



planning consultants

Statement of Environmental Effects

Entertainment Facility, Food and Drink Premises, Recreation Facilities (Indoor), Carpark and Signage

2 – 64 Steer Road, Gregory Hills



Prepared for: MM Atelier Architects
December 2017

Printed: 21 December 2017
File Name: 20093A.SEE.docx
Project Manager: G. Beard
Client: MM Atelier Architects
Project Number: 20093A

Front Cover Image: Excerpt from Architectural Plans prepared by MM Atelier Architects

Document Control

Version	Prepared By	Reviewed By	Issued To	Date
Rev_1, Preliminary Draft	G. Beard	K. Mackay	Architect	06 October 2017
Rev_2, Draft	G. Beard	E. Robertshaw	Architect	19 December 2017
Rev_3, Draft	G. Beard	E. Robertshaw	Architect/ Client	20 December 2017
Rev_4	G. Beard	E. Robertshaw	Architect/ Council	21 December 2017

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Abbreviations

AADT	annual average daily vehicle trips
AHD	Australian Height Datum
AS	Australian Standard
ASS	acid sulfate soils
BCA	Building Code of Australia
CC	construction certificate
CIV	capital investment value
Council	Camden Council
DA	development application
DCP	development control plan
DFP	DFP Planning Pty Limited
DPE	NSW Department of Planning and Environment
DVT	daily vehicle trip
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPI	environmental planning instrument
ESCP	erosion and sedimentation control plan
FSR	floor space ratio
GFA	gross floor area
JRPP	Joint Regional Planning Panel
LEP	local environmental plan
LGA	local government area
PA	planning agreement
OEH	NSW Office of Environment and Heritage
PAD	potential archaeological deposit
PVT	peak hour vehicle trip
REP	regional environmental plan
RL	reduced level
RMS	NSW Roads and Maritime Services
SC	Subdivision Certificate
SCI	site contamination investigation
SEE	Statement of Environmental Effects
SEPP	state environmental planning policy
vtph	vehicle trips per hour
WM Act	<i>Water Management Act 2000</i>
WSUD	water sensitive urban design

1 Introduction

1.1 Commission

DFP has been commissioned by MM Atelier Architects to prepare a Statement of Environmental Effects (SEE) for a proposed Entertainment Facility, Food and Drink Premises, Recreation Facilities (Indoor), Carpark and Signage development at 2 – 64 Steer Road, Gregory Hills (the Site).

This report is to accompany a development application (DA) to Camden Council (Council). The Site is located within the Turner Road precinct of Sydney Region Growth Centres and is zoned B5 Business Development (the B5 Zone).

The proposed development comprises the erection a building containing;

- Cinema complex with 9 screens;
- Three (3) drive-through takeaway food tenancies;
- Food court with 7 commercial tenancies and communal seating;
- Three (3) indoor recreation tenancies
- Multiple amenity rooms;
- Centre management offices;
- Two storey above ground car park comprising 298 parking spaces (including 8 disabled spaces);
- Business identification signage; and
- On Site Detention (OSD) and treatment of stormwater.

1.2 Purpose of this Statement

The purpose of this report is to provide Council and relevant NSW State Government Agencies with all relevant information necessary to assess the subject development proposal and to determine the DA in accordance with Section 80 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Environmental Planning and Assessment Regulation 2000* (the Regulation).

The proposed development is assessable pursuant to Part 4 of the EP&A Act.

1.3 Material Relied Upon

This SEE has been prepared by DFP based on information referred to herein and/or appended to this report and a Site inspection undertaken on 8/12/2017.

2 Background

2.1 Turner Road Precinct

The Turner Road Precinct was one of the first priority land release areas in the South West Growth Area and was released in December 2007. The release involved the rezoning of predominantly rural land to a mix of residential, industrial and commercial uses (see **Figure 1** Indicative Layout Plan (ILP)).

The precinct was designed to facilitate the development of:

- 4,020 new homes;
- 15,000 square metres of town centre land;
- 77 hectares of open space; and
- 96 hectares of employment land.

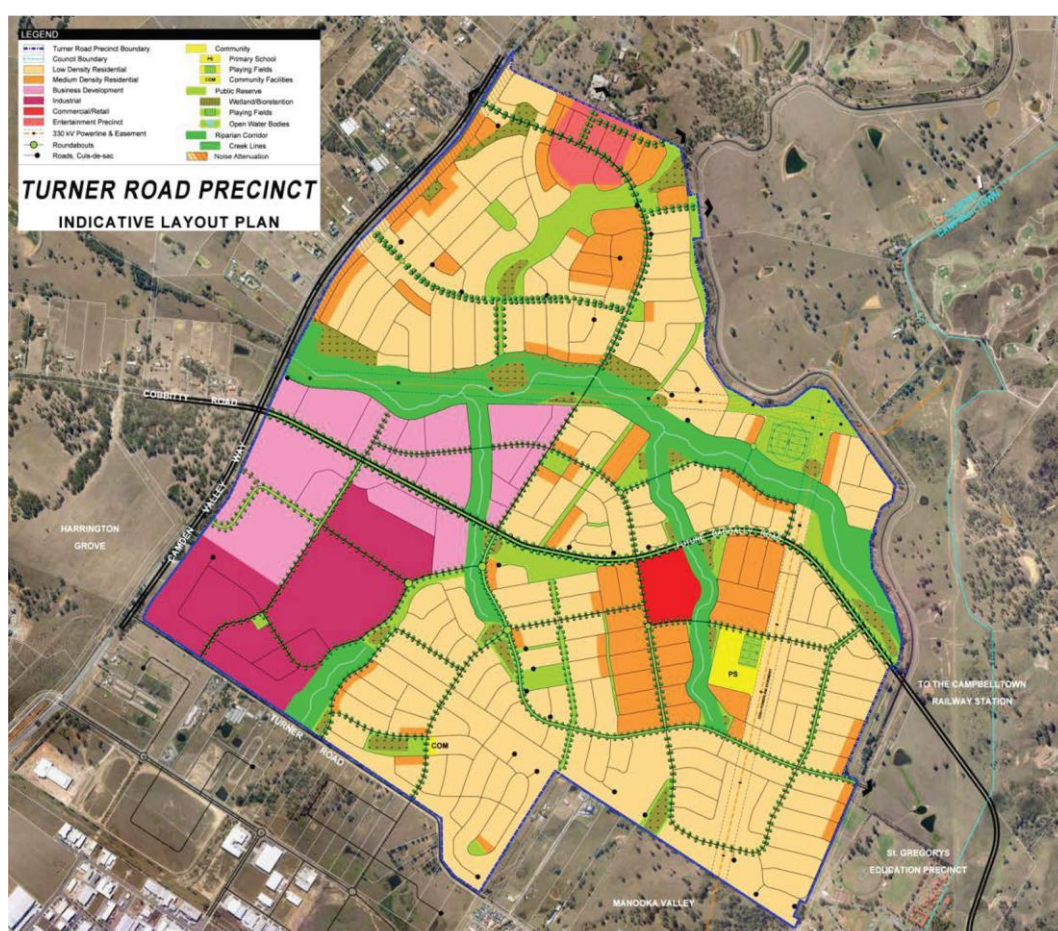


Figure 1 Turner Road Indicative Layout Plan

2.2 Central Hills Business Park

On 9 March 2010, DA 985/2009 was approved by Camden Council for a “Subdivision to create 59 industrial/business development lots, construction of roads, drainage, bulk earthworks, landscaping and display of 1 entry sign (Central Hills Business Park). This subdivision created Lot 601 in DP 1157674 (the subject Site) (See **Figure 2**).

2 Background



Figure 2 Marketing plan showing Central Hills Business Park as per DA 985/2009

2.3 Home Centre Gregory Hills

On the 18th of April 2013, DA 2012/752/1 was approved by the South West Joint Regional Planning Panel for the “Erection of a bulky goods centre containing 19 units, 665 space carpark, signage and associated site works” over three stages, on the subject Site (Lot 601 of Central Hills Business Park).

The bulky goods centre approved under DA 2012/752 is known as ‘Home Centre Gregory Hills’ and consists of approximately 30,000m² of gross floor area (GFA) within three buildings known as building A, Building B and Building C (**Figure 3**).

