accredited certifier issuing a construction certificate for the development, the applicant shall undertake a Phase 1 (and if necessary, Phase 2) Environmental Site Assessment to detect the extent and severity of underground contamination and/or saline groundwater conditions. The Assessment shall be prepared in accordance with relevant NSW Environment Protection Authority guidelines.

Should the Phase 2 (if required) Assessment detect contamination, the applicant shall prepare a Remediation Action Plan and notify Council in accordance with Clause 16 of State Environmental Planning Policy No. 55 – Remediation of Land prior to the commencement of remediation works.

## **27. Construction Traffic Management Plan**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall prepare and receive Council's written approval (via its Local Traffic Committee) for a 'Construction Traffic Management Plan', which shall contain details of the following as a minimum:

- Required loading zones and parking restriction areas near the development site to allow for manoeuvring and loading/unloading of heavy vehicles associated with the development;
- 'Staging' locations, where heavy vehicles wait until such time that adequate space is available adjacent to the development site for loading/unloading;
- Traffic management and intersection control near to the development site.
- Proposed access routes for heavy vehicles loading/unloading at the site;
- Hours of truck movements – the Plan shall detail the means by which heavy vehicle access times will be minimised during peak periods;
- Consultations made with potentially affected businesses in preparation of the Plan.

## **28. Traffic Control Plans**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall prepare and obtain approval from an accredited person, a Traffic Control Plan (TCP) in accordance with the *RMS Manual "Traffic Control at Work Sites"* and *Australian Standard AS 1742.3 (as amended)*. A copy of the approved TCP shall be kept on site for the duration of the works in accordance with *WorkCover Authority* requirements. A copy shall be submitted to Council for its records.

**29. Traffic Committee**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit plans and obtain approval from Council's Local Traffic Committee for any proposals for the construction of prescribed traffic control devices and traffic control facilities and all associated line marking and/or sign posting.

**30. Stormwater Management Plan (Development)**

Prior to Council or an accredited certifier issuing a construction certificate, a plan indicating all engineering details and calculations relevant to site regrading and the collection and disposal of stormwater from the site, building/s and adjacent catchment, shall be submitted for approval. Floor levels of all buildings shall be a minimum of 150mm above the adjacent finished site levels. All proposals shall comply with the Campbelltown (Sustainable City) Development Control Plan Volume 3 – Engineering Design Guide for Development (as amended).

**31. On-site Stormwater Detention**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit to, and receive Council's written approval for a plan detailing the management and maintenance of any proposed OSD system for the site. The Plan shall also detail the person(s) responsible for the maintenance and provide contact information of those persons to Council.

If the existing street drainage network is adequate to handle the estimated water flows emanating from the development, the OSD system may not be required.

**32. Work on Public Land**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain written approval from Council for any proposed work on public land. Inspection of this work shall be undertaken by Council at the applicant's expense and a compliance certificate, approving the works, shall be obtained from Council prior to the principal certifying authority issuing an occupation certificate.

**33. Crime Prevention Through Environmental Design**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall prepare and obtain Council's written approval for a CPTED plan which details passive and active security provisions within and around the building.

**34. Consolidation of Allotments**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit a copy of the plan which would enable the consolidation of the existing allotments and creation of a new allotment for the road widening area in accordance with Council's Campbelltown (Urban Area) Local Environmental Plan 2002 map.

**35. Section 94A Developer Contribution - Community Facilities and Services**

Prior to Council or an accredited certifier issuing a construction certificate (or where a construction certificate is not required, a subdivision certificate), the applicant shall provide a receipt for the payment to Council of a community facilities and services

contribution in accordance with the provisions of the *Campbelltown City Council Section 94A Development Contributions Plan*.

For the purposes of calculating the required S94A contribution, where the value of the proposed development exceeds \$100,000, the applicant is required to include a cost summary report with the construction certificate application setting out a cost estimate of the proposed development in accordance with the following:

- where the value of the proposed development is greater than \$100,000 but less than \$500,000 - a cost summary report by a person who, in the opinion of the Council, is suitably qualified to provide a cost summary report (Cost Summary Report Template 1), or
- where the value of the proposed development is \$500,000 or more - a detailed cost report by a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors (Cost Summary Report Template 2).

Copies of the Cost Summary Report Templates 1 and 2 are located under "Developer Contributions" on Council's web site ([www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au)) or can be collected from Council's Planning and Environment Division during normal business hours.

All cost estimates will be subject to indexation on a quarterly basis relative to the *Consumer Price Index - All Groups* (Sydney) where the contribution amount will be based on the indexed value of the development applicable at the time of payment.

On calculation of the applicable contributions, all amounts payable will be confirmed by Council in writing.

Payment of Section 94A Developer Contributions will only be accepted by way of Cash, Credit Card or Bank Cheque issued by an Australian bank. Payment by any other means will not be accepted unless otherwise approved in writing by Council.

### **36. Utility Servicing Provisions**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain a letter from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development.

Note: The applicant should also contact the relevant water servicing authority to determine whether the development will affect the authorities water or sewer infrastructure.

### **37. Electricity Substation**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall receive the written approval of Council and the relevant electricity authority. The relocation must be made in such a manner that does not prejudice future road widening endeavours of the Council. Due consideration shall also be given to appropriate easements for access and fire protection.

### **38. Commercial Tenancy Servicing**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall provide evidence that consideration has been given to the future servicing of the commercial tenancies in terms of exhaust fans should food-related businesses wish to occupy those premises. This consideration shall be intended to minimise potential future issues relating to odour for residents and impacts on the building's aesthetic appearance. Exhaust venting on the building's façade will not be accepted.

### **39. Dilapidation Report**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit a dilapidation report for all buildings on lands that adjoin the subject works. The report should detail pre-existing damage to those buildings so as to ensure that the construction works subject to this consent do not impact on adjoining properties.

### **40. Design for Access and Mobility**

Prior to Council or an accredited certifier issuing a Construction Certificate, the applicant shall demonstrate by way of detailed design, compliance with the relevant access requirements of the BCA and AS 1428 – Design for Access and Mobility.

Door widths into the commercial tenancies from the 'accessible accessway' may need to be revised.

## **PRIOR TO THE COMMENCEMENT OF ANY WORKS**

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with prior to the commencement of any works on site.

### **41. Erosion and Sediment Control**

Prior to the commencement of any works on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented.

