

STATEMENT OF ENVIRONMENTAL EFFECTS

Campbelltown Sports and Health
Centre of Excellence

Part Lot 4099, DP 1206283
Goldsmith Ave, Campbelltown

Submitted on behalf of
Campbelltown City Council

June 2018

GDS Planning Pty Ltd

Suite 3A, 261-275 Pennant Hills Road
Thornleigh NSW 2120
PO Box 498 Pennant Hills NSW 1715
Phone: +61 2 9980 1000
Email: info@gdsland.com.au
www.gdsland.com.au



DOCUMENT REVIEW SHEET

Document Control

CLIENT: Turner & Townsend Thinc on behalf of Campbelltown City Council's Sport, Recreation and Leisure Department

TITLE: *Statement of Environmental Effects (May 2018)*

Campbelltown Sports Centre of Excellence (CoE) – Part Lot 4099, DP 1206283 Goldsmith Ave, Campbelltown

PROJECT: 218.049 Campbelltown Sports CoE - DA

PROJECT MANAGER: RG

FILE NO: 218.049

| Document Details | | Preparation & Self Check | Independent Review by: | Corrective Action Approved by: | Sent to/ Date: |
|------------------|-------|-----------------------------|---------------------------|-----------------------------------|----------------|
| Draft | Name: | AC | | | |
| | Date: | Feb 2018 | | | |
| Final | Name: | RG | | | |
| | Date: | 21/06/2018 | | | |

Copyright Notice: GDS Planning Pty Limited t/as TPG NSW

The copyright in this work is vested in GDS Planning Pty Limited t/as TPG NSW and the document is issued in confidence for the purpose only for which it is supplied. It must not be reproduced in whole or in part except under an agreement with, or with the consent in writing of, GDS Planning Pty Limited t/as TPG NSW and then only on the condition that this notice appears in any such reproduction. No information as to the contents or subject matter of this document or any part thereof may be given orally or in writing or communicated in any manner whatsoever to any third party without prior consent in writing of GDS Planning Pty Limited t/as TPG NSW.

Cover page: Campbelltown Sports & Health Centre of Excellence 3D View Source: Peter Hunt Architect

SYDNEY OFFICE

Suite 3a, 2 New McLean Street
Edgecliff NSW 2027

PO Box 820
Edgecliff NSW 2027

Telephone +61 2 9925 0444
Facsimile +61 2 9925 0055

Table of Contents

| | |
|---|----|
| SUMMARY | 6 |
| 1. INTRODUCTION | 8 |
| 1.1 BACKGROUND..... | 9 |
| 1.1.1 Purpose of the facility..... | 9 |
| 1.1.2 Macarthur Heights Masterplan..... | 10 |
| 1.1.3 Past and existing applications | 11 |
| 2. THE SITE..... | 14 |
| 2.1 SITE DESCRIPTION AND EXISTING IMPROVEMENTS | 14 |
| 2.2 SITE CONTEXT | 17 |
| 3. DEVELOPMENT PROPOSAL | 19 |
| 3.1 OVERVIEW..... | 19 |
| 3.2 DETAILS OF THE PROPOSAL..... | 19 |
| 3.2.1 Included works and operational details | 19 |
| 3.2.2 Excluded works | 23 |
| 4. ASSESSMENT AND JUSTIFICATION..... | 24 |
| 4.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 | 24 |
| 4.1.1 Section 1.3 – Objects | 24 |
| 4.1.2 Section 4.15 – Matters for consideration | 25 |
| 4.1.3 Section 4.46 – Integrated Development | 27 |
| 4.2 BIODIVERSITY CONSERVATION ACT 2016..... | 28 |
| 4.3 STATE ENVIRONMENTAL PLANNING POLICY NO. 33 – HAZARDOUS AND OFFENSIVE DEVELOPMENT | 28 |
| 4.4 STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND | 29 |

| | | |
|-------|---|----|
| 4.5 | STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007 (ISEPP) | 30 |
| 4.5.1 | Health Service Facilities..... | 30 |
| 4.5.2 | Traffic Generating Development..... | 30 |
| 4.5.1 | Development adjacent to rail corridors | 31 |
| 4.6 | STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011 | 31 |
| 4.7 | CAMPBELLTOWN LOCAL ENVIRONMENTAL PLAN 2015 | 31 |
| 4.7.1 | LEP Assessment..... | 31 |
| 4.7.2 | Land Use Zoning and Permissibility..... | 36 |
| 4.8 | NON-STATUTORY PLANNING CONSIDERATIONS..... | 43 |
| 4.8.1 | Greater Sydney Region Plan..... | 43 |
| 4.8.2 | Western City District Plan..... | 44 |
| 4.8.3 | Campbelltown (Sustainable City) Development Control Plan 2015 | 45 |
| 5. | KEY ISSUES | 46 |
| 5.1 | DESIGN AND AESTHETICS..... | 46 |
| 5.2 | HEIGHT..... | 46 |
| 5.3 | AMENITY IMPACTS..... | 47 |
| 5.4 | SERVICES AND UTILITIES | 47 |
| 5.5 | VEHICULAR ACCESS | 47 |
| 5.6 | CAR PARKING AND PAID PARKING SYSTEM..... | 48 |
| 5.7 | DELIVERIES | 48 |
| 5.8 | TRANSPORT | 49 |
| 5.9 | TRAFFIC..... | 49 |
| 5.10 | ACOUSTIC IMPACTS..... | 49 |
| 5.11 | CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN..... | 50 |

| | | |
|--------|--|----|
| 5.12 | WASTE MANAGEMENT | 52 |
| 5.13 | BCA COMPLIANCE | 53 |
| 5.14 | STORMWATER MANAGEMENT | 53 |
| 5.15 | ECOLOGICAL SUSTAINABLE DEVELOPMENT | 54 |
| 5.16 | LANDSCAPING AND TREE REMOVAL..... | 55 |
| 5.17 | ECOLOGICAL IMPACTS | 55 |
| 5.18 | BUSHFIRE | 56 |
| 5.19 | HERITAGE | 57 |
| 5.19.1 | European Heritage | 57 |
| 5.19.2 | Aboriginal Heritage | 57 |
| 5.20 | SITE CONTAMINATION | 57 |
| 5.21 | GEOTECHNICAL INVESTIGATION..... | 58 |
| 5.22 | SALINITY | 58 |
| 6. | CONCLUSION..... | 59 |

SUMMARY

| | |
|--------------------------------|---|
| Proposed Development | <p>Campbelltown Sports and Health Centre of Excellence (CoE) including the construction of a two-storey building, 120 on-site car parking space, new access driveway and associated civil and landscaping works.</p> <p>The proposed facility comprises an indoor program and recovery pool, indoor sports courts, gymnasium and program areas, administration facilities, amenities, plant and equipment, café and community health centre. The required site preparation and bulk earthworks will be the subject of a separate application and do not form part of this DA.</p> |
| Street Address | Goldsmith Avenue, Macarthur Heights, Campbelltown |
| Legal Description | Part Lot 4099, DP 1206283 |
| Landowner | Western Sydney University (WSU) |
| Capital Investment Value (CIV) | \$ 29,214,249 |
| Relevant Section 4.15 Matters | <ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979 • Biodiversity Conservation Act 2016 • State Environmental Planning Policy No. 33 – Hazardous and Offensive Development • State Environmental Planning Policy No. 55 – Remediation of land • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (State and Regional Development) 2011 • Campbelltown Local Environmental Plan 2015 • Campbelltown (Sustainable City) Development Control Plan 2015 |
| Supporting Documentation | <p>Appendix A – Architectural plans prepared by Peter Hunt Architect</p> <p>Appendix B – Landscape master plans prepared by Umbaco Landscape Architects</p> <p>Appendix C – DCP Compliance Tables</p> <p>Appendix D – Clause 4.6 Variation Request</p> <p>Appendix E – Survey plans prepared by SMEC</p> <p>Appendix F - Preliminary Site Contamination Investigation prepared by Douglas Partners dated February 2018.</p> <p>Attachment G – Stormwater Management Report, MUSIC modelling and Civil drawings prepared by Wood & Grieve Engineers dated 7 June 2018</p> |

| | |
|--|---|
| | <p>Appendix H - Salinity Assessment and Management Plan prepared by Douglas Partners dated February 2018.</p> <p>Appendix I – Traffic Impact Assessment prepared by PTC dated June 2018</p> <p>Attachment J – Acoustic Report prepared by Wood & Grieve Engineers dated 1 June 2018</p> <p>Attachment K – Waste Management Plan</p> <p>Appendix L – BCA Capability Statement prepared by Group DLA dated 14 June 2018</p> <p>Appendix M – ESD Concept Design Report prepared by Wood & Grieve Engineers dated 14 March 2018</p> <p>Appendix N – Ecological advice prepared by Keystone Ecological dated 7 April 2015</p> <p>Appendix O – Bush Fire Hazard Assessment Report prepared by TFC dated 9 March 2018</p> <p>Appendix P – Aboriginal Archaeological Due Diligence Assessment prepared by Austral Archaeology dated February 2015</p> <p>Appendix Q – Geotechnical Investigation prepared by Douglas Partners dated February 2018</p> |
|--|---|

1. Introduction

GDS Planning Pty Ltd trading as TPG Town Planning and Urban Design (TPG) has been engaged by Campbelltown City Council (Council) as the developer and future landowner of the site, to prepare a Statement of Environmental Effects (SEE) for a proposed development at Part Lot 4099, DP 1206283 Goldsmith Ave, Campbelltown ("the site").

This SEE accompanies a Development Application (DA) to Campbelltown City Council which seeks approval for the construction of a Sports and Health Centre of Excellence (CoE) within the master planned community of Macarthur Heights, Campbelltown. The proposed development includes:

- a two-storey building comprising an indoor program and recovery pool, indoor sports courts, gymnasium and program areas, administration facilities, amenities, plant and equipment, café and community health centre;
- 120 on-site car parking spaces;
- new access driveway and internal roundabout;
- designated bus parking area and 'kiss and drop' zone; and
- associated civil and landscaping works.

The Sports and Health CoE will provide elite and community sport and health facilities in a community hub model. The CoE will be complemented by training/playing fields to create a new sports precinct for the Campbelltown area. The required site preparation works/bulk earthworks and adjacent training fields (DA 1768/2015), however, will be subject to separate DA's and do not form part of this DA.

The site is zoned R3 Medium Density Residential under Campbelltown Local Environmental Plan (CLEP) 2015. The proposed development, being for the purposes of a 'community facility' and 'health services facility', is permissible in the zone with consent.

Council related development over \$5 million constitutes 'Regionally Significant Development' pursuant to Clause 20(1) of State Environmental Planning Policy (State and Regional Development) 2011. As such, while Council is responsible for the assessment of the DA, determination of the application is the statutory responsibility of the Sydney Planning Panel. The application is therefore to be referred to the Sydney (South West) Planning Panel for determination.

The proposed development is also classified as "Integrated Development" under section 4.46(1) of the EP&A Act given that authorisation is required from the Rural Fire Service (RFS) under section 100B of the *Rural Fires Act 1997* given that the subject land is located in a Category 2 bush fire hazard vegetation zone. As part of the assessment process, the proposed DA will therefore need to be referred to the RFS for their assessment and General Terms of Approval (GTA's).

This SEE has been prepared pursuant to Section 4.12 of the EP&A Act and Clause 50 of the Environmental Planning and Assessment Regulation, 2000. The purpose of the SEE is to address the

planning issues associated with the development proposal and consider the likely impact of the development on the environment in accordance with the requirements of Section 4.15 of the EP&A Act.

The SEE is divided into six (6) sections with the first section providing relevant background information and details of approved and proposed DA's. The following sections of the report provide an analysis of the subject site and locality, a detailed description of the proposed development, consideration against relevant local and state planning instruments and policies, details of key issues associated with the development, and a conclusion. In respect of the assessment of the proposal, where impacts are identified, measures proposed to mitigate any harm to the environment or existing amenity have been addressed in this report.

This report should also be read in conjunction with the Architectural and Landscape Plans included at Appendix A and B, the DCP Compliance tables at Appendix C, the Clause 4.6 Variation Request at Appendix D and other supporting documentation accompanying this SEE as listed in the summary table above.

1.1 Background

1.1.1 Purpose of the facility

There is currently a shortage of community and elite athlete facilities and supporting infrastructure in Campbelltown and the Greater Western Sydney region. At present there is only one major facility (Campbelltown Sports Stadium) that can cater to large scale sporting events. This facility includes a modicum of specialised amenities for athletes such as ice baths and media facilities but lacks the relevant sports science infrastructure that characterises standing facilities used by most other elite athletes in the Sydney region. This deficiency constrains community growth, inhibits cultural and social diversity, limits participation in sporting and community activities, and restricts the development of professional athletes in South West Sydney.

It is proposed that the Campbelltown Sports and Health CoE development will address this unmet demand for elite sporting facilities in South West Sydney, while also addressing the lack of facilities for community sporting groups in the region. It is envisaged by Council that the CoE will be a signature facility that will bring elite and community sport together in one centralised location. It will provide broad community benefit while also meeting a range of both local and regional needs.

A business case for the CoE was first prepared in March 2016 by Council with support from Deloitte Touche Tohmatsu. Following this, an initial design concept was developed by Scott Carver Architects. The concept has since been developed and refined to accommodate the specific needs of the various stakeholders and user groups that are anticipated to use the facility.

The vision for the CoE is to promote sporting participation, education, health and overall wellbeing in a community hub model. This is to be achieved by combining elite sports training facilities, administration and operational spaces with community spaces in a single building. It is proposed that the facility will deliver specialised programs under a collaborative and mutually beneficial arrangement involving government, the private sector and various community groups.

By co-locating elite athlete training facilities with professional sports science research facilities, the CoE will be able to attract athletes from the wider Sydney area as well as retain local sporting talent. Such a precinct would provide pathways for junior athletes to the elite level. Being co-located within Western Sydney University (WSU) will also allow the facility to build on excellence in sports science research.

In addition to providing facilities for elite athletes and peak sport organisations, the target community users will be those groups lacking access to adequate or appropriate facilities in the area. This includes youths, females, seniors and the disabled, as well as local sporting community groups and local schools.

The subject site is currently owned by the WSU Campbelltown campus. Ownership of the CoE, however, will be transferred to Campbelltown City Council who will be responsible for managing and operating the facility through collaborative and shared arrangements. This will help to maximise the benefits that a facility like this will bring.

1.1.2 Macarthur Heights Masterplan

The subject site is currently owned by the WSU. A large portion of the universities landholdings were identified as being surplus to the needs of the Campbelltown campus and were earmarked for residential and recreational purposes. WSU, Landcom (formerly UrbanGrowth NSW) and Council worked together to undertake the necessary investigations and established a planning framework to guide the development of the surplus WSU land. This included the adoption of a Masterplan for the area now known as Macarthur Heights. The Masterplan has been incorporated into the *Campbelltown (Sustainable Cities) Development Control Plan 2015* (CSCDCP) and as shown in Figure 1, identifies the subject development site as being part of a large recreation area within the precinct.

