

Attachment 5 – Campbelltown (Sustainable City) Development Control Plan 2015

- Part 2 – Requirements Applying to All Types of Development
- Part 19 – Seniors Housing and Housing for People with a Disability

Part	Requirement	Proposed	Compliance
2. Requirements Applying to All Types of Development			
2.3 Views and Vistas			
2.3 Views and Vistas	a) Development shall appropriately respond to Campbelltown's important views and vistas to and from public places.	The development would not impact views/vistas.	Satisfactory
	b) District views and existing significant view corridors as viewed to and from public places shall be protected	The development would not impact Campbelltown's district views and existing view corridors.	Satisfactory
2.4 Sustainable Building Design			
2.4.1 Rain Water Tanks	b) A rain water tank shall be provided for all new buildings containing a roof area greater than 100sqm for all development not specified by BASIX. The rain water tank shall have a minimum capacity in accordance with Table 2.4.1.	Conditions of consent are imposed to ensure the development contains a rain water tank.	Satisfactory
2.4.2 Natural Ventilation	a) The design of new buildings shall be encouraged to maximise opportunities for cross flow ventilation, where practical, thus minimising the need for air conditioning.	The proposed development maximises opportunities for cross flow ventilation, whereby compliance with the ADG is achieved.	Satisfactory
2.4.3 Light Pollution	a) Outdoor lighting shall be designed to minimise pollution from the unnecessary dispersion of light into the night sky and neighbouring properties.	Recommended condition of consent.	Can comply. Recommended condition of consent.
2.5 Landscaping			
2.5 Landscaping Design Requirements	a) Landscape design shall enhance the visual character of the development and complement the design/use of spaces within and adjacent to the site.	Sufficient landscaping is proposed.	Satisfactory
	b) Landscape design shall retain and enhance the existing native flora and fauna characteristics of a site wherever possible.	Site is void of vegetation.	N/A

Part	Requirement	Proposed	Compliance
	c) Landscape design shall add value to the quality and character of the streetscape.	A satisfactory landscaping plan provided as viewed from the street.	Satisfactory
	e) The Landscape Concept Plan shall illustrate mature height, spread of species, trees to be removed/retained and shall be prepared by a Suitably qualified person.	A satisfactory landscaping plan provided.	Satisfactory
	f) Landscaping shall maximise the use of locally indigenous and other drought tolerant native plants and avoid the use of invasive species.	A satisfactory landscaping plan provided.	Satisfactory
2.7 Erosion and Sediment Control			
2.7 Erosion and Sediment Control Design Requirements	a) An Erosion and Sediment Control Plan shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface.	Erosion and sediment control notes provided. Recommended conditions of consent are imposed to ensure the proposed development would comply with the relevant requirements.	Can comply – recommended condition of development consent.
2.8 Cut, Fill and Floor Levels			
2.8 Cut and Fill	a) A Cut and Fill Management Plan (CFMP) shall be submitted with a development application where the development incorporates cut and/or fill operations.	A Cut and Fill Management Plan has been submitted.	Satisfactory
	c) Any excavation within the zone of influence of any other structure requires a 'dilapidation report' (prepared by a suitably qualified person) demonstrating that adequate ameliorative measures are to be implemented to protect the integrity of any structure.	A dilapidation report has not been provided – recommended condition of development consent.	Satisfied through a recommended condition of development consent.
	e) All fill shall be 'Virgin Excavated Natural Material' (VENM).	Details not provided. Condition of development consent.	Can comply – condition of development consent.
	f) No fill shall be deposited in the vicinity of native vegetation.	No native vegetation on site.	N/A
	g) All basement excavation shall be setback a minimum of 900mm from the property boundaries.	Basement excavation is proposed to be setback a minimum of 900mm from the southern property boundary.	Satisfactory
2.10 Water Cycle Management			