### **42. Erection of Construction Sign**

Prior to the commencement of any works on the land, a sign/s must be erected in a prominent position on the site:

- a. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours;
- b. Stating that unauthorised entry to the work site is prohibited; and
- c. Pollution warning sign promoting the protection of waterways (issued by Council with the development consent);
- d. Stating the approved construction hours in which all works can occur.

- e. Showing the name, address and telephone number of the principal certifying authority for the work.

Any such sign/s is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

#### **43. Toilet(s) on Construction Site**

Prior to the commencement of any works on the land, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part thereof. Each toilet provided must be a standard flushing toilet and be connected to:

- a. A public sewer, or
- b. If connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council, or
- c. If connection to a public sewer or an accredited sewage management facility is not practicable, to some other management facility approved by Council.

#### **44. Construction Vehicle Control**

Prior to the commencement of any works on the land, the application shall meet with Council's Traffic Officers and Compliance Officers to discuss the management of the various stages of the development and the management of construction and workers vehicles in and around the site.

No works shall commence until Council have issued written approval to the Construction Traffic Management Plan.

#### **45. Trade Waste**

Prior to the commencement of any works on the land, a trade waste facility shall be provided on-site to store all waste pending disposal. The facility shall be screened, regularly cleaned and accessible to collection vehicles.

#### **46. Vehicular Access during Construction**

Prior to the commencement of any works on the land, a single vehicle/plant access to the site shall be provided, to minimise ground disturbance and prevent the transportation of soil onto any public road system. Single sized aggregate, 40mm or larger placed 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement.

#### **47. Public Property**

Prior to the commencement of any works on site, the applicant shall advise Council of any damage to property which is controlled by Council which adjoins the site, including kerbs, gutters, footpaths, and the like. Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.

#### **48. Footpath and Vehicular Crossing Levels**

Prior to the commencement of any work, footpath and vehicular crossing levels are to be obtained from Council by lodging an application on the prescribed form.

#### **49. Demolition Works**

Demolition works shall be carried out in accordance with the following:

- a. Prior to the commencement of any works on the land, a detailed demolition work plan designed in accordance with Clause 1.7.3 of Australian Standard AS 2601-2001 – The Demolition of Structures, prepared by a suitably qualified person with suitable expertise or experience, shall be submitted to and approved by Council and shall include the identification of any hazardous materials, method of demolition, precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
- b. Prior to commencement of any works on the land, the demolition Contractor(s) licence details must be provided to Council.
- c. The handling or removal of any asbestos product from the building/site must be carried out by a NSW Work Cover licensed contractor irrespective of the size or nature of the works. Under no circumstances shall any asbestos on site be handled or removed by a non-licensed person. The licensed contractor shall carry out all works in accordance with NSW Work Cover requirements.
- d. An appropriate fence preventing public access to the site shall be erected for the duration of demolition works
- e. Immediately prior to the commencement of the demolition or handling of any building or structure that contains asbestos, the applicant shall request that the principal certifying authority attend the site to ensure that all appropriate safety measures are in place. The applicant shall also notify the occupants of the adjoining premises and WorkCover NSW prior to the commencement of any works.

#### **50. Hoarding / Fence**

Prior to the commencement of any works, a hoarding or fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place in accordance with WorkCover requirements.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

A separate land use application under Section 68 of the Local Government Act 1993 shall be submitted to and approved by Council prior to the erection of any hoarding on public land.

#### **51. Geotechnical Reference**

Prior to the commencement of any works, a certificate prepared by the designing structural engineer certifying that the design is in accordance with the geotechnical

investigation of the site shall be submitted to the principle certifying authority. The designing structural engineer shall also nominate a site classification in accordance with *AS2870 – Residential Slabs and Footings*.

## **52. Structural Engineer Details**

Prior to the commencement of any works, the submission to the principal certifying authority of all details prepared by a practicing structural engineer.

## **53. Public Property**

Prior to the commencement of any works on site, the applicant shall advise Council of any damage to property which is controlled by Council which adjoins the site, including kerbs, gutters, footpaths, and the like. Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.

## **DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION**

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with during the construction of the development on site.

## **54. Construction Work Hours**

All work on site shall only occur between the following hours:

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 1.00pm
Sunday and public holidays	No Work.

## **55. Erosion and Sediment Control**

Erosion and sediment control measures shall be provided and maintained throughout the construction period, in accordance with the requirements of the manual – *Soils and Construction (2004) (Bluebook)*, the approved plans, Council specifications and to the satisfaction of the principal certifying authority. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated.

***Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.***

## **56. Unreasonable Noise and Vibration**

The development, including operation of vehicles, shall be conducted so as to avoid unreasonable noise or vibration and cause no interference to adjoining or nearby occupants. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

In the event of a noise or vibration problem arising at the time, the person in charge of the premises shall when instructed by Council, cause to be carried out an acoustic investigation by an appropriate acoustical consultant and submit the results to

Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to Council's satisfaction.

**57. Work Zones**

All loading, unloading and other activities undertaken during construction shall be accommodated on the development site.

Where it is not practical to load, unload or undertake specific activities on the site during construction, the provision of a 'Work Zone' external to the site may be approved by Council following an application being submitted to Council's Traffic Unit outlining the proposal for the work zone. The application is required to be made prior to the commencement of any works and is to include a suitable 'Traffic / Pedestrian Management and Control Plan' for the area of the work zone that will be affected. All costs of approved traffic / pedestrian control measures, including relevant fees, shall be borne by the applicant.

**58. Dust Nuisance**

Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – *'Soils and Construction (2004) (Bluebook)*. Construction areas shall be treated/ regularly watered to the satisfaction of the principal certifying authority.

**59. Excess Material**

All excess material is to be removed from the site. The spreading of excess material or stockpiling on site will not be permitted without prior written approval from Council.

**60. Public Safety**

Any works undertaken in a public place are to be maintained in a safe condition at all times. In this regard, the applicant shall ensure that a safe, fully signposted passage, minimum 1.2 metres wide, separated from the works and moving vehicles by suitable barriers and lights, is maintained for pedestrians, including disabled pedestrians, at all times.

The applicant shall ensure that traffic control is undertaken and maintained strictly in accordance with AS 1742.3, the requirements set out in the RTA manual *"Traffic Control at Work Sites" (as amended)*, all applicable Traffic Management and/or Traffic Control Plans. The contractor shall also ensure that all *Work Cover Authority* requirements are complied with. Council may at any time and without prior notification make safe any such works that be considered to be unsafe, and recover all reasonable costs incurred from the applicant.

