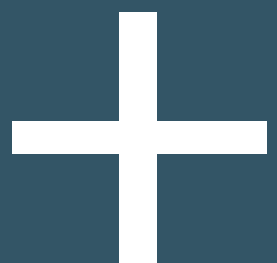


STATEMENT OF ENVIRONMENTAL EFFECTS
GREGORY HILLS NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION

MARCH 2017



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MARCH 2017

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1 BACKGROUND

1.1 Introduction

This Development Application (DA) seeks approval for the staged delivery of the Gregory Hills Neighbourhood Centre, encompassing the 'core' retail and services component of the centre, restaurants, associated facilities and subdivision and signage.

The Neighbourhood Centre is located at the heart of the Gregory Hills community, with excellent public transport, cycling and pedestrian access from large parts of the community. This proposal is integrated with and complements the existing "Stage 1" Sales Centre building in the north-western corner of the ILP Neighbourhood Centre land, which was approved and constructed under Development Consent 107/2014.

The delivery of the Neighbourhood Centre represents a significant place making element and milestone in the on-going creation of an active, vibrant and socially interactive community within Gregory Hills. True to the vision for the Centre, the proposal will provide a range of retail, commercial, social and community spaces, and recognize its special place in the community through delivery of an integrated hub of activity associated with surrounding planned open space, educational and residential land uses.

The Neighbourhood Centre will also play an important role in providing local jobs and underpinning the economic viability of Gregory Hills, particularly in light of the complementary role it will play with the nearby Central Hills Business Park. The Stage 2 proposal incorporates the 'core' retail and services component of the Neighbourhood Centre, incorporating a major full-line supermarket and associated specialty commercial and retail tenancies. The proposal incorporates richness in architectural detail, with the primary building and its components designed to address the surrounding exterior, as well as providing a visual landmark for the Neighbourhood Centre.

The Neighbourhood Centre is situated at the intersection of Gregory Hills Drive and Village Circuit. The land forms part of the Turner Road Precinct, within the South West Growth Centre (Refer **Figures 1 & 2**). The subject site is zoned B1 Neighbourhood Centre under the amended Sydney Region Growth Centres SEPP (Refer to **Figure 3**). The adjoining riparian corridor, being embellished under DA 949/2016, acts as a key pedestrian and cycle link to the Centre. Gregory Hills Drive will also form a significant part of the wider bus service network providing excellent public transport access to the Centre.

The development proposed under this Stage 2 application incorporates construction of a single storey building which incorporates a variety of retail and commercial tenancies, including a major full-line supermarket. The layout and fit-out of the individual commercial and retail tenancies will be subject to separate future Development Applications.

This Development Application also seeks approval for the subdivision of the site into three lots as described below and illustrated on the submitted Subdivision Plan provided as Appendix 4:

- Lot 11 – Includes a pad site for future development.
- Lot 12 – Includes a pad site for future development.
- Lot 13 – Includes the remainder of the site and will contain the existing commercial building constructed as part of Stage 1 along with the main centre subject of this application.

This report has been prepared pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) and the *Environmental Planning and Assessment Regulation 2000*. The report addresses the heads of consideration listed under Section 79C of the EP&A Act 1979 as relevant to the proposed development.

1.2 Vision for Gregory Hills

The vision for Gregory Hills is to create a high quality and integrated business and residential development, providing a range of employment and housing opportunities to service both the local and regional community. This vision also recognises the regional significance and broader context of the development in terms of its contribution to the South West Growth Centre and the established surrounding neighbourhoods. The primary objective is to achieve an integrated and sustainable development, utilising transit oriented principles which deliver high quality residential, retail, employment, recreational and entertainment uses in a region-specific response.

The vision for the Neighbourhood Centre as outlined in Part B of the Turner Road Precinct Development Control Plan 2007 (DCP) is to create a focal point, and living heart of the Gregory Hills community. The Neighbourhood Centre is approximately 4.5ha in area and is located in the heart of the Turner Road Precinct adjacent to Gregory Hills Drive. The Neighbourhood Centre will provide a range of retail, commercial, social and community spaces, with integrated places to shop, work, eat and meet.

This proposal will facilitate the delivery of Stage 2 of the Gregory Hills Neighbourhood Centre, comprising the 'core' retail and commercial tenancies and providing a focal point for the Gregory Hills community, delivering spaces where residents can interact and meet, and procure their weekly convenience needs.

1.3 Site Location and Context

Gregory Hills is located within a major urban growth centre of Sydney's south-west, being approximately 8 kilometres northeast of Camden and 5 kilometres northwest of the Campbelltown City Centre. (Refer **Figures 1** and **2**). Gregory Hills currently comprises 2,000 approved and 1,600 registered residential allotments.

The proposal involves works over the following lots:

- Lot 3 DP 1192118; and
- Lot 104 DP1221866

The proposed Neighbourhood Centre will be constructed over the existing Lot 3 DP 1192118, located at the south eastern corner of Gregory Hills Drive and Village Circuit. Lot 4 DP DP1221866, includes the adjoining riparian corridor with the proposal including drainage outlet works into the corridor and associated water quality basins. Additionally, works are required within the road reserve of Gregory Hills Drive to provide the proposed ingress and egress arrangement to this road.

Under the amended Sydney Region Growth Centres SEPP, the Neighbourhood Centre lot is zoned B1 Neighbourhood Centre and the riparian corridor is zoned E4 Environmental Living.

Gregory Hills Drive forms the northern boundary of the site, with future residential development to the south. Approved residential areas are located to the west and north of the site. The Gregory Hills Display Village is located on Village Circuit, north of Gregory Hills Drive. A Riparian Corridor forms the eastern edge of the site, which is an integral part of the Gregory Hills open space network and will encourage residents to walk and cycle to the Neighbourhood Centre.

An existing commercial building and associated car park, which formed Stage 1 of the Neighbourhood Centre adjoins the western boundary of the site.

The site is relatively flat as a result of bulk earthworks which have been completed over the land under Development Consent 975/2012, with an existing batter to the riparian corridor land to the east and Gregory Hills Drive to the north.

Access to the Neighbourhood Centre will be achieved via the existing round-a-bout entry from Village Circuit, and the construction of a new entry / egress driveway (left-in / left-out only) from Gregory Hills Drive.

FIGURE 1: LOCALITY PLAN

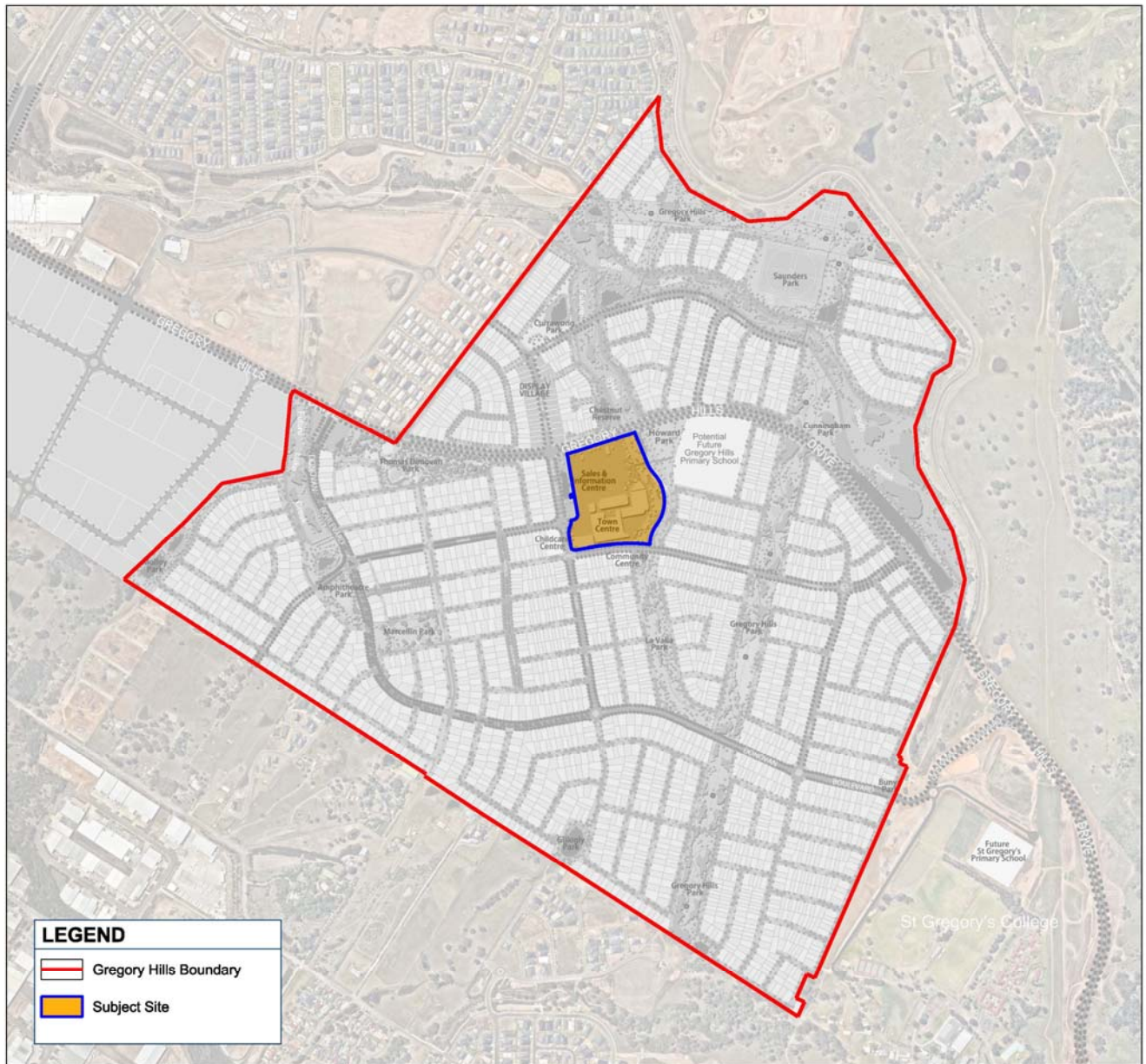


FIGURE 2: SITE PLAN



2 PROPOSED DEVELOPMENT

2.1 Proposal Summary

This Development Application (DA) seeks approval for the construction and operation of the Gregory Hills Neighbourhood Centre, inclusive of the core retail building, associated parking and landscape areas and signage.

The construction of the building will be undertaken in a staged manner, with staging plans provided as part of the Architectural Drawings (see also *Section 2.1.1 Staging*, below).

The delivery of the Neighbourhood Centre represents a key milestone in the growth of the Gregory Hills community and complements existing significant investment in the social, recreational and economic infrastructure already provided within Gregory Hills.

The subject proposal incorporates the following components:

- Core Neighbourhood Retail Centre which includes:
 - Supermarket tenancies, including one full-line 'major' supermarket;
 - Specialty retail tenancies;
 - Restaurants and outdoor dining alfresco plaza;
 - A medical centre; and
 - Common internal mall space and associated amenities.
- Use of the proposed specialty retail and restaurant tenancies;
- Central Servicing area at the rear of the core retail building;
- 440 on-site parking spaces, inclusive of 14 disabled spaces and 17 motorbike parking spaces;
- Bicycle parking / storage for 24 bicycles;
- Creation of a PAD site adjacent Gregory Hills Drive (for a possible future Petrol Station subject to a future development proposal);
- Creation of PAD site adjacent Gregory Hills Drive (for a restaurant or similar use subject to future development proposal);
- Landscaping of the site inclusive of retaining walls, edge planting and landscaping within the car parking areas;
- Signage;
- Construction of an access / egress driveway from Gregory Hills Drive; and
- Subdivision of the site to create 3 allotments (proposed Lots 11, 12 and 13), providing pad sites for future development (Lot 11 and 12); and the remainder of the site including the existing commercial building and the proposed Neighbourhood Centre (Lot 13).

A description of the key components of the proposal is provided below.

2.1.1 Staging

The proposal includes the staged construction of the Neighbourhood Centre into two stages.

Stage 1 will include the main supermarket along with the majority of speciality retail stores and the western restaurant, the medical centre, all car parking and landscaping.

Stage 2 will include the second supermarket, the mini-major, the remaining speciality retail stores and the eastern restaurant precinct.

For further details of the proposed staging, see the Architectural drawings provided as Appendix 1.

2.1.2 Core Retail Building

This proposal seeks approval for the 'core' commercial and retail components of the Gregory Hills Neighbourhood Centre, comprising a single storey building, which will encourage overlapping and synergy between uses with the inclusion of a range of different tenancies. A summary of the areas of the retail uses proposed in the commercial/retail building is provided in Table 1 below:

In addition to the tenancies, the proposed building includes two (2) amenities areas and an internal mall area. Along the northern edge of the building a number of designated seating areas are provided to service the proposed restaurant tenancies, and provide opportunities for outdoor dining.

Table 1 – Core Retail Building Gross Lettable Retail Areas

Type of Tenancy	Gross Lettable Retail Area
Specialty Retail (incl. kiosk)	2,871m ²
Supermarkets / Mini Major	6,521m ²
Restaurant	518m ²
Medical Centre	1,517m ²
Total:	11,427m²

The Neighbourhood Centre design provides a high quality architectural design statement, which builds on the design language established with the existing Stage 1 commercial building. The design will ensure the Neighbourhood Centre promotes a sense of place and unique character, through its contemporary architectural design and layout.

The proposed building has been designed to provide highly articulated external facades with a composite of external wall materials, finishes, colours and activity spaces. The elevational features will include:

- Robust, high quality materials and finishes;
- Contemporary palette of colours and materials;
- Articulated roof form providing architectural interest through varying heights, materials and colours;
- A mix of retail spaces along the 'Active Shopfront' zone including a restaurant/plaza area and outdoor seating areas which provide a range of activities and visual interest to this façade; and
- Substantial transparent glazing to the northern and western façade to provide an activated frontage addressing the exterior.

The proposed development has been designed to ensure the perceived bulk is softened through various façade treatments and material choices.

2.1.3 Access and Parking

2.1.3.1 SITE ACCESS

General customer vehicular access to the proposed development will be achieved via the existing roundabout at the Village Circuit and via a new left-in / left-out access driveway from Gregory Hills Drive.

Access and car parking areas have been designed to deliver a seamless integration with the existing car park areas associated with the Stage 1 Sales and Information Centre / commercial building along Village Circuit.

2.1.3.2 PARKING

The proposal incorporates parking areas for a range of transport modes including vehicular, motorcycle and bicycle parking areas.

A total of 440 car parking spaces are proposed to be constructed under this application, inclusive of 14 disabled spaces. 17 motorcycle spaces are also proposed. The car park has been designed in a north-south grid pattern to provide clear delineation and circulation for shoppers. The north-south grid also allows for the creation of clear and legible pedestrian walkways and linkages through the car park area to Gregory Hills Drive.

The existing Stage 1 development incorporates 82 car parking space, inclusive of 2 disabled spaces and 2 motor cycle spaces. Collectively the entire Neighbourhood Centre development will incorporate 522 parking spaces, inclusive of 16 disabled spaces and 19 motor cycle spaces along with 24 bicycle spaces. A detailed car parking assessment undertaken (refer *Section 5.2.3 Camden Development Control Plan 2011*) has demonstrated that the proposal exceeds car parking requirements for all modes of transport.

The design incorporates a variety of pedestrian access points from the eastern, northern and western approaches.

2.1.3.3 DELIVERY BAYS/SERVICING AREAS

This proposal includes a designated servicing area located at the rear of the building along the southern elevation. The servicing area incorporates four (4) loading docks capable of accommodating the truck movements servicing the site.

2.1.4 Landscaping

Landscaping is proposed throughout the site to enhance the development, providing passive areas for social interaction and rest and to soften the bulk of the built form and hardstand areas.

The landscape design incorporates key community gathering points including the Medical Centre Forecourt and Riparian Bridge Junction inclusive of the restaurant precinct and alfresco dining area which integrates with the adjoining riparian corridor.

The proposed landscaping includes a coordinated package of street furniture. Lighting and tree planting which will combine to deliver a vibrant and active focal point for the community.

Refer to Appendix 2 for further details of the landscape design.

2.1.5 Signage

The Architectural drawings (refer Appendix 1) submitted with this application detail the location and size of signage associated with the Neighbourhood Centre. The proposal allocates signage zones on the building with the advertisement details to be provided later once tenancies are known. The proposal also includes details of the pylon signs proposed as part of the development.

The proposal does not include any signage related to the possible future petrol station, which will form part of a future development application.

Signage proposed incorporates the following:

- S1 – Proposed Illuminated Pylon Sign 6.0m high x 2.5m wide;
- S2 – Proposed Illuminated Roof Sign 3.1m high x 4.0m wide;
- S3 – Proposed Illuminated Roof Sign 3.52m high x 3.79m wide;
- S4 – Proposed Illuminated Roof Sign 3.65m high x 5.5m wide;
- S5 – Proposed Illuminated Wall Sign 1.5m high x 5.8m wide;
- S6 – Proposed Illuminated Top Hamper Sign 0.8m high;
- S7 – Proposed Illuminated Projecting Wal Sign 0.9m high x 0.9m wide;
- S8 – Proposed Window Sign 0.2m high;
- S9 – Proposed Illuminated Roof Sign 3.3m high x 3.3m wide;
- S10 – Proposed Illuminated Roof Sign 0.7m high x 6.00m wide;
- S11 – Proposed V-Shape Illuminated Pylon Sign 6.0m high x 2.195m wide;

The signage has been designed to complement the architectural style of the building and is appropriately sized to relate to the location it is positioned on the building/site.

