

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSWC-330
DA Number	1234/2023/DA-I
LGA	Campbelltown
Proposed Development	Construction of two industrial buildings with associated car parking and landscaping, use of both buildings as warehouse and distribution and subdivision to create three Torrens title allotments
Street Address	Lot 12 DP 251997, No.149 Airds Road, Minto Lot 131 DP 583995, No.149 Airds Road, Minto Lot 213 DP 260735, No.155 Airds Road Minto
Applicant/Owner	The Trust Company (Australia) Limited / The Trust Company (Australia) Limited
Date of DA lodgement	13 April 2023
Total number of Submissions	• Nil
Number of Unique Objections	• Nil
Recommendation	Approval
Regional Development Criteria (Schedule 6 of the Planning Systems SEPP)	Capital Investment Value of \$32,030,618
List of all relevant s4.15(1)(a) matters	State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Precincts – Western Parkland City) 2021 State Environmental Planning Policy (Industry and Employment) 2021 Campbelltown Local Environmental Plan 2015 Campbelltown (Sustainable City) Development Control Plan 2015
List all documents submitted with this report for the Panel's consideration	Attachment 1 – Recommended Conditions of Consent Attachment 2 – Architectural Plans Attachment 3 – Civil Engineering Plans Attachment 4 – Landscape Plan Attachment 5 – Subdivision Plan Attachment 6 – Statement of Environmental Effects Attachment 7 – Biodiversity Development Assessment Report Attachment 8 – Arborist Report Attachment 9 – Heritage Impact Statement Attachment 10 – Contamination Assessment Attachment 11 – Transport Assessment Attachment 12 – Noise and Vibration Impact Assessment Attachment 13 – Waste Management Plan
Clause 4.6 requests	N/A
Summary of key submissions	N/A
Report prepared by	Michelle Penna – Senior Town Planner
Report date	29 April 2024

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 – Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

Not applicable

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Not Applicable

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment?

Yes

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

1. Executive Summary

- The proposed development has a CIV of \$32,030,618 and is therefore regionally significant development for which the Sydney Western City Planning Panel (the Panel) is the consent authority.
- The subject development application is for the construction of two industrial buildings with associated car parking and landscaping, use of both buildings as warehouse and distribution and subdivision to create three Torrens title allotments.
- The subject site is zoned E4 General Industrial where industrial buildings and warehouse or distribution centres are permissible within the zone.
- The proposed development is compliant with all of the State Environmental Planning Policies that apply to the proposed development.
- The proposed development is compliant with the Campbelltown Local Environmental Plan 2015 (CLEP). The proposed development is compliant with Council's Sustainable City Development Control Plan 2015 (SCDCP) with conditions of consent.
- The application was notified to nearby and adjoining residents between 8 May 2023 and 29 May 2023. During this time, Council received no submissions.
- Based on an assessment of the application against section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act), the application has been found to be satisfactory, and is therefore recommended for approval.

2. Site and Surrounds

The subject site is legally described as Lot 12 in Deposited Plan 251997, Lot 131 in Deposited Plan 583995 and Lot 213 in Deposited Plan 260735 and is also known as 149-155 Airds Road, Minto. An aerial photo of the site is shown below:

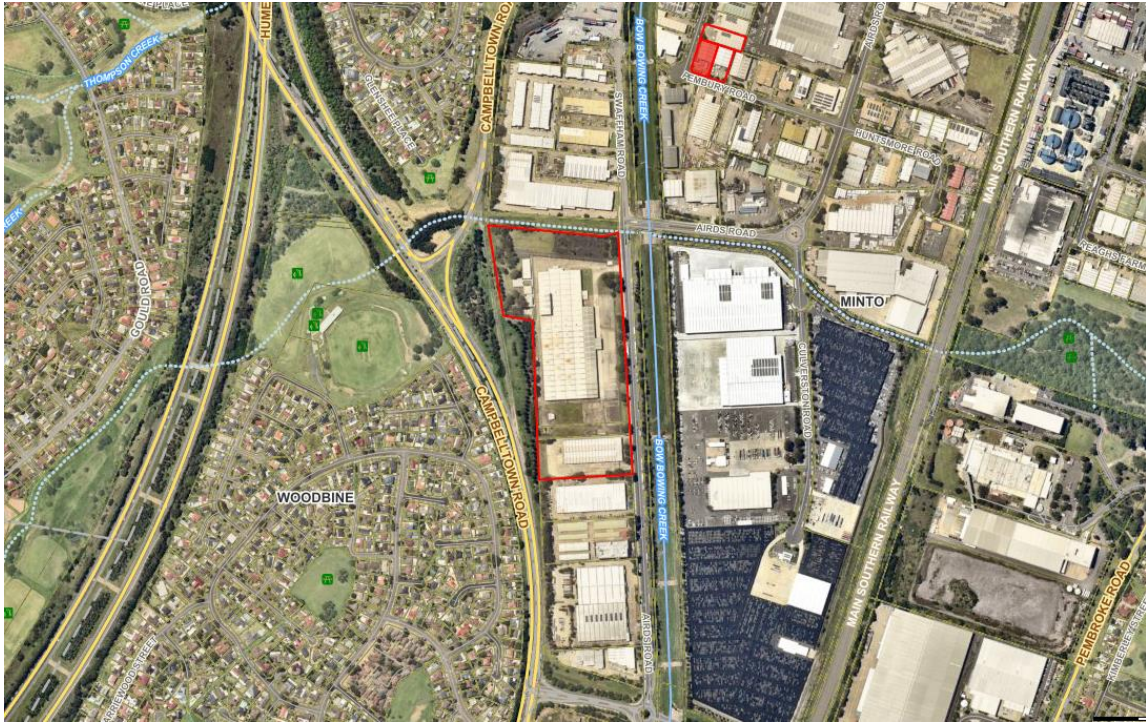


Figure 1: Locality map

The site is an irregular shaped allotment with a combined area of approximately 89,699m² and has a combined street frontage of approximately 456.8m to Airds Road. The site is located adjacent to a drainage channel to the north of the site and has a 1.5m wide easement for underground mains running east to west along the southern portion of the site. There is also a 2m wide drainage easement running east to west along the southern portion of the site.

The site has a relatively minor slope from the south west to the north east with existing vegetation along the Airds Road frontage as well as along the western side boundary of the site. The site is affected by flooding and is affected by overland flow.

The site currently contains two industrial buildings and ancillary offices with two existing driveways from Airds Road. The existing buildings are currently vacant however were previously used by Toyo Tyres for a warehouse and distribution centre.

The site does not contain a heritage item and is not within a heritage conservation area. The site is within the vicinity of a heritage item known as 189 – Milestone XXXI which is located within the Campbelltown Road reserve area at the north west corner of the site.

The surrounding locality consists of the industrial area of Minto with industrial uses such as warehouse and distribution centres currently existing. Campbelltown Road is located adjacent to the site along the western side boundary with the residential suburbs of Woodbine and St Andrews also within close proximity to the site.

Background and History

The site currently comprises of two industrial buildings, associated offices, landscaping and car parking areas.

There have been numerous development applications approved for the site consisting of the construction of industrial buildings, alterations to the existing industrial buildings, construction

of silos and a range industrial uses and developments such as warehousing, rubber products factory, signage and subdivision.

A pre-development application (Pre-DA) meeting was held on the 20 June 2022 to discuss the proposed development. A list of broad issues discussed were:

- Access and manoeuvring for the site with driveway sections and swept path plans to be provided.
- Increase in the number of driveways proposed to be justified and will minimise the number of on-street car parking.
- Stormwater design needs to accommodate overland flows the flows from 10% AEP safely.
- Additional information is required on the proposed relocation of the drainage easement having regard to how it will connect upstream and downstream.
- Sight lines from vehicles exiting the site need to take into account in the design of the driveways. The location of signage also needs to take into account sight lines.
- Landscaping is required between car parking spaces to reduce the amount of hard stand areas.
- Front façade is required to be 50% masonry.
- Car parking spaces need to comply with DCP requirements.
- External colours and finishes are to be provided.
- Details of traffic volumes are required.
- Visual impact from Campbelltown Road is to be addressed.

Following lodgement of the development application, Council issued a request for further information on 7 August 2023. The main issues included:

- Amended plans detailing all RL levels and the maximum building height complying with the CLEP.
- Amended plans showing the landscaping plan to be consistent with the architectural plans.
- Non-compliances with the SCDCP to be addressed including front façade material, setbacks, car parking and loading dock areas.
- Confirmation on whether signage is proposed as part of the development application and if so, information is to be submitted detailing what is being proposed.
- Insufficient Statement of Environmental Effects with Part 2 of the SCDCP not being addressed.
- Flooding with amended DRAINS and MUSICX models to be submitted.
- Amended Transport Assessment addressing the right user class.
- Amended bulk earthworks plans.
- Amended design given that the biodiversity assessment makes no attempt to avoid and minimise impacts to biodiversity as required under the NSW Biodiversity Conservation Act 2016.

Referrals

The application was referred to Council's Engineering, Environment, Heritage, and GIS Officers. The application was also externally referred to Transport for New South Wales and Endeavour Energy. Comments were provided from the relevant referrals where additional information was required to be submitted as well as recommended conditions being provided.

3. Site Constraints Table

Site Constraints	Applicable to this site
Bushfire Prone Land	N
Flood Affected	Y
Overland flow affected	Y
Mine Subsidence	N
Noise Affected Property	N
Aboriginal Sensitivity Zone	N
Koala Habitat	N
Jemena Gas Line	N
Transgrid Electrical Easement	N
Easements	Y
Tree Removal	Y
Biodiversity Impacts	Y
Heritage Item	Y

4. Proposal

The subject development application proposes the construction of two industrial buildings with associated car parking and landscaping, use of both buildings as warehouse and distribution and subdivision to create three Torrens title allotments. A breakdown of the proposal is as follows:

	Building A	Building B
Lot area	23,000m ²	28,250m ²
Warehouse area	11,358m ²	11,809m ²
Office area	568m ²	680m ²
Car parking	75 spaces	81 spaces
Access	One driveway for cars via Airds Road. Two driveways for trucks via the new private internal road	Two driveways for cars and one driveway for trucks via Airds Road One battle axe driveway from the new private internal road

The proposed subdivision includes three new Torrens title allotments and construction of a new private road. A breakdown of the proposed allotments is as follows:

- Proposed lot 1: 36,420m² (Excluding the private road area) with a frontage of 163.18m to Airds Road.
- Proposed lot 2: 23,000m² with a frontage of 134.04m to Airds Road.
- Proposed lot 3: 28,250m² with a frontage of 152.22m to Airds Road

The proposed internal road would be contained within proposed lot 1 with an easement created for right of access and would be 12m wide. A new easement 12m wide along the private road for services would also be created. Lot 2 would be encumbered with a new easement to drain water 3m wide running along the northern side of the lot.