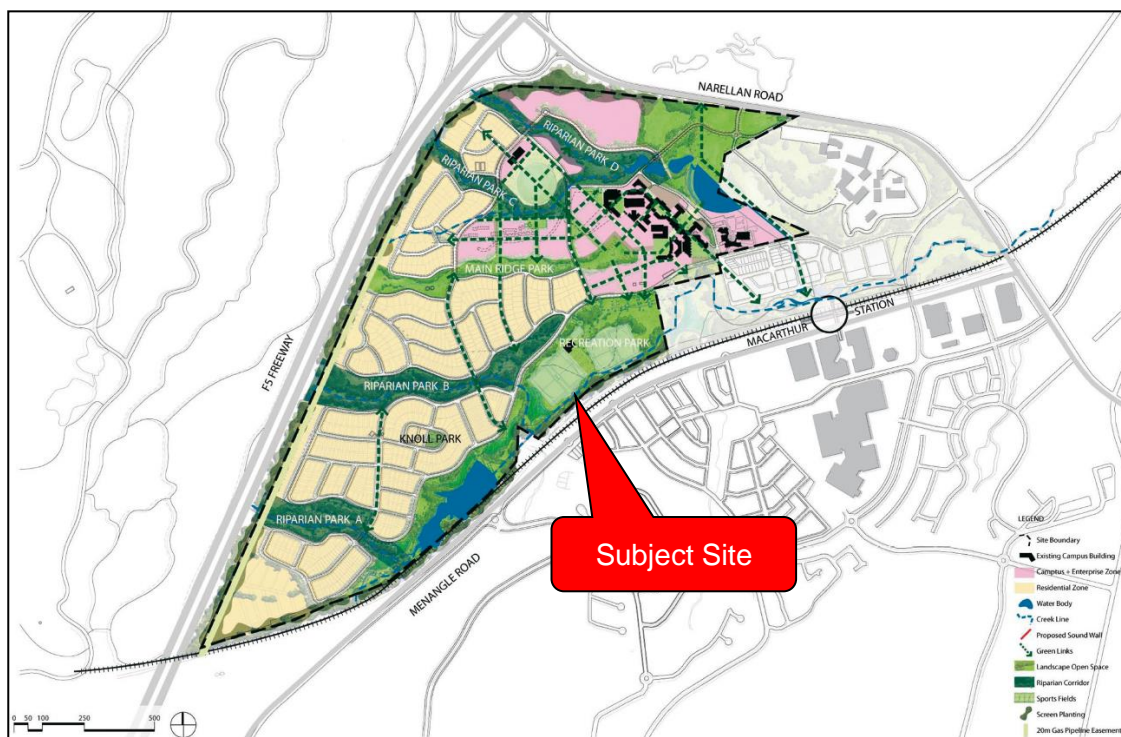


Figure 1: Macarthur Heights Masterplan (Source: Campbelltown City Council)

In association with the Masterplan, the WSU, Landcom and Council entered into a Voluntary Planning Agreement (VPA) to ensure the delivery of infrastructure and services required to support the development of Macarthur Heights. The works are outlined in detail in Section 5 of the Infrastructure Services Delivery Plan (ISDP) and include the creation of a sports precinct. The works to be undertaken as part of the sports precinct include conversion of the existing oval to a training ground, conversion of the golf driving range area to competition standard ovals, a new access driveway, 80 sealed car parking spaces, community meeting space and gymnasium, 2 courts, landscape works, children's playground and amenities building.

1.1.3 Past and existing applications

1.1.3.1 DA for bulk earthworks

DA 854/2015 was lodged with Council on 17 April 2015 by Landcom for proposed bulk earthworks and drainage works. These works were to support the future construction of two sports fields and a new detention basin for the Macarthur Heights sports precinct. The application was approved on 22 December 2016 with Council granting development consent to the following:

- Expansion of the basin on which sports field 1 is proposed to be located. This included the removal of the existing embankment, construction of a new embankment and excavation of additional basin storage;
- Realignment and naturalisation of a section of Bow Bowing Creek running through the site. This involves the partial removal of the concrete channel and construction of a vegetated riparian corridor in its place;
- Construction of new and existing basin outlets;
- Provision of high level emergency spillways;
- Decommissioning, upgrading and relocation of existing utilities; and
- Demolition of the existing car park facilities on site.

The earthworks DA was classified as "Integrated Development" under section 91 [now s.4.46(1)] of the EP&A Act given that the proposed development included works within 40 m of Bow Bowing Creek. A section 91 activity approval was therefore required from the NSW Department of Primary Industries (DPI) – Office of Water under Part 3 of Chapter 3 of the Water Management Act 2000. The DPI's General Terms of Approval (GTA's) form part of the development consent.

An extract from the approved plans is included at Figure 2 below and shows that the extent of works is limited to the area of the training/playing fields only. The approved bulk earthworks DA (DA 854/2015) excludes any works within the proposed Campbelltown Sports and Health CoE development area.

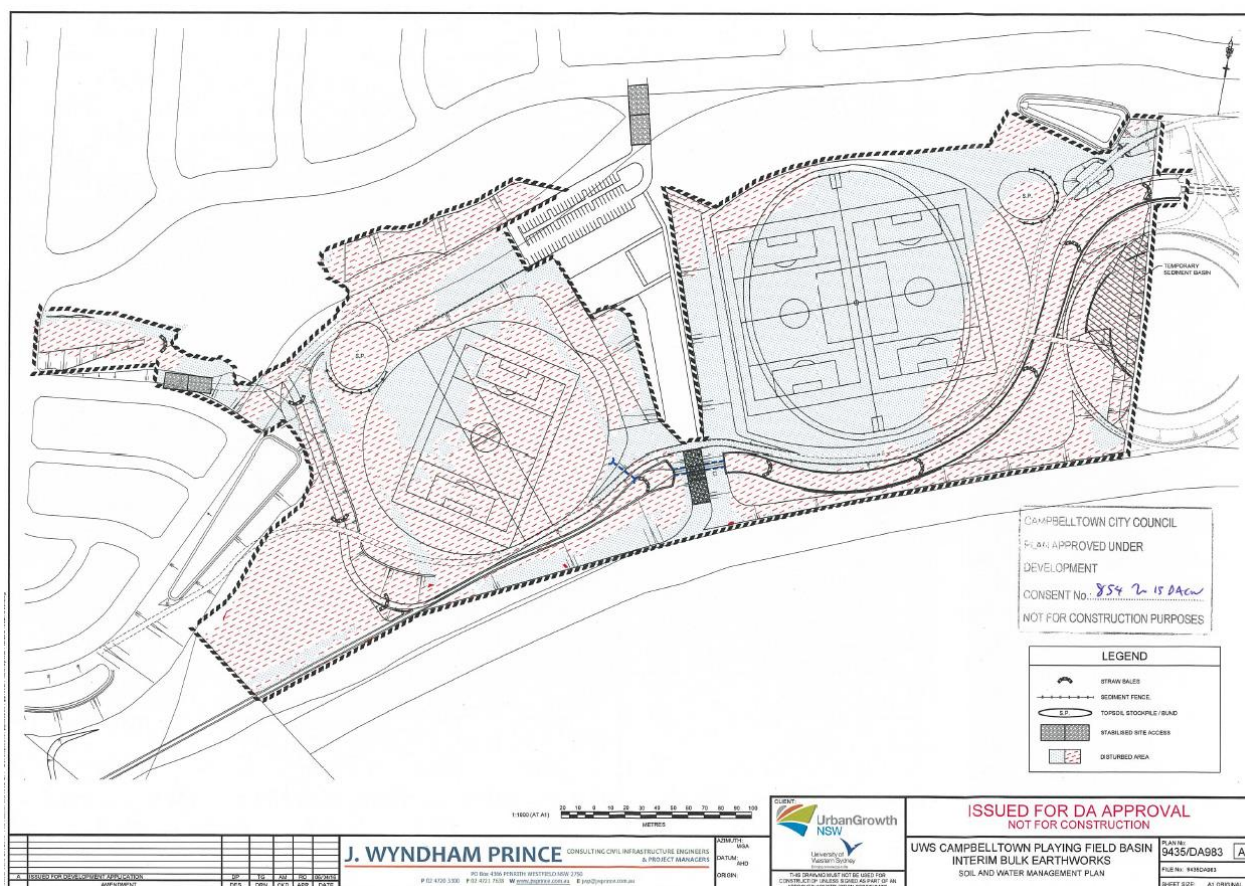


Figure 2: Bulk Earthworks DA - approved plan extract (Source: J. Wyndham Prince)

1.1.3.2 DA for sports fields

DA 1768/2015 was lodged with Council on 26 June 2015 for the construction of two sports fields, associated landscaping, civil works, vegetation management and rehabilitation works. The proposal also seeks approval for a Torrens Title subdivision to create an allotment for a telecommunications facility. An extract from the concept masterplan for the development is included at Figure 3 and shows the proposed extent of works. The sports fields DA excludes the area which is the subject of the Campbelltown Sports and Health CoE DA (i.e. the subject DA).



Figure 3: Sports fields and Bow Bowling Creek Masterplan (Source: Clouston Associates)

The DA for the sports fields is undergoing assessment and has yet to be determined by Council.

It is recognised that the sports fields DA plans are currently inconsistent with the subject CoE DA and will need to be updated to reflect the slightly modified boundaries for the CoE development area and the revised access arrangements.

The subject DA for the CoE seeks approval for the construction of a new two-way access driveway off Goldsmith Avenue and a 120 space car park. The new driveway is to be located immediately to the east of the existing driveway and will provide access to both the play fields and the CoE building. The DA for the sports fields is therefore to exclude these works. The subject CoE DA, however, does not include any required site preparation works or bulk earthworks including those required in the location of the driveway and car park. This work will be the subject of a separate DA.

The proposed playing and training fields DA is classified as "Integrated Development" under section 4.46(1) (previously s.91) of the EP&A Act given that the proposed development included works within 40 m of a watercourse. A section 91 activity approval is therefore required from the NSW Department of Primary Industries (DPI) – Office of Water under Part 3 of Chapter 3 of the Water Management Act 2000.

A small area adjacent to the playing fields will not be dedicated to Council and will remain in the UWS ownership to meet existing commercial arrangements to erect a telecommunications tower required to meet cellular coverage requirements in the area. The telecommunications tower will double as a flood light pole for the sport fields, and licences will be granted in Council's favour for access and maintenance of the lighting.

2. The Site

2.1 Site description and existing improvements

The subject site is located off Goldsmith Avenue within the master planned community of Macarthur Heights. The site is a large, single allotment of land legally described as Part Lot 4099, DP 1206283.

The Campbelltown Sports and Health CoE is proposed to occupy only a small portion of the overall site, with the 'development site' being irregular in shape and occupying an area of 13540 sq.m (1.354 ha). The proposed location of the development site is highlighted at Figure 4.



Figure 4: Aerial view of site, noting that the subject development area, as outlined in yellow, occupies only a small portion of the overall sports precinct (Source: Nearmap)

The subject site is located within and is currently owned by the WSU Campbelltown campus. It is proposed that as part of a future separate application, the area occupying the CoE will be subdivided from the overall site. This will allow the CoE to be dedicated to Council as per the Planning Agreement.

The irregular development site is located on the southern side of Goldsmith Avenue and northern side of Bow Bowling Creek and the T8 South Rail Line. The site currently contains a single storey disused building that was previously used as a gym. An outdoor basketball court and sealed on grade car parking area which is accessed via Goldsmith Avenue adjoins the vacant gym. The unused gym and existing facilities are located on a building platform elevating the site from the surrounding low-lying areas.

The remaining part of the large site comprises vacant open space with some vegetation. Approval has been granted as part of an existing earthworks application (DA 854/2015) to demolish the existing car park. Demolition of the existing gym will be subject to a separate application.

The development site, being the proposed location for the CoE and associated car park, is immediately surrounded by an existing playing field to the west and vacant land to the east. Until around mid-2012 most of the vacant land was used as a golf driving range. Immediately north and north-east of the development area is remnant Cumberland Plain Woodlands (CPW). Directly south of the development

area is the concrete channelled Bow Bowing Creek and the Main Southern railway line. The development site is located approximately 60 m from the natural watercourse.

The land immediately surrounding the proposed CoE development site is the subject of a separate application (DA 1768/2015) currently under consideration by Council. DA 1768/2015 seeks approval to redevelop the land for recreation purposes through the provision of two new sports fields.

To accommodate the proposed development, the existing site topography must be amended. Approval has been granted as part of an existing earthworks DA (DA 854/2015) to undertake works on site, but it does not cover the area of the proposed CoE and as such, works in this area will require separate consent. Upon completion of the required works, a bulk earthworks pad will be provided for the development to suit the levels of the proposed design.

The building is proposed to be constructed at RL80.26m AHD with the car park at RL80.00 - RL78.50m AHD. The existing levels of Goldsmith Avenue at the entry to the site is around RL84.80m AHD. The proposed playing fields adjacent to the CoE will be located at RL77.00m AHD to the west of the site and RL76.50m AHD to the east. Survey plans are provided at Appendix E.

Beyond the site's immediate surroundings is predominantly low to medium density residential development, which forms part of Stages 1 to 4 of the Macarthur Heights master planned estate. These residential areas on the northern side of Goldsmith Avenue are currently under construction. WSU's Campbelltown campus is located to the north/north-east of the site on the northern side of Goldsmith Avenue.

Photographs 1 to 8 below demonstrate the existing development on the site and the site's conditions.



Photograph 1: View of the entry way to the existing gym from the outside of the building. (Source: TPG)



Photograph 2: View of the existing gym located within the subject site, facing north-west. (Source: TPG)



Photograph 3: View of the interior floor layout of the existing gym. (Source: TPG)



Photograph 7: View of the existing basketball court located to the east of the existing gym building. (Source: TPG)



Photograph 5: View of the existing internal roundabout located to the north of the gym building and adjacent to the existing carpark. (Source: TPG)



Photograph 4: View of existing car park and basketball court on the subject site. (Source: TPG)



Photograph 6: View of the existing access driveway looking from within the site to Goldsmith Avenue. (Source: TPG)



Photograph 8: View of the neighbouring residential development to the north of the site, along Goldsmith Avenue. (Source: TPG)

2.2 Site Context

Macarthur Heights in which the site is located is bounded by Narellan Road to the north and east, the Main Southern railway line to the south and Hume Motorway (M31) to the west and north-west. In addition to containing new residential development, the WSU Campbelltown campus and proposed open space, the Macarthur Height precinct also contains TAFE NSW's Campbelltown campus.

The site is well-connected to the local and regional road network via Narellan Road and Hume Motorway.

Macarthur Station and Macarthur Square Shopping Centre are within walking distance of the site. A short drive east of the site is Campbelltown Station, Campbelltown Mall and Campbelltown Sports Stadium. Both railway stations are serviced by the T8 Airport & South Line and Southern Highlands Line. Bus interchanges are located at both railway stations to provide additional public transport services.

Surrounding the Macarthur and Campbelltown commercial centres are various low-density residential areas, while north-west of the site on the opposite side of the Human Motorway is the Australian Botanic Garden. Located at the intersection of Therry and Alpine Roads to the south-east of the site is Campbelltown Hospital.

Figures 5 and 6 show the location of the subject site in relation to surrounding suburbs and significant landmarks.

