

JOINT REGIONAL PLANNING PANEL (Sydney West)

JRPP No.	2015SYW060 DA
DA Number	634/2015/DA-C
Local Government Area	Campbelltown City Council
Proposed Development	Demolition of an existing building, tree removal, construction of a clinical school building, earthworks, car park, pedestrian link and landscaping
Street Address	Parkside Crescent, Campbelltown
Applicant/Owner	University of Western Sydney
Number of Submissions	One submission – does not object to the proposal
Regional Development Criteria (Schedule 4A of the Act)	Crown development with a capital investment value in excess of \$5 million
List of All Relevant s79C(1)(a) Matters	<p>Statutory provisions</p> <ul style="list-style-type: none"> • Rural Fires Act 1997 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 55 – Remediation of Land • Campbelltown (Urban Area) Local Environmental Plan 2002 • Draft Campbelltown Local Environmental Plan 2014 • Campbelltown (Sustainable City) Development Control Plan <p>Non Statutory Provisions</p> <ul style="list-style-type: none"> • Campbelltown 2025 Looking Forward
List all documents submitted with this report for the panel's consideration	<ol style="list-style-type: none"> 1. Location plan 2. Floor plans 3. Elevation plans 4. 3D perspectives 5. Landscaping plan 6. Recommended conditions of consent
Recommendation	Approval with conditions
Report by	Andrew MacGee, Senior Development Planner Campbelltown City Council

Purpose of the Report

The purpose of this report is to assist in the determination of the subject Development Application (DA) in accordance with the provisions of the *Environmental Planning and Assessment Act, 1979*.

Approval process

The staged development application has been lodged by the University of Western Sydney. Therefore, under Section 23G and Clause 5 of Schedule 4A of the *Environmental Planning and Assessment Act 1979* (the Act), the Sydney West Joint Regional Planning Panel (JRPP) is the consent authority for the proposal.

Under the processes established by the Act, Campbelltown City Council has undertaken the assessment of the application and subsequently refers the matter to the JRPP for determination.

Property Description:	Lot 6 DP 1058047, Parkside Crescent, Campbelltown
JRPP Application Number:	2015SYW060 DA
Council Application Number:	634/2015/DA-C
Applicant:	University of Western Sydney
Owner:	Health Administration Corporation, South West Sydney Area Health Service
Date received:	March 2015

Introduction

The subject application seeks development consent for the construction and use of a new commercial building. The building would be used by the University of Western Sydney (UWS), specifically by its expanding School of Medicine (SoM), as a space for teaching for students undertaking practical learning within adjoining Campbelltown Hospital, operated by the NSW Government's South Western Sydney Local Health District.

The new building would be used by students undertaking study within the SoM at UWS and is known as the 'clinical school building'. An excerpt from the applicant's statement of environmental effects describes the role of the clinical school as:

The Macarthur Clinical School at Campbelltown Hospital is the clinical school of the School of Medicine. The school brings together medical teachers and clinical training facilities for clinical education.

The Clinical Skills Laboratory in the School provides a simulated environment where students can participate in a safe learning space before proceeding to the ward situation. Students will be taught and practice all clinical skills including resuscitation, venepuncture and cannulation. Simulation mannequins are used, reflecting international best practice.

The training described above is presently undertaken within various spaces throughout the existing hospital site. The spaces are not entirely ideal and as such, the applicant has

designed the subject building as a place to centralise the teaching and study space in a purpose-designed and built facility, which is a joint venture between the UWS and the NSW Government.

The Site

The development site is located within the overall landholding associated with Campbelltown Hospital, which is legally described as Lot 6 DP 1058047. The site at which the building is proposed was subject to a previous development application (Council ref. 147/2015/DA-S), which provided for the subdivision of land for lease purposes. At the time of writing, that subdivision plan has not been registered.

The site has a frontage and access to Parkside Crescent, which in turn runs to Therry Road and then Appin Road to the south and Kellicar Road and ultimately Narellan Road to the north.

The area provided for by the unregistered lease subdivision plan is approximately 3,151 square metres and encompasses an existing building used as education offices in association with the hospital and its associated car parking area. The site slopes towards the south-west in the direction of Parkside Crescent and contains some scattered trees. An aerial photograph of the site and surrounds is below. A larger version of the same image is found at Attachment 1 to this report.



Figure 1 – site location and aerial photograph. The red line indicates the extent of the Campbelltown Hospital land holding and the blue area is the approximate location of the proposed development within that overall area.

Beyond the site are a range of land uses including (but not limited to) low to medium and density residential dwellings, multi-storey commercial spaces that are predominantly utilised by medical and allied practices, a regional shopping centre, a retirement village and open space.

The Proposal

The application has been lodged pursuant to Division 4 of Part 4 of the Act, where the UWS is acting as the Crown.

The development application seeks consent for the following works:

- Demolition of the existing single-storey education building, hardstand car park and associated structures;
- Tree removal;
- Earthworks and new retaining wall;
- Construction of a new clinical school building, with a gross floor area of approximately 3,580 square metres, up to four storeys above ground and with a lower ground plant room;
- New pedestrian path linking the proposed clinical school building to the existing hospital with a cantilevered canopy over some of the path;
- Removal of 24 car parking spaces and replacement with 24 new car parking spaces;
- Associated civil and drainage works; and
- Landscaping.

The building has been architecturally designed and positioned to complement the recent addition to the Campbelltown Hospital precinct. The project architect describes the complementary nature as follows:

“Architectus has developed a façade concept that respects the architectural language that the new Hospital Building D has set for the re-development of the whole hospital campus.”

Master planning for the long-term expansion of the hospital facility as a whole has commenced, with indicative future building and car parking locations identified. The subject building would integrate well with the proposed master planning undertaken to date in terms of its location, physical appearance and connectivity with the remainder of the hospital site.

The new building would incorporate the following facilities and services:

- Library and associated study rooms;
- Lecture theatre – 162 seats (including 4 accessible spaces);
- Consultation rooms;
- Tutorial rooms, skills laboratory, simulation laboratory;
- Staff offices and staff common room;
- Student common area; and
- Ancillary servicing and waste storage areas.

Floor plans and elevations of the building are located at Attachments 2 and 3 to this report.

The applicant states:

There will be no net increase in staff or student numbers within the Campbelltown Hospital Campus as a result of the proposed CCS (clinical school) development.

Level 1 of the new building would primarily be dedicated to the Macarthur Clinical School (MCS), with the MCS offices, tutorial rooms, seminar room and teaching labs located on this level.

The Centre for Education and Workforce Development (CEWD) would be located on Level LG1 and includes a flexible teaching space with an operable wall that can function as two separate spaces, accommodating 30 people each or one large space accommodating 60 people.

In addition to the clinical school staff and students, the library would also be used by the Campbelltown hospital medical staff.

Eight consultation rooms on Level LG are proposed to be used by doctors and medical staff with patients visiting for out-patient consultation appointments. These are people that would ordinarily be attending the hospital-proper.

At the moment, the above-mentioned activities are generally undertaken within the existing hospital complex, in what the applicant describes are less than ideal conditions. The conditions are less than ideal as the rooms provided are sometimes not of an adequate size, do not always contain the correct audio-visual equipment and purpose-built laboratories and 'practice beds' are not currently available, meaning training must be undertaken in operating parts of the hospital.

The development also includes landscaping of the site, provision of 24 on-grade car parking spaces and 3 motorcycle spaces that would be secured by an electronic entry gate and used by staff of the centre. Space for up to 36 bicycles would also be provided internally on the lower ground level of the building. The provision of these 24 spaces means that there is no net change in the amount of car parking spaces provided within the existing hospital car park and that associated with the building currently at the site

The building would be accessed by a new pathway and stairs directly to Parkside Crescent, where a central glazed void addresses the street and would feature attractive lighting at night.