2.1.6 Hours of Operation

This application seeks approval for following proposed trading hours:

6am to Midnight, 7 days a week including public holidays.

3 PRE-LODGEEMENT MEETING

A pre-lodgement meeting was held with Camden Council on 20 July 2016 to discuss this proposal. We have provided below a response to the matters outlined in Councils response letter dated 29 July 2016.

Table 2: Council Pre-Lodgement comments and responses.

Town Planning Advice	Response
Maximum Gross Lettable Area to be confirmed as per Clause 2.5(1) of the DCP.	<p>The DCP stipulates a maximum Gross Lettable Area- <u>Retail</u> (GLAR) for the site of 15,000m².</p> <p>Total GLAR proposed as part of this development application and notated on the Architectural Plans is 9,866m² and excludes the area of the Medical Centre as this does not form a 'retail premises' as defined by the SEPP. The area defined as 'Store' is also excluded as this does not form part of the retail floor space within the centre.</p> <p>The existing Stage 1 commercial building included a GLAR of 265m² as detailed in the submission documentation accompanying the proposal (refer DA 107/2014).</p> <p>Accordingly, the total Gross Lettable Area proposed across the site inclusive of the constructed Stage 1 building totals 10,131m² and complies with the DCP.</p>
<p>Gregory Hills Drive is identified as a 4 lane Sub-Arterial Road.</p> <p>Subject to 3.1(14) of the Turner Road DCP <i>Direct vehicular site access to proposed 4 lane sub-arterial roads will be considered to neighbourhood centres in exceptional circumstances only, such as for large scale developments and/or the servicing of multiple developments.</i></p>	<p>Part A of the Turner Road DCP provides broad guidelines for development of land within the whole of the Turner Road Precinct.</p> <p>The proposal is a large scale neighbourhood centre development, consistent with Clause 3.1(14).</p> <p>The Part B4 DCP provides more detailed guidance on development of the Town Centre site.</p> <p><i>Figure 2</i> of the Part B4 DCP, being the <i>Indicative Structure Plan</i>, identifies a vehicular access point to the site from Gregory Hills Drive.</p> <p>Further, <i>Figure 4: Activity Nodes and Linkages</i> identifies a Vehicular Access Node on Gregory Hills Drive, consistent with the proposal.</p> <p>As such, the proposed access is consistent with Part A and Part B DCP controls.</p>
Clause 5.1(2) of the DCP states that the centre should <i>Incorporate a range to local retail, commercial, entertainment, childcare and community uses to serve the needs of the local community.</i>	<p>The proposal incorporates a range of local retail, commercial and entertainment uses to serve the needs of the community.</p> <p>Figure 20 of the DCP identifies indicative locations for Childcare and Community land uses outside of the Town Centre site.</p> <p>The Childcare Centre shown to the south-west of the site is approved and operational.</p> <p>A Development Application has been lodged (949/2016) for the Community Centre shown to the south of the Town Centre site.</p>

Details of elevations or appearance of the neighbourhood centre to be provided with the Development Application. Tall, bland and blank walls will not be supported. It is expected that a colours and finished schedule will also be submitted with the application	<p>Detailed elevations and a schedule of colours and finishes has been provided with this application. The plans and details demonstrate a high level of articulation to the built form and facades, with no blank / bland walls proposed.</p> <p>A variety of colours and wall texture finishes has been provided along the rear of the retail centre where there is no opportunity for streetscape activation.</p> <p>Significant landscape screen planting has also been incorporated along the southern edge of the site to soften the built form and streetscape interface.</p>
Careful consideration needs to be made of the location of waste storage and waste collection areas for proposed restaurants, which are separated from the central loading area and presumed to be the likely source of waste storage areas. The management of waste, storage areas and visual treatment of waste storage areas for restaurants is to be detailed within the development application.	<p>The Development Application incorporates details of waste areas for both the main centre and restaurant areas.</p> <p>A Waste Management Plan has also been prepared and submitted with this application (Refer Appendix 12) which addresses both construction waste management and operational waste.</p> <p>The operational waste of the centre will be collected via a private contractor and disposed offsite.</p>
Pedestrian connectivity from the south-western end of the carpark adjacent to the proposed medical centre needs to be improved to provide pedestrian links from this area of the carpark to the core components of the neighbourhood centre. In addition, clear and distinct connection points to and from the neighbourhood centre to surrounding footpaths shall be specified. The site plan and landscape plan shall be consistent with each other in respect to these pedestrian access points.	<p>The Architectural and Landscape plans provide a continuous pedestrian walkway area from the south-western pedestrian access point of Village Circuit past the Medical Centre, continuing uninterrupted to the main retail building.</p> <p>The pedestrian walkway continues along the northern frontage of the retail building linking to the alfresco seating area, and providing connection to the Riparian Corridor crossing pedestrian bridge on the eastern edge of the site.</p>
A detailed landscape plan shall be prepared and submitted with the development application. The treatment of perimeter planting adjacent to carparking areas and the road reserve will be critical in softening the appearance of the large area of hardstand. Confirmation of street tree plantings or additional street tree plantings shall be specified upon the landscape plan.	A detailed Landscape Plan has been prepared by Distinctive and is submitted with this application (refer Appendix 2). The landscape plans provide extensive planting treatments to the perimeter of the site and car park ensuring the trees soften and shade the built form and hardstand areas of the development.
As the neighbourhood centre is located adjacent to a riparian corridor and a likely bushfire threat, the development will be required to be constructed in accordance with the requirements of Australian Standard 3959-1999 – Construction of Building in Bushfire Prone Areas.	Noted. The building will be constructed in accordance with relevant Australian Standards. Details will be submitted with the Construction Certificate.
The location of the petrol station, loading and waste storage area of the neighbourhood centre shall address acoustic and visual issues in proximity to adjacent and nearby residential receivers to ensure that no significant impact upon the amenity of these receivers is generated. Consideration of light spillage shall also be made.	<p>A detailed noise emission assessment has been submitted with this application addressing acoustic impacts (refer Appendix 6).</p> <p>All lighting will be provided on site in accordance with relevant Australian Standards for light spill.</p>
A signage package for the entire development, including pylon signs prepared in accordance with Camden Development Control Plan 2011 and State Environmental Planning Policy. No. 64 Advertising and Signage. Please note that the heights and	Details of proposed signage have been provided with the Architectural Plans (refer Appendix 1).

<p>the number of signs per frontage as per the requirements of Camden DCP is consistently applied throughout the LGA.</p>	<p>A detailed assessment of the proposed signage in accordance with Councils SEPP 64 and Councils DCP is provided in <i>Section 5.1.5 State Environmental Planning Policy No.64 – Advertising and Signage</i> and <i>5.2.3 Camden Development Control Plan 2011</i> of this report. The assessment concludes that the proposed signage is compliant with these policies.</p>
<p>The proposed layout of the neighbourhood centre is not strictly in accordance with the Gregory Hills Neighbourhood Centre Indicative Structure Plan contained within Turner Road Development Control Plan 2007. Additional elements e.g. Petrol station and medical centre etc. are proposed, including a vehicular access point from Gregory Hills Drive. Justification for this modified layout shall be detailed with any development application submitted.</p>	<p>The proposal maintains the intent and integrity of the Indicative Structure Plan. We note that the Part B DCP does not require the proposal to be “strictly in accordance with” the Indicative Structure plan.</p> <p>The Structure Plan includes vehicular access from Gregory Hills Drive, as provided for in the proposal.</p> <p>Detailed discussion regarding the Indicative Structure Plan is provided in <i>Section 5.2 Applicable Development Control Plans and Policies</i>.</p>
<p>The proposed layout creates several long and obscured tunnels throughout the development, which are considered a safety risk. These areas shall be eliminated or significantly reduce the risk to safety and crime. Please be advised that due to the scale and nature of the development, and development application received will be referred to the Camden Local Area Command for comment.</p>	<p>The detailed Architectural Plans submitted with the application do not incorporate tunnel areas.</p> <p>Furthermore, a detailed CPTED assessment has been provided in <i>Section 5.4 Crime Prevention Through Environmental Design</i>.</p>
<p>The proposed staging creates an external playground area, which will be later replaced with a retail area.</p> <p>Whilst no objections are raised to the conversion of the playground area into a retail area, the following should be considered / addressed:</p> <ul style="list-style-type: none"> Proposed seating and enclosure of the playground area. Eg fencing to limit conflict with children into adjoining carpark areas. Surface treatment of the playground area. Hardstand, bark, soft fall etc. Lighting and security of the area. Transition of the playground area to a construction site would need to be timely to eliminate conflict and risk between potential users of the playground area to a future retail area. Pedestrian access points to supermarket 1 and retail shops to be managed to eliminate confusion and conflict with construction activities. Dust, erosion and stockpiles of materials to be managed and separated from pedestrian access paths and building exits etc. 	<p>The formal playground area of the previous design iterations has been removed and replaced with an informal pedestrian / sitting area. Refer to the ‘Bridge Junction Detail’ provided on the Landscape Plans provided as Attachment 2.</p> <p>This ‘Bridge Junction Detail’ area will be constructed as part of Stage 1.</p> <p>Lighting will be provided in accordance with the relevant Australian Standards.</p>

Environmental Health Advice	Response
<p>Contamination</p> <p>A contamination assessment shall be carried out for the children's play area to show that it satisfies the HIL 'A' criteria. A works as executed plan shall be provided to identify the burial of any asbestos contaminated material that may have been placed on this site.</p>	<p>Douglas Partners has reviewed the contamination assessments previously undertaken for the Town Centre site in relation to the amended National Environment Protection (Assessment of Contamination) Measure (NEPM) as endorsed by the NSW EPA in June 2013. (Refer Appendix 11).</p> <p>The review concludes that, from a contamination perspective, the site is suitable for the proposed Town Centre development.</p>
<p>Salinity</p> <p>Council will require a salinity assessment for the land to be undertaken in accordance with the EPA's Booklet – Site Investigation for Urban Salinity.</p> <p>Where soils are aggressive to concrete and steel or salinity is identified then a suitable Salinity Management Plan will be required to be completed for the proposal that includes construction requirements for future dwellings and address (where relevant) all other private and public infrastructure. It is important that resistivity is also included in the assessment. The assessment shall be taken to the depth of development.</p>	<p>A Salinity Assessment and Salinity Management Plan (SMP) was completed and approved as part of the Bulk Earthworks proposed over the site (Refer Appendix 10).</p> <p>The Salinity Management Plan confirmed that the site is suitable for the proposed type of development providing adequate management practices are implemented in conjunction with construction works.</p>
<p>Acoustics</p> <p>An acoustic report, prepared by a qualified acoustic consultant and in accordance with Councils Environmental Noise Policy, must be submitted with the Development Application. The report must consider the impacts of the operations of the proposed development – Shopping centre / petrol station on any proposed or existing residential development.</p>	<p>A detailed Noise Emission Assessment has been prepared and is included in this submission (Refer Appendix 6).</p> <p>The assessment makes a number of recommendations to be implemented as part of the building construction and management.</p>
<p>Petrol Station</p> <p>A SEPP 33 Hazardous and Offensive Development Assessment shall be carried out for the proposed petrol station. In addition, the construction of the Petrol Station shall be carried out in accordance with the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulations 2008.</p>	<p>The proposal seeks the creation of a pad site for a possible future Petrol Station adjacent to Gregory Hills Drive, subject to a future development proposal. Accordingly, no further details are provided with this application.</p>
<p>Protection of the Environment Operations Act 1997</p> <p>The communal bin areas, provided by the shopping complex, must be enclosed, with walls, ceiling and the floor must be graded and drained to the sewer.</p> <p>Any hairdresser, skin penetration premises E.G. beauty Parlour or nail salons, etc. and food premises, should have access to a cleaners sink and storage facility. Please note that it is an offence for any premises operating under the Food Act 2003 to have a cleaners sink within the food preparation area. Cleaners sinks and storages areas should be within close proximity.</p> <p>Any areas where commercial cleaners, cleaning chemicals and / or cleaning equipment is to be stored, these areas must not</p>	<p>The proposed waste storage areas within the complex are demonstrated on the Architectural drawings and are proposed to be enclosed and drained to the sewer, with details to be provided with the Construction Certificate.</p> <p>Separate Development Applications will be submitted for the fit-out and operation of the of the individual tenancies including the Medical Centre.</p> <p>Area of commercial cleaners, cleaning chemicals and / or cleaning equipment will be drained to the sewer, with details to be provided with the Construction Certificate.</p>

allow any ingress of contaminated water into the stormwater system and therefore drain to the sewer.

The operation of the medical centre will come under the Australian Health Practitioners Regulatory Association (APRHA), however the storage and removal of the medical waste maybe an issue, therefore an area, that is under cover and drains to the sewer is required. This area may also have additional requirements, required by the APRHA.

Food Act 2003, Food Regulation 2015, Food Safety Standards and Australian Standard 4674-2004

All premises that sell food as defined by the Food Act, 2003 are required to submit a Development Application. This includes any pre-packaged and beverage providers E.G. Petrol Station, café. Further and detailed information upon specific requirements can be provided, when individual store details are known. All food premises will have to comply with the four (4) standards outlined above

Noted. Separate Development Applications will be submitted for the fit-out and operation of the individual food premises.

Traffic Advice

The DCP states that access to the 4 lane sub arterial road will be considered to neighbourhood centres in exceptional circumstances only, such as large scale developments and / or the servicing of multiple developments.

Based on the information provided with no assessment of any traffic generation or other plans, advice on the access cannot be provided.

Concerns are raised regarding the lack of direct access from Village Circuit into circulating areas. The entrance leads directly into the carparking area with vehicles having to turn left or right immediately after entering the carpark. Concerns are raised over potential conflicts at this point that may affect efficiency and result in queueing out into the road network at peak times.

A comprehensive traffic report addressing traffic generation parking, access arrangements loading and unloading should be provided by a qualified traffic consultant.

All parking spaces need to be in accordance with AS2890.1 and 2890.6 and at least 2% of disabled parking should be provided in suitable locations. A drop off / pickup area is also considered appropriate. It is presumed that some disabled carparking will be nominated adjacent to the entrance of the medical centre building.

Turning paths for fuel delivery should be provided. Concerns are raised if the access of Gregory Drive was supported with the right turn into the petrol station and potential queueing onto this arterial road.

Response

The endorsed Part B DCP Structure Plan identifies access to the site consistent with the proposal. This is further discussed in *Section 5.2 Applicable Development Control Plans*.

A detailed traffic report has been submitted with this application which includes an assessment of the existing road network and intersection performance, proposed access arrangements and parking (refer Appendix 5).

The Village Circuit entry has been improved to force cars directly into the main carpark. This has been achieved by providing a one-way circulation aisle along the western edge of the main centre and northern edge of the Medical Centre. This prohibits cars from making a right turn towards the Medical Centre at the Village Circuit entrance.

All parking spaces have been designed in accordance relevant Australian Standards. Disabled parking has been provided adjoining entrances to the medical centre and retail building.

Turning paths for truck movements have been provided as part of the civil engineering drawings submitted with this application (refer Appendix 3).

Waste Advice	Response
<p>The developer will need to provide a waste management plan for the construction and ongoing use of the site and waste collection / storage areas should be identified on the plans. The waste generation rates for the ongoing use should be calculated using the EPA better practice guide and any generation rate that is less than those in the guide should be justified. The generation rates will also need to reflect the use of the building e.g. Supermarket will have a different waste generation rate to the medical centre.</p> <p>The location of waste storage areas and how waste is collected from the site shall be demonstrated.</p>	<p>A Waste Management Plan has also been prepared and submitted with this application (refer Appendix 12) which addresses both construction waste management and operational waste. Waste figures are based on adjusted Sydney City Council Guidelines and on information from similar facilities with waste from each operational use identified within the plan.</p> <p>Waste storage areas are shown on the architectural drawings (refer Appendix 1), with waste to be collected via a private waste collection service.</p>

4 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

4.1 Section 77A – Designated Development

Section 77A of the *Environmental Planning & Assessment (EP & A) Act 1979* relates to Designated Development under an Environmental Planning Instrument or the Regulations.

Schedule 3 of the *EP & A Regulations 2000* outlines the criteria for development which is classified as Designated Development. Development classed as 'designated' requires particular scrutiny due to the nature of works or the potential environmental impacts of works. Designated development includes development that has a high potential to have adverse impacts because of their scale or nature or because of their location relative to sensitive environmental areas, such as wetlands and coastal areas.

The proposed development does not satisfy the criteria within Schedule 3 of the *EP & A Regulations 2000* and is therefore not considered to be Designated Development as defined under the Regulations. The proposal will have minimal environmental impact.

4.2 Section 91 – Integrated Development

Section 91 of the *EP & A Act 1979* relates to whether development is considered to be Integrated Development, requiring concurrence/approval under other legislation.