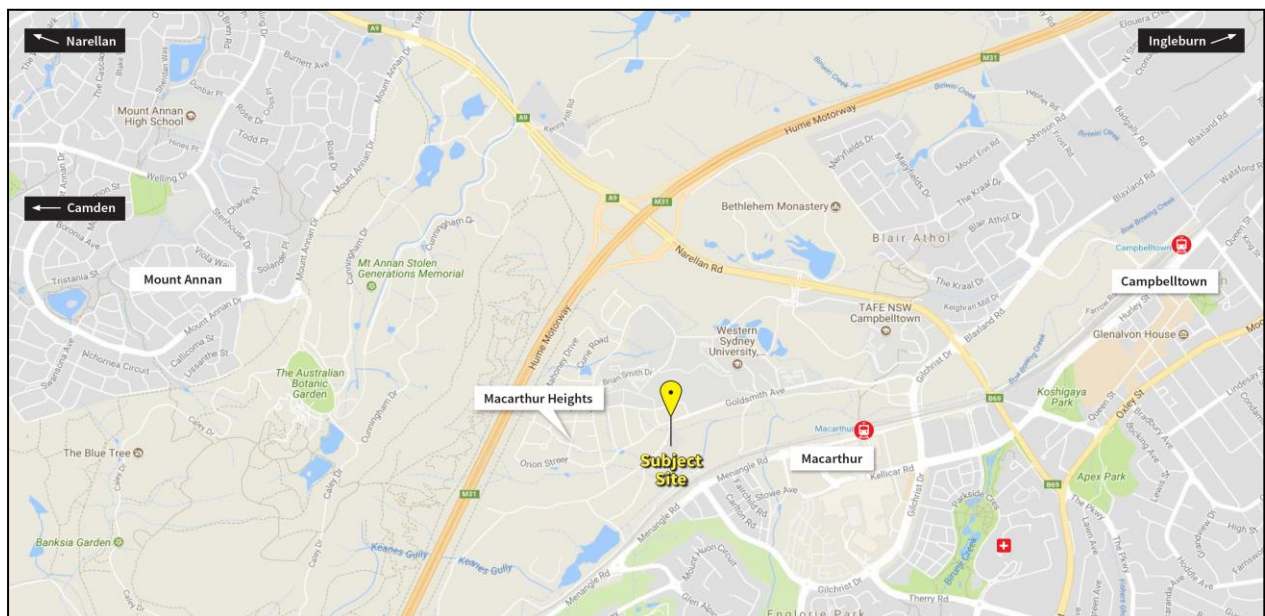


Figure 5: Site location in relation to surrounding suburbs (the site is identified by the yellow marker) (Source: Nearmap)

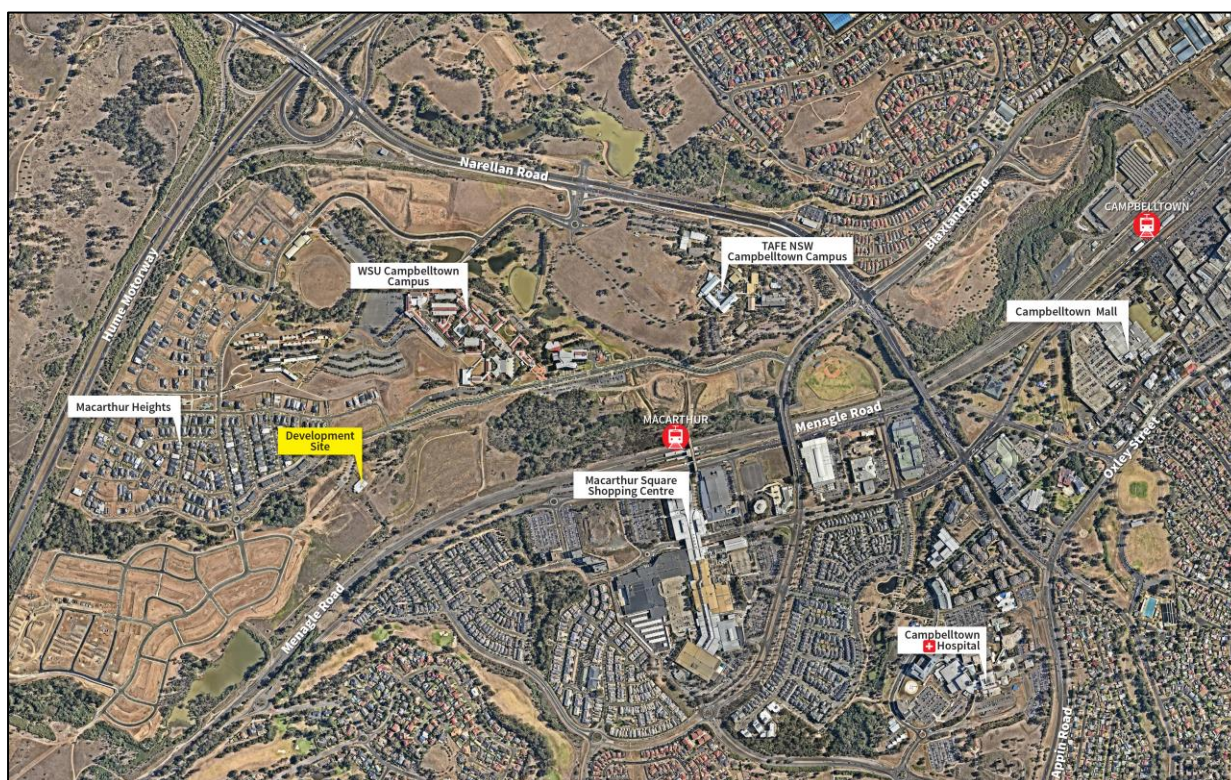


Figure 6: Surrounding land use context (the site is identified by the yellow marker) (Source: Nearmap)

3. Development Proposal

3.1 Overview

This DA seeks approval from Campbelltown City Council for the construction and operation of the Campbelltown Sports and Health Centre of Excellence (CoE). The CoE is intended to address an unmet demand for elite sporting facilities while also addressing the lack of community sports facilities in the region. The CoE will provide elite sports training and community sports facilities, administration and operational spaces with community spaces and special-use programs, as well as a fully functional Community Health Centre and sports science research facility, within a community hub model.

The proposed development comprises a two-storey building, 120 car parking spaces, a new accessway and driveway crossing, an internal roundabout and bus parking area, and associated hard and soft landscaping.

Demolition of the existing gym on site and all site preparation works will be the subject of separate applications. This DA seeks approval for the built form only, including the design/layout, sealing and line-marking of the proposed accessway and car park. No cut/fill activities are proposed as part of this DA. The required regrading of the land to create the building platform and vehicular access arrangements, including any retaining works and/or batters, will be subject to a separate application.

Suitable landscaping is proposed to enhance the built form while also softening the hardstand areas located at the front of the building. Only landscaping located within the boundaries of the proposed development site are included as part of this DA. All other landscaping works throughout the sports precinct are subject to a separate DA for playing and training fields (DA 1768/2015). The adjoining training fields do not form part of this application and will be delivered by Landcom.

The design of the proposal has been developed through extensive consultations with key user and community groups to ensure that it will accommodate their specific and evolving needs. The design of the building responds directly to the desired character for the proposed sports precinct and is well separated from the surrounding residential area with a minimum setback of 79 m from Goldsmith Avenue.

3.2 Details of the proposal

3.2.1 Included works and operational details

The proposed CoE will contain a mix of sports and community related facilities and will promote sporting participation, health and wellbeing in a community hub model. Council will be responsible for maintaining the development, including the security and safety of the building, management of staff, management of the sporting/training programs, management of deliveries, maintaining the quality of the building, etc.

The Campbelltown Sports and Health CoE will operate as a controlled, multiuse environment and will provide the following:

- Gymnasium and fitness studios** – The ground level elite gym will include cardio, strength, conditioning and weights/functional training facilities. High quality, specialised, sports and gym equipment will be provided to cater for elite sports training, development and recovery. Athlete development programs, including pathways for the development of junior athletes, will be run from the gym and other fitness areas throughout the centre. An additional gym will be provided at the first-floor level. Public gym memberships will be available, but this will be secondary to the main purpose of the facility which is to cater to the needs of elite athletes. It is anticipated that there will be approximately 600 gym members, with the highest utilisation being Monday to Wednesday and early Saturday morning (i.e. 6am to 9am). Sport team training and school access is likely to be in middle of the day 3 days a week, and on Tuesday and Thursday nights.
- Recovery and program pool** - The specialised recovery and program pool measures 8 m x 15 m and will be used for training and rehabilitative purposes. The warmer water temperature and ramp access caters for injured/disabled persons. The pool will also be used for pre-booked programs such as learn to swim (LTS) and senior's programs. It is estimated that there will be approximately 500 LTS participants during peak times (i.e. Saturdays 8am to 1pm), approximately 250 participants on Sundays (8am to 1pm) and a further 250 participants spread throughout the week (Monday to Friday between 4pm and 9pm). Users of the pool will be supervised by rehabilitation specialists, program instructors or learn LTS teachers. General admission by the public will not be available to the pool.
- Indoor sports hall** – A single level sports hall is located at the rear of the building. The hall has an overall height of 10 m and has the appearance of a two-storey building. The hall contains two sports courts covering a floor area of 2041 sq.m. The courts will be used for training and sports purposes by athletes and sporting clubs through pre-arranged bookings. Casual court hire by the public is expected to be less than 5% of the use. Large store rooms are attached to the hall for the storage of sports equipment. The sports hall does not include any seating areas as no major sporting events/large spectator sports will be held from the facility.
- Amenities** – This includes well-arranged change rooms, lockers, toilets and storage areas to meet the specific needs of the athletes and sporting teams. A separate amenities building will not be provided for the adjacent training fields and as such, the proposed amenities will also service the fields.
- Community health centre and clinical rooms** – The community health centre and clinical rooms will be located at the first-floor level and will be provided in partnership with the WSU. The purpose of the Campbelltown Sports and Health CoE is to co-locate elite athlete training facilities with professional sports research facilities to establish a defined sports precinct, making for a much more attractive proposition to education providers such as WSU. The use of the first floor WSU tenancy will be for medical and community health purposes with opportunities for sports science and recovery, including research and development. The centre will include medical facilities, treatment rooms and rehabilitation/recovery facilities for athletes

and those requiring specialist rehabilitation services. This component of the facility will also directly support the training and development needs of athletes. The fit-out of the community health centre at the first-floor level will be subject to a separate application.

- **Social club room and meeting rooms** – These spaces will be used by community groups, sport clubs, resident action groups and the like for meetings, events and training purposes. Use of the social room will be available via pre-arranged bookings. Community and special support programs, including programs for young, elderly, disadvantaged and disabled members of the community, will also be run from the CoE. Programs may include youth outreach activities or programs to address issues such as youth suicide, depression, drug use, healthy living programs, and indigenous and multicultural programs.
- **Office, administration, storage and staff facilities** - These services will accommodate back office functions and will support the overall operation of the community hub.
- **Café** – The 40 sq.m café will serve reheated/pre-packaged food only. No cooking facilities will be available. Indoor and outdoor seating will be provided for customers. The proposed café will not operate independently and is to provide convenience for the workers, athletes and community members visiting the site. The café will be open Monday to Sunday, with the operating hours to be determined by the future operator of the café.
- **Plant and equipment** – Plant and equipment rooms are provided at the ground and first floor level and will store the pool filtration and mechanical plant.
- **New access driveway** – A new entry/exit driveway will be provided immediately to the west of the existing driveway crossing. The new driveway has been designed to accommodate medium rigid vehicles (MRV's), including garbage trucks and buses. A landscape median will be provided within the site to separate the 2-way vehicle movements. At the foot of the driveway is an internal 'roundabout' which allows MRV's to enter and exit the site in a forward direction. The 'roundabout' has been designed to be mountable with the perimeter being provided in a different coloured paving. A small landscaped island is provided in the middle of the 'roundabout'. Adjacent to the roundabout is a designated bus parking/queuing and drop-off zone. A 'kiss and drop' zone is also located immediately at the front of the building. A separate one-way traffic aisle is provided for those utilising the 'kiss and drop' zone but do not wish to enter the car park. Various paving colours will be used to distinguish the traffic lane from the bus bay and drop-off zones. The existing redundant footway crossing on Goldsmith Avenue will be replaced with kerb and gutter, and the footway area will be restored. A proposed 'boulevard' runs along the eastern façade of the building to Goldsmith Avenue and terminates in the location of the existing driveway. The 'boulevard' will accommodate pedestrians and maintenance vehicles only. The 'boulevard', however, is located outside of the proposed development footprint and therefore does not form part of this DA. It is noted that bollards or the like will potentially need to be installed to prevent access by unauthorised vehicles. This could be addressed as a condition of any consent.

- **Controlled car park** – Access to the on-site staff and visitor car parking area is provided via the internal roundabout. A total of 120 car spaces, including 4 accessible spaces, are proposed. A number plate recognition camera and boom gate will be installed at the car park entry, and a ticket payment terminal and boom gate will be installed at the exit. Free parking will be available for registered users and staff of the facility. Paid parking, with a potential 2-hour free period, will apply to all other users. This will allow free parking by short term visitors (e.g. learn to swim participants), whilst deterring long term parking by commuters or UWS students. Bicycle racks will also be provided adjacent to the building forecourt to accommodate those riding to the sports precinct.
- **Bin store and waste collection area** – A secure open-air bin enclosure is proposed on the northern side of the car park adjacent to the roundabout. The bin enclosure will accommodate 1 x 3m³ skip for general waste (1.8m wide), 1 x 3m³ skip for recyclables (1.8m wide), 6 x 240L bins for general/green waste, and 2 x 240L bins for medical waste. The medical waste will be contained in its own compartment/cage and separated from the other waste streams. The bin area will be fitted with a hot/cold hose and waste floor trap for cleaning purposes. The bin enclosure will be fitted with wide gates to enable easy access to the skip bins by a front lift bin collection vehicle. As the waste collection vehicle will block the car park exit during collection times, it is proposed that all waste collection activities will be undertaken by a private waste contractor either after hours or outside the CoE peak operating times. The security gates, together with appropriate lighting and CCTV attached to the exterior of the CoE building, will act to deter illegal dumping. Appropriate signage could also be installed to further deter rubbish and bulky waste from being left in this area.
- **Deliveries** – The car park includes a 'loading zone' (between car spaces 4 and 5) 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.
- **Landscaping and tree removal** – The proposed landscaping is contained to the development area only. Landscaping along the pedestrian boulevard on the eastern side of the building and around the sports fields is subject to DA 1768/2015. The proposed development retains the significant vegetation located adjacent to Goldsmith Avenue, except for one (1) Eucalyptus moluccana tree located at the driveway entrance. A further twelve (12) small trees/shrubs will also be removed to accommodate the proposed new car parking area. It is proposed that replacement tree planting, in the form of shade trees within the car park, along the entry driveway and on the western side of the building, will be provided. Feature trees will also be located at the front of the building. An informal seating area is located on the western side of the building next to the car park. This area could potentially accommodate play equipment and/or site-specific artworks.

- **Operating hours** – It is proposed that the CoE will operate from 5am to 12 midnight, with the gym and elite athlete talent programs likely to start at 5 am. The fitness centre and indoor sports facilities will operate until 11.30pm with the building closing at 12 midnight.

The architectural drawings at Appendix A provide further details.

