

CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN 2015



REQUIREMENT		PLANNING COMMENT	COMPLIES
Volume 1 Development Controls for All Types of Development			
<p>The subject site is land contained within the development area identified in Figure 1 of Volume 2 – Part 5 of the Campbelltown (Sustainable City) Development Control Plan (CSCDCP). The UWS site specific DCP, however, does not apply to land currently zoned R3 Medium Density Residential under CLEP 2015 and therefore does not apply to this DA.</p> <p>The applicable DCP for the DA is therefore Volume 1 which relates to all types of development. Volume 1 includes 18 separate parts which have been addressed below.</p> <p>It should be noted that many parts of this DCP do not apply to the proposed development being for a 'community facility' and 'health services facility'. In some cases, however, the controls have been used as a guide and a merit assessment has been undertaken to ensure that the surrounding residential amenity is protected and/or enhanced.</p>			
Part 1 Preliminary			
Noted.			
Part 2 Requirements Applying to All Types of Development			
2.1 Application	Noted.		✓
2.2 Site Analysis	A Site Analysis Plan (plan ref. DA102) prepared by Peter Hunt Architect is provided with the architectural plans at Appendix A .		✓
2.3 Views and Vistas	The site is well separated from the freeway and any adjacent property. Additional screening is therefore considered unwarranted. The proposed development is also located below the adjacent road level and will not be highly visible from the surrounding residential areas.		✓

CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN 2015



	<p>The existing trees adjacent to Goldsmith Ave will be retained, and the riparian corridor along the southern boundary of the overall site (adjacent to the railway line) will be enhanced.</p> <p>While landscaping for the proposed developed is limited to the subject development area, it is considered that landscaping throughout the wider sports precinct will protect and enhance views and vistas to and from the open space areas.</p>	
<p>2.4 Sustainable Building Design</p>	<p><u>2.4.1 Rain Water Tanks</u></p> <p>a) In addition to satisfying BASIX, residential development is encouraged to provide a rain water tank for new buildings.</p> <p>b) A rain water tank shall be provided for all new buildings containing a roof area greater than 100sqm for all development not specified by BASIX. The rain water tank shall have a minimum capacity in accordance with Table 2.4.1.</p> <p>c) All rainwater tanks shall comply with AS3500 (as amended) – National Plumbing and Drainage Code Guidelines for Plumbing Associated with Rainwater Tanks in Urban Areas and Sydney Water’s Guideline for Rainwater Tanks on Residential Properties.</p> <p>d) The rainwater tank incorporated in new commercial and industrial development exceeding 5,000sqm shall be connected to the plumbing in the building to provide water for toilets.</p> <p>e) Where it is intended that the development be strata title subdivided, the tank shall be sited in a location to be common property.</p> <p>f) Above ground water tanks shall be located behind the primary or secondary building line.</p> <p><u>2.4.2 Solar Hot Water</u></p> <p>a) All new buildings are encouraged to provide a solar hot water system.</p> <p>b) Where the site is connected to the gas main, the solar hot water system is encouraged to be gas boosted.</p> <p><u>2.4.3 Natural Ventilation</u></p> <p>a) The design of new buildings shall be encouraged to maximise opportunities for cross flow ventilation, where practical, thus minimising the need for air conditioning.</p>	<p>An ESD Concept Design report prepared by Wood & Grieve Engineers is included at Appendix M. Appendix A of the ESD report includes possible initiatives to be considered by the client including measures to improve the ecological value of the site, rainwater reuse, solar use and landscape irrigation.</p> <p>A rain water tank will be provided for the development. Further details will be provided at the detailed design stage as part of the Construction Certificate documentation.</p> <p>Natural ventilation and the minimisation of light pollution has also been considered and integrated into the design of the proposed Sports and Health COE development.</p> <p>The adjoining sports fields will include new competition/training standard sports fields lighting poles. No light poles, however, are proposed as part of this DA.</p> <p>All external lighting provided as part of the CoE development will conform to the Australian Standards. The levels of</p>
		✓

CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN 2015



	<p><u>2.4.4 Light Pollution</u> a) Outdoor lighting shall be designed to minimise pollution from the unnecessary dispersion of light into the night sky and neighbouring properties</p> <p><u>2.4.5 BASIX</u> The Building Sustainability Index (BASIX) is an interactive, internet-based planning tool designed to assess the potential performance of residential development against a range of sustainability indices. The focus of BASIX is on the key indices of water and energy, and the related indices of landscape, stormwater and thermal comfort, reflecting the NSW Government's decision to establish water consumption and greenhouse gas emission reduction targets for all new dwellings built in NSW.</p>	<p>illumination will ensure that the lighting does not cause any spillage to neighbouring properties. The lighting will also be vandal proof, will be provided to increase security around the site and will be provided to ensure effective operation of the CCTV system.</p> <p>A BASIX certificate is not required for the proposed development.</p>	
2.5 Landscaping	<p>The proposed Sports and Health CoE development is located in an area shown as a 'Recreation Park'. It will facilitate active sport activities among other community uses and is consistent with the concept for the park in that it involves the construction of a new and larger sports centre.</p> <p>The proposed landscaping is contained to the development area only, with the landscaping along the pedestrian boulevard on the eastern side of the building and around the sports fields being subject to DA 1768/2015.</p> <p>High quality landscaping has been incorporated into the design of the proposed Sports and Health COE development, with canopy trees and feature trees proposed along the driveway, throughout the car park and at the front of the community and sporting facility.</p> <p>The proposed landscaping, including the feature trees along the northern façade of the building, complement and enhances the character of the development and creates a distinct yet unified setting.</p> <p>It is recognised that a lack of natural surveillance can quickly encourage anti-social behaviour and malicious damage to an area. Sightlines will therefore be kept free from obstructions. The landscape species selection will also ensure that opportunities for unrestricted public surveillance are available around the site. Planters and other perceived obstructions will not be located near main access points. Dense "bushy" plants will also not be provided where they will cause a visual obstruction or potential area of concealment.</p>		✓

CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN 2015



	<p>Pedestrian pathways are also provided throughout the sports precinct and their connections to the precinct-wide pedestrian network form part of the development application for the sports fields (DA 1768/2015). The location of these pathways is generally consistent with Council's preferred Pedestrian Network Plan. No cycleways have been identified in the DCP that would preclude the proposed development. The proposed development will also be within a 400-metre walk of a bus stop and is within 1 km of the Macarthur Railway Station.</p> <p>Further details regarding landscaping for the proposed development are provided within the Landscape Plans prepared by Umbaco Landscape Architects at Appendix B.</p>		
2.6 Weed Management	<p><i>a) A Weed Management Plan shall be submitted with any DA within land zoned for rural, environmental protection or waterways purposes that:</i></p> <p><i>i) is proposed on site of two (2) or more hectares in area; or</i></p> <p><i>ii) have a significant infestation of noxious or environmental weeds present</i></p> <p><i>iii) is within 100 metres of a watercourse;</i></p> <p><i>b) Despite Clause 2.6 a) above, a weed management plan shall be prepared and submitted as part of a DA where Council is of the opinion that such a plan is needed.</i></p>	<p>N/A</p> <p>Following construction of the proposed development, the subject 'development area' is unlikely to suffer significant infestation of weeds given that the majority of the 'development area' will contain the building, paved pedestrian areas and the sealed car park and driveway.</p>	N/A
2.7 Erosion and Sediment Control Plan	<p>An Erosion and Sediment Control Plan (CI-070-01 rev. B) is provided at Appendix A of the Stormwater Management Report at Appendix G.</p> <p>To minimise any risk of erosion and sedimentation to surrounding watercourses, control measures have been adopted, consisting of sedimentation fences, sedimentation basins, stormwater drainage inlet protection, overland flow diversion swales, dust control measures as well as shaker grids and wash downs for vehicles exiting the construction site.</p>		✓
2.8 Cut, Fill and Floor Levels	<p>The subject site is flood affected. Flood modelling indicates that during a 100-year flood event the maximum water level in the regional basins will be RL79.76m AHD and the PMF flood level will be RL81.19m AHD.</p> <p>The building will therefore be set at 500mm freeboard above the 100-year flood level (i.e. RL80.26m AHD). Up to 3.6 m of fill is required to accommodate the proposed FFL of the building. This is required to provide protection against flooding for the vast majority of flood events.</p>		✓

CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN 2015



	<p>The proposed floor level is below the PMF flood level. In the event of a PMF flood, the building will need to be repaired following the flood damage. For further detail refer to the Stormwater Management Plan contained at Appendix A of the Stormwater Management Report at Appendix G.</p> <p>The 'development area' will also require some cut/fill activities to accommodate the proposed car park and accessway. All site preparation works, however, will be subject to a separate application and are not included as part of this DA. It is recognised that as part of any approval to fill the site, an 88B restriction on title will be required regarding the fill. Demolition of the existing disused gym building will also be subject to a separate application.</p>	
2.9 Demolition	Not applicable to the proposed development. There are no demolition works proposed as part of this DA.	N/A
2.10.1 Water Cycle Management	A stormwater management plan, prepared by Wood & Grieve Engineers, has been provided as part of the Stormwater Management Report at Appendix G .	✓
2.10.2 Stormwater	<p>The proposed development will continue to direct stormwater flow to the western regional basin adjacent to the site. As such, the development will therefore have little to no impact on adjoining sites by way of overland flow of stormwater.</p> <p>In the occurrence of Probable Maximum Flood events, water will be able to flow over the weir allowing the eastern basin to fill more quickly, thus providing flood storage for the region at a faster rate. Stormwater will be conveyed across site through a conventional downpipe system to be discharged into the western regional basin.</p> <p>Further stormwater details are provided at Appendix G.</p>	✓
2.10.3 Stormwater Drainage	A stormwater management plan by Wood & Grieve Engineers has been provided as part of this development application at Appendix G .	✓
2.11.1 Aboriginal Heritage	An Aboriginal Archaeological Due Diligence Assessment by Austral Archaeology Pty Ltd is provided at Appendix P . The findings of this assessment concluded that there are no aboriginal heritage sites or items located within the subject development area. Austral Archaeology have identified the site as "disturbed land" according to the <i>Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW</i> . As such, the site is considered to have "very low archaeological potential and no further action is required in regard to the Aboriginal archaeological potential of the study area". For further details refer to Section 5.18 of the SEE.	✓
2.11.2 Heritage	Not applicable to the proposed development. The subject site does not contain any heritage item nor is it in the vicinity of a heritage conservation area.	N/A

CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN 2015

2.12 Retaining Walls	Not applicable to the proposed development. No cut/fill or retaining work is proposed as part of this DA.		N/A
2.13 Security	<p>The proposed development addresses the CPTED principles of surveillance, access control, territorial reinforcement and space management through its design and its implementation of crime minimising fixtures.</p> <p>The proposed CoE will implement active surveillance through the installation of a comprehensive CCTV system throughout the development allowing staff to monitor key areas during both operational and non-operational hours.</p> <p>Passive casual surveillance of the surrounding car parking, playing fields and other external areas will be achieved through glazed elements on both the ground and first floor.</p> <p>Landscaping integrated along the exterior of the facility will retain visual sightlines and minimise any potential concealment positions. This, together with the installation of bright lighting fixtures throughout the car park and at the entryway to the development will act to further minimise the occurrence of crime within the exterior and interior of the facility.</p> <p>Vehicular access to the facility will also be controlled through a Vehicle Plate Recognition system and a boom-gated exit, which will restrict vehicular entry to users of the facility. Turnstiles at reception and access-controlled doors to the program/recovery pool and indoor sports hall will manage the access of patrons to the facility.</p> <p>For further details refer to Section 5.10 of the Statement of Environmental Effects (SEE).</p>		✓
2.14.1 Contaminated Land	<p><i>a) The requirements of Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (EPA, DUAP, 1998) shall be satisfied on sites known to have, or may give Council reason to suspect, a potential for previous contamination.</i></p> <p><i>b) An initial investigation regarding the possible or actual contamination of a site shall be carried out by a suitably qualified person.</i></p> <p><i>c) Where a site is identified by Council, Office of Environment and Heritage and/or by the initial investigation as being, or having the potential to be contaminated, a Contamination Management Plan shall be submitted with the development application.</i></p>	<p>The proposed development complies with the requirements of SEPP 55 as demonstrated in Section 4.4 of the SEE.</p> <p>A Preliminary Site Investigation (PSI) for the subject site has been prepared by Douglas Partners and is included at Appendix F.</p> <p>The PSI concludes that the potential for contamination on the subject site is low. Therefore, a Contamination Management Plan (CMP) is not required for the proposed</p>	✓

CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN 2015

		<p>development. In the event that unexpected soil contamination is uncovered, an Unexpected Finds Protocol will be implemented.</p> <p>For further details also refer to Section 5.19 of the SEE.</p>	
2.14.2 Salinity	<p>a) Any development:</p> <ul style="list-style-type: none"> i) within 50 metres of the top of the bank of a watercourse; ii) located in an area that has bare soil patches or salt scalds; iii) occupied by soils that appear 'puffy' when dry, or greasy when wet; iv) located in an area that is occupied by salt tolerant plant species; v) located in an area that has white staining on nearby house foundations or walls; or vi) located on soils that are derived from Wianamatta Shale; shall be designed in accordance with Section 5.8 Council's Engineering Design Guide for Development available from Council's website at www.campbelltown.nsw.gov.au. <p>b) A detailed Salinity Analysis and Remedial Action Plan shall be prepared and submitted with the development application if:</p> <ul style="list-style-type: none"> i) the site has been identified as being subject to a salinity hazard; or ii) an investigation reveals that the land is saline. 	<p>A Report on Salinity Assessment and Management Plan prepared by Douglas Partners is included at Appendix H.</p> <p>The findings from the field investigations indicate that the on-site soils are classified as non-saline to moderately saline. The report includes management strategies to mitigate and manage the levels of salinity, aggressivity and sodicity identified at the site. It is recommended that these measures be adopted prior/during the construction phase of the development.</p>	✓
2.14.3 Bushfire	<p>a) Development shall be designed and located so as to minimise the risk of loss of life or property from bushfire.</p> <p>b) Development on bush fire prone land (as detailed on the Campbelltown Bush Fire Prone Lands Map) shall comply with the requirements of Planning for Bushfire Protection, (NSW Rural Fire Service) as amended.</p> <p>c) Development applications relating to land identified on the Bushfire Prone Land Map shall be accompanied by a Bushfire Hazard Assessment Report prepared by a suitably qualified person.</p> <p>d) All 'Asset Protection Zones' shall be provided within the boundary of the subject land. National Parks, Crown Reserves, water catchments, easements, Council managed reserves, riparian corridors other private</p>	<p>The proposed development is located on Bushfire Prone Land, namely Category 2 Bushfire Hazard Vegetation.</p> <p>A Bushfire Hazard Assessment Report, prepared by The Fire Consultants (TFC), is at Appendix O. However, the nearest vegetation classified as a bush fire hazard (scrub) is found 65m to the north-east, demonstrating that there is adequate separation between the proposed development to fire prone vegetation.</p>	✓

CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN 2015

	<p><i>land shall not be considered as part of asset protection zones unless approved by the NSW Rural Fire Service.</i></p> <p><i>e) Adequate water reserves for firefighting shall be available and accessible on site as specified in Planning for Bushfire Protection, as amended. Hazard reduction (burning or mechanical) proposals shall be in accordance with the Campbelltown Bush Fire Risk Management Plan and the Bush Fire Environmental Assessment Code. Landowners wishing to undertake hazard reduction shall contact the NSW Rural Fire Service (NSWRFS) for any requirements. Applications to undertake hazard reduction will be assessed by the NSWRFS under the Bushfire Environmental Assessment Code. Guidelines for hazard reduction include:</i></p> <p><i>i) as far as possible, the frequency, time of year and intensity of any hazard reduction burning in native vegetation is to approximate the natural regime; and</i></p> <p><i>ii) periodic weed monitoring and control shall be undertaken after bushfires and hazard reduction burning, and appropriate action taken as necessary.</i></p> <p><i>f) Any development proposing the removal of native vegetation for APZ purposes shall investigate the environmental impact of the removal of that vegetation.</i></p>	<p>There will be no change to the current APZ. The current inner APZ from the proposed Sports and Health Centre are not applicable as the nearest Classified Bushfire Hazard Vegetation is 30+m from the proposed development. The proposed oval and netball courts are considered as maintained land and therefore will not pose a threat to the proposal in terms of a bushfire hazard.</p>	
2.14.4 Subsidence	Not applicable to the proposed development.		N/A
2.14.5 Public Health	<p><i>a) Cooling towers shall be located in accordance with the requirements of the following standards:</i></p> <p><i>i) Australian Standard No. AS/ NZS 3666 Part 1, Air-Handling and Water Systems of Buildings Microbial Control Installation and Commissioning (as amended).</i></p> <p><i>ii) Australian Standard No. AS/ NZS 3666 Part 2, Air-Handling and Water Systems of Buildings Microbial Control Operation and maintenance (as amended).</i></p> <p><i>iii) Australian Standard No. AS/ NZS 3666 Part 3, Air-Handling and Water Systems of Buildings Microbial Control Performance based maintenance of cooling water systems (as amended).</i></p>	Noted.	✓

CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN 2015

2.15.1 Waste Management Plan	Noted. A Waste Management Plan has been provided at Appendix K . For further details also refer to Section 5.11 of the SEE. All waste will be collected by a private contractor.		✓
2.15.2 Waste Management During Demolition and Construction	There are no demolition works proposed as part of this DA. Waste generated during the construction phase of the development will be either recycled on-site or disposed of by the Campbelltown Suez Waste Transfer Station or a licensed skip bin provider.		✓
2.15.3 On-going Waste Management	<i>a) Provision shall be made for all waste and recycling storage containers to be located behind the primary and secondary building line and out of public view.</i>	A secure open-air bin enclosure is proposed on the northern side of the car park adjacent to the roundabout. The bin enclosure will have capacity to store 8 x 240L general/green waste and medical waste bins, and 2 skip bins. The enclosure will be fitted with a hot/cold hose and waste floor trap for cleaning purposes. The proposed bin enclosure will be fitted with wide gates to enable easy access to the bins/skips. The security gates, together with appropriate lighting and CCTV around the CoE building, will help to deter illegal dumping in this area. Appropriate signage could also be installed to deter rubbish and bulky waste from being left in this area. All bin collection activities will be undertaken out-of-hours by a private waste operator using a front lift bin collection vehicle. For further details, refer to section 5.11 of the SEE.	✓
	<i>b) Any room(s) for storing garbage and recycling shall be located in a position that is convenient for occupants and waste collection staff. Collection rooms shall complement the development and not be visibly obtrusive when viewed from any public place.</i>		
	<i>c) A refuse collection point shall be nominated demonstrating that waste loading operations can occur on a level surface not adjacent to steep gradients, vehicle ramps and pedestrian access points.</i>		
	<i>d) The path for wheeling bins between waste storage area(s) and the collection vehicle shall be free of steps or kerbs and have a maximum gradient of 1V:8H.</i>		
	<i>e) The maximum travel distance between any storage area/point and the collection point for all bins shall be 25 metres.</i>		
	<i>f) Where it is intended that collection vehicles are to drive into a private property to collect waste and recycling, the development shall be designed to provide for: i) the safe and efficient service of the development with minimal need to reverse; ii) vehicles to enter and exit in a forward direction; iii) adequate clearance to accommodate the waste collection vehicle dimensions detailed in Table 2.15.2. iv) where collection vehicles are required to enter the property, the pavement shall be constructed in such a manner that will not be damaged by a collection vehicle carrying the maximum legal weight.</i>		
2.16.1 Water	<i>a) Where connection to the reticulated water supply system is not available, development shall be provided with:</i>	Connection to the existing water supply is available. A copy of Sydney Water's notice of	✓

CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN 2015



	<p>i) Sufficient water storage to cater for all relevant activities of the proposed use of the development;</p> <p>ii) Sufficient storage for firefighting purposes in accordance with Planning for Bushfire Protection 2006, NSW Rural Fire Service.</p>	Requirements will be obtained prior to development occurring. A Section 73 Certificate will be obtained prior to Occupation of the development.	
2.16.2 Electricity	<p>a) Details of the proposed method of power supply shall be provided as part of the development application for any development involving the construction of a building within rural and environmental protection zones.</p> <p>b) Any structure associated with the provision of electricity shall not result in any adverse impacts on the natural environment and/or adjoining properties.</p>	Electrical services are available to the proposed development. Appropriate arrangements will be made with an electricity service provider prior to development occurring.	✓
2.16.3 On-Site Wastewater	Not applicable to the proposed development. The proposed development will be connected to Sydney Water's sewer system. A copy of Sydney Water's notice of Requirements will be obtained prior to development occurring. A Section 73 Certificate will be obtained prior to Occupation of the development.		N/A
2.17 Work On, Over or Near Public Land	<u>2.17.1 Approval Required Prior to Working On or Over Public Land</u>	<p>A new entry/exit driveway will be provided immediately to the west of the existing driveway crossing. Details of the new access driveway are provided on the architectural plans, noting that the required regrading/site preparation works will be subject to a separate application.</p> <p>The existing redundant crossing on Goldsmith Avenue will be replaced with kerb and gutter, and the footway area will be restored.</p> <p>The new driveway has been designed to accommodate medium rigid vehicles (MRV's), including garbage trucks and buses</p> <p>A separate driveway crossing application will be required for this driveway and should be addressed as a condition of any consent.</p>	✓

CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN 2015



	<u>2.17.2 Working Near Public Land</u>	Hoarding and/or protective barriers shall be erected between the work site and any public place. All hoarding/barriers will be provided in accordance with Council's standard requirements.	✓
	<u>2.17.3 Excavation Work Near State Roads</u>	Not applicable to the proposed development.	N/A
2.18 Work on Land Adjacent to the Upper Canal Corridor	Not applicable to the proposed development.		N/A
2.19 Development Near or on Electricity Easements	Not applicable to the proposed development. The subject site is not located on or adjacent to any electricity easements.		N/A
2.20 Development on land Adjacent to or Affected by Gas Easement	Not applicable to the proposed development. The subject site is not adjacent to or affected by any gas easements.		N/A
Part 3 Low and Medium Density Residential Development and Ancillary Residential Structures – Part 5 Residential Flat Buildings and Mixed-Use Development			
Not applicable to the proposed development.			
Note: Although the site is zoned for residential purposes, the proposed DA is not for low or medium density residential development. It is therefore not considered appropriate to consider the proposal against the provision of Part 3 of the DCP which specifically relates to residential forms of development.			
Part 6 Commercial Development			
Note: The following controls under Part 6 of the DCP <u>do not</u> apply to the proposed development. A merit assessment, however, has been undertaken as a guide and to ensure that the surrounding residential amenity is protected and/or enhanced.			
6.1 Application	Noted.		✓
6.2 Desired Future Character of Areas Zones B1 & B2 – 6.3 Desired Future Character for Areas Zoned B5	Not applicable to the proposed development. The subject site is not located in a B1, B2 or B5 zone.		N/A

CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN 2015



<p>6.4.1 Building Form and Character</p>	<p><i>a) All building facades, including rear and side elevations visible from a public place or adjacent to residential areas, shall be architecturally treated to enhance the quality of the streetscape.</i></p> <p><i>b) Large buildings shall incorporate the following elements to assist in achieving a high quality architectural outcome:</i></p> <p><i>i) the provision of vertical and/or horizontal offsets in the wall surfaces at regular intervals, including columns, projections, and recesses; variation to the height of the building so that the building appears to be divided into distinct massing elements; ii) articulation of the different parts of a building's facade by use of colour, arrangement of facade elements, or by varying the types of materials used; and</i></p> <p><i>iii) maximising the interior and exterior interactions at the ground level.</i></p> <p><i>c) The main entry to the building shall be easily identifiable from the street and directly accessible through the front of the building.</i></p> <p><i>d) Large expansive blank walls on ground floor levels or side and rear boundaries shall not be permitted unless abutting a building on an adjoining allotment.</i></p> <p><i>e) Roof mounted plant rooms, air conditioning units and other services and equipment shall be effectively screened from view using integrated roof structures and architectural elements.</i></p> <p><i>f) Solid opaque roller doors/shutters over windows and entry doors shall not be permitted on any building that has frontages to a street or a public place.</i></p> <p><i>g) Buildings shall not incorporate highly reflective glass.</i></p> <p><i>h) A schedule of proposed colours, materials and finishes shall accompany all development applications for new buildings.</i></p> <p><i>i) Development on corner sites shall incorporate splays, curves, building entries and other architectural elements to reinforce the corner as a land mark feature of the street.</i></p> <p><i>j) Except in the case of an outdoor cafe, the design of the development shall not provide for outdoor display and/or storage.</i></p> <p><i>k) Commercial development shall be designed to address both primary and secondary street setbacks.</i></p> <p><i>l) Infill development shall respect and maintain consistency with the established setbacks of existing shopfronts.</i></p>	<p>An assessment of the building's design and aesthetics is provided at Section 5.1 of the SEE. The architectural plans are included at Appendix A.</p> <p>Various colours and materials, as well as vertical and horizontal features, have been integrated into the design of the proposed development.</p> <p>Appropriate, robust and low maintenance building finishes are proposed. Materials to be used include brickwork, precast concrete panels, painted surfaces, colorbond and glazed windows. These materials will not be highly reflective.</p> <p>The photomontages accompanying the DA plans provide further details of the colours and range of materials to be used.</p> <p>The building provides a well-defined entry and adopts a contemporary appearance with the front façade providing an interesting and articulated presentation.</p> <p>As the building will be highly visible from within the sports precinct, all four building elevations have been appropriately treated to eliminate any large expansive blank walls.</p>	<p>✓</p>
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CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN 2015