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2.10.2 Stormwater	a) All stormwater systems shall be sized to accommodate the 100-year ARI event (refer to Section 4 of Council's Engineering Design Guide for Development available from Council's website at www.campbelltown.nsw.gov.au .	Stormwater concept provided and assessed. Development engineer recommended standard conditions of development consent.	Satisfactory
	h) Stormwater collected on a development site shall be disposed of (under gravity) directly to the street or to another Council drainage system/device. Where stormwater cannot be discharged directly to a public drainage facility, a drainage easement of a suitable width shall be created over a downstream property(s) allowing for the provision of a drainage pipe of suitable size to adequately drain the proposed development to a public drainage facility.	Stormwater concept plan provided and assessed. Development engineer provided recommended conditions of development consent.	Satisfactory
	i) All proposed drainage structures incorporated within new development shall be designed to maintain public safety at all times.	A stormwater and drainage plan was provided and assessed by Council's Development Engineer. Conditions of consent are imposed.	Satisfactory
	j) Development shall not result in water run-off causing flooding or erosion on adjacent properties.	A stormwater and drainage plan was provided and assessed by Council's Development Engineer. Conditions of consent are imposed.	Satisfactory
	k) Stormwater run-off shall be appropriately channelled into a stormwater drain in accordance with Council's Engineering Design Guide for Development available from Council's website at www.campbelltown.nsw.gov.au .	A stormwater and drainage plan was provided. Conditions of consent are imposed.	Satisfactory
	l) Where applicable, the development shall incorporate the creation of an appropriate easement to manage stormwater in accordance with Council's Engineering Design Guide for Development available from Council's website.	N/A	N/A

Part	Requirement	Proposed	Compliance
2.10.3 Stormwater Drainage	a) A stormwater Drainage Concept Plan shall be prepared by a suitably qualified person, and submitted with all development applications, involving construction (except for internal alterations/fitouts), demonstrating to Council how the stormwater will be collected and discharged from the site.	A stormwater and drainage plan was provided. Conditions of consent are imposed.	Satisfactory
	b) The stormwater concept plan shall include the following information as a minimum: i) locations, layouts and sizes of stormwater pipes and pits; ii) minimum grades and capacity of stormwater pipes; and iii) existing and proposed easements, site contours and overland flow path/s.	A stormwater and drainage plan was provided. Conditions of consent are imposed.	Satisfactory
2.13 Security			
2.13 Security	a) Development shall be designed to: i) maximise, where possible, casual surveillance opportunities to the street and surrounding public places; ii) minimise dead ends and other possible entrapment areas; iii) clearly identify and illuminate access points to buildings and designated public places; and iv) clearly differentiate between private and public space.	The development would provide casual surveillance to Road No. 2 and the Council drainage reserve to the east of the site. Vehicular and pedestrian points to the site are clear.	Satisfactory
	b) External lighting shall be designed to: i) encourage the use of safe areas; ii) define safe corridors for movement of people; and iii) allow facial recognition of approaching pedestrians at 15 metres.	External lighting has not been proposed with the development application. Recommended conditions of consent are recommended.	Can comply – recommended condition of consent.
	c) Development shall incorporate appropriate landscaping, fencing and security devices to assist in crime prevention.	Satisfactory fencing and landscaping proposed.	Satisfactory

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2.14 Risk Management			
2.14.1 Contaminated Land	a) The requirements of Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (EPA, DUAP, 1998) shall be satisfied on sites known to have, or may give Council reason to suspect, a potential for previous contamination.	Condition of consent recommended for a section A1 site audit statement under the Contaminated Land Management Act, 1997, is required to be submitted, certifying that the land is suitable for “residential with minimal opportunity for soil access, including units” prior to the issue of a Crown work certificate or the commencement of works, whichever happens first.	Satisfactory
2.14.3 Bushfire	Development applications relating to land identified on the Bushfire Prone Land Map shall be accompanied by a Bushfire Hazard Assessment Report prepared by a suitably qualified person.	The development is not located within bushfire prone land.	Not applicable
2.14.4 Subsidence	Any development on a site located within South Campbelltown Mine Subsidence District, or Appin Mine Subsidence District may be at risk of the effects of subsidence from past and/or future underground mining. An appropriate engineering outcome shall be achieved.	The development is not located within a mine subsidence district.	Not applicable
2.15 Waste Management			
2.15.1 Waste Management Plan	a) A detailed ‘Waste Management Plan’ (WMP) shall accompany development applications for certain types of development/land uses, as detailed in Table 2.15.1.	The WMP has been assessed by Council’s Coordinator Domestic Waste and is considered satisfactory, subject to recommended conditions of consent for the WMP to form part of the development and ongoing site operations.	Can comply – recommended condition of consent.
2.16 Provision of Services			
2.16.1 Water	a) Where connection to the reticulated water supply system is not available, development shall be provided with: i) sufficient water storage to cater for all relevant activities of	Existing services are available, subject to standard conditions.	Satisfactory