3.2.2 Excluded works

The following components do not form part of this DA and if required, will be subject to separate applications:

- **Building/business identification signage** – This includes any sign not being exempt/complying development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
- **Internal fit-out** – This includes the fit-out and internal walls required to the first-floor community health centre. This future work will be required to create the separate clinical/treatment rooms, etc.
- **Land excavation and cut/fill activities** - The CoE building proposes a minimum finished floor level (FFL) of 80.26. Up to 3.6 m of fill is required to accommodate the proposed building platform (see Building Height Sections plan included at Appendix A). The development area will also require some cut/fill activities to accommodate the proposed car park and accessway.
- **Fencing and retaining walls** – The proposed DA is for the built form only and includes construction of the CoE and sealing/line marking, etc. of the driveway and car park. As no site preparation works or cut/fill activities are included as part of this DA, no retaining work is proposed. The site and ovals will be accessible 24/7 days per week, with no fencing, gates, bollards or the like proposed as part of this application.
- **Demolition** - Demolition of the existing car park was approved as part of DA 854/2015/DA for the initial bulk earthworks. Demolition of the existing disused gym will be subject to a separate application.
- **Subdivision** – It is the intention of WSU and Council that the existing gym and land on which it is located will be sold to Council. A separate application will be required to create a distinct title for the relevant land, which is anticipated to reflect the boundaries of the proposed development area for this application. The parties anticipate that the transfer and payment will occur contemporaneously with registration of the relevant plan of subdivision.

4. Assessment and Justification

The relevant statutory framework considered in the preparation of this report comprises:

- Environmental Planning and Assessment Act 1979;
- Biodiversity Conservation Act 2016;
- State Environmental Planning Policy No. 33 - Hazardous and Offensive Development
- State Environmental Planning Policy No. 55 – Remediation of Land;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy (State and Regional Development) 2011; and
- Campbelltown Local Environmental Plan 2015.

A detailed assessment against the above State and local controls is provided in the following sections.

4.1 Environmental Planning and Assessment Act 1979

4.1.1 Section 1.3 – Objects

The Environmental Planning and Assessment Act, 1979 (the Act) is the principle planning and development legislation in NSW. In accordance with Section 1.3 the objectives of the Act are:

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) to promote the orderly and economic use and development of land,*
- (d) to promote the delivery and maintenance of affordable housing,*
- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) to promote good design and amenity of the built environment,*
- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) to provide increased opportunity for community participation in environmental planning and assessment.*

For the reasons set out below, it is considered that the proposed development satisfies the above stated objects of the Act:

- The proposed development will promote the social and economic welfare of the local community through the provision of sports facilities, community spaces and health services in a location where there is currently a shortage of elite athlete facilities and supporting infrastructure;
- It will create additional jobs during the construction and operational phases;
- The proposal will result in the orderly and economic use of the land, as the site is of an appropriate size, location and land use zoning to enable the development;
- Appropriate utility services are provided for the development; and
- There will be no unreasonable adverse impacts on the environment.

4.1.2 Section 4.15 – Matters for consideration

Section 4.15(1) of the Environmental Planning and Assessment Act 1979 (EP&A Act) identifies the matters that must be taken into consideration by a consent authority in determining a development application. The proposed development satisfies the matters for consideration under Section 4.15 of the EP&A Act as follows:

| Matters for consideration | Comment | Complies |
|--|--|---|
| a. The provisions of: | | |
| Section 4.15(1)(a)(i) Any environmental planning instrument (EPI) | <p>The provisions of the relevant EPIs are addressed in section 4 of this SEE. The proposed development is considered to be consistent with the relevant EPIs such as SEPP 55 and the Infrastructure SEPP.</p> <p>The proposed development is consistent with the CLEP 2015 in that it represents a permissible land use in the R3 Medium Density Residential and satisfies the various zone objectives.</p> <p>The maximum building height prescribed for the site is 9 metres. The proposed development seeks to vary this development standard by 4.6 metres (or 51%) with an overall maximum height of 13.6 metres. A Clause 4.6 Variation Request is included at Appendix D.</p> <p>The proposed development complies with all other CLEP 2015 provisions.</p> | <p>No</p> <p>A Clause 4.6 Variation Request is included at Appendix D providing justification for the proposed variation to the height of buildings development standard.</p> |
| Section 4.15(1)(a)(ii) Any proposed instrument | N/A. There is no current draft EPI that would affect the proposed development. | N/A |
| Section 4.15(1)(a)(iii) Any development control plan (DCP) | Consideration against the relevant DCP provisions is discussed in Section 4.8.3 of this report, with an assessment table provided at Appendix C . The proposed development is considered to be consistent with the requirements of the DCP, with no variations being proposed. | Yes |
| Section 4.15(1)(a)(iiia) Any planning agreement | A Voluntary Planning Agreement (VPA) has been entered into by WSU, Landcom and Council for the Campbelltown Campus Project (also referred to as the Macarthur Heights development). The VPA is accompanied by an ISDP which provides greater detail | Yes |

| | | |
|--|--|-----|
| | <p>in respect to the items of work to be delivered by way of the VPA between WSU, Landcom and Council.</p> <p>One such item of work to be delivered by the VPA is the sports precinct. This DA seeks to deliver some of the core elements of this precinct, including the access, car parking, amenities, gymnasium and community/meeting spaces. The proposed development is therefore considered to be consistent with the VPA.</p> <p>Other core elements of the sports precinct, such as the conversion of the existing oval to a training ground and the conversion of the golf driving range area to a competition standard oval, are being provided as part of a separate application (DA 1768/2015) for two training fields.</p> | |
| Section 4.15(1)(a)(iv) The regulations | There are no provisions included in the <i>Environmental Planning and Assessment Regulation 2000</i> relevant to the application. | N/A |
| Section 4.15(1)(b) The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality | <p>The proposed development will not result in any detrimental environmental impacts. The development area is well separated from Bow Bowing Creek and will have no negative impacts on the riparian corridor.</p> <p>One (1) native tree (i.e. a 24 m high <i>Eucalyptus moluccana</i>) will be removed to accommodate the relocated driveway. A further 12 small trees/shrubs will be removed from the existing car park and perimeter of the existing building. The removal of this vegetation is unlikely to have a significant impact on any threatened species or ecological community.</p> <p>The building is sufficiently distant from residential development in the locality to prevent overshadowing of this housing, or other deleterious effects on local amenity.</p> <p>The proposed facility is envisaged to be a collaborative health and wellbeing 'community hub' that is modern and flexible, and will help unlock a broad range of health, social and economic benefits.</p> <p>The proposed development will have a positive economic impact by providing career development for elite athlete, health and social educational programs for disadvantaged members of the community and specialised infrastructure and resources for UWS students studying sports medicine and related fields.</p> <p>The centre will provide related employment opportunities, whilst also creating short-term jobs during the construction phase. Accordingly, it is considered that the proposed development will have positive social and economic impacts for the locality.</p> | Yes |
| Section 4.15(1)(c) The suitability of the site for the development | <p>The suitability of the site for the proposed development was recognised in the preparation of the Macarthur Heights masterplan, noting that the existing building on the site has a history of being used for community and recreational purposes.</p> <p>The co-location of the CoE with proposed new sports fields contributes to the creation of a community precinct with a focus on encouraging physical activity and improving health. The development site is located close to existing and future residential development, the commercial centres of Macarthur and</p> | Yes |

| | | |
|---|---|-----|
| | <p>Campbelltown and the Macarthur train station, enabling it to cater to a large population.</p> <p>The site is located within walking distance of public transport (trains and buses) and is well-connected within the local and regional road network including Narellan Road which connects to the Hume Motorway.</p> <p>The site's proximity to WSU's Campbelltown campus facilitates synergies that will promote sporting participation and education in addition to improving health and overall well-being.</p> <p>While the development site is located at a high point between the two proposed sports fields, it is still well below the nearby residential development and therefore will not result in any adverse impacts in terms of loss of amenity, overshadowing, or visual and acoustic privacy.</p> <p>Being located at a high point on the site also means that the CoE is less likely to be adversely affected by potential flooding, noting that the area is periodically subject to flooding with the sports fields acting as detention basins in severe weather events. The potential flood impacts make the site more suitable for recreation purposes than residential purposes as per the site's zoning.</p> <p>The site has access to water, sewer, telephone and electricity services and is considered suitable for the proposed development.</p> | |
| Section 4.15(1)(d) Any submissions made in accordance with the EP&A Act or the regulations | It is understood that the DA for the proposed development will be publicly notified in accordance with Council's policy. Any submissions received during the notification period will need to be considered in Council's assessment of the application. | Yes |
| Section 4.15(1)(e) The public interest | The proposed development has been located and designed to minimise any adverse effects on existing and future surrounding residential areas and the environment. The proposed development will provide a signature facility that will bring elite and community sport together in one centralised location. It will provide broad community benefit while also meeting a range of both local and regional needs. The proposed development is therefore considered to be in the public interest. | Yes |

4.1.3 Section 4.46 – Integrated Development

For the purposes of section 4.46 of the EP&A Act (previously s 91), the subject DA is classified as "integrated development" as it requires approval under the *Rural Fires Act 1997*. Under clause 100B of the *Rural Fires Act* a bush fire safety authority may be issued by the Rural Fire Service (RFS) for the development of bush fire prone land if appropriate measures and controls are in place to protect persons, property or the environment from danger that may arise from a bush fire. The subject land is located in a Category 2 bush fire hazard vegetation zone and as such, will be required to be referred to the RFS for their assessment and General Terms of Approval (GTA's).

Under clause 91E of the *Water Management Act 2000* it is an offence to undertake a controlled activity in, on or under land within 40 metres of waterfront land except with an approval from the Department of Primary Industries (DPI) - Office of Water. A controlled activity includes the carrying out of any works.

As noted under section 1.1.2 of this report, the approved DA for Bulk Earthworks and Drainage (854/2015/DA) constituted integrated development given that works were proposed within 40 m of Bow Bowling Creek. The Office of Water's general terms of approval (GTA's) are therefore included as conditions of this consent.

The Campbelltown Sports and Health CoE DA does not propose any works within 40 m of Bow Bowling Creek and as such, it does not require concurrence from the NSW Office of Water and is not integrated development for these purposes.

4.2 Biodiversity Conservation Act 2016

The Biodiversity Conservation Act 2016 (BC Act) commenced on 25 August 2017 and sets out, among other things, to establish a scientific method for assessing the likely impacts on biodiversity values of proposed development and land use change.

Under Section 7.7 of the BC Act, a development application for Part 4 activity is not required to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the development is likely to significantly affect threatened species.

As outlined under sections 5.15 and 5.16 of this report, 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.

The remaining significant vegetation located adjacent to Goldsmith Avenue, but outside of the subject 'development area', will be retained and tree protection zones will be provided during construction to protect this vegetation. 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 Bowling Creek or the riparian corridor adjacent to the rail corridor.

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.

4.3 State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

Clause 13 of SEPP 33 requires a consent authority to take into consideration:

- (a) *current circulars or guidelines published by the Department of Planning relating to hazardous or offensive development, and*
- (b) *whether any public authority should be consulted concerning any environmental and land use safety requirements with which the development should comply, and*
- (c) *in the case of development for the purpose of a potentially hazardous industry—a preliminary hazard analysis prepared by or on behalf of the applicant, and*

- (d) *any feasible alternatives to the carrying out of the development and the reasons for choosing the development the subject of the application (including any feasible alternatives for the location of the development and the reasons for choosing the location the subject of the application), and*
- (e) *any likely future use of the land surrounding the development.*

Given the proposed development does not fall within the definition of 'industry' or 'storage establishment' and does not require a licence from the Environment Protection Authority (EPA) or any other relevant authority, it is not identified as being "potentially offensive".

It is recognised, however, that "potentially hazardous" chemicals will be used at the facility. The pool consultant has provided the following statement in relation to hazardous chemical storage for the pool. This information is provisional (i.e. for DA purposes only) and will be subject to further design development.

- *Major disinfectant is calcium hypochlorite (cal hypo), whose feeder, with dimensions of 900 w x 500 deep x 1170 high, is located within the plantroom. Next to the feeder is a 15 Lt sulphuric acid carboy within a spill bund and is used to clean the cal hypo feeder.*
- *pH is controlled by CO₂ in G sized cylinders. CO₂ cylinders are arranged as duty standby with an auto change-over manifold and cylinder restraints for in-use and spare cylinders. Will require a gas leak detector and alarm if the cylinders are located indoors but is not required if outdoors. The plantroom should also have mechanical ventilation.*
- *Quantities of cal hypo and CO₂ are not predictable as their usage depends on pool usage*
- *Cal hypo is classed as Package Group (PG) III. Sulphuric acid classified as PG II. More than likely storage will be classified as minor. Space between both chemicals should ideally be more than 3m with cal hypo elevated on movable 1200mm x 1200mm pallets and spare unopened acid within a corrosive substance cabinet or pallet.*

The proposal has also been considered against the NSW Planning document "Applying SEPP 33" to establish if it triggers the need for a preliminary hazard analysis (PHA). As the development is not for an industrial purpose and does not exceed the thresholds under the SEPP, it does not trigger the need for a PHA. For these reasons, the proposal is not considered to be a 'potentially hazardous' development. Appropriate measures, however, will need to be adopted for the transport, delivery and storage of the chemicals on site. These will be developed during the detailed design phase and will be implemented prior to operation of the facility.

4.4 State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) was introduced in 1998 to ensure planning decisions took into account land contamination or possible land contamination. Clause 7 of SEPP 55 states that consent must not be granted to the carrying out of development on land unless the consent authority has considered whether the land is contaminated and requires remediation.

A Preliminary Site Investigation (PSI) has been prepared by Douglas Partners and is included at Appendix F. As part of the PSI various tasks were undertaken including a review of published mapping and site history information, excavation of test pits and subsequent laboratory testing of selected

samples, environmental analysis and reporting. Based on the investigation's findings the report concludes that the potential for contamination is low. Nonetheless, it recommends that a hazardous building materials survey be conducted prior to the demolition of the existing single-storey building on the site, with the demolition of any structures containing hazardous materials required to be carried out by a licensed asbestos removal contractor. The PSL also recommends that after the removal of the existing building can be carried out, that an inspection of the building's footprint and targeted soil sampling and analysis be conducted to confirm that the site of the building is not contaminated.

Additionally, Douglas Partners recommends that an 'Unexpected Finds Protocol' be established prior to the commencement of any site works. This is to be implemented in the event of any unexpected soil contamination.

Considering the above, it is considered that the proposed development satisfies the provisions of SEPP 55 and will not result in any adverse impacts on human health or the environment in terms of contamination. It is recommended, however, that as a condition of any consent granted that the recommendation of the PSI be adopted.

4.5 State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) was introduced to facilitate the delivery of infrastructure such as hospitals, schools, railways, roads, power and water supplies and other necessary services across the state by improving regulatory certainty and efficiency. The ISEPP applies to the whole of the state and therefore applies to the site and proposed development.

4.5.1 Health Service Facilities

Division 10 of the ISEPP identifies the circumstances in which health service facilities may be carried out with or without development consent, or when it may constitute exempt or complying development.

Clause 57(1) of the ISEPP states that development for the purpose of health services facilities may be carried out by any person with consent on land that is identified as a "prescribed" zone. Noting that a State Environmental Planning Policy can override a Local Environmental Plan, for the purposes of this clause the R3 Medium Density Residential zone is listed as a prescribed zone. The proposed development is therefore permissible on the site with consent under the ISEPP, even though a 'health service facility' is prohibited in the R3 zone as per the CLEP 2015's Land Use Table.

4.5.2 Traffic Generating Development

Clause 104 of the ISEPP ensures that the Roads and Maritime Services (RMS) is given the opportunity to comment on development nominated as 'traffic generating development' in Schedule 3. Under Schedule 3 the proposed development is classified as development for 'any other purpose'. This is because development for the purposes of 'community facilities' and 'health service facilities' are not listed under column 1.