**61. Compliance with Council Specification**

All design and construction work shall be in accordance with Council's requirements as follows:

- a. Council's specification for Construction of Subdivisional Road and Drainage Works (as amended);
- b. Engineering Design Guide for Development (as amended);

- c. 'Soils and Construction (2004) (Bluebook); and
- d. Relevant Australian standards and State Government publications.

## **62. Excavation and Backfilling**

All excavations and backfilling associated with the approved works must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.

If an excavation associated with the approved works extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- a. Must preserve and protect the building from damage; and
- b. If necessary, must underpin and support the building in an approved manner, and
- c. Must, at least seven (7) days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

## **63. Footpath**

The applicant shall construct and complete reconstruction of the footpath area in accordance with a written approval from the Council. The footpath formation may need to be extended beyond the site boundaries, to provide an acceptable transition to existing footpath levels.

## **64. Crane**

Any crane proposed for use during construction at the site shall be installed and maintained in a safe manner at all times and located/stored in such a way that damage to neighbouring properties and Council's road is minimised.

## **65. Industrial / Commercial Driveway and Layback Crossing**

The applicant shall provide a reinforced concrete driveway and layback crossing/s to Council's *Industrial/Commercial Vehicle Crossing Specification* and *Campbelltown (Sustainable City) DCP Volume 3*.

A separate application for this work, which will be subject to a crossing inspection fee, fixing of levels and inspections by Council, must be lodged with Council. Conduits must be provided to service authority requirements.

**66. Associated Works**

The applicant shall undertake any works external to the development, that are made necessary by the development, including additional road and drainage works or any civil works directed by Council, to make a smooth junction with existing work.

**67. Redundant Laybacks**

All redundant laybacks, vehicle crossings and damaged kerb and gutter shall be reinstated to conventional kerb and gutter to Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and *Engineering Design Guide for Development (as amended)*.

**68. Completion of Construction Works**

Unless otherwise specified in this consent, all construction works associated with the approved development shall be completed within twelve (12) months of the date of the notice of the intention to commence construction works under Section 81A of the Act.

In the event that construction works are not continually ongoing, the applicant shall appropriately screen the construction site from public view with architectural devices and landscaping to Council's written satisfaction.

**PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE**

The following conditions of consent must be complied with prior to the issue of an occupation certificate by either Campbelltown City Council or an accredited principal certifying authority. All necessary information to comply with the following conditions of consent must be submitted with the application for an occupation certificate.

Note: For the purpose of this development consent, any reference to "occupation certificate" shall also be taken to mean "interim occupation certificate".

**69. Section 73 Certificate**

Prior to the principal certifying authority issuing an occupation certificate, the submission of a Section 73 certificate issued by *Sydney Water*.

**70. Structural Engineering Certificate**

Prior to the principal certifying authority issuing an occupation certificate, the submission of a certificate from a practising structural engineer certifying that the building has been erected in compliance with the approved structural drawings and relevant SAA Codes and is structurally adequate.

**71. Acoustic Amenity**

Prior to Council or an accredited certifier issuing an occupation certificate, the applicant shall supply certification from a suitably qualified person which confirms that the construction material requirements of the 'Acoustic Assessment' by Koikas Acoustics Pty Ltd (ref. 2253, dated 10 June 2014) have been installed within the building.

## **72. Communal Facilities**

Prior to Council or an accredited certifier issuing an occupation certificate, the communal facilities shall be completed and available for use of residents.

## **73. Completion of External Works**

Prior to the principal certifying authority issuing an occupation certificate, all external works, repairs and renovations detailed in the schedule of treatment/finishes, landscaping, driveways, fencing and retaining walls are to be completed to the satisfaction of the consent authority.

## **74. Registration of Levels**

Prior to the principal certifying authority issuing an occupation certificate, a qualified practicing surveyor shall certify that the finished floor and finished surface levels of the development comply with the relevant condition in the development consent. An electronic copy of this work as executed information shall also be submitted to Council, complying with the following provisions:

1. MGA 94 (Map Grid of Australia 1994) Zone 56 - Coordinate System.
2. DXF and/or MID/MIF file format(s), and
3. Datum to be AHD (Australian Height Datum)

## **75. Final Inspection – Works as Executed Plans**

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall submit to Council two complete sets of fully marked up and certified work as executed plans in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and with the design requirements detailed in the *Campbelltown (Sustainable City) DCP Volume 2 (as amended)*.

The applicant shall **also** submit a copy of the Works as Executed information to Council in an electronic format in accordance with the following requirements:

### **Survey Information**

- Finished ground and building floor levels together with building outlines.
- Spot levels every five (5) metres within the site area.
- Where there is a change in finished ground levels that are greater than 0.3m between adjacent points within the above mentioned 5m grid, intermediate levels will be required.
- A minimum of fifteen (15) site levels.
- If the floor level is uniform throughout, a single level is sufficient.
- Details of all stormwater infrastructure including pipe sizes and types as well as surface and invert levels of all existing and/or new pits/pipes associated with the development.
- All existing and/or new footpaths, kerb and guttering and road pavements to the centre line/s of the adjoining street/s.
- The surface levels of all other infrastructure.

## **Format**

- MGA 94 (Map Grid of Australia 1994) Zone 56 - Coordinate System
- All level information to Australian Height Datum (AHD)

### *AutoCAD Option*

- The "etransmit" (or similar) option in AutoCAD with the transmittal set-up to include as a minimum:

Package Type	-	zip
File Format	-	AutoCAD 2004 Drawing Format or later
Transmittal Options	-	Include fonts
		Include textures from materials
		Include files from data links
		Include photometric web files
		Bind external references
		The drawing is <b><u>not</u></b> to be password protected.

### *MapInfo Option*

- Council will also accept either MapInfo Native format (i.e. .tab file) or MapInfo mid/mif.

All surveyed points will **also** be required to be submitted in a point format (x,y,z) in either an Excel table or a comma separated text file format.

## **76. Cooling Tower Registration**

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall make application and obtain approval from Council for registration of the cooling tower/s should they be proposed.

## **77. Line Marking / Sign Posting Documentation (Development)**

Prior to the principal certifying authority issuing an occupation certificate, if necessary, the applicant shall submit to Council for Local Traffic Committee records two copies of work as executed plans of any line marking / sign posting approved by the Traffic Committee for the development. The plans shall show all works undertaken and the date of installation.

