

Attachment 2 – Applicant's response to raised items dated 17 November 2018



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17th November 2018

Your Ref: 4204/2016/DA-RA
Our Ref: 10/16

The General Manager
Campbelltown City Council
PO Box 57
Camden NSW 2560

Attention Emma Page

Dear Emma,

Re: SP 63212, Nos 6 -12 Dumaresq Street, Campbelltown - Development Application 4204/2016/DA-RA - Demolition of existing structures and construction of mixed use development comprising 85 residential units, four levels of basement car parking, one level of retail, two levels of commercial space

Reference is made to the meeting of the Sydney Western City Planning Panel of 29th October 2018. The Panel deferred the application and requested additional information/clarification on four (4) matters. The matters below were discussed at a meeting at Council on Wednesday 14th November. Responses to the Issues are addressed below.

A consideration of a report specifying the findings of a preliminary investigation of the land within the meaning of clause 7 of Statement Environmental Planning Policy No 55 - Remediation of Land

The proposed development is subject to the provisions of State Environmental Planning Policy 55 - Remediation of Land (SEPP 55). This SEPP aims to provide a State-wide planning approach to the remediation of contaminated land, and in particular, promotes the remediation of contaminated land for the purpose of reducing risk of harm to human health or the environment.

The State Government publication *Managing Land Contamination: Planning Guidelines* sets out the process for consideration of land contamination. Based on an initial consideration of known historical land uses, the guidelines may require, in certain circumstances, one or more of the following steps in accordance with Clause 7:

- A Preliminary Investigation - where contamination is likely to be an issue;

- A Detailed investigation – where a Preliminary Investigation highlights the need for further detailed investigations or where it is known that the land is likely to be contaminated and/or that the proposed use would increase the risk of contamination;
- A Remedial Action Plan (RAP) – to set the objectives and process for remediation;
- Validation and Monitoring – to demonstrate that the objectives of the RAP and any conditions of development consent have been met.

*“A preliminary site investigation has been undertaken by Neo Consulting to comply with Step 1 (refer to report at **Annexure A**). The preliminary investigation concludes that:*

NEO concludes that; based on the desktop investigation, Site inspections, observations collected during Site works which were undertaken in accordance with clause 7 of the State Environmental Planning Policy No 55 – Remediation of Land. The Site can be considered suitable for proposed development:

- *A HAZMAT survey should be completed prior to any potential demolition of structures at the Site. An appropriately licensed HAZMAT and demolition contractor should be engaged for all HAZMAT and demolition works at the Site;*
- *A waste classification should be prepared for any soil materials being disposed off-site in accordance with NSW EPA 2014 Waste Classification Guidelines Part 1;*
- *During any potential re-development, care should be taken to segregate the waste streams. Each waste stream should be assessed for its suitability for re-use individually and subsequent validation samples, screening records, results or qualitative information reported for inclusion in the site validation report;*

Further, in the event that any further contaminating materials or other un-expected finds (i.e. burial pits) are identified during redevelopment, an appropriately experienced consultant should be engaged to attend site. The works should cease immediately in the area of the discovery”.

It would be noted that a substantial two storey commercial building occupies the entire site and without undertaking boring of the current concrete slab. The above report recommends that ‘if un-expected finds are detected during redevelopment, an experienced consultant be engaged’.

It is our opinion that the consent can be conditioned accordingly and comply with the remaining steps of Clause 7.

The visual appearance of the proposed building when viewed from the Main Southern Railway Line

As per our discussions, a number of options have been considered and as discussed this matter can be further considered with Council to address this aspect and provide an urban design outcome that is consistent with Council's document “Reimaging Campbelltown”, with the outcomes of having better designed buildings and ‘greener buildings. We have given this considerable thought and fully understand the need for a side wall that will be seen from a number of persons. In this regard, Marchese Partners (**Annexure B**) have prepared a series of images that we believe comply with the appearance that has been requested, as discussed at the above meeting.

We believe that the final design outcome can be the subject of further discussion to ensure that the best approach to the side wall and that each of the images would be appropriate and would highlight the building, particularly at night with the introduction of LED lighting. The first three photo montages are the preferred option for the side wall.

Having regard to the above, a condition of consent requiring the Council to approve the final design would be considered appropriate.

