



SMEC INTERNAL REF: 3002793

**Statement of
Environmental Effects**

Wollondilly Community, Cultural & Civic Precinct

Client Reference No. 3002793
Prepared for: Wollondilly Shire Council
21 July 2023

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SMEC Company Details

Approved by	Oliver Emary
Address	Level 9, 12 Moore Street Canberra ACT 2612
Phone	+61 6234 1900
Email	Oliver.Emary@smec.com
Website	www.smec.com

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Contents

1.	Introduction.....	1
1.1	Overview	1
1.2	Project Synopsis	2
2.	Planning Context	3
2.1	Planning History	3
2.2	Development Application Review Meetings	3
2.3	Relevant Consent Authority	5
3.	Site Description.....	6
3.1	Parcel Details.....	6
3.2	Site Conditions	6
3.3	Surrounding area and context.....	7
4.	The Proposal.....	10
4.1	Overview	10
4.2	Construction	10
5.	Statutory Assessment	12
5.1	Environmental Planning and Assessment Act 1979 (EP&A Act).....	12
5.1.1	State Environmental Planning Policy (Planning Systems) 2021	12
5.1.2	State Environmental Planning Policy (Hazard and Resilience) 2021	12
5.1.3	State Environmental Planning Policy (Biodiversity and Conservation) 2021	13
5.1.4	State Environmental Planning Policy (Transport and Infrastructure) 2021	13
5.1.5	Wollondilly Local Environment Plan 2011.....	13
5.2	Any proposed or draft instrument	15
5.3	Any Development Control Plan	15
5.3.1	Wollondilly Development Control Plan 2016	15
5.4	Planning Agreements (or draft agreements)	22
5.5	Matters prescribed by the Regulations	22
5.6	The likely impacts of the development	22
5.6.1	Crime prevention through environmental design (CPTED)	22
5.6.2	Traffic Impact Assessment	23
5.6.3	Noise and Vibration Impact Assessment.....	24
5.6.4	Waste Management.....	24
5.6.5	Stormwater Management and Flooding	25
5.6.6	Landscape.....	26
5.6.7	Height	26
5.6.8	Overshadowing	27
5.6.9	Accessibility	27
5.6.10	Social Impact	28
5.7	The suitability of the site.....	28
5.8	Public Interest	28
6.	Conclusion	30

Appendices

Appendix A Architectural Drawings

Appendix B	Civil Design Set
Appendix C	Site Survey
Appendix D	Heritage Impact Statement
Appendix E	Landscape and Public Realm Design Report
Appendix F	Traffic Impact Assessment
Appendix G	Design Report
Appendix H	Section J Report
Appendix I	Crime Prevention Through Environmental Design Report
Appendix J	Access Report
Appendix K	Connecting with Country Framework
Appendix L	Noise and Vibration Impact Assessment
Appendix M	Clause 4.6 Variation Request
Appendix N	Geotechnical Investigation Report
Appendix O	Development Control Plan Assessment
Appendix P	Energy and Sustainability Strategy
Appendix Q	BCA Assessment Report
Appendix R	Flood Impact Statement
Appendix S	Water Sensitive Urban Design Report

Figures

Figure 3-1 Site map with subject Site outlines	6
Figure 3-2 View facing east along Menangle St to the Council Administration Building and Camphor laurel tree	7
Figure 3-3 View of the facade of Wollondilly Shire Hall from Menangle Street	8
Figure 3-4 View of facing northwest along Menangle Street of the existing Wollondilly Library	8
Figure 3-5 View southeast along Colden Street showing the existing public car park of the Site	9
Figure 3-6 View west along Colbert Lane showing the Picton Mall (right) and Children Services Building (left) under construction	9
Figure 4-1 Staging plans for WCCCP	Error! Bookmark not defined.
Figure 4-2 View showing the Shire Hall and new Civic Forecourt leading to the Library and PAC (Source: William Ross Architects)	10
Figure 4-3 View of new Civic Link between the Shire Hall, Library and GSB (Source: William Ross Architects)	11
Figure 4-4 View of GSB from the Village Green (Source: William Ross Architects)	11
Figure 5-1 Land zoning of the Site (Source: ePlanning Spatial Viewer)	14
Figure 5-2 Waste vehicle turning path (Source: TIA, Stantec)	25
Figure 5-3 East West Link elevation of GSB showing 16m height plane	26
Figure 5-4 East West Link elevation of Library showing 9m height plane	27

Tables

Table 1–1 | Supporting Documents..... 1

Table 1–2 | Project synopsis..... 2

Table 2–1 | Summary of issues identified in DA Review Meeting..... 3

Table 5–1 | Table summary of areas and FSR calculation 14

Table 5–2 | Assessment against Wollondilly DCP 2016 – Volume 1 General 15

Table 5–3 | Assessment against Wollondilly DCP 2016 – Volume 5 Commercial and Community Uses 17

Table 5–4 | Car parking demand generated by proposed development (Source: Stantec, 2023) 23

Table 5–5 | Austroads bicycle parking requirements 23

1. Introduction

1.1 Overview

SMEC has prepared this Statement of Environmental Effects (SEE) on behalf of Wollondilly Shire Council (WSC) in relation to this Development Application (DA) for the Wollondilly Community, Cultural and Civic Precinct (WCCCP) at Menangle Street, Picton.