2 Background

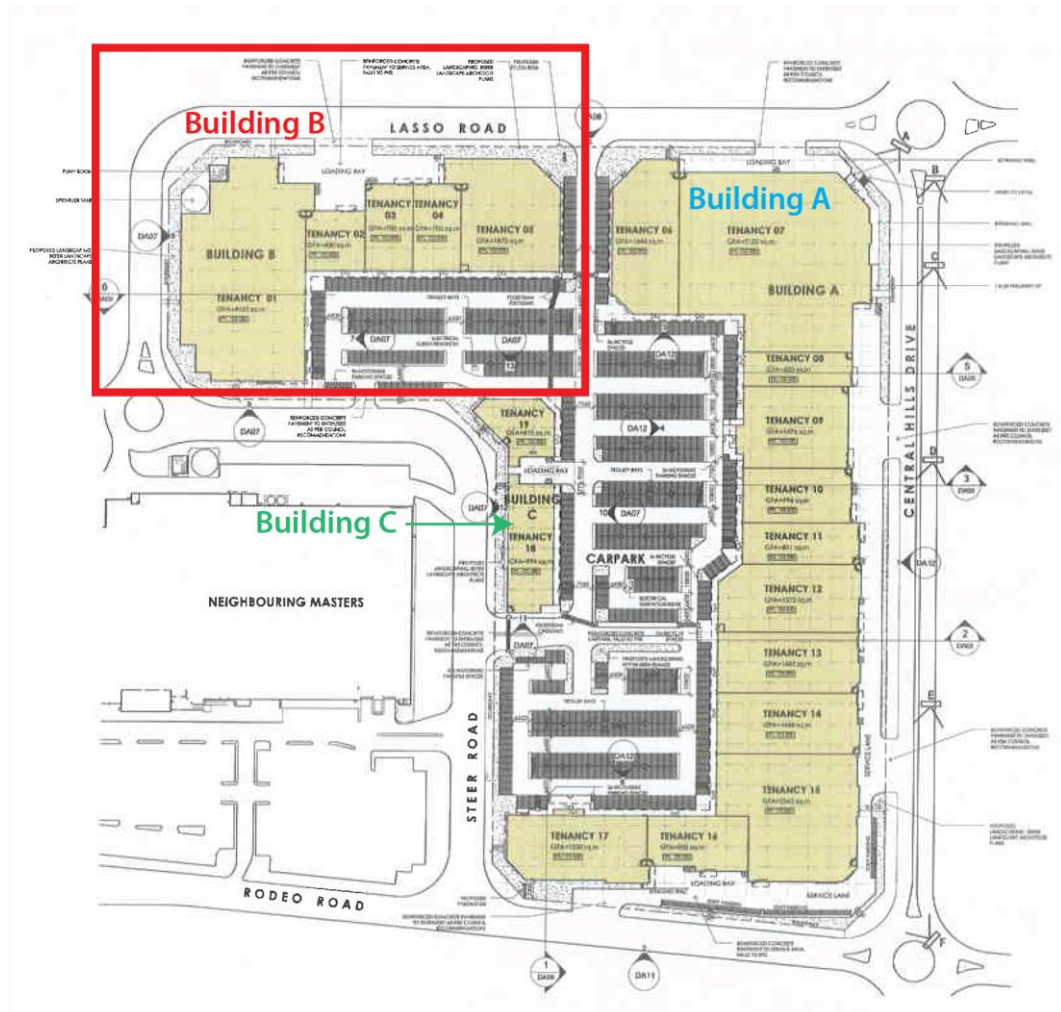


Figure 3 DA 752/2012 - Site Plan DWG DA01 By Leiffler Simes Architects – Altered to show location of previously approved 'Building B' and location of current proposal.

2 Background

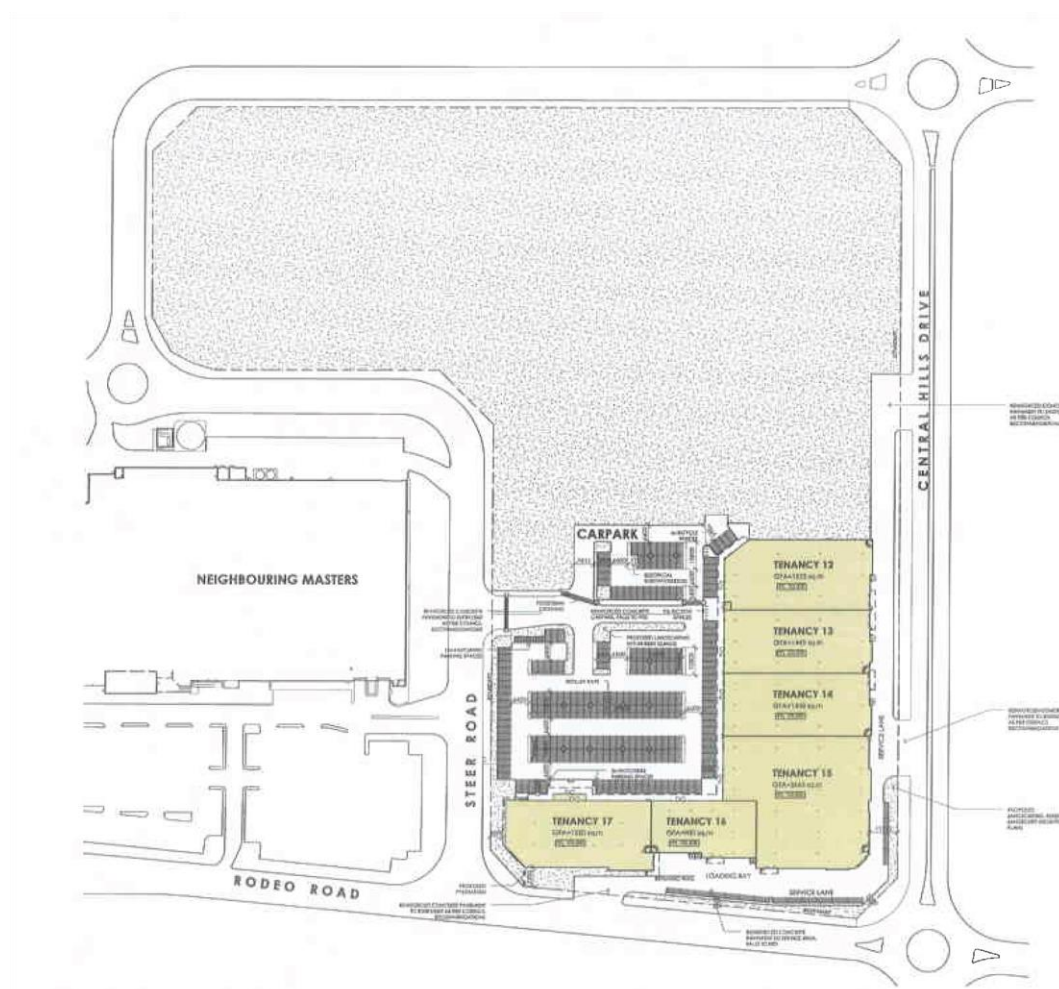


Figure 4 DA 752/2012 - Building A Stage 1 DWG DA09 By Leffler Simes Architects.

Bulk earthworks across the site were carried out under construction certificate 2012/752/1 and the southern portion of Building A (0) was constructed in 2014 under construction certificate 2012/752/2.

Building B had an approved GFA of 8,025m² and consisted of 5 bulky goods tenancies and approximately 177 car parking spaces. This proposal will replace this portion of the approved masterplan. The general building footprint and carpark location will remain largely unaltered but due to the degree of changes proposed to the approved Building B a new Development Application has been prepared.

Building C, the remainder of Building A and associated car parking will be subject to a separate application.

On 2 November 2017, DA 2017/1005/1 was approved for the "Erection of a 25-metre telecommunication monopole, including associated infrastructure". 0 shows the location of this monopole, which will be located on the eastern frontage of the Site along Central Hills Drive.