## **78. Waste Management**

Prior to Council or an accredited certifier issuing an occupation certificate, the applicant shall submit to Council for its written approval, details of the collection and disposal of internal waste generated by the occupants. The Waste Management Plan shall detail the appointment of a caretaker to move and rotate bins throughout the building and provide the details of the waste contractor that will be engaged to pick up garbage and recyclable waste from the site utilising medium rigid vehicles.

The Plan shall be prepared in consultation with Council's Waste Management Officer.

## **79. BASIX**

Prior to the principal certifying authority issuing an occupation certificate, completion of all requirements listed in the relevant BASIX certificate for the subject development shall be completed/installed and a certificate issued by a suitably qualified person confirming such.

## **80. Restoration of Public Roads and Footpath**

Prior to the principal certifying authority issuing an occupation certificate, the restoration of public road and associated works required as a result of the development shall be carried out by Council and all costs shall be paid by the applicant, unless the applicant undertakes these works following Council's approval of such.

## **81. Road Widening**

Prior to the principal certifying authority issuing an occupation certificate (including an interim certificate), the land required for road widening shown on the approved plan shall be dedicated at no cost to Council in accordance with Clause 52(8) of Campbelltown (Urban Area) Local Environmental Plan 2002.

## **82. Public Utilities**

Prior to the principal certifying authority issuing an occupation certificate, any adjustments to public utilities, required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense.

## **83. Council Fees and Charges**

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall obtain written confirmation from Council that all applicable Council fees and charges associated with the development have been paid in full. Written confirmation will be provided to the applicant following Council's final inspection and satisfactory clearance of the public area adjacent the site.

## **ADVISORY NOTES**

The following information is provided for your assistance to ensure compliance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, other relevant Council Policy/s and other relevant requirements. This information does not form part of the conditions of development consent pursuant to Section 80A of the Act.

### **Advice 1. Environmental Planning and Assessment Act 1979 Requirements**

The Environmental Planning and Assessment Act 1979 requires you to:

- a. Obtain a construction certificate prior to the commencement of any works. Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 4645 4608.
- b. Nominate a principal certifying authority and notify Council of that appointment prior to the commencement of any works.

- c. Give Council at least two days notice prior to the commencement of any works.
- d. Have mandatory inspections of nominated stages of the construction inspected.
- e. Obtain an occupation certificate before occupying any building or commencing the use of the land.

#### **Advice 2. Provision of Equitable Access**

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Disability Discrimination Act 1992* (DDA1992) or *Disability (Access to Premises – Buildings) Standards 2010* (Premises Standards).

Where a construction certificate is required for the approved works, due regard is to be given to the requirements of the *Building Code of Australia* (BCA) & the Premises Standards. In this regard it is the sole responsibility of the certifier, building developer and building manager to ensure compliance with the Premises Standards.

Where no building works are proposed and a Construction Certificate is not required, it is the sole responsibility of the applicant and building owner to ensure compliance with the DDA1992.

#### **Advice 3. Smoke Alarms**

NSW residents must have at least one working smoke alarm installed on each level of their home. This includes owner occupier, rental properties, relocatable homes and any other residential building where people sleep.

The installation of smoke alarms is required to be carried out in accordance with AS 3786. The licensed electrical contractor is required to submit to the Principal Certifying Authority a certificate certifying compliance with AS 3000 and AS 3786.

#### **Advice 4. Inspection Within Public Areas**

All works within public areas are required to be inspected at all stages of construction and approved by Council prior to the principal certifying authority releasing the Occupation Certificate.

#### **Advice 5. Salinity**

Please note that Campbelltown is an area of known salinity potential. As such any salinity issues should be addressed as part of the construction certificate application. Further information regarding salinity management is available within Council's (Sustainable) City DCP Volume 3.

#### **Advice 6. Asbestos Warning**

Should asbestos or asbestos products be encountered during construction or demolition works you are advised to seek advice and information prior to disturbing the material. It is recommended that a contractor holding an asbestos-handling permit (issued by Work Cover NSW), be engaged to manage the proper disposal and handling of the material. Further information regarding the safe handling and removal of asbestos can be found at:

[www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)

[www.nsw.gov.au/fibro](http://www.nsw.gov.au/fibro)  
[www.adfa.org.au](http://www.adfa.org.au)  
[www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au)

Alternatively, call Work Cover Asbestos and Demolition Team on 8260 5885.

**Advice 7. Dial 1100 Before you Dig**

Underground cable and pipes may exist in the area. In your own interest and for safety, telephone 1100 before excavation or erection of structures. Information on the location of underground pipes and cables can also be obtained by fax on 1300 652 077 or through the following website - [www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au)

**Advice 8. Bonds and Bank Guarantees**

All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution. Bonds will not be accepted in any other form or from any other institution.

**Advice 9. Tenancy Fit Out**

A separate development application is required to be submitted for the fit out of individual commercial tenancies.

**Advice 10. Adjustment to Public Utilities**

Adjustment to any public utilities necessitated by the development is required to be completed prior to the occupation of the premises and in accordance with the requirements of the relevant Authority. Any costs associated with these adjustments are to be borne by the applicant.

**Advice 11. Rain Water Tank**

It is recommended that water collected within any rainwater tank as part of the development be limited to non-potable uses. NSW Health recommends that the use of rainwater tanks for drinking purposes not occur where a reticulated potable water supply is available.

**END OF CONDITIONS**

## ATTACHMENT 2



## Locality Plan

Lots 2 & 3 DP 524225 and Lot 6 DP 38830, Nos. 18-22 Broughton Street, Campbelltown