The works are classified as Integrated Development under Section 91 of the *EP & A Act 1979* as outlined below.

4.2.1 Water Management Act 2000

The eastern boundary of the Neighbourhood Centre site adjoins a riparian corridor, which forms a tributary of South Creek to the north. The corridor is proposed to be revegetated and embellished under DA 949/2016, which is currently under assessment by Camden Council. Details of the proposal have been referred to the NSW Department of Primary Industries (Water) with the design approved and General Terms of Approval issued as part of DA 949/2016.

The *Water Management Act 2000* requires that any development proposing works within 40m of a watercourse is considered integrated development requiring a Controlled Activity Approval prior to works commencing on site. The site is located adjoining a riparian corridor and as such involves works within 40m of a watercourse. Further the proposal includes drainage and outlet structures within the corridor as detailed on the submitted Engineering Drawings (refer Appendix 3).

Accordingly, the proposed works are Integrated Development and referral of this Development Application to the NSW Department of Primary Industries (Water) is required.

4.2.2 National Parks and Wildlife Act 1974

During preparation of the Turner Road ILP, a number of Aboriginal Heritage conservation areas were identified within the Precinct. It is noted that none of these conservation areas are located within the subject site.

An Aboriginal Heritage Impact Permit has been issued for the Gregory Hills development area under Section 87 & 90 of the National Parks and Wildlife Act 1974 providing the removal/destruction of identified artefacts within the development precinct (refer Appendix 9).

Notwithstanding, the site does not contain any identified Aboriginal items.

4.2.3 Rural Fires Act 1997

The subject site does not incorporate any land which is identified as Bushfire Prone Land under Camden Councils Bushfire Prone Land Map. Therefore, the proposal does not require a Bushfire Safety Authority under Section 100B of the Rural Fires Act 1997.

However, the site is located adjoining a South Creek tributary which will be revegetated as a functioning riparian corridor as part of Development Application 949/2016 currently under assessment by Camden Council. Accordingly, the proposal is submitted accompanied by a Bushfire Protection Assessment (refer Appendix 7) and requires assessment by Council under the provision of Section 79BA of the Environmental Planning and Assessment Act 1979 (EP&A Act), which includes the consideration of the NSW *Rural Fire Service* (RFS) document *Planning for Bush Fire Protection 2006* (NSWRFS 2006). Critically, as the proposal does not involve subdivision for residential purposes or any development type that would be classified as a Special Fire Protection Purpose (SFPP) the proposal can be assessed and determined by Council.

4.3 Sydney Planning Panel

The EP&A Act, Schedule 4A, Section 3 General Development over \$20 million, requires that *Development that has a capital investment value of more than \$20 million* is to be determined by the relevant Sydney Planning Panel (SPP). An estimate of Capital Investment Value (CIV) is provided as Appendix 8, inclusive of a QS Report substantiating the construction costs.

The estimate of CIV indicates that the proposal requires referral to and determination by the Sydney Planning Panel.

5 PLANNING CONTEXT (ENVIRONMENTAL ASSESSMENT UNDER SECTION 79C)

5.1 Environmental Planning Instruments

5.1.1 State Environmental Planning Policies

5.1.1.1 STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

The Growth Centres SEPP coordinates release area planning within the North-West and South-West Sydney Metropolitan Regions. This SEPP enabled the rezoning of the subject site to provide for future residential development.

5.1.1.2 LAND USE ZONES

The subject site is zoned B1 Neighbourhood Centre and E4 Environmental Living under the amended Sydney Region Growth Centres SEPP as shown in **Figure 3** below.

The objectives of the B1 Neighbourhood Centre zone are:

- *To provide a range of small-scale retail, business and community uses which serve the needs of people who live or work in the surrounding neighbourhood and, in relation to the Turner Road Precinct, of a scale and nature that serves the wider community.*
- *To ensure the scale and type of business development is compatible with the amenity of surrounding areas.*
- *To allow for residential development that contributes to the economic and social vitality of the neighbourhood centre.*
- *To ensure that residential development does not preclude the provision of active retail, business and community uses at street level.*
- *To ensure that residential development does not detract from the primary function of the zone which is to provide for retail, business and convenience uses to serve the community.*
- *To promote retail activities in accessible locations that encourage walking.*
- *To promote a sense of place and focal points for the local community.*
- *To ensure retail development does not adversely impact on the viability of retail development in the Local Centre Zone.*

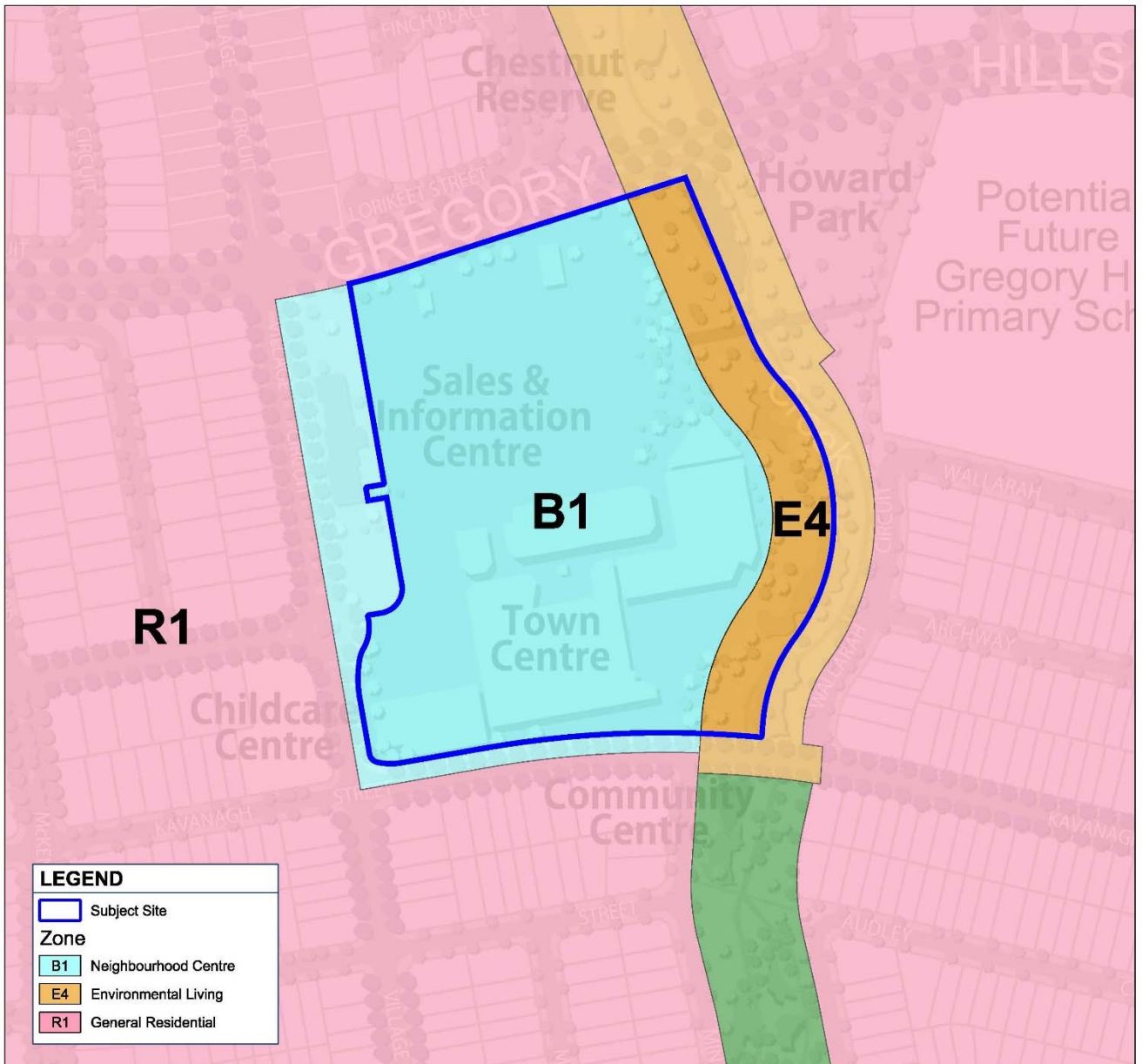
The proposal is consistent with the objectives of the B1 Neighbourhood Centre zone as it provides a range of retail, commercial and community uses. The proposal will deliver the 'core' components on the Neighbourhood Centre to serve the community, including 'Shop', 'Restaurant', 'Medical Centre' uses which are permissible in the zone.

The objectives of the E4 Environmental Living zone are:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To preserve and maintain the natural values of core riparian areas and to allow development where it can be demonstrated that the development will not destroy, damage or have any other adverse effect on those values.*
- *To ensure that flood prone land is used in a manner appropriate to its environmental characteristics.*

The proposal involves the construction of drainage outlet structures within the area zoned E4 Environmental Living, incorporating the adjoining riparian corridor. The proposed 'drainage' works are permissible in the zone and will not affect the values of the riparian corridor.

FIGURE 3: ZONING MAP



5.1.1.3 PRINCIPLE DEVELOPMENT STANDARDS

Height of Buildings

Clause 4.3 *Height of Buildings* specifies that the height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

The subject land is shown on the Height of Building Map to have a maximum building height limit of **17m**.

Building height is defined under the Growth Centres SEPP as follows:

***building height (or height of building)** means the vertical distance between ground level (existing) at any point to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.*

The maximum roof height proposed for the main retail building is RL125.489, being the height of the parapet roof structure above the medical centre on the south-western corner. At this point, the existing ground level is RL115.44, with the building therefore achieving a height of 10.049m at this point.

The maximum building height for the main retail building is achieved to the roof structure above the entry on the north-western corner of the building. At this point the roof structure has a height of RL124.929, with the existing ground level being approximately RL114.80. The maximum height of the roof to the main retail building at this point is 10.129m.

The proposal is therefore compliant with the permitted building height over the site.

5.1.1.4 ADDITIONAL LOCAL PROVISIONS

Development in Special Areas

Clause 6.6 relates to land being in a special area on the Special Areas Map of the SEPP. The clause indicates that the Consent Authority is not to grant development consent for development on land in a special area unless a Development Control Plan that provides for detailed development controls has been prepared for the land.

In the context of the proposal, the Neighbourhood Centre is specified in the SEPP Map as a Special Area.

Part B4 Gregory Hills Neighbourhood Centre of the Turner Road DCP provides detailed development controls for the whole of the neighbourhood centre site in accordance with Clause 6.6.

5.1.2 State Environmental Planning Policy (Infrastructure) 2007

Schedule 3 of SEPP (Infrastructure) 2007 provides guidance on the circumstances when the Roads and Maritime Services (RMS) (formerly RTA) should be made aware of and provided the opportunity to make a representation on Development Applications.

Development applications for 'Shops and commercial premises' which have a floor space greater than 4,000m² are required to be referred to the RMS as Traffic Generating Development.

The proposal seeks approval for a shopping centre comprising 11,279m² with access to a public road. This application is therefore required to be referred to the RMS under Schedule 3.

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

SEPP 55 is a NSW-wide planning instrument that relates to the remediation of contaminated land. When considering a Development Application, the consent authority must observe the requirements of SEPP 55.

Under Clause 7, 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.*

A Land Capability Assessment was undertaken as part of the Turner Road Precinct Planning stage which satisfied the requirements of a Phase 1 Contamination Assessment. No AEC's were identified within the site.

Bulk Earthworks have been completed over the subject site under Development Consent 975/2012, and the existing sales and information centre and associated buildings car park under Development Consent 107/2014.

Douglas Partners has also reviewed the contamination assessments previously undertaken for the Town Centre site in relation to the amended National Environment Protection (Assessment of Contamination) Measure (NEPM) as endorsed by the NSW EPA in June 2013. A copy of this review is included as Appendix 11.

The review includes a comparison of the site investigation levels to the NEPM 2013 assessment criteria and a comparison of the analytical results against the Site Assessment Criteria.

The review concludes that, from a contamination perspective, the site is suitable for the proposed Town Centre development.

5.1.4 State Environmental Planning Policy No.64 – Advertising and Signage

SEPP 64 applies to the entire State to ensure that signage is compatible with the desired amenity and character of an area and to ensure that signs provide effective communication in suitable locations.

The Architectural drawings (refer Appendix 1) submitted with this application detail the location and size of signage associated with the Neighbourhood Centre. The proposal allocates signage zones on the building with the advertisement details to be provided later once tenancies are known. The proposal also includes details of the pylon signs proposed as part of the development.

There are no signage details provided for the possible future petrol station, which will be included as part of a future development application.

Signage proposed incorporates the following:

- S1 – Proposed Illuminated Pylon Sign 6.0m high x 2.5m wide;
- S2 – Proposed Illuminated Roof Sign 3.1m high x 4.0m wide;
- S3 – Proposed Illuminated Roof Sign 3.52m high x 3.79m wide;
- S4 – Proposed Illuminated Roof Sign 3.65m high x 5.5m wide;
- S5 – Proposed Illuminated Wall Sign 1.5m high x 5.8m wide;
- S6 – Proposed Illuminated Top Hamper Sign 0.8m high;
- S7 – Proposed Illuminated Projecting Wall Sign 0.9m high x 0.9m wide;
- S8 – Proposed Window Sign 0.2m high;
- S9 – Proposed Illuminated Roof Sign 3.3m high x 3.3m wide;
- S10 – Proposed Illuminated Roof Sign 0.7m high x 6.00m wide;
- S11 – Proposed V-Shape Illuminated Pylon Sign 6.0m high x 2.195m wide;

The signage has been designed to complement the architectural style of the building and is appropriately sized to relate to the location it is positioned on the building/site.

The proposed signs are defined as *business identification signs* and *freestanding advertisement* under SEPP 64 and are defined as follows:

Business Identification sign means a sign:

(a) *That indicates*

(i) *The name of the person, and*

(ii) *The business carried on by the person, at the premises or place at which the sign is displayed, and*

(b) *That may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not include any advertising relating to a person who does not carry on business at the premises or place.*

Advertising structure means:

a structure or vessel that is principally designed for, or that is used for, the display of an advertisement.

The proposed business identification signage is located on the building and will include signage advertising the Centre itself along with the notification of different businesses in the Neighbourhood Centre.

The proposed advertising structure includes the proposed pylon signs.

Part 2 – Clause 8 of SEPP 64 states:

Granting of consent to signage

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

(a) *that the signage is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and*

(b) *that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1.*

Clause 3(1)(a) states:

(1) *This Policy aims:*

(a) *to ensure that signage (including advertising):*

(i) *is compatible with the desired amenity and visual character of an area, and*

(ii) *provides effective communication in suitable locations, and*

(iii) *is of high quality design and finish*

The signage has been designed to complement the architectural style of the building and is appropriately sized to relate to the location it is positioned on the building/site.

The proposal includes the delivery of a high quality built form Neighbourhood Centre with the inclusion of signage which has been thoughtfully integrated into the overall building design and site layout. The signage is restrained, ensuring it communicates the necessary advertisement in a way which is compatible with the desired amenity and visual character of the area and does not result in unnecessary clutter.

A review of the assessment criteria contained within Schedule 1 of SEPP 64 is provided below.

Table 3: SEPP 64 Assessment

SEPP 64 - Schedule 1 Review		
Assessment Criteria	Comment	Complies
<p>1. Character of the Area</p> <p><i>Is the proposal compatible with the existing or desired future character or the area or locality in which it is proposed to be located?</i></p> <p><i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i></p>	<p>The proposed signage is highly compatible with the desired character for the site and broader area. The Neighbourhood Centre will deliver a modern, high quality shopping centre as envisaged by the Structure Plan and DCP, with the signage integrated into the built form outcome and site layout.</p>	Yes
<p>2. Special Areas</p> <p><i>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</i></p>	<p>The Neighbourhood Centre is located adjoining a riparian corridor to the east. The design is delivered fully compliant with the DCP Structure Plan at this interface, providing a 'Plaza' area which capitalises on the amenity of the corridor with direct pedestrian links provided through the corridor to the public reserve, future school and housing to the east.</p> <p>The amenity of the riparian corridor is therefore enhanced through the proposal.</p>	Yes.
<p>3. Views and vistas</p> <p><i>Does the proposal obscure or compromise important views?</i></p> <p><i>Does the proposal dominate the skyline and reduce the quality of vistas?</i></p> <p><i>Does the proposal respect the viewing rights of other advertisers?</i></p>	<p>The proposal does not obscure or compromise any views or vistas.</p> <p>The proposal does not involve any signage which projects above the roofline of the Centre and therefore will not dominate the skyline.</p> <p>The only existing signage within proximity to the proposed Neighbourhood Centre includes the Stage 1 commercial building and the Child Care Centre (located at the corner of Village Circuit and Healy Ave). The existing viewing rights of these two commercial operations will not be compromised through the proposal.</p>	Yes.
<p>4. Streetscape setting on landscape</p> <p><i>Is the scale proportion and form of the proposal appropriate for the streetscape or landscape?</i></p> <p><i>Does the proposal contribute to the visual interest of the streetscape?</i></p> <p><i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i></p> <p><i>Does the proposal screen unsightliness?</i></p> <p><i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i></p> <p><i>Does the proposal require ongoing vegetation management?</i></p>	<p>The scale and proportions of the proposed signage is appropriate in the context of the Neighbourhood Centre building and will contribute to the visual interest of the building. This is achieved as the signage contributes to the articulation in materials, colour, depth and illumination of the building.</p> <p>The proposed signage has been thoughtfully integrated into the overall building design and site layout. The signage is restrained, ensuring it communicates the necessary advertisement while not resulting in unnecessary clutter.</p> <p>The proposed signage does not protrude above buildings, structures or tree canopies in the area and does not require any ongoing vegetation management.</p>	Yes.