An alternate access point would be through an upper floor, that matches the existing ground level and a path would be provided for visitors with direct access to the existing hospital complex. The pathway would be partially covered by an architecturally designed awning. The pathway would require a minor car parking area reconfiguration, which would result in the loss of 11 spaces that are currently available to staff and visitors to the hospital.

Students accessing the facility are afforded access to a privately operated 'shuttle-bus service' that is operated by the UWS. The shuttle bus presently operates and connects the University campus on the northern side of the Main Southern Railway with the hospital site, Macarthur Square shopping centre and Campbelltown Railway Station. This shuttle service would continue operating at a 15 minute frequency between the hours of 7.00am and 10.45pm from the site.

In addition, NSW Government contract route services 870, 871 and 872 operate to the hospital site and connect it with Liverpool via Campbelltown, Minto, Ingleburn, Macquarie Fields and Glenfield.

The new clinical school would be open to staff and students between 6.00am and 11.00pm, with security card access required for all times except when the building would be open to the public between 8.00am and 5.00pm on weekdays.

Students would train within the various tutorial and laboratory areas throughout the building. Occasionally, the public would visit in order to be consulted as part of training exercises and perhaps for minor treatments by student doctors and nurses. These activities currently take place in the hospital proper.

It is anticipated that a maximum of up to 300 students may be present in the building, on occasions where the lecture theatre and tutorial spaces are being used concurrently.

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.

1. Planning Instruments and Development Control Plans

Section 79C(1)(a) requires the JRPP to consider environmental planning instruments and development control plans that apply to the site. In addition, there are other pieces of legislation that must also be considered as part of the application's assessment.

Relevant legislation includes:

1.1 Rural Fires Act 1997

The Rural Fires Act 1997, specifically Section 100B applies to the development as the development, being for a 'hospital' and 'school' are both defined as being 'special fire protection purposes'. These definitions are utilised as a 'best fit' upon consideration of the differing land use definitions contained in a range of applicable instruments and documents, such as the Infrastructure SEPP, Planning for Bushfire Protection 2006 and the EP&A Act 1979.

Although the application is not considered as 'integrated development' as it is development by the Crown, the application was forwarded to the Rural Fire Service for assessment.

The Service has responded by issuing a 'bush fire safety authority' for the development, which sets out its requirements for hazard protection and servicing of the site.

1.2 State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 (the Infrastructure SEPP) applies to the development type, noting its use as an 'educational establishment'. Pursuant to Clause 28 of the Infrastructure SEPP, the development type is permissible with consent in the zone. Notwithstanding that comment, the development does not rely on the permissibility enshrined in the Infrastructure SEPP as the development would also be permissible in accordance with local planning controls, detailed later in this report.

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

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) applies throughout the State. The SEPP requires consent authorities and land owners to consider contamination of land during redevelopment and rezoning applications.

In particular, Clause 7 requires:

- (1) A consent authority must not consent to the carrying out of any development on land unless:*
 - (a) it has considered whether the land is contaminated, and*

(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

Contamination of the site was considered as part of this application. An assessment of the site was undertaken by Douglas Partners (ref. 84645, dated March 2015) and included a physical search for contaminants on the land by way of borehole drilling.

Relevant extracts of the report that present its findings in relation to soil contamination follows:

"The soil samples were analysed at a NATA accredited laboratory for various common contaminants including heavy metals (As, Cd, Cr, Cu, Pb, Hg, Ni, Zn), polycyclic aromatic hydrocarbons (PAH), total recoverable hydrocarbons (TRH, of which total petroleum hydrocarbons [TPH] is a subset), benzene, toluene, ethylbenzene, total xylenes (BTEX), organochlorine pesticides (OCP), polychlorinated biphenyls (PCB), total phenols and asbestos."

The report went on to assess the findings against site assessment criteria applicable to the proposed use, being commercial in nature.

"A review of the test results confirms that all results are less than the adopted assessment criteria, which included health and ecological investigation and screening levels (i.e. HIL, HSL, EIL and ESL)."

In addition to the above comments, the report also undertook assessment of building waste products following demolition of the existing building and its car parking area. The report concluded that asphalt from the car park would be suitable for reuse at the site as base material for the new car parking area.

In addition to the above, a separate report was commissioned to undertake an assessment of the existing building's construction material where asbestos-based materials may have been used, given its age. The report found that no asbestos-based materials were present at the time of inspection for the building. Notwithstanding, a recommended condition of consent requires that should asbestos be found, it is handled by qualified persons and treated appropriately prior to being disposed of at a licensed facility.

Subject to the above comments, the development is considered to be complementary to the requirements of SEPP 55 and is suitable for the proposed development having regard to work undertaken to establish its low potential for contamination.

1.4 Campbelltown (Urban Area) Local Environmental Plan 2002

Campbelltown (Urban Area) Local Environmental Plan 2002 (the LEP) is the relevant local environmental planning instrument that relates to the site.

Under the LEP, the site is located within the 10(a) – District Comprehensive Centre Zone. Clause 28 of the Plan identifies certain relevant objectives, being:

- (a) to provide land for the City of Campbelltown and the Macarthur region's largest centre of commerce, and*
- (b) to encourage employment and economic growth, and*
- (c) to accommodate tertiary education and hospital facilities for the City of Campbelltown and the Macarthur region, and*

A further objective of this zone is to encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development.

In addition, consent must not be granted unless that development would be consistent with one or more of the objectives of this zone.

The development is considered to be complementary to the zone objectives on several fronts. Specifically:

- use of the site as proposed is likely to encourage employment and economic growth of the City;
- the use is associated with tertiary education and hospital facilities; and
- the development is considered to be aesthetically pleasing and relates sympathetically to nearby and adjoining development.

An 'education establishment' and 'hospital' as defined in the LEP are both permissible with consent in the zone.

Other relevant Clauses include:

Clause 39 – Earthworks and the preservation of trees

This Clause requires that development consent be granted for development prior to earthworks and the removal of trees associated with that development. The application conforms to this requirement.

Clause 41 – Demolition

This Clause requires that consent be granted for demolition of a building. The application conforms to this requirement.

Clause 42A – Bushfire hazard

This Clause requires that the consent authority consider the development's impact on fire fighting activities throughout the City and also the appropriateness of the proposed development upon consideration of its susceptibility to bushfire.

As mentioned earlier, the site is located within bushfire 'buffer area' and has been assessed by the Rural Fire Service as being suitable for the proposed development.

Having regard to the above discussion, the development proposal is considered to be complementary to the zone objectives and relevant Clauses and is therefore permissible with consent at the site.

1.6 Draft Campbelltown Local Environmental Plan 2014

The Council publicly exhibited a draft Local Environmental Plan, which has been prepared in accordance with the Department of Planning's 'standard instrument template'. The draft was exhibited during July and August 2014. The draft Plan has also been sent to the Department of Planning and Environment for final checking, pursuant to the requirements of (since repealed) Section 69 of the *Environmental Planning Assessment Act 1979*.

Under the draft LEP, the site would be zoned SP2 – Health Services Facility. Development for the purposes identified in the zone title is permissible with consent. The proposal is considered to be complementary to the site's 'health services facility' nomination. Pursuant to the template instrument, a 'health services facility' is defined as:

“a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons”

Relevant zone objectives include:

- *To provide for infrastructure and related uses.*
- *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*
- *To encourage activities involving research and development.*
- *To optimise value-adding development opportunities, particularly those associated with research.*
- *To provide for the retention and creation of view corridors.*

Pursuant to the recommendations of the Department of Planning and Environment, the most recent revision of the draft LEP has removed requirements relating to floor space ratio and building height for SP2 zones. As such, those considerations are not relevant to this assessment.

Accordingly, the development is considered to be complementary to the draft Plan and would be consistent with such, should it be gazetted by the Minister for Planning in the future.