The design for safe and efficient access between the building carpark and Coogan Lane

This aspect was discussed at the meeting and we assume that this relates to the concerns expressed by the cinema operators for safe pedestrian access between the buildings during the demolition and construction phases, given the location of the egress point from the cinemas.

It is proposed to erect a B Class Hoarding in accordance with the Australian Standards (refer to **Annexure C**) and the consent could be conditioned accordingly.

Whether a mutual agreeable arrangement is possible between the Applicant and the Council in relation to the existing electrical substation adjacent to the cinema building within the unmarked road

As discussed at the meeting, the Council will retain the substation in its current position until redevelopment of the cinema complex or Council carpark is redeveloped. It will then be the responsibility of Council to relocate within a new building/s. In order to address the requirement for the substation to remain and the unmarked road to be realigned, plans have been prepared by Transport & Traffic Planning Associates at **Annexure D**.

It is our understanding at the above meeting that there a general agreement to the design, subject to City Delivery looking at the plans in more detail and conditioned accordingly.

We trust that the above is of assistance and should you require any further details please contact the undersigned.

Sincerely yours,



MICHAEL J BROWN
DIRECTOR

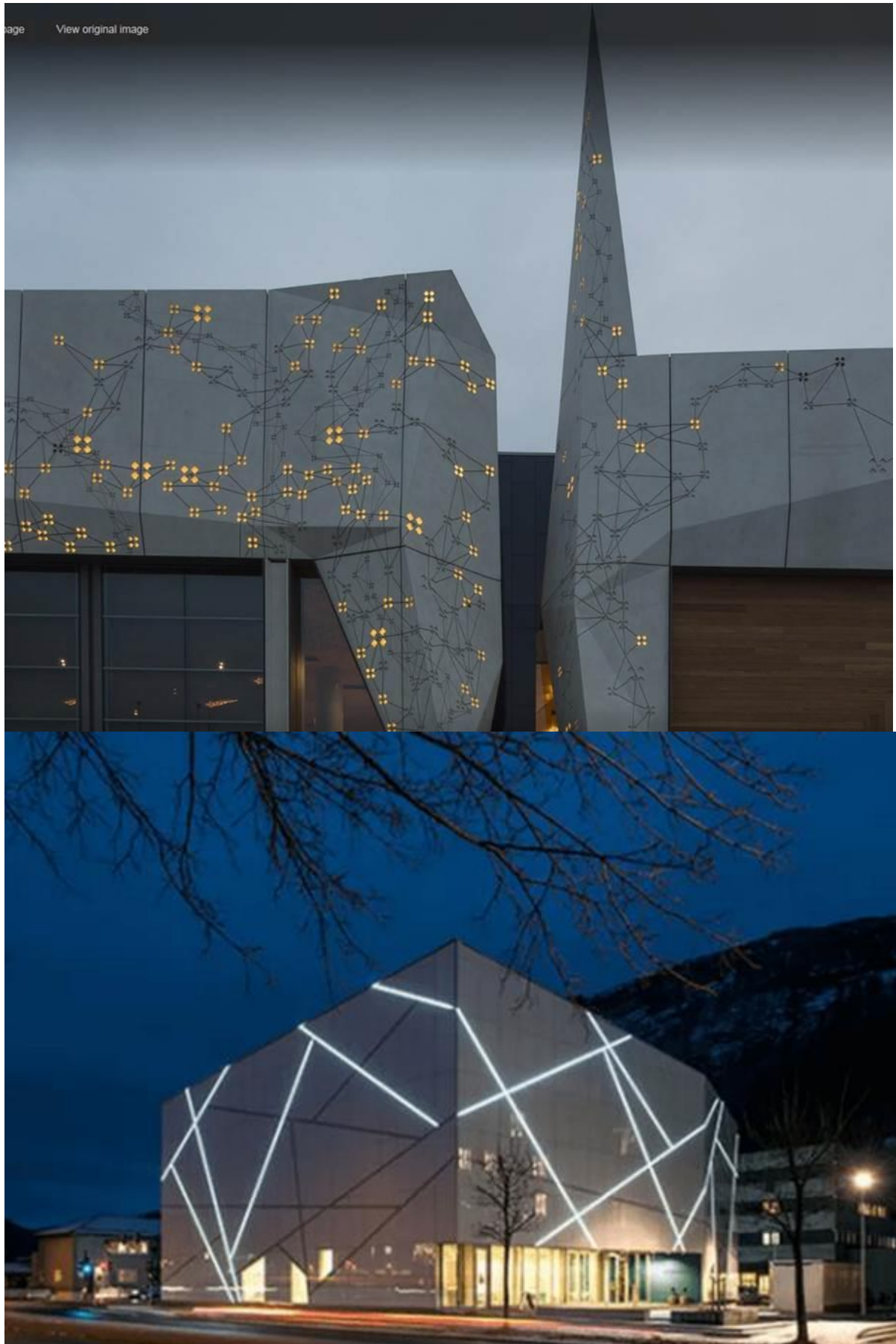
MICHAEL BROWN PLANNING STRATEGIES PTY LTD

Annexure A – Preliminary Site Investigation