# ATTACHMENT 3



STREET VIEW  
18 BROUGHTON STREET



STREET VIEW  
18-22 BROUGHTON STREET



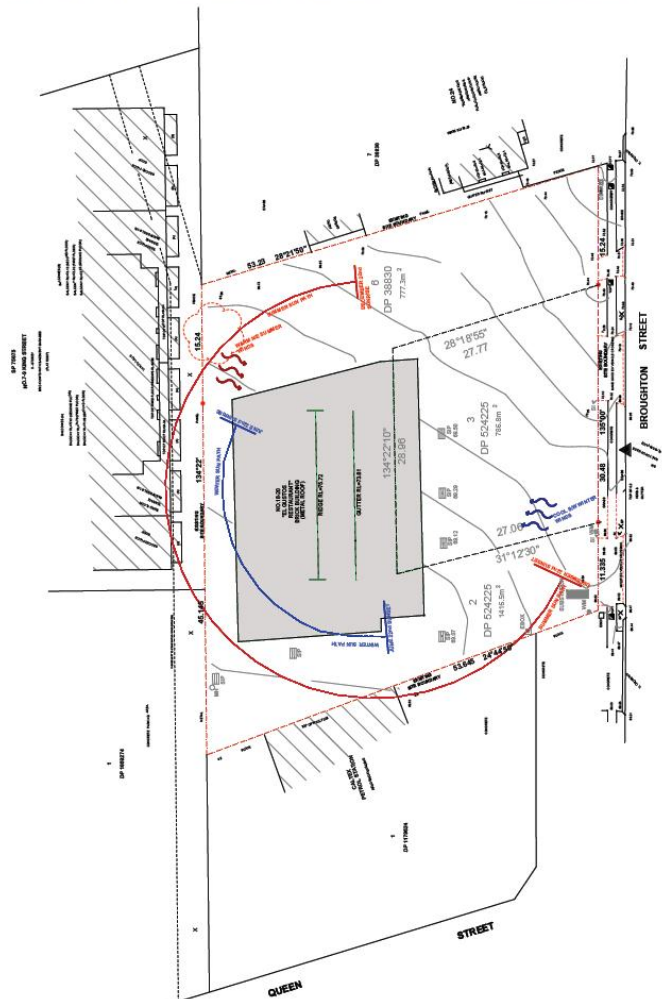
STREET VIEW  
24-28 BROUGHTON STREET



STREET VIEW  
7/9 KINGS STREET (DAY CARE CENTRE)  
OPPOSITE CEMETARY



STREET VIEW  
7/9 KINGS STREET (TO REAR OF SUBJECT SITE)



SITE ANALYSIS PLAN  
1:500

<b>mkdarchitects</b> <small>Architects &amp; Planners</small>	Scale 1:200 (Overall Site Plan) Scale 1:500 (Site Analysis Plan) 10/09/2014		18-22 BROUGHTON STREET, CAMPBELLTOWN		LOT 2 & 3 IN DP 524225 & LOT 6 IN DP 38830 MIXED USE DEVELOPMENT		Project No. 15385 1:500 @ A3		Drawing No. A-2.02 DATE JUNE 2014		Revision C	
	SITE ANALYSIS PLAN											

## Site Analysis Plan

Lots 2 & 3 DP 524225 and Lot 6 DP 38830, Nos. 18-22 Broughton Street, Campbelltown

# ATTACHMENT 4



## Floor Plans

Lots 2 & 3 DP 524225 and Lot 6 DP 38830, Nos. 18-22 Broughton Street, Campbelltown



**Floor Plans**  
 Lots 2 & 3 DP 524225 and Lot 6 DP 38830, Nos. 18-22 Broughton Street, Campbelltown













## ATTACHMENT 5

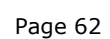


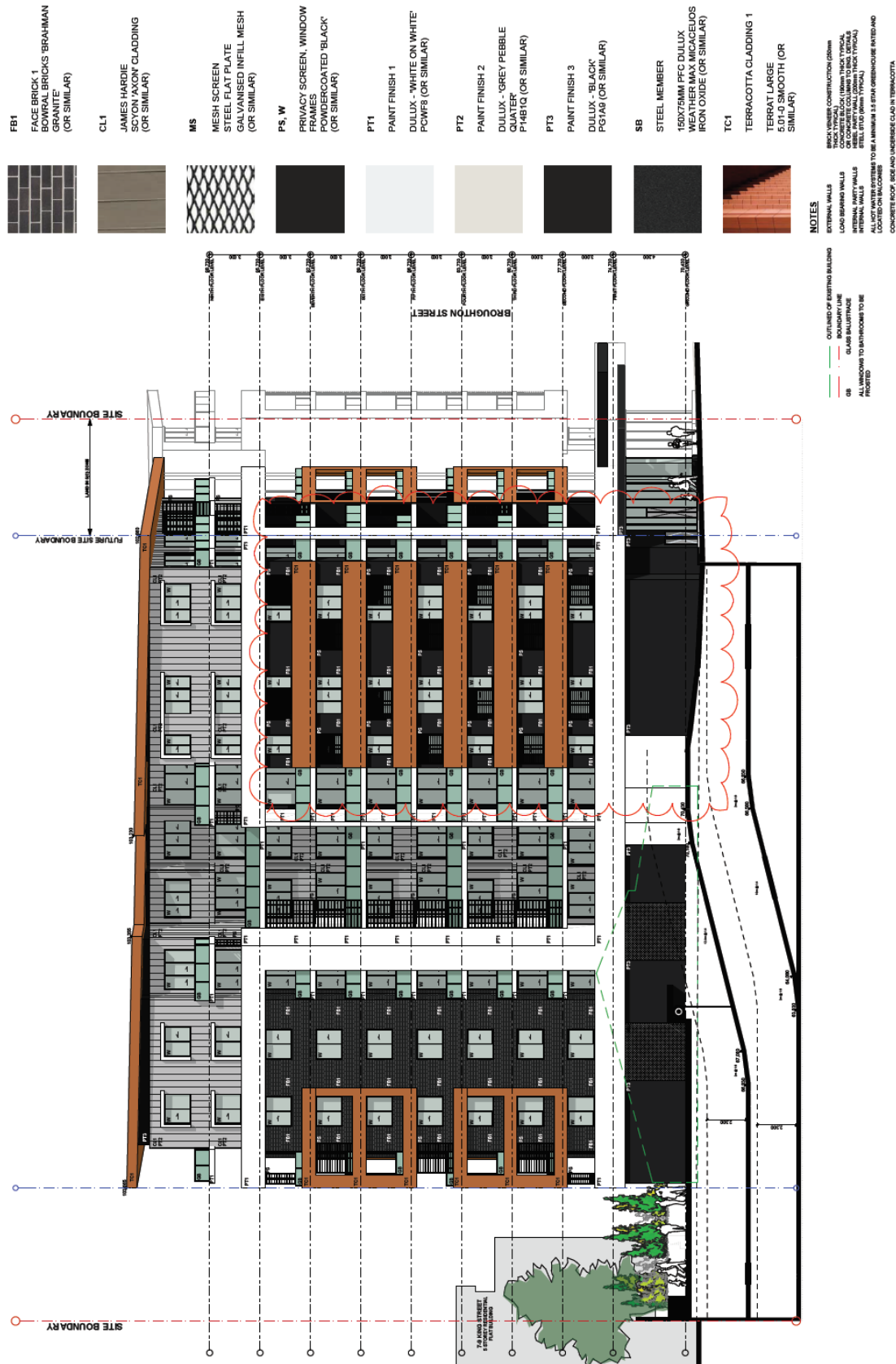
### Photomontage

Lots 2 & 3 DP 524225 and Lot 6 DP 38830, Nos. 18-22 Broughton Street, Campbelltown