<p>5. Site and Building</p> <p><i>Is the proposal compatible with the scale, proportion and other characteristics of the site or building or both on which the proposed signage is to be located?</i></p> <p><i>Does the proposal respect important features of the site or building, or both?</i></p> <p><i>Does the proposal show innovation and imagination in its relationship to the site building or both?</i></p>	<p>The proposed signage has been thoughtfully integrated into the overall building design and site layout ensuring it is compatible with the scale, proportion and characteristics of the site and building.</p> <p>The proposed signage is restrained and highly integrated with the building demonstrating some innovation and imagination in the delivery of signage.</p>	Yes
<p>6. Associated devices and logos with advertisements and advertising structures</p> <p><i>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</i></p>	<p>Illumination will be internal to the relevant signs and controlled via the relevant Australian Standards.</p>	Yes.
<p>7. Illumination</p> <p><i>Would illumination result in unsightly glare?</i></p> <p><i>Would illumination effect safety for pedestrians?</i></p> <p><i>Would illumination detract from the amenity of any residence or other form of accommodation?</i></p> <p><i>Can the intensity of the illumination be adjusted, if necessary?</i></p> <p><i>Is the illumination subject to a curfew?</i></p>	<p>There will be no negative impacts emanating from the proposed illuminated signage. The illumination will be delivered in accordance with the relevant Australian Standard relating to the light spillage.</p> <p>Lighting will be utilised during the operating hours of the centre.</p>	Yes.
<p>8. Safety</p> <p><i>Would the proposal reduce the safety for any public road?</i></p> <p><i>Would the proposal reduce the safety for pedestrians or bicyclists?</i></p> <p><i>Would the proposal reduce the safety for pedestrians, particularly children by obscuring sightlines from public areas?</i></p>	<p>No signage is considered to provide a safety risk to vehicles, cyclists or pedestrians. All pylon signs are located within the property boundaries and with suitable distance from pedestrian/cycle paths.</p> <p>There are no sightlines impacted by the proposed signage.</p>	Yes.

5.1.5 Sydney Regional Environmental Plan No.20 (SREP 20)

SREP 20 applies to the entire Hawkesbury-Nepean River catchment and sets out a policy framework to protect the environmental significance of the catchment area. Clause 6 of the SREP 20 contains policies and strategies which must be considered when determining development proposals within the catchment.

A detailed review of the proposals compliance with SREP 20 is provided in Appendix 13.

5.2 Applicable Development Control Plans and Local Policies

5.2.1 Turner Road Development Control Plan 2007

Section 79C of the EP & A Act 1979 requires assessment of this Development Application under the provisions of the Turner Road Development Control Plan 2007.

Table 4 below outlines relevant design standards under the adopted Part A of the Turner Road Development Control Plan 2007. A separate assessment under the provisions of Part B4 is provided below in *Section 5.2.2 Turner Road Development Control Plan 2007 Part B4 Gregory Hills Neighbourhood Centre*.

Table 4: Compliance with the Turner Road DCP 2007.

Turner Road DCP	Proposed	Complies
2.1 Indicative Layout Plan		
All development is to be undertaken generally in accordance with the Indicative Layout Plan at Figure 2 subject to compliance with the objectives and development controls set out in this DCP.	The adopted Indicative Layout Plan identifies that the subject site will accommodate a Neighbourhood Centre Commercial / Retail development.	Yes, the proposed development is consistent with the ILP.
2.5 Hierarchy of Centres and Employment Areas		
Development is to be consistent with Table 1 and Figure 4. The following floor space restrictions apply: The maximum aggregate of 15,000m ² Gross Lettable Area – Retail (GLAR) of retail premises.	Total GLAR proposed as part of this development application and notated on the Architectural Plans is 9,866m ² and excludes the Medical Centre as this does not form a 'retail premises' as defined by the SEPP. The area defined as 'Store' is also excluded as this does not form part of the retail floor space within the centre. The existing Stage 1 commercial building included a GLAR of 265m ² as detailed in the submission documentation accompanying the proposal (refer DA 107/2014). Accordingly, the total Gross Lettable Area proposed across the site inclusive of the constructed Stage 1 building and this proposal totals 10,131m ² and complies with the DCP.	Yes, the proposal does not exceed the maximum GLAR cap.
3.1 Street Network and Design		
Direct vehicular site access to proposed 4 lane sub-arterial roads will be considered to neighbourhood centres in exceptional circumstances only, such as for large scale developments and/or the servicing of multiple developments.	The proposal is a large scale neighbourhood centre development as described in Clause 3.1(14) which would allow access from Gregory Hills Drive, a 4 lane sub-arterial roadway. The Part B4 DCP provides more detailed guidance on development of the Town Centre site. <i>Figure 2</i> of the Part B4 DCP, being the <i>Indicative Structure Plan</i> , identifies a vehicular access point to the site from Gregory Hills Drive. Further, <i>Figure 4: Activity Nodes and Linkages</i> identifies a Vehicular Access Node on Gregory Hills Drive, consistent with the proposal.	Yes, the proposed access arrangements for a large scale neighbourhood centre, are consistent with the Part A and Part B DCP controls.

Turner Road DCP	Proposed	Complies
	<p>As such, the proposed access is consistent with Part A and Part B DCP controls.</p> <p>A Traffic Impact Assessment is also submitted with the proposal (refer Appendix 5) and assess the ingress and egress arrangement proposed to Gregory Hills Drive. The design is provided in accordance with the recommendations of the report and therefore provides a suitable access point to the centre.</p>	
3.2 Pedestrian and Cycle Network		
Key pedestrian and cycleway routes are to be provided in accordance with Figure 17.	The proposal has been designed to integrate with key pedestrian linkages along Village Circuit, Gregory Hills Drive and the riparian corridor consistent with Figure 17.	Yes, the proposal provides for connections to existing and planned pedestrian and cycle connections.
3.3 Public Transport Network		
Bus routes are to be provided generally in accordance with Figure 18 of the DCP.	Not applicable, as this DA does not propose construction of any public roadways.	Not Applicable.
4.1 Public Parks and Landscape Strategy		
Public parks (local and district open space), other open space areas (i.e. riparian corridors) and areas with landscape value are to be provided generally in accordance with Figure 19.	<p>Not applicable, as this DA does not propose construction of any public parks.</p> <p>The proposal does however provide a pedestrian/cycle connection to the riparian corridor which provides a board walk crossing linking to the adjacent open space area to the east. The boardwalk crossing and open space reserve is subject to a separate development application for the Town Centre Precinct residential subdivision, being DA 949/2016.</p>	Not Applicable.
4.2 Education, Civic and Community Facilities		
Education, civic and community facilities are to be located and provided generally in accordance with Figure 20 of the DCP and the <i>Oran Park and Turner Road Section 94 Contributions Plan</i>.	Not applicable, as this DA does not propose construction of any education, civic or community facilities.	Not Applicable.
5.1 The Neighbourhood Centre		
The Neighbourhood Centre is to be located in accordance with the figure at Appendix B and is to be consistent with Table 1. Council shall not grant consent for any development within the Neighbourhood Centre, unless it is satisfied that more detailed development controls are in force in the form of a Part B DCP amendment.	<p>The proposed development is located in accordance with the figure at Appendix B and is consistent with Table 1.</p> <p>The Turner Road DCP Part B4 Gregory Hills Neighbourhood Centre is in force and provides detailed development controls over the site.</p>	Yes, the location of the neighbourhood centre is consistent with the DCP and the Part B4 provides detailed development controls.

Turner Road DCP	Proposed	Complies
<p>The Neighbourhood Centre is to be consistent with the following principles:</p> <p>Function and uses:</p> <ul style="list-style-type: none"> - A maximum of 15,000m2 GFA of retail premises to cater for the needs of the local population. - Incorporate a range to local retail, commercial, entertainment, childcare and community uses to serve the needs of the local community. - The neighbourhood centre is to provide a central focus for the community. 	<p>Total GLAR proposed as part of this development application and notated on the Architectural Plans is 9,866m2 and excludes the Medical Centre as this does not form a 'retail premises' as defined by the SEPP. The area defined as 'Store' is also excluded as this does not form part of the retail floor space within the centre.</p> <p>The existing Stage 1 commercial building included a GLAR of 265m2 as detailed in the submission documentation accompanying the proposal (refer DA 107/2014). Accordingly, the total Gross Lettable Area proposed across the site inclusive of the constructed Stage 1 building and this proposal totals 10,131m2 and complies with the DCP. This proposed incorporates a range of commercial, retail and community uses to serve the needs of the local community.</p>	<p>Yes, the proposed neighbourhood centre provides a central focus for the community incorporating a variety of uses including retail, service station, food and drink premises and medical centre. Further the proposal complies with the GLAR floor space cap.</p>
<p>Layout:</p> <ul style="list-style-type: none"> - Maximise exposure to the Badgally Road whilst incorporating a vibrant and active focal point in the form of a civic square, plaza or main street. - The layout and location of neighbourhood centre uses is to consider potential future noise and amenity conflicts. 	<p>The proposal will result in the delivery of a vibrant and active focal point for the community which maximises exposure the Gregory Hills Drive (formerly Badgally Road) and reduces the potential for conflict with neighbouring uses.</p> <p>The proposal incorporates a range of different uses and provides for the development of civic gathering/plaza spaces, external to the main building. This includes the Medical Centre Forecourt and Riparian Bridge Junction inclusive of the restaurant precinct and alfresco dining area, as detailed on the landscape plans (refer Appendix 2).</p> <p>The proposal is submitted accompanied by a Noise Emission Assessment (refer Appendix 6) which has assessed the proposal in relation to the noise emanating from the proposed loading dock and car park. The assessment concludes that subject to the implementation of the recommendations detailed in Section 6 of the report, the proposal complies with the requirements relating to noise measured at the nearest residential receivers.</p>	<p>Yes, the Neighbourhood Centre design is consistent with the principles of the Part A DCP and the adopted Part B structure plan and has considered the impact of noise on adjoining uses.</p>
<p>Built form:</p> <ul style="list-style-type: none"> - Allow a range of building heights up to a maximum of 4 storeys. - Buildings are to be visible from and have a presence to street frontages. - Buildings are also to be designed and located to take advantage of proximity to open space areas, including riparian corridors. - Blank walls visible from principal streets and the public domain are to be limited. - Establish a high quality built form and energy efficient architectural design that promotes a 'sense of place' and contemporary character for the neighbourhood centres. 	<p>This proposal does not exceed the maximum 4 storey height limit.</p> <p>Built form has been designed to provide active frontages along the northern and western edge of the building and site, being the Gregory Hills Drive and Village Circuit frontages.</p> <p>The restaurant alfresco dining area has been located adjoining the riparian corridor, within close proximity of the planned children's playground on the eastern side of the corridor (refer to DA 949/2016).</p> <p>Blank walls have been minimised. Where unavoidable, landscaping and building treatments have been introduced to minimise visual impact.</p>	<p>Yes, the built form and architectural treatment provide a modern contemporary built form and will engender a sense of place and community for residents and visitors.</p>

Turner Road DCP	Proposed	Complies
<ul style="list-style-type: none"> - Waste storage and collection areas are to be designed appropriately to minimise impacts, in particular, within mixed use development. 	<p>The Neighbourhood Centre design provides a high quality architectural design statement, which builds on the design language established with the existing Stage 1 commercial building. The design will ensure the Neighbourhood Centre promotes a sense of place and unique character, through its contemporary architectural design and layout.</p> <p>The waste storage and servicing areas are located at the south eastern corner of the building providing for ease of collection.</p>	
<p>Pedestrian amenity:</p> <ul style="list-style-type: none"> - Provide high amenity pedestrian streetscapes to and within the neighbourhood centres. - Walking and cycling leading to and within the neighbourhood centres is to take priority over traffic circulation. - Provide continuous weather protection for pedestrians, where possible. - Provide adequate solar access to key pedestrian streets. - Design site servicing and loading facilities, waste storage and other infrastructure so as to minimise visual impact on the public domain and impacts on neighbours. 	<p>The proposal incorporates a network of pedestrian paths, complemented by appropriate landscaping to create a high amenity pedestrian environment.</p> <p>The network of pedestrian paths has been designed to integrate with the surrounding area, including the adjacent riparian corridor.</p> <p>The proposed building incorporates awnings along the northern and western elevations to provide appropriate weather protection. Planting along paths will provide shade for pedestrians.</p> <p>The servicing area for the proposed building is located at the rear of the building and does not impact on the public areas of the neighbourhood centre.</p>	<p>Yes, the proposed Neighbourhood Centre achieves high levels of pedestrian connectivity and amenity.</p>
<p>Public domain:</p> <ul style="list-style-type: none"> - Incorporate the principles of Crime Prevention Through Environmental Design (CPTED) and the Safer by Design (NSW Police) into all development within the neighbourhood centres. - Provide a high quality landscape design including a co-ordinated package of street furniture and lighting that enhances the character of the neighbourhood centre. - Provide street tree and open space planting to provide generous shade for pedestrians. - All signage and advertising is to be designed in a co-ordinated manner. 	<p>A full assessment against the CPTED principles is provided in <i>Section 5.4 Crime Prevention Through Environmental Design</i>.</p> <p>The proposed development incorporates coordinated package of street furniture and lighting which will enhance the character of the Neighbourhood Centre, as detailed on the landscape plans provided as Appendix 2.</p> <p>The landscape design incorporates key community gathering points including the Medical Centre Forecourt and Riparian Bridge Junction inclusive of the restaurant precinct and alfresco dining area which integrates with the adjoining riparian corridor. The inclusion of these areas will soften the extent of hardscape in the car parking areas.</p> <p>The proposed landscaping includes planting of medium size trees in proximity to the pedestrian paths and distributed through the car parking areas.</p> <p>The proposed signage is included as part of the Architectural drawings (refer Appendix 1). The signage has been coordinated with the architectural built form ensuring a seamless design outcome.</p>	<p>Yes, the proposal has been designed to incorporate the principles of Crime Prevention Through Environmental Design as detailed in <i>Section 5.4 Crime Prevention Through Environmental Design</i>.</p> <p>The proposed architectural and landscape designs have been coordinated to enhance the character of the development including the delivery of signage and provision of shade.</p>

Turner Road DCP	Proposed	Complies
Parking and access: <ul style="list-style-type: none"> - The visibility of parking areas at street frontages shall be minimised through parking layout and design, building location and design and landscaping treatments. - Provide parking in accordance with Part D, Chapter 1 of Camden DCP 2006. - Provide on-street parking for convenience and to contribute to street life and surveillance. 	<p>The proposal incorporates landscaped setbacks along all road frontages to provide a green interface with street edges.</p> <p>The built form and parking layout also reflect the site structure plan adopted under the Part B DCP.</p> <p>Car parking is provided in accordance with Part D, Chapter 1 of the Camden DCP as outlined in <i>Section 5.2.3 Camden Development Control Plan 2011</i>, with all parking for the neighbourhood centre located on site.</p> <p>On-street parking areas have been constructed along Village Circuit adjoining Stage 1 of the Town Centre development.</p>	Yes, parking areas achieve compliance with the principles for parking and access.
6.1 Riparian Corridors		
Riparian corridors are to be provided in accordance with the Oran Park and Turner Road Waterfront Land Strategy 2009 (The Strategy), except where located within Gregory Hills. The Strategy no longer applies where riparian land has been rezoned in accordance with State Environmental Planning Policy (Sydney Region Growth Centres) 2006.	As noted in the DCP control, the Water Front Land Strategy no longer applies to Gregory Hills. Accordingly, the proposal is submitted in accordance with the Guidelines for Riparian Corridors on Waterfront Land proposing drainage and outlet structures within the corridor. Details are provided with the Engineering Drawings (refer Appendix 3)	Yes.
6.2 Flooding and Water Cycle Management		
All development is to incorporate WSUD strategies to promote sustainable and integrated management land and water resources.	<p>A detailed stormwater / water quality review has been undertaken by Cardno (Refer Appendix 3).</p> <p>The proposal incorporates two drainage catchments, including the 'Town Centre North Catchment' and the 'Town Centre South Catchment'.</p> <p><u>Town Centre North Catchment</u></p> <p>The northern catchment will drain to the existing basin constructed as part of Stage 10, located within Chestnut Reserve.</p> <p><u>Town Centre South Catchment</u></p> <p>The southern catchment will drain to the water quality basin proposed as part of the Town Centre Precinct subdivision proposal currently with Council (DA 949/2016).</p> <p>The stormwater treatment train will have two stages of treatment. A gross pollutant trap (GPT) will provide primary treatment by capturing gross pollutants and the coarser suspended solids. The secondary treatment will be provided by a bio-retention basin with sand filter and suitable vegetation in the basin to remove nutrients such as nitrogen, phosphorous and fine sediments.</p>	Yes, stormwater detention and water quality management strategy achieves the requirements set out in the DCP.