For the proposed development to trigger the requirements of clause 104, it must propose 200 or more vehicles. The proposed development includes the 120 car parking spaces and therefore is not of a size to trigger referral to the RMS.

4.5.1 Development adjacent to rail corridors

Clauses 85 and 86 of the SEPP relates to development in or adjacent to rail corridors and identifies certain performance standards that must be met. Although within the vicinity of the Western Railway Line, the proposed “development site” (being the small portion of the overall site) is not adjacent to the railway corridor and does not involve any excavation works within 25 m of the rail corridor. The proposed development will not have an adverse effect on rail safety and does not require referral to Rail Corp.

Clause 87 applies to sensitive land uses such as residential accommodation, places of public worship, hospitals, schools and child care centres. As the proposed development is not considered a sensitive land use, it is unlikely that it will be adversely affected by rail noise or vibration. Given the “development site” is also not located immediately adjacent to the rail corridor, it is considered that a noise and vibration assessment is not required to address potential impacts from rail operations.

4.6 State Environmental Planning Policy (State and Regional Development) 2011

Council related development over \$5 million constitutes ‘Regionally Significant Development’ pursuant to Clause 20(1) of State Environmental Planning Policy (State and Regional Development) 2011. As such, while Council is responsible for the assessment of the DA, determination of the application is the statutory responsibility of the Sydney Planning Panel. The application is therefore to be referred to the Sydney (South West) Planning Panel for determination.

4.7 Campbelltown Local Environmental Plan 2015

4.7.1 LEP Assessment

The *Campbelltown Local Environmental Plan (CLEP) 2015* is the primary EPI applying to the subject site. The table below provides a summary assessment of the relevant development standards and provisions contained in the CLEP 2015 and the proposed development’s compliance with these standards and provisions.

| Development standard | Requirement | Proposal | Compliant |
|------------------------------------|--|---|-----------|
| Land Use Table | | | |
| Zone R3 Medium Density Residential | | | |
| Objectives | To provide for the housing needs of the community within a medium density residential environment. | The proposed development would not prevent or conflict with the development of suitable medium density housing consistent with the masterplan for Macarthur Heights. | Yes |
| | To provide a variety of housing types within a medium density residential environment. | The proposed development is consistent with the masterplan for Macarthur Heights and will not preclude the provision of a variety of housing types within a medium density residential environment. | Yes |
| | To enable other land uses that provide facilities or | The proposed development seeks to provide a sports and health facility that will | Yes |

| Development standard | Requirement | Proposal | Compliant |
|--|---|---|---|
| | services to meet the day to day needs of residents. | cater for the needs of local and wider community. | |
| | To provide for a wide range of housing choices in close proximity to commercial centres, transport hubs and routes. | The proposed development is consistent with the masterplan for Macarthur Heights and will not preclude the provision of a wide range of housing choices in close proximity to Macarthur Square Shopping Centre, Campbelltown Mall, Macarthur Station, Campbelltown Station and the Hume Motorway. | Yes |
| | To enable development for purposes other than residential only if that development is compatible with the character and scale of the living area. | The proposed development comprises development for non-residential purposes that is compatible with the character and scale of the area. When Macarthur Heights is completed it will be home to approximately 2,460 residents (Landcom). The proposed development will provide community and health facilities for use by local residents and the wider community, with the intention of contributing to improved health and well-being. | Yes |
| | To minimise overshadowing and ensure a desired level of solar access to all properties. | The proposed development is located more than 100 m downhill from the nearest residential property and is located between two proposed sports fields. The proposed development will not result in any adverse overshadowing impacts. | Yes |
| Permitted with consent | Community facility | The part of the proposed development defined as a 'commercial facility' is permitted with consent in the R3 Medium Density Residential zone pursuant to CLEP 2015. | Yes |
| Prohibited | Health services facility | The part of the proposed development defined as a 'health services facility' is prohibited in the R3 Medium Density Residential zone pursuant to CLEP 2015. However, a 'health service facility' is permitted with consent on the subject site under the Infrastructure SEPP as the R3 Medium Density Residential zone is a prescribed zone for the purpose of clause 57(1) of the SEPP. Refer to Section 4.5.1 of this SEE for further details. | No However, health services facilities are permitted pursuant to the Infrastructure SEPP which overrides the LEP. |
| Part 4 Principle development standards | | | |
| 4.3 Height of buildings | The maximum permitted building height for the site is 9 metres. | The proposed building has a maximum height of 13.6 m when measured from the | No Refer to the Clause 4.6 variation request |

| Development standard | Requirement | Proposal | Compliant |
|---|--|---|---|
| | | <p>highest point of the building to the lowest <u>existing</u> ground level.</p> <p>Following the filling of the land to create the required building platform (subject to a separate application), the proposed development will then have a maximum overall height of 10 m when measured from the new existing ground level. This will represent a 1 m variation to the development standard.</p> | <p>provided at Appendix D for justification.</p> |
| 4.4 Floor space ratio | N/A | N/A | N/A |
| 4.6 Exceptions to development standards | The applicant must submit a written request to justify the contravention of a development standard. | A request to vary the height of buildings development standard under clause 4.6 is included at Appendix D of this SEE. | <p>Yes</p> <p>Refer to Appendix D.</p> |
| Part 5 Miscellaneous provisions | | | |
| 5.6 Architectural roof features | Variations to the maximum building height standards only where roof features contribute to the building design and overall skyline | <p>The proposed development exceeds the maximum height standard (see 4.3 above). If the building was provided with a flat roof, however, the development would essentially comply with the 9 m height control.</p> <p>The proposed curved roof lines are an important roof feature and contribute to the overall design of the building. The curved roof lines do not result in any additional floor space area and are not capable of being modified to include additional floor space.</p> <p>The increased building height will not result in any unreasonable overshadowing or amenity impacts. The additional building height is therefore considerable acceptable for the proposed development.</p> | <p>Yes</p> <p>The curved roof line is an important element of the design and serves to make the building look more attractive.</p> <p>A Clause 4.6 variation request is also provided at Appendix D.</p> |
| 5.10 Heritage conservation | Conserve the environmental heritage of Campbelltown, the heritage significance of heritage items and heritage conservation areas, archaeological sites and Aboriginal objects and places of heritage significance. | The subject site is not an identified heritage item or heritage conservation area nor is it located in the vicinity of such. | N/A |
| Part 7 Additional local provisions | | | |
| 7.1 Earthworks | Ensure environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land are not detrimentally impacted. | <p>The proposed development does not include any ancillary earthworks or cut and fill activities. The proposed DA seeks approval for the built form only.</p> <p>The proposed development is unlikely to disturb any relics on site and will not have</p> | Yes |

| Development standard | Requirement | Proposal | Compliant |
|------------------------------------|---|--|--|
| | | <p>any adverse impacts on any waterway or environmentally sensitive area.</p> <p>In accordance with the recommendations of the archaeological assessment undertaken by Austral Archaeology an unexpected finds protocol will be adopted in the event Aboriginal objects or deposits are encountered during construction.</p> | |
| 7.2 Flood Planning | Minimise flood risk to life and property and avoid significant adverse impacts of flood behaviour on the environment. | <p>Refer to the stormwater management plan at Appendix G and summary at Section 5.13 of this report.</p> <p>The report discusses the flood impact on the development and the impact the development may have on existing flood waters.</p> <p>The 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 has been set at 500mm freeboard above the 100-year flood level or RL80.26m AHD. This will provide protection against flooding for the vast majority of flood events. In the event of a PMF flood, however, the building will be subject to up to 930mm depth of flood water and will need to be repaired following the flood damage.</p> | Yes |
| 7.3 Riparian land and watercourses | Protect and maintain water quality within watercourses, the stability of the bed and banks of watercourses, aquatic and riparian areas and groundwater systems. | <p>This proposed development is not located within 40 metres of the Georges River, the Hawkesbury-Nepean River, the Woronora River or any wetland. The subject site, however, does contain a waterway (i.e. Bow Bowing Creek). Only a small portion of the site, however, is being developed and is located greater than 30 m from the waterway and riparian zone.</p> <p>As part of the approved bulk earthwork consent (DA854/2015), a Controlled Activity Approval must be obtained from the NSW Office of Water. The proposed CoE development is limited to the northern portion of the site and will not impact on the existing approvals granted to protect and enhance the riparian land located in the southern portion of the overall site.</p> | Yes |
| 7.4 Salinity | Appropriate management of land that is subject to salinity and minimisation and mitigation of the adverse impacts from | The Salinity Assessment and Management Plan prepared by Douglas Partners classifies the on-site soils as non-saline to moderately saline. These soils contain features that are naturally occurring within | <p>Yes</p> <p>Refer to the salinity assessment and management plan</p> |

| Development standard | Requirement | Proposal | Compliant |
|-------------------------------|---|---|--|
| | development that contribute to salinity. | <p>the local landscape and are not considered significant impediments to the proposed development.</p> <p>Subject to appropriate management strategies being implemented to avoid, minimise or mitigate the impacts of the development during construction, the proposal is considered satisfactory.</p> | at Appendix H of this SEE for details of management strategies to be implemented. |
| 7.10 Essential Services | Adequate arrangements for the supply of water and electricity, the disposal and management of sewerage, stormwater drainage or on-site conservation, and suitable vehicular access. | All essential services, including water, sewer, electricity and telecommunications, are available to the site. Arrangements will be made for the provision of these services during the construction stages of the development. | Yes |
| 7.13 Design Excellence | Development is to exhibit the highest standard of architectural and urban design as part of the built environment. | <p>The proposed development exhibits a high standard of architectural design and incorporates an appropriate mix of building materials and finishes to add both visual interest and reduced the overall bulk of the building. For further details, refer to Section 5.1 of this report.</p> <p>The existing, disused building will be demolished to accommodate the proposed development. The external appearance of the new development is contemporary and interesting and will be a vast improvement to the existing built form on site. The new development will improve the public domain by adding valuable amenity to the sports precinct. A well-designed and integrated landscape strategy also complements the overall design of the development.</p> <p>The proposed development will not have any detrimental impacts on view corridors and will not result in any environmental impacts such as overshadowing or reflectivity. A range of ecological sustainable development strategies will also be incorporated into the project design.</p> <p>The proposed development is considered to exhibit a high standard of architectural and urban design, with the subject site being suitable for the development as outlined in the table at section 4.1.2 of the report.</p> | Yes |
| 7.20 Terrestrial biodiversity | Maintain terrestrial biodiversity. | The site is not land identified as "Areas of Biodiversity Significance" or "Biodiversity-Habitat Corridor" on the CLEP 2015 Terrestrial Biodiversity Map. | Yes |

| Development standard | Requirement | Proposal | Compliant |
|---|-------------|--|-----------|
| | | <p>As outlined under Section 5.16 of this report, a Vegetation Management Plan has been adopted for the site and notes that the areas of existing native vegetation will be restored as Cumberland Plain Woodland (CPW) using the conservation management principles and actions detailed within the plan. The area of CPW is predominantly not impacted by this DA, with the removal of only one (1) tree proposed to accommodate the relocated driveway.</p> <p>The proposed development and removal of the one native tree is unlikely to have a significant impact on any threatened species or ecological community and as such, a Species Impact Statement or further ecological assessments is not considered to be required.</p> | |
| <p>As indicated above, the proposal seeks a departure in relation to the maximum building height development standard. A variation report request is provided at Appendix D pursuant to Clause 4.6 of Campbelltown LEP 2015 for the proposed height exceedance. Full compliance is proposed with all other applicable provisions.</p> | | | |

4.7.2 Land Use Zoning and Permissibility

Under the CLEP 2015 the subject site is zoned R3 Medium Density Residential as illustrated in Figure 7 below. Surrounding land in the Macarthur Heights precinct is also zoned R3, while the nearby UWS land is currently deferred from the CLEP 2015. This is notated on the map as DM (i.e. Deferred Matter).

The master plan for Macarthur Heights, prepared by Landcom in consultation with UWS and Council, indicates that the subject site will be used for open space purposes and will include the existing gym building, sports courts and car park. It is considered that the proposed development is not inconsistent with the master plan for the area.

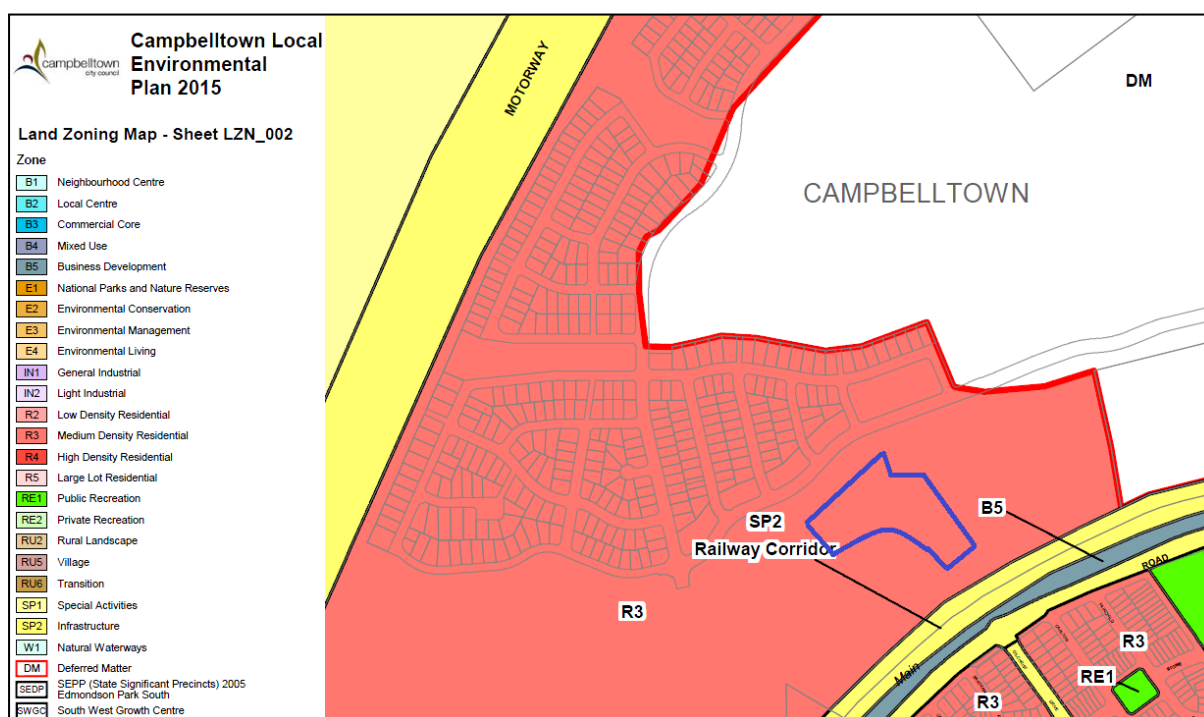


Figure 7: CLEP 2015 Land Zoning Map extract – approximate site location outlined in blue

Source: NSW Legislation/TPG

4.7.2.1 Role of the facility

The subject DA seeks approval to develop a Sports and Health Centre of Excellence (CoE). Campbelltown and the Greater Western Sydney region currently lacks adequate sports, community and elite athlete facilities and supporting infrastructure. This deficiency constrains community growth, inhibits cultural and social diversity, limits participation in sporting and community activities, and restricts the development of professional athletes in South West Sydney.

Professional sporting teams naturally gravitate towards centres of excellence. For example, the Western Sydney Wanderers are co-located within the Blacktown International Sports Centre, and the Penrith Panthers are currently developing the Western Sydney Community and Sports Centre.