2 Background

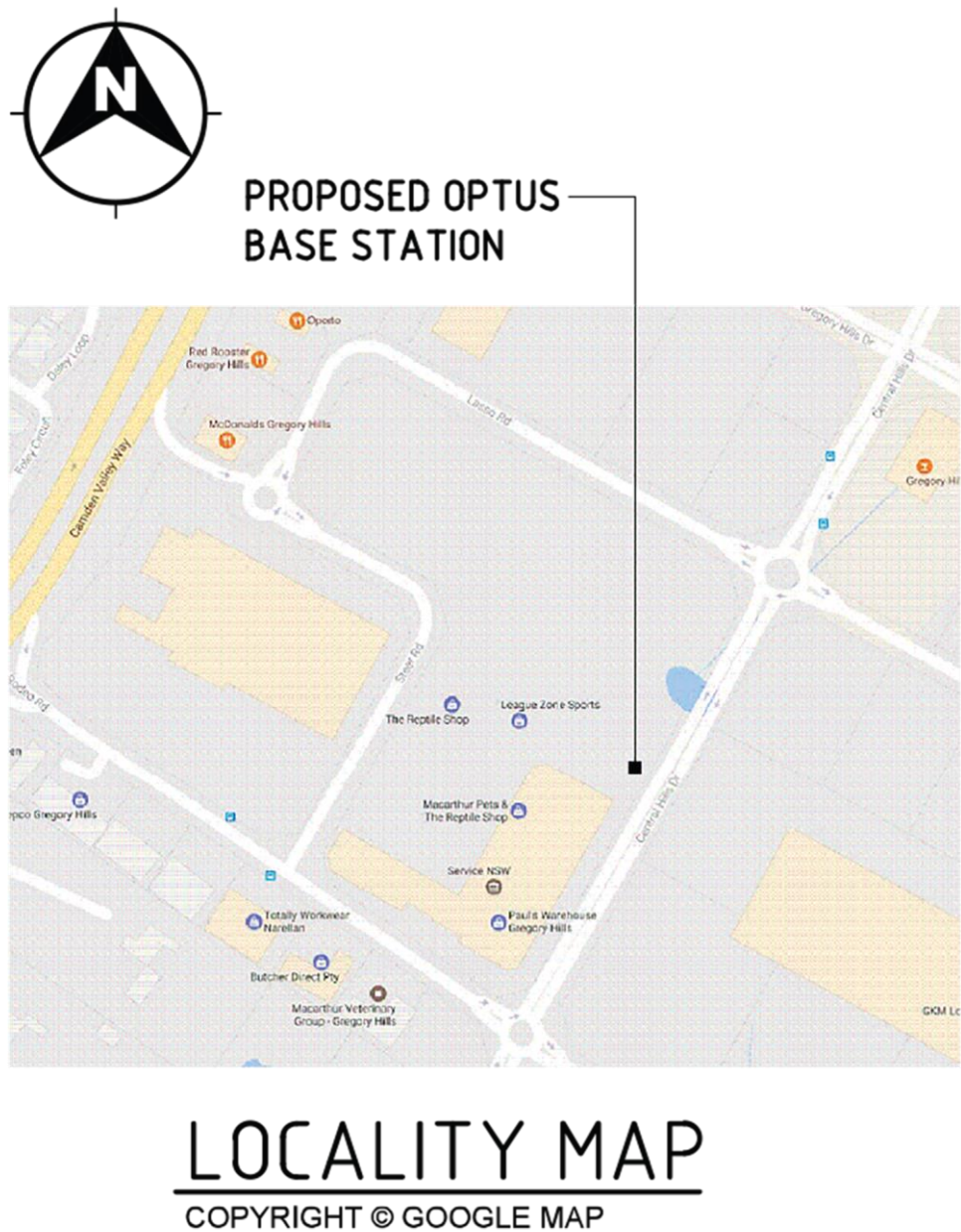


Figure 5 Extract from Neighbour Notification Plans prepared by Optus Mobiles Pty Ltd

3 Site Context

3.1 Location

The Site is located in the suburb of Gregory Hills, approximately 55km south west of the Sydney CBD and 10km north east of the regional centre of Campbelltown (see **Figure 6**).

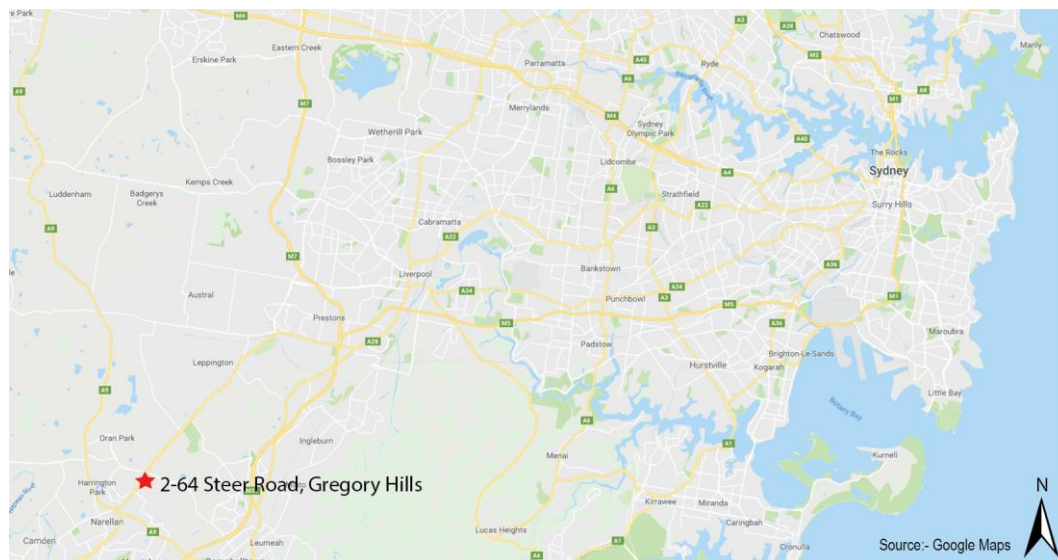


Figure 6 Site Location (draft image)

3.2 Site Description

The Site is known as 2 – 64 Steer Road, Gregory Hills, New South Wales, 2557 and is legally described as Lot 601 in Deposited Plan (DP) 1157674. The location of the proposed development is on the north-west portion of the Site (shown outlined in orange in **0** below). This part of the Site is currently vacant. A footpath has been constructed along the southern frontage to Lasso Road and street trees have been planted along all frontages. The Site has a 1% fall towards Lasso Road and Central Hills Drive. Other than the grass cover which has been laid on the site for sediment and erosion control since the completion of the bulk earthworks, there is no other vegetation on the Site.

A site survey has been provided as **Appendix 1**.

3 Site Context



Figure 7 Site Context. Source Nearmaps. Image taken 12/09/2017



Figure 8 Steer Road frontage looking south east

3 Site Context



Figure 9 Steer Road frontage looking north west



Figure 10 North western Lasso Road frontage looking north east

3 Site Context



Figure 11 North eastern Lasso Road frontage looking north west



Figure 12 Looking across the Site from north to south towards Stage 1 of prior DA consent

3 Site Context

3.3 Surrounding Development

Since its rezoning in 2007, the Turner Road Precinct has rapidly changed from a rural area (see **Figure 13**) into an urban area (**Figure 14**).



Figure 13 Surrounding Development 2007. Source Nearmaps. Image taken 08/01/2010



Figure 14 Surrounding Development 2017. Source Nearmaps. Image taken 12/09/2017

Along Camden Valley Way, on the north-western side of Lasso Road there are three large drive-through fast food tenancies (McDonalds, Oporto and Red Rooster). To the north is 'Rent a Space' self-storage units; to the south is 'The Home Centre' and to the south west is a large hardware supply store. To the east lies the residential area of Gregory Hills whilst to the

3 Site Context

west is the residential area of Harrington Grove and to the north west is the residential suburb and town centre of Oran Park.

3.4 Surrounding Road Network

Gregory Hills Drive is the main east-west sub arterial road through the precinct linking Camden Valley Way in the west to the suburb of Gregory Hills in the east. Ultimately the road will be extended east to connect to Badgally Road. Across the frontage of the site the road includes a landscaped divided carriageway which two travel lanes in each direction and a posted speed limit of 60km/hr. No on-street parking is permitted in the road. Major intersections including the intersection with Camden Valley Way and Central Hills Drive to the east are traffic signal controlled.

Rodeo Drive is a local street linking Camden Valley Way in the west with industrial developments in the east and also links to Gregory Hills Drive via Central Hills Drive and a signalised intersection. In the vicinity of the development Rodeo Drive includes two travel lanes in each direction and no on-street parking with a posted speed limit of 50km/hr.

Lasso Road is a local industrial street which a wide carriageway of some 14.0m to cater for the high proportion of large vehicles which would access adjacent commercial / industrial developments. The street includes a single travel lane in each direction and unrestricted parallel parking on either side of the street along with a posted speed limit of 50km/hr.

Steer Road is a local road linking Lasso Road in the north via a roundabout controlled intersection with Rodeo Drive in the south via priority controlled intersection. As with Lasso Road the street includes a wide carriageway of 14.0m kerb to kerb with a posted speed limit of 50km/hr. Unrestricted parallel parking is available along with a single travel lane in each direction.

4 Proposed Development

4.1 Summary and Development Statistics

The proposed development comprises the erection a building varying in height from approximately 13 metres to approximately 23 metres containing;

- Cinema complex with nine (9) screens;
- Three (3) drive-through takeaway food tenancies;
- Food court with seven (7) tenancies and communal seating;
- Three (3) indoor recreation tenancies;
- Multiple amenity rooms;
- Centre management offices;
- Two (2) storey above ground car park comprising 298 parking spaces (including eight (8) accessible spaces) and;
- Business identification signage.

The key development statistics of the development are detailed in **Table 1**.

Table 1 Development Statistics	
Site Area (total lot)	64,146m ² (6.4ha) – TBC survey
Site Area (proposed works)	17,000m ² (1.7ha) – TBC survey
Height (max)	22.5m (to parapet along Lasso Rd frontage)
Number of Buildings	1
Cinema Floor Space	4359m ²
Indoor Recreation	6040m ²
Commercial Floor Space	2072m ²
Leasable Floor Area (LFA)	12,471m ²
Car Parking Spaces	298 spaces (Including 8 accessible spaces)

The proposed operating hours of the development are 9am to 12am every day, with a 3am close 12 times a year for midnight screenings. The loading dock will operate outside of these hours, in particular for waste collection. Plans of the proposed developments prepared by MM Atelier Architects are included at Appendix 2 to this SEE.