Part	Requirement	Proposed	Compliance
	the proposed use of the development; ii) sufficient storage for fire fighting purposes in accordance with Planning for Bushfire Protection 2006, NSW Rural Fire Service.		
2.16.2 Electricity	a) Details of the proposed method of power supply shall be provided as part of the development application for any development involving the construction of a building within rural and environmental protection zones.	The development would be connected to existing services.	Satisfactory
2.17 Work on, Over or Near Public Land			
2.17.1 Approval Required Prior to Working On or Over Public Land	a) Written approval shall be obtained from Council, prior to the commencement of any works, activities or occupancy upon public land, including roads, road related areas, stormwater connections, Council car parks, footpaths or nature strips.	Works within the public area are proposed. Section 138 condition is recommended.	Can comply – recommended condition of consent.
Part 19.2 General requirements for seniors housing and housing for people with a disability			
Part 19.2.1 Requirements for a development application			
(a)	A photomontage of the proposed development shall accompany any development application for seniors housing that is for more than 20 dwellings	Photomontages submitted with the development application. Photomontages appropriately visually demonstrate the relationship between the development and the public domain.	Satisfactory
(b)	A detailed landscape plan prepared by an appropriately qualified landscape architect shall accompany development applications for seniors housing.	A detailed landscape plan has been submitted.	Satisfactory
(c)	A detailed Waste Management Plan (WMP) prepared by an appropriately qualified waste management professional a waste audit is to be submitted as part of the waste management plan.	The WMP has been assessed by Council's Coordinator Domestic Waste and is considered satisfactory, subject to recommended conditions of consent for the WMP to form part of the development and ongoing site operations.	Satisfactory
(d)	A detailed traffic and car parking assessment report that is suitably prepared by a qualified consultant report shall accompany the development application.	Parking and assessment report was undertaken from the Part 5 Activity Determination. Considered satisfactory.	Satisfactory

Part	Requirement	Proposed	Compliance
Part 19.3 Additional controls relating to waste management			
Part 19.3.1 General Waste Requirements			
(a)	The business operator must enter into a commercial agreement for general waste and recycling collection and disposal with a suitably licensed contractor. A copy of the agreement must be available for inspection upon request by Council.	The development is not a residential aged care facility. Collection to be carried out by Council – waste bins to be presented to the kerb by the site manager.	N/A
Part 19.3.2 Waste storage areas			
(a)	Open waste storage areas must: i) Be appropriately covered and bunded to avoid stormwater entering the sewer; ii) Be paved with impervious material; iii) Be graded and drained to a waste water disposal system in accordance with Sydney Water's requirements; and iv) Provide a hose tap connected to a water supply to enable easy cleaning.	Details not provided. Can be satisfied by applying a condition of development consent.	Satisfied by recommended conditions of consent.
(c)	All waste and recycling generated from the business is to be kept within an appropriate storage receptacle on the premises. Waste is not to be stored or placed outside of a waste storage receptacle or in such a manner that it will become a litter, odour or health nuisance.	Waste and recycling to be stored and provided in accordance with the WMP.	Satisfied by recommended conditions of consent.
Part 19.3.4 Independent Living Units and Self-contained dwellings			
(a)	Development shall comply with the appropriate section of the Plan DCP as follows:		
(a)(iv)	Clause 5.4.8 provides the requirements for residential flat buildings and mixed use developments in zones R4, B3 and B4.	The site is zoned R2, however an assessment against Clause 5.4.8 is provided below.	See below.
Part 5.8.4			
Part 5.4.8.1 Number of Bins			
(a)	All buildings shall be provided with household garbage bins at the following rates:	See below.	See below.
(a)(i)	one (1) x 240 litre bin per 2.5 dwellings/ week for household garbage;	Adequate number of bins proposed.	Satisfactory
(b)	All buildings shall be designed with provision for recyclable bins at a ratio of one (1) x 240	Adequate number of bins proposed.	Satisfactory

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	litre bin per 2.5 dwellings per fortnight.		
(c)	A caretaker shall be available for all sites where bins are shared between occupants, to ensure bins are correctly presented for collection and returned to the designated bin storage area when emptied.	<p>The WMP details a caretaker will be on site to present the bins to the street and move the waste bins from the street to the collection areas once empties.</p> <p>The WMP has been assessed by Council's Coordinator Domestic Waste and is considered satisfactory, subject to recommended conditions of consent for the WMP to form part of the development and ongoing site operations.</p>	Satisfactory
Part 5.4.8.4			
(d)	The distance between any dwelling and the waste disposal point shall be a maximum of 40 metres (excluding distance travelled in a lift).	<p>Departure of 8m to 2 units.</p> <p>See section 7.6 of the planning report for discussion.</p>	Non-compliance. Considered satisfactory.