Turner Road DCP	Proposed	Complies
	<p>The combination of detention basins catering for each catchment of the site will ensure the post development peak flow is less than the pre-development peak flow at the catchment outlet.</p> <p>For full details of the stormwater strategy refer to the Engineering Assessment report provided as Appendix 3.</p>	
6.3 Salinity and Soil Management		
Every subdivision DA for land identified as being constrained by known salinity is to be accompanied by a salinity report prepared by a suitably qualified consultant.	<p>A Salinity Investigation and Management Plan has been prepared and approved for the site under DC 975/2012, involving bulk earthworks (refer Appendix 10).</p> <p>The report confirms the site is suitable for the development providing adequate management practices are implemented in conjunction with construction works.</p>	Yes.
Soil and water management plans are to be prepared in accordance Camden's Councils <i>Erosion and Sediment Control Policy</i> .	Erosion and sediment control measures will be implemented prior to and during construction, with details provided as part of the engineering drawings (refer Appendix 3).	Yes.
All sediment and erosion controls are to be installed prior to commencement of any construction works and maintained throughout the course of construction.	Erosion and sediment control measures will be implemented prior to and during construction in accordance with the submitted Engineering Plans (refer Appendix 3).	Yes.
6.6 Bushfire Hazard Management		
Subject to detailed design at DA stage, the indicative location and widths of APZs are to be provided generally in accordance with Figure 24.	<p>The DCP indicates that APZs are required along the eastern side of the subject site, adjacent to the riparian corridor.</p> <p>The proposal is submitted accompanied by a Bushfire Protection Assessment (refer Appendix 7), which outlines that the proposal is able to achieve compliance with relevant bushfire planning requirements.</p>	Yes, refer to the submitted Bushfire Protection Assessment for additional details.
Buildings adjacent to APZs are to be constructed in accordance with the requirements of Appendix 3 of Planning for Bushfire Protection 2006 and Australian Standard 3959-1999 - Construction of Building in Bushfire Prone Areas.	The proposal is submitted accompanied by a Bushfire Protection Assessment (refer Appendix 7), which outlines that the proposal is able to achieve compliance with relevant bushfire planning requirements.	Yes, refer to the submitted Bushfire Protection Assessment for additional details.
6.7 Tree Retention and Biodiversity		
The vegetation of moderate significance identified at Figure 25 is to be retained where possible.	The subject site does not contain any vegetation identified as moderate significance in Figure 25.	Not Applicable.

Turner Road DCP	Proposed	Complies
6.8 Contamination Management		
Developments in AEC's as identified at Figure 26 are to be accompanied by a Stage 2 Environmental Site Investigation report.	<p>No AEC's are identified within the site.</p> <p>Notwithstanding, Douglas Partners has also reviewed the contamination assessments previously undertaken for the Town Centre site in relation to the amended National Environment Protection (Assessment of Contamination) Measure (NEPM) as endorsed by the NSW EPA in June 2013 (refer Appendix 11).</p> <p>The review concludes that, from a contamination perspective, the site is suitable for the proposed Town Centre development.</p>	Yes, the site is considered suitable for the proposed use.
6.10 Acoustics		
Development should comply with the DECC's Environmental Criteria for Road Traffic Noise.	The proposal is submitted accompanied by a Noise Emission Assessment (refer Appendix 6) which has assessed the proposal in relation to the noise emanating from the proposed loading dock and car park. The assessment concludes that subject to the implementation of the recommendations detailed in Section 6 of the report, the proposal complies with the requirements relating to noise measured at the nearest residential receivers	Yes, refer to the submitted Noise Emission Assessment.
8.2 Stormwater and Construction Management		
A Stormwater Concept Plan is to be submitted with each building DA indicating how stormwater will be managed and disposed of. Drainage for individual developments shall be designed in accordance with the stormwater quality and quantity targets set by the DECC, Australian Rainfall and Runoff (1997), and Councils Engineering Design Specification.	<p>A stormwater concept plan is submitted with the proposal and provided as Appendix 3.</p> <p>The proposal incorporates two drainage catchments, including the 'Town Centre North Catchment' and the 'Town Centre South Catchment'.</p> <p><u>Town Centre North Catchment</u></p> <p>The northern catchment will drain to the existing basin constructed as part of Stage 10 (DC860/2012), located within Chestnut Reserve.</p> <p><u>Town Centre South Catchment</u></p> <p>The southern catchment will drain to the water quality basin proposed as part of the Town Centre Precinct subdivision proposal currently with Council (DA 949/2016).</p> <p>The stormwater treatment train will have two stages. A gross pollutant trap (GPT) will provide primary treatment by capturing gross pollutants and the coarser suspended solids. The secondary treatment will be provided by a bio-retention basin with sand filter and suitable vegetation in the basin to remove nutrients such as nitrogen, phosphorous and fine sediments.</p> <p>The combination of detention basins catering for each catchment of the site will ensure the post development peak flow is less than the pre-development peak flow at the catchment outlet.</p>	Yes, stormwater detention and water quality management has been addressed and is detailed in the submitted Engineering Assessment (refer Appendix 3)

Turner Road DCP	Proposed	Complies
All development shall be carried out in accordance with an approved Soil and Water Management Plan prepared in accordance with Managing Urban Stormwater - Soils and Construction, Landcom 4th Edition March 2004 ('The Blue Book').	Erosion and sediment control measures will be implemented prior to and during construction, with details provided as part of the engineering drawings (refer Appendix 3).	Yes.
8.3 Waste Management Plan		
A Waste Management Plan is to be submitted with all DA's.	A Waste Management Plan is provided as Appendix 12.	Yes, waste management plan provided with DA.
All business and industrial operations are to provide adequate on-site waste storage facilities that are readily accessible and appropriately screened from view.	Details of waste disposal areas, located in readily accessible locations and screened from view are provided on the Architectural Drawings (refer Appendix 1).	Yes.
Development must demonstrate that the design takes into account refuse storage and collection without reducing the amenity of a dwelling or neighbouring lots.	<p>The proposal is submitted accompanied by a Noise Emission Assessment (refer Appendix 6) which has assessed the proposal in relation to the noise emanating from the proposed loading dock and car park. The assessment concludes that subject to the implementation of the recommendations detailed in Section 6 of the report, the proposal complies with the requirements relating to noise measured at the nearest residential receivers.</p> <p>All waste will be collected via the loading dock and as such the storage and disposal of refuse has considered the impact on neighbouring dwellings.</p>	
8.6 Safety and Surveillance		
Buildings should be designed to overlook streets, lanes and other public or communal areas to provide casual surveillance.	The proposed building has been designed to provide an activated northern and western edge, noting these are the main public areas of the neighbourhood centre. The building incorporates transparent glazing and outdoor seating areas along the façade to encourage passive surveillance.	Yes, the proposal achieves the principles of Crime Prevention Through Environmental Design.
Developments are to avoid creating areas for concealment and blank walls facing the street.	At the rear of the building (southern elevation), the servicing area will be frequented by vehicles and which will provide opportunities for passive surveillance.	
All development should aim to provide casual surveillance of the street as a means of passive security.	Blank walls are minimised through the use of transparent glazing and architectural features.	
All developments are to incorporate the principles of Crime Prevention Through Environmental Design (CPTED).	The proposed development complies with the principles of CPTED and the Safer By Design Guidelines as outlined in <i>Section 5.4 Crime Prevention Through Environmental Design</i> and <i>Section 5.4.1 Safer By Design Review</i> .	

5.2.2 Turner Road Development Control Plan 2007 Part B4 Gregory Hills Neighbourhood Centre

Table 5 below outlines relevant design standards under the adopted Part B4 Gregory Hills Neighbourhood Centre Turner Road Development Control Plan 2007.

Table 5: Compliance with the Part B4 Gregory Hills Neighbourhood Centre Turner Road DCP 2007.

Turner Road DCP	Proposed	Complies
B4 Gregory Hills Neighbourhood Centre		
2.1 Vision for the Gregory Hills Neighbourhood Centre		
<p>The vision for the Gregory Hills Neighbourhood Centre is to create a focal point, and living heart of the Gregory Hills community.</p> <p>The Neighbourhood Centre will provide a range of retail, commercial, social and community spaces, with integrated places to shop, work, eat and meet.</p> <p>The Neighbourhood Centre will recognise and celebrate its special place in the community, providing a hub of activity associated with surrounding open space, educational and residential land uses.</p>	<p>The Neighbourhood Centre is located centrally within Gregory Hills, surrounded by existing and future community uses, including the existing child care centre and the future school, Community Centre and public reserves. Each of these facilities in combination with the Neighbourhood Centre add to the creation of a focal point and living heart for the community.</p> <p>The delivery of the Neighbourhood Centre represents a significant place making element and milestone in the on-going creation of an active, vibrant and socially interactive community within Gregory Hills. True to the vision for the Centre, the proposal will provide a range of retail, commercial, social and community spaces, and recognize its special place in the community through delivery of an integrated hub of activity associated with surrounding planned open space, educational and residential land uses.</p>	<p>Yes, the vision for the Neighbourhood Centre as detailed in the DCP is delivered through the proposal. The Neighbourhood Centre proposes a range of retail, commercial, social and community spaces creating a hub of activity which links with the surrounding open space, educational and residential land uses. Combined these elements ensure the Centre creates a living heart for the current and future community.</p>
<p>The built form and public realm will be contemporary in architecture and design, with a focus on high quality public domain outcomes.</p>	<p>The Neighbourhood Centre design provides a high quality architectural design statement, which builds on the design language established with the existing Stage 1 commercial building.</p> <p>The design will ensure the Neighbourhood Centre promotes a sense of place and unique character, through its contemporary architectural design and high quality public domain. This is evident in the Bridge Junction, Mall Entry Courtyard, pedestrian access and Medical Centre Forecourt details provided within the landscape drawings (refer Appendix 2).</p>	<p>Yes, the design is contemporary in form with a focus on high quality public domain.</p>

Turner Road DCP	Proposed	Complies
<p>The Neighbourhood Centre will achieve a high level of interaction and connectivity with the surrounding key pedestrian, cycle and transport linkages, creating a Neighbourhood Centre which is highly accessible for all the community. The riparian open space which adjoins the eastern edge of the Neighbourhood Centre will provide opportunities for community interaction between retail and public spaces, via direct linkages with adjoining pedestrian/cycle corridors.</p>	<p>The Neighbourhood Centre is set within a highly permeable movement network, including the surrounding main roads of Gregory Hills Drive, Village Circuit and Kavanagh Street along with the integrated path network permeating throughout the roads and public reserves of Gregory Hills.</p> <p>Community interaction between the centre and adjoining uses is encouraged via links in all directions to/from the site. The Bridge Junction / Plaza is located to fully capitalise on the adjoining uses of the riparian corridor, Town Centre park and future school to the east. The pedestrian boardwalk across the riparian corridor provides this direct access to those adjoining uses.</p>	<p>Yes, the design and layout of the centre promotes external linkages with the surrounding land uses.</p>
3.1 Neighbourhood Centre Indicative Structure Plan		
<p>The Gregory Hills Neighbourhood Centre Indicative Structure Plan has been prepared to guide future development of the Neighbourhood Centre site.</p> <p>The Structure Plan demonstrates an integration of land uses promoting a vibrant Centre which maximises retail and social opportunities for both the future residents of Gregory Hills and the wider community.</p>	<p>The proposed Neighbourhood Centre is generally compliant with the Structure Plan detailed in the DCP. The main centre is located within the south eastern corner of the site, with the location of the loading dock, plaza and provision of active shopfronts compliant with the Structure Plan.</p> <p>The provision of the pad sites adjacent Gregory Hills Drive, also provides additional active uses at this frontage as encouraged by the DCP.</p> <p>The proposal reflects the Structure Plan, providing an integrated development outcome which maximises the retail and social opportunities for the residents and wider community. This is achieved via the main activity nodes, being the centre itself, the two restaurant/outdoor seating areas and the existing Stage 1 commercial building. The opportunity for social interaction is further enhanced through the direct links to the riparian corridor and future school site to the east.</p>	<p>Yes, the proposal provides a mix of retail spaces maximising opportunity for social interaction.</p>
<p>The Indicative Structure Plan demonstrates that the Gregory Hills Neighbourhood Centre will provide a visible built form streetscape presence, and incorporate a range of active focal points and experiences across the site, including gateway buildings/statement features; small scale well defined areas and Neighbourhood Centre Plaza.</p>	<p>All aspects of the Structure Plan have been incorporated into the design to promote a sense of place and provide active focal points and experiences.</p> <p>The site is broken into large gateway statements and smaller intimate spaces, linked via the internal pedestrian network, which serves to reinforce these areas as community gathering and interaction points.</p> <p>The main focal points include the main centre entries, reinforced by signage and articulation in the building design, roof form, colours and materials. The plaza area / 'Bridge Junction' (as detailed on the landscape drawings, refer Appendix 2) is reinforced through the high quality landscape design and finishes and is emphasised by the direct links to the riparian corridor and future school site to the east.</p>	<p>Yes, the proposal provides a streetscape presence inclusive of multiple focal points providing a range of experiences for patrons.</p>

Turner Road DCP	Proposed	Complies
	The smaller scale intimate spaces include the secondary seating area at the western end of the northern façade, along with the Stage 1 commercial building adjoining Village Circuit, providing a mix of spaces within the development.	
The Indicative Structure Plan incorporates an integrated pedestrian, cycle and public transport network, with linkages to the broader network promoting a high level of pedestrian permeability.	<p>The proposal achieves the objectives of the Structure Plan through the provision of multiple pedestrian and cycle access points to the site, creating a high degree of permeability with the broader development. Multiple access points are provided from Village Circuit and Gregory Hills Drive which the link to the internal pedestrian network.</p> <p>Public transport is also accommodated through the design of the surrounding road network with Village Circuit, Kavanagh Street and Gregory Hills Drive all designed to accommodate busses.</p>	Yes, the proposal provides a highly permeable pedestrian and cycle network linking the site to the surrounding development.
3.2 Land Use Principles		
Achieve a maximum of 15,000m² of Gross Lettable Area- Retail (GLAR)	<p>Total GLAR proposed as part of this development application and notated on the Architectural Plans is 9,866m² and excludes the proposed Medical Centre as this does not form a 'retail premises' as defined by the SEPP. The area defined as 'Store' is also excluded as this does not form part of the retail floor space within the centre.</p> <p>The existing Stage 1 commercial building included a GLAR of 265m² as detailed in the submission documentation accompanying the proposal (refer DA 107/2014). Accordingly, the total Gross Lettable Area proposed across the site inclusive of the constructed Stage 1 building and this proposal totals 10,131m² and complies with the DCP.</p>	Yes, the proposal complies with the retail floor space cap.
Deliver and encourage employment generating development and retail areas to serve the needs of the population.	This proposed incorporates a range of commercial, retail and community uses to serve the needs of the local community and provide opportunities for employment.	Yes the proposal will deliver a range of employment generating uses which will serve the needs of the local community.
Co-located uses and facilities where possible to maximise the efficient use of space and car parking operation.	The proposed neighbourhood centre incorporates a mix of uses and has been designed to allow for synergies to be created through the internal mall area. The proposal will co-locate uses and facilities which will maximise the efficient use of space and car parking operations.	Yes, the centre incorporates clustered uses to maximise space efficiencies. This is evident in relation to the medical centre and the restaurant precinct.

Turner Road DCP	Proposed	Complies
The Gregory Hills Neighbourhood Centre Layout will be designed to respond to planned surround uses, including higher density residential, schools and open space linkages.	<p>The proposal has been designed to respond to the surrounding uses. The centre is positioned centrally within Gregory Hills and is provided with a high degree of vehicular and pedestrian access from all directions. This includes a direct pedestrian boardwalk proposed (refer DA 949/2016) across the riparian corridor linking with the future school site.</p> <p>The site is positioned adjacent to an existing Child Care Centre, the future Community Centre and local parks providing a central hub of activity within the local community.</p>	Yes, the location of the Neighbourhood Centre is such that the surrounding uses produce a central hub of activity. The location of the Centre and surrounding uses enjoy a high level of pedestrian and vehicular connectivity.
3.3 Building Form and Articulation		
(1) Building form shall be generally consistent with the layout and principles demonstrated on the Indicative Structure Plan shown in Figure 2 on page 5 above.	The proposal is generally consistent with the layout and principles shown in Figure 2. The bulk of the building is positioned in the southern portion of the subject site and activated edges are provided along the northern and western elevations.	Yes, building form and articulation is consistent with the provisions of the Part B DCP.
(2) Buildings may be built to the property boundary to facilitate active street frontages and interaction with the riparian corridor, subject to relevant approvals.	<p>An active street frontage is provided to Village Circuit, courtesy of the existing commercial building.</p> <p>Active shop fronts are also proposed to the northern and western facades of the speciality retail stores, as described in Figure 3: Built Form Sections Plan of the DCP.</p> <p>Interaction with the riparian corridor is facilitated through the proposed boardwalk crossing (DA949/2016), which terminates at the 'Bridge Junction' (as detailed on the landscape drawings refer Appendix 2) and alfresco / restaurant precinct. The Bridge Junction incorporates areas for passive viewing of the riparian corridor and pedestrian connections to the wider Neighbourhood Centre.</p> <p>The location of the pad sites also provide additional active frontage to Gregory Hills Drive.</p>	Yes, the design incorporates active street frontages and interaction with the riparian corridor.
(3) Buildings shall demonstrate articulation in the built form and incorporate a variety of colours and materials which provide visual interest and articulate key areas of buildings.	The proposed building has been designed to provide articulated external facades with a composite of external wall materials, finishes and colours.	Yes.
(4) Buildings shall be designed to clearly identify pedestrian movement and entry ways to the Neighbourhood Centre buildings.	The main entries to the proposed Neighbourhood Centre are located along the northern and western elevation and provide clear and legible connections to the surrounding areas and the car park.	Yes, the main entrances of the building are clearly identified as part of a cohesive pedestrian network both within and external to the site.