The following subsections provide a more detailed description of the proposed development.

4.2 Demolition and Site Preparation

Limited site preparation is required as bulk earthworks were undertaken as part of the 2014 civil works. Limited excavation will be required associated with ground floor slab and footings (no basement is proposed) along with the excavation of the underground onsite detention tank measuring 45m x 12m x 2.4m see Waste Management Plan (WMP) (**Appendix 9**) and Stormwater Plans (**Appendix 3**) for further details.

Temporary construction fencing will be installed along the perimeter of the proposed work site with construction access proposed off Steer Road. This access point will contain a cattle grate and truck wash down facilities. See the erosion and sedimentation control plan (ESCP) at **Appendix 3**.

4 Proposed Development

4.3 Building Form

The proposed building varies in height from 13 metres to 23 metres and has a flat roof with a 2% fall and decorative parapets around the perimeter. The building will be constructed predominately of concrete panels and will utilise a mix of colours, glazing and articulation features including coloured steel framed feature blades.

The building comprises two levels plus biobox and mezzanine seating associated with the cinema and storage;

- The Ground level will consist of three (3) drive-through takeaway premises, a 7-tenancy food court, an indoor recreation tenancy and 185 car parking spaces;
- Level 1 will comprise two (2) indoor recreation tenancies, cinema tenancy and 113 car parking spaces.
- Level 2 - 3 will comprise the biobox (upper level) mezzanine seating within the cinema tenancy and the intermediate floor/ mezzanine underneath the biobox will be used for storage.

Table 2 Tenancy Schedule

Tenancy Number	Floor Area (m ²)	Comment
Ground Floor		
Tenancy 1	119 m ²	Only accessible from street
Tenancy 2	238 m ²	Drive through
Tenancy 3	294 m ²	Drive through
Tenancy 4	215 m ²	
Tenancy 5	219 m ²	
Tenancy 6	146 m ²	
Tenancy 7	146 m ²	
Tenancy 8	89 m ²	
Tenancy 9	506 m ²	
Tenancy 10	100 m ²	Drive through
Indoor Recreation 1	3,100 m ²	Including amenities
GROUND FLOOR TOTAL	5,172 m²	
First Floor		
Cinema	4359 m ²	
Indoor Recreation 2	1605 m ²	
Indoor Recreation 3	1335 m ²	
FIRST FLOOR TOTAL	7,299 m²	
Mezzanine		
Store Room (above kitchen)	162 m ²	

4 Proposed Development

Table 2 Tenancy Schedule

Store Room (above fire stair)	23 m ²	
Total	185m ²	

An assessment of the proposed building has been undertaken in accordance with the provisions of the Building Code of Australia (BCA) (**Appendix 10**) by GRS Building Reports which classifies the building as Class 6 (Retail), Class 7a (Carparking) and Class 9b (Cinemas and Entertainment).

The specific use of each tenancy will be subject to separate Development Applications (DA's).

4.4 Vehicular Access, Car Parking and Loading

The 2-storey car parking portion of the proposed development is facing the Steer Road frontage and is of an 'open air' design. Vehicular access to the proposed development will be via Steer Road to the south and Lasso Road to the north along with loading dock access via Lasso Road to the north east. Pedestrian access will be via Lasso Road to the west.

Three (3) takeaway food tenancies will be located on the ground floor, all with separate ingress and egress points along Steer Road and Lasso Road. All of the proposed driveway locations comply with the requirements of AS2890.1 in terms of width and placement. The location of the driveways in Steer Road will not impact on traffic operations in the street as passing of vehicles waiting to turn right is available within the existing carriageway.

The Traffic Impact Assessment (Appendix 6) recommends that a 'No Parking' zone be implemented along the eastern side of Lasso Road between the roundabout and the bend to ensure two lanes are available (for travel or passing) for southbound traffic.

2 – 64 Steer Road has been previously approved for 29,880m² of commercial development as discussed in **Section 2.3** along with provision of 665 parking spaces (1 space per 44.93m²). The current proposal is for a mix of uses with a total floor space of 12,471m² and 298 parking spaces (1 space per 41.8m²).

Positive Traffic has calculated the required parking rates based on floor space and usage and has determined that 333 parking spaces are required for the proposed development. The RMS 'Guide to Traffic Generating Developments' notes for shopping centres and the like that:

"When it can be demonstrated that the time of peak demand for parking associated with the proposed shopping centre and the adjacent land uses do not coincide, or where common usage reduced total demand, a lower level of parking provision may be acceptable".

Analysis of similar developments such as Warriewood Cinemas has shown an 18% reduction in trips by visitors utilising food and drink premises as well as cinemas. **Figure 15** illustrates that with linked trips, the required parking demand drops by 18% to 273 spaces. The proposal provides 298 parking spaces which more than adequately meets this requirement.

4 Proposed Development

Ground Floor	No. / Area (m ²)	Parking Rate	No. Spaces Req.
Tenancy 1	119	1 / 30m ²	3.9
Tenancy 2*	16 external / 12 internal	1 space per 3 seats (internal and external)	9.3
Tenancy 3*	44 external / 20 internal	1 space per 3 seats (internal and external)	21.3
Tenancy 4	215	1 / 30m ²	7.2
Tenancy 5	219	1 / 30m ²	7.3
Tenancy 6	146	1 / 30m ²	4.9
Tenancy 7	146	1 / 30m ²	4.9
Tenancy 8	89	1 / 30m ²	3.0
Tenancy 9	506	1 / 30m ²	16.9
Tenancy 10*	8 external / 8 internal	1 space per 3 seats (internal and external)	5.3
Indoor Recreation	3100		53.2
Sub Total			138
First Floor	No. / Area (m ²)	Parking Rate	No. Spaces Req.
Indoor Recreation 2	1605	---	27.6
Indoor Recreation 3	1335	---	22.9
Cinema	9 Screens	16 spaces / screen	144
Sub Total			195
Grant Total			333
18% Linked Trip Reduction			273 spaces

Figure 15 Parking Calculation - excerpt from Parking and Traffic Assessment

Service vehicle parking will include two (2) loading bays within the open-air north-south car park for light vehicles, a loading dock for an 8.8m Medium Rigid Vehicle and further loading dock with access from Lasso Road with provision for 1 x 12.5m loading bay and 1 x 6.4m loading bay.

The development includes 17 motorcycle spaces complying with the DCP requirement of 11 spaces and 30 bicycle spaces exceeding the DCP requirement of 17 spaces.

All elements of the proposed car parking areas design (parking space widths, lengths, aisle widths and ramp grades) have been reviewed for compliance against AS2890.1 and were found to be satisfactory.

4.5 Landscaping

Landscape plans have been prepared by Distinctive Living Design and are included at **Appendix 5**.

The proposed landscaping seeks to define the site entry points, assist in way finding and frame and filter views to the new building. The landscape design also seeks to promote safety and maximise natural surveillance within the site and to the public domain. The planting palette includes a mix of native and exotic species.

The proposed landscape works include:

- Turfed verge and footpath as per existing continued around perimeter of Site;
- Planting of shrubs along the edge of the public domain to create an amenable outdoor seating area for proposed ground floor tenancies; and
- Planting of new street trees.

4.6 Operational Waste Management

Two garbage rooms have been provided on the ground floor level of the development.

4 Proposed Development

Garbage room one (1) is 41m² and will hold 51 (240L) bins which will be collected from the adjoining loading dock. Garbage room two (2) is 37m² and will hold 40 (240L) bins to be collected from the adjoining loading bay.

Waste generation has been calculated in the Waste Management Plan (WMP) using generation rates detailed in Appendix 2 of the waste management form provided by Camden Council. Based on the proposed commercial (restaurant and indoor recreation) use and floor area, 86 x 240L bins are required, whilst 91 x 240L bins are proposed to be provided across the two (2) garbage rooms.

Garbage collection will be undertaken by private contractors with frequency of collections depending on requirements. This will be monitored by the building manager. Each tenancy will be assigned a garbage room in their lease conditions to avoid exceeding capacity in either garbage room. Garbage collection will occur outside of operating hours.

See the WMP prepared by MM Atelier Architects for further details (**Appendix 9**).

4.7 Stormwater Management

The proposed stormwater management strategy as detailed in the Stormwater Management Report prepared by Cardno (**Appendix 4**) has been designed in accordance with Central Hills Business Park stormwater management strategy and the Camden Council Engineering Design Specification and includes:

- On-site detention to control the quantity of post-development stormwater runoff;
- Stormwater treatment train to control the quality of the stormwater runoff; and
- Pit and pipe drainage network to convey runoff from 10% AEP storm event.