1.7 Campbelltown (Sustainable City) Development Control Plan

Campbelltown (Sustainable City) Development Control Plan (the SC DCP) is the relevant development control plan for the site and development type.

A discussion and assessment of relevant controls from the SC DCP follows.

The general provisions of Part 2 of the SC DCP, applying to all types of development, have been considered and are discussed as follows:

Views and vistas – The visual impact of the development is considered to be positive, noting its high level of architectural merit and complementary finishes to a nearby existing building.

Landscaping – There are no trees on site listed on Council's significant tree register. The site is not nominated or known to contain any threatened species or communities.

The landscaping proposed for the development is considered to be suitable, noting it is complementary scale and design. The landscaping proposal for the development has considered long-term maintenance, safer-by-design principles and importantly, night time

lighting of the building, which is likely to become a key time for appreciation of the building's appearance and character.

A copy of the landscape plan is at Attachment 5 to this report.

Risk Management - The potential for environmental impacts has been examined and the site is considered suitable for the proposed development.

Waste Management - a Waste Management Plan for the development has been submitted and is considered satisfactory. Waste emanating from the site is considered to be relatively minimal and would be stored in an appropriately sized room within the building. Garbage would be collected via the car parking area outside normal operating hours.

Demolition – a comprehensive demolition plan has been submitted with the application and is considered to be satisfactory. A recommended condition of consent requires that demolition works be undertaken in accordance with Australian Standard 2601 and that the work be undertaken by appropriately qualified personnel.

Security – Crime Prevention Through Environmental Design principles have been integrated into the building and its surroundings. Passive surveillance opportunities through positioning of windows, appropriate lighting and landscaping, minimising areas that cannot be used as thoroughfares and the installation of closed circuit television systems are incorporated into the proposal.

Access controls would be installed using existing student 'swipe cards' an access controlled gate and formalised pedestrian paths.

Water Cycle Management – a comprehensive water cycle management plan was developed as part of the application. The plan details that stormwater would be collected and disposed of into the Council's existing system nearby in Parkside Crescent, which then flows into the existing channel in Marsden Park.

Sustainable Building Design - While the application does not indicate that stormwater would be collected in a tank on site for reuse, the applicant has provided evidence that the building would meet 5-star rating in the Green Star Education v1 rating scheme. The scheme is used to benchmark buildings across a range of assessable fields in relation to water use, energy saving, building amenity, access to transport and innovation.

This 5 star-rating equates the building to 'Australian Excellence' according to the submitted Ecologically Sustainable Development assessment plan, undertaken as part of the development's concept design. This 5-star rating matches the rating of the School of Medicine building within the UWS campus at Campbelltown.

Cut and Fill Management – the construction of the proposed building would require cutting of land to enable shaping and forming of earthen walls, which would ultimately be supported by retaining walls or the building itself. The building has been designed to incorporate the site's existing topography where possible, while respecting the need to make connection with Parkside Crescent and the existing hospital site practical.

A cut and fill management plan has been prepared and submitted with the application and is considered to be acceptable.

Part 6 of the SC DCP contains the Council's specific controls in relation to the design and operation of commercial developments.

The development is largely compliant with the controls and objectives, however does exhibit two non-compliances. These are discussed in more detail below:

1. Building Height

The SC DCP requires that new commercial buildings, outside nominated areas within the Campbelltown-Macarthur corridor and Ingleburn to be a maximum of two storeys. The subject site is not in an area identified for buildings greater than 2 storeys in height.

Notwithstanding, the development is of a complementary nature and scale to existing and likely future buildings within the hospital compound as well as surrounding areas such as the medium density areas of 'Park Central' and nearby commercial buildings including Campbelltown Private Hospital and other commercial buildings in the near vicinity.

This variation to the DCP controls is supported and is not considered to be significant.

2. Car Parking

Pursuant to the SC DCP, based on the development's floor area and use type, the building requires the construction of approximately 63 car parking spaces. As proposed, the development would provide for 24 car spaces, meaning there is a deficiency of some 39 spaces.

The applicant has stated in the documentation accompanying the application that the users of this existing building are presently engaged at the hospital site; meaning that the development of the building would not be likely to attract additional people to the site above that which presently occurs.

During pre-application discussions with Council staff, the issue of parking was raised and discussed in detail. The Council ultimately agreed with the rationale outlined above, being that the new building would not be likely to attract additional users to the site, above that which already attend.

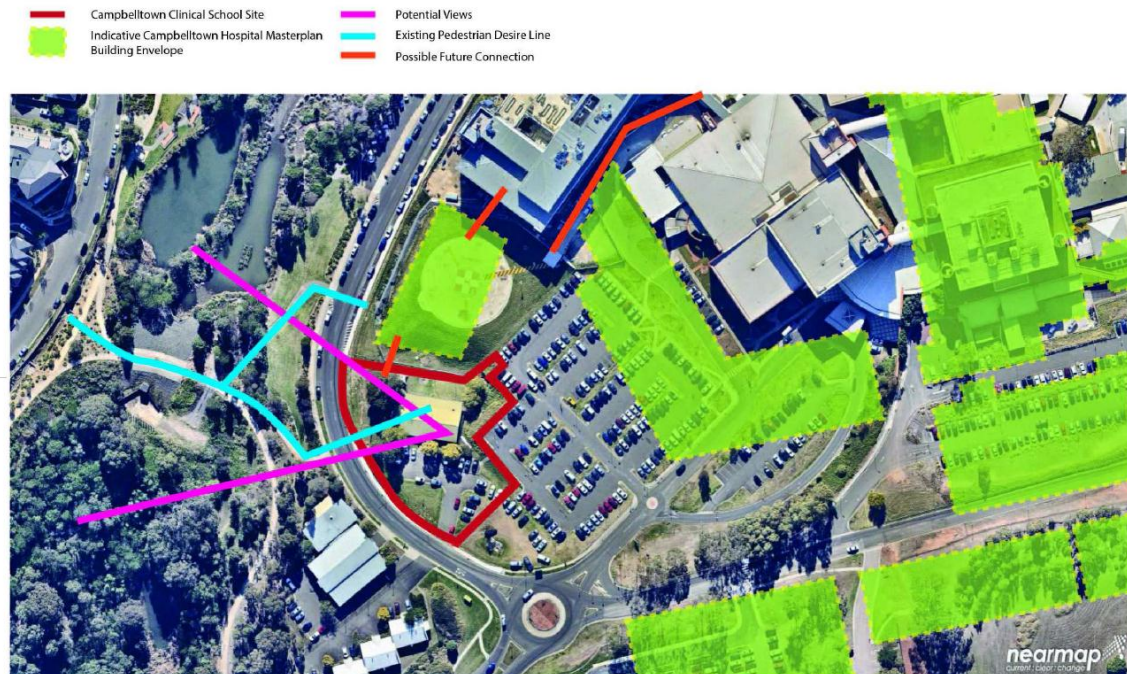
Notwithstanding, the applicant has agreed to maintain the existing shuttle bus service for students attending both the UWS and hospital site as a means to reduce the number of car trips between the two related destinations. The shuttle service would operate for a significant period of each day and provides students and staff with a good opportunity to connect with the two 'campuses' throughout the day.

A further matter for consideration in relation to car parking that follows the clinical school's relocation from the existing hospital to the new site should also be considered. That being the likely use of spaces presently used inside the hospital by the UWS becoming available for use and perhaps, expansion of the hospital's services and the impacts this might have on the provision of parking at the hospital complex.

In response to a query on this issue, the UWS and hospital responded with information that a master plan for the hospital's development over the next 10 years has been developed and is currently in the process of being approved by the State Government. The master plan (deemed 'Campbelltown Hospital Master Plan 2026') provides a direction for the ongoing growth and redevelopment of the hospital site

over time. This includes the provision of additional car parking as an increased amount of services are provided at the site.