Annexure B – Side Wall Design Outcome











Annexure C - Proposed Hoarding Details

8 Dumaresq Street Campbelltown

Accessway between Dumaresq Street and Council Carpark.

It is proposed to build a B Class Hoarding between the Cinema and the new development providing protection and access.

The hoarding will be to the Work-safe requirements for the construction of B Class Hoardings.

BCA Specification A1.3 AS 1170, Parts 0,1,2 & 4 AS 4100, AS1720, AS 3600 and AS 1657

The structure will be lined with Plywood, painted, and well-lit so as to provide a safe access.

Way signage will be provided and council can suggest decorative photographic.



Figure 24: Typical features of a 'Type B' hoarding (elevation).

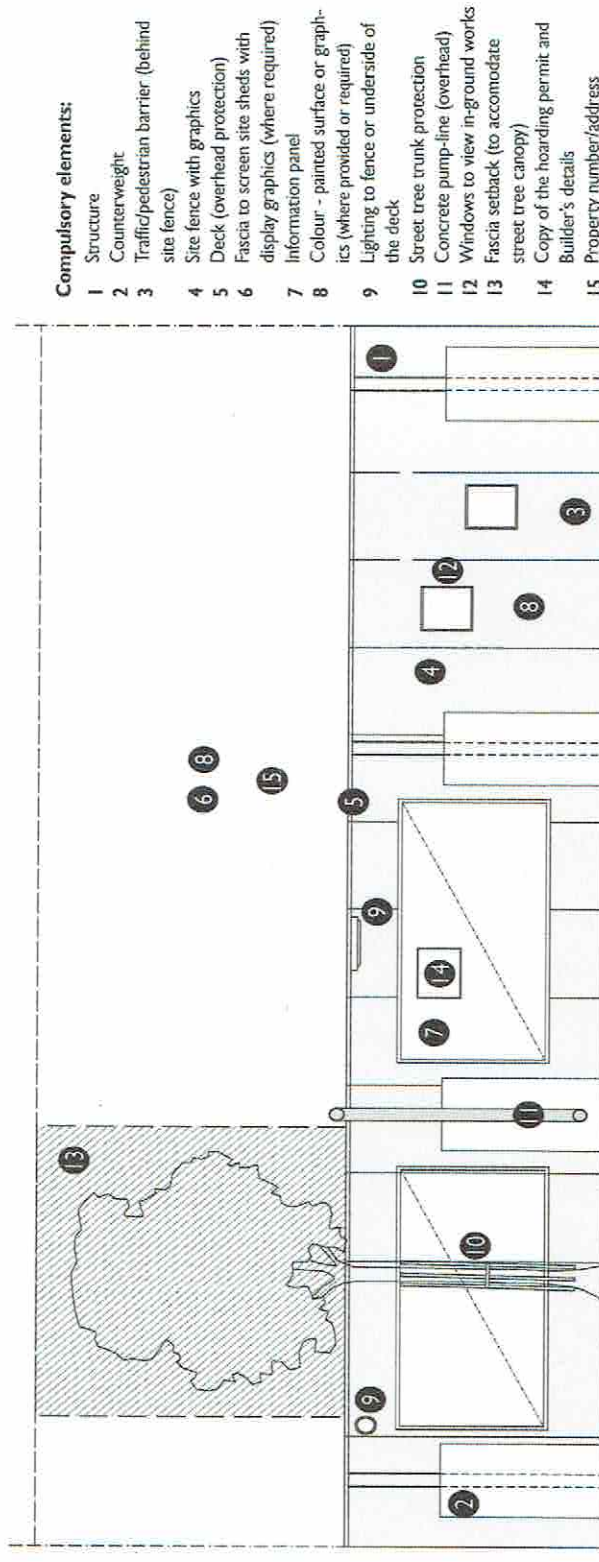
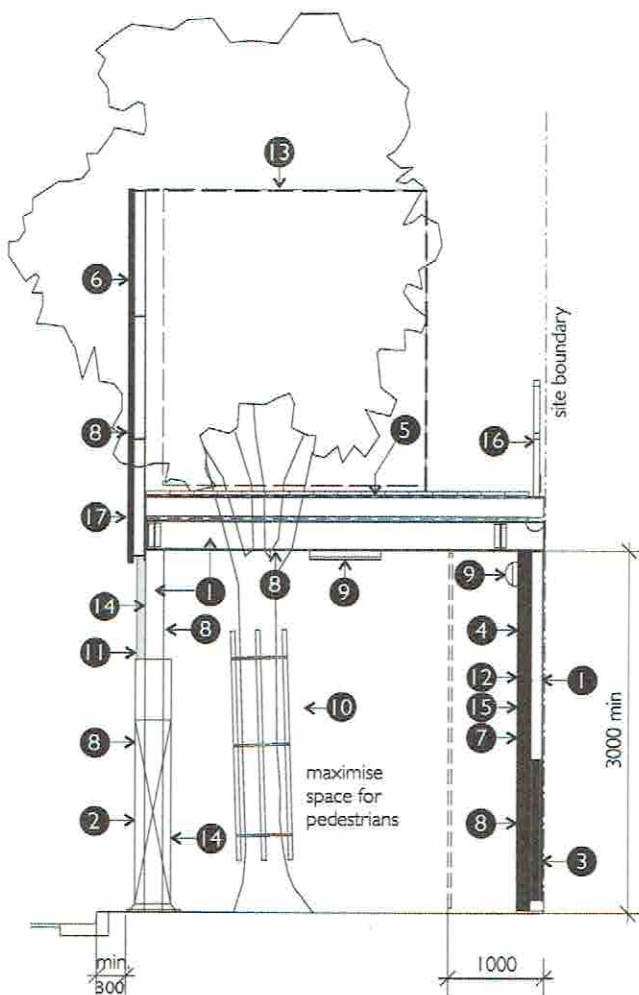