The use would operate Monday to Sunday, 24 hours per week and would be for warehouse and distributions purposes. Future tenants are unknown at this stage.

The loading/unloading area for Building A is located via the private internal road. Eleven loading docks are proposed with an awning providing shelter over the loading docks. Five of these loading docks are recessed. The loading/unloading area for Building B is located along the northern side of the building and provides ten loading docks with an awning providing shelter over the loading docks. Five of these loading docks are recessed. Entry to the loading/unloading docks are from the battle axe handle via the private road, with exit via the driveway onto Airds Road. The loading docks have been designed to cater for trucks up to 20m articulated vehicles.

Building identification and directional signage is proposed as part of the subject development application including a pylon sign and totem signage. A signage plan has been submitted that details vehicular and truck directional signage. Signage panels have been proposed on the external facades of the buildings which will be fitted out with tenant corporate signage at a later stage. These wall signs would have dimensions of 7.8m x 1.5m with a total advertising area of 11.79m²each. These signs are proposed on the western façade of both building as well as on the eastern façade of both buildings. Corporate tenant signage would also be located on the directional signage once the tenant is confirmed.

The external finishes of the buildings proposed is predominately metal cladding finished in a concrete finish, timber look finish and powdercoat finish. The proposed roof would be colourbond roof sheeting.

A landscape plan has been submitted with the application detailing landscaping along the front setback area, within the car park areas and along the rear setback to Campbelltown Road. The proposal includes the removal of 78 trees, retention of 23 trees and planting of 139 new trees. The trees located within the road reserve area to Campbelltown Road are proposed to be retained.

A waste management plan was submitted as part of the development application. The waste management plan detailed waste management procedures for the construction of the buildings as well as waste management procedures for the ongoing use of the buildings. All waste will be stored within the building in the waste storage areas upon collection from private waste contractors.

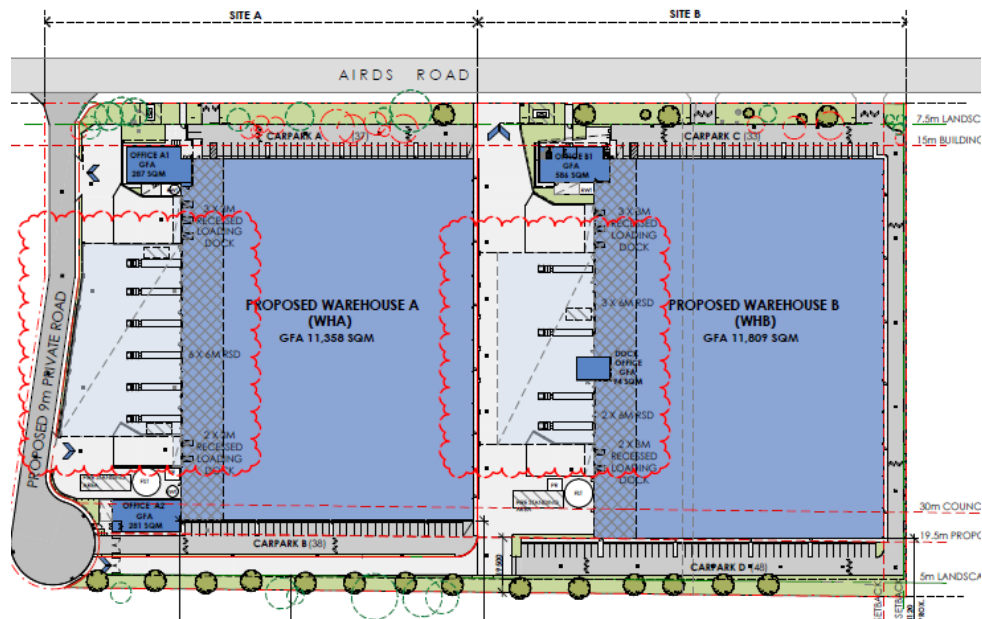


Figure 2: Site Plan

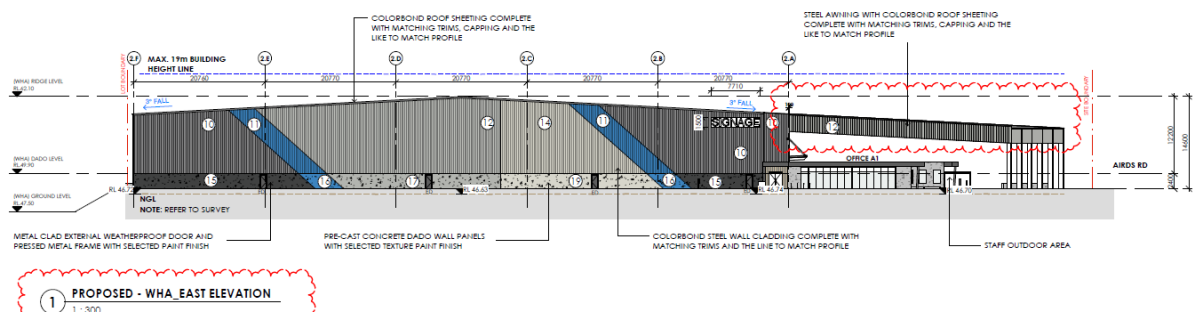


Figure 3: Airs Road (East) Elevation of Building A

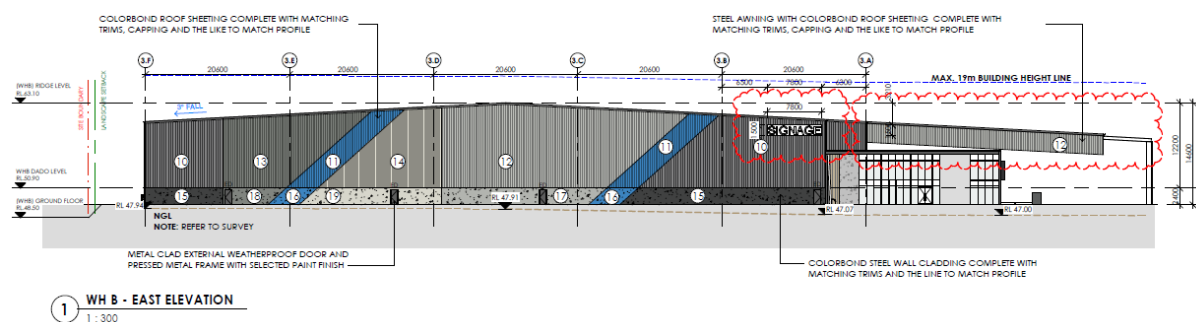


Figure 4: Airs Road (East) Elevation of Building B

Demolition is not proposed as part of the subject development application with a separate Complying Development Certificate being obtained for the demolition.

Vision

Campbelltown 2032

Campbelltown 2032 is the Community Strategic Plan for the City of Campbelltown. The Strategic Plan addresses five key strategic outcomes that Council and other stakeholders will work to achieve over the next 10 years:

The purpose of the CSP is to identify the community's main priorities and aspirations for the future and to plan an approach to achieve these goals. The CSP has been structured to address four key outcomes that Council and other stakeholders will work to achieve. These outcomes are:

- Outcome 1: Community and Belonging
- Outcome 2: Places for People
- Outcome 3: Enriched natural Environment
- Outcome 4: Economic Prosperity
- Outcome 5: Strong Leadership

Outcome 4 is the most relevant and the proposed development would assist in achieving this outcome. The proposed development provides for achieving this outcome through providing a use that would support the growth, productivity and diversity of the local economy.

5. Planning Provisions

The development has been assessed in accordance with the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, which are discussed below.

5.1 Section 4.15(1)(a)(i) The provisions of any environmental planning instrument

5.1.1 Biodiversity Conservation Act 2016

The purpose of the *Biodiversity Conservation Act 2016* is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.

A Biodiversity Development Assessment Report (BDAR) was submitted in support of the proposed development given that the Biodiversity Offset Scheme (BOS) threshold for local development under Part 4 of the *Environmental Planning and Assessment Act 1979* are triggered being:

- Exceeding the native vegetation clearing threshold (based on minimum lot size).
- Direct impacts to land included in the Biodiversity Values Map.
- Significant impact on threatened species, ecological communities (or their habitat).
- Impacts to an Area of Outstanding Biodiversity Value.

The proposal involves clearing 0.26 hectares of native vegetation where the BOS trigger is 0.25 hectares and therefore a BDAR was required.

As a result of the initial assessment, a revised BDAR was requested as no attempt was made originally to avoid and minimise impacts to biodiversity as required under Clause 1.3 and Clause 6.4(1) of the *Biodiversity Conservation Act 2016* where offsetting was proposed in the first instance. An amended BDAR was submitted which reduced the size of area to be cleared by retaining existing trees, including trees on Council's road reserve area that were originally proposed to be removed. Council's Environmental Officer reviewed the amended BDAR which was considered to be satisfactory with conditions of consent provided relating to offsetting credits, payment of a contributions due to the removal of Preferred Koala Food Trees, mitigation measures, tree removal, replacement plantings and tree protection measures.

5.1.2 State Environmental Planning Policy (Planning Systems) 2021

Schedule 6 of the Planning Systems SEPP lists general development with a CIV of more than \$30 million as regionally significant development. As the proposed development has a CIV of \$32,030,618, the Sydney Western City Planning Panel is the consent authority for regionally significant development and is therefore the consent authority for this development application.

5.1.3 State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 (RH SEPP) aims to provide a state-wide planning approach to the remediation of contaminated land. In particular the policy aims to promote the remediation of contaminated land in order to reduce the risk of harm to human health or any other aspect of the environment.

The RH SEPP requires the consent authority to consider whether the subject land of any development application is contaminated. An assessment of Clause 4.6 of the RH SEPP is provided in table below.

State Environmental Planning Policy (Resilience and Hazards) 2021

Requirement	Action	Response
Clause 4.6 1. Is the development for a change of use to a sensitive land use or for residential subdivision?	a. Check if the DA proposes a new childcare centre, residential accommodation or residential subdivision.	The proposal is for the construction of new industrial buildings and does not propose a childcare centre, residential accommodation or residential subdivision.
Sensitive land use include residential, educational, recreational, childcare purposes or hospital.	b. If the DA is for a dwelling (including dual occupancies and secondary dwellings) on lots subdivided as part of a residential subdivision consent issued after 28/8/1998 then you should answer no to this question.	N/A
Clause 4.6 2. Is Council aware of any previous investigation or orders about contamination on the land?	a. Is there any property information for any evidence of contamination information?	A search of Council's records for evidence of potentially contaminating activities was undertaken. A previous Detailed Site Investigation was submitted to Council as part of a development application in July 2019. The DSI concluded that there was no contamination at levels that would prevent ongoing use of the site as industrial land.

