

JRPP-16-03308 – Assessment against BLEP 2015 & BDCP 2015

The provisions of the Blacktown Local Environmental Plan (BLEP) 2015 and Blacktown Development Control Plan (DCP) 2015 are relevant to the proposal, as addressed in the following tables:

Blacktown Local Environmental Plan 2015			
Development Standard	Requirement	Proposal	Compliant
2.7 Demolition requires development consent	The demolition of a building may only be carried out with development consent.	Demolition is sought in the Stage 1 DA-16-03362.	N/A
Zoning RE2 Private Recreation Objectives:	To enable land to be used for private open space or recreational purposes.	The proposal provides for a Performing Arts Centre (Centre), which is associated with the existing RSL Club. The performing arts centre enables recreational activities, such as musical performances, musical theatre, opera, ballet, dancing, lectures, banquets, conferences and similar events.	Satisfactory
	To provide a range of recreational settings and activities and compatible land uses.	The proposed Centre will allow for a range of recreational activities to be held within the building, and is compatible with the surrounding recreational and residential land uses.	Satisfactory
	To protect and enhance the natural environment for recreational purposes.	The proposal is not considered to adversely affect the natural environment. Appropriate measures are proposed to protect the natural environment, including stormwater quality and quantity measures.	Satisfactory
Permissible Uses:	Registered clubs means 'a club that holds a club licence under the Liquor Act 2007.'	The Applicant has indicated that the Centre is ancillary to the existing registered club. Access will only be available via the air bridge between the RSL and the Centre. The proposal is therefore permissible on this land	Satisfactory

		and in this zoning with development consent.	
Prohibited Uses:		N/A	N/A
PRINCIPAL DEVELOPMENT STANDARDS			
4.3 Height of buildings	N/A	N/A There is no building height control on this site.	N/A
4.4 Floor space ratio	N/A	N/A There is no FSR control on this site.	N/A
4.6 Exceptions to development standards	The applicant must submit a written request to justify the contravention of the development standard.	N/A	N/A
MISCELLANEOUS PROVISIONS			
5.9 Preservation of trees or vegetation	The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.	All existing trees have already been approved to be removed in the Stage 1 DA (DA-16-03362). Replacement landscaping is proposed along the perimeters of the site. This is satisfactory.	Satisfactory
5.10 Heritage Conservation	The objective of this clause is to conserve the environmental heritage in Blacktown.	The site is not a heritage item or area. The site is not in the vicinity of a heritage item or area.	N/A
ADDITIONAL LOCAL PROVISIONS			
7.1 Flood planning	Relates to land at or below the flood planning level.	The site is not identified as flood affected.	N/A
7.2 Terrestrial biodiversity	Protect native fauna and flora.	The site is not identified as containing terrestrial biodiversity.	N/A
7.3 Riparian land & watercourses	Protect and maintain water quality within watercourses.	The site is not in the vicinity of riparian land or a watercourse.	N/A
7.4 Active street frontages	N/A	N/A	N/A
7.5 Essential services	Adequate arrangements for the supply of water, supply of electricity, management and disposal of sewerage, stormwater drainage or conservation, and suitable road access.	The applicant has demonstrated these services are available.	Satisfactory.
7.7 Design Excellence	The development is to demonstrate a high level of architectural and urban design.		Satisfactory.
	<u>Comments:</u> The proposed building and associated structures demonstrate an appropriate standard of architectural design.		

The form and external appearance will improve the quality and amenity of the public domain.

There are no significant views across the site.

The site and surrounding area is not identified as subject to solar access controls in the BDCP.

The proposal is generally consistent with the relevant controls in the BDCP 2015. Refer to discussion below.

The site is currently used for ancillary car parking purposes associated with the existing Registered Club (Rooty Hill RSL). The continued use of the site in association with the Club is appropriate.

The proposal considers the existing and future land uses surrounding the site.

The development is designed to address the streetscape and constraints of the site.

The development addresses the surrounding sites and developments.

Given the use of the building to hold performance events, the proposal requires a certain bulk and massing to achieve the required purpose. The building is centrally located within the site and offers an interesting design which creates a 'feature' of the building.

The proposed building has a total height of approximately 30.6 m which is considered appropriate given the proposed use and similar nearby building forms.

The proposal is considered to be a sustainable design and achieves the principles of ecologically sustainable development.

The proposal is not considered to result in excessive overshadowing of the existing and future developments.

The proposal is not considered to generate adverse wind impacts.

The development is not considered to result in adverse reflectivity impacts. A suitable **condition** is to be imposed to ensure this is achieved.