Figure 25: Typical features of a 'Type B' hoarding (section).



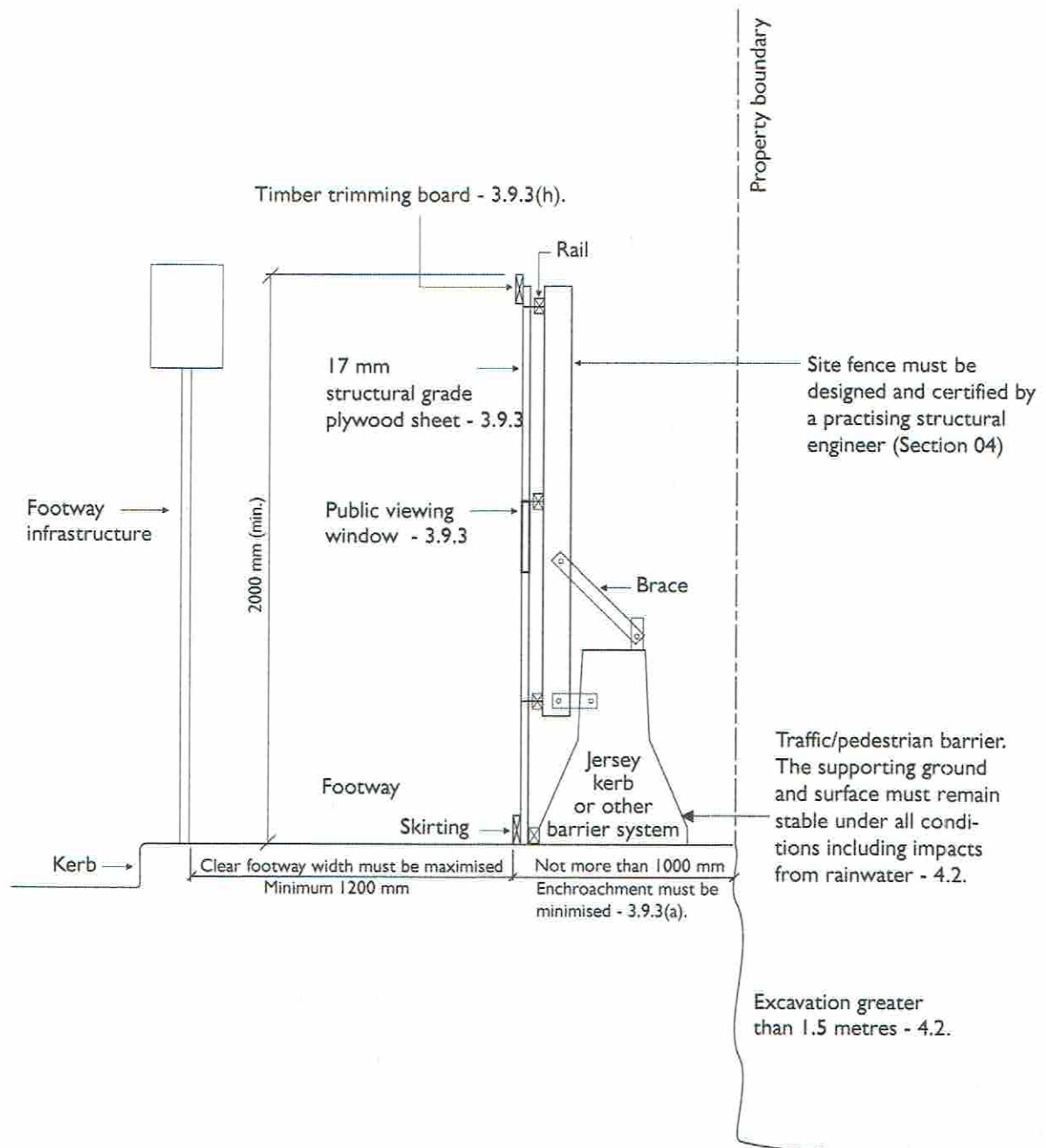
Compulsory

- 1 Structure
- 2 Counterweight
- 3 Traffic/pedestrian barrier (rear of fence)
- 4 Site fence
- 5 Deck (providing overhead protection)
- 6 Fascia (to screen site sheds)
- 7 Information panel
- 8 Colour - site fence and fascia
- 9 Lighting (fence-mounted or to underside of deck)
- 10 Street tree protection (timber battens around trunk)
- 11 Concrete pumping-line (overhead)
- 12 Public viewing panels to in-ground works
- 13 Fascia setback (to accommodate street tree canopy)
- 14 Safety screen (crane hoisting zone)
- 15 Signage & copy of the Permit
- 16 Safety balustrade (min. 1000 mm)
- 17 Property number/address

Maximum intrusion of the site fence onto the footway. In some cases a lesser encroachment will be required particularly in the city centre.

Note: Where a site fence is proposed to encroach onto the footway full justification for such an encroachment must be provided with the hoarding application (Clause 2.9.2(b)).

Figure 26: A typical cross-section of a 'Type A' hoarding incorporating a traffic barrier protecting a deep excavation (with the barrier located behind the site fence).



marchesepartners

15.11.18

Mr, Andrew Box
Bingemann Consulting Pty Ltd
abox@bhpl.com.au

Re: DA-4204/2016
6 – 12 Dumaresq Street Campbelltown
Visual appearance of Side walls of the Proposed Development

Dear Andrew,

Further to the determination of the above Development Application for Deferral by the Sydney Western City Planning Panel (Panel reference 2017SSW012-LGA - Campbelltown DA-4204/2016) on the 29th October 2018, we write as the Design Architects for the development in response to item 4.b. in the determination which states the following;

- 4. The Development application is deferred for further assessment and later determination to resolve the following matters;*
- b. the visual appearance of the proposed building when viewed from the main southern railway line.*

In order to satisfy this requirement, we propose to design and incorporate some graphical elements to the side walls of the development. These elements will include some painted patterns and some inset LED lighting strip elements to create an interesting graphical representation on the side walls of the building during daylight and night time hours.

Given the design of this element will take some time to complete, we would like to request that the satisfaction of this matter be made a condition of consent requiring the proposed design of the side walls to be submitted to Council and approved by Council planning staff prior to the issuing of the Construction Certificate.

Can you please formally make this request with Council.

Yours Faithfully,



Steve Zappia
Principal and Managing Director
Architect 6535

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Annexure D - Traffic Management