The stormwater runoff from the existing development on the southern section of Lot 601 (stage 1 of Building A) drains to the on-site detention tank located in the south eastern corner of the site before discharging into the existing stormwater drainage network in Rodeo Road.

Generally, the stormwater runoff from the proposed development site will be drained to the proposed OSD tank for stormwater treatment and to ensure the post-development stormwater peak flows do not exceed the pre-development peak flows. In order to provide a smooth interface between the proposed development and the existing levels in Lasso Road, the landscaping area will bypass the proposed OSD tank and sheet flow across the site boundary onto Lasso Road.

The modelling results presented in the Stormwater Report demonstrate the OSD tank will limit the post-development runoff to match existing peak flows for all storms up to and including 1% AEP event. The OSD storage volume requirement for the proposed development is 1120m³ which will limit the post development peak flows to pre-development conditions.

Gross pollutant trap and stormwater filter cartridges will provide sufficient pollutant removal to satisfy the water quality objectives.

4.8 Signage

Business identification signage (flush mounted wall signs) reading 'United Cinemas' is proposed on each façade along with a vertical projected wall mounted 'Cinemas' sign on the Steer Road frontage (0).

Whilst the proposed plans illustrate the location of signage zones along all elevations of the proposed development, these zones are indicative only and will be subject to separate DA's (ie. that signage does not form part of this application).

4 Proposed Development



Figure 16 Signage extract from photo montages.

5 Environmental Planning Assessment

This section provides an environmental assessment of the proposed development in respect of the relevant matters for consideration under Section 79C(1) of the Environmental Planning and Assessment Act, 1979 (EP&A Act).

The key environmental planning issues associated with the proposed development are:

- Compliance with relevant planning policies and controls
- Built Form and Streetscape
- Transport, Traffic and Parking
- Visual Impact
- Social Impacts
- Economic Impacts
- Crime Prevention
- Accessibility

An assessment of these issues is provided in the following subsections.

5.1 Planning Controls

The following subsections assess the proposal against the relevant provisions of applicable Environmental Planning Instruments (EPIs), Draft EPIs, Development Control Plans (DCPs), Planning Agreements and matters prescribed by the Regulation in accordance with Section 79C(1)(a) of the EP&A Act.

5.1.1 State Environmental Planning Policy (Sydney Region Growth Centres) 2006

The Site is located within the Turner Road Precinct of the South West Priority Growth Area and is subject to controls within Appendix 1 'Oran Park and Turner Road' of SEPP (SRGC) 2006.

Table 3 Assessment against Relevant Provisions of SEPP (SRGC) 2006

Provision	Assessment	Consistent
Clause 2.2 – Zoning <i>B5 Business Development</i>	The Site is zoned B5 Business Development 'Entertainment facilities', 'food and drink premises', 'recreation facilities (indoor)' and 'signage' are all permissible with consent.	Yes
Clause 4.1E – Shops Turner Road Precinct (1) <i>The total area used for shops on all land within Zone B5 Business Development in the Turner Road Precinct must not exceed 2,500m².</i> (2) <i>The total area used for shops in a particular development for that purpose on land within Zone B5 Business Development in the Turner Road Precinct must not exceed 500m².</i>	Shop is defined within the SEPP as; <i>shop means retail premises that sell groceries, personal care products, clothing, music, homewares, stationery, electrical goods or other items of general merchandise, and may include a neighbourhood shop, but does not include food and drink premises or restricted premises</i> No tenancies defined as 'shops' are proposed.	Yes
Clause 4.3 – Height of Buildings	The Site is not subject to a maximum building height.	NA
Clause 5.10 – Heritage conservation	The Site is not identified as an item of heritage significance nor is it within a heritage conservation area.	NA

5 Environmental Planning Assessment

5.1.2 State Environmental Planning Policy 64 (Advertising and Signage)

State Environmental Planning Policy No. 64 – Advertising Signage (SEPP 64) applies to the proposed signage and clause 8 of the SEPP requires:

- Consideration of the proposal's consistency with the objectives of SEPP under clause 3(1)(a); and
- An assessment of the proposal's satisfaction of the assessment criteria contained in Schedule 1 of the SEPP.

The proposal includes signage in the form of:

- United Cinemas logo and fabricated lettering (wall mounted);
- United Cinemas cantilever vertical projection sign (internally illuminated)

Pursuant to clause 4(1) of the SEPP, the proposed signs are deemed to be “*business identification signs*” as opposed to “*advertisements*” in that they simply identify the businesses but do not include the general advertising of products, goods or services.

Part 3 Advertisements of SEPP 64 does not apply to Business Identification Signage. A separate assessment for business identification signage proposed for the food and drink premises and restaurants will be provided as part of the DA's for the use and occupation of each tenancy.

An assessment of the proposed signage against Clause 3(1) and Schedule 1 of SEPP 64 is provided in **Table 4**.

Table 4 Assessment under SEPP No. 64 – Advertising and Signage

Provision	Assessment	Consistent
Clause 3 (1) – Aims, Objectives		
(a) to ensure that signage (including advertising): (i) is compatible with the desired amenity and visual character of any area, and (ii) provides effective communication in suitable locations, and (iii) is of high quality design and finish, and	<p>The character of the locality in the vicinity of the Site consists of a mixture of light industrial and business land uses with a multitude of signage.</p> <p>The proposed signs are of a scale which is considered suitable for the length and height of building and will not dominate the streetscape.</p> <p>The proposed signs are simple signs providing the name of the business and the business logo.</p> <p>The proposed signs will complement the remainder of the building and surrounding landscaping.</p>	Yes
Schedule 1 Criteria		
Character of the Area	<p>The character of the locality in the vicinity of the Site consists of a mixture of light industrial and business land uses with a multitude of signage.</p> <p>The proposed signage is of a scale which is considered suitable for the length and height of the building and will not dominate the streetscape.</p> <p>Accordingly, the proposed signage is considered to be consistent with the visual character of the area.</p>	Yes
Special Areas	N/A	
Views and Vistas	No views or vistas will be adversely affected by the proposed signage.	Yes
Streetscape, Setting or Landscape	The scale and proportions of the signs are considered acceptable having regard to their identification functions, the proposed building scale, the surrounding landform and landscape features. The proposed signs are of a scale which is considered suitable for the length and	Yes

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Table 4 Assessment under SEPP No. 64 – Advertising and Signage

Provision	Assessment	Consistent
	height of the building and will not dominate the streetscape.	
Site and Building	The extent of the signage is reasonable having regard to the scale, number and distribution on the Site.	Yes
Associated devices and logos with advertisements and advertising structures	No associated devices are proposed.	Yes
Illumination	The proposed signs will be internally illuminated however it is not considered that they will cause any unreasonable light spillage or glare.	Yes
Safety	The proposed signage is wall mounted and there will be no adverse public safety concerns for pedestrians, cyclists or motorists. In addition, the proposed signs will not obscure or interfere with road traffic signs and signals and/ or obscure sight lines.	Yes

Accordingly, the proposal is considered to be consistent with the objectives of the SEPP as it is compatible with the character of the locality, provides effective and appropriate communication entirely within the Site and will be of high design quality and finish.

5.1.3 State Environmental Planning Policy 55 – Remediation of Land

SEPP 55 relates to remediation of contaminated land and requires, amongst other things, investigations to be undertaken as part of the development assessment process, to determine whether the subject land is likely to be contaminated and if so, what remediation work is required.

In accordance with the SEPP, a phase 2 contamination assessment was carried out as part of DA 752/2012 which identified that no areas of environmental concern were present on the Site.

It is therefore considered that the Site is suitable for its intended uses.

5.1.4 State Environmental Planning Policy (Infrastructure) 2007

Schedule 3 of the SEPP lists the criteria for types of development that are classed as traffic generating development, this includes commercial premises with a floor area of 10,000m² or greater proposing an access to any road. Clause 104 of the SEPP requires DAs for such development to be referred to the Road and Maritime Service (RMS) for comment.

As the development proposes 12,512m² of leasable floor space the DA will need to be referred to the RMS in accordance with Clause 104.

DA 752/2012, a bulky goods centre approved on the Site was referred to the RMS who raised no issues with the proposed development. A Traffic and Parking Assessment Report has been prepared by Positive Traffic to assess the impacts of the proposed development (see **Section 4.4** and **Appendix 6**).

5.1.5 Sydney Regional Environmental Plan 20 – Hawkesbury - Nepean River

SREP 20 applies to all land within the Camden LGA and contains various provisions aimed at protecting the environment of the Hawkesbury-Nepean River system.

The proposed development is consistent with the aim of the SEPP (to protect the environment of the Hawkesbury-Nepean River system) and all of its planning controls. Water quality pollution control devices have been incorporated into the development in the way of gross pollutant trap and stormwater filter cartridges which will provide sufficient pollutant removal to satisfy the water quality objectives.