6.4.1.1 Commercial Development Floor Area	Not applicable to the proposed development.		N/A
6.4.1.2 Building Setbacks	<p><i>a) All commercial development outside areas zoned B₃ and B₄ shall be setback from property boundaries in accordance with this section.</i></p> <p><i>b) Development shall be setback a minimum of:</i></p> <p><i>i) 30 metres to the main southern railway corridor,</i></p> <p><i>... iv) 10 metres from any other primary street frontage. Exclusive of any required road widening.</i></p>	<p>Not applicable to the proposed development.</p> <p>However, it is noted that the proposed development provides a 91.5 m setback to the railway corridor and a 79 m setback to Goldsmith Avenue.</p>	✓
6.4.1.3 Fencing	Not applicable to the proposed development. No fencing is proposed as part of the development.		N/A
6.4.2.1 Car Parking and Access: General Requirements	<p>Details relating to traffic, parking and access are provided under Sections 5.5 – 5.8 of the SEE. A Traffic Impact Assessment prepared by PTC is also included at Appendix I</p> <p>A combined entry/exit two-way driveway will be provided from Goldsmith Avenue to provided access in/out of the site. One-hundred-and-twenty (120) hard paved parking spaces will be provided for the proposed development. All parking will be provided in accordance with the Australian Standards. On-site manoeuvring has been designed to ensure that all vehicles can enter and exit the site in a forward direction at all times.</p> <p>The new access driveway and ramp grades, however, have been designed to comply with the Australian Standards. Further details are available in the supporting Traffic Impact Assessment at Appendix I.</p> <p>A designated bus parking/queuing and drop-off zone is proposed on site. A 'kiss and drop' zone is also located immediately at the front of the building. Various paving colours/materials will be used to distinguish the traffic lane from the bus bay, drop-off zones, etc.</p>		✓

CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN 2015

6.4.2.2 Loading and Unloading	The car park includes a 'clear zone' (between car spaces 9 and 10) to cater for delivery vehicles. Delivery vehicles will either park in this area or reverse up to the area adjacent to the pool filtration plant and equipment room. This will allow goods and equipment to be safely transferred into the building.		✓										
6.4.2.3 Access for People with Disabilities	Group DLA have prepared a BCA and Disabled Access Capability Statement which is included at Appendix L . The statement indicates that compliance with the BCA and the Access to Premises Code for these specific works will be able to be achieved by a combination of compliance with the deemed-to-satisfy (DTS) provisions and may include the documentation of alternative solutions. Four (4) accessible car parking bays have been provided at the car park entry allowing for ease of access.		✓										
6.4.2.4 Shopping Trolleys	Not applicable to the proposed development.		N/A										
Table 6.4.2.1 Car Parking Rates	<div>Health Services Facility<table><tr><td>• Health Consulting Room</td><td>1 space for every 35m² of the GFA</td></tr><tr><td>• Medical Centre</td><td>1 space for every 35m² of the GFA</td></tr><tr><td>• Other health services e.g. community health services facilities</td><td>On merits, consideration will be given to scale and location of the proposed facility</td></tr></table></div> <div>Recreation Facilities<table><tr><td>• Recreation facility Indoor – (A squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation.</td><td>3 spaces per court/alley (where relevant); or 1 space per 25m² GFA</td></tr><tr><td>• Recreation Facility Outdoor – A golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range,</td><td>3 spaces per court/alley (where relevant); or 1 space per 50m² of site area</td></tr></table></div>	• Health Consulting Room	1 space for every 35m ² of the GFA	• Medical Centre	1 space for every 35m ² of the GFA	• Other health services e.g. community health services facilities	On merits, consideration will be given to scale and location of the proposed facility	• Recreation facility Indoor – (A squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation.	3 spaces per court/alley (where relevant); or 1 space per 25m ² GFA	• Recreation Facility Outdoor – A golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range,	3 spaces per court/alley (where relevant); or 1 space per 50m ² of site area	<p>As discussed under section 4.7.2 of the SEE, the proposed facility is made up of various individual components (indoor sports courts, an indoor swimming pool, gymnasiums, etc.). These facilities, however, will not be used for recreation purposes. As such, the development is not considered to be an indoor recreation facility.</p> <p>The CoE is more appropriately defined as a "community facility" for which there is no applicable car parking rate.</p> <p>One-hundred-and-twenty (120) hard paved parking spaces will be provided for the proposed development.</p> <p>The Traffic Impact Assessment, prepared by PTC, is included at Appendix I and provides an assessment of the on-site car parking provisions. The proposed parking arrangements are considered satisfactory for the proposed development.</p>	✓
• Health Consulting Room	1 space for every 35m ² of the GFA												
• Medical Centre	1 space for every 35m ² of the GFA												
• Other health services e.g. community health services facilities	On merits, consideration will be given to scale and location of the proposed facility												
• Recreation facility Indoor – (A squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation.	3 spaces per court/alley (where relevant); or 1 space per 25m ² GFA												
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CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN 2015