## Elevation and Section Plans

Lots 2 & 3 DP 524225 and Lot 6 DP 38830, Nos. 18-22 Broughton Street, Campbelltown





# Elevation and Section Plans

Lots 2 & 3 DP 524225 and Lot 6 DP 38830, Nos. 18-22 Broughton Street, Campbelltown

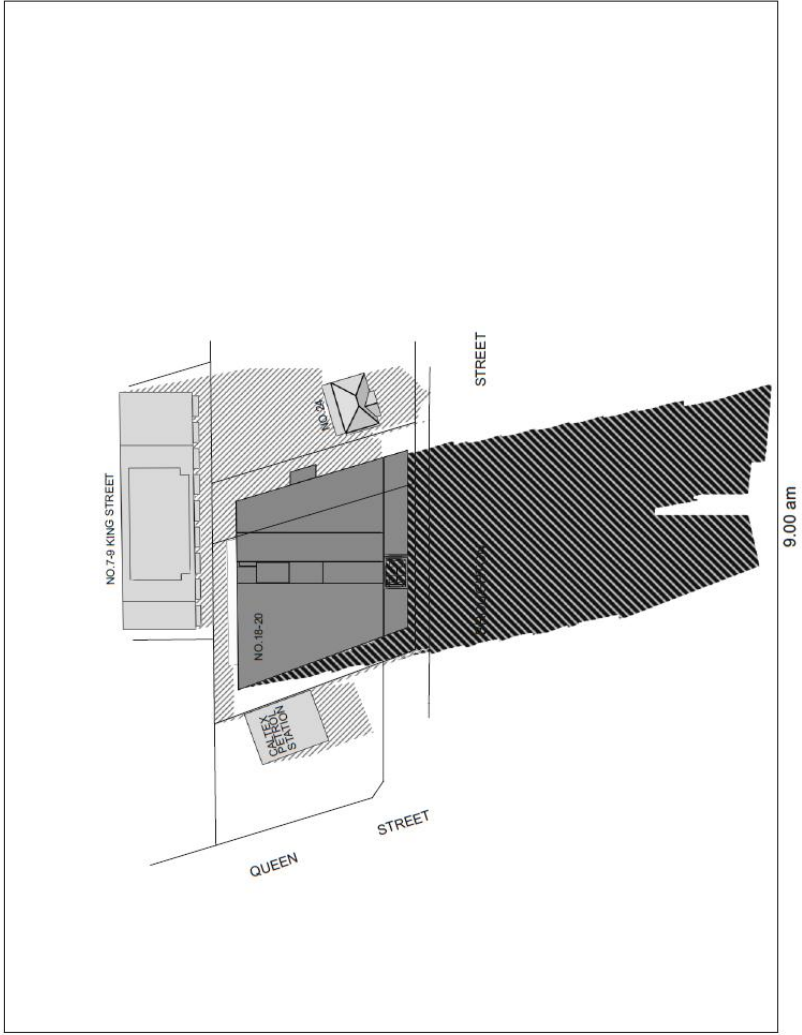






ATTACHMENT 7

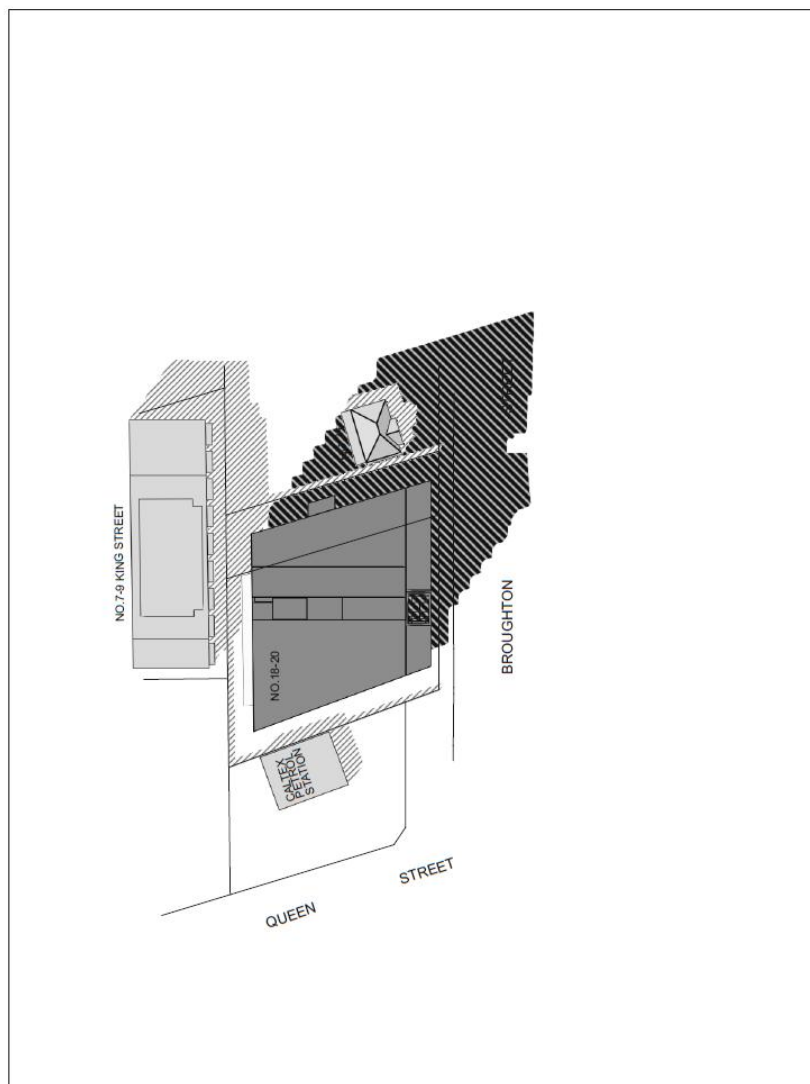
SHADOW DIAGRAM JUNE 21st



 <b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows calculated according to information provided from survey and architectural drawings.		<b>DIGITAL LINE Pty Ltd</b> PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)9003 9708	<b>Architects</b>  MKD Architects	<b>Project</b>  Proposed development at 18-22 Broughton St, Campbelltown, NSW	Job N. Sh 1993
					10/06/2014
					Scale 1:1000