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There will be no significant or detrimental impacts upon the Hawkesbury-Nepean River system as a result of the proposed development.

5.1.6 Turner Road Precinct DCP 2016

The Site falls within the Turner Road Employment Area. **Table 5** provides a summary assessment of the proposed development against the relevant provisions of the Turner Road DCP 2016.

Table 5 Assessment against Relevant Provisions of Turner Road Precinct DCP 2016		
Provision	Assessment	Consistent
2.1 Indicative Layout Plan	The proposal is consistent with the Indicative Layout Plan (ILP) as shown in Figure 1 .	Yes
2.2 Vision and Development Objectives <i>To facilitate urban development that meets environmental sustainability objectives.</i> <i>Ensure development achieves a high standard of urban and architectural design quality.</i> <i>Maximise opportunities for local employment and business.</i>	<p>The development incorporates a range of water quantity and quality control measures to ensure it meets environmental sustainability objectives.</p> <p>The proposal incorporates architectural design elements including building articulation, activated street corners, a mix of materials and finishes, parapets and landscaping and street tree provision.</p> <p>The proposed development will provide 10 new commercial tenancies and 3 indoor recreation tenancies along with the cinemas to be operated by various retailers. The new tenancies will provide employment and business opportunities for the local community.</p>	Yes
2.5 Hierarchy of Centres and Employment Areas. <i>The following floor space restrictions apply: The maximum aggregate of retail premises is 2,500m² GLAR, excluding food and drink premises.</i>	<p>The entire Site falls within the 'Turner Road Employment Area'.</p> <p>Part of the Site falls within the 'Local Services Hub'</p> <p>The development proposed is for the construction of an entertainment centre with associated food and drink premises and indoor recreation uses.</p>	Yes
3.1 Street Network and Design	<p>The street network including street trees has been established in accordance with the ILP via previous development.</p> <p>A slight variation to the current street trees is proposed to accommodate the new driveway crossings as detailed within the Landscape Plans prepared by Distinctive Living Design (Appendix 5). Two (2) existing street trees will be removed and replaced with five (5) new street trees.</p>	Yes
6.2 Flooding and Water cycle Management	<p>The stormwater management strategy prepared for the Site by Cardno complies with the DCP's environmental stormwater objectives.</p> <p>See Section 4.7 and Appendix 4 for further details.</p>	Yes
6.3 Salinity and Soil Management	<p>Small pockets of the Site are identified as "approximate regions of moderate saline soils at depths of the order of 1m".</p> <p>Details of appropriate erosion and sedimentation control measures have been provided in the Erosion and Sediment Control Plan (Appendix 3).</p> <p>Additionally, the proposed development will be</p>	Yes

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Table 5 Assessment against Relevant Provisions of Turner Road Precinct DCP 2016

Provision	Assessment	Consistent
	constructed to be saline resistant in accordance with a salinity management plan associated with DA 752/2012 which has previously been deemed appropriate by Council.	
<p>6.4 Aboriginal and European Heritage</p> <p>Items of European heritage significance are shown at Figure 23. Prior to any development that affects these items, an assessment of heritage significance is to be undertaken which addresses the significance assessment criteria contained in the NSW Heritage Manual. An applicant is to demonstrate to Council how any proposed development responds to identified archaeological constraints. If any relics are to be retained in situ, an applicant is to outline all management measures to ensure ongoing protection of the relics.</p>	<p>The Site is located in the vicinity of the 'existing Badgally Road' which is identified in Figure 23 of the DCP as an item of European significance.</p> <p>Godden Mackay Logan prepared a Heritage Assessment of the Turner Road Precinct in 2007 which includes the following in relation to Badgally Road.</p> <p><i>"Badgally Road is a surviving remnant of the Badgally Estate. The road was first laid out around the time of the construction of the main house (c1870s) which later became part of St Gregory's College. The ILP proposes partial retention of the historic road alignment (proposed Kenny Creek Road). The remainder of Badgally Road would be removed beyond the intersection of Kenny Creek Road and the Smeaton Grange Link Road, with the exception of a section of the road serving the entrance to St Gregory's College (beyond the intersection of the South Spine Road and the Southern Boulevard."</i></p> <p>The Growth Centres Commission Precinct Planning Final Report prepared by JBA Urban Planning Consultants states:</p> <p><i>"the retention of the existing Badgally Road is not considered reasonable. The name of (the new) Badgally Road interprets its history and a plaque marking its historical alignment and role could be placed at an appropriate location. In addition, the small retained portion of the original alignment could become "Old Badgally Road"."</i></p> <p>After a telephone discussion with the Camden Council duty planner on the 4/10/17 it has been determined no further investigation is required.</p> <p>If any items are uncovered during construction the relevant authorities will be notified.</p>	Yes
6.6 Bushfire Hazard Management	The Site is not burdened with an APZ nor is it identified as bushfire prone.	Yes
6.7 Tree Retention and Biodiversity	A small portion in the south-east corner of the Site is identified as containing 'moderate significant vegetation'. This portion of the Site has been developed (with all vegetation removed) and is not impacted by this proposal.	Yes
6.8 Contamination Management	Douglas Partners carried out a contamination assessment of the Turner Road precinct on behalf of the Growth Centres Commission in 2007 and determined that the Site is not an area of environmental concern. A phase 2 environmental contamination assessment was lodged as part of the previous DA 752/2012 which determined the Site is not subject to contamination.	Yes
<p>6.10 Acoustics</p> <p><i>All industrial / commercial / employment development is to</i></p>	An acoustic report has been prepared by Acoustic Logic which concludes that the proposed development complies with Council's	Yes

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Table 5 Assessment against Relevant Provisions of Turner Road Precinct DCP 2016

Provision	Assessment	Consistent
<i>comply with the Council's Environmental Noise Policy.</i>	Environmental Noise Policy and NSW EPA Industrial Noise Policy (Appendix 8).	
8.2 Stormwater and Construction Management <i>A Stormwater Concept Plan is to be submitted with each building DA indicating how stormwater will be managed and disposed of.</i> All development shall be carried out in accordance with an approved Soil and Water Management Plan	A stormwater concept plan has been prepared by Cardno (Appendix 4) which details water quality and quantity control measures including the installation of an OSD tank and GPT see Section 4.8 for further details. An erosion and sediment control plan has been prepared by Cardno (see Appendix 3).	Yes
8.3 Waste Management	Storage areas for rubbish bins have been located away from the front of development within two dedicated waste rooms. A waste management plan has been prepared by MM Atelier Architects (see Appendix 9).	Yes
8.6 Safety and Surveillance <i>All developments are to incorporate the principles of Crime Prevention Through Environmental Design (CPTED).</i>	The development has incorporated the principles of Crime Prevention Through Environmental Design. The ground floor tenancies have large windows which look out on to the street. Blank walls or areas for concealment have been avoided. Lighting has been provided to ensure a high level of safety. See Section 5.2.9 for further details.	Yes
B3 Controls for the Turner Road Employment Area		
(1) <i>Development is to be undertaken generally in accordance with the preferred land use plan subject to consistency with the objectives and development controls set out in this DCP.</i>	The Site is within an area where the preferred land uses are "light industrial, recreation, function, education, trade, services and business premises". The use of entertainment facility with indoor recreation and food and drink premises is consistent with these preferred uses.	Yes
(5) <i>A total maximum of 2,500m² of GLAR of retail premises is to be provided in the Business Development Lands. Of this maximum, no more than 1,250m² is to be provided either to the north or south of Badgally Road.</i>	No retail use is currently proposed. Any use of the proposed tenancies for retail purposes will be subject to a separate application.	Yes
3.5 Site Planning <i>Development is to be consistent with the front setbacks shown at Figure 5 of the DCP - 5m to Lasso Road.</i> <i>Front setback areas are to be landscaped and not dominated by parking areas or loading facilities.</i> <i>Each development site in the employment area is to be designed to provide on-site stormwater detention designed to minimise the impacts of stormwater run-off on adjoining</i>	The proposal incorporates a 5m setback to Lasso Road as required. Parking is provided off Steer Road, away from the frontage of the building which is designed to address Lasso Road with Steer Road being the secondary frontage. Concept stormwater plans have been prepared by Cardno. Stormwater runoff from the proposed development will be drained to the proposed OSD tank. Post-development stormwater peak flows will not exceed the pre-	Yes Yes Yes

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Table 5 Assessment against Relevant Provisions of Turner Road Precinct DCP 2016