Turner Road DCP	Proposed	Complies
	Direct pedestrian links are also provided within the car park connecting the Neighbourhood Centre to the separate uses, being the existing Stage 1 commercial building, the proposed pad sites for future development. These connections then extend beyond the site integrating with the wider pedestrian and cycle network of Gregory Hills, including the riparian boardwalk to the east.	
(5) Where appropriate, the visual impact of large format blank walls is to be minimised through the use of a variety of colours, materials and landscape outcomes.	Blank walls are minimised as much as possible in the overall design of the centre. Where unavoidable a mix of colours, materials and landscaping is used to create a well-articulated and interesting façade and building perimeter.	Yes, colours, materials and landscaping coordinate to lessen the impact of blank walls.
(6) Building form shall assist in creating special places, such as a Neighbourhood Centre plaza or internal main street, fostering a sense of place and community interaction.	<p>As envisaged by the DCP structure plan, the building has been designed to capitalise on the surrounding uses, particularly the riparian corridor and future school to create special places, fostering a sense of place and community interaction.</p> <p>The 'Bridge Junction' area as detailed on the landscape plans, in association with the restaurant precinct 'alfresco' area provides the main 'plaza' space envisaged within the DCP. This area is ideally located to capitalise on the amenity of the riparian corridor as well as the pedestrian/cycle connections towards the school.</p> <p>These elements combine to provide a community focal and interaction point, both as part of the school pick-up / drop-off and as an alfresco dining area during lunch and evening trade.</p> <p>An internal main street is also provided ensuring maximum interaction between shop fronts is provided allowing both shoppers and centre employees to freely interact within the centre.</p>	Yes, the design incorporates areas which foster a sense of place and provide opportunity for community interaction.
(7) Uses that activate frontages such as restaurants, cafes and the like are to consider providing openable shopfronts.	The northern and western elevations of the building have been designed to create an activated edge and provide an aesthetically pleasing public domain. Importantly, the proposed restaurant tenancies and outdoor seating areas along this edge will encourage public use and create a sense of place and vibrancy.	Yes, active frontages are provided within the design.
(8) Buildings are to be designed in an energy efficient manner, consistent with the Building Code of Australia.	The proposed building has been design to encourage energy efficiency a BCA Section J assessment will be undertaken as part of the future Construction Certificate Application.	Yes.

Turner Road DCP	Proposed	Complies
(9) At least two retail/commercial structures shall be provided within the Street Activation Zone shown in Figure 3 along the North-South Collector Road. The Structures and associated spaces shall be designed to encourage uses that will create activity along the road frontage.	The existing Stage 1 commercial building incorporates two retail / commercial spaces linked by common roof form element within the Village Circuit 'Street Activation Zone'.	Yes.
(10) Waste storage areas are to be designed to minimise visual and acoustic impacts in accordance with the controls in the Part A Turner Road DCP.	<p>Waste storage areas are identified on the architectural drawings (refer Appendix 1) and are located within the Loading Dock area of the centre. Two of the locations are integrated into the main building, with an additional waste area separated from the main building in the south eastern corner of the loading dock.</p> <p>This separate waste enclosure is located approximately 35m from Kavanagh Street and will be screened from view by the adjoining riparian corridor.</p> <p>The proposal is submitted accompanied by a Noise Emission Assessment (refer Appendix 6) which has assessed the proposal in relation to the noise emanating from the proposed loading dock and car park. The assessment concludes that subject to the implementation of the recommendations detailed in Section 6 of the report, the proposal complies with the requirements relating to noise measured at the nearest residential receivers</p>	Yes. Waste storage areas have been designed to minimise visual and acoustic impacts on adjoining properties.
3.4 Public Domain		
(1) High quality materials and finishes are to be utilised in the public realm / landscaping.	The proposal incorporates high quality materials and landscaping treatments. Refer to the submitted landscape drawing provided as appendix 2.	Yes high quality materials and finishes will be used as detailed on the submitted landscape plans.
(2) Landscape should be used to soften the visual impact of car parking and streetscape areas.	Landscaping is proposed within the car parking areas to soften the extent of hardscape areas.	Yes.
(3) Shading and/or weather protection is to be provided where appropriate, particularly at key activity nodes as identified in Figure 4.	The proposed development incorporates awnings along the northern and western elevation to provide appropriate weather protection. Landscaping treatment adjacent to the pedestrian paths will also offer shade to pedestrians.	Yes, awnings and tree planting is provided in appropriate locations to ensure appropriate shading and weather protection.
(4) The northern façade of the Neighbourhood Centre building should be designed to incorporate an active retail façade with landscape elements such as low planting, seating and shade trees.	The proposal incorporates an alfresco seating / restaurant plaza area on the north-eastern corner of the building consistent with the Indicative Structure Plan.	Yes, the design incorporates an active northern façade with appropriate landscaping, seating and shading.

Turner Road DCP	Proposed	Complies
	<p>The northern façade of the building has been design to create an activated edge through the use of transparent glazing and active tenancies. Shade trees and low landscaping is maximised to soften the built form and car parking. Seating areas are provided in appropriate locations to give opportunity for passive rest and gathering for both visitors and employees of the centre.</p> <p>The northern elevation incorporates outdoor seating areas associated with the restaurant tenancies.</p>	
(5) A landscape and street furniture palette is to be submitted with an application for retail development.	A landscape and street furniture palette is provided as part of the landscape drawings (refer Appendix 2).	Yes, refer to the submitted landscape drawings.
(6) A Neighbourhood Centre Plaza should be incorporated into the Neighbourhood Centre. The plaza should be designed to reflect its importance as a key gathering place within Gregory Hills, and may incorporate a range of appropriately scaled retail, dining, recreation, public art and social activities.	<p>The Plaza as envisaged in the DCP has been provided within the design incorporating the 'Bridge Junction' (as detailed on the landscape drawings) and alfresco dining area.</p> <p>The design provides a combination of restaurant and landscape areas which provide a key gathering place for the community. In addition to the restaurant uses the pedestrian link across the riparian corridor to the future school further emphasis this location as a key gathering point.</p>	Yes, the proposal incorporates a plaza space providing a key gathering point for the community.
(7) The corner of Gregory Hills Drive and North/South Collector Road is to include a key structural element which identifies the site and becomes a way finding element. Details of the way finding element are to be submitted with the first Development Application lodged for the construction of buildings on site.	Approval of the existing Stage 1 commercial building (DC107/2014) included the required key structural element at the corner of Gregory Hills Drive and Village Circuit.	Already approved as part of DC107/2014.
(8) All signage and advertising is to be designed in a co-ordinated manner. A signage strategy is to be submitted with the first Development Application lodged for the construction of buildings on site.	The proposed signage has been designed to integrate with the overall built form of the Neighbourhood Centre as detailed on the Architectural drawings (refer Appendix 1) and assessed in <i>Section 5.2.3 Camden Development Control Plan 2011</i> .	Yes, refer to the architectural drawings and the assessment provided as part of <i>Section 5.2.3 Camden Development Control Plan 2011</i> .
(9) Public realm areas shall be designed in consideration of Camden Councils Safer by Design Policy	The proposed public realm areas have been design in consideration of Councils Safer by Design Policy, as discussed further in <i>Section 5.4.1 Safer by Design Review</i> .	Yes, refer to the assessment provided in <i>Section 5.4.1 Safer by Design Review</i> .

Turner Road DCP	Proposed	Complies
3.5 Access		
(1) Access linkages as illustrated in Figure 4 shall incorporate structural elements which identify the Neighbourhood Centre edge and provide for way finding through the site.	<p>The proposed development provides access linkages which are generally consistent with Figure 4.</p> <p>Structural elements with a uniform design are provided at the corner of Gregory Hills Drive and Village Circuit and at the Riparian Bridge entry described as the 'Cantilever Arbour Structure' on the landscape drawings provided as Appendix 2.</p> <p>The continuity of design and location at key pedestrian access points ensures these structures naturally become wayfinding elements within the development.</p>	Yes, access linkages are provided generally in accordance with the DCP Structure Plan, with structural elements included in appropriate locations.
(2) Where appropriate, walking and cycling leading to/from and within the Neighbourhood Centre are to have priority over traffic circulation. In this regard, the design of the roundabout entrance to the Neighbourhood Centre off the north-south road is to appropriately manage the interface of vehicle and pedestrian access points	The round-a-bout design has been approved and constructed as part of the Stage 1 commercial building (refer DC 107/2014). The Neighbourhood Centre car park area has been designed to provide a seamless integration, for both pedestrians and vehicles with the existing round-a-bout.	Yes, pedestrian access to the site is maximised and prioritised from all directions.
(3) Sufficient parking is to be provided for the Neighbourhood Centre. Opportunities for shared parking provision are to be incorporated in the design of the centre, which recognise the variety of land uses, peak parking demands and other modes of transport.	The proposed development incorporates sufficient car parking areas, and exceeds Camden Council requirements as discussed in <i>Section 5.2.3 Camden Development Control Plan 2011</i> .	Yes, refer to <i>Section 5.2.3 Camden Development Control Plan 2011</i> for further details and assessment.
(4) Parking shall generally be provided in accordance with Camden DCP 2011.	The proposed development incorporates sufficient car parking areas, and exceeds Camden Council requirements as discussed in <i>Section 5.2.3 Camden Development Control Plan 2011</i> .	Yes, refer to <i>Section 5.2.3 Camden Development Control Plan 2011</i> for further details and assessment.
(5) Bicycle parking facilities are to be provided at appropriate locations throughout the Neighbourhood Centre.	Bicycle parking facilities have been provided on site within proximity of building entrances. For further details, refer to the submitted landscape drawings provided as Appendix 2.	Yes, bicycle parking facilities are provided on site within proximity of building entrances.
(6) Where appropriate, surrounding streets shall be designed to incorporate on-street parking for convenience and to contribute to street activation and surveillance, consistent with the Gregory Hills Neighbourhood Centre Indicative Structure Plan.	Surrounding streets have been designed to accommodate on street parking.	Yes.

Turner Road DCP	Proposed	Complies
(7) The Neighbourhood Centre shall incorporate an appropriate number of loading docks to service the development. Loading Docks should be appropriately screened and generally located in accordance with the Indicative Structure Plan.	The proposal includes loading docks at the rear of the building to service the development. The loading docks are located in accordance with the Structure Plan and positioned to limit the exposure to the public domain. The adjoining riparian corridor will provide a high level of screening. The opening of the loading dock also narrows at the property boundary allowing the building to provide additional screening.	Yes, the appropriate number of loading docks are provided to service the Centre, which has been screened from the public domain as much as possible. Further, the loading dock is located in accordance with the DCP Structure Plan.
(8) All loading, circulation and access areas shall comply with Australian Standard 2890.1.	The proposed loading docks and access has been designed in accordance with Australian Standard 2890.1.	Yes, with details provided within the Traffic Report and Engineering Assessment Report.
(9) Final bus stop locations and design for local routes are to be determined by the Local Traffic Committee during the assessment of the built form development application. Final bus stop locations and design for major routes are to be determined by the Roads and Maritime Services during the assessment of the built form development application.	Noted.	N/A
3.6 Riparian Corridor Interface		
(1) The Neighbourhood Centre Plaza and associated outdoor seating areas in the north eastern corner of the site are to be designed to facilitate integration with the adjoining riparian corridor area as shown in Figure 2 and Figure 5.	Interaction with the riparian corridor is facilitated through the proposed boardwalk crossing (DA949/2016), which terminates at the 'Bridge Junction' (as detailed on the landscape drawings refer Appendix 2) and alfresco / restaurant precinct. The Bridge Junction incorporates areas for passive viewing of the riparian corridor and pedestrian connections to the wider Neighbourhood Centre.	Yes, the proposal incorporates and integrated design between the 'Plaza' area, inclusive of the outdoor eating area with the riparian corridor.
(2) Development applications lodged for the north eastern corner of the site, including the Neighbourhood Centre Plaza / outdoor seating areas as shown on Figure 2 are to demonstrate that a visual and physical interaction and passive surveillance of the adjoining riparian area is achieved.	The proposed development incorporates an activated edge at the north eastern corner through the provision of transparent glazing, an alfresco eating area, passive outdoor landscape area and pedestrian connections. This will encourage visual and physical interaction with and surveillance of the riparian corridor	Yes, the design encourages physical and passive interaction with the riparian corridor.

Turner Road DCP	Proposed	Complies
(3) Pedestrian / cycle crossings and linkages are to be provided through the Riparian Corridor between the Neighbourhood Centre Plaza in the north eastern corner of the Village Centre and the educational and/or residential land uses to the east.	The proposed pedestrian bridge to be constructed as part of the Town Centre Precinct subdivision (DA 949/2016) will provide a direct physical and visual link through the corridor between the Town Centre and the residential/education land to the east.	Yes, the riparian corridor pedestrian boardwalk will provide the necessary link between the Neighbourhood Centre and the uses to the east of the corridor.
<p>(4) Where buildings do not provide an active frontage to the riparian corridor, design elements shall be provided which minimise the visual impact of the built form and create an attractive visual presentation. Variation to the facade treatment is to be provided to the building frontage where no active frontage is achieved. Facade treatments may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Variations in colour and built form materials. • Inclusion of external built form elements which project from the building facade. • Variation to the roof line to create articulation and shadowing on elevations. • Landscape screening. 	<p>The north-eastern corner of the building includes an alfresco/plaza area which will directly interact with and capitalise on the amenity of the adjoining Riparian Corridor.</p> <p>In combination with this activity zone the design seeks to utilise a mix of building materials and articulation to ensure a quality built form outcome is achieved along the eastern elevation which does not provide an activity zone.</p> <p>Soft landscaping is also used to reduce the perceived scale and bulk of the building when viewed from the east.</p>	Yes, the building incorporates a mix of elements (including variations in colour, materials, roof form and inclusion of landscape screening) to lessen the impact of the eastern façade which has limited active frontage.
(5) Development in and adjoining riparian corridors shall be consistent with Part B2 of this DCP. In the event of any inconsistency between this DCP and the Waterfront Land Strategy, the Waterfront Land Strategy prevails.	Part B2 of the DCP relating to riparian corridors does not apply to Gregory Hills in accordance with DCP, Part A, Section 6.1.	The proposal is provided in accordance with the NSW Department of Primary Industries (Water) 'Guidelines for Riparian Corridors on Waterfront Land' and will require a Controlled Activity Approval prior to construction commencement (see also <i>Section 4.2.1 Water Management Act 2000</i>).

5.2.3 Camden Development Control Plan 2011

5.2.3.1 PART B ADVERTISING AND SIGNAGE

The following table outlines the relevant controls outlined in the Camden DCP 2011 pertaining the erection of advertising and signage.

Table 6: Camden DCP 2011 – Signage Assessment

DCP	Proposed	Complies
B4.1 General Requirements for Signs		
1. The location, number, type, colour, design and size shall not detract from the amenity and character of the land.	The proposed signage is highly compatible with the desired character for the site and broader area. The Neighbourhood Centre will deliver a modern, high quality shopping centre as envisaged by the Structure Plan and DCP, with the signage integrated into the built form outcome and site layout.	Yes
2. All advertising signs, except signs or banners approved by Council under Policy 2.8 Banners and Signs on Road Reserves, must relate directly to an approved or exempt land use.	All signs will relate to the commercial uses located on the site.	Yes.
3. All advertising signs are to be displayed in the English.	All signs will be in English.	Yes.
4. All outdoor advertising must be maintained in good repair and in a clean and tidy condition at all times. Council will require any outdoor advertising that become dilapidated or unsightly to be either upgraded or removed.	Ongoing maintenance and repair of the signs will be the responsibility of the centre operator.	Yes.
5. Except in the case of a sign attached to an awning over the footpath, all advertising signs shall be kept within the property boundaries.	All signs will be located within the property boundary.	Yes.
6. All outdoor advertising on heritage items or within heritage conservation areas shall be in keeping with the age and style of the item.	N/A	N/A
7. The size and nature of outdoor advertising shall relate to the scale of the development on the site and in the vicinity.	The proposed signage has been thoughtfully integrated into the overall building design and site layout ensuring it is compatible with the scale, proportion and characteristics of the site and building.	Yes.
8. All outdoor advertising shall reflect and relate the land use and building design, colour and style. It shall also be in keeping with the design of associated buildings and the character of the area.	The proposed signage is highly compatible with the desired character for the site and broader area. The Neighbourhood Centre will deliver a modern, high quality shopping centre as envisaged by the Structure Plan and DCP, with the signage integrated into the built form outcome and site layout.	Yes.
9. Temporary signs shall not be erected in or on a public place.	There are no temporary signs proposed as part of this application.	Yes.
<i>Signs and Road Safety</i>		
10. Signs impact on the safety of the travelling public and are therefore prohibited if they:	All signage is located within the property boundaries of the site ensuring there is no conflict or interference with road traffic signs or potential hazards/obstructions within the road reserve.	Yes.