An extract from the master plan document that has been super-imposed over an existing aerial photograph is below:



Source: Architectus and South Western Sydney Local Health District

The green areas identify areas that are likely to be redeveloped or see new buildings constructed as part of the hospital's ongoing growth as the region's population expands significantly in the next 10 plus years.

It is also important to note that most spaces used by the UWS within the hospital are also used by the hospital concurrently, further identifying that the development subject to this application is not considered likely to increase the demand for parking provision above that which is already present. The concurrent use of the space and resultant time and resource constraints are a primary reason for the development of the new building.

In response to the issue about the 'freeing up' of space within the existing hospital buildings following UWS's move to the new building, the hospital suggests that in the meantime, no use of those spaces above that which currently occurs is likely and that the spaces within the hospital building and car parking provided across the entire site are being reviewed as part of ongoing master planning.

Upon consideration of the above information and the relatively advanced master planning undertaken to date, the approach is considered to be acceptable, noting the proposal is not likely to significantly alter the demand for car parking at the hospital complex due to existing current, and proposed future uses of land.

1.8 Non-Statutory Plans

'Campbelltown 2025 - Looking Forward' is a vision statement of broad town planning intent for the longer term future of the City of Campbelltown that:

- responds to what Council understands people want the City of Campbelltown to look, feel and function like,
- recognises likely future government policies and social and economic trends, and
- sets down the foundations for a new town plan that will help achieve that future.

The document establishes a set of strategic directions to guide decision making and development outcomes. These directions are broad in nature and form a prelude to a new statutory town plan for the city.

The strategic directions relevant to this application are:

- growing the regional city,
- building a distinctive Campbelltown sense of place, and
- creating employment and entrepreneurial opportunities

The proposed development is consistent with these directions.

The relevant desired outcomes associated with Council's vision, included in 'Campbelltown 2025 – Looking Forward' include:

- urban environments that are safe, healthy, exhibit a high standard of design, and are environmentally sustainable,
- an impression of architecture that engages its environmental context in a sustainable way, and
- development and land use that matches environmental capacity and capability.

The proposed development is consistent with the vision's desired outcomes having regard to the proposed scale, function and design of the proposed development.

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.

Key matters for consideration when considering the development's potential impact on the natural and built environment are:

- Traffic and car parking impacts;
- Relationship to existing helicopter landing site; and
- Stormwater and drainage management

These matters are individually discussed in more detail below.

2.1 Traffic and car parking impacts

One of the most significant potential impacts of the development is considered to be that which it might have on the car parking provided at the hospital site.

Car parking at the hospital site is at a premium, although has recently been assisted by the construction of two new car parking areas in conjunction with the opening of a new building as part of a \$130-odd million upgrade to the site.

The Council and staff have raised concern that the new building would further exacerbate a known issue (being the provision of car parking) at the site, given it does not provide for the

number of spaces that it would be required to provide in accordance with the Council's development control plan.

As detailed in Section 1.7 of this report, the applicant has provided a significant amount of information that states the development is not considered likely to attract additional vehicles to the site, above that which are already at the complex in relation to existing training and hospital-related visits.

The people working in and training at the new building are already for the most part, located at the hospital site and using existing hospital teaching and office facilities. The facilities are generally not purpose-built and are not ideal for the ongoing expansion of the UWS's medical faculty.

The applicant already provides a shuttle bus service to the site, which is used by students and staff that also attend the UWS campus, approximately 2.5 kilometres away, by road. The shuttle bus runs for almost 16 hours per day at a fifteen minute frequency and connects the hospital, UWS campus to a major shopping centre and two railway stations. In addition, the site is also well-served by three existing Government-contracted bus routes.

Upon consideration of the accessibility of the site and the applicant's acknowledgement that the people using the subject building are presently engaged in training and administration work at the hospital, the development's impact on car parking availability is not considered to be of a significant nature.

2.2 Relationship to an existing helicopter landing site

As seen in the submitted site and location plans, the proposed building is located in relatively close proximity to an existing helicopter landing site (HLS). The HLS is infrequently used by the NSW Ambulance Service to transport patients to and from the hospital.

The applicant undertook consultation with the Ambulance Service as part of the building's design. Further, the hospital has provided the UWS with detailed information regarding the eventual relocation of the HLS to a rooftop as part of ongoing master planning being undertaken for the hospital site.

In the meantime however, the building has been sited and designed to ensure that appropriate flight paths have been made available to helicopters accessing the landing site. An assessment has been undertaken by an appropriately qualified person to ensure that the building, and importantly, its lighting, would not be of a kind that interferes with helicopter flights to and from the hospital.

A recommended condition of consent (number 14) also requires the applicant to engage further with the NSW Ambulance Service as part of the building's final design and construction, to ensure it does not interfere with helicopter operations.

2.3 Stormwater and drainage management

Stormwater at the site would be captured and transported to existing systems within the neighbouring street. The water would ultimately travel to the existing stormwater system within the adjacent park, which incorporates a range of nutrient and sediment capture techniques to minimise the impacts of urban development on downstream waterways.

Appropriate conditions of development consent have been recommended to ensure that the stormwater system is designed and maintained in accordance with the Council's requirements.

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 site is considered to be eminently suitable for the site, noting the strong relationship that currently exists between the UWS and the teaching hospital. The development is relatively compliant with State and local planning objectives and controls and forms an important and ongoing part of the expansion of Campbelltown Hospital so as to continue serving the region's growing population.

The site possesses excellent access to transport services and the development, in this location, is not considered likely to have a significant or detrimental impact on the natural or built environment.

4. Submissions

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

One submission was received on the development proposal from Campbelltown City Council. A copy of the submission has been provided to the Panel Secretariat.

A relevant excerpt from the submission is below:

At its meeting on 9 June 2015, Campbelltown City Council considered a report on the subject application, and resolved (in part) as follows:

That the South West Sydney Joint Regional Planning Panel be advised of Council's in principle support for Development Application 634/2015/DA-C, subject to all relevant technical, environmental and parking considerations being appropriately resolved.

The above resolution reflects Council's broad support for the project given the tangible economic and social benefits that are likely to be generated for the Campbelltown area.

However, it is noted that Council's resolution was subject to the usual suite of technical, environmental, and parking considerations being appropriately resolved by the JRPP in its determination of the proposal. This included a review of the potential increase in car parking demand on the hospital site given that existing teaching facilities displaced by the subject proposal would become available for alternative uses, and that the improved teaching services provided by the upgraded facility may contribute to an increase in user rates generally.

The submission notes the car parking issue at the hospital site and the potential for the new building to make expansion of existing services at the hospital possible, noting the space inside that might be 'freed up' following the relocation of UWS teaching and administration space.

As discussed previously in this report (see Sections 1.7 and 2.1), the car parking provided across the hospital's entire site is a matter that has been considered as part of this development and will have further consideration as part of ongoing master planning over time.

The applicant has stated that the development as proposed would not significantly increase the demand for car parking at the hospital due to the fact that those visiting or working at the proposed building are already engaged at the hospital. The new building provides for a replacement of car parking that would be removed following its construction at the existing training centre and in the visitor car park.

The provision of car parking at the site is also under review as part of a significant master planning exercise currently being undertaken by the State Government.

The matter, while substantial in terms of departure from the development control plan's raw requirement, is not considered likely to have a deleterious impact on the existing car parking situation within the hospital complex.

5. The Public Interest

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

The public interest is a comprehensive requirement that requires consent authorities 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 desired environmental and built form outcomes adequately responding to and respecting the desired future outcomes expressed in SEPPs, LEPs and DCPs.

In this instance, the proposal is to allow for the construction and use of a purpose-built facility that is designed to capitalise on an obvious and existing synergy between a tertiary education establishment and operating public health complex

The development is planned to allow for the ongoing provision of training and learning for university students and hospital staff, in a place that is best suited to enable the best access to existing and likely future facilities at the hospital site.