The proposal generally demonstrates pedestrian, cycle, vehicular and service access and circulation requirements.

The proposed Centre is considered to provide an aesthetically pleasing presentation as viewed from the public domain, and provides improvements to the surrounding street verge areas and street tree planting.

7.8 Development of certain land in Zone IN1	This clause applies to land zoned IN1 within 250m of land in a residential zone.	N/A	N/A
7.10 Minimum site requirements for development on certain land	Key Sites	The site is not identified as a 'key site.'	N/A

Blacktown Development Control Plan 2015 – Part A Introduction and General Guidelines – adopted 15 July 2015

Development Standard	Proposal	Compliant
4.5 Pollution Control	<p>The proposal provides suitable measures to mitigate potential air, water and noise pollution.</p> <p>Potential noise impacts have been considered by Council's EHO section, and no objection is raised subject to conditions.</p> <p>Waste storage and removal by a private waste contractor is satisfactory.</p>	Satisfactory
4.8 Development adjoining rail corridors and high volume roads	<p>The proposal is in the vicinity of a rail corridor and was referred to Sydney Trains. No objection was raised subject to conditions.</p> <p>The proposal was also referred to RMS. No objection was raised and comments are provided for Council's consideration.</p>	Satisfactory
5 Roads and pedestrian pathways	<p>The existing road network is to be maintained with vehicular access via Sherbrooke Street only.</p> <p>The surrounding street setback areas are to be maintained and improved.</p>	Satisfactory
6 Car Parking Parking rates: Registered Club: <ul style="list-style-type: none"> Land zoned B3 Commercial Core or B4 Mixed Use: Assessed on merit. Elsewhere: <u>1 space per</u> 	<p>As described at Point 8.1(b) in the Assessment Report, the proposal results in additional office space of 1,000 sqm (being the conversion of the Tivoli Room to office space [the subject of a separate DA]) and 1,000 additional patrons for functions (the Tivoli Room was capable of accommodating 1,000 patrons, therefore there is an addition of only 1,000 patrons for the Centre, which can accommodate a total of 2,000 patrons).</p> <p>This results in additional parking as follows: 25 spaces to accommodate the addition of 1,000 sqm</p>	<p>The proposal was referred to RMS and no objection is raised.</p> <p>Council's Access & Traffic Management Section confirm that they raise no objection from a traffic management point of view.</p> <p>The provision of</p>

<p><u>18.5sq.m GFA.</u></p> <p>Office space:</p> <ul style="list-style-type: none"> • 1 space per 40 sqm. <p>Community Facility:</p> <ul style="list-style-type: none"> • 1 space per 4 seats. <p><i>(Other land uses:</i></p> <p>Entertainment facility:</p> <ul style="list-style-type: none"> • 1 space per 8 seats or 1 space per 15sq.m GFA, whichever is greater.) 	<p>of office space at a rate of 1 space per 40 sqm.</p> <p>250 spaces to accommodate 1,000 additional patrons at a rate of 1 space per 4 seats.</p> <p>Therefore a total of 275 additional spaces are required.</p> <p>The culmination of additional car parking provided in DA-15-01846, DA-1502453 and this DA is a total of 1,768 car parking spaces, being 328 additional spaces, which exceeds the number of spaces required in accordance with the above parking rates.</p> <p>The Applicant states:</p> <p>“The provision of adequate numbers of car parking spaces and the provision of safe and efficient traffic and pedestrian movements during the proposed construction works has been a prime consideration throughout the crafting of this proposal.</p> <p>The proposal allows for sufficient car parking to serve the needs of existing and future patrons of the club and associated uses whilst also allowing for effective traffic flow for patrons, visitors, service vehicles and emergency vehicles during and post construction.</p> <p>A comprehensive traffic and car parking report that satisfies the relevant standards of Roads and Maritime Services, Blacktown City Council and the Australian Standard this development application.</p> <p>No works will commence on the subject site until the commissioning of the multi-level carpark located in the south eastern corner of the main Club site. This will ensure that any displaced car spaces on the subject site are accommodated throughout the course of construction works.”</p> <p>“The parking and traffic study accompanying this report has carried out a detailed examination of car parking demands for the future use of the subject site as a Performing Arts Centre to ensure that the proposal will satisfy any likely future demands for car parking on and around the subject site.”</p> <p>The Centre can accommodate up to 2,000 patrons.</p> <p>The proposal, in association with other recently approved and current DAs, seeks to provide car parking throughout the RSL site (comprising existing and new</p>	<p>parking for the Rooty Hill RSL is considered to be satisfactory.</p> <p>Also refer to details at Section 8.1(b) in the Assessment Report.</p>
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	<p>multi level parking).</p> <p><u>Other Car Parking DAs:</u></p> <p>DA-11-01130 was approved on 2 November 2011 for a multi-deck car park providing 242 car parking spaces and an on ground car park for 150 spaces at the Rooty Hill RSL Club premises.</p> <p>The existing parking at this time is now a total of 1,440 spaces.</p> <p>DA-15-01846 was approved on 30 November 2015 for the construction of 2 additional car parking levels on the multi-deck carpark (originally approved in DA-11-01130) at the south-eastern corner of the principle club site and a new pedestrian walkway which connects to the Rooty Hill RSL. This approval was for an additional 140 car parking spaces. To ensure that sufficient car parking is maintained to service the parking demand generated by the ongoing use of the RSL, the Applicant has now completed and commissioned these 140 additional car parking spaces.</p> <p>DA-15-02453 was approved for the construction of a multi-deck car park to provide 570 car parking spaces. This new car park is centrally located within the Rooty Hill RSL Precinct.</p> <p>Conclusion:</p> <p>The overall Rooty Hill RSL will provide a total of 1,768 car parking spaces, which will cater for estimated future parking demands of 1,232 spaces, including the operation of the Centre.</p>	
6.4 Car Parking Design	<p>Subject to the conditions of consent imposed by Council's Access and Transport Management Section, the proposed car parking design is considered acceptable (Condition 3.8).</p> <p>The location of the parking area is suitable.</p> <p>All vehicles can enter and exit in a forward direction.</p> <p>Multiple access driveways / drop off area is provided.</p> <p>This is suitable given the proposed occupation of the development.</p> <p>A suitable manoeuvring area for large sized trucks is provided.</p>	Yes