State Environmental Planning Policy (Resilience and Hazards) 2021

Requirement	Action	Response
	b. Check for contamination information and planning certificates linked to the property.	A search of planning certificates linked to the property was undertaken. There were previous uses that could potentially have contaminated the land. A previous Detailed Site Investigation was submitted to Council as part of a development application in July 2019. The DSI concluded that there was no contamination at levels that would prevent ongoing use of the site as industrial land.
Clause 4.6 3. Do existing records held by Council show that a contaminating land activity has occurred on the land?	a. Check the approval for any potentially contaminating uses have been approved on the site.	A search of previous contaminated land uses approved on the site was undertaken that confirmed that no contaminating land uses were approved on the site.
Clause 4.6 4. Has the land previously been zoned for potentially contaminating uses?	a. Check if the land is currently zoned, or was zoned under the previous LEP, Rural, Industrial or Special Purposes for a contaminating use. NB: if the proposal is industrial then you should answer no to this question.	The Campbelltown (Urban Area) Local Environmental Plan 2002 was the previous EPI that applied to the land and the site was previously zoned 4(a) – General Industry.
Clause 4.6 5. Is the land currently being used for a potentially contaminating use or is there any evidence of a potentially contaminating use on site?	a. Conduct site inspection to check for any obvious signs on the site or adjoining land of an industrial use, underground storage tanks, land filling, agriculture, chemical storage, dumping or unregulated building demolition (especially fibro material).	Site inspection did not show any signs of potential contamination.

A Contamination Assessment was provided by JBS&G to provide a contamination site suitability assessment to support the proposed development. The contamination assessment included a review of previous uses and reports to determine whether there are significant contamination

issues in relation to the continued use of the land for industrial development. The contamination assessment concluded that changes in site conditions would not alter previous findings and that the site is suitable for industrial development. It was recommended that an Unexpected Finds Protocol be implemented during demolition and construction works and as such will be conditioned.

Given the minimal contamination risk, a preliminary investigation report is not required to be submitted given that the subject site is not considered to be contaminated nor is it within an investigation area. It is further considered that the proposed development would not be adversely affected by contamination and should be supported by Council.

In conclusion, the proposal satisfies the requirements of the RH SEPP.

5.1.4 State Environmental Planning Policy (Transport and Infrastructure) 2021

The aim of State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP) is to facilitate the effective delivery of infrastructure across the site and applies to the subject site.

Clause 2.48 sets out provisions relating to development in proximity to electricity infrastructure, and in certain circumstances requires notice to be given to the relevant electricity supply authority. The subject site includes easements benefiting Endeavour Energy and contains low voltage high voltage underground cables and was therefore referred to Endeavour Energy for comment. No issues were raised by Endeavour Energy with conditions of consent provided.

Clauses 2.98 and 2.99 requires the consent authority to notify the rail authority and consider any responses received for works likely to impact on rail safety and involves ground penetration within 25 m of a rail corridor. The subject site is not located near a rail corridor and therefore these clauses do not apply.

Clause 2.100 sets out provisions relating to the potential impact of rail noise or vibration on non-rail development, which apply to development for a residential use, place of public worship, hospital or an educational establishment or childcare centre. The proposal is for an industrial use and therefore this clause does not apply.

Clause 2.119 relates to development with frontage to a classified road. Airs Road is not a classified road and no access is proposed via Campbelltown Road. Therefore, this clause does not apply.

Clause 2.122 sets out provisions relating to traffic generating development, as defined within Schedule 3 of the TI SEPP. Development for the purpose of warehouse or distribution centres on a site 8,000 m² in area with access to a road is required to be referred to TfNSW. As the application is for a warehouse and distribution centre on a site greater than 8,000 m², the proposal was referred to TfNSW. TfNSW raised no objection to the proposed development.

5.1.5 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 6 - Water Catchments applies to the subject site as it falls within the Georges River Catchment area. This chapter aims to ensure that development has regard to minimising adverse impacts in regard to water quality and quantity, flooding, on-site domestic sewerage systems and stormwater management.

The proposed development is considered to be consistent with this chapter as there would be no adverse impact on water quality, flooding or stormwater management and is therefore considered to be consistent with the BC SEPP.

5.1.6 State Environmental Planning Policy (Precincts – Western Parkland City) 2021

State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (WPC SEPP) applies to all land in a growth centre. Pursuant to WPC SEPP, the subject site is not located within the Greater Macarthur Growth Area and is therefore not subject to the provisions of the WPC SEPP.

5.1.7 State Environmental Planning Policy (Industry and Employment) 2021

State Environmental Planning Policy (Industry and Employment) (IE SEPP) applies to the proposed signage. Under the IE SEPP, the signage proposed is defined as building identification signs and business identification signs as follows:

Building identification sign means a sign –

that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol but does not include general advertising of products, goods or services.

Business identification sign means a sign –

(a) *That indicates –*

- (i) *The name of the person or business, and*
- (ii) *The nature of the business carried on by the person at the premises or place at which the sign is displayed, and*

(b) *That may include the address of the premises or place and a logo or other symbol that identifies the business,*

But that does not contain any advertising relating to a person who does not carry on business at the premises or place.

Note. *Business identification signs are a type of **signage** – see the definition of that term in this Dictionary.'*

The proposal includes directional signage as well as wall signs.

Clause 3.1 Aims and Objectives

The aims of Chapter 3 are to ensure that signage is compatible with the desired amenity and visual character of an area, is of high quality design and does not impact upon any transport corridors.

The proposed signage is consistent with these aims and objectives.

Part 3.7 Advertisements

Clause 3.7 of SEPP 64 states the following:

3.7 Advertisements to which this Part applies

This Part applies to all signage to which this Policy applies, other than the following:

- (a) business identification signs,*
- (b) building identification signs,*
- (c) signage that, or the display of which, is exempt development under an environmental planning instrument that applies to it,*
- (d) signage on vehicles.*

As the proposed signs are defined as business identification signs, Part 3.3 of the SEPP does not apply.

Schedule 5 Assessment Criteria

1. Character of the area

- *Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?*
- *Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?*

Comment: The proposed signage is generally compatible with the proposed use and desired future character of the area as well as being consistent with similar signage for other industrial uses within the Campbelltown Local Government area.

2. Special areas

- *Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?*

Comment: The proposed signage will not detract from the existing amenity of the area.

3. Views and vistas

- *Does the proposal obscure or compromise important views?*
- *Does the proposal dominate the skyline and reduce the quality of vistas?*
- *Does the proposal respect the viewing rights of other advertisers?*

Comment: The proposed signage does not obscure or compromise important views and would not dominate the skyline. The proposed signs do not impact upon the viewing rights of others as they allow space for multiple advertisers if needed.

4. Streetscape, setting or landscape

- *Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?*
- *Does the proposal contribute to the visual interest of the streetscape, setting or landscape?*
- *Does the proposal reduce clutter by rationalising and simplifying existing advertising?*
- *Does the proposal screen unsightliness?*
- *Does the proposal protrude above buildings, structures or tree canopies in the area or locality?*
- *Does the proposal require ongoing vegetation management?*

Comment: The proposed signage is in proportion to the streetscape and contributes to the visual interest of the streetscape. The proposed sign does not protrude above the building and reduces clutter by simplifying signage. The proposal does not require ongoing vegetation management as they are located where there will be no impact to any trees.

5. Site and building

- *Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?*
- *Does the proposal respect important features of the site or building, or both?*
- *Does the proposal show innovation and imagination in its relationship to the site or building, or both?*

Comment: The proposed signage is compatible with the scale, proportion and other characteristics of the site and respects important features of the site and building.

6. Associated devices and logos with advertisements and advertising structures

- *Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?*

Comment: There are no safety devices, platforms or lighting devices proposed as the proposed signage is not illuminated.

7. Illumination

- *Would illumination result in unacceptable glare?*
- *Would illumination affect safety for pedestrians, vehicles or aircraft?*
- *Would illumination detract from the amenity of any residence or other form of accommodation?*

- *Can the intensity of the illumination be adjusted, if necessary?*
- *Is the illumination subject to a curfew?*

Comment: The proposed signage is not illuminated.

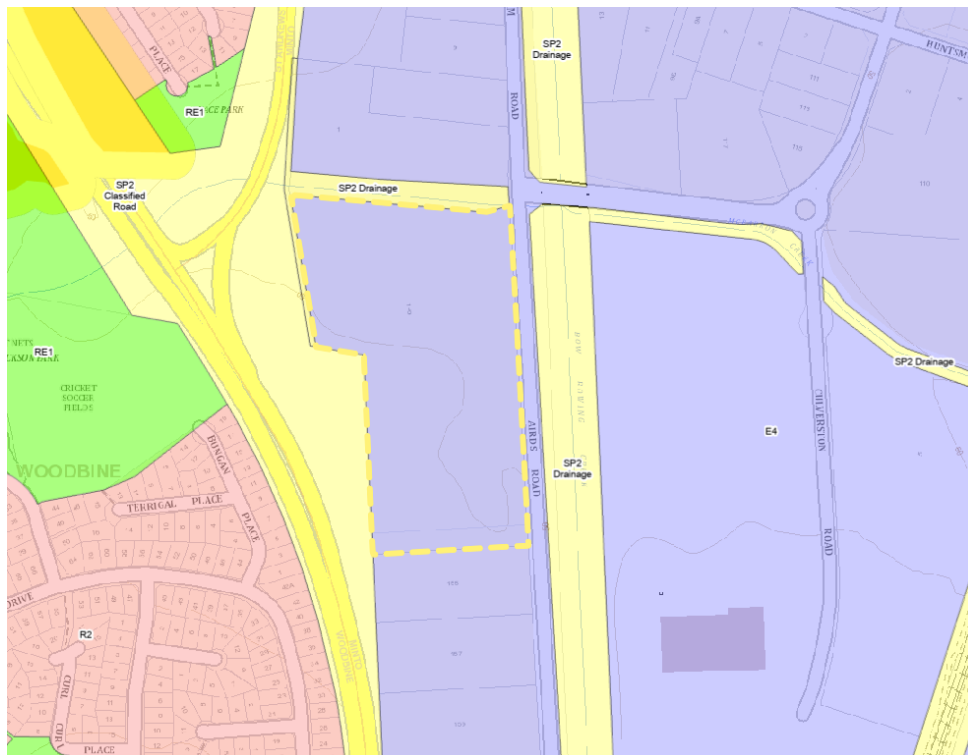
8. Safety

- *Would the proposal reduce the safety for any public road?*
- *Would the proposal reduce the safety for pedestrians or bicyclists?*
- *Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?*

Comment: The proposal will not obscure sight lines and will not reduce safety for any road, pedestrians or cyclists.

5.1.8 Campbelltown Local Environmental Plan 2015

The site is zoned E4 General Industrial under the Campbelltown Local Environmental Plan 2015 as shown below.