Provision	Assessment	Consistent
<i>riparian corridors and to demonstrate compliance with Table 10 of Part A of this DCP.</i>	development peak flows. For further details see Section 4.7 and Appendix 4 .	
<p>3.6 Building Design</p> <p>Facades (visible from the public domain) are to include high proportions of glazing and be articulated using architectural elements such as the use of projecting upper storeys over building entries, upper storey display windows and the like.</p> <p>Blank building facades facing the primary street frontage are not permitted.</p> <p>The use of metal cladding is discouraged on front elevations, unless it can be satisfactorily demonstrated that it forms part of an architectural design solution in association with masonry, glass and other high-quality materials.</p> <p>Within the Business Development Lands, building design (visible from the public domain) is to include:</p> <p>(a) effective sun-shading for west facing windows,</p> <p>(b) articulated roof forms,</p> <p>(c) emphasis of customer entries, and</p> <p>(d) the use of high quality materials and finishes.</p> <p>Rooftop structures (including plant rooms, air conditioning and ventilation systems), where visible from the public domain, are to be incorporated into the design of the building to create an integrated appearance.</p>	<p>The proposed façade includes a high proportion of aluminium framed shopfront glazing along the ground floor.</p> <p>The façade is broken up with the use of colour, precast concrete walls with recessed pattern and decorative panelling and coloured steel framed feature blades.</p> <p>The schedules of material and finishes included in the architectural drawings on sheet DA32 (see Appendix 2).</p> <p>The proposed façade is not blank to any frontages.</p> <p>Metal cladding is not proposed.</p> <p>The western portion of the building will include recessed windows which will provide shade to the tenancies.</p> <p>The roof form is articulated.</p> <p>Customer entries are emphasized.</p> <p>High quality materials and finishes are proposed.</p> <p>The roof structures visible from the public domain have been enclosed within a decorative façade of illuminated glass panels.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
<p>3.9 On Site Landscaping</p> <p>Front setbacks areas are to be landscaped. Where parking is forward of the building line, a minimum 2m wide landscape strip shall be provided along the frontage.</p> <p>Native plant species are to be utilised in all landscaped areas where possible. Low water usage plants are preferred.</p> <p>A concept landscape plan is to be submitted with a Development Application, where required.</p>	<p>A 2m wide landscape strip has been provided between the carpark entrance ramp and street frontage.</p> <p>A mix of native and exotic plants have been proposed.</p> <p>Landscape plans have been prepared by Distinctive Living Design and detail the landscape treatment of the building's perimeter (see Appendix 5).</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

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5.1.7 Camden Development Control Plan 2011

The Turner Road Precinct is subject to the provisions of the Camden Council Development Control Plan 2006 (revised in 2011) which supplement the TRDCP provisions.

Table 6 provides a summary assessment of the proposed development against the relevant provisions of the Camden DCP 2011.

Table 6 Assessment against Relevant Provisions of Camden DCP 2011		
Provision	Assessment	Consistent
B1.1 Erosion and Sedimentation <i>An Erosion and Sediment Control Plan must be lodged with every development application</i>	An erosion and sediment control plan has been prepared by Cardno (see Appendix 3).	Yes
B1.2 Earthworks	Earth works are proposed in relation to the slab and footings of the building and carpark along with excavation of the OSD tank. Further details will be provided at CC stage.	Yes
B1.6 Waste Minimisation and Management <i>B1.9.7 details specific requirements for commercial developments.</i>	A waste management plan has been prepared detailing how construction waste will be managed and kept to a minimum (see Appendix 9). Ongoing operational management of waste will involve either weekly or biweekly collection depending on demand, by a private contractor. Collection of rubbish will occur via the loading docks adjacent to the garbage rooms.	Yes
B1.16 Acoustic Amenity <i>Industrial and Commercial Development</i> <i>15. Noise from industrial and commercial development must be assessed in accordance with Council's Environmental Noise Policy to determine if an acoustic assessment is required. Any required acoustic assessment must be submitted with the development application.</i>	An acoustic report has been prepared by Acoustic Logic which concludes that the proposed development complies with Council's Environmental Noise Policy and NSW EPA Industrial Noise Policy (Appendix 8).	Yes
B2 Landscape Design	Landscape plans have been prepared by Distinctive Living Design and satisfy these provisions. Landscaped areas have been designed to require minimal maintenance by using robust landscape elements and using hardy plants with low fertilizer requirements. For further details see Appendix 5 .	Yes
B4 Advertising and Signage 1. The total combined display area of all signage on the land shall not exceed 20% of visible wall area. 2. The number of advertising signs permitted shall not exceed two per elevation that is visible from a public place. 3. With the exception of under awning signs, all signs shall be located wholly within the property boundaries. 4. All Illumination must comply with AS 1158 - Lighting for Roads	The total combined area of all signage is less than 20% of the visible wall area. Due to the scale of the development the total number of signs per elevation exceeds 2 but this deemed appropriate within the context of the development. Refer to Section 5.1.2 of this report for further discussion. All signs are within the property boundaries.	Yes No But justifiable in the circumstances Yes Yes

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Table 6 Assessment against Relevant Provisions of Camden DCP 2011

Provision	Assessment	Consistent
<p><i>and Public Spaces and AS 4282 - Control of the obtrusive effects of outdoor lighting.</i></p> <p><i>5. Window signs shall be affixed to the window and not exceed 20% of the visible wall area.</i></p> <p><i>6. A maximum of one pole or pylon sign per street frontage, not exceeding 6m above natural ground level is permitted.</i></p> <p><i>7. In "multiple unit developments":</i></p> <p><i>(a) Where a unit or tenancy is not visible from a public place, not more than one business identification sign per unit or tenancy shall be permitted; (b) Such signage shall only identify the business name and unit number, and any associated logos or graphics; (c) Signs shall not exceed 20% of the visible wall area of the primary elevation; (d) All signage visible from a public place shall be of a complimentary size, shape and style throughout the development; (e) Where multiple unit developments are to be advertised at the street frontage, this shall be done through the use of one pole or pylon sign (including a directory board) not exceeding 6m above ground level.</i></p>	<p>Internal illumination is proposed consistent with the commercial and industrial context of the area.</p> <p>Window signage of individual tenancies will be determined at a later stage.</p> <p>No pylon signs are proposed as part of this application.</p> <p>No individual tenancy business identification signs are proposed as part of this application.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
<p>B5 Access and Parking</p> <p>Entertainment Facility <i>Car parking will be determined on the characteristics of the facility. A submission based on parking arrangements for similar facilities may be required.</i></p> <p>Recreation facility (indoor or outdoor) <i>Other Recreation Uses Council may require a Car Parking and Traffic Impact Assessment Study for recreation uses other than those listed above.</i></p> <p>Take away food and drink premises. <i>Developments with no on-site seating: 12 spaces per 100m2 GFA. Developments with on-site seating: 12 spaces per 100m2 GFA or greater of 1 space per 5 seats (internal and external), or 1 space per 2 seats (internal). Developments with on-site seating and drive through facilities: The greater of: 1 space per 2 seats (internal), or 1 space per 3 seats (internal and external) plus queuing area for 5 to 12 cars.</i></p>	<p>The main use of the proposed development is as an entertainment facility and as such car parking requirements have been determined within the Access and Parking report prepared by Positive Traffic and attached as Appendix 6.</p> <p>298 parking spaces are proposed to be provided.</p> <p>17 motor bike spaces have been provided.</p> <p>30 bicycle places have been provided.</p> <p>Service Vehicle Parking Provisions:</p> <ul style="list-style-type: none"> • Two (2) light vehicle loading bays; • One loading bay for a 6.4m Small Rigid Vehicle; • One loading bay for an 8.8 Medium Rigid Vehicle; and • One loading bay for a 12.5m Heavy Rigid Vehicle. <p>The proposed development exceeds the DCP requirements in relation to motor cycle, bicycle and service vehicle parking requirements.</p>	<p>Yes</p>

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Table 6 Assessment against Relevant Provisions of Camden DCP 2011