Major sporting clubs and organisational bodies with a presence in South Western Sydney include the Wests Tigers, Western Suburbs Magpies, Macarthur Rams, Athletics NSW and NSW Cricket. Many of these institutions would prefer to be more active in the region but find that professional facilities in the Macarthur region are lacking. Some smaller facilities, including those in local clubs, open spaces, schools and council buildings, currently exist throughout the Campbelltown region. However, they do not cater for the specialised needs of elite athletes.

It is proposed that the CoE development will address this unmet demand for elite sporting facilities in South West Sydney, while also addressing the lack of facilities for community sporting groups in the region. Development of the CoE will also affirm Campbelltown's position as a regional centre for sporting excellence.

The vision for the CoE is to promote sporting participation, education and health wellbeing in a community hub model that is both modern and flexible and that will help unlock a broad range of health, social and economic benefits. By co-locating elite athlete training facilities with professional sports science research facilities, the CoE will be able to attract athletes from the wider Sydney area as well as retain local sporting talent. Such a precinct would provide pathways for junior athletes to the elite level. Being co-located within WSU will allow the facility to build on excellence in sports science research.

The design of the training and sports science facility has been developed through extensive consultations with the potential key user and community groups to ensure that it will accommodate their specific and evolving needs. It is proposed that the Sports and Health CoE will provide the following:

- **Athlete development programs;** including pathways for the development of junior talent in the fields of elite sport, sports science and research;
- **Gymnasium;** providing high quality, specialised, sports and gym equipment to cater for elite sports training, development and recovery. Public gym memberships will be available, but the main purpose of the facility is to cater to the needs of elite athletes;
- **Recovery and program pool;** being a specialised recovery and program pool used for training and rehabilitative purposes. The higher water temperature and ramp access will specifically cater for injured/disabled persons. The pool will also be used for pre-booked programs such as learn to swim (LTS) or senior's programs. Users of the pool will be supervised by a rehabilitation specialist, program instructor or learn LTS teacher. Use by the general public will not be available;
- **Indoor sports hall/courts;** to be used for training and sports purposes through bookings/programming by athletes and sporting clubs. Casual court hire by the public is expected to be less than 5% of the use;
- **Amenities;** including a large number of well-arranged change rooms and lockers and a referee's room to meet the specific needs of the athletes and sporting teams;
- **Sports science and research facilities;** to support the training and development needs of athletes;
- **Community health centre;** provided in partnership with WSU. The use of the first floor WSU tenancy will be for medical and community health purposes with opportunities for sports science and recovery, including research and development. The centre will include treatment rooms, rehabilitation facilities and medical rooms for athletes and those requiring specialist rehabilitation services.
- **Community and special support programs;** including programs for young, elderly, disadvantaged and disabled members of the community. Programs may include youth outreach activities, programs to address issues such as youth suicide, depression and drug use, healthy living programs, and indigenous and multicultural programs.
- **Social club room;** for use by community groups, sport clubs, resident action groups and the like. Use of the social room is only available via pre-arranged bookings; and
- **Office, administration and other ancillary facilities;** to support the overall operation of the community hub and Sports and Health CoE. The proposed café will not operate independently

and is to provide convenience for the workers, athletes and community members visiting the site.

In addition to providing facilities for elite athletes and peak sport organisations, the target community users will be those groups lacking access to adequate or appropriate facilities in the area. This includes youths, females, seniors and the disabled, as well as local sporting community groups and local schools.

4.7.2.2 Land Use Definitions

The proposed development, being for the purposes of a Sports and Health Centre of Excellence for elite athletes and community groups in a community hub model, is appropriately defined as a 'community facility' and 'health services facility' pursuant to the Campbelltown LEP 2015.

Under the LEP a 'community facility' means:

a building or place:

(a) owned or controlled by a public authority or non-profit community organisation, and

(b) used for the physical, social, cultural or intellectual development or welfare of the community,

but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

Under the LEP a 'health services facility' means:

a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following:

(a) a medical centre,

(b) community health service facilities,

(c) health consulting rooms,

(d) patient transport facilities, including helipads and ambulance facilities,

(e) hospital.

4.7.2.3 Land Use Table

The CLEP 2015 land use table lists the zone objectives and identifies the permissible and prohibited uses in the R3 Medium Density Residential zone as follows:

Zone R3 Medium Density Residential

1 Objectives of zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for a wide range of housing choices in close proximity to commercial centres, transport hubs and routes.*

- To enable development for purposes other than residential only if that development is compatible with the character and scale of the living area.

- To minimise overshadowing and ensure a desired level of solar access to all properties.

2 Permitted without consent

Nil

3 Permitted with consent

Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; **Community facilities**; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home occupations; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (outdoor); Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing (emphasis added)

4 Prohibited

Any development not specified in item 2 or 3

4.7.2.4 Consistency with the zone objectives

The proposed development, being for a 'community facility' and 'health services facility', is not inconsistent with the CLEP 2015 objectives for the R3 zone in that it will:

- Not preclude the development of other R3 zoned land in the master-planned Macarthur Heights precinct for medium density housing and other housing purposes in close proximity to public transport, commercial centres and the UWS campus.
- Offer community and sports facilities and services to a range of people, including young people and the elderly, as well as those that may be disabled, disaffected and/or disadvantaged, to meet their day to day needs and improve their overall health and well-being.
- Not be incompatible with the character of the area and desired sporting precinct.
- Have no unreasonable impacts in terms of overshadowing and allows uninterrupted solar access to all surrounding properties.

The facility is proposed on land that is located well below the existing ground level of adjacent residential development and therefore will not result in any adverse impacts on neighbouring properties in terms of solar access or overshadowing as demonstrated in the plans accompanying this application. The proposal is to be sited between two sports fields that are currently the subject of a separate

application. The proposed sports precinct is subject to flooding and is not considered appropriate for residential purposes. The proposal is therefore considered an appropriate use of the land.

4.7.2.5 Community facilities – permissible pursuant to CLEP 2015

Development for the purposes of ‘community facilities’ is permissible with consent in the R3 zone. The proposed development is consistent with the definition of a ‘community facility’ in that the Campbelltown Sports and Health CoE will be owned and controlled by Council being a public authority. Council will partner with various groups such as professional sporting teams, major sporting clubs and organisations, community-based sporting groups, and organisations providing disability services to deliver elite sport development programs and other community-based programs.

The primary purpose of the CoE is to improve the overall health and well-being of the community and increase the supply of quality sporting infrastructure in Campbelltown and the wider South West Sydney region. Further to improving the health and well-being of the community, the collaborative arrangement between government, the private sector and community groups will also promote sporting participation and education; all within a community hub model whereby activities, programs and services are co-located within one building. The facility will therefore be used for and will positively contribute to the physical, social and intellectual development of the community.

It is recognised that the proposed facility is made up of various individual components, including indoor sports courts, an indoor swimming pool, gymnasiums, offices, amenities, café, health facilities and car parking. If considered individually, food and drink premises (café), offices and recreation facilities (indoor) are all prohibited land uses in the R3 zone. Collectively, however, the development can be regarded as being for the one dominant purpose of a community facility. As per the Department of Planning and Environment’s (DPE’s) circular (reference PS 13-001) in relation to ‘How to characterise development’, the relationship between the various components and the purpose that they serve means it is not appropriate to characterise each use individually. Collectively, the various components of the development serve the purpose of enabling the community facility to function on the land. When determining whether the overall development will be for the purposes of a ‘community facility’, consideration must also be given to how the facility will be used and operated. A summary of the operational arrangements is provided under section 3.2.1.

As detailed above, the administrative and office areas, meeting spaces, social club room and café will be ancillary to the overall facility. The offices will not operate independently, with the sole purpose being to support the on-site sport and health services. The proposed meeting rooms and café are also ancillary to the CoE and are intended to be used by the sporting groups, program participants and visitors to the building. These uses are ancillary to the dominant use being a community facility and are permissible with consent.

Under the CLEP 2015, any development not specified in item 2 or 3 of the zoning table is prohibited. It is recognised that development for the purposes of a ‘recreation facility (indoor)’ or ‘recreation facility (major)’ is not permitted in the R3 zone. Under the CLEP 2015 a ‘recreation facility (indoor)’ is defined as:

*a building or place used **predominantly for indoor recreation**, whether or not operated for the purposes of gain, including 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**, but does not include an entertainment facility, a recreation facility (major) or a registered club. (emphasis added)*

Under the CLEP 2015 a 'recreation facility (major)' is defined as:

a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks.

The proposal is not for a recreation facility (major) as it will not be used for large-scale sporting or recreation activities. While the facility will seek to attract athletes from the wider Sydney area, the number of participants in each program will be restricted by the staffing capabilities. The focus of the facility is also on sports training, development, education and health. Unlike a major recreation facility, however, it will not be used to host major events that will attract crowds from across the wider Sydney Metropolitan area and beyond.

The CoE is also not considered to be an indoor recreation facility as the facilities being provided are not for recreation purposes. The definition of a recreation facility (indoor), includes sports courts, swimming pools and gymnasiums. These facilities, however, must be "used predominantly for indoor recreation". Recreation means an activity that is done for enjoyment or relaxation. In this case, the proposed sports facilities will be used predominantly for the development and support of elite athletes and various community groups. The 25 m recovery pool will be used for training and rehabilitative purposes, with the higher water temperature and ramp access specifically catering for injured/disabled persons. The pool will also be used for pre-booked classes such as learn to swim (LTS) or senior's programs. Usage of the pool will be limited to the program participants and will not be open to the general public for leisure or recreation activities. The main purpose of the gymnasiums is to cater for elite sports training, development and recovery. While public gym memberships will be available, the main purpose of the facility is to cater for the elite athletes. Similarly, the indoor sports courts will be used for athlete training and by sports and community groups. Casual court hire by the public is expected to be less than 5% of the use.

Members of the public seeking a recreation facility can access one of the many other facilities in the Council area. Council currently also manages three aquatic centres and two public fitness centres that are available for leisure activities.

4.7.2.6 Health Service Facilities - permissible pursuant to the Infrastructure SEPP

The CoE will also include around 1,000m² of floor space for use as a community health centre. This component of the proposed development is consistent with the definition of a 'health services facility' in that it will be used for medical and community health with opportunities for sports science and recovery, including research and development. The facility will include treatment rooms, rehabilitation facilities and medical rooms for athletes and those requiring specialist rehabilitation services.

Under the CLEP 2015, any development not specified in item 2 or 3 of the zoning table is prohibited. A 'health services facility' is therefore not permitted in the R3 zone pursuant to the LEP. Division 10, Clause 57(1) of *State Environmental Planning Policy (Infrastructure) 2007* (Infrastructure SEPP), however, states that development for the purposes of a health services facility may be carried out with consent

on land in a prescribed zone. The R3 Medium Density Residential zone is a prescribed zone to which clause 57(1) of the SEPP applies and as such, this component of the proposed development is a permissible land use with consent pursuant to the Infrastructure SEPP.

4.8 Non-Statutory Planning Considerations

4.8.1 Greater Sydney Region Plan

A Metropolis of Three Cities - the Greater Sydney Region Plan was released in March 2018 and is the first Region Plan by the Greater Sydney Commission (GSC). The Plan encompasses a global metropolis of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City. It is envisioned that people of Greater Sydney will live within 30 minutes of their jobs, education and health facilities, services and great places.

The Plan outlines '10 Directions' to better integrate land use and infrastructure to deliver a more productive, liveable and sustainable Greater Sydney to 2056. The DA is consistent with the Greater Sydney Region Plan with respect to the following directions:

- *A city supported by infrastructure* – Adequate infrastructure is required to support population growth and is essential to creating strong communities. The proposed CoE will increase participation in sporting and community activities and support the development of professional athletes in South West Sydney.
- *A collaborative city* – Collaboration between government, industry and local communities will result in the best use of resources such as public spaces, school ovals and community facilities. The CoE will be provided in partnership with the WSU and will provide sport and health services in a community hub model.
- *A city for people* – A growing Greater Sydney presents an opportunity to build social and cultural networks and to enhance individual and community health outcomes. Strategic planning will capitalise on local identity, heritage and cultural values, together with easier access to services to foster a more active, resilient and connected society. The CoE will provide sport and health services in a community hub model providing opportunities for community growth, cultural and social interactions, and increased participation in sporting and community activities.
- *A city of great places* - As Greater Sydney grows and changes, its places will offer more than just new homes and jobs. They will enhance wellbeing and a sense of community identity by delivering safe, inclusive and walkable mixed-use areas that exhibit urban design excellence and are connected to social infrastructure and open spaces. These places will foster interaction and healthy lifestyles by encouraging exercise, creativity, enterprise and innovation. The CoE is an opportunity to create a great place that brings people together and will enhance the well-being of the community.
- *Jobs and skills for the city* - Building on health and education strengths is central to delivering an innovative and internationally competitive economy. The CoE will provide valuable health, education and research facilities to the sports precinct, and will also increase jobs in the area.

- *A city in its landscape* - A healthy natural environment is important to improve liveability, create healthy places, and mitigate the effects of climate change. The sports precinct will provide accessible public open space, while also protecting and enhancing the remnant vegetation on the overall site.
- *An efficient city* - As Greater Sydney grows, innovative management of water, energy, resources and waste will be required to reduce costs, carbon emissions and environmental impacts. As outlined in section 5.14 of this report, the proposed CoE will incorporate ecological sustainable development initiatives throughout the design.

4.8.2 Western City District Plan

The GSC's five District Plans are a guide for implementing A Metropolis of Three Cities - the Greater Sydney Region Plan at a District level. The Commission's District Plans were finalised in March 2018 after extensive stakeholder and community consultation.

The Western City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. It is a guide for implementing the Greater Sydney Region Plan, A Metropolis of Three Cities, at a district level and is a bridge between regional and local planning.

The Western City District Plan recognises that Campbelltown-Macarthur is *"developing into Greater Sydney's newest health and medical hub with research and specialist community-based care in paediatrics and gastrointestinal disorders. It contains Campbelltown public and private hospitals, Western Sydney University Campbelltown Campus, and TAFE NSW Western Sydney. Collectively, these elements form the health and education precinct and the Collaboration Area also includes Macarthur Square, Campbelltown Mall and surrounding government services"*.

The Sports and Health CoE is an important addition to the existing health and education precinct. It will also support WSU which already has a strong focus on health with over 600 students enrolled in medicine, almost 3,000 students enrolled in nursing and midwifery programs and approximately 12,100 enrolled in allied health programs. The West City District Plan further recognises that the construction of the Campbelltown Sports and Health CoE *"will improve access to high quality sport and recreation facilities and provide programs for sports science and sports business"*.

Health care and social assistance is the most significant employment category in the Campbelltown LGA, with 16 per cent or 8,000 jobs. The sector is forecast to grow by 2.35 per cent a year, resulting in approximately 13,500 jobs by 2041.

The proposed CoE provides an opportunity to:

- grow the health, medical and education core precinct
- investigate prospects for the growth of allied health and medical related businesses
- provide new research facilities, particularly in the field of sports medicine

- co-locate health and education facilities, and services to support the precinct and growth of the precinct.

The proposed development is consistent with the character and growth envisioned in the West City District Plan.

4.8.3 Campbelltown (Sustainable City) Development Control Plan 2015

The Campbelltown (Sustainable City) Development Control Plan (CSCDCP) 2015 supplements the CLEP 2015 with more detailed provisions.