Source: NSW Planning Portal website

The zone provisions for E4 General Industrial are:

- *To provide a range of industrial, warehouse, logistics and related land uses.*
- *To ensure the efficient and viable use of land for industrial uses.*
- *To minimise any adverse effect of industry on other land uses.*

- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To enable non-industrial land uses that are compatible with and do not detract from industrial and warehouse uses or impact on the viability of existing centres.
- To ensure that any commercial, retail or other non-industrial development is not likely to adversely affect employment generating activities or opportunities.
- To facilitate diverse and sustainable means of access and movement.
- To maximise public transport patronage and encourage walking and cycling.

It is a requirement of CLEP that the proposed development must have regard to the objectives of the zone. The proposed development would provide for a range of warehouse uses and would encourage employment opportunities. As such, it is considered that the proposal is consistent with the zone objectives.

The proposed development is defined as **warehouse or distribution centre** which is defined as: **'Warehouse or distribution centre** means a building or place used mainly for exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made, but does not include a local distribution premises.'

Warehouse or distribution centres are permissible with Council's development consent within the E4 General Industrial zone.

Clause 4.1 Minimum subdivision lot size

Clause 4.1 sets out the minimum lot size to ensure that the density of development is compatible with the capacity of existing and proposed infrastructure. The subject site has a minimum subdivision lot size of 4000m². The proposed new lots have areas of 36,420m² (excluding access easement), 23,000m² and 28,250m² and as such complies with this clause.

Clause 4.3 Height of buildings

Clause 4.3 sets out the maximum building height in accordance with the Height of Buildings map. The subject site has a height limit of 19m. The proposed building has a maximum height of 15m and as such complies with this clause.

Clause 4.4 Floor space ratio

The objectives of this clause are to provide control over bulk and scale of development, nominate a range of floor space ratio controls, ensure that buildings are compatible with the bulk and scale of the existing and desired future character of the locality, to provide for built form that is compatible with hierarchy and role of centres, assist in minimisation of opportunities for undesirable visual impacts and minimise adverse impacts of development on heritage conservation areas, heritage items and the public domain. The subject site does not have a floor space ratio and as such this clause does not comply.

Clause 5.10 Heritage conservation

The objectives of this zone are to conserve the environmental heritage of Campbelltown, conserve the heritage significance of heritage items and heritage conservation areas, conserve archaeological sites and conserve Aboriginal objects and Aboriginal places of heritage significance. The site does not contain a heritage item and is not located within a heritage

conservation area. The proposal is in close proximity to a heritage item known as 189 – Milestone XXXI which is located within the Campbelltown Road reserve area at the north west corner of the site. The proposal was referred to Council's Heritage Officer for review where it was stated that no impacts to the heritage item are identified or anticipated and therefore no objections are raised.

Clause 5.21 Flood Planning

This clause aims to minimise the flood risk to life and property associated with the use of land, allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change, avoid adverse or cumulative impacts on flood behaviour and the environment and enable the safe occupation and efficient evacuation of people in the event of a flood. The subject site is affected by flooding with a flood report and modelling submitted as part of the development application. Appropriate conditions have been applied to the consent to ensure that the development would not have any adverse flooding impacts.

Clause 7.1 Earthworks

The objectives of this clause are to ensure that required earthworks will not have a detrimental impact on environmental functions and processes. Earthworks are required for the proposed development including retaining walls and cut and fill however it is considered that the proposed excavation would not adversely impact on environmental functions and processes, subject to standard conditions of consent being applied.

Clause 7.4 Salinity

Pursuant to Clause 7.4 of CLEP 2015, development consent must not be granted unless the consent authority is satisfied that the development:

- a. the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- b. if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
- c. if that impact cannot be minimised—the development will be managed to mitigate that impact.*

The proposed development has been designed to minimise the disturbance of the existing ground levels, where possible. Additionally, a condition has been recommended that the design and construction of any structures within the ground shall be in accordance with any geotechnical provisions.

Clause 7.10 Essential Services

This clause ensures that development consent is not granted to development unless the consent authority is satisfied that essential services such as the supply of water, the supply of electricity, the disposal and management of sewage, stormwater drainage or on-site conservation, suitable road and vehicular access, telecommunication services and the supply of natural gas are available. All required essential services are either existing or will be constructed for the proposed development and is therefore considered to be satisfactory.

5.1.9 Campbelltown (Sustainable City) Development Control Plan 2015

Campbelltown (Sustainable City) Development Control Plan 2015 applies to the subject land. The aims of the SCDCP are:

- *Ensure that the aims and objectives of the CLEP are complemented by the Plan;*
- *Ensure that the principles of ecological sustainability are incorporated into the design, construction and ongoing operation of development;*
- *Facilitate innovative development of high quality design and construction in the City of Campbelltown;*
- *Ensure that new development maintains or enhances the character and quality of the natural and built environment;*
- *Ensure that new development takes place on land that is capable of supporting development;*
- *Encourage the creation of safe, secure and liveable environments;*
- *Ensure that new development minimises the consumption of energy and other finite resources, to conserve environmental assets and to reduce greenhouse gas emissions; and*
- *Provide for the design requirements for a variety of housing within the City of Campbelltown.*

It is considered that the development is consistent with the relevant aims of the SCDCP as it would facilitate development on land that is capable of supporting the development.

Part 2 - Requirements Applying to all Types of Development

The general provisions of Part 2 of the Plan apply to all types of development. Compliance with the relevant provisions of Part 2 of the Plan is discussed as follows:

Campbelltown (Sustainable City) Development Control Plan 2015			
Part 2 Requirements Applying to all Types of Development			
Part	Requirement	Proposed	Complies
2.2 Site Analysis	a) A Site Analysis Plan shall be lodged with the development application for all development involving the construction of a building and the Torrens title subdivision of land.	A site analysis plan was submitted.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015

Part 2 Requirements Applying to all Types of Development			
Part	Requirement	Proposed	Complies
2.3 Views and Vistas	a) Development shall appropriately respond to Campbelltown's important views and vistas to and from public places.	The proposed development does not affect any important views and/or vistas.	Yes
	b) District views and existing significant view corridors as viewed to and from public places shall be protected	The proposed development does not affect important views and/or vistas.	Yes
	c) The opportunity to create new view/ vista corridors shall be taken wherever possible and appropriate.	The proposal does not create new view corridors.	N/A
2.4.1 Rainwater Tanks	a) In addition to satisfying BASIX, residential development is encouraged to provide a rainwater tank for new buildings	Proposal is for industrial development and therefore a Basix certificate is not required.	N/A
	b) A rainwater tank shall be provided for all new buildings containing a roof area greater than 100sqm for all development not specified by BASIX. The rainwater tank shall have a minimum capacity in accordance with Table 2.4.1.	Building A has two above ground rainwater tanks. Building B has one above ground rainwater tank.	Yes
	c) All rainwater tanks shall comply with AS3500 (as amended) - National Plumbing and Drainage Code Guidelines for Plumbing Associated with Rainwater Tanks in Urban Areas and Sydney Water's Guideline for Rainwater Tanks on Residential Properties.	The tanks will be installed to comply with the relevant Australian Standards.	Yes
	d) The rainwater tank incorporated in new commercial and industrial development exceeding	Relevant conditions will be applied.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015

Part 2 Requirements Applying to all Types of Development			
Part	Requirement	Proposed	Complies
	5,000sqm shall be connected to the plumbing in the building to provide water for toilets.		
	f) Above ground water tanks shall be located behind the primary or secondary building line.	The rainwater tanks are located behind the office buildings and are not visible from the street.	Yes
2.4.4 Light Pollution	a) Outdoor lighting shall be designed to minimise pollution from the unnecessary dispersion of light into the night sky and neighbouring properties.	Conditions of consent will be applied with regard to lighting.	Yes
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.	A landscape plan has been provided. Landscaping is proposed along the side and rear setback areas as well as within the Airds Road front setback.	Yes
	b) Landscape design shall retain and enhance the existing native flora and fauna characteristics of a site wherever possible.	The proposal includes the removal of 78 trees on the site as well as retaining 34 existing trees. New landscaping is also proposed.	Yes
	c) Landscape design shall add value to the quality and character of the streetscape.	New landscaping is proposed along the Airds Road frontage as well as the rear setback to Campbelltown Road.	Yes
	d) A Landscape Concept Plan is required to be submitted with a development application for industrial development.	A landscape plan was provided.	Yes
	e) The Landscape Concept Plan shall illustrate mature height, spread of species, trees to be removed/retained	The landscape plan is satisfactory.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015

Part 2 Requirements Applying to all Types of Development			
Part	Requirement	Proposed	Complies
	and shall be prepared by a suitably qualified person.		
	f) Landscaping shall maximise the use of locally indigenous and other drought tolerant native plants and avoid the use of invasive species.	The proposal complies.	Yes
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.	An erosion and sediment control plan was submitted.	Yes
	b) Site activities shall be planned and managed to minimise soil disturbance.	All excavation works will be carried out to minimise soil disturbance and will be conditioned accordingly.	Yes
	c) Catch drains or diversion banks shall be designed and constructed to divert water around any area of soil disturbance.	N/A	N/A
	d) All stockpiles shall be located within the sediment control zone and shall not be located within an overland flow path.	No stockpiles will be located within an overland flow path.	Yes
2.8 Cut, Fill and Floor Levels	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 bulk earthworks plan was submitted showing all cut and fill.	Yes
	c) Any excavation within the zone of influence of any other structure requires a 'dilapidation report' (prepared	No excavation works are proposed within the zone of influence of any other structure as all buildings on	Yes

Campbelltown (Sustainable City) Development Control Plan 2015

Part 2 Requirements Applying to all Types of Development			
Part	Requirement	Proposed	Complies
	by a suitably qualified person) demonstrating that adequate ameliorative measures are to be implemented to protect the integrity of any structure.	the site are to be demolished.	
	d) Development incorporating any cut or fill shall comply with the following requirements: i) minimum cross fall of 1% to any adjoining waterway; and ii) batters to be no steeper than 2H:1V ('H' stands for the term 'horizontal distance' and 'V' stands for the term 'Vertical distance'; iii) batters to be no steeper than 6H:1V for public areas.	Temporary batter will be no steeper than 2H:1V.	Yes
	e) All fill shall be 'Virgin Excavated Natural Material' (VENM).	All fill will be approved by a Geotechnical Inspection and Testing Authority and will be conditioned as such.	Yes
	f) No fill shall be deposited in the vicinity of native vegetation.	All fill will be stored on site in the nominated stockpile.	Yes
2.8.2 Surface Water and Floor Levels	a) Development shall not occur on land that is affected by the 100-year ARI event unless the development is consistent with the NSW Floodplain Development Manual.	The subject site is flood prone land with flood information submitted in support of the proposal. Council's Development Engineer has reviewed the information where conditions of consent have been applied.	Yes
	b) All development on land affected by stormwater flow from mainstream, local creek or over land flow shall satisfy the relevant fill and floor level requirements as specified in Table 2.8.1.	Conditions of consent have been applied to ensure that fill and floor levels will comply.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015