The proposal seeks consent for the construction of a new Government Services Building (GSB), a new public library (the Library), and a new centrally located village green (the Village Green).

The proposal specifically comprises the following:

- Demolition of
 - The existing Wollondilly Shire Council Administration Building
 - The existing public car park
 - The existing road edges and associated landscaping along Colden Street and Corbett Lane
- Construction of
 - A new four-storey government services building
 - A new two-storey public library
 - A new public plaza
- Establishment of
 - New pedestrian connections between Menangle Street (Civic Link) and Colden Street (East West Link).

The SEE is accompanied by the following documentation:

Table 1–1 | Supporting Documents

Document Type	Document Name	Prepared by / Consultant	Appendix
Drawing	Architectural Drawings	William Ross Architects	A
Drawing	Civil Design Set	Indesco	B
Drawing	Site Survey	Proust and Gardner Consulting Pty Ltd	C
Report	Heritage Impact Statement	Weir Phillips Heritage and Planning	D
Report	Landscape and Public Realm Design Report	Oxygen	E
Report	Traffic Impact Assessment	Stantec	F
Report	Design Report	William Ross Architects	G
Report	Section J Report (Government Services Building & Library)	Lucid Consulting Australia	H
Report	Crime Prevention Through Environmental Design Report	CCEP	I
Report	Access Report	Vista Access Architects	J
Report	Connecting with Country Framework	Bangawarra	K
Report	Noise and Vibration Impact Assessment	Pulse White Noise Acoustics	L
Report	Clause 4.6 Variation Request	SMEC	M
Report	Geotechnical Investigation Report	Douglas Partners Pty Ltd	N

Report	Development Control Plan Assessment	SMEC	O
Report	Energy and Sustainability Strategy	Lucid Consulting Australia	P
Report	BCA Assessment Report	Concise Certification	Q
Report	Flood Impact Statement	Indesco	R
Report	Water Sensitive Urban Design Report	Indesco	S

The purpose of this SEE is to address the planning issues associated with the development proposal and specifically assess the likely impact of the development in accordance with the requirements of Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.2 Project Synopsis

Table 1–2 | Project synopsis

Parcel Details	Lot 70 DP1279596 (all existing and proposed development)
Relevant Statutory Provisions	<i>SEPP (Planning Systems) 2021</i> <i>SEPP (Hazard and Resilience) 2021</i> <i>SEPP (Biodiversity and Conservation) 2021</i> <i>SEPP (Transport and Infrastructure) 2021</i> <i>SEPP (Industry and Employment) 2021</i> <i>Wollondilly Local Environment Plan 2011</i> Wollondilly Development Control Plan 2016 Picton Town Centre Parking Strategy

2. Planning Context

2.1 Planning History

The Wollondilly Shire Council Local Strategic Planning Statement 2020 (LSPS) notes that the population of the Wollondilly Local Government Area (LGA) is expected to grow to around 92,102 people by 2036. Picton, in particular has a vision to strengthen its role as the administrative, commercial and services hub of Wollondilly.

Picton has historically been the civic centre of Wollondilly Shire and contains buildings dating back to the 1860s, including the Wollondilly Shire Hall building (the Shire Hall), Court House, and School of Arts buildings. The existing Wollondilly Shire Public Administration building was constructed in the 1960s which further reinforced Picton as the public administration and civic centre of the LGA. As such, the WCCCP has been designed to ensure that Picton's role as the administrative centre of the Wollondilly LGA remains and will improve Picton as a lifestyle base for all of the Wollondilly LGA.

The WCCCP Concept Master Plan was adopted by Council in 2019 and the design was furthered by William Ross Architects to ensure that the precinct had a cohesive design and included key buildings, a children's services centre, flexible community arts and exhibition centre, shire hall, government services centre, performing arts centre, and library and learning hub.

Given the large scale of the Site, the development has been divided into four key parts as outlined below:

- Part 1: Children Services Centre, Performing Arts Centre (PAC) and extension to the Shire Hall building
- Part 2: Government Services Building
- Part 3: Village Green
- Part 4: Public Library

A Notice of Determination (NoD) was granted for the two-storey Children Services Centre on the 29 July 2021 (DA/2020/912/1) and is currently under construction. A subsequent modification of consent was submitted for internal amendments to the ground floor of the building with approval gained 13 July 2023. A NoD was granted for the PAC on the 21 February 2021 with the development currently under construction. It is noted that the Library will be physically connected to the PAC along the Menangle Street frontage.

2.2 Development Application Review Meetings



The project team attended one (1) Development Application Review Meeting with Council staff to seek guidance on the proposal on 09 February 2023.