Provision	Assessment	Consistent
<p><i>Parking for bicycles and motorcycles is required for developments with parking in excess of 25 car parking spaces. 1 bicycle and 1 motorcycle space is required for every 25 car parking spaces in excess of the first 25 car parking spaces.</i></p> <p><i>Service vehicle provisions. At Councils discretion</i></p>		
<p>D3.2.1 Function and Uses</p> <p><i>Development within business zones shall incorporate a range of local retail, commercial, entertainment, childcare, residential and community uses to serve the needs of the local community.</i></p>	<p>The proposal for an entertainment facility, recreation facility (indoor), food and drink premises, carparking and signage is consistent with this control.</p>	Yes
<p>D3.2.2 Layout/Design</p> <p><i>1. The layout and location of business zone uses must consider potential future noise and amenity conflicts for both the subject development and adjoining/nearby development.</i></p> <p><i>2. Where development fronts the street or any other public place (including car parking areas and pedestrian thoroughfares) the development must be designed so that it addresses the street or public place.</i></p> <p><i>3. New development must not detract from significant existing views and vistas</i></p>	<p>The proposed development has been designed to ensure there are no noise or amenity conflicts.</p> <p>The development has been designed to address all three street frontages.</p> <p>The development does not detract from any significant views or vistas.</p>	Yes
<p>D3.2.3 Built Form and Appearance</p>	<p>The proposed development is of a similar mass and scale when compared with surrounding developments to the south (Bunnings, Home world etc) creating a sense of consistency in the area in terms of appearance, type, bulk and scale, design and character.</p> <p>The proposed development features high quality architectural design and a built form that promotes a 'sense of place' and contemporary character.</p> <p>Site facilities such as loading, waste storage, servicing and other infrastructure have been designed to minimise the visual impact on the public domain and impacts on neighbours.</p>	Yes
<p>D3.2.4 Pedestrian Amenity</p> <p><i>1. Business development must be designed to facilitate high levels of pedestrian amenity and permeability, including access and facilities for cyclists.</i></p> <p><i>2. Development is to incorporate appropriate measures for convenient, weather sheltered</i></p>	<p>The proposed development has multiple pedestrian entry points off Lasso Road and Steer Road to ensure pedestrian permeability.</p> <p>5m landscaped setbacks have been proposed creating an attractive environment along the street frontages of the development.</p>	Yes

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Table 6 Assessment against Relevant Provisions of Camden DCP 2011

Provision	Assessment	Consistent
access for pedestrians, including access to other land. 3. Buildings should be designed to minimise overshadowing of pedestrian thoroughfares and footpaths wherever possible.	Due to the character of the area awnings over the footpath have not been proposed except along the internal access from the carpark.	
D3.2.5 Public Domain 1. Development must include a high-quality landscape design including a co-ordinated package of street furniture and lighting that enhances the character of the business zone. 2. The building and landscape design is to be complementary to ensure legible, safe, comfortable and easy access for pedestrian from the street frontages, within the business zone and to adjoining land, where appropriate. 3. Street tree and open space plantings are to provide generous shade for pedestrians. 4. All signage and advertising is to be designed in a coordinated manner.	Landscape plans have been prepared by Distinctive Living Design and detail the proposed treatment of the buildings setbacks (see Appendix 5). Outdoor seating has been provided along parts of the Steer Road and Lasso Road frontages. Pedestrian permeability has been improved with the provision of a new covered walkway through the site from Steer Road to Lasso Road. Street trees will be retained where possible and replaced where conflicts occur with driveway crossings. See Section 4.8 and Section 5.1.2 for further details on proposed signage.	Yes
D3.2.6 Parking and Access 1. The visibility of parking areas at street frontages shall be minimised through parking layout and design, building location and design and landscaping treatments. Bitumen and cars are not to be the dominant features of the landscape. 2. Parking areas shall be designed to enable legible, safe, comfortable and easy access for pedestrians from the street frontages, within the centre and to adjoining land, where appropriate 3. Car parking shall be provided in accordance with Chapter B5 of this DCP.	The car park is set back behind the main portion of the building. The car park has been designed to allow safe pedestrian movement. Parking is discussed above in response to Section B5 of the DCP. See also Section 4.4 and Appendix 6 .	Yes

5.2 Likely Impacts of the Development

The following subsections assess the likely impacts of the development in accordance with Section 79C(1)(b) of the EP&A Act.

5.2.1 Acoustic

The potential acoustic impacts have been assessed in a report prepared by Acoustic Logic Consultancy Pty Ltd which is submitted with this application. The report concludes:

“Noise emissions from the project site were found to fully comply with the requirements of the Environmental Noise Policy by Camden Council and NSW EPA Industrial Noise Policy”.

5.2.2 Water Quantity and Quality

Stormwater management plans have been prepared by Cardno which show that stormwater runoff from the proposed development site will be drained to the proposed OSD tank for

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stormwater treatment and will ensure the post-development stormwater peak flows do not exceed the pre-development peak flows. The report concludes:

"The proposed stormwater drainage strategy generally meets the requirements set out in the Camden Council Engineering Design Specification.

The proposed WSUD/OSD tank ensures post developed peak flows are no greater than the pre-developed peak flow for storm events up to and including the 1% AEP.

The gross pollutant trap and stormwater filter cartridges will provide sufficient pollutant removal to satisfy the water quality objectives."

5.2.3 Existing and/or Future Character

The proposed development is consistent with the industrial and large format retail character of the business development lands in the Turner Road Precinct.

5.2.4 Traffic and Parking

A comprehensive traffic impact assessment has been prepared by Positive Traffic. The report demonstrates that the proposed development satisfies all requirements for access, transport and traffic. The following extracts from the report are relevant.

Access

To service the take away developments proposed in Steer Road, a number of entry / exit driveways are proposed which results in a driveway provision in the order of 10 overall which is more than the three (3) originally approved.

All proposed driveways in all locations comply in terms of width and placement with the requirements of AS2890.1 and are considered satisfactory.

The location of the driveways in Steer Road will not impact on traffic operations in the street as passing of vehicles waiting to turn right is available within the existing carriageway.

Traffic

The potential net increase of 25 peak hour trips during the weekday PM peak would not impact on the surrounding road network to a point of detriment.

Parking

Overall, as the development provides 298 spaces with access to future parking areas forming part of the holistic development, the proposed parking provision is considered adequate to accommodate operational weekday demands. Further, the peak demands of recreational uses would not coincide with the peak demands of cinema uses freeing up parking provision for dual use during busier periods for each development type.

5.2.5 Waste Management

A waste management plan has been prepared which details collection of waste from the operation of the premises which will be by a private contractor, subject to arrangements made by centre management. Two (2) bin storage areas have been provided to the rear of the building and waste will be able to be collected on site from the loading/delivery bay.

5.2.6 Employment and Economic Impact

The development will provide employment opportunities for skilled and unskilled workers, particularly part time employment for youths at the various entertainment facilities, along with creation of temporary construction jobs.

The range of uses to be included in this development, are unlikely to impact on the viability of existing centres, particularly as no retail uses are proposed to be incorporated.

5.2.7 Infrastructure

The infrastructure required to support the proposed development is already in place.

The development will make a positive contribution to the streetscape by providing new built form on a vacant part of the site

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5.2.8 Crime and Safety

The proposed entertainment facility has been designed having regard to the principles of Crime Prevention Through Environmental Design (CPTED). The development Site is currently vacant and by activating the spaces around the proposed building, it is anticipated that there will be a positive impact.

The design maximises natural surveillance of both street frontages and pedestrian approaches to the proposed development. Adequate lighting of all common areas, car parks and both internal and outdoor pathways will be provided. The landscaping that is proposed provides an appropriate level of pedestrian amenity but does not provide offenders with a place to hide or entrap victims.

Management and maintenance of common areas and landscaping are important elements for the ongoing safety and security of a development. Ultimately this is a matter for Centre Management and will be covered in a management plan however a condition of consent is recommended that reinforces this responsibility in managing and maintaining the property.

Whilst a determined perpetrator could potentially circumvent these measures, CPTED attempts to minimise, not eliminate, the opportunity for crime by design that discourages anti-social and criminal behaviour. Accordingly, it is considered that the proposed development incorporating the above security measures will achieve an appropriate balance between accessibility and security consistent with the principles of CPTED.

5.3 Suitability of the Site for Development

The Site is suitable for the proposed development in accordance with Section 79C(1)(c) of the EP&A Act for the following reasons;

The development is consistent with the vision and objectives of the Business Development zone within the Turner Road Precinct and the Turner Road Employment Area in particular “to provide for a range of employment generating development with high employment levels”;

The development will provide recreation spaces for the burgeoning population of the local area.

The Site is not affected by environmental, bushfire, flood or heritage constraints. There are no immediate residential neighbours and the Site has good vehicular, pedestrian and bicycle access. The proposal is complementary to the neighbouring fast food restaurant businesses and bulky good premises.

5.4 Public Interest

In accordance with Section 79C(1)(e) of the EP&A Act, the proposed development is considered to be in the public interest as it will provide entertainment services in an appropriate location and is unlikely to have significant adverse environmental impacts.

6 Conclusion

The proposed Entertainment Facility, Food and Drink Premises, Recreation Facilities (Indoor), Carpark and Signage development at 2 – 64 Steer Road, Gregory Hills has been assessed in accordance with the requirements of the EP&A Act and other relevant legislation.

The proposed development is permissible with consent and the proposed uses and buildings have been designed having regard to the site's location and environmental constraints of the site. The proposed development will have minimal environmental impacts and is considered to be an appropriate response to the environmental capacity of the Site.

The proposed development is considered to be in the public interest as it provides for the orderly and economic use and development of the land by providing new buildings and uses on a vacant and underutilised part of the site, creating future employment opportunities.

Accordingly, the proposal is considered to satisfactorily respond to the opportunities and constraints of the site and the relevant legislation, is unlikely to result in adverse impacts in the locality and is worthy of Council approval.