Accordingly, the development, being a significant capital project for the Crown, is considered to be in the public interest.

6. Other Matters

Pursuant to Section 89(1)(b) of the *Environmental Planning and Assessment Act 1979*, the Council supplied a list of draft conditions to the applicant, being a representative of the Crown.

The applicant responded with its acceptance of the conditions as they appear in Attachment 6 to this report.

Conclusion

A development application has been received for the construction and operation of a training facility that would be used by staff and students of the University of Western Sydney and Campbelltown Hospital.

The purpose-designed and constructed building would be located in close proximity to the hospital and would allow for the relocation of existing training and administration space that is presently housed in areas of the hospital that are not considered ideal.

The building exhibits a high level of architectural merit and achieves an impressive 'green star rating' in relation to the implementation of ecologically sustainable development principles.

The development has also been designed to complement ingoing master planning of the hospital site, which will enable the hospital to cater for the region's increasing demand for medical services.

A range of conditions of consent are proposed to cover the broad spectrum of issues arising from the proposal, including standard matters such as reference to submitted plans and documents.

The development is not considered likely to have a significant and detrimental impact on the natural or built environment and is suitable for the site, having regard to its consistency with local planning controls and compatibility with likely future development in its immediate vicinity.

Campbelltown City Council made a submission on the proposal during its assessment. As a result, one issue, relating to the provision of car parking at the site was identified as significant. The development is not likely to increase the demand for parking at the site as people engaged in the new building are already working and learning at the site. Further, additional car parking for all users of the hospital site has been considered as part of ongoing master planning for the hospital's growth over the next ten years.

The development is considered to be suitable for the site and not likely to detrimentally impact on the natural or built environment.

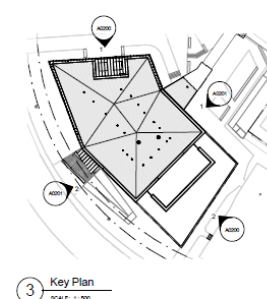
Recommendation

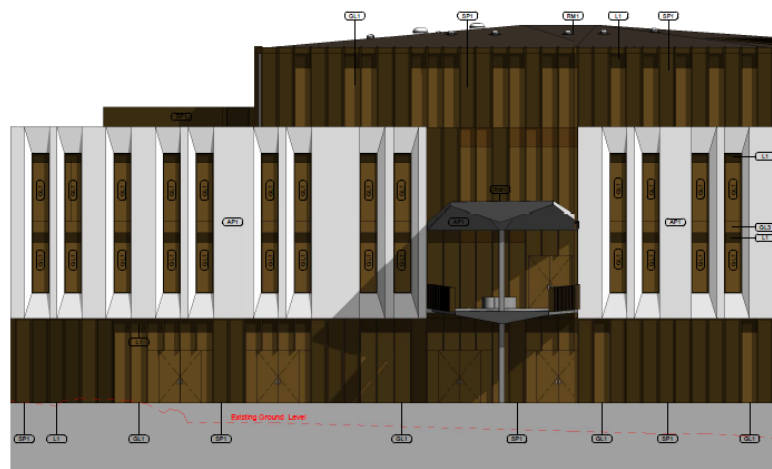
That development application 2015SYW060 DA (634/2015/DA-C) for the Demolition of an existing building, tree removal, construction of a clinical school building, earthworks, car park, pedestrian link and landscaping be approved subject to conditions in Attachment 6 to this report.

Attachment 1 – Location plan

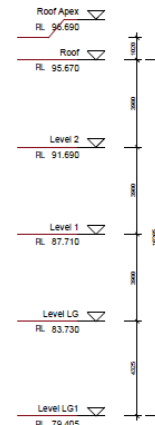


Page 23





1 East Elevation
SCALE: 1:100



3 Key Plan
SCALE: 1:500

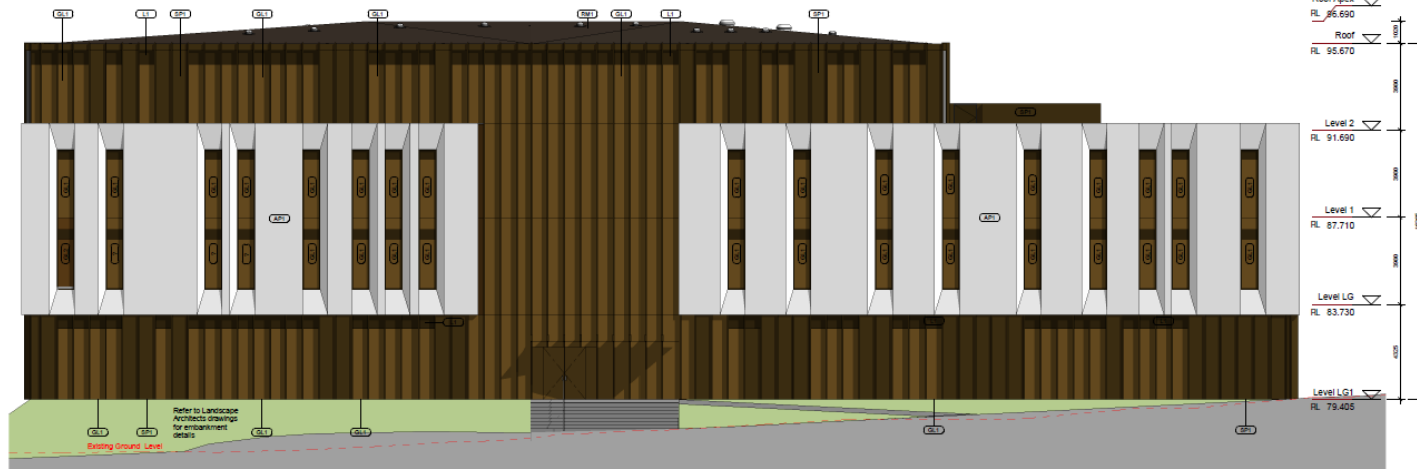
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Do not scale drawings. Verify all dimensions on site.

Issue	Amendment	Date
1	Initial Design	10/01/15

- CL1 Bronze Tinted Transparent Glazing
- CL2 Bronze Tinted Transparent Glazing
- CL3 Bronze Tinted Glazing
- CL4 Light Bronze Anodised Aluminium Weatherproof Louvers with fine mesh
- CL5 Light Bronze Aluminium Louvre Screen
- CL6 Light Bronze Aluminium Panel
- CL7 Light Bronze Aluminium Panel
- CL8 White Composite Aluminium Panel
- CL9 Powdercoated Roofing Metal - Colour = Colourbond Jasper
- CL10 Galvanneal basecoat with stone fill to match Building D palette



2 West Elevation
SCALE: 1:100

Applicant:
University of Western Sydney
NSW GOVERNMENT Health Infrastructure
NSW GOVERNMENT Health South Western Sydney Local Health District

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ABN 90 131 345 004

Project:
University of Western Sydney
Campbelltown Clinical School
Lot 6 in DP 1058047

Drawing:

Elevation Plan - East & West Elevations

Scale	1:200@A3	Drawing No.
Drawn	SP / VD	A0201
Checked	CA / SS	None
Project No.	142160	A

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Attachment 4 – Three dimensional perspectives