The subject site is located within the development area identified in Figure 1 of Volume 2 – Part 5 of the UWS DCP 2008. This site specific DCP, however, does not apply to any land currently zoned R3 Medium Density Residential under CLEP 2015 and therefore does not apply to this DA. Volume 1 (Development Controls for All Types of Development) of the CSCDCP is therefore the relevant DCP for this proposal.

The proposed development's compliance with the relevant provision of the DCP is demonstrated at Appendix C. The Table of Compliance demonstrates that the proposal is consistent with the relevant objectives and/or performance-based controls and guidelines of the DCP.

5. Key Issues

The key issues for the proposed development can be summarised as follows:

5.1 Design and Aesthetics

The proposed bulk and scale of the building is consistent with the desired future character of the sports precinct. The building adopts a contemporary appearance with the front façade providing an interesting and articulated presentation. Clean lines and modern treatments have also been provided to the side and rear facades to add visual interest to all elements of the building. Large areas of glazing have been provided on both floors. This provides natural solar access while also allowing opportunities for passive observation of the adjoining car park and sports fields.

The proposed development provides well-defined pedestrian and vehicular access points, with a clear entry provided at the front of the building. A large paved forecourt also provides a focal point at the centre's front entrance. This area creates an attractive gathering space for both the centre and playing field users. The main foyer area of the building is a double height space to provide orientation on arrival and visibility of facilities available on the first floor.

The proposal incorporates hard and soft landscaping elements that complement the scale and design of the development. Landscaping including ground covers, grasses, low planting, trees and open paving will provide clear sight lines in and out from the building. Landscape elements will also guide patrons from the car park or Goldsmith Ave, with a hierarchy of path widths to indicate primary and secondary access points. These will be emphasised with avenue planting of trees, lighting and signs where necessary. A landscape plan is provided at Appendix B.

Appropriate, robust and low maintenance building finishes, landscape materials and park furniture are proposed. Materials to be used include brickwork, precast concrete panels, painted surfaces, colorbond and glazed windows. A Schedule of External Finishes (see elevation plan DA301) and photomontages are provided at Appendix A. The photomontages show the range of colours and materials to be used in the development.

5.2 Height

The proposed development has a maximum building height of 10 metres when measured from the building's finished floor level (FFL) to the top of the roof as shown in the architectural drawings at Appendix A.

When measured from the topmost point of the building to the lowest existing natural ground level below that point, the proposed development has a maximum building height of 13.6 metres. This represents a 4.6 metre (or 51%) departure from the 9-metre height limit prescribed for the site. The section of the proposed development that exceeds the height limit to its maximum extent is limited to the southern-most portion of the building where the land falls away towards the railway line. Once the required site preparation works are completed (i.e. subject to a separate application), the proposed development will exceed the maximum building height by only 1 metre.

If the building was provided with a flat roof, however, the development would essentially comply with the 9 m height control. The proposed curved roof lines are an important roof feature and contribute to the overall design of the building. The curved roof lines do not result in any additional floor space area and are not capable of being modified to include additional floor space. The additional building height is therefore considerable acceptable for the proposed development.

A clause 4.6 request to vary the height of buildings development standard is included at Appendix D. Detailed justification for the proposed departure from the maximum height standard and demonstrated compliance with clause 4.6 of the CLEP 2015 is included as part of the variation request.

5.3 Amenity Impacts

The proposed development is to be located within a planned sports precinct. It is well separated from neighbouring properties and will not result in any unreasonable overshadowing or privacy impacts on any residential property or other sensitive land use.

Some dust is anticipated during the construction period. The site, however, is well separated from the surrounding residential area which means that there will be minimal impacts during the construction phase. Any impact can be managed through measures such as wetting down work areas, stabilising exposed areas, preventing material tracking out onto public roadways, covering loads on all departing trucks and working to weather conditions.

The proposed development is unlikely to impact on the amenity of the surrounding area in regard to noise, vibration, air or water quality, or dust. Appropriate construction management practices will further ensure that resident's amenity is protected, with all works being carried out in accordance with Council and EPA Guidelines.

5.4 Services and Utilities

The site currently contains an existing disused building with all necessary services and utilities including telecommunications, gas and water being available to the site. A new substation will be provided for the facility, however, this will be located on the sports fields portion of the site outside the boundaries of the subject development proposal.

5.5 Vehicular access

A new entry/exit driveway and vehicle crossover will be provided immediately to the west of the existing driveway crossing. The new driveway has been designed to accommodate medium rigid vehicles (MRV's), including garbage trucks and buses. A landscape median has been provided to separate the 2-way vehicle movements.

At the foot of the driveway is an internal 'roundabout' which will allow MRV's to enter and exit the site in a forward direction. The roundabout has been designed to be mountable with the perimeter being provided in a different coloured paving. A small landscaped island is provided in the middle of the roundabout.

Adjacent to the roundabout is a designated bus parking and drop-off zone. A 'kiss and drop' zone is also located immediately at the front of the building. A separate one-way traffic aisle is provided for those

utilising the 'kiss and drop' zone but do not wish to enter the car park. Various paving colours will be used to distinguish the traffic lane from the bus bay and drop-off zones.

The existing redundant footway crossing on Goldsmith Avenue will be replaced with kerb and gutter, and the footway area will be restored. A proposed 'boulevard' runs along the eastern façade of the building providing pedestrian access to Goldsmith Avenue. The 'boulevard' will accommodate pedestrians and maintenance vehicles only. The 'boulevard', however, is located outside of the proposed development footprint and therefore does not form part of this DA.

5.6 Car parking and paid parking system

The Traffic and Parking Assessment Report prepared by PTC, provided at Appendix I, has considered the appropriateness of the proposed parking provision for the development. Access to the on-site staff and visitor car parking area is provided via an internal roundabout with a total of 120 car spaces, including 4 accessible spaces, being proposed.

The proposed parking provision has been calculated based on a first principle basis, with reference to the Campbelltown Sustainable City DCP 2015, RMS Guide to Traffic Generating Developments, Institute of Transportation Engineers (ITE) Parking Rates and survey results from comparable sites. The sites that were surveyed include the Robyn Webster Centre (located in Tempe) and the Sydney Academy of Sport and Recreation (located in Narrabeen). The parking assessment indicates that the provision of 120 permanent space will likely accommodate up to 400 patrons based on 60% arriving by car and an average car occupancy of 2 persons per car.

As the CoE will experience limited use by the general public, the parking demand is not expected to be as high as the rates published in Council's DCP or the ITE. The parking assessment therefore concludes that the provision of 120 spaces will be sufficient during the site's peak operations. It has also been noted that a significant number of patrons to the site are expected to arrive by bus (e.g. any school/community groups) and will therefore not require access to the on-site parking.

Free parking will be available for registered users and staff of the facility. Paid parking, with a potential 2-hour free period, will apply to all other users. A license plate recognition system and boom gate will be installed at the car park entry, while a ticket payment terminal and boom gate will be installed at the exit point. This will provide free parking for short term visitors (e.g. learn to swim participants), whilst deterring long term parking by commuters or UWS students.

5.7 Deliveries

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. Removable bollards will be installed in this area to prevent vehicles from parking when this space is not in use.

5.8 Transport

The proposed CoE is located approximately 1 km from the Macarthur train station which is on the Airport and South and Southern Highlands Line. Although the station is located slightly outside the comfortable walking distance of 800 m, stipulated in the NSW Guidelines to Walking and Cycling (2004), the footpaths along Goldsmith Avenue are relative flat, wide and newly paved making it easier for pedestrian access. The heavy rail services are therefore anticipated to provide an alternative mode of transport for some users of the Sports and Health CoE.

The site is also reasonably accessible to a well-developed bicycle network, with a dedicated on-road cycleway on both side of Goldsmith Avenue. Bicycle rails which can accommodate 5 horizontal bicycle spaces will be provided adjacent to the building forecourt to accommodate those riding to the sports precinct.

5.9 Traffic

The Traffic Impact Assessment prepared by PTC and provided at Appendix I has considered the traffic generation with reference to the RMS Guide and survey results from comparable sites. A traffic survey was also conducted on Saturday 16 June 2018. The survey results indicate that during peak operations, Goldsmith Avenue will still be within the RMS maximum environmental capacity threshold of 500 vehicles per hour for a major local or collector road. It is therefore anticipated that the peak traffic volume associated with the development will be capable of being accommodated by Goldsmith Avenue and will have a minor impact on the surrounding road conditions and major intersections.

As indicated above, many of the visitors are also likely to arrive by bus/coach (e.g. school and community groups) which is likely to have a minor impact on the predicted traffic volume.

5.10 Acoustic Impacts

The Acoustic Report prepared by Wood and Grieve Engineers and provided at Appendix J considers the potential noise impact from the proposed development on the nearest most-affected receivers and the requirements for the proposed development to achieve appropriate acoustic amenity within.

The general limiting factor of the performance of a building façade in terms of noise attenuation is the glazing. To achieve the internal noise levels specified in the AS/NZS 2107:2016 Interim Guideline, the Acoustic Assessment recommends that glazing of an appropriate thickness be provided. The recommendation will be adopted at the future construction stage.

The assessment also considers the noise sources associated with the site operation, and the expected noise levels from these sources. 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. Amelioration measures will be considered at the detailed design stages of the development and could include but are not limited to the following:

- Positioning mechanical plant away from nearby receivers
- Acoustic attenuators fitted to duct work
- Screening around mechanical plant
- Acoustic insulation within duct work

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. It is assumed all traffic uses Goldsmith Avenue to enter and exit the proposed development. 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.

The report concludes that the proposed development can comply with all applicable noise regulations and that subject to the recommendations being adopted, there will be no unreasonable noise impacts.

5.11 Crime Prevention through Environmental Design

The proposed development provides a high level of amenity, casual surveillance and public safety within the building and surrounding sports precinct. The proposal will assist in revitalising and activating the site and will provide appropriate lighting and security measures to protect the safety of those visiting the site.

Crime Prevention through Environmental Design (CPTED) is a recognised model which provides that if development is appropriately designed it can reduce the likelihood of crimes being committed. By introducing CPTED measures within the design of the development, it is anticipated that this will assist in minimising the incidence of crime and contribute to perceptions of increased public safety. The project architect, Peter Hunt Architect, has advised that the Campbelltown Health and Sports CoE has been designed to take into consideration the 4 principles which underline CPTED as follows:

Surveillance

Planning of the new centre brings actively staffed areas to the core of the building with views to the main front and secondary side doors, as well as corridor spaces leading to the gym, change rooms and indoor sports hall. Staff will be able to monitor key areas through a CCTV system that will provide live and recorded images of events both during operational hours and after.

The proposal incorporates glazed elements on both floors to provide passive observation of the surrounding car parking, playing fields and external areas. Feature lighting will provide brighter levels of illumination at the front entry doors for way-finding and after-hour's security, with general lighting around the building's exterior.

Car park lighting will provide illumination around all edges; brighter lighting at access points and key pedestrian routes. Disabled access car parking spaces are located adjacent to the front entry with higher lighting levels.

Landscaping is designed to minimise opportunistic concealment positions, through the use of ground covers, grasses, low planting, trees and open paving to provide clear sight lines both towards the building and out from the building.

Access Control

Council intends to install a VPR (Vehicle Plate Recognition) system with a boom-gated exit for the car park that allows for free parking for registered users of the facility, and paid parking for other users (possibly with a 2-hour free period). This allows for the majority of uses within the centre, whilst deterring commuters or students from extended stays within the car park.

Turnstiles at the reception will provide both managed and self-help access to the gym, pool, locker rooms and indoor sports hall. Additional access controlled doors to the pool and indoor sports hall will provide active management of patron access.

Secondary side doors to the ends of the corridor running along the front of the indoor sport hall will be primarily emergency egress doors with the ability to open these at times of high staffing when the centre is very active with patrons. This is to assist with managing the overall access control and available access points to the building where direct observation by staff is limited.

The first-floor gym facilities will be controlled with card access for staff and accessible access.

The proposed Western Sydney University fitout on the first floor incorporates a medical practice together with sports and health research facilities which are controlled through a reception area. This area will be accessed by specialist professionals, university staff, students, and the general public. Access will be controlled by the reception, with door access controls to sensitive areas or out-of-hours access.

Territorial Reinforcement

The new centre provides a dynamic and vibrant new health and sporting facility that is expected to be heavily patronised. By its nature it will become a gathering point for the community engaging in physical activities, and a point of pride in having a well-designed facility located in a unique park setting. The incorporation of Western Sydney University's health and sports research facility, general practice medical clinic and various community sports association offices, together with the centres operational staff will ensure a core group regularly moving in and around the building.

Landscape elements will guide patrons from the car park or Goldsmith Ave, with a hierarchy of path widths to indicate primary and secondary access points. These will be emphasised with avenue planting of trees, lighting and signs where necessary. A large paved forecourt provides a focal point at the centre's front entrance. This will create an attractive gathering space for both the centre and playing field users, complimented with access to the centre's café and outdoor seating.

The main foyer is a double height space to provide orientation on arrival and visibility of facilities available on the first floor. Lift and stair access provide strong linkages between the foyers on both floors. The centres reception desk is also immediately visible from both main and side entrances, providing assistance and

service to users of the building, whilst at the same time maintaining an active observation of everyone accessing or leaving the building.

Seating spaces around corridor and lobby spaces provide opportunities for visitors, staff and students to take additional time in the centre to relax, use Wi-Fi facilities or engage with others, as well as provide waiting areas for those not participating in sporting activities or with someone attending an appointment.

Space Management

Appropriate, robust and low maintenance building finishes, landscape materials and park furniture will result in clean, low on-going cost public areas. Provision of bins throughout the new facility will help to manage waste, in conjunction with a suitably accessible and sized secure central waste storage area for convenient removal from the centre.

The centre is based around 3 primary zones being:

- *Public freely accessible lobbies and toilet facilities;*
- *Gymnasiums, pool and indoor sports hall accessible beyond a secure reception point;*
- *First and ground floor offices, medical clinics and health/sport research facilities with door access control or secondary manned reception.*

Planning of the centre provides for natural separation of primary activities focused on various age groups engaged in structured use of the swimming pool, gymnasium, sports hall, as well as University Research, Health Clinic, social rooms and associate ancillary functions such as café and allied health consultants.

Change rooms are located beyond the secure reception point to monitor movements, with central facilities based adjacent to the gym and indoor sports hall, with overflow and team change rooms to serve the indoor sports hall and adjacent playing fields. Additional staff and public toilets are available outside the secure line of the building at the ground floor, which are passively observed from the front reception desk, and first floor lobby areas.

Lift, central stairway and large lobby at the entrance ensure smooth flow and circulation areas for patrons to the first floor of the facility. Storage spaces in key locations around the facility will assist in the management of intermittently used equipment, broken items and clutter to maintain a sense of a clean and well managed centre.

5.12 Waste Management

A Waste Management Plan (WMP) is provided at Appendix K detailing how waste will be managed during the construction and operational stages of the development. The general and recyclable waste likely to be generated by the proposed development has been calculated and attached to the WMP.

During the construction stage the building materials will be separated and stockpiled. Any material suitable for recycling will be collected by an appropriate contractor and taken to an authorised recycling facility. Where possible materials will be re-used on site.

Once operating, the facility will generate waste from the offices, sports and health research facilities, medical practices and café. The café, however, will serve pre-packaged/reheated food only with no commercial cooking facilities being provided on site.