	<p><i>water-ski centre or any other building or place of a like character used for outdoor recreation</i></p> <p><i>Recreation Facility (major)</i></p>	<p><i>Transport Assessment Study required</i></p>		
6.4.3 Public Domain	<p>Not applicable to the proposed development.</p> <p>The proposed development, however, will be located within the public domain and will provide increased amenity for the community. An informal seating area is also located on the western side of the building next to the car park. This area could potentially accommodate site-specific artworks.</p>			✓
6.4.4 Landscaping	<p>Landscape design issues have already been considered above.</p> <p>Refer also to the Landscape Plans, prepared by Umbaco Landscape Architects, at Appendix B.</p>			✓
6.4.5 Residential Interface	<p>The proposed development area does not have a direct interface with the adjacent road. A new access driveway, however, is proposed to allow vehicular access to/from the site. The ramp grades will be in accordance with the Australian Standards and have been designed to also accommodate truck and bus access.</p> <p>The proposed development is also well separated from the surrounding residential low-density housing estate. The location and design of the CoE ensures that there will be no unreasonable impact on nearby residents in terms of overshadowing, privacy, light spillage, odours or noise.</p> <p>A Noise Impact Assessment, prepared by Wood and Grieve Engineers, is included at Appendix J. The report considers the potential noise impact from the proposed development on the nearest most-affected receivers.</p> <p>Noise sources from general operations at the site typically include mechanical services noise from air-conditioning equipment and exhaust and supply fans. These noise sources have been used to predict the worst-case scenario noise impact of the proposed use of the site to nearby residential receivers. To ensure the plant and equipment has no impact on surrounding residential areas, mitigation measures have been recommended and will be adopted at the detailed design stage.</p>			✓

CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN 2015



	<p>A road traffic noise assessment has also been undertaken to calculate the expected noise increase due to traffic associated with the development onto Goldsmith Avenue. The increase in noise due to the predicted traffic generation from the proposed development scheme is expected to comply with the traffic noise criteria established within the Road Noise Policy.</p> <p>It is considered that the proposed development will not cause any unreasonable amenity impacts on the nearby residential areas.</p>	
6.5 Neighbourhood Shops for Areas Zoned R3 & R4	Not applicable to the proposed development. The proposed development is for a community and health facility and does not include any neighbourhood shops.	N/A
6.6 Subdivision	Not applicable to the proposed development. This DA is for the development of community and sporting facilities and does not include subdivision.	N/A
6.7 Commercial Waste Management	<p>A secure open-air bin enclosure is proposed on the northern side of the car park adjacent to the roundabout. The bin enclosure will have capacity to store 8 x 240L general/green waste and medical waste bins, and 2 skip bins. The enclosure will be fitted with a hot/cold hose and waste floor trap for cleaning purposes.</p> <p>The proposed bin enclosure will be fitted with wide gates to enable easy access to the bins/skips. The security gates, together with appropriate lighting and CCTV around the CoE building, will help to deter illegal dumping in this area. Appropriate signage could also be installed to deter rubbish and bulky waste from being left in this area. All bin collection activities will be undertaken out-of-hours by a private waste operator using a front lift bin collection vehicle.</p> <p>For further details, refer to section 5.11 of the SEE and the Waste Management Plan provided at Appendix K.</p>	✓
6.8.1 Parenting Facilities	<p>In addition to male, female and disabled changerooms, a unisex toilet and child-friendly changeroom including a nappy change station is provided adjacent to the indoor program/recovery pool on the ground floor of the proposed development.</p> <p>The proposed development does not include fit-out of the first-floor community health centre. It is anticipated, however, that the future fit-out of this space will include appropriate parenting facilities for use by patients and visitors to the site.</p>	✓
Part 7 Industrial Development – Part 8 Centre-Based Child Care Facilities		
Not applicable to the proposed development.		

CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN 2015



Part 9 Public Consultation		
9.1 Application – 9.2 Background	Noted.	✓
9.3 Public Consultation of Draft CSPDs	Not applicable to the proposed development.	N/A
9.4.1 Public Notification of DAs	Noted. The proposed development shall be publicly notified and exhibited by Council, in accordance with Council’s guidelines for community facilities.	✓
9.4.2. Public Notification and Exhibition of DAs – 9.5.1 DAs Referred to a Council Meeting	Noted.	✓
Part 10 Places of Public Worship		
Not applicable to the proposed development.		
Part 11 Vegetation and Wildlife Management		
11.1 Application	Noted.	✓
11.2.1 Management of Native Vegetation and Wildlife Habitat	<p>a) For sites containing native vegetation and/or fauna habitat:</p> <p>i) the development shall be sited, designed and managed to avoid any negative impact on biodiversity where possible;</p> <p>ii) where an impact on biodiversity cannot be avoided and no reasonable alternative is available the proposed development shall be sited, designed, constructed and managed in a manner that minimises the impact on native biodiversity and maintains habitat connectivity as much as practicable;</p> <p>iii) any impact on biodiversity shall be essential for the development and limited to the extent necessary to facilitate the safe and orderly use of the land for the purpose of the development;</p> <p>iv) arrangements must be put into place to ensure that the biodiversity values on site will be proactively managed to mitigate the impacts.</p>	<p>As outlined under sections 5.15 and 5.16 of the SEE, the proposed development seeks to remove one (1) native tree being a Eucalyptus moluccana. The tree is 24 m high, with a 23 m wide canopy. The tree must be removed to accommodate the relocated driveway access.</p> <p>The remaining significant vegetation (i.e. an area of Cumberland Plain Woodland and Shale Gravel Transition Forest) located adjacent to Goldsmith Avenue will not be impacted by the proposed development. Tree</p>