The key issues identified are summarised in the following table:

Table 2-1 | Summary of issues identified in DA Review Meeting

Identified Issue	Design Response	Complies
Facades of the development that face the Village Green and street frontages are to be appropriately activated and blank facades are to be minimised through articulation and varied materials and finishes.	Facades of the development fronting the Village Green are activated using a variety of materials and finishes. Terraces are provided with landscaping for additional articulation. Refer to Appendix A - Architectural Drawings .	✓
Awnings are to be provided for key links through the public domain only where appropriate.	Awnings have been provided at key links throughout the site including the East West Link and Civic Link. An awning is also provided over the entrance to the Library from Menangle Street.	✓
Detailed Shadow Diagrams are to be submitted with the application to demonstrate compliance.	Refer to shadow diagrams under Appendix A .	✓

A minimum of one (1) tree shall be provided for every 10m of frontage along the public verge, with allowance for driveways and sight distances from driveways and intersections.	Trees will be planted along Menangle Street, Colden Street (8) and Corbett Lane (9), noting allowance for driveways and basement entries. Trees have been planted along the public verge as part of works completed for other stages of the project.	✓
A Heritage Impact Statement is to be submitted to support the DA.	Refer to Appendix D - Heritage Impact Statement	✓
Car parking is to be provided in accordance with the Picton Town Centre Parking Strategy 2022.	A total of 80 car parks will be provided as part of the development of the GSB. Refer to Section 5.6.2 of this SEE for further discussion.	✓
Service vehicle loading bays are to be adequately separated from pedestrian movement to minimise potential conflict and allow truck unloading in a secured area.	Two service vehicle loading bays are provided and are separated from pedestrian movement.	✓
Bicycle parking facilities shall be provided in accordance with 'Cycling Aspects of Austroads Guidelines' 2017.	A detailed assessment of bicycle parking facilities is provided in Section 5.6.2 of this SEE.	✓
The WCCCP is designed to ensure that women and girls feel safe.	The safety of women and girls has been a major design consideration of the development through the provision of adequate lighting and absence of spaces for entrapment and concealment. Refer to Appendix I - Crime Prevention Through Environmental Design Report	✓
>25% of the annual electricity demand is to be provided by onsite renewable energy generator.	Refer to Appendix P - Energy and Sustainability Strategy .	✓
The Clause 4.6 Variation Request for height variation is to clearly demonstrate that compliance with the standard is unreasonable or unnecessary in the circumstances of the case and that there are sufficient environmental planning grounds to justify the variation.	Refer to Appendix M – Clause 4.6 Variation Request which demonstrates that compliance with the standard is unreasonable.	✓
The use of the outdoor terrace areas on the GSB is to be restricted to staff use only and only during the proposed hours of operation.	Noted.	✓
Any proposed use of the village green and outdoor spaces for events should be indicative only and subject to separate DAs.	Noted.	✓
A detailed Schedule of Materials and Finishes is to be provided to support the DA.	Refer to external finishes schedule under Appendix A .	✓
A detailed assessment of the potential impact of the development on nearby residential development and their amenity will need to be submitted with the DA.	The impacts of the development on nearby residential properties has been considered throughout this SEE. Refer to Section 5.6 of this SEE for an assessment against the likely impacts of the development.	✓
A plan detailing the permeability and pedestrian access through the site is to be submitted with the DA.	Refer to site plan under Appendix A .	✓
A Traffic and Car Parking Strategy is to be submitted with the DA.	Refer to Appendix F - Traffic Impact Assessment .	✓
The development must provide rainwater collection tank(s) to collect rainfall and runoff from roof areas with a minimum of 1,000 litres per 100m ² .	Rainwater collected from the Library and GSB rooftops will be directed to the existing 125,000L tank located below the PAC.	✓

Verification of capacity of existing stormwater network to accommodate connection.	The post developed site catchment has been designed to match / reduce the flowrates of each respective pre-development interval.	
Demonstrate the development is compatible with the flood hazard of the site and surrounding area.	A Flood Impact Statement has been prepared demonstrating the development is compatible with the flood hazard.	

2.3 Relevant Consent Authority

The DA will be determined by the NSW Regional Planning Panel as Council is the applicant and owner of the land and the capital investment value exceeds \$5 million (refer to Part 3, Section 6 of the *State Environment Planning Policy (Planning Systems) 2021*).

3. Site Description

3.1 Parcel Details

The project site (the site) is located in the Picton Town Centre, approximately 170m north-east of Stonequarry Creek. The site is formed by a single Lot with street frontages to 60 Menangle Street, Picton, within the Wollondilly LGA. The site is legally described as Lot 70 DP1279596.

3.2 Site Conditions

As shown in Figure 3-1 below, the site is an irregular shape, and is bounded by Menangle Street, Colden Street and Corbett Lane. The overall area of the site is approximately 1.3ha.

The site slopes from the east (Colden Street) to the southwest, dropping approximately 2.5m in height. An aerial photograph of the subject site is provided below.



Figure 3-1 | Site map with subject site outlined

The site currently comprises the Shire Hall, which is a single storey red-brick building, the existing two-storey Council Administration Building and the Wollondilly PAC which is currently under construction. South of Corbett Lane, there are a number of public car parking spaces associated with the Picton Mall. The Wollondilly Children's Services Building (CSB) is currently under constructed and is located in the north-south corner of the site. As noted, works for the PAC and CSB are being completed under separate DAs.

There are a number of existing services that run through the site, including existing stormwater infrastructure and sewerage lines which will be connected to new services to supply the proposed development. **Refer to Appendix B – Civil Design Set** for further information on existing services on the site.

There is some minor vegetation on the site including landscaping around the existing Council Administration Building. It is noted that there is a large tree located between the Shire Hall and existing Council Public Administration Building, identified as a Camphor Laurel (*Cinnamomum camphora*), which will be retained and integrated into the landscape design (Figure 3-2 below).