[illegible]

architects

Architectural Systems
 Lane 5 2411 University
 Gateway North 2000
 7701 N 2500 Road
 Suite 1000
 Arlington, Texas 76010
 USA
 Tel: 817 331 5455
 Fax: 817 331 5456
 Email: info@architects.com

project
 University of Western Sydney
 Campbelltown Clinical School
 Lot 6 in DP 1058047

drawing
 Concept 25
 Axonometric - North & West
 Elevations

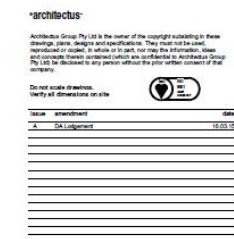
scale
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drawn
 SF / VD

checked
 CA / SS

project no.
 140180

date
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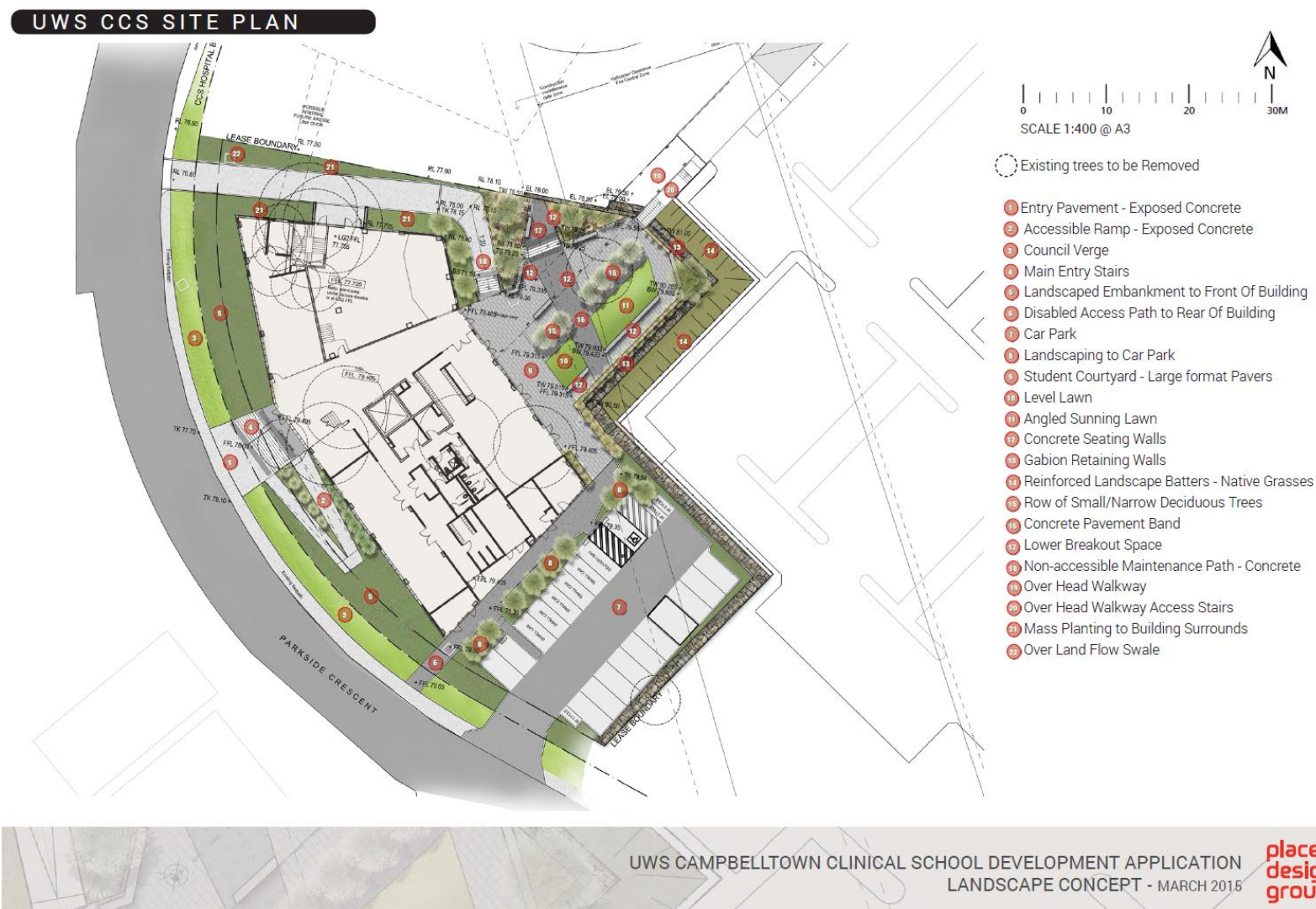


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project	
University of Western Sydney Campbelltown Clinical School Lot 6 in DP 1058047	
drawing	
Concept 25 Axonometric - South & East Elevations	
scale	1/50 @A1
drawn	SF VAO
checked	CA / SS
project no	140195
drawing no	A0906
sheet no	A



Attachment 5 – Landscaping plan



PRECEDENT IMAGES



Raised Sunning Lawns



Landscape Embankment To Front of Building



Raised Sunning Lawn



Raised Sunning Lawn



Gabion Retaining Wall



Reinforced Landscape Batters & Gabion Wall

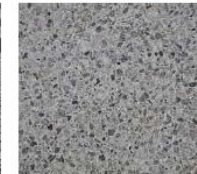
INDICATIVE MATERIALS PALETTE



Granite or Concrete Paving



Granite or Concrete Paving



Exposed Concrete



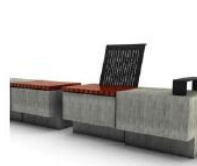
Proprietary Bench Seats



Proprietary Bench Seats



Concrete Seat Walls



Proprietary Bench Seats



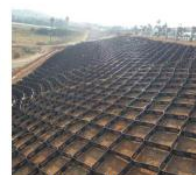
Proprietary Bench Seats



Bespoke Seating



Cor-ten Steel Blades



Geo Web Bank Stabilisation



Geo Web Bank Stabilisation

UWS CAMPBELLTOWN CLINICAL SCHOOL DEVELOPMENT APPLICATION
LANDSCAPE CONCEPT - MARCH 2015

place
design
group.

INDICATIVE PLANTING PALETTE

Trees



Shrubs & Grasses - Building surrounds planting zone



Shrubs, Accents & Grasses - Student courtyard planting zone



Grasses - Reinforced embankment



Attachment 6 – 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 be carried out in accordance with the approved plans listed below and all associated documentation supporting this consent, except as modified by any conditions within.

Survey plans

Drawings by: Summit Geomatic Pty Ltd

Ref. 4286	Sheet 1	dated 15.01.2015
Ref. 4286	Sheet 2	dated 19.12.2014
Ref. 4286	Sheet 3	dated 19.12.2014
Ref. 4286	Sheet 4	dated 19.12.2014
Ref. 4286	Sheet 5	dated 19.12.2014
Ref. 4286	Sheet 6	dated 19.12.2014

Architectural plans

Drawings by: Architectus Group Pty Ltd, project no. 140160

A0000	Issue A	dated 18.03.2015
A0060	Issue A	dated 18.03.2015
A0061	Issue A	dated 18.03.2015
A0062	Issue A	dated 18.03.2015
A0063	Issue A	dated 18.03.2015
A0064	Issue A	dated 18.03.2015
A0066	Issue A	dated 18.03.2015
A0065	Issue A	dated 18.03.2015
A0080	Issue A	dated 18.03.2015
A0001	Issue A	dated 18.03.2015
A0002	Issue A	dated 18.03.2015
A0003	Issue A	dated 18.03.2015
A0004	Issue A	dated 18.03.2015
A0099	Issue A	dated 18.03.2015
A0100	Issue A	dated 18.03.2015
A0101	Issue A	dated 18.03.2015
A0102	Issue A	dated 18.03.2015
A0103	Issue A	dated 18.03.2015
A0104	Issue A	dated 18.03.2015
A0200	Issue A	dated 18.03.2015
A0201	Issue A	dated 18.03.2015
A0300	Issue A	dated 18.03.2015
A0301	Issue A	dated 18.03.2015
A0010	Issue A	dated 18.03.2015
A0011	Issue A	dated 18.03.2015
A0012	Issue A	dated 18.03.2015
A0067	Issue A	dated 18.03.2015