	<p>v) in circumstances where impacts on biodiversity cannot be avoided, a Biodiversity Statement shall be prepared and submitted with the DA to demonstrate how Clause 11.2.1 a) ii) and iv) above have been addressed. <i>Note: For requirements relating to a Biodiversity Statement Refer to Appendix 1. (Note: This statement can be incorporated into a Native Flora and Native Fauna Assessment Report).</i></p> <p>b) A Native Flora and Native Fauna Assessment Report prepared in accordance with the Office of Environment and Heritage's Threatened Species Survey and Assessment Guidelines and Field Survey Methods is required to be lodged with the development application where one or more of the following criteria is met:</p> <ul style="list-style-type: none"> i) the site contains: <ul style="list-style-type: none"> – native vegetation; and – sensitive environmental areas likely to contain important habitat resources for native fauna (although these may not be vegetated) such as riparian areas, rivers, creeks, wetlands or swamps, rocky outcrops, caves and cliffs; ii) there are proposed direct or indirect impacts on native vegetation or other native fauna habitats; iii) there is a potential impact on threatened species, populations ecological communities or their habitats either directly or indirectly. <p><i>Note: Office of Environment and Heritage's Threatened Species Survey and Assessment Guidelines and Field Survey Methods are available on the Office of Environment and Heritage's website.</i></p> <p><i>Note: Council may vary the survey and reporting requirements outlined under Clause 11.2.1 b) in circumstances where sufficient information and justification are provided.</i></p> <p>c) As part of the Native Flora and Native Fauna Assessment, an Assessment of Significance shall be undertaken for each threatened species, population and ecological community which is likely to be directly or indirectly impacted, by the proposal. All Assessments of Significance must be undertaken in accordance with the Threatened Species Guidelines – The Assessment of Significance (DECC 2007). These guidelines are available on the Office of Environment and Heritage's website.</p>	<p>Protection Zones will be provided during construction to protect these trees, noting that they are located outside of the proposed 'development site' (i.e. within the sports fields DA portion of the site). Only one (1) native tree is located with the proposed 'development area'.</p> <p>Further details regarding the protection of the trees on the adjacent portion of the site (i.e. within the sports fields portion of the site) will be provided prior to the commencement of any working occurring on site.</p> <p>A further twelve (12) small trees/shrubs will be removed to accommodate the proposed car park, however, this vegetation is not considered to have any biodiversity value. The proposed development will also have no impact on Bow Bowing Creek or the riparian corridor adjacent to the rail corridor.</p> <p>The impacts of the proposed development will be negligible in terms of biodiversity loss. It is therefore considered that the proposal will not have a significant impact on biodiversity values identified under the BC Act and does not trigger entry into the Biodiversity Offsets Scheme.</p> <p>For further details about the ecological communities on site, refer to the advice prepared by Keystone Ecological at Appendix N.</p>	
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CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN 2015



	<i>d) Koala Habitat assessments undertaken as part of 11.2.1 b) above shall meet the requirements of SEPP 44 and Council's Guidelines for Koala Habitat Assessments (Refer to Appendix 4 of Volume 1 of the Plan).</i>	
11.2.2 Protection of Hollow-bearing Trees and Hollow Logs	Not applicable to the proposed development. The proposed 'development site' does not contain hollow-bearing trees or hollow logs.	N/A
11.3.1 Exceptions	Noted. Not applicable to the proposed development.	N/A
11.3.2 Who Can Make an Application for a Permit or Development Application for Vegetation Management	Noted. Not applicable to the proposed development.	N/A
11.3.3 Do I need to lodge a Permit or a Development Application for the removal/pruning of vegetation on my property?	<p>The subject application seeks approval for the removal of one (1) native tree (<i>Eucalyptus moluccana</i>) and a further twelve (12) small trees/shrubs to accommodate the proposed access driveway and car park. The location of these trees is nominated on the supporting DA plans.</p> <p>Note: While the subject DA seeks removal of the thirteen (13) trees, it is recognised that a separate DA will be required for the site preparations and cut/fill activities to accommodate the proposal. As part of this separate DA for earthworks, the tree removal activities will also need to be considered and assessed.</p>	✓
11.3.4 Permits for Management of Trees	Not applicable to the proposed development.	N/A
11.3.5 Development Applications for Vegetation Management	Not applicable to the proposed development.	N/A
11.3.6 Tree Replacement	Noted. Replacement tree planting is also included as part of the subject DA.	✓
Part 12 Telecommunication Facilities – Part 13 Sex Industry Premises		
Not applicable to the proposed development.		

<i>Part 14 Parking of Heavy Vehicles on Residential, Rural and Environmental Protection Land</i>
Not applicable to the proposed development.
<i>Part 15 Animal Boarding or Training Establishments</i>
Not applicable to the proposed development.
<i>Part 16 Advertising and Signage</i>
Not applicable to the proposed development. Signage for the community and sports facility will be addressed as part of a separate development application.
<i>Part 17 Boarding Houses – Part 18 Tattoo Parlour Premises</i>
Not applicable to the proposed development.