3.3 Surrounding area and context

The site is located centrally within the Town Centre of Picton and is bounded by three public streets, with a primary frontage to Menangle Street and secondary frontages to Colden Street and Corbett Lane.

The Shire Hall is located at 52 Menangle Street, Picton (Lot 70 DP1279596) and is currently used for community purposes. The rear elevation of the Shire Hall comprises of a single-storey extension constructed of brick with a gabled metal roof. Directly west of the Shire Hall is the existing Wollondilly Library, located at 42 Menangle Street, which consists of a two-storey brick building. The existing Council Administration Building is located at 62-64 Menangle Street and is the current public administration building for WSC. The staff carpark for Council employees is located at the rear of the building and is accessed via entrances from both Colden Street and Corbett Lane.

Both Menangle Street and Colden Street are characterised by a number of single-storey dwellings from the Federation and Victorian periods, respectively. Number 67 Menangle Street is a Victorian period commercial building previously used as a general store and is located opposite the Shire Hall building. The Soldiers Memorial School of Arts is located at 65 Menangle Street directly opposite the site and is identified as a heritage item in accordance with *Wollondilly Local Environment Plan 2011 (WLEP 2011)*. Further east along Menangle Street, St Anthony's Catholic Parish Primary School and the Picton Telephone Exchange are located at 69 and 75 Menangle Street, respectively.

Colden Street and Corbett Lane also include a number of commercial uses. Of particular note is the Picton Mall located north of the site on Lot 101 DP1068508 with a large outdoor carpark for customers. It is noted that Corbett Lane also provides access to Argyle Street which is the main commercial street of Picton.

Photographs of the Site are provided below.



Figure 3-2 | View facing east along Menangle St to the Council Administration Building and Camphor Laurel tree



Figure 3-3 | View of the facade of Wollondilly Shire Hall from Menangle Street



Figure 3-4 | View of facing northwest along Menangle Street of the existing Wollondilly Library



Figure 3-5 | View southeast along Colden Street showing the existing public car park of the site



Figure 3-6 | View west along Colbert Lane showing the Picton Mall (right) and Children Services Building (left) under construction

4. The Proposal

4.1 Overview

This proposal seeks consent for the demolition of existing buildings and the construction of a public administration building, public library, and public plaza. The proposal specifically comprises of the following:

- Demolition of the two-level Council administration building
- Demolition of existing public car park
- Construction of a new public administration building comprising of a Government Services Building with associated landscaping
- Construction of new community facility comprising of a library building
- Construction of a public plaza
- Establishment of new pedestrian pathways and associated landscaping

4.2 Construction

The development will be undertaken in various informal stages to allow the sequenced demolition and occupation of the different components of the development. No consent is sought for a 'concept' or 'staged' development application pursuant to clause 4.22 of the Act. Consistent with the findings of the Court of Appeal in *Bay Simmer Investments Pty Ltd v State of NSW [2017] NSWCA 135*, and with clause 4.22(3), a consent authority is not to treat a development application as a concept (or staged) development application unless the applicant specifically requests that their application be treated as such. Staging referred to on the updated plans provided refers to indicative construction staging only.

Consent is not sought for any formal staging or concept approvals and the consent authority is requested to assess and determine the application in a manner consistent with any other proposal, noting that a development may obtain (where required) multiple Construction and Occupation Certificates as required.



Figure 4-1 | View showing the Shire Hall and new Civic Forecourt leading to the Library and PAC (Source: William Ross Architects)



Figure 4-2 | View of new Civic Link between the Shire Hall, Library and GSB (Source: William Ross Architects)



Figure 4-3 | View of GSB from the Village Green (Source: William Ross Architects)

5. Statutory Assessment

This section provides an assessment of the proposed development against the relevant provisions of Section 4.15 of the *EP&A Act* and the following relevant statutory instruments:

- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Hazard and Resilience) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *Wollondilly Local Environment Plan 2011*
- Wollondilly Development Control Plan 2016

5.1 Environmental Planning and Assessment Act 1979 (EP&A Act)

Pursuant to Section 4.15(1)(a)(i) of the *EP&A Act*, the consent authority is to consider the provisions of any relevant *Environmental Planning Instruments*. The applicable instruments are addressed below.

5.1.1 State Environmental Planning Policy (Planning Systems) 2021

In accordance with Schedule 6 (3) of the *Planning Systems SEPP*, the proposed development is required to be determined by the Sydney Western City Planning Panel, as the development has a capital investment value (CIV) of more than \$5 million and the proponent is the Council. Division 2.4 (2.15) of the *EP&A Act* outlines the functions of the Sydney district and regional planning panels. It is assumed that Council will refer this application to the Sydney Western City Planning Panel upon lodgement.