Part 2 Requirements Applying to all Types of Development			
Part	Requirement	Proposed	Complies
	c) All development shall have a ground surface level, at or above a minimum, equal to the 100-year 'average recurrence interval' (ARI) flood level.	The building will be required to be built to the flood level.	Yes
	d) For development on land not affected by an overland flow path the minimum height of the slab above finished ground level shall be 150 mm, except in sandy, well-drained areas where the minimum height shall be 100mm. These heights can be reduced locally to 50mm near adjoining paved areas that slope away from the building in accordance with AS 2870 (Residential Slabs and Footings Construction).	The proposed building will be conditioned to be built to the relevant floor levels.	Yes
	f) Any solid fence constructed across an overland flow path shall be a minimum 100mm above the finished surface level of the overland flow path.	Palisade and chain mesh fencing is proposed.	Yes
2.10.2 Stormwater - Design requirements	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.	A stormwater management plan has been prepared for the site with the system designed to accommodate the 100-year ARI event.	Yes
	b) The design and certification of any stormwater system shall be undertaken by a suitably qualified person.	The stormwater management plan was prepared by a suitably qualified engineer.	Yes
	c) Water quality control structures shall be located	The proposal was referred to Council's Development	Yes

Campbelltown (Sustainable City) Development Control Plan 2015

Part 2 Requirements Applying to all Types of Development			
Part	Requirement	Proposed	Complies
	generally offline to creek paths or other watercourses. Major detention storages shall not be located on areas of native vegetation or within riparian areas.	Engineer where appropriate conditions of consent provided.	
	d) Development shall not impact on adjoining sites by way of overland flow of stormwater unless an easement is provided. All overland flow shall be directed to designated overland flow paths such as roads.	The proposal will not impact on any adjoining sites and will be conditioned.	Yes
	e) Safe passage of the Probable Maximum Flood (PMF) shall be demonstrated for major systems.	The proposal was referred to Council's Development Engineer where appropriate conditions of consent provided.	Yes
	f) A treatment train approach to water quality shall be incorporated into the design and construction of major systems.	A treatment train is proposed including gross pollutant traps, separation systems, pit inserts and stormwater harvesting.	Yes
	g) A major/minor approach to drainage is to be taken for stormwater flows. Generally, the piped drainage system shall be sized to accommodate the difference between the 100-year ARI flow and the maximum safe overland flow, with minimum requirements as set out in section 4 of Council's Engineering Design Guide for Development	<p>The proposal stormwater drainage system will comprise a minor and major system to convey collected stormwater run-off safely from the development to the points of discharge.</p> <p>The minor system is a pipe drained system to accommodate a 1 in 20 ARI storm event.</p> <p>The major system will cater for storms up to and including 1 in 100 ARI storm events.</p>	Yes

Campbelltown (Sustainable City) Development Control Plan 2015

Part 2 Requirements Applying to all Types of Development			
Part	Requirement	Proposed	Complies
	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 will be disposed of to the adjacent drain along the internal private road or the waterway along the western boundary.	Yes
	i) All proposed drainage structures incorporated within new development shall be designed to maintain public safety at all times	The proposed drainage structures will maintain public safety at all times.	Yes
	j) Development shall not result in water run-off causing flooding or erosion on adjacent properties.	The proposal will not cause flooding or erosion on adjacent properties.	Yes
	k) Stormwater run-off shall be appropriately channelled into a stormwater drain in accordance with Council's Engineering Design Guide for Development	Stormwater will be channelled into three existing drainage connections to the drainage channel to the north and to Airds Road.	Yes
2.10.3 Stormwater Drainage – Design requirements	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	A stormwater concept plan was submitted.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015

Part 2 Requirements Applying to all Types of Development			
Part	Requirement	Proposed	Complies
	the stormwater will be collected and discharged from the site.		
	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.	The submitted concept plan contains the relevant information.	Yes
2.12 Retaining Walls – Design requirements	a) Any retaining wall that is not complying or exempt development as specified in the E&CDC shall be designed by a suitably qualified person.	A retaining wall is proposed along the south western corner of the site with a height ranging from 1.9m to 2.9m. Retaining wall details have been provided on the civil engineering plans.	Yes
	b) In the case of retaining walls constructed to support proposed fill on an allotment, the following design criteria shall apply: i) No filling shall be permitted within 2 metres of any property boundary unless sufficient details are submitted to Council illustrating how privacy, overshadowing, stormwater management and access issues have been addressed to Council's satisfaction.	The proposed retaining walls do not retain fill.	Yes
	c) In the case of retaining walls constructed to support proposed cut on an allotment, the following design criteria shall apply: i) The retaining wall shall be setback a minimum of 450mm from the	The proposed retaining walls along the southern and western boundaries will retain cut. Retaining wall details were submitted which shows the retaining walls to be located	Yes

Campbelltown (Sustainable City) Development Control Plan 2015

Part 2 Requirements Applying to all Types of Development			
Part	Requirement	Proposed	Complies
	rear and side boundary of the lot containing the cut.	1m from the southern side boundary and 6m from the western rear boundary.	
	d) Any retaining wall shall not adversely alter surface flows to adjoining private land.	The proposed retaining walls will not alter surface flows to the adjoining property.	Yes
	e) Any retaining wall and associated structures shall be designed to be located wholly within the property boundary, except where written or legal agreements have been reached between relevant parties to Council's satisfaction.	The proposed retaining walls are located wholly within the property boundaries.	Yes
	f) Any excavation within the zone of influence for any other structure or building requires a Structural Engineering Report (prepared by a suitably qualified professional) demonstrating that adequate and appropriate measures are to be implemented to protect the integrity of any structure.	A dilapidation report will be conditioned to be provided prior to the issue of the construction certificate.	Yes
	g) Where retaining walls are proposed along the side boundary of the property, the side setback where the retaining wall is proposed shall be increased from 0.9m to 1.2m.	The proposed retaining wall located along the southern side boundary has a setback of 1 m. The retaining wall is to retain cut. The southern side boundary retaining wall will not have any adverse overshadowing impact on the adjoining property as the height of the retaining wall is the level of the existing ground level for the adjacent property.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015

Part 2 Requirements Applying to all Types of Development			
Part	Requirement	Proposed	Complies
	h) Any retaining wall requiring work on neighbouring properties shall require the consent of the adjoining owner/s.	The proposed retaining walls will not require work on neighbouring properties.	Yes
	i) Retaining walls higher than 900mm shall be designed by a structural engineer and made from appropriate material.	The proposed retaining walls have a height of 1.9m and 2.9m and have been designed by a structural engineer and from appropriate material.	Yes
	j) Any retaining wall(s) proposed on land designated as being bush fire prone must be constructed of non-combustible materials.	The site is not bushfire prone land.	N/A
2.13 Security – Design requirements	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 site is fenced and will have suitable measures in place for safety and security.	Yes
	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.	The development will have external lighting that will define safe corridors and encourage the use of safe areas.	Yes
	c) Development shall incorporate appropriate landscaping, fencing and	A landscaping plan was submitted detailing appropriate landscaping. The site will have 2.4m high mesh	Yes

Campbelltown (Sustainable City) Development Control Plan 2015

Part 2 Requirements Applying to all Types of Development			
Part	Requirement	Proposed	Complies
	security devices to assist in crime prevention	chain fencing around the side and rear boundaries.	
	d) Commercial and industrial buildings that are not secured from public access after close of business shall have external finishes that are graffiti resistant.	The site will be operational seven days a week, 24 hours a day.	Yes
2.14.3 Bushfire – Design requirements	a) Development shall be designed and located so as to minimise the risk of loss of life or property from bushfire.	The site is not bushfire prone land.	N/A
	b) Development on bush fire prone land (as detailed on the Campbelltown Bush Fire Prone Lands Map) shall comply with the requirements of Planning for Bushfire Protection, (NSW Rural Fire Service) as amended.	The site is not bushfire prone land.	N/A
	c) Development applications relating to land identified on the Bushfire Prone Land Map shall be accompanied by a Bushfire Hazard Assessment Report prepared by a suitably qualified person.	The site is bushfire prone land.	N/A
	d) All 'Asset Protection Zones' shall be provided within the boundary of the subject land. National Parks, Crown Reserves, water catchments, easements, Council managed reserves, riparian corridors other private land shall not be considered as part of asset protection zones unless approved by the NSW Rural Fire Service.	The site is bushfire prone land.	N/A

Campbelltown (Sustainable City) Development Control Plan 2015

Part 2 Requirements Applying to all Types of Development			
Part	Requirement	Proposed	Complies
	e) Adequate water reserves for fire fighting shall be available and accessible on site as specified in Planning for Bushfire Protection, as amended. Hazard reduction (burning or mechanical) proposals shall be in accordance with the Campbelltown Bush Fire Risk Management Plan and the Bush Fire Environmental Assessment Code.	The site is not bush fire prone land.	N/A
	f) Any development proposing the removal of native vegetation for APZ purposes shall investigate the environmental impact of the removal of that vegetation	The site is not bushfire prone land and therefore no vegetation is being removed for APZ purposes.	Yes
2.15.1 Waste Management Plan – Design requirements	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 and for any other development that in the opinion of Council a WMP is required.	A waste management plan was submitted with the application.	Yes
	b) Plans submitted with a development application shall detail the following (as applicable): i) the size and location of waste and recycling storage areas; ii) routes for occupants to access waste and recycling areas; iii) collection point and/or access route for collection vehicles; iv) ventilation of waste and recycling 2.15 storage areas; v) location of garbage chute and service rooms; vi) bin and	The waste management provisions are acceptable for the proposed use of the site. A private waste contractor will be used to collect waste from the waste storage areas. Collection of waste will be on site.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015

Part 2 Requirements Applying to all Types of Development			
Part	Requirement	Proposed	Complies
	storage area washing facilities; and vii) occupants' disposal points for all waste streams		
2.15.2 Waste Management During Demolition and Construction	a) Waste and recyclable streams shall be stored separately on site.	General waste and recycling waste will be provided on the site	Yes
	b) All storage areas /containers for each waste and recycling stream shall be kept on the site at all times and shall be indicated on the site plans/drawings as part of the WMP	A waste storage area is provided as detailed on the plans.	Yes
	c) Where material cannot be reused or recycled, it shall be disposed of at an appropriately licensed waste management or recycling facility. Details of disposal arrangements shall be specified in the WMP for each material type	All details have been provided in the waste management plan.	Yes
	d) Convenient and safe heavy vehicular access to waste and recycling material storage areas shall be provided	Satisfactory access has been provided.	Yes
	e) The removal, handling and disposal of asbestos or other hazardous materials shall be carried out in accordance with WorkCover NSW, NSW Environment & Protection Authority (EPA), Office of Environment and Heritage and other regulatory authority guidelines and requirements.	No asbestos or hazardous materials are present on the site.	N/A
2.15.3 On-going Waste Management	a) Provision shall be made for all waste and recycling storage containers to be located behind the primary	The waste storage areas are located within the loading bay areas external to the	Yes