<p>(a) obscure or interfere with road traffic signs</p> <p>(b) obscure or interfere with the view of a road hazard or an obstruction which should be visible to drivers or other road users.</p> <p>(c) give instructions to traffic by use of the word 'stop' or other directions, which could be confused with traffic signs.</p> <p>(d) include variable messages or intensity of lighting sufficient to impair drivers' vision or distract drivers' attention.</p> <p>(e) are located in places where drivers' require greater concentration, such as at major intersections, pedestrian crossings or merging and diverging lanes.</p>	<p>No signage is proposed which includes variable or distracting messaging or is located in areas which could distract road users.</p> <p>Signage lighting will be provided in accordance with the required Australian Standards.</p>	
<p><i>Inappropriate Signs</i></p> <p>11. Consent will not be granted to advertisements listed as Inappropriate Signs in Clause 11.</p>	<p>Noted.</p>	<p>Yes.</p>
<p>B4.4 Commercial and Mixed Use Zones</p>		
<p>1. The total combined display area of all signage on the land shall not exceed 20% of visible wall area.</p>	<p>The proposed signage does not exceed 20% of the visible wall area.</p>	<p>Yes.</p>
<p>2. The number of advertising signs permitted shall not exceed two per elevation that is visible from a public place.</p>	<p>The proposal is for the delivery of a Neighbourhood Centre development which will incorporate several retail and service uses within a single building.</p> <p>In the context of a shopping centre development, this control is considered overly restrictive. Instead a site specific approach to the design and assessment is required. Accordingly, the proposal is submitted seeking a variation to this DCP control.</p> <p>The proposed signage has been thoughtfully integrated into the overall building design and site layout ensuring it is compatible with the scale, proportion and characteristics of the site and associated buildings.</p> <p>The proposed signage is restrained and highly integrated with the building, ensuring it communicates the necessary advertisement in a way which does not result in unnecessary clutter.</p>	<p>No, with a DCP variation requested as detailed in <i>Section 5.3 Proposed Variation to Camden DCP 2011</i>.</p>
<p>3. With the exception of under awning signs, all signs shall be located wholly within the property boundaries.</p>	<p>All signs are located wholly within the property boundaries.</p>	<p>Yes.</p>
<p>4. All Illumination must comply with AS 1158 - Lighting for Roads and Public Spaces and AS 4282 - Control of the obtrusive effects of outdoor lighting.</p>	<p>All illumination will comply with the relevant Australian Standards, with evidence of compliance to be provided with the application for a Construction Certificate.</p>	<p>Yes.</p>
<p>5. Window signs shall be affixed to the window and not exceed 20% of the visible wall area.</p>	<p>Window signs will be affixed to the window and will not exceed 20% of the visible wall space.</p>	<p>Yes.</p>

<p>6. A maximum of one pole or pylon sign per street frontage, not exceeding 6m above natural ground level is permitted.</p>	<p>The proposal includes more than 1 pylon sign per frontage inclusive of both Gregory Hills Drive and Village Circuit, when considering the existing pylon sign constructed as part of the Stage 1 commercial building (DC107/2014).</p> <p>In the context of a Neighbourhood Centre development which incorporates a large frontage to two public roads, this control is considered overly restrictive. Instead a site specific approach to the design and assessment is required. Accordingly, the proposal is submitted seeking a variation to this DCP control.</p> <p>The proposed pylon signs do not result in an unnecessary extent of signage or clutter in the context of the length of street frontage and proposed retail and service operations being delivered on site.</p> <p>Gregory Hills Drive provides a frontage of approximately 160m and includes two separate pad sites and is also the main entrance to the Neighbourhood Centre. Accordingly, the proposed pylon sign plus the existing (at the corner of Gregory Hills Drive and Village Circuit) is considered appropriate in terms of street frontage length and intensity of development at the site.</p> <p>One pylon sign is proposed to Village Circuit at the main entrance to the development. An existing pylon signs is provided at the corner of Gregory Hills Drive and Village Circuit and has been delivered in accordance with the DCP which requires this corner be provided with a 'key structural element which identifies the site and becomes a way finding element' (Control 3.4(7) Public Domain). In this context, the proposed pylon sign acts to identify the Village Circuit entrance and does not create unnecessary signage clutter within the streetscape.</p>	<p>No, with a DCP variation requested as detailed in <i>Section 5.3 Proposed Variation to Camden DCP 2011</i>.</p>
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5.2.3.2 PART B5.1 OFF STREET CAR PARKING RATES AND REQUIREMENTS

Part B5.1 of the Camden DCP 2011 outlines car parking requirements for a range of land uses, when considering development proposals within the Camden LGA.

Table 7 below provides a review of the Camden DCP 2011 car parking requirements in relation to the Neighbourhood Centre proposal.

The table demonstrates that the proposal requires a total of 431 parking spaces to be provided on site, with plans and details submitted with the proposal providing a total of 440 spaces. This represents a surplus of 9 parking spaces for the Neighbourhood Centre.

In addition, the proposal includes the provision of 17 motorcycle spaces and 24 bicycle spaces, which exceeds that required by the DCP.

It is further noted that the calculations do not include the pad site which will be subject to future development application or the existing Stage 1 commercial building (refer DC 107/2014) which provided a surplus of 61 parking spaces.

Table 7: Compliance with Camden DCP 2011 – On Site Car Parking

Land Use /DCP Parking Rates	Parking Provision
Faster Trade GLFA (Discount Department stores) = 40 spaces per 1,000m ² .	GLFA = 824m ² Parking Required = 32.96 Spaces
Supermarket GLFA = 42 spaces per 1,000m ² .	GLFA = 5,697m ² Parking Required = 239.27 Spaces
Speciality Shops GLFA = 45 spaces per 1,000m ² .	GLFA = 2,827m ² (including retail and kiosk) Parking Required = 127.22 Spaces
A(OM): Offices, medical GLFA. 9 spaces per 1,000m ² .	GLFA = 1,517m ² Parking Required = 13.65 Spaces
Restaurants = 1 space per 30m ²	GLFA = 518m ² Parking Required = 17.27 Spaces
TOTAL	Parking Spaces Required = 431 Parking Spaces Provided = 440 (9 surplus spaces)
Motorcycle Parking 1 per 25 parking spaces in excess of first 25 spaces	440 Parking Spaces on-site Motorcycle Spaces Required = 17 Motorcycle Spaces Provided = 17 (0 surplus spaces)
Bicycle Parking 1 per 25 parking spaces in excess of first 25 spaces	440 Parking Spaces on-site Bicycle Spaces Required = 17 Bicycle Spaces Provided = 24 (7 surplus spaces)

5.3 Proposed Variation to Camden DCP 2011

5.3.1 Signage

The proposal subject of this application includes two variations to the controls described in the Camden DCP 2011 relating to Signage.

The controls relate to section *B4.4 Commercial and Mixed Use Zones* which include the following objectives:

1. *Permit adequate identification and business advertising.*
2. *Ensure that signs are in keeping with the scale of the building they are on and do not detract from character the business/commercial area.*
3. *Reduce the visual complexity of a streetscape by providing fewer, more effective signs.*

The controls seeking a variation are described and discussed in more detail below.

- (2) *The number of advertising signs permitted shall not exceed two per elevation that is visible from a public place.*

The proposal is for the delivery of a Neighbourhood Centre development which will incorporate several retail and service uses within a single building (including both internal and external shop frontages) requiring a relevant extent of business identification. Further to this and in accordance with the DCP, the proposed provides active shopfronts to the perimeter of the building with a certain level of signage afforded to those shopfronts.

The proposed signage has been thoughtfully integrated into the overall building design and site layout ensuring it is compatible with the scale, proportion and characteristics of the site and associated buildings.

The proposed signage is restrained and highly integrated with the building, ensuring it communicates the necessary advertisement in a way which does not result in unnecessary clutter or visual complexity to the streetscape. This is enhanced through the layout of the building which is set back from the main frontages of Gregory Hills Drive and Village Circuit.

In this regard, it is considered that the proposed signage meets the objectives of the DCP and should be supported.

- (6) *A maximum of one pole or pylon sign per street frontage, not exceeding 6m above natural ground level is permitted.*

The proposal includes more than 1 pylon sign per frontage inclusive of both Gregory Hills Drive and Village Circuit, when considering the existing pylon sign constructed as part of the Stage 1 commercial building (DC107/2014).

The proposed pylon signs do not result in an unnecessary extent of signage or clutter in the context of the length of street frontage and proposed retail and service operations being delivered on site. The pylon signs allow the identification of business uses within the Neighbourhood Centre at the main entrances and street frontage. The signs are proposed at 6.0m high and will not dominate the skyline or be out of keeping with the scale of the proposed building and overall development.

Gregory Hills Drive provides a frontage of approximately 160m and includes two separate pad sites and is also the main entrance to the Neighbourhood Centre. Accordingly, the proposed pylon sign plus the existing (at the corner of Gregory Hills Drive and Village Circuit) is considered appropriate in terms of street frontage length and intensity of development at the site.

One pylon sign is proposed to Village Circuit at the main entrance to the development. An existing pylon signs is provided at the corner of Gregory Hills Drive and Village Circuit and has been delivered in accordance with the DCP which requires this corner be provided with a *'key structural element which identifies the site and becomes a way finding element'* (Control 3.4(7) Public Domain). In this context, the proposed pylon sign acts to identify the Village Circuit entrance and does not create unnecessary signage clutter within the streetscape.

In this regard, it is considered that the proposed signage meets the objectives of the DCP and should be supported.

5.4 Crime Prevention Through Environmental Design (CPTED) Assessment

KEY PRINCIPLES

The proposed development has been designed in accordance with the principles of Crime Prevention Through Environmental Design (CPTED), to maximise safety and useability of this space.

CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of cities and neighbourhoods. It aims to reduce opportunities for crime by employing design and place management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space.

A review of the proposed public open space under the principles of CPTED is outlined below:

Principle 1 – Natural Surveillance

The proposed building has been designed to maximise opportunities for passive surveillance of the surrounding public realm. The proposed building includes an activated northern and western elevation, incorporating transparent glazing and orienting tenancies to the external side of the building.

Landscaping within the public realm will incorporate ground cover species and low level shrubs to minimise the potential for concealment. Additionally, the provision of pedestrian connections into the neighbourhood centre from all directions will promote activation of the space and provide opportunities for passive surveillance.

Lighting is also proposed along the length of the path network, ensuring surveillance is maintained into the evening.

Principle 2 – Access Control

Key access points will provide suitable ingress/egress for all pedestrian and cycle movements, whilst ensuring that the movement within the neighbourhood centre occurs along the delineated pathway routes.

Principle 3 – Ownership / Territorial Behaviour

The proposed neighbourhood centre has been designed to provide a seamless transition between public and private land areas, while achieving a clear delineation between public and private realm.

The landscape design and suite layout provide direct links to surrounding pedestrian and cycle networks, while creating clear edge to the Neighbourhood Centre site and built form areas.

In this regard, there is a clear delineation between spaces, ensuring that users are able to determine appropriate spaces within which to move, locate and recreate.

Principle 4 – Maintenance

A maintenance regime will be implemented to ensure that the development is appropriately managed to a high standard.

5.4.1 Safer by Design Review

A review of the proposal under the objectives of Camden Councils Safer by Design policy is provided below.

Table 8: Compliance with Camden Council Safer by Design Guidelines

Objectives	Design Response	Complies
2.1 Natural Surveillance		
1. To encourage natural surveillance from and to surrounding land uses	The proposed building has been design to provide activated edges and encourage surveillance from active tenancies.	Yes
2. To encourage natural surveillance by encouraging legitimate land use.	The proposed development incorporates a mix of tenancies and locates restaurants and other smaller active tenancies along the northern and western elevations to encourage activation of the adjoining public domain.	Yes
3. To provide clear sightlines for pedestrian movement.	The proposal has been designed to provide high levels of surveillance and direct sight lines to pedestrian pathways from adjoining development. The proposed landscaping treatment will incorporate low ground cover shrubs and plant species to minimise potential areas of concealment.	Yes
2.2 Lighting		
4. To provide appropriate lighting for activities after dark.	Lighting is proposed throughout the development and will ensure these spaces are useable after dark.	Yes
5. To encourage the appropriate location of lighting.	The proposed lighting will assist in the ongoing use of the facility after dark minimising the occurrence of illegitimate and anti-social activities.	Yes
2.3 Signage		
6. To provide signage in appropriate locations.	Shopping Centre signage is proposed in appropriate locations to mark the main pedestrian entrances to the site. The proposed signage is appropriate for the intended land use, with the design reflecting previous park signs within Gregory Hills.	Yes
2.4 Landscaping		
7. Create aesthetically pleasing but safe environments.	The design of the landscape spaces and the car park identifies clear pedestrian connections to minimise illegitimate/anti-social activities. Landscaping will incorporate ground cover species and low level shrubs to minimise the potential for concealment. Additionally, the provision of pedestrian connections into the shopping centre from all directions will promote activation of the space and provide opportunities for passive surveillance.	Yes
8. Create easy to maintain and vandal resistant areas.	The building has been designed to minimise blank walls and incorporates a range of building materials to discourage opportunities for vandalism. A well maintained public domain area, with significant community ownership will assist in minimising illegitimate/anti-social activities.	Yes

9. Reinforce natural surveillance sight lines.	The proposal has been designed to provide high levels of surveillance and direct sight lines to pedestrian pathways from adjoining shopping centre. The proposed landscaping treatment will incorporate low ground cover shrubs and plant species to minimise potential areas of concealment.	Yes
2.5 Land Use		
10. To promote natural surveillance and minimise illegitimate activities.	The proposal has been designed to provide high levels of surveillance and direct sight lines to pedestrian pathways from adjoining development. The proposed landscaping treatment will incorporate low ground cover shrubs and plant species to minimise potential areas of concealment.	Yes
11. To create a mix of activities which will result in greater level of natural surveillance around the clock.	The proposed lighting of the path network will encourage community use after dark and minimise the opportunity for illegitimate/anti-social activities.	Yes
2.6 Building Design		
12. To integrate public buildings with public space	The proposed building has been positioned adjacent to the riparian corridor and incorporates an activated north eastern corner to encourage physical and visual interaction.	Yes
13. To use buildings to support natural surveillance.	The proposed building supports natural surveillance by incorporating an outward facing design.	Yes
14. To reduce vandalism and graffiti.	The building has been designed to reflect its use within a public space with a focus on ensuring the design does not promote loitering and anti-social activities. Blank walls are minimised, lighting is proposed to the perimeter and no areas are provided which could create entrapment spaces.	Yes
15. To reduce safety problems.	The proposed building has been designed in the context of Safer by Design principles and good design outcomes, which should lead to reduced safety problems.	Yes
2.7 Entrapment		
16. To reduce the risk of attack by hidden persons.	The proposal has been designed to avoid creating entrapment spaces by providing meandering pedestrian pathways with direct sight lines. Vegetation utilised comprises low shrubs in unison with high canopy planting to reduce vegetation concealment areas.	Yes
17. To eliminate the possibility of entrapment.	The proposal has been designed to avoid creating entrapment spaces by providing meandering pedestrian pathways with direct sight lines. Vegetation utilised comprises low shrubs in unison with high canopy planting to reduce vegetation concealment areas.	Yes
2.8 Maintenance		
18. To ensure regular maintenance and repairs are undertaken.	An appropriate maintenance regime will ensure that the space is appropriately controlled and managed. The proposal will utilise construction materials which are robust and adopt anti-graffiti surfaces, where appropriate.	Yes

19. To discourage graffiti and vandalism.	The proposed development is designed to ensure ease of maintenance, with anti-vandal resistant applications where appropriate. A well maintained public domain area, with significant community ownership will assist in discouraging graffiti and vandalism of the space.	Yes
20. To install features that are vandal resistant.	The proposal will utilise construction materials which are robust and adopt anti-graffiti surfaces, where appropriate.	Yes
3.1 Public Open Space		
21. To encourage use of open space.	<p>The proposal seeks to encourage high usage of the proposed public domain through providing appropriate pedestrian connections and accommodating active tenancies and activated shop/restaurant fronts.</p> <p>The philosophy of the northern and western elevations is to design a space which provides opportunities for people to meet and gather.</p> <p>Lighting is proposed to ensure use of the space is maximised including at night, minimising the opportunity for illegitimate/anti-social activities.</p>	Yes
22. To ensure that open space does not create a safety risk.	The design and layout of the landscaping works actively promote safety and usability of this space.	Yes
23. To ensure that landscaping is appropriate.	Landscaping and vegetation is appropriate for the space, proposed activities and surrounding land uses with consideration given to maximising sightlines and minimising opportunities for concealment.	Yes

The review above demonstrates that the siting of the proposed commercial/retail building, achieves full compliance with Councils Safer by Design policy.