5.1.2 State Environmental Planning Policy (Hazard and Resilience) 2021

The purpose of the *Hazard and Resilience SEPP* is to promote the remediation of contaminated land to reduce the risk of harm to human health of the environment. The provisions of the *Hazard and Resilience SEPP* require the consent authority to consider the following matters, prior to the determination of a DA. Chapter 4 (4.6) of the *Hazard and Resilience SEPP* includes:

- (1) A consent authority must not consent to the carrying out of any development on land unless –
 - (a) it has considered whether the land is contaminated, and
 - (b) if the land is contaminated, it is satisfied that the land is suitable in contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
 - (c) if the land requires remediation to be made suitable for the purpose for which the proposed development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

A Geotechnical Investigation Report was prepared by Douglas Partners Pty Ltd and is provided in **Appendix N**. This investigation assessed the subsurface soil and groundwater conditions across the site and includes recommendations for site preparation and earthworks. The soil samples collected across eight locations across the site were submitted to a National Association of Testing Authorities (NATA) accredited laboratories following completion of soil sampling. Groundwater was found across four soil sampling locations between the depths of RL 152.9 – 153.3m AHD and approximately 2m above bedrock level, however excavation is not expected to encounter the groundwater table. Both controlled and uncontrolled fill is found to a median depth of 600mm. It is recommended that suitable conditions of consent be imposed on the consent to ensure that any suitable remediation occurs.

5.1.3 State Environmental Planning Policy (Biodiversity and Conservation) 2021

The purpose of the *Biodiversity and Conservation SEPP* is to encourage the conservation and management of areas of natural vegetation and that provide habitat for threatened species. The site is located in a Central Business District (CBD) and does not have any associated biodiversity or natural habitat values.

5.1.4 State Environmental Planning Policy (Transport and Infrastructure) 2021

The aim of the Transport and Infrastructure SEPP is to facilitate the effective delivery of infrastructure in NSW. The relevant provisions of the *Transport and Infrastructure SEPP* relate to vehicular access to the Site and likely traffic generation under clause 2.119 and 2.112 respectively.

The Site has a frontage to Menangle Steet which is a classified road under the *Roads Act 1993*. The proposed development seeks direct vehicular access to the GSB from Corbett Lane which is a local road, with additional access for loading and service vehicles provided off Colden Street. No additional vehicle access is proposed on-site.

As the development has frontage to a classified road (Menangle Street) it is anticipated that the development will require referral to Transport for NSW (TfNSW) as the relevant authority for classified roads. Overall, the development will not impact the ongoing operation of the classified road and satisfies the relevant provisions of the *Transport and Infrastructure SEPP*.

5.1.5 Wollondilly Local Environment Plan 2011

The site is zoned E1 Local Centre under the provisions of the *Wollondilly Local Environment Plan 2011 (WLEP 2011)*.

The proposed development is most appropriately defined as both a *community facility* and a *public administration building* pursuant to the WLEP 2011, which defines both land uses as:

- **Community facility** means a building or place—
 - (a) owned or controlled by a public authority or non-profit community organisation, and
 - (b) used for the physical, social, cultural or intellectual development or welfare of the community, but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.
- **Public administration building** means a building used for offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or police station.

A community facility and public administration building are permitted with consent in the E1 Local Centre zone under the WLEP 2011. The plaza, car parking and other public works sought under this application are all suitably described as ancillary components.

The objectives of the E1 Local Centre zone seek to:

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To support the health and wellbeing of the community by providing employment and services that are close to housing and well supported by public and active transport.
- To encourage vibrant local centres by allowing tourist and visitor accommodation and facilities.

The proposed development will reinforce the importance of the role of Picton as Wollondilly's main civic and public administration hub and location for civic activities and businesses. In addition to providing office space for WSC, the new GSB also provide a lettable commercial area to encourage the uptake of additional businesses in the Picton CBD. The design of the Village Green will include a large open lawn space to encourage its use for various activities, including markets and small events. The accompanying terraces and seating will provide facilities to encourage the community use of the Village Green and will assist with activating the area. The Library will provide literary resources to the local community. The library will have dedicated space and facilities to attract all ages of the population and accommodate their needs, such as a children's area, general reading space, meeting rooms, event space, and a café located on level one.