A0900	Issue A	dated 18.03.2015
A0901	Issue A	dated 18.03.2015
A0902	Issue A	dated 18.03.2015
A0903	Issue A	dated 18.03.2015
A0904	Issue A	dated 18.03.2015
A0905	Issue A	dated 18.03.2015
A0906	Issue A	dated 18.03.2015
A0410	Issue A	dated 18.03.2015
A0907	Issue A	dated 18.03.2015
A0908	Issue A	dated 18.03.2015
A0990	Issue A	dated 18.03.2015

Landscape plans and detail

Drawings by: Place Design Group, document no. 2514041 DA

Sheets 1 – 10 Issue A dated 17.03.2015

Civil engineering design

Drawings by: Enstruct Group Pty Ltd, project no. 4814

CV-0200	Issue 2	dated 09.03.2015
CV-0300	Issue 1	dated 06.03.2015
CV-0400	Issue 1	dated 09.03.2015
CV-0450	Issue 1	dated 09.03.2015
CV-0900	Issue 1	dated 09.03.2015

Reports and Assessments by:

Architectus Group Pty Ltd

Statement of Environmental Effects, Issue C, dated 23.03.2015

Architectus Group Pty Ltd

Architectural Design Statement, Issue 4, dated 16.03.2015

Architectus Group Pty Ltd

Streetscape Analysis Report, dated 16.03.2015

Architectus Group Pty Ltd

Waste Management Plan

Arboreport

Arboricultural Impact Assessment, Issue 2, dated 13.03.2015

Enstruct Group Pty Ltd

Civil Engineering Report, Revision 3, dated 18.03.2015

WSP Built Ecology

ESD Report for Development Application, ref. SYD1414400 Revision 1, dated 11.03.2015

RPS Australia East Pty Ltd

Bushfire Threat Assessment, ref. PR126529, Final 2, dated 17.03.2015

Rehbein Airport Consulting

Helipad Flight Path Realignment Assessment, ref. B14348AR001(4), Rev. 4, dated 17.03.2015

Design Confidence

Access Design Assessment Report, ref. P214_326-5(ACCESS)QT, Version 5, dated 20.03.2015

Design Confidence

BCA Design Assessment Report, ref. P214_326-6 LS, Version 6, dated 20.03.2015

Taylor Thomas Whitting (NSW) Pty Ltd

Traffic and Parking Assessment, ref. 141288, Rev. 2, dated 20.03.2015

Douglas Partners Pty Ltd

Report on Geotechnical and Environmental Investigation, ref. 84645, Revision 0, dated 18.03.2015

WSP Acoustics

Noise Impact Assessment, ref. ACG1412500, Rev. 4, dated 16.04.2015

Jones Nicholson Consulting Engineers

External Lighting Design Statement, ERPT-20140527.01A, dated 16.03.2015

Jones Nicholson Consulting Engineers

Services Provisions, LTR-20140527.01A, dated 17.03.2015

P. Clifton and Associates Pty Ltd

Hazardous Construction Materials Survey, ref. PCA4421-2015_HMSURRPT_11Mar15, dated 11.03.2015

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.

3. 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.

4. Identification and Directional Signage

- a. Signs shall generally be placed and be of an appearance shown in approved plan A0067, Issue 1, prepared by Architectus Group Pty Ltd (project no. 140160), dated 12.03.2015
- b. All signage is to be erected/supported in a safe and secure manner.
- c. At no time shall the intensity, period of intermittency and hours of illumination of the signage affect aircraft landing or vehicle safety.
- d. No signage on site shall flash, move or display electronic images.
- e. The signage structures shall be maintained in a condition so as to not become unsightly so as to adversely affect the amenity of the surrounding area.

5. Deliveries

Vehicles servicing the site shall comply with the following requirements:

- All vehicular entries and exits shall be made in a forward direction.

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

All large/heavy vehicles that require access to the car parking area to service the building shall be directed to enter the site outside of normal business hours to permit turning in the car parking area.

6. Lighting

Illumination of the site is to be arranged in accordance with the approved lighting plan and in accordance with the requirements of NSW Ambulance (with particular regard to street lighting in the vicinity).

7. Storage of Goods

All works, storage and display of goods, materials and any other item associated with the premises shall be contained wholly within the building.

8. 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.

9. Engineering Design Works

The design of all engineering works shall generally be carried out in accordance with the requirements detailed in the *Campbelltown (Sustainable City) DCP Volume 3 (as amended)*.

10. Retaining Walls

All proposed retaining walls, greater than 800mm in height, shall be designed by an appropriately qualified engineer. The engineer, when designing the retaining walls, shall take into account any recommendations contained within the geotechnical report that was undertaken for the subject site.

Upon completion of the retaining walls the engineer shall submit written certification that the walls have been constructed in accordance with the design.

Prior to occupation of the building, a copy of the documentation shall be forwarded to Council for its records.

11. Car Parking Spaces

The approved car parking spaces shall be designed, sealed, line marked and made available to all users of the site in accordance with Australian Standards 2890.1 and 2 (as amended).

The applicant shall ensure that any electronic barriers installed at the car park's entrance are operable by staff and those requiring use of the accessible spaces in a manner that avoids queuing into Parkside Crescent.

12. Shuttle Bus Service

The applicant shall ensure that the existing University shuttle bus service that presently operates to the site continues to operate as described for the duration of its occupation of the subject building. Should the service become unavailable, alternate comparable arrangements shall be made and the Council notified of such.

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.

14. Helicopter Landing Site

The applicant shall ensure that the NSW Ambulance Service is consulted during the construction of the building as requested and recommended on Page 11 of the approved 'Hospital Helipad Flight Path Realignment Assessment' and that the final design of lighting and the amended flight paths meets requirements of the Service and the Civil Aviation Safety Authority as relevant.

15. Shoring and Adequacy of Adjoining Property

If 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.

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.

16. Utility Servicing Provisions

Prior to the commencement of any works on the land, 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.

17. Sydney Water Stamped Plans

Prior to the commencement of any works on the land, the approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met. Plans will be appropriately stamped.

Please refer to the web site www.sydneywater.com.au for:

- Quick Check agents details - see Building and Developing then Quick Check and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building and Developing then Building and Renovating

or telephone 13 20 92.

18. Waste Management Plan

Prior to the commencement of any works on the land, the relevant provisions of Council's *Waste Management Plan* shall be implemented as approved for each stage of the development.

19. Geotechnical Report

Prior to the commencement of construction, a geotechnical report prepared by a NATA registered laboratory shall be submitted to Council, stating that the land will not be subject to subsidence, slip, slope failure or erosion, where proposed excavation and/or filling exceeds 900mm in depth, or where the land is identified as having previously been filled.

20. Soil and Water Management Plan

Prior to the commencement of construction, a detailed soil and water management plan shall be submitted for approval.

21. Stormwater Management Plan

Prior to the commencement of construction, a plan indicating all engineering details and calculations relevant to the site regrading and the collection and disposal of stormwater from the site, building/s and adjacent catchment, shall be submitted to Council. Floor levels of all buildings shall be a minimum of 150mm above the adjacent finished site levels and stormwater shall be conveyed from the site to the stormwater drainage system in Parkside Crescent. All proposals shall comply with the *Campbelltown (Sustainable City) DCP Volume 3 (as amended)*.

It is noted from the stormwater concept plan, that it is intended to divert an existing 750 mm diameter pipe which traverses the site, by relocating it to the northern boundary of the subject property. The applicant is advised that it will be necessary to remove the redundant section of the 750 mm diameter pipeline and undertake any necessary repairs to the existing pit in Parkside Crescent, where it connects to the stormwater drainage system.

22. Work on Public Land

Prior to the commencement of construction, 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 occupation of the building.

23. Design for Access and Mobility

Prior to the commencement of any works on the land, the applicant shall demonstrate by way of an access report, compliance with the relevant access requirements of the BCA and AS 1428 – Design for Access and Mobility.