A secure open-air bin enclosure is proposed on the northern side of the car park adjacent to the roundabout. The bin enclosure will accommodate 1 x 3m³ skip for general waste (1.8m wide), 1 x 3m³ skip for recyclables (1.8m wide), 6 x 240L bins for general/green waste, and 2 x 240L bins for medical waste. The medical waste will be contained in its own compartment/cage and separated from the other waste streams. The bin area will be fitted with a hot/cold hose and waste floor trap for cleaning purposes.

The bin enclosure will be fitted with wide gates to enable easy access to the skip bins by a front lift bin collection vehicle. As the waste collection vehicle will block the car park exit during collection times, it is proposed that all waste collection activities will be undertaken by a private waste contractor either after hours or outside peak operating times. The security gates, together with appropriate lighting and CCTV attached to the exterior of the CoE building, will act to deter illegal dumping. Appropriate signage could also be installed to further deter rubbish and bulky waste from being left in this area.

5.13 BCA Compliance

A BCA Capability Statement, prepared by Group DLA, is provided at Appendix L.

Group DLA has undertaken a preliminary assessment of the DA plans against the provisions of the Building Code of Australia (BCA) and the Access to Premises Code 2010 as per the requirements under Clause 145 of the Environmental Planning & Assessment Regulation 2000. Group DLA has advised 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 in accordance with Clause A0.5 of the BCA, suitably prepared by an Accredited Fire Safety Engineer to achieve compliance with the performance provisions of the BCA if required."

All BCA and Disabled Access matters will be suitably addressed prior to release of any Construction Certificate.

5.14 Stormwater Management

A Stormwater Management Plan (SMP), prepared by Wood & Grieve Engineers, is provided at Appendix G. The SMP outlines a conceptual stormwater design for the proposed development and discusses the flood impact on the development and the impact the development may have on existing flood waters. The SMP evaluates the quantity and quality of stormwater associated with the proposed development plan so as to demonstrate to Council's assessing staff that an appropriate stormwater management strategy has been adopted.

The report also demonstrates the application of Water Sensitive Urban Design (WSUD) principles and illustrates that the proposed development complies with the Campbelltown City Council Standards and Guidelines for stormwater, Australian Rainfall and Runoff, Australian Standards and best engineering practise.

A weir is located between the proposed two sports fields (DA 1768/2015). As the proposed building will be partially located over the weir, it will ultimately reduce the capacity of the weir. While this will not be an issue during a 100 Year flood event, it will have an impact on the PMF flooding through the regional basin area. Flood modelling has indicated that the development of the CoE will have an impact on flood levels within the regional basins during a PMF flood event with the maximum water level in the western basin increasing by 350 mm.

Catchment Simulation Solutions have looked at what impact the water level increase will have on adjacent properties and infrastructure. Modelling indicates that the level increase will have no impact on adjacent buildings, as they are located higher than the revised PMF flood level. There will, however, be an increased impact on the rail line. In the existing case the rail line will not be passable during a PMF flood event so raising the flood level will not alter the usability of the rail line.

The 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. Discussion has been held at various levels within council to ascertain the best flood planning level for the proposed development. The outcome of these discussions was that the flood planning levels for the building should be set at 500mm freeboard above the 100-year flood level. This will provide protection against flooding for the vast majority of flood events. The development therefore proposes a finished floor level of 80.26 m.

It is recognised the proposed floor level is below the PMF flood level. In the event of a PMF flood, it has been accepted within council that the building will be subject to up to 930mm depth of flood water. Council staff have stated that due to the nature of the building and the necessity to have the building interface directly with the surrounding sporting facilities there will be no mitigation measures taken to prevent damage from PMF flood waters. In the event of a PMF flood, the building will need to be repaired following the flood damage. The SMP at Appendix G provides further details.

5.15 Ecological Sustainable Development

An ESD Concept Design report, prepared by Wood & Grieve Engineers, is included at Appendix M. The intent of the report is to:

- Identify two potential avenues of design response for the inclusion of ESD within the project;
- Respond to Part 2.4 Sustainable Building Design of the Campbelltown Development Control Plan 2015;
- Highlight ESD opportunities and strategies to be incorporated into the project design; and
- Provide a high-level overview of a potential geothermal HVAC solution.

Following a review of the project, Wood & Grieve Engineers formed the opinion that it would not be practically viable to achieve a Green Star Design & As Built 5-star rating for the subject development. The current approach is therefore to apply the Green Star framework to the project without inheriting the additional administrative costs associated with the certification process in order to optimise the project spend on ESD initiatives.

5.16 Landscaping and tree removal

The proposed landscaping is contained to the development area only. Landscaping along the pedestrian boulevard on the eastern side of the building and around the sports fields is subject to DA 1768/2015.

The proposed development retains the significant vegetation located adjacent to Goldsmith Avenue, with the exception of one (1) *Eucalyptus moluccana* tree located at the driveway entrance. Tree Protection Zones will be provided during construction activities to protect those trees being retained. A further twelve (12) small trees/shrubs will also be removed to accommodate the proposed new car parking area. These trees are introduced ornamental and non-native species and appear to have been provided as part of the existing, now disused building on site.

It is proposed that replacement tree planting, in the form of shade trees within the car park, along the entry driveway and on the western side of the building, will be provided. Feature trees will also be located at the front of the building. An informal seating area is located on the western side of the building next to the car park. This area could potentially accommodate play equipment and/or site-specific artworks. A detailed landscape scheme, prepared by Umbaco Landscape Architects, is provided at Appendix B and provides further details.

While the subject DA seeks approval for the removal of various trees from the site, these trees will also need to be removed as part of the required earthworks and site preparations. This DA is for the construction of the built form only and does not include any cut/fill activities. Consideration will therefore also need to be given to the tree removal activities as part of the separate application for the earthworks.

5.17 Ecological Impacts

A letter providing ecological advice, prepared by Keystone Ecological, is provided at Appendix N. The advice relates to the overall Sports fields precinct and therefore relates to the subject DA.

The Macarthur Heights area has previously been assessed for ecological impact by both Hayes Environmental and Keystone Ecological. These previous assessments conclude that approximately 2.74 hectares of Endangered Ecological Community (EEC) Cumberland Plain Woodland (CPW) will be removed by development in the area and approximately 19.46 hectares of CPW will be retained.

In addition to the retained areas of CPW, some cleared areas will be rehabilitated to result in approximately 30 hectares of restored, rehabilitated and managed CPW being provided in the Macarthur Heights precinct.

Hayes has defined 16 patches of existing CPW across the Macarthur Heights Masterplan area (i.e. labelled A to P). The development layouts for the sports precinct assessed previously by Hayes and Keystone Ecological assumed that none of the CPW would be removed.

The CoE application will retain all of the significant CPW vegetation with the exception of one (1) tree located adjacent to the entry to the site. The removal of this tree is required to provide suitable access to the site. The removal of one (1) tree is not considered to have a significant impact on the CPW community.

A Vegetation Management Plan prepared by Greening Australia has been adopted for the overall site and notes that area remnant 'K' will be restored as CPW using the conservation management principles and actions detailed within the plan. The remnant 'K' area is located within the area of the proposed sports fields and is predominantly not impacted by this DA.

As part of any consent granted, it is recommended however that appropriate tree protection zones be provided to ensure minimal disturbance to the CPW habitat on site and protection of the remaining trees adjacent to the site entry.

As the proposed development is unlikely to have a significant impact on any threatened species or ecological community, a Species Impact Statement or further ecological assessments is not considered to be required.

5.18 Bushfire

The site is identified on Council's Bush Fire Prone Land Map as being located in a Category 2 bush fire hazard vegetation zone. Land identified in a Category 2 zone require a 30-metre buffer to bush fire hazard vegetation. A Bush Fire Assessment Report prepared by The Fire Consultants (TFC) is included at Appendix O.

TFC's report found that while the subject site is identified as being within a Category 2 zone, an inspection of the site found very little evidence of Category 2 vegetation within 30 metres of the proposed development. The nearest bush fire hazard vegetation (i.e. forest) is located 129 metres to the north-west of the proposed development site.

A small area of remnant scrub is located to the north, north-east and north-west of the development site, however, TFC does not consider this vegetation to be a potential bush fire hazard. Subsequently, the proposed development has been assigned a 'low' Bushfire Attack Level (BAL). This means there is insufficient threat to warrant specific construction requirements for the proposed development.

Recommended bush fire measures in relation to the proposed development include an asset protection zone (APZ), water supply, utilities and vehicle access as identified in Section 7.1 of TFC's report. The report notes these proposed bush fire measures will not result in any environmental impacts.

In accordance with the proposed bush fire measures and its site-specific bush fire assessment, TFC concludes that a satisfactory level of bush fire safety can be achieved on the site for the proposed development.

The proposed development can meet the planning requirements of *Planning for Bushfire Protection* and is capable of meeting the relevant Australian Standards and Building Code of Australia (BCA) for bush

fire. Therefore, the proposed development can satisfy the provisions contained in Section 4.14 of the EP&A Act.

5.19 Heritage

5.19.1 European Heritage

The site is not identified as a European heritage item and does not form part of a heritage conservation area. Furthermore, no European heritage items or conservation areas are located in the vicinity of the site. The proposed development will therefore not result in any adverse impacts on European heritage.

5.19.2 Aboriginal Heritage

An Aboriginal Archaeological Due Diligence Assessment by Austral Archaeology is included at Appendix P. The site has a documented history of continuous use and development since the middle of the 20th century. It qualifies as 'disturbed' land according to the *Due Diligence Code of Practice for Aboriginal Objects in NSW* prepared by the Department of Environment, Climate Change and Water (DECCW) in 2010.

A search of the Aboriginal Heritage Information System Database (AHIMS) undertaken as part of the assessment returned a result of no sites being identified within the development area or the immediate surrounding area. An inspection of the site also did not identify any artefacts or likely potential archaeological deposits (PADs).

The assessment by Austral Archaeology concludes that the site has very low archaeological potential and no further action is required in regard to the Aboriginal archaeological potential of the site unless as part of the unexpected finds protocol recommended in the part in the event Aboriginal objects or deposits are encountered.

An Aboriginal Heritage Impact Permit (AHIP) is not required and works can commence with caution once approved.

5.20 Site contamination

As mentioned in Section 4.4 a Preliminary Site Investigation has been prepared by Douglas Partners Pty Ltd for the proposed development. A copy of the report is included at Appendix F.

A total of 16 test pits were analysed and concluded that the potential for contamination on site is low. The development site is therefore considered to be suitable for the proposed use. An unexpected finds protocol, however, is to be established in the event that hidden, below ground structures that have the potential to contaminate soils are uncovered during the required earthworks.

It has also been recommended that following demolition of the existing building (subject to a separate approval), that an inspection of the footprint be conducted and that targeted soil sampling and analysis be undertaken.

In addition, it has been recognised that wide spread shallow filling is located across the site. While Douglas Partners has not observed any building demolition waste within the fill, they acknowledge that

the sampling density is low and that there is a potential risk that impacted fill may be present at locations in between the sampling locations. Douglas Partners recommend that this be managed by undertaking a more detailed investigations or by incorporating an unexpected finds protocol.

As the subject application is for the built form only, it is considered that a suitable condition could be imposed on any consent requiring that should any contaminated material be unearthed, or fly-tipped rubbish be encountered during construction, that all works cease immediately. In this situation, a Remediation Action Plan (RAP) would then be submitted to Council for further consideration. It is also considered appropriate that as part of the separate application for the required site preparations and filling of the site that an unexpected finds protocol be adopted.

5.21 Geotechnical investigation

A geotechnical investigation has been undertaken by Douglas Partners and is included at Appendix Q.

The investigation comprised borehole drilling and test pit excavation and was followed by laboratory testing of selected samples, engineering analysis and reporting. Details of the work undertaken and the results obtained are given in the report together with comments relating to design and construction practice.

The site has been classified Class P due to the presence of uncontrolled filling deeper than 0.4 m. The report therefore includes recommendations for any filling on the site and in preparation for the construction of the on-grade car park. As all site preparation and earthworks will be undertaken as part of a separate application, the recommendations of the report are to be provided as general advice only.

5.22 Salinity

A Report on Salinity Assessment and Management Plan prepared by Douglas Partners is included at Appendix H. The findings from the field investigations indicate that the on-site soils are classified as non-saline to moderately saline. These soils contain features that are naturally occurring within the local landscape and are not considered significant impediments to the proposed development with the provision of appropriate management strategies.

Section 9 of the report outlines in detail the management strategies that are to be implemented as part of any development approval. It is the conclusion of the salinity assessment that the management strategies described in the report, when incorporated into the overall design of the proposed development and the construction works, are appropriate to mitigate and manage the levels of salinity, aggressivity and sodicity identified at the site.

6. Conclusion

This application seeks approval for the construction of a Sports and Health Centre of Excellence (CoE) within the master planned community of Macarthur Heights, Campbelltown. The CoE will provide elite and community sport and health facilities in a community hub model and will include an indoor recovery and program pool, indoor sports courts, gymnasium and program areas, community health and research facilities, 120 on-site car parking spaces and other associated facilities.

The proposed development has been considered in accordance with the provision of Section 4.15 of the EP&A Act, 1979, State Environmental Planning Policies and Council's planning instruments.

The proposed 'community facility' and 'health services facility' is permissible with consent within the R3 Medium Density Residential Zone pursuant to CLEP 2015 and the Infrastructure SEPP. The development complies with the Campbelltown LEP 2015, with the exception of height. The height variation is justified in the Clause 4.6 report at Appendix D. The proposed development also complies with the applicable built form provisions of Council's DCP except as identified and justified in this Statement.

The siting, design and external appearance of the proposal is considered to be appropriate and consistent with the desired character of the sports precinct. The proposed development incorporates high quality architectural merit providing visual interest from the public domain.

Environmental impacts have been assessed as being neutral and manageable, confirming that the site is suitable for the proposed use. The proposal is unlikely to result in any significant amenity impacts and will not result in any loss of privacy or solar access.

The proposal results in overall social and economic benefits for the locality and provides a built form which strengthens the neighbourhood's sense of identity, and visual appearance of the area.

The benefits provided by the proposed development outweigh any potential impacts and is therefore considered to be in the public interest.

Accordingly, it is recommended that the proposed development for a 'community facility' and 'health services facility' be approved at Part Lot 4099, DP 1206283.

APPENDIX A:
ARCHITECTURAL PLANS

APPENDIX B:
LANDSCAPE CONCEPT PLANS

APPENDIX C:
DCP COMPLIANCE TABLES

APPENDIX D:
CLAUSE 4.6 VARIATION REQUEST

APPENDIX E: SURVEY PLANS

APPENDIX F:
PRELIMINARY SITE CONTAMINATION REPORT

APPENDIX G:
STORMWATER MANAGEMENT REPORT & CIVIL DRAWINGS

APPENDIX H:
SALINITY ASSESSMENT AND MANAGEMENT PLAN

APPENDIX I:
TRAFFIC IMPACT ASSESSMENT

APPENDIX J:
ACOUSTIC ASSESSMENT

APPENDIX K:
WASTE MANAGEMENT PLAN

APPENDIX L:
BCA CAPABILITY STATEMENT

APPENDIX M:
ESD DESIGN REPORT

APPENDIX N:
ECOLOGICAL ADVICE

APPENDIX O:
BUSH FIRE HAZARD ASSESSMENT REPORT

APPENDIX P:
ABORIGINAL ARCHAEOLOGICAL DUE DILIGENCE

APPENDIX Q:
GEOTECHNICAL INVESTIGATION