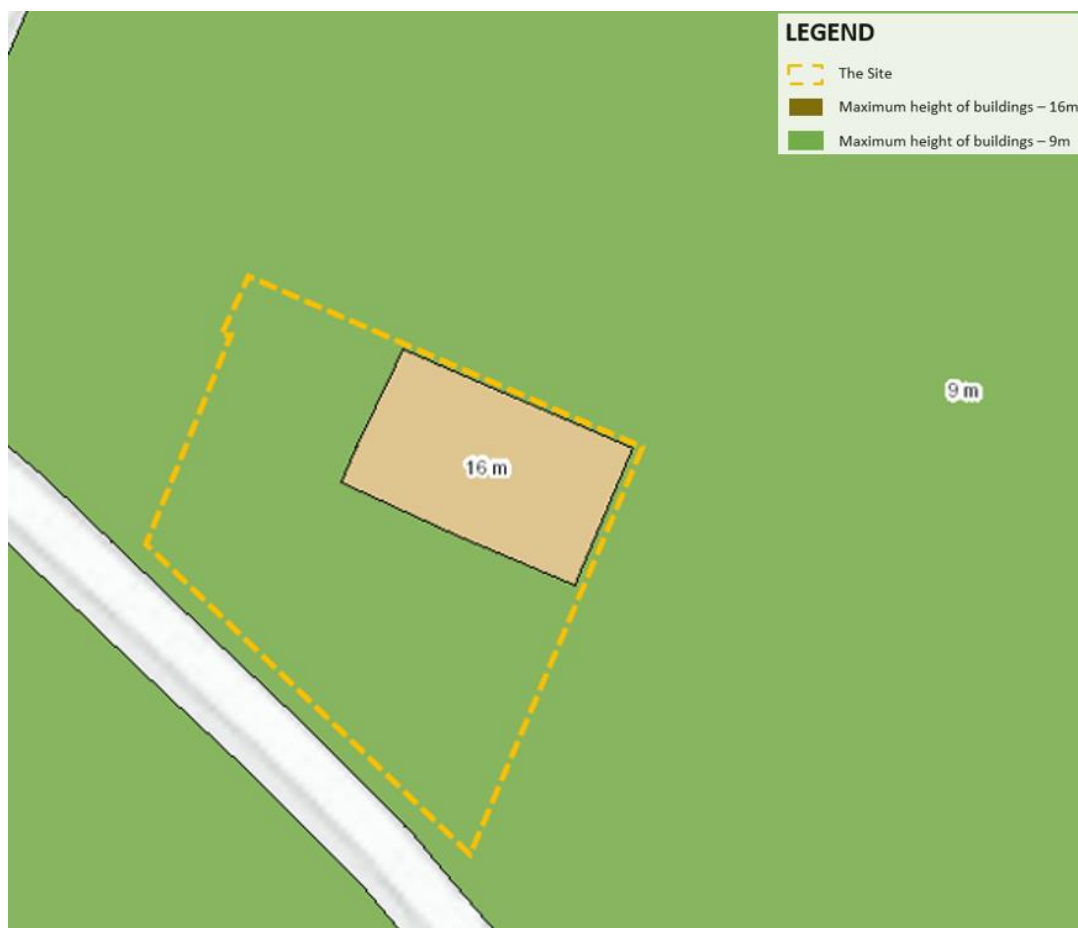


Figure 5-1 | Land zoning of the Site (Source: ePlanning Spatial Viewer)

According to Clause 4.3 and the Height of Buildings Map under the *WLEP 2011*, the maximum building heights for the Site is 16m and 9m as shown above in Figure 5-1. It is noted that the lift overruns on the GSB and Library will exceed the respective height limits by 2m however, have been placed in the centre of the building to minimise viewing from the street angle and will be concealed with suitable materials and architectural elements. A Clause 4.6 Variation Request has been provided with this application.

The *WLEP 2011* does not specify a Floor Space Ratio (FSR) for the site. A summary of Gross Floor Area (GFA) calculation is provided in the table below.

Table 5-1 | Table summary of areas

Building Area	m ²
Government Services Building	5,100
Community Library	2,700
Total Gross Floor Area	7,800

The proposed demolition of existing buildings and associated structures are permissible with consent pursuant to Clause 2.7 of the *WLEP 2011*. Clause 5.10 requires the consent authority to consider the impact of the proposed development on the listed heritage items within the site. Both the Wollondilly Shire Hall and the Picton Heritage Conservation Area are listed as heritage items under Schedule 5 of the *WLEP 2011*.

The proposed development is located on land that has already been developed and will facilitate the construction of new community facilities that are consistent with the existing use of the site as Wollondilly LGAs public administration and civic hub. No works are proposed to the Shire Hall as part of this DA except for the construction of the Civic Forecourt. As noted, the large Camphor Laurel tree located on the southern elevation of the Shire Hall will be retained and act as a visual buffer between the heritage item and the new works.

The existing Council Administration Building, associated car park, and landscaping were constructed well after the Wollondilly Shire Hall and do not contribute to the overall heritage significance of the area. As such, the removal of existing buildings will not impact the heritage item or conservation area.

Both the GSB and Library have been sited with larger setbacks than provided by existing buildings and will result in new view corridors towards the heritage item. The four-storey GSB is located in the northern part of the site and includes recessed upper floors with landscaping to reduce the interface between the heritage item and the proposed built form. It is noted that the overall development includes a substantial amount of landscaping throughout the site, as well construction of the Village Green which will replace the existing asphalt carpark. The proposed development adopts a pedestrian scale to the surrounding street frontages and throughout the site by providing key civic laneways to encourage movement and activity around the heritage item. A Statement of Heritage Impact is provided at [Appendix D](#).

Overall, the proposed development will improve the presentation of the site and enhances the nearby heritage item and heritage conservation area. Whilst much larger than the current building footprints, the proposed development will visually tie to the existing palate of development and the desired future character envisaged by the *WLEP 2011* controls. It is considered that the proposal has been assessed in accordance with the relevant provisions of the *WLEP 2011* and is satisfactory in this regard.

5.2 Any proposed or draft instrument

There is currently one planning proposal (PP) being assessed by Wollondilly Shire Council as of the date of this revision. The subject PP is for the expansion of an existing business and to provide additional land in Picton Industrial Estate. Review of the PP commenced on the 13 May 2022 and is currently at the Gateway Determination Stage. The PP does not have any impact on the proposed development.

5.3 Any Development Control Plan

5.3.1 Wollondilly Development Control Plan 2016

An assessment of the proposal against the relevant provisions of the Wollondilly Development Control Plan 2016 are provided in the following table.