**Shadow Diagrams**  
**Lots 2 & 3 DP 524225 and Lot 6 DP 38830, Nos. 18-22 Broughton Street, Campbelltown**

SHADOW DIAGRAM JUNE 21st

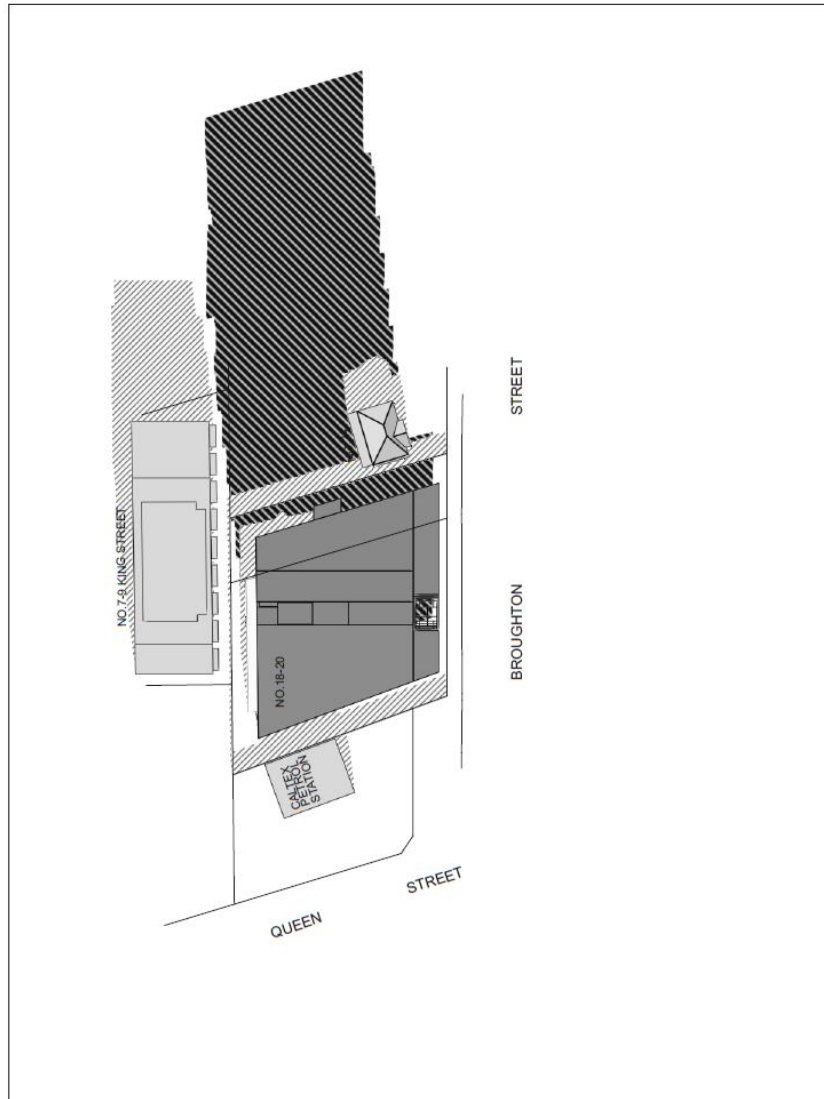




<p>Shadow from existing and approved buildings</p> <p>Additional shadow from proposed buildings</p> <p>NOTES</p> <p>Shadows from existing or proposed vegetation have not been considered. Shadows are shown according to information provided from survey and architectural drawings.</p>	<p>True North</p>	<p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9553 2312 Fax (02)8003 9708</p>	<p>Architects</p> <p>MKD Architects</p>	<p>Project</p> <p>Proposed development at 18-22 Broughton St, Campbelltown, NSW</p>	<p>Job N. SH1993</p>
					<p>10/06/2014</p>
					<p>Scale 1:1000</p>

## Shadow Diagrams

Lots 2 & 3 DP 524225 and Lot 6 DP 38830, Nos. 18-22 Broughton Street, Campbelltown