Campbelltown (Sustainable City) Development Control Plan 2015

Part 2 Requirements Applying to all Types of Development			
Part	Requirement	Proposed	Complies
	and secondary building line and out of public view.	building and located behind the office buildings.	
	b) Any room(s) for storing garbage and recycling receptacles shall be located in a position that provides convenient access for residents, maintenance and waste collection staff. Bin storage rooms shall complement the development and not be visibly obtrusive when viewed from any public place.	Access to the waste storage areas is satisfactory.	Yes
	c) A waste collection point shall be nominated demonstrating that waste-loading operations can occur on a level surface not adjacent to steep gradients, vehicle ramps and pedestrian access points.	Waste storage areas are indicated on the architectural plans within the loading dock areas external to the building.	Yes
	d) The path for wheeling bins between waste storage area(s) and the collection vehicle shall be free of steps or kerbs and have a maximum gradient of 1V:8H.	The waste will be collected directly from the loading bay areas.	Yes
	e) For safety and ease of manoeuvrability, the distance required for residents, building managers and caretakers to wheel bins to their collection point shall be the minimum achievable.	The waste will be collected directly from the loading bay areas.	Yes
	f) Where the bin-carting route from the storage area to the collection point exceeds the maximum distance or gradient, or a large number of bins need to be moved around	Not applicable.	N/A

Campbelltown (Sustainable City) Development Control Plan 2015

Part 2 Requirements Applying to all Types of Development			
Part	Requirement	Proposed	Complies
	the site, a dock leveller, bin lift or tow tug device may be used.		
	g) Where any such device listed above is proposed to be used, details of the device and its proposed operation must be provided. This information must demonstrate that the device can be used safely by a nominated competent person, and that the use of the device will not conflict with other activities to be carried out on the site (such as vehicle access).	Not applicable.	N/A
	h) The maximum travel distance between any storage area/point and the collection point for all bins shall be 30 metres.	Waste bins will be collected directly from the waste storage areas within the loading bays.	Yes
	i) Where it is intended that collection vehicles are to drive onto private property to collect waste and recycling, the development shall be designed to provide for: i) the safe and efficient service of the development with minimal need to reverse; ii) adequate clearance to accommodate waste collection by a heavy rigid vehicle, in accordance with the dimensions detailed in Table 2.15.2. iii) vehicles to enter and exit in a forward direction; iv) pavement construction that is sufficient to withstand a heavy rigid collection vehicle of 24 tonnes gross vehicle mass.	The waste vehicles are able to access the waste bins appropriately given that the waste bins will be stored within the loading bay areas.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015

Part 2 Requirements Applying to all Types of Development			
Part	Requirement	Proposed	Complies
	j) Where bins are to be collected from the kerbside, at least 1.5m of clear and unobstructed footpath area per dwelling must be provided within the confines of the site's frontage (not impeding driveways or neighbouring lots) to allow for the presentation of bins and kerbside clean up material.	Waste bins are not proposed to be collected from the kerbside.	Yes
	k) The bin storage area must be located in a position that does not require any bins to be transported through any habitable room to reach the collection point.	Not applicable.	N/A
	l) A development must be designed in a manner that allows for servicing by Council's waste collection vehicles, regardless of the intended servicing arrangements.	Not applicable.	N/A
2.15.7 Vehicle Turning Circles	a) Turning circles and clearances to kerbs, existing buildings or other obstructions shall be designed to accommodate the largest collection vehicle that could service the property (heavy rigid class in most cases).	All waste collection vehicles will access the site via the proposed heavy vehicle driveways and will service the buildings from the loading bay. The loading bay easily accommodates turning circles for a waste vehicle.	Yes
	b) Any turning circle considerations shall also include allowances for driver steering error (manoeuvring clearance) and overhangs. Better practice design always requires vehicle entry and exit from a development with the	The turning circle areas are large enough to accommodate waste vehicles leaving in a forward direction.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015

Part 2 Requirements Applying to all Types of Development			
Part	Requirement	Proposed	Complies
	vehicle travelling in a forward direction.		
	c) Where there is a requirement for collection vehicles to turn at a cul-de-sac head within a development, the design shall incorporate either a bowl, T- or Y-shaped arrangement.	No cul-de-sac head proposed for waste collection.	N/A
	d) Vehicles shall not be required to make more than a three-point turn.	Waste vehicles will not need to make more than a three point turn.	Yes
	e) Vehicle turning circles can be reduced from those in the Table 2.15.3 by using mechanical turntable (or similar) equipment (subject to Council approval).	Not applicable.	N/A
2.15.9 Bin Storage Areas	a) The design of the bin storage areas shall be considered early in the design process so that they can be successfully integrated into the overall design of the development and are convenient for all users.	Waste storage areas are detailed on the plans.	Yes
	b) Sufficient areas/space shall be made available within the property boundary to store the range of bins for the quantity of waste, recycling and organics (and other materials where appropriate) likely to be generated between collections.	The proposal details waste storage areas on the architectural plans within the loading bay areas.	Yes
2.17 Work On, Over or Near 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	Relevant conditions of consent have been applied.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015

Part 2 Requirements Applying to all Types of Development			
Part	Requirement	Proposed	Complies
	areas, stormwater connections, Council car parks, footpaths or nature strips.		
2.17.2 Working Near Public Land	a) Notwithstanding clause 2.17.1 a) a hoarding or fence shall be erected between the work site and a public place where: i) the work involved in the development is likely to cause pedestrian or vehicle traffic in a public place to be obstructed or altered; and/or ii) the building involves the enclosure of a public place in accordance with Work Cover requirements	A hoarding/fence will be constructed if required.	Yes
2.19 Development Near or on Electricity Easements	a) Wherever possible electrical easements are to be located within open space corridors.	There is an existing 1.5m easement for underground mains on the southern portion of the site. The proposal was referred to Endeavour Energy where no issues were raised and conditions provided.	Yes
	c) Restrictions apply to planting and erection of raised public domain elements (such as light poles) and are identified in the Mains Maintenance Instruction MMI 0015 – Management of Endeavour Energy's electrical easements (Endeavour Energy, 2011) or as revised for design requirements.	The proposal has been referred to Endeavour Energy with relevant conditions applied. The existing easement for underground mains is proposed to be relocated to the southern side boundary of Building B.	Yes
	d) All proposed activities within electricity easements require approval from the relevant utility providers. Applicants shall consult with these agencies and obtain the	The proposal has been referred to Endeavour Energy with relevant conditions applied. The existing easement for underground mains is	Yes

Campbelltown (Sustainable City) Development Control Plan 2015

Part 2 Requirements Applying to all Types of Development			
Part	Requirement	Proposed	Complies
	relevant approvals prior to submitting a DA to Council	proposed to be relocated to the southern side boundary of Building B.	
	e) Evidence of approval from the relevant utility provider shall be submitted with the DA.	The proposal has been referred to Endeavour Energy with relevant conditions applied.	Yes

The proposal is generally consistent with Part 2 of the SCDCP 2015 and as such should be supported subject to conditions of consent.

Part 7 – Industrial Development

The following table is an assessment against Part 7 of the Campbelltown (Sustainable City) Development Control Plan 2015.

Campbelltown (Sustainable City) Development Control Plan 2015			
Part 7 Industrial Development			
Part	Requirement	Proposed	Complies
7.2.1 Building Design	a) Building design shall incorporate the following features to assist in the reduction of the perceived bulk and mass of development: i) provision of vertical and/or horizontal offsets in the wall surfaces at regular intervals, including columns, projections, and recesses; ii) articulate architectural details around doors, windows front facades, roofs and entrances; iii) articulate walls through the use of texture, colour, material changes, shadow lines and other facade treatments, at least every 15 metres; and iv) at least 50% of the total surface area of the front	<p>The design of the buildings will complement the existing streetscape and surrounding development through the use of high-quality materials and finishes.</p> <p>Different external materials are proposed to be used which provides articulation through texture.</p> <p>The façade treatment will be predominately metal cladding including colourbond Clip-Lock, metal panels and louvres and precast concrete.</p> <p>These materials are considered to be suitable for this type of development and reduces the perceived bulk and massing of the development.</p>	Yes

	elevation to be constructed of masonry material.	The use of this material is more sustainable as it contains less heat in the building reducing the embodied carbon footprint of the development.	
	b) Buildings located on corner allotments shall be designed to address both street frontages.	The site is not located on a corner.	N/A
	c) Buildings shall be predominantly single storey (excluding basements, mezzanines and offices).	The building has a maximum height of 15m and complies with Clause 4.3 of the CLEP 2015.	Yes
	d) Mezzanines shall not comprise an area of more than 50% of the gross floor area of the ground floor of the respective unit.	No mezzanine is proposed.	Yes
	f) Offices shall not comprise more than 30% of the gross floor area of the respective unit.	Building A: 5% Building B: 6%	Yes
	g) No building shall rely upon a required path of egress (as defined within the BCA) over adjoining private land.	The path of egress does not rely upon adjoining land.	Yes
	h) No building or structure shall be erected within a right of carriage way or easement.	The existing easement to drain water will be relocated to the northern side of Building A. The existing easement for underground cables will be relocated to the southern boundary of the lot containing Building B. It will be conditioned that these easements will be required to be relocated prior to the construction of the buildings.	Yes
	i) A schedule of proposed colours, materials and finishes shall accompany all	A schedule of external colours and materials has been provided.	Yes

	development applications for new industrial buildings.		
	j) The main entry to the building shall be easily identifiable from the street and directly accessible from the front of the building or driveway in the case of a multi-unit complex.	The buildings have identifiable main entries.	Yes
7.2.2 Building Setbacks	a) Industrial development shall be setback by: i) 30m to Campbelltown Road, ii) 15m to Airds Road.	The buildings are setback 15m to Airds Road. The building is setback a minimum 19.5m to Campbelltown Road.	No
	b) Council may consider a reduction in the rear setback from the railway line from 30m to 5m provided a landscape area with a minimum width of 5m is constructed.	Not applicable.	N/A
	c) Except as nominated above, buildings adjoining residential, commercial and/or open space zones shall be setback a minimum of 10 metres, the interface of which shall be complimentary to and not pose unreasonable impacts on the non-industrial development in terms of its built form and proposed used.	Greater than 10m from the drainage channel.	Yes
7.2.3 Fences	a) Industrial fencing shall be a maximum 2.4 metres in height.	A 2.4m high chain mesh fence is proposed.	Yes
	b) All fencing in industrial developments shall be of recessive colours, palisade design, or plastic coated and framed chain wire with a maximum height of 2.4 metres, unless required as part of an acoustic solution.	The proposal complies.	Yes
	c) The use of sheet metal fencing is not permitted unless required as part of	Colourbond fencing is not proposed.	Yes

