

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

The following is an assessment of the modifications' compliance with the controls in the SEPP.

Requirement	Provided	Compliance?
Appendix 1, 4.3 Height of buildings 15m above finished ground level on land zoned B5 Business Development, if the land has frontage to Gregory Hills Drive.	Maximum building height of 17.2m.	No, refer to assessment report.

Camden Development Control Plan 2011 (Camden DCP)

The following is an assessment of the modifications' compliance with the controls in the Camden DCP.

Control	Requirement	Provided	Compliance?
A2 Notification Requirements	DAs are to be publicly exhibited in accordance with the Camden DCP	The DA has been publicly exhibited in accordance with the Camden DCP	Yes
B1.1 Erosion and Sedimentation	Appropriate erosion, sediment and dust control measures must be implemented	Standard conditions address this matter	Yes
B1.2 Earthworks	Cut and fill should be minimised	Only minor earthworks are proposed and are considered reasonable to facilitate the development	Yes
	Only virgin excavated natural material should be used as fill	The existing consent has a condition to address this matter	Yes
B4.1 General Requirements for Signs	Signs must not detract from amenity / character	The modified signs will not detract from the amenity/character of the area	Yes
	Signs must relate to land uses on the site	The modified signs will identify the development and its land uses	Yes
	Signs must be displayed in the English language	The modified signs will be displayed in the English language	Yes
	Signs must be located wholly within the property boundaries	The modified signs will be located wholly within the property boundaries	Yes
	Signs must be in scale with development on the site and in the vicinity	The modified signs are in scale with the proposed development and that in the vicinity	Yes
	Signs must reflect and relate to the land use and building design, colour and style and be in keeping with the design of associated buildings and the character of the area	The modified signs reflect, relate to and are in keeping with the approved buildings and the character of the area	Yes
B4.4 Commercial and Mixed Use Zones	The total combined display area of signage on the site must not exceed 20% of the visible wall area	The total combined display area of signage on the site will not exceed 20% of the visible wall area	Yes
	Signs must be located wholly within the property boundaries	The modified signs will be located wholly within the property boundaries	Yes

B5.1 Off Street Car Parking Rates/ Requirements	<p><u>Medical Centres</u></p> <p>4 spaces per 100m² of GFA.</p> <p><u>Food and Drink Premises</u></p> <p>1 space per 30m² GFA.</p> <p><u>Hospital</u></p> <p>Merit assessment taking into consideration the proposed uses and equivalent rates for similar uses as prescribed in the Camden DCP</p>	<p><u>Medical Centres</u></p> <p>2,025m² / 100 = 20.25 20.25 x 4 = 81 spaces.</p> <p><u>Food and Drink Premises</u></p> <p>87m² / 30 = 2.9 spaces.</p> <p><u>Hospital</u></p> <p>Car parking calculated in accordance with the RMS Guide to Traffic Generating Developments.</p> <ul style="list-style-type: none"> • 61.9 spaces with 53 staff (2 staff per 3 beds). • 74.59 spaces with 100 staff as sought. <p>The requirement for an additional 29 spaces has also been identified for the basement outpatient facility (13 staff and 16 beds allocated 1 space each)</p> <p><u>Overall</u></p> <p>Total Required = 188</p> <p>Total Provided = 213</p> <p>Surplus = 25</p> <p>It is noted that the above car parking calculations include general areas within the building that don't ordinarily generate a demand for car parking. These include the ground floor lobby and circulation corridors on each floor.</p> <p>It is also noted that 24 bicycle parking spaces are proposed which are in excess of the DCP requirements</p>	Yes
	Provision for service vehicles at Council's discretion	The site will have a dedicated on-site loading bay that will also service	Yes

		separate storage areas for general and medical waste. This is considered to be reasonable for the proposed development	
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Turner Road Development Control Plan 2007 (Turner Road DCP)

The following is an assessment of the modifications' compliance with the controls in the Turner Road DCP.

Control	Requirement	Provided	Compliance?
6.2 Flooding and Watercycle Management	Compliance with Council's Engineering Specifications	The existing consent has a condition to address this matter	Yes
	Compliance with the Turner Road DCP's environmental stormwater objectives	The DA has demonstrated compliance with the Turner Road DCP's environmental stormwater objectives	Yes
6.3 Salinity and Soil Management	Salinity resistant construction	The existing consent has a condition to address this matter	Yes
	Sediment and erosion control to be provided	The existing consent has a condition to address this matter	Yes
6.6 Bushfire Hazard Management	Asset protection zones to be provided generally in accordance with the Turner Road DCP, subject to detailed design at DA stage	A bush fire safety authority containing bush fire protection related conditions was provided by the NSW Rural Fire Service (RFS) for the original DA and a subsequent modification application. The RFS has reviewed the proposed modification and advised that it has no objection to the proposal.	Yes
6.10 Acoustics	Compliance with Council's Environmental Noise Policy (ENP)	The applicant has submitted an acoustic report in support of the proposed modifications. The report demonstrates that the proposed development can comply with the ENP. Council staff have reviewed the assessment, agree with its findings and are satisfied that the proposed development can comply with Council's Environmental Noise Policy subject to the existing conditions.	Yes
8.1 Sustainable Building Design	Development must achieve a 40% reduction of baseline potable water consumption	The existing consent has a condition to address this matter.	Yes