Table 5-2 | Assessment against Wollondilly DCP 2016 – Volume 1 General

	Detail	Proposed	Complies
Volume 1 – General			
Part 2 – General Considerations for All Developments			
2.1	Objectives	The proposed development is generally consistent with the objectives of the DCP.	Yes
2.2	The consent authority shall consider the following safety and human health risks in assessing a development application under this volume: a) Road and traffic hazards b) Bushfire threat c) Flood risk	The proposed development does not pose any human health risks.	Yes

	d) Noise, vibration, pollution, odour, radiation or waste from surrounding land uses e) Exposure to electricity transmission systems f) Exposure to radiation from telecommunications infrastructure; g) Potential exposure to children of material (including signage) from any nearby restricted premises and/or sex services premises h) Hazards from vehicles within car parking areas; and i) Hazard from potential contamination of the land.		
	Suitable road network in the vicinity	The proposed development is well connected by a sealed road network maintained by Council.	Yes
	Concurrence of the Mine Subsidence Board in Mine Subsidence Board area.	The site is located within a proclaimed mine subsidence area. Concurrence with the Mine Subsidence Board will be sought through Councils assessment process.	Yes
	Consideration of the impact of the development on any system for the management of wastewater present on that land.	Not applicable.	Yes
	The proposal will have a neutral or beneficial effect on water quality.	The proposed development does not impact water quality.	Yes
Part 3 - Variations to this plan			
3.1	Variations to this DCP	The proposed development requests a variation to the height of the proposed GSB and Library by 2.5m. The height variance will accommodate a lift-overrun and stairs and has been placed in the centre of the roof, so it is not visible from the street or Village Green.	Justification provided.
Part 4 – Community Engagement			
4.1	Development Applications require to demonstrate compliance with Council's Notification Requirements.	Notification Plans have been provided with this DA to enable community engagement. Refer to Appendix A – Architectural Plans.	Yes
Part 5 – Colonial Heritage (General)			
5.1	Objectives	<p>The proposed development is consistent with these objectives and has been designed to be sympathetic to the two heritage items in the area, identified as the Wollondilly Shire Hall and Picton Heritage Conservation Area.</p> <p>A heritage assessment has been prepared which demonstrates that the siting, materiality, setbacks and design of the proposed buildings does not impact on heritage items. Additional landscaping will be provided throughout the Site which will further enhance the heritage character of the area.</p> <p>The demolition of the existing Council Public Administration Building and associated structures (car parks) is also deemed to have no impact on the heritage items.</p>	Yes
5.3	General Controls	Please refer to assessment above.	Yes
5.3	Controls for particular development types <ul style="list-style-type: none"> - Colours and built form on sites containing heritage items and within heritage conservation areas - Adaptive reuse of proposals for Heritage Items 	<p>The proposed buildings will have well-articulated elevations and contemporary aesthetics that are sympathetic to the more detailed architectural style of the Shire Hall. All buildings will use high quality materials including concrete, terracotta and timber.</p> <p>Refer to exterior finishes schedule under Appendix A.</p>	Yes
Part 6 – Heritage (Specific Locations)			
6.4	Heritage Conservation Area – Picton <ul style="list-style-type: none"> - Menangle Street Precinct 	The proposed development is located within the Menangle Street Precinct and is consistent with the specified objectives of this precinct. The proposed development recognises the importance of Menangle	Yes

		Street and reflects the architectural characteristics of surrounding heritage buildings. Refer to Appendix D – Heritage Impact Statement .	
Part 7 – Aboriginal Heritage – Not Applicable			
Part 8 – Flooding			
8.1	Consideration of flood impacts	The site is subject to an overland flood planning area associated with the Stonequarry Creek, noting there is no applicable 1% AEP flood level for the site. A Flood Floor Level (FFL) of RL 160m AHD has been provided for the main Library flood and FFL of RL 159.5m AHD for the GSB Level 1. Refer to Appendix R - Flood Impact Statement .	Yes
Part 9 – Environmental Protection – Not Applicable			
Part 10 – Tree Removal – Not Applicable			
Part 11 – Landscaping			
11.1	Landscaping requirements	The proposed development includes landscaping throughout the site to improve pedestrian connectivity and walkability. Civic links and seating areas will be defined by native planting selected with consideration to Aboriginal cultural values	Yes

Table 5–3 | Assessment against Wollondilly DCP 2016 – Volume 5 Commercial and Community Uses