	<p>Suitable areas for service vehicles are provided.</p> <p>Bay and aisle dimensions are suitable.</p> <p>Pedestrian access is satisfactory.</p> <p>Suitable opportunities for bicycle parking and facilities are provided.</p> <p>Parking for persons with a disability.</p> <p>Landscaping is suitable.</p>	
6.5 Materials	Suitable materials are proposed for the internal roads and car parking areas.	Yes
6.6 Signs	No signage is proposed.	N/A
6.7 Monetary Contributions	N/A Refer to Assessment Report regarding s94 contributions.	N/A
7 Services	The applicant has demonstrated that suitable services are available.	Yes
8.1 Solar Access	The proposal does not adversely impact on surrounding properties with respect to solar access.	Satisfactory.
8.3 Traffic generating development	The proposal was also referred to RMS. No objection was raised, and some comments were provided for Council's consideration (refer to Section 6 of the Assessment Report for further details).	Satisfactory, subject to conditions of consent as directed by Council's Access and Transport Management Section (Conditions 3.8 and 3.9).
8.4 Crime prevention through environmental design	<p>This proposal was referred to the NSW Local Police and no objection was raised subject to conditions.</p> <p>This proposal is considered satisfactory with regard to safety and security.</p>	Satisfactory.
8.5 Retaining walls and ground reshaping	This has been reviewed by Council's Civil & Open Space Infrastructure section, and is satisfactory subject to conditions of consent.	Satisfactory.

Blacktown Development Control Plan 2015 – Part G Site Waste Management and Minimisation			
Development Standard	Requirement	Proposal	Compliant
Appendix 1 Waste management plan	The proposal is to be	The proposal is	Satisfactory

	accompanied by a satisfactory waste management plan in relation to the demolition, construction and ongoing use stages.	accompanied by a Demolition Management Plan, and Waste Management Plans for the construction and operation stages. (Operation of the premises is subject to DA-16-03731 Stage 4 works).	
Appendix 2.1 Garbage pick up	In order to facilitate efficient waste collection, the collection point must be accessible to the garbage collection vehicles. Consider legality of access.	Private waste collection is proposed and is suitably accessed.	Satisfactory
Appendix 2.2 Waste storage requirements	A nominated area of the site, well drained and easily accessible to the collection point behind the property boundary, will suffice for the storage of garbage and recyclable materials.	Provided	Satisfactory

Blacktown Development Control Plan 2015 – Part J WSUD Integrated Water Cycle Management			
Development Standard	Requirement	Proposal	Compliant
Water management	The development is to demonstrate water conservation, management of stormwater quality and quantity, stormwater erosion, sediment and pollution control, and management of ground water.	The proposal has been reviewed by Council's DSU engineer and drainage section, and is supported, subject to Conditions 1.8, 2.5, 2.7, 6 and 10).	Satisfactory