24. Telecommunications Infrastructure

- a. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to proposed works must be submitted to the Council prior to the works commencing.
- b. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.

25. 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.

26. 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.

27. Toilet 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.

28. 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.

29. 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 the public road system. Single sized aggregate, 40mm or larger and placed 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement.

30. Public Property

Prior to the commencement of any works on the subject site, the applicant shall advise Council of any damage to property which is controlled by Council and 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.

31. 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 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 WorkCover 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 WorkCover requirements.
- d. An appropriate fence preventing public access to the site shall be erected for the duration of demolition works.

32. 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 *Work Cover* 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.

33. Sydney Water

Prior to the commencement of any works on the land, the approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met. Plans will be appropriately stamped.

Please refer to the web site www.sydneywater.com.au for:

- Quick Check agents details - see Building and Developing then Quick Check and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building and Developing then Building and Renovating

or telephone 13 20 92.

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.

34. 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 4.00pm
Sunday and public holidays	No Work.

35. 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 and Council specifications. The erosion and sediment control devices shall remain in place until the site has been stabilised and fully revegetated.

Note: On the spot penalties of up to \$1500 will be issued for any non-compliance with this requirement without any further notification or warning.

36. Fill Compaction Requirements

Any filling carried out on the site shall be compacted to a minimum dry density of 98% Standard Compaction. Density testing, which is to be certified by a qualified geotechnical engineer, shall be undertaken for every 300mm rise in vertical height, with test locations being selected randomly across the site. At least 1 test shall be taken for every 500m² of the filled area (minimum 1 test per 300mm layer).

The applicant shall comply with any recommendations/requirements contained within the geotechnical report, undertaken for the subject site.

37. Fill Contamination

Any imported fill material proposed to be placed on the site shall be validated in accordance with the *Environment Protection Authority's* guidelines for consultants reporting on contaminated sites. The validation report shall state in an end statement that the fill material is suitable for the proposed use on the land.

38. 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.

39. 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, a minimum of 1.2 metres wide and 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, if necessary, 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)* and 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 are considered to be unsafe and recover all reasonable costs incurred, from the applicant.

40. 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.

41. Certification of Location of Building Upon Completion

Upon completion of the building, the applicant shall submit to Council a qualified practicing surveyors certificate showing the boundaries of the allotment, distances of walls and footings from boundaries.

42. Compliance with Council Specification

All design and construction work shall be in accordance with:

- a. Council's specification for Construction of Subdivisional Road and Drainage Works (as amended);
- b. Campbelltown (Sustainable City) DCP Volumes 1, 2 & 3 (as amended).
- c. 'Soils and Construction (2004) (Bluebook); and
- d. All relevant Australian Standards and State Government publications.

43. Verge and Footpath

The verge and footpath adjoining the proposed development shall be regraded in accordance with levels obtained from Council, and concrete footpath paving, a minimum of 1.2 metres wide, shall be constructed in accordance with Council's requirements.

The footpath shall be constructed 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 Vol. 3 (as amended)*

Areas of the verge not concreted shall be topsoiled and turfed. The verge formation may need to be extended beyond the site boundaries to provide an acceptable transition to the existing footpath levels.

44. Industrial / Commercial Footpath Crossing and Layback

The applicant shall provide a reinforced concrete footpath crossing and layback at the entrance to the property, in accordance with Council's *Industrial/Commercial Vehicle Crossing Specification* and the *Campbelltown (Sustainable City) DCP Volume 3 (as amended)*.

A separate application for this work, which will be subject to a crossing inspection fee and inspections by Council, must be lodged with Council prior to pouring the concrete. Where necessary, conduits shall be provided under the footpath crossing, in accordance with the relevant service authority's requirements.

46. Redundant Laybacks

Where necessary, redundant laybacks shall be reinstated as conventional kerb and gutter, in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and the design requirements detailed in the *Campbelltown (Sustainable City) DCP Volume 3 (as amended)*.

47. Completion of Construction Works

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

AT THE COMPLETION OF WORKS

The following conditions of consent must be complied with at the completion of works and prior to occupation of the building.

48. Section 73 Certificate

Prior to the completion of works, a Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Early application for the certificate is suggested as this can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator.

For help either visit www.sydneywater.com.au > Building and developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the issue of an occupation certificate.

49. Completion of External Works Onsite

Prior to the completion of works, all external works detailed in the schedule of treatment/finishes, landscaping, driveways, fencing and retaining walls are to be completed.

50. Works as Executed Plan

Prior to occupation of the new building, the applicant shall submit to Council two copies of a work as executed plan, certified by a qualified surveyor, which has been prepared in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and the *Campbelltown (Sustainable City) DCP Volume 3 (as amended)*.

51. Restoration of Public Roads

Where necessary and prior to occupation of the new building, 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.

52. Public Utilities

Prior to occupation of the new building, 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.

53. Section 94A Developer Contribution - Community Facilities and Services

Prior to the occupation of the building, 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 total development cost exceeds \$100,000, the applicant is required to include with the application for the respective certificate, a report setting out a cost estimate of the proposed development in accordance with the following:

- where the value of the proposed development is \$500,000 or more, provide a detailed development cost report completed by a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors (Quantity Surveyors Estimate Report Template 2). Payment of contribution fees will not be accepted unless the amount being paid is based on a Quantity Surveyors Estimate Report (QS Report) that has been issued within 90 days of the date of payment. Where the QS Report is older than 90 days, the applicant shall provide an updated QS Report that has been indexed in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000 to ensure quarterly variations in the *Consumer Price Index All Group Index Number for Sydney* have been incorporated in the updated QS Report.

Copies of the Quantity Surveyors Estimate Report - Template 2 are located under "Developer Contributions" on Council's web site (www.campbelltown.nsw.gov.au) or can be collected from Council's Planning and Environment Division during normal business hours.

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.

54. Council Fees and Charges

Prior to occupation of the new building, the applicant shall ensure that all applicable Council fees and charges, associated with the development, have been paid in full.

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. 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).

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.

Advice 2. Covenants

The land upon which the subject building is to be constructed may be affected by restrictive covenants. This approval is issued without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this consent. Persons to whom this consent is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.

Advice 3. Inspections – Civil Works

The following stages of construction shall be inspected by Council for works in public areas associated with the development:

- a. EROSION AND SEDIMENT CONTROL –
 - i) Direction/confirmation of required measures.
 - ii) After installation and prior to commencement of earthworks.
 - iii) As necessary until completion of work.
- b. STORMWATER PIPES – Laid, jointed and prior to backfill.
- c. VEHICLE CROSSINGS & LAYBACKS – Prior to pouring concrete.
- d. FINAL INSPECTION – All outstanding work.

Advice 4. Inspection Within Public Areas

All works within public areas are required to be inspected and approved by Council prior to occupation of the new building.

Advice 5. Salinity

Please note that Campbelltown is an area of known salinity potential. As such any salinity issues should be addressed prior to the commencement of construction. Further information regarding salinity management is available within the *Campbelltown (Sustainable City) DCP Volume 3 (as amended)*.

Advice 6. Asbestos Warning

Should asbestos or asbestos products be encountered during 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 WorkCover 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
www.nsw.gov.au/fibro
www.adfa.org.au
www.workcover.nsw.gov.au

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

Advice 7. Smoke Free Environment Act

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Smoke Free Environment Act* 2000 (SFEA2000) or the *Smoke Free Environment Regulations* 2007 (SFER2007). In the event that the occupier wishes to facilitate smoking within any enclosed public place of the premises (in accordance with clause 6 of the SFER2007), the occupier must first contact NSW Department of Health to ensure that the design and construction of the area proposed to facilitate smoking fully complies with the requirements of the SFEA2000 and the SFER2007.

Advice 8. Dial Before You Dig

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures.

If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary.

Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

Advice 9. Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any persons interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution.

Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

END OF CONDITIONS