5.5 Impacts of Development

5.5.1 Design

The Neighbourhood Centre design provides a high quality architectural design statement, which builds on the design language established with the existing Stage 1 commercial building. The design will ensure the Neighbourhood Centre promotes a sense of place and unique character, through its contemporary architectural design and layout.

The proposed building has been designed to provide highly articulated external facades with a composite of external wall materials, finishes, colours and activity spaces. The elevational features will include:

- Robust, high quality materials and finishes;
- Contemporary palette of colours and materials;
- Articulated roof form providing architectural interest through varying heights, materials and colours;
- A mix of retail spaces along the 'Active Shopfront' zone including a restaurant/plaza area and outdoor seating areas which provide a range of activities and visual interest to this façade; and
- Substantial transparent glazing to the northern and western façade to provide an activated frontage addressing the exterior.

The proposed development has been designed to ensure the perceived bulk is softened through various façade treatments, material choices and soft landscaping where appropriate.

5.5.2 Signage

The Architectural drawings (refer Appendix 1) submitted with this application detail the location and size of signage associated with the Neighbourhood Centre. The proposal allocates signage zones on the building and the location of proposed pylon signs at the site entrances.

The proposed signage is highly compatible with the desired character for the site and broader area. The Neighbourhood Centre will deliver a modern, high quality shopping centre as envisaged by the Structure Plan and DCP, with the signage integrated into the built form outcome and site layout.

The scale and proportions of the proposed signage is appropriate in the context of the Neighbourhood Centre building and will contribute to the visual interest of the building. This is achieved as the signage contributes to the articulation in materials, colour, depth and illumination of the building.

The proposed signage does not protrude above buildings, structures or tree canopies in the area ensuring it relates to the built form of the proposed Neighbourhood Centre. Illumination will be controlled via the relevant Australian Standards ensuring it does not impact on neighbouring properties.

The proposed signage has been thoughtfully integrated into the overall building design and site layout. The signage is restrained, ensuring it communicates the necessary advertisement in a way which does not result in unnecessary clutter or visual complexity to the streetscape

5.5.3 Salinity

A Salinity assessment and salinity management plan (SMP) was completed and approved as part of the Bulk Earthworks completed for the site. A copy of the Salinity Management Plan has been included in this submission (Refer Appendix 10).

The Salinity Management Plan confirmed that the site is suitable for the proposed type of development providing adequate management practices are implemented in conjunction with construction works. All works undertaken on site will be in accordance with the recommendations of the Salinity Management Plan.

5.5.4 Contamination

Douglas Partners has reviewed the contamination assessments previously undertaken for the Town Centre site in relation to the amended National Environment Protection (Assessment of Contamination) Measure (NEPM) as endorsed by the NSW EPA in June 2013. A copy of this review is included in Appendix 11.

The review includes a comparison of the site investigation levels to the NEPM 2013 assessment criteria and a comparison of the analytical results against the Site Assessment Criteria.

The review concludes that, from a contamination perspective, the site is suitable for the proposed Town Centre development.

5.5.5 Stormwater & Water Quality Management

A detailed stormwater/water quality review has been undertaken by Cardno (Refer Appendix 3).

The Cardno report indicates that the Town Centre development has been divided into two sub catchments, the northern catchment has an area of approximately 2.08ha (including the existing commercial development along Village Circuit), which mainly comprises the carpark and pad sites for future development. The southern catchment has a total catchment area of 2.61ha and comprises the shopping centre, service area, medical centre and the north eastern portion of the carpark.

The stormwater runoff from the northern catchment will be drained to the existing bio-retention/on site detention basin located to the north of Gregory Hills Drive, between Lorikeet Street and the South Creek tributary, constructed as part of the Stage residential development (DC 860/2012).

The stormwater runoff from the southern catchment will be drained to the proposed bio-retention basin (WSUD Basin 3), which will be located to the north-eastern corner of the site between Gregory Hills Drive and the proposed pad site. Stormwater quantity will be managed by the proposed OSD basin within the South Creek tributary riparian corridor, to be constructed as part of the Gregory Hills Town Centre Precinct residential development (949/2016).

These detention facilities will be designed to reduce post development flows to pre development flows for all storm events up to and including the 1%AEP event.

The MUSIC model results outlined in the Cardno report indicate that the proposed water quality treatment system will achieve the required water quality targets.

5.5.6 Acoustic Assessment

The proposal is submitted accompanied by a Noise Emission Assessment (refer Appendix 6) which has assessed the proposal in relation to the noise emanating from the proposed loading dock and car park. The assessment concludes that subject to the implementation of the recommendations detailed in Section 6 of the report, the proposal complies with the requirements relating to noise measured at the nearest residential receivers.

5.5.7 Traffic Impacts

A detailed traffic report has been submitted with this application which includes an assessment of the existing road network and intersection performance, proposed access arrangements and parking (refer Appendix 5). The proposal is submitted generally compliant with the Structure Plan detailed in the DCP including vehicular access via the existing Village Circuit round-a-bout and the construction of a new entry / egress driveway (left-in / left-out only) from Gregory Hills Drive.

Access from Village Circuit is funnelled into the main car park. This has been achieved by providing a one-way circulation aisle along the western edge of the main centre and northern edge of the Medical Centre which prohibits cars from making a right turn towards the Medical Centre at the Village Circuit entrance.

All parking spaces have been designed in accordance relevant Australian Standards. The proposal requires a total of 431 parking spaces be provided on site, with plans and details submitted indicating a total of 440 spaces being provided. In addition, the proposal includes the provision of 17 motorcycle spaces and 24 bicycle spaces, which exceeds that required by the DCP.

Disabled parking has been provided adjoining entrances to the medical centre and retail building. The number of disabled spaces is provided in accordance with the relevant requirements.

Turning paths for truck movements have been provided as part of the civil engineering drawings submitted with this application (refer Appendix 3).

5.6 Social and Economic Outcomes

The delivery of the Neighbourhood Centre represents a significant place making element and milestone in the on-going creation of an active, vibrant and socially interactive community within Gregory Hills. The proposal provides for a range of retail, commercial, social and community spaces, and recognises its special place in the community through delivery of an integrated hub of activity associated with surrounding planned open space, educational and residential land uses.

The Neighbourhood Centre will also play an important role in providing local jobs and underpinning the economic viability of Gregory Hills, particularly considering the complementary role, it will play with the nearby Central Hills Business Park.

The approval and delivery of the Neighbourhood Centre will promote positive social and economic outcomes for the community.

5.7 Site Suitability

The subject site has been identified as accommodating a Neighbourhood Centre since the adoption of the Turner Road Indicative Layout Plan in 2007. The site is zoned to accommodate commercial and retail development as proposed under this application.

The proposal has been designed to comply with urban design principles and assessment criteria outlined in the relevant Development Control Plans which apply to the site.

Extensive earthworks have also been undertaken across the site to accommodate future retail and commercial development.

As such, the site is highly suitable to accommodate the Stage 2 Neighbourhood Centre development as proposed.

5.8 Public Interest

The proposed development will create significant social benefit through the construction of the Gregory Hills Neighbourhood Centre which will provide a range of retail and serviced based opportunities that serve the needs of people who live, work and visit the local area.

The development is also considered to be in the public interest through contributing to employment opportunities within the NSW South West Growth Centre.

Furthermore, the development will create social spaces and sense of place and ownership as a result of a good urban design outcomes.

The proposed development is therefore considered to be in the public interest.

6 CONCLUSION

This Development Application (DA) seeks approval for Gregory Hills Neighbourhood Centre, incorporating the 'core' retail/commercial components envisaged for the site. The development proposal seeks the construction of a single-storey building which incorporates the use of multiple retail and restaurant uses, a medical centre and supermarket along with the allocation of pylon signs and signage zones on the façade of the building.

The proposed development will serve an important community function and provide an employment generating land use within the Gregory Hills community.

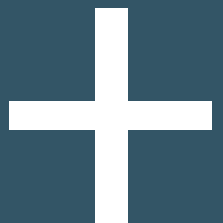
The proposal is generally consistent with the provisions of Councils LEP and DCP, as well as those of the Growth Centre's SEPP and the existing approvals pertaining to the Gregory Hills development.

The proposal is submitted accompanied by a Noise Emission Assessment, Traffic Impact Assessment, Bushfire Protection Assessment and Salinity and Contamination Reports which indicate, subject to recommendations, that the site is suitable for the intended development. Accordingly, there are no adverse environmental, social or economic impacts relating to the proposed development.

In light of the suitability of the development, we respectfully request that Camden Council issue consent to this Development Application in a timely manner.



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APPENDIX 1

Architectural Plans

APPENDIX 2

Landscape Plans

APPENDIX 3

Engineering Drawings and Report

APPENDIX 4

Subdivision Plans

APPENDIX 5

Traffic Impact Assessment

APPENDIX 6

Noise Emission Assessment

APPENDIX 7

Bushfire Protection Assessment

APPENDIX 8

Quantity Surveyors Report

APPENDIX 9

AHIP

APPENDIX 10

Salinity Management Plan

APPENDIX 11

Contamination Review

APPENDIX 12

Waste Management Plan

APPENDIX 13

SREP 20 Assessment

Clause 6 - Specific planning policies and recommended strategies

(1) Total catchment management

Policy: Total catchment management is to be integrated with environmental planning for the catchment.

Strategies:

- (a) Refer the application or other proposal for comment to the councils of each adjacent or downstream local government area which is likely to suffer a significant adverse environmental effect from the proposal.*
- (b) Consider the impact of the development concerned on the catchment.*
- (c) Consider the cumulative environmental impact of development proposals on the catchment.*

Response:

- (a) No downstream Local Government area will suffer any significant environmental impact as a result of this proposal.**
- (b) There will be minimal to no impact on the subject catchment from the development.**
- (c) There will be minimal to no cumulative impact on the catchment from the development.**

(2) Environmentally sensitive areas

Policy: The environmental quality of environmentally sensitive areas must be protected and enhanced through careful control of future land use changes and through management and (where necessary) remediation of existing uses.

Note. Environmentally sensitive areas in the Hawkesbury-Nepean catchment are: the river, riparian land, escarpments and other scenic areas, conservation area sub-catchments, national parks and nature reserves, wetlands, other significant flora and fauna habitats and corridors, and known and potential acid sulphate soils.

Strategies:

- (a) Rehabilitate parts of the riverine corridor from which sand, gravel or soil are extracted so that attached aquatic plant beds are replaced and water quality and faunal habitats improved.*
- (b) Minimise adverse impacts on water quality, aquatic habitats, riverine vegetation and bank stability.*
- (c) Minimise direct and indirect impacts on land reserved or dedicated under the Forestry Act 1916 and conservation area sub-catchments in order to protect water quality and biodiversity.*
- (d) Protect wetlands (including upland wetlands) from future development and from the impacts of land use within their catchments.*
- (e) Consider the need to include buffer zones (such as adequate fire radiation zones) for proposals on land adjacent to land reserved or dedicated under the National Parks and Wildlife Act 1974 or the Forestry Act 1916.*
- (f) Consider the views of the Director-General of National Parks and Wildlife about proposals for land adjacent to land reserved or dedicated under the National Parks and Wildlife Act 1974.*
- (g) Consideration should be given to the impact of the development concerned on the water table and the formation of acid sulphate soils.*
- (h) New development in conservation area sub-catchments should be located in areas that are already cleared.*

Response:

- (a) There will be no impact on aquatic plant beds as a result of the proposed works.**
- (b) The proposal will not detrimentally impact on water quality. Temporary water quality measures will be installed during construction works to ensure protection of any water resources.**
- (c) No works are proposed within land reserved or dedicated under the Forestry Act 1916.**
- (d) No works are proposed within a wet land area.**
- (e) No works are proposed within a potential buffer zone for land reserved or dedicated under the National Parks and Wildlife Act 1974 or the Forestry Act 1916**

- (f) No works are proposed within land reserved or dedicated under the National Parks and Wildlife Act 1974 or the Forestry Act 1916
- (g) The development will have negligible impact on the water table and the formation of acid sulphate soils.
- (h) The proposed development site is fully cleared of vegetation.

(3) Water quality

Policy: Future development must not prejudice the achievement of the goals of use of the river for primary contact recreation (being recreational activities involving direct water contact, such as swimming) and aquatic ecosystem protection in the river system. If the quality of the receiving waters does not currently allow these uses, the current water quality must be maintained, or improved, so as not to jeopardise the achievement of the goals in the future. When water quality goals are set by the Government these are to be the goals to be achieved under this policy.

Note. Aquatic ecosystems and primary contact recreation have the same meanings as in the document entitled Australian Water Quality Guidelines for Fresh and Marine Waters, published in 1992 by the Australian and New Zealand Environment and Conservation Council.

Strategies:

- (a) *Quantify, and assess the likely impact of, any predicted increase in pollutant loads on receiving waters.*
- (b) *Consider the need to ensure that water quality goals for primary contact recreation and aquatic ecosystem protection are achieved and monitored.*
- (c) *Approve development involving primary contact recreation or the withdrawal of water from the river for human contact (not involving water treatment), such as showers, only in locations where water quality is suitable (regardless of water temperature).*
- (d) *Do not carry out development involving on-site disposal of sewage effluent if it will adversely affect the water quality of the river or groundwater. Have due regard to the nature and size of the site.*
- (e) *Develop in accordance with the land capability of the site and do not cause land degradation.*
- (f) *Consider the need for an Erosion and Sediment Control Plan (to be in place at the commencement of development) where the development concerned involves the disturbance of soil.*
- (g) *Minimise or eliminate point source and diffuse source pollution by the use of best management practices.*
- (h) *Site and orientate development appropriately to ensure bank stability. Plant appropriate native vegetation along banks of the river and tributaries of the river, but not so as to prevent or inhibit the growth of aquatic plants in the river, and consider the need for a buffer of native vegetation.*
- (i) *Consider the impact of the removal of water from the river or from groundwater sources associated with the development concerned.*
- (j) *Protect the habitat of native aquatic plants.*

Response:

- (a) There is no predicted increase in pollutant loads on receiving waters. Sediment and Pollution controls will be implemented during works in order to minimise any risk of harm to the environment.
- (b) The proposed works will not involve the primary contact or withdrawal of water from a river which would otherwise require monitoring.
- (c) The proposed works will not involve the primary contact or withdrawal of water from a river.
- (d) The proposed works do not incorporate the disposal of sewage effluent.
- (e) Proposed works will not result in land degradation.
- (f) Adequate erosion and sediment controls will be implemented as part of the proposed works.
- (g) Best management practices are to be employed.
- (h) The proposed works will not affect any river or tributary river bank stability.

- (i) The proposed works do not require the removal of water from a river.
- (j) The proposed works will not impact on any native aquatic plants.

(4) Water quantity

Policy: Aquatic ecosystems must not be adversely affected by development which changes the flow characteristics of surface or groundwater in the catchment.

Strategies:

- (a) Future development must be consistent with the interim or final river flow objectives that are set for the time being by the Government.
- (b) Ensure the amount of stormwater run-off from a site and the rate at which it leaves the site does not significantly increase as a result of development. Encourage on-site stormwater retention, infiltration and (if appropriate) reuse.
- (c) Consider the need for restricting or controlling development requiring the withdrawal or impoundment of water because of the effect on the total water budget of the river.
- (d) Consider the impact of development on the level and quality of the water table.

Response:

- (a) The proposal does not involve any works within a river.
- (b) The development will not increase stormwater run-off from a site.
- (c) The proposed works will not involve the primary contact or withdrawal of water from a river.
- (d) The development will have negligible impact on the water table.

(5) Cultural Heritage

Policy: The importance of the river in contributing to the significance of items and places of cultural heritage significance should be recognised, and these items and places should be protected and sensitively managed and, if appropriate, enhanced.

Strategies:

- (a) Encourage development which facilitates the conservation of heritage items if it does not detract from the significance of the items.
- (b) Protect Aboriginal sites and places of significance.
- (c) Consider an Aboriginal site survey where predictive models or current knowledge indicate the potential for Aboriginal sites and the development concerned would involve significant site disturbance.
- (d) Consider the extent to which heritage items (either identified in other environmental planning instruments affecting the subject land or listed in Schedule 2) derive their heritage significance from the river.

Response:

- (a) The proposed development will not impact on the significance of any Heritage Item.
- (b) Although no artefacts exist on the subject site, the National Park & Wildlife Service has issued an Aboriginal Impact Permit under Section 90 and 87 of the National Park & Wildlife Act, giving consent to destroy identified Aboriginal objects within Gregory Hills.
- (c) The National Park & Wildlife Service has issued an Aboriginal Impact Permit under Section 90 and 87 of the National Park & Wildlife Act, giving consent to destroy identified Aboriginal objects within Gregory Hills.
- (d) The proposed development will not impact on the significance of any Heritage Item.