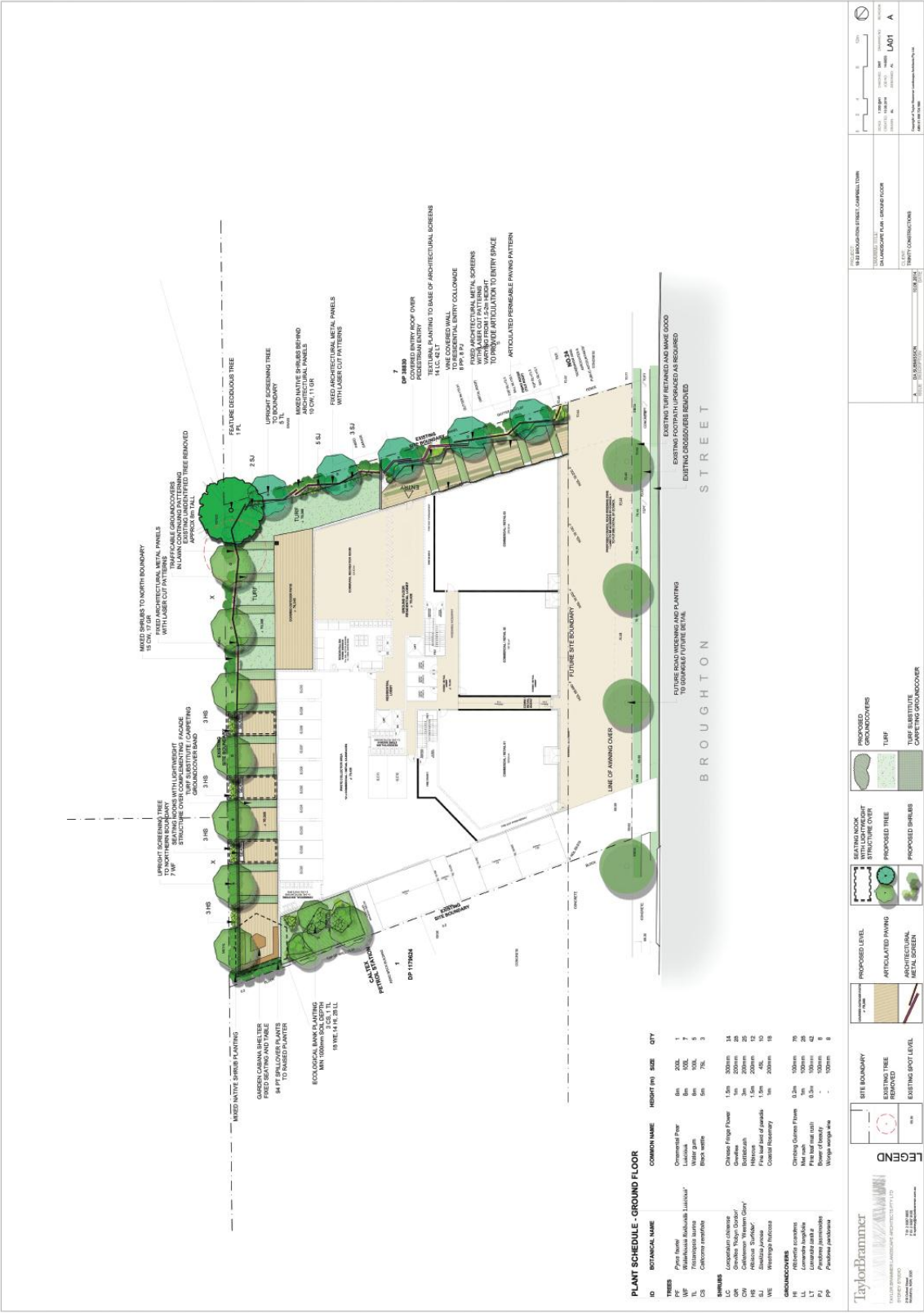
SHADOW DIAGRAM JUNE 21st



 <p>Shadow from existing and approved buildings Additional shadow from proposed buildings</p>	<p><b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows calculated according to information provided from survey and architectural drawings.</p>	 <p>True North</p>	<p><b>DIGITAL LINE Pty Ltd</b> PO Box 860 Neutral Bay NSW 2089 Phone (02)9553 2312 Fax (02)9553 9708</p>	<p><b>Architects</b> MKD Architects</p>	<p><b>Project</b> Proposed development at 18-22 Broughton St Campbelltown, NSW</p>	<p>Job N. Sh 1993</p>
						<p>10/06/2014</p>
						<p>Scale 1:1000</p>

## Shadow Diagrams

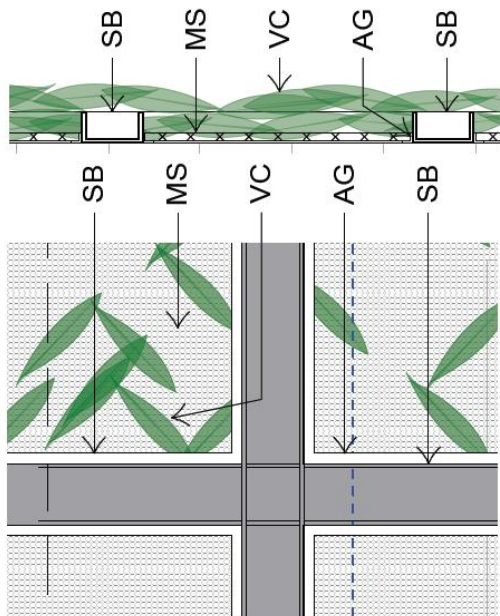
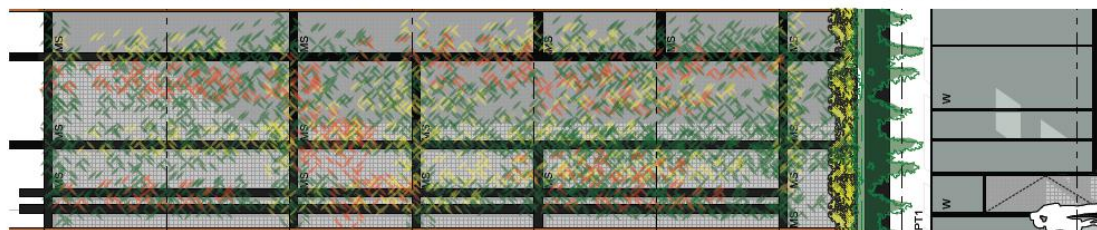
Lots 2 & 3 DP 524225 and Lot 6 DP 38830, Nos. 18-22 Broughton Street, Campbelltown



Landscape Plans

Lots 2 & 3 DP 524225 and Lot 6 DP 38830, Nos. 18-22 Broughton Street, Campbelltown





**02**  
**TYPICAL PLANTER**  
**SCREEN CONNECTION**  
**DETAIL**  
**1:10 @ A3**

**03**  
**TYPICAL PLANTER**  
**SCREEN CONNECTION**  
**SECTION**  
**1:10 @ A3**



**01**  
**PRECEDENT IMAGE PLANTING SCREEN**

**PLANTER SCREEN ELEVATION**  
**1:100 @ A3**

**FINISHES / LEGEND**

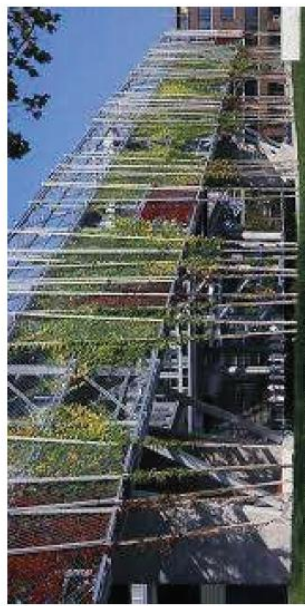


AG, SB  
ANGLE STEEL MEMBER  
150X75MM PFC DULUX  
WEATHER MAX MICACELOS  
IRON OXIDE (OR SIMILAR)



MS  
MESH SCREEN  
STEEL FLAT PLATE  
GALVANISED INFILL MESH  
(OR SIMILAR)

VC  
VERTICAL CLIMBERS



**PRECEDENT IMAGE PLANTING SCREEN**



**PRECEDENT IMAGE PLANTING SCREEN**

**mkdarchitects**  
ARCHITECTS & LANDSCAPE ARCHITECTS  
18-22 BROUGHTON STREET, CAMPBELLTOWN  
JPA SECURITIES PTY LTD

LOT 2 & 3 IN DP 524225 &  
LOT 6 IN DP 38830  
MIXED USE DEVELOPMENT  
VERTICAL PLANTER SCREEN DETAIL  
1:200 @ A3  
JUNE 2014  
C



# Landscape Plans

Lots 2 & 3 DP 524225 and Lot 6 DP 38830, Nos. 18-22 Broughton Street, Campbelltown