8.2 Stormwater and Construction Management	A stormwater concept plan must be submitted with DAs	An adequate stormwater concept plan has been submitted in support of the proposed modifications.	Yes
8.3 Waste Management	A waste management plan must be submitted with DAs	A waste management plan has been submitted in support of the proposed modifications.	Yes
8.6 Safety and Surveillance	Buildings must be designed to provide casual surveillance, avoid blank walls and comply with Crime Prevention Through Environmental Design (CPTED) principles	The proposed modification will provide significant casual surveillance opportunities given the high proportion of glazing proposed, avoids blank walls and is consistent with CPTED principles.	Yes
Part B3, 3.1 Land Uses	Actives uses that provide visual interest are to front Gregory Hills Drive	The proposed modifications will provide a reasonably active and visually interesting frontage to Gregory Hills Drive.	Yes
Part B3, 3.4 Public Domain and Interface Areas	The principles of CPTED must be incorporated into the design of all development	The proposed modifications are generally consistent with CPTED principles and will provide a high level of passive surveillance, territorial reinforcement and access control.	Yes
	Development along Gregory Hills Drive is to achieve a number of criteria including the provision of visual interest through active frontages and articulation, high quality landscaping, emphasising corner elements and avoiding blank walls	The proposed modifications retain compliance with this criteria in that they continues to provide a sufficiently active and visually interesting façade, high quality landscaping, addresses and emphasises the Gregory Hills Drive/The Hermitage Way corner and avoid the use of blank walls.	Yes
	Where lots directly adjoin riparian corridors a number of controls relating to setbacks, building design and articulation, landscaping and fencing must be complied with	The proposed modifications achieves compliance with the minimum setbacks, building design and articulation, landscaping and fencing controls.	Yes
	Development along the interface with	The proposed modifications will achieve an acceptable	Yes

	residential properties should achieve a number of criteria designed to ensure development minimises impacts on adjacent residential areas	interface with the existing low density residential properties on the opposite side of The Hermitage Way. The bulk and scale of the development will be offset by setbacks ranging between 7m and 18m. The overall development will also be broken down by a range of articulation features including projecting/recessing elements, roof overhangs, a range of materials and high quality landscaping. All environmental impacts of the overall development have been considered and, subject to the conditions attached to this report, will not negatively impact the residential properties opposite.	
Part B3, 3.5 Site Planning	The following building setbacks are required: 5m to Gregory Hills Drive and The Hermitage Way 2m to the riparian corridor	The overall development complies with the required building setbacks along each of the site's road frontages by providing: 7m to Gregory Hills Drive. 7m to The Hermitage Way. 2m to the riparian corridor.	Yes
	Front setbacks are to be landscaped	All of the building setbacks along each of the two road frontages will be appropriately landscaped.	Yes
	Each site is to provide on-site stormwater detention	An appropriate on-site stormwater detention system has been proposed as part of this development.	Yes
Part B3, 3.6 Building Design	Scale and massing of buildings should reinforce the desired urban design character with larger buildings used to signify prominent corners	The overall development's scale and massing is suitable for the desired character of this area. The prominent Gregory Hills Drive/The Hermitage Way corner has been sufficiently articulated and emphasised by modulated multi-storey building elements and landscaping.	Yes

	Key sites are to include 'gateway buildings' that positively respond to and emphasise the street corner	This site is identified as a key site. The overall development sufficiently articulates and emphasises the street corner through a range of elements.	Yes
	Facades visible from the public domain are to include a high proportion of glazing and be provided with architectural articulation	All of the facades visible from the public domain will contain a high proportion of glazing and be articulated through a variety of building heights, materials and landscaping.	Yes
	Blank building facades facing the primary street frontage are not permitted	No blank building facades are proposed facing either street frontage.	Yes
	Glazing shall not exceed 20% reflectivity	There is an existing condition of consent to address this matter.	Yes
	The use of metal cladding is discouraged unless it forms part of an architectural design solution in association with masonry, glazing and other high quality materials	The use of metal cladding is proposed as part of an architectural design solution in association with masonry and glazing.	Yes
	Buildings must incorporate effective sun-shading for west facing windows, articulated roof forms, emphasis of customer entries and the use of high quality materials and finishes	There is an existing condition of consent that requires sun-shading devices to be provided along the building's north western elevation. The proposed roof form will be articulated and the entries reasonably emphasised. High quality materials and finishes have been proposed.	Yes
	Rooftop structures, where visible from the public domain, are to be incorporated into the design of the building to create an integrated appearance	The applicant has provided amended plans detailing the location and design of rooftop mechanical plant and associated screening devices. These have been sufficiently incorporated into the design of the overall development.	Yes
Part B3, 3.7 Employment Operations	Access, parking & loading is to comply with Section B5.1 of the Camden DCP	The proposed modifications comply with Section B5.1 of the Camden DCP, as	Yes

		addressed in the table above.	
	DAs must provide proposed operating hours, delivery details and lighting details	The modification application has provided sufficient information regarding these matters.	Yes
Part B3, 3.8 Fencing	Fencing must be open-style, not impede driver sight lines, not exceed a height of 2.1m along street boundaries and be set back a minimum of 1m from street boundaries	The proposed fencing will be open style, not impede sight lines, be a maximum height of 2.1m and set back a minimum of 1m from street boundaries. This will be enforced by a condition of consent.	Yes
Part B3, 3.9 On Site Landscaping	Front setback areas are to be landscaped. Where parking is forward of the building line it must be softened by a 2m deep landscaped area	All of the proposed front setback areas will be landscaped. The seven car parking spaces fronting the site along The Hermitage Way will be set behind landscaping ranging from between 1m to 2.2m in width. This minor variation was previously supported by the Panel under DA/2016/172/1, and no changes are proposed with this modification application.	Yes
	A concept landscaping plan is to be provided with the DA and native landscaping is to be used where possible	An appropriate concept landscaping plan has been submitted with the application. Native landscaping will be used where possible.	Yes