	acoustic solution and is appropriately screened with landscaping.		
	d) All fencing in industrial developments shall be setback a minimum of 3.0 metres from property boundaries addressing a primary and/or secondary street.	The fence along Airds Road is setback 7.5m. The fence along Campbelltown Road is setback 5m.	Yes
	f) Fencing shall not obstruct power, water, sewer, gas or telephone services, drainage systems, (including overland flow paths) or any easements or rights of way.	The proposal complies.	Yes
	g) Details for fencing shall be submitted with the development application.	Fencing details have been provided.	Yes
7.3 Car Parking & Access	a) Off street parking and loading shall be designed in accordance with Australian Standard AS 2890.1 and 2 (as amended), except as otherwise provided by this Plan.	The car parking spaces will be designed to comply with AS2890.	Yes
	b) For that part of the gross floor area occupied by office areas, lunch rooms and any associated office storage areas, car parking shall be provided at a rate of one space per 35sqm.	Building A required: 75 spaces Building A proposed: 75 spaces Building B required: 80 spaces Building B proposed: 81 spaces	Yes
	c) For that part of the gross floor area occupied by uses other than office areas, lunch rooms and any associated office storage areas, car parking rates shall be provided in accordance with the following: i) a minimum of two (2) spaces (per unit), plus ii) one space for every 100sqm of gross floor area for buildings up to 2000 square metres; plus iii) One space per 250sqm	Building A required: 75 spaces Building A proposed: 75 spaces Building B required: 80 spaces Building B proposed: 81 spaces	Yes

	for that part of the building exceeding 2000 square metres in gross floor area.		
	h) Sufficient space shall be provided on site so that no vehicle shall be required to make more than a three-point movement to exit the site in a forward direction.	Both buildings provide a large loading bay area that allows no vehicle to make more than a 3-point turn.	Yes
	i) No car parking spaces shall be designed in a stacked configuration.	No stacked parking is proposed.	Yes
	j) No required car parking spaces shall be created as a separate strata or Torrens title allotment.	The proposal complies.	Yes
	k) Each site shall have a: i) Maximum of one ingress and one egress for heavy vehicles (combined or separated). ii) Each site may have an additional ingress/egress for cars (and other light vehicles).	Building A has two driveways for vehicles and one driveway for trucks. Building B has two driveways for cars and two driveways for trucks.	Yes
	l) A minimum of 10% of the required car parking spaces, including disabled spaces, shall be located within close proximity to the main pedestrian entry to the building.	Building A required: 8 spaces Building A proposed: 1 space Building B required: 8 spaces Building B proposed: 1 space	No
	m) Electric vehicle charging stations must be located behind the building line.	The proposal does not include EV stations.	N/A
7.3.2 Loading and Unloading	a) Each industrial factory/unit shall be provided with a loading bay.	Building A has 11 loading docks with 5 being recessed loading docks. Building B has 10 loading docks with 5 of these being recessed.	Yes
	b) Provision shall be made for all loading and unloading to take place wholly within the designated loading area.	All loading/unloading can occur within the proposed loading docks.	Yes

	c) No loading or unloading shall be carried out across parking spaces, landscaped areas, pedestrian aisles or on roadways.	No loading/unloading will take place within car park areas, roadways, pedestrian aisles or landscaped areas.	Yes
	d) Each industrial building/unit having a gross floor area: i) up to 400 square metres shall provide a loading area to allow for a small rigid vehicle to manoeuvre on site. ii) more than 400 square metres, but up to 1500 square metres shall provide a loading area to allow for a medium rigid vehicle to manoeuvre on site; and iii) more than 1500 square metres shall provide a loading area to allow for a heavy rigid vehicle to manoeuvre on site.	The proposal includes manoeuvring for heavy vehicles on site.	Yes
	e) Heavy rigid vehicle swept turning paths shall be provided demonstrating that a heavy rigid vehicle can enter and exit the site in a forward direction for all industrial sites.	Swept path plans have been provided in the Transport Assessment provided by Ason Group dated 16 November 2023.	Yes
	f) Where it is proposed to service the site with articulated vehicles exceeding 12.5m in length, swept turning paths are to be provided for that vehicle type.	Swept path plans have been provided in the Transport Assessment provided by Ason Group dated 16 November 2023.	Yes
7.3.3 Access for People with Disabilities	a) Industrial development shall comply with the minimum access requirements contained within the BCA, the Disability (Access to Premises – Buildings) Standards 2010 and Australian Standard 1428 – Design for Access and Mobility (as amended).	An access report has been provided in support of the proposed development. The report was reviewed and relevant conditions of consent have been recommended.	Yes
7.4 Landscaping	a) A detailed landscape plan and report shall be prepared by a suitably qualified person and submitted with all	A landscape plan was submitted.	Yes

	development applications for the industrial development.		
	b) Landscaping shall be provided to a minimum depth of 50% of the following required setback area located: i) along the full width of each street frontage (other than vehicle driveways); and ii) along the full width of setbacks from adjoining open space, residential and/or commercial areas.	Landscaping is provided to a minimum of 7.5 m within the front setback area to Airds Road.	Yes
	c) The first three (3) metres of all required street front landscaped area (as measured from the street boundary) shall be planted of advanced canopy trees that are: i) a minimum of two (2) metres in height with a minimum 400 litre pot size at the time of planting; ii) of native species; and iii) planted /placed every 10 metres.	Nine existing trees within the setback area to Airds Road are being retained with canopy tree planting also proposed.	Yes
	d) Side boundary landscaping of a minimum of one (1) metre width shall be provided between the street boundary and the building line	1m wide landscaping is proposed along the southern side boundary and the northern boundary to the private road.	Yes
7.6 Industrial Waste Management	a) Industrial development shall make provision for an enclosed on site waste and recycling facility that has adequate storage area to accommodate the waste generated from the development.	External bin storage is provided within the loading areas of both buildings.	Yes
	c) Adequate provision shall be made for the screening and storage of all industrial waste behind the front building setback.	Bin storage is located behind the front setback and behind the proposed offices.	Yes
	d) All industrial premises shall hold evidence of a contract with a licensed collector for	Relevant conditions of consent will be applied.	Yes

	garbage and recycling collection.		
	e) Despite Clause 7.6. d) above, the design of the building shall provide for the collection system to be undertaken by Council at the time the development application is submitted to Council.	Not applicable.	N/A
7.7.1 Liquid Storage	a) The storage and handling of flammable and combustible liquids shall be in accordance with Australian Standard 1940 - The Storage and Handling of Flammable and Combustible Liquids and the Environment Protection Authority publication, "Bunding and Spill Management" (as amended).	The proposal does not include the storage of such materials. However, each building will be separately managed by the future tenant. Therefore, relevant conditions of consent will be applied.	Yes
	b) All above ground liquid storage facilities, including waste shall be in a covered bunded area that is constructed of impervious materials.	No liquid storage is proposed to be stored and will be conditioned as such.	Yes
7.7.3 Noise	a) Any development that is likely to or capable of generating levels of noise exceeding the requirements of the Industrial Noise Policy (published by the Office of Environment and Heritage) shall demonstrate appropriate measures to mitigate against noise pollution.	A Noise and Vibration Assessment report was submitted in support of the proposed development by RWDI. All recommendations will be conditioned. This is discussed further below.	Yes
7.7.4 Stormwater and Drainage	a) All activities with the potential to pollute the stormwater system from a system failure shall be carried out within a covered and bunded area sited, designed and constructed to Council's satisfaction.	The proposal was referred to Council's Development Engineer where appropriate conditions of consent provided.	Yes
	b) Liquid waste and wastewater shall either be: i) recycled on site; ii) treated and discharged to the sewer in	The proposal was referred to Council's Development Engineer where appropriate	Yes

	accordance with a trade waste licence issued by Sydney Water; or iii) collected, stored in a covered, bunded area and collected by the Office of Environment and Heritage; and iv) discharged to a licensed waste management facility.	conditions of consent provided.	
	c) Development shall not result in water run-off causing flooding or erosion on adjacent properties.	The proposal was referred to Council's Development Engineer where appropriate conditions of consent provided.	Yes
	d) Stormwater run-off shall be appropriately channelled into a stormwater drain in accordance with Council's Engineering Design Guide for Development available at Council's website at www.campbeltown.nsw.gov.au	Stormwater runoff will be managed on the site prior to disposal into Council's system.	Yes
	e) 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 at Council's website at www.campbeltown.nsw.gov.au .	The proposal was referred to Council's Development Engineer where appropriate conditions of consent provided.	Yes

As the table above shows, the proposed development is generally compliant with the provisions of Part 5 of Volume 1 of the Campbelltown Sustainable City DCP 2015 with exception to the rear setback to Campbelltown Road and disabled spaces. A variation was requested by the applicant and recommended for approval as discussed below.

Rear Setback

The proposed development does not comply with the rear setback requirement of 30m to Campbelltown Road. The proposal has a minimum rear setback of 19.5m. The objectives relevant to the setback controls are to reduce the visual impact of industrial development on the streetscape and surrounding areas and ensure sufficient areas are available for landscaping, access and car parking. The reduced setback is consistent with the relevant objectives as satisfactory car parking and landscaping is still provided in accordance with SCDCP requirements within the rear setback area. In addition, there is a large road reserve area from

Campbelltown Road which, with the proposed canopy trees, would screen the building and minimise visual impacts from the road. It is therefore considered that the proposed variation is acceptable.

Disabled Parking Spaces

The proposed development provides one disabled space per building which does not comply with Council's requirements of 8 spaces per building. Notwithstanding Council's requirement, the Building Code of Australia requirement is 1 space per 100 car parking spaces where the one space for this proposal provided for each building would be sufficient. It is considered that the variation be supported, as additional disabled spaces can be provided in appropriate locations should they be required due to the total number of car parking spaces compliant with Council's controls which would mean that there would be no shortage of spaces should additional disabled spaces be required.

Part 16 – Advertising and Signage

Part 16 – Advertising and Signage sets out the requirements for advertising and signage development within the City of Campbelltown. Below is an assessment against the relevant development standards:

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Complies
16.3.1 IE SEPP	All forms of signage shall comply with IE SEPP.	Signs comply with the IE SEPP.	Yes
16.3.2 Exempt and Complying SEPP	This part only applies to signs and advertisements that are not considered to be exempt or complying development.	Signs are not exempt or complying development.	Yes
16.3.3 Transport Corridor Outdoor Advertising and Signage Guidelines	The Guideline is required to be considered where signage is proposed to be located on Transport Corridor Land.	Signs are not located on land identified as Transport Corridor Land.	N/A
16.3.4 Australian Standards	Must comply with relevant Australian Standards.	Will be conditioned to comply with the relevant Australian Standards.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Complies
16.4.2 Restrictions	Above awning signs, banner or flag signs in zones other than business and industrial zones, inflatable signs, portable or movable signs, moving signs, A frame signs, roof or sky signs, posters on poles or other structures in public places, flashing signs, dynamic electronic displays and billboard signs are not permissible with Campbelltown LGA.	Signs are permissible within Campbelltown LGA.	Yes
16.4.2 Design and Location	<p>Signs attached to the building shall be designed, located, scaled and sized having regard to the architectural style, features and design of the façade buildings.</p> <p>Signage shall not dominate landscaped and public domain areas.</p> <p>Free standing signage shall have regard to the size, height and scale of nearby buildings and architectural elements.</p> <p>Signage shall not protrude above any parapet or eaves.</p> <p>All signage must be designed to minimise opportunities for graffiti artists.</p> <p>Signs shall be constructed of a material that is of high quality and durable.</p> <p>Signage shall not contain reflective materials, colours and finishes.</p> <p>Signage shall not cause any nuisance to nearby occupants as a result of glare or light spillage.</p>	<p>The wall signs are designed, located, scaled and sized having regard to the design of the building.</p> <p>The wall signs do not dominate the landscape and public domain areas.</p> <p>Freestanding directional signs are proposed with regard given to the height, size and scale of the proposed buildings.</p> <p>Wall signs do not protrude above any parapet or eaves.</p> <p>A condition of consent will apply regarding graffiti.</p> <p>Signs are of high quality and durable materials.</p> <p>Signs do not contain reflective materials, colours and finishes.</p> <p>Signs are not illuminated.</p>	Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Complies
16.4.3 Public Safety	<p>Signs and their supporting structures shall be structurally sound and constructed in a manner to maintain pedestrian and traffic safety.</p> <p>Signs shall be designed and erected so as to not compromise driver and pedestrian safety, avoid confusion with road traffic signs and signals, not obscure a road hazard, oncoming vehicles or pedestrians and avoid advertising messages, designs or bright lighting that may distract motorists.</p>	<p>The signs will be erected in a structurally sound manner and maintain pedestrian and traffic safety.</p> <p>The signs will not compromise driver and pedestrian safety, not obscure a road hazard, oncoming vehicles or pedestrians and avoid advertising messages that may distract motorists.</p>	Yes
16.4.4 Contents	Signs that contain wording in a language other than English shall have an English translation of that wording to a minimum font size of 50% of the non-English words.	Signs only contain English wording.	Yes
16.4.5 Maintenance of Signs	All signs shall be maintained to a high standard including any advertising surface, structure and finish.	Will be required to be maintained to a high standard by way of a condition of consent.	Yes
16.4.6 Illumination	<p>Means of illumination must be concealed or integrated within the frame of the sign.</p> <p>Illuminated signs must not be animated, flashing or moving.</p>	Signs are not illuminated.	Yes
16.4.7 Development Application for Signs	Development applications must include photomontages of the sign and its relationship to the adjacent road environment	Plans of the signs have been submitted.	Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Complies
16.6 Signs within Business, Industrial and Special Purpose Zones	<p>Total number of signs on one elevation shall not exceed 6.</p> <p>Only one wall sign per building elevation.</p> <p>No more than 4 business identification wall signs.</p> <p>Be attached to the building in which the business is located.</p> <p>Not more than 18m² in area or 20% of the building elevation.</p> <p>Not project beyond the parapet or eaves of the building.</p> <p>Not cover any window, door or architectural feature .</p>	<p>One sign on each building is proposed on the front elevations. One sign on each building is proposed on the rear elevations.</p> <p>Only one wall sign for the front building elevation of both buildings.</p> <p>No more than 4 signs proposed.</p> <p>Is attached to the front and rear façade.</p> <p>Area of the wall signs are 11.79m² each.</p> <p>The height of the wall signs is less than the parapet/eaves of the building.</p> <p>The signs do not cover any window, door or architectural feature.</p>	Yes

The proposed development generally complies with the development standards and controls for advertising and signage.

6. Planning Assessment

6.1 Section 4.15(1)(a)(iia) The provisions of any Planning Agreement

The proposed development is not subject to the provisions of a planning agreement pursuant to Section 7.4 of the EP&A Act.

6.2 Section 4.15(1)(a)(iv) The provisions of the Regulations

The proposal does not contravene the Environmental Planning and Assessment Regulation 2021.

6.3 Section 4.15(1)(b) The likely impacts of the Development

Section 4.15(1)(b) of the EP&A Act requires Council to assess the development's potential impacts on the natural and built environment, as well as potential social and economic impacts.

The key matters for consideration when considering the development's potential impact on the natural and built environment is as follows:

- Flooding
- Stormwater
- Access, transport and traffic

- Noise and vibration
- Built Form
- Social, economic and environmental impacts

Flooding

The subject site is affected by flooding due to the northern drainage channel in extreme flood events as well as overland flow that enters the site from the west off Campbelltown Road. The applicant was requested to submit additional information in relation to the flood impacts of the proposal. Amended information was submitted with Council's Development Engineer satisfied that with conditions of consent, the proposal would not have flood impacts on adjacent properties.

Stormwater

The stormwater discharge is proposed from the site at three points on the property boundary corresponding to the existing drainage connection points. A treatment device is proposed to mitigate any increase in stormwater pollutant loads generated by the development. Several stormwater issues were raised during an initial assessment with amended information being requested to address stormwater the issues. Amended information was submitted and was considered to be satisfactory subject to conditions of consent.

Access, transport and traffic

The proposed development comprises of the construction of a new internal private road as well as numerous driveways along Airds Road. A Transport Assessment by Ason Group dated 16 November 2023 was submitted in support of the proposed development. The Transport Assessment considered the traffic impacts and parking requirements proposed as a result of the development. The assessment concluded that the proposed development would not adversely impact upon traffic in the local road networks and that site access, circulation and parking areas are all in accordance with the relevant Australian Standards. The non-compliance with the accessible spaces to be provided does not comply with the SCDCP, however the spaces provided would comply with the Building Code of Australia requirements and are therefore considered to be satisfactory.

Noise and vibration

The proposal also includes two 2m high noise barriers to the western boundary to reduce the potential noise impacts. These noise barriers do not extend along the entire western boundary but are only located in the portion where the loading bays are located with 2.4m high palisade fencing proposed in between the two noise barriers. No elevation plans of the noise barriers was submitted and no details were given on the construction material used. Notwithstanding, a condition of consent will require these details to be submitted prior to the issue of the construction certificate.

A Noise and Vibration Impact Assessment prepared by RWDI Australia Pty Ltd, dated 24 January 2023 was submitted in support of the proposed development. The assessment comprised of noise surveys and determination of potential impacts as a result of the proposed development. Several noise sensitive receivers were placed at locations near the site including the residential areas of St Andrews and Woodbine. The report concluded that construction noise and ongoing use of the proposed buildings would not adversely impact upon noise given that noise levels would be complied with. It was also considered that there would be no plant items that would

generate a significant level of vibration on nearby receivers and therefore the proposal was considered to be satisfactory.

Built Form

The proposed development provides an appropriate design for the industrial use with articulation provided in the front façade through the use of varied materials and colours. The proposed buildings are high quality and durable and would have a positive impact on streetscape amenity.

Overall, it is considered the proposed development is consistent with the existing and desired future character for development in the locality.

Social, economic and environmental impacts

Having regard to social and economic impacts generated by the development, the development will positively contribute to employment opportunities due to the construction of the buildings and would contribute to the economy through the proposed warehouse and distribution use.

Whilst the proposal does involve the removal of 78 trees on the site, the retention of 23 trees and the addition of new landscaping will minimise the impact on the natural environment. The removal of the trees has been supported by the submission of a Biodiversity Development Assessment Report with a condition of consent requiring compensation to be paid to the NSW Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits as calculated by the BAM Credit Calculator. In addition, a condition of consent has also been applied requiring a payment of \$213,743 to be paid for the loss of Preferred Loala Food Trees in accordance with Council's Comprehensive Koala Plan of Management.

6.4 Section 4.15(1)(c) The suitability of the development

Section 4.15(1)(c) of the EP&A Act requires Council to assess the suitability of the site for the proposed development.

It is considered that the proposed development is suitable for the subject site given that the proposal is permissible within the zone and also generally complies with the relevant planning controls. The design and siting of the buildings is considered responsive to the site attributes and is consistent with the desired and future character of the area in accordance with the zone objectives.

The proposal provides industrial buildings that will contribute to the local economy through employment opportunities and minimises the impact on the natural environment through the retention of some of the existing trees and proposed new landscaping. The proposal provides land for employment opportunities and will contribute to the growth of employment lands within the Campbelltown LGA.

No constraints or hazards have been identified which would deem the site unsuitable for the proposed development.

6.5 Section 4.158(1)(d) Any submissions

Section 4.15(1)(d) of the Environmental Planning and Assessment Act 1979 requires Council to consider submissions.

The application has been notified to adjoining and nearby properties between 8 May 2023 and 29 May 2023. During this time, no submissions were received in response.

6.6 Section 4.15(1)(e) Public interest

The proposed development has addressed the requirements of the relevant planning instruments and development controls including the objectives of the zone. The proposed development has demonstrated that the site is suitable for the proposed development.

Referrals

Development Engineer

The proposed development was referred to Council's Development Engineer, who reviewed the proposed development and recommended conditions of consent.

Heritage Officer

The proposed development was referred to Council's Heritage Officer. No issues were raised.

Development Contributions Officer

The proposal was referred to Council's Contributions Officer, who reviewed the proposed development and recommended a condition of consent.

Environmental Officer

The proposed development was referred to Council's Environmental Officer for review. Initial concerns with the Biodiversity Development Assessment Report was addressed by way of submission of an amended report. The amended report was considered to be satisfactory and conditions of consent provided.

Transport for NSW

The application with referred to Transport for NSW for review and raised no objection to the proposal and provided no comments.

Endeavour Energy

The application with referred to Transport for NSW (Sydney Trains), and a response was received which indicated concurrence and recommended conditions of consent.

7. Conclusion

The subject development application 1234/2023/DA-I, that proposes the construction of two industrial buildings with associated car parking and landscaping, use of both buildings as warehouse and distribution and subdivision to create three Torrens title allotments at No.149 – 155 Airds Road has been assessed against the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act, 1979*.

In assessing the development application against the development standards and objectives, with appropriate conditions the proposal satisfied the matters for consideration under the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

Officer's Recommendation

That 1234/2023/DA-I, which proposes the construction of two industrial buildings with associated car parking and landscaping, use of both buildings as warehouse and distribution and subdivision to create three Torrens title allotments at No.149 – 155 Airds Road, Minto be approved subject to the recommended conditions of consent outlined in Attachment 1.