	Detail	Proposed	Complies
Volume 5 – Commercial and Community Uses			
Part 4 - Controls for Specific Locations			
4.1	Controls for specific location: - Picton Town Centre	The site is located within the Picton Town Centre and the Wollondilly Cultural Precinct (Section 4.5A).	Yes
4.5A Wollondilly Cultural Precinct			
1	Any application for development within the WCP must address how the proposal is consistent with the Character Statement and Objectives of this subsection	<p>The Picton Place Plan identifies Picton as the cultural and civic hub of the Wollondilly LGA. The proposed development will deliver a community focused precinct that provides both public administration and community uses through the delivery of the GSB and Library, ensuring Picton retains its role as the public administration centre of Wollondilly Shire. The inclusion of a Village Green will become the main convergence point of the precinct and includes two main movement corridors (Civic Link and East West Link) to encourage pedestrian access from Menangle Street, Colden Street and Corbett Lane.</p> <p>The new GSB will provide commercial accommodation for WSC as well as leasable office space. The Library has been designed to ensure long-term flexibility and includes both meeting and event spaces, a children's area, and traditional reading and study areas.</p> <p>Overall, the development presents as a contemporary design that is sympathetic to surrounding heritage items and is consistent with the character and amenity of the wider Picton Town Centre.</p>	Yes
2 Public Domain			
1	Development demonstrates consistency with the <i>Wollondilly Community, Cultural & Civic Precinct Public Realm Plan</i>	<p>The Wollondilly Community, Cultural & Civic Precinct Public Realm Plan (the Public Realm Plan) provides four key design principles, identified as:</p> <ul style="list-style-type: none"> • Fine grain Scale • Movement Corridors • Finding the Heart • A network of Spaces <p>The development is consistent with these design principles responding to the fine grain urban structure of the Picton Town Centre through provision of movement</p>	Yes

	Detail	Proposed	Complies
		<p>corridors and outdoor public areas. The development includes two civic laneways, linking up with pedestrian laneways provided by previous stages of the WCCP. The East West Link will provide direct pedestrian access from Colden Street whilst the Civic Link will provide direct access from Menangle Street and Corbett Lane leading to the Village Green.</p> <p>The design principles within the Public Realm Plan have informed the siting of buildings. Building entries have been placed along civic laneways contributing to the activation of external spaces. Civil laneways have also been designed as spaces to pause and gather.</p> <p>The choice of materiality within the public realm and buildings is consistent with the Public Realm Plan and has been informed by Designing with Country principles. Materials include timber, sandstone and endemic flora to provide space for a range of activities.</p>	
2	<p>Site links are to be provided, including:</p> <ul style="list-style-type: none"> An east-west through site link from Colden Street to Argyle Street A north-south link from Menangle Street to Corbett Lane adjacent to the Library and Government Services Building A north-south link from Menangle Street to Corbett Lane adjacent to the Multi-purpose Community Building and the Children's Centre 	<p>The proposed development provides:</p> <ul style="list-style-type: none"> East West Link from Colden Street that connects to the Village Green and civic links provided by other stages of the precinct. A north-south link from Menangle Street to Corbett Lane is provided (Civic Link). A north-south link adjacent the Multi-purpose Community Building and the Children's Centre has been provided as part of a separate stage of the precinct. 	Yes
3	An east-west pathway is to be provided in front of the Shire Hall to provide a direct path of travel to the Library	The public realm design provides an extension to the existing Shire Hall forecourt (Civic Forecourt) to connect to the Library.	Yes
4	A laneway which connects Menangle Street to the Village Green is to be provided to the west of the Multi-purpose Community Building.	Not applicable to proposed development.	Not applicable
5	The north-south link from Menangle Street to Corbett Lane adjacent to the Multipurpose Community Building is to be an Arts Laneway.	Not applicable to proposed development.	Not applicable.
6	Development adjoining the Village Green is to be designed to activate and address the open space.	The GSB faces the Village Green. The building entry has been placed along a main civic laneway contributing to the activation of the precinct. The ground floor is recessed providing shelter for pedestrians and users of the open space and includes a full height glazed curtain wall to create openness and transparency between the building and Village Green.	Yes
7	Facades adjoining public roads and through-site links are to be activated to contribute to street life.	<p>The Library has a frontage to Menangle Street and connects to the PAC. Both the Library and PAC will share the same entry foyer from Menangle Street.</p> <p>An events space will be provided on the western side of the Library and will provide a key interface between the Library and Civic Forecourt, as well as further to the Shire Hall and Menangle Street. The event space is a key aspect of the civic forecourt, promoting activity and providing a key link to the GSB.</p>	Yes
8	Future development is to minimise cut and fill adjoining the Village Green and publicly accessible spaces through the use of ramps, natural levelling and garden beds.	The Village Green has minimised cut and fill through the use of landscaping, including garden beds, terraces and ramps.	Yes
9	Buildings on sites the Village Green must not cast a shadow onto more than 50% of that open space between the hours of 9am and 3pm during the winter solstice (measured at ground level).	Consistent with requirement. Refer to Shadow Diagrams in Appendix A .	Yes

	Detail	Proposed	Complies
10	Development must provide climate protection measures, such as additional tree canopies and awnings to key links through the public domain.	The development provides significant tree planting and landscaping throughout the site. This includes a range of canopy species and smaller understory species to promote shading and urban cooling of the public domain. Awnings are provided along the facades of the Library and GSB to provide protection for seating areas and building entrance points.	Yes
11	Wayfinding signage is to be provided throughout the WCP including at entry points to the precinct, junctions of through-site links and at each building entry.	Wayfinding will be provided at key sites throughout the precinct. Lighting will assist in wayfinding by marking key pedestrian routes throughout the site and main entry foyers will provide wayfinding to assist visitors accessing different functions. Buildings will provide external lighting to ensure they are easily identifiable.	Yes
12	Building elements are not to extend into and obstruct view lines such as those created from street level through the Civic Forecourt, Arts Laneway and other through-site links.	Building elements do not extent into the view lines provided by civic laneways. This ensures safety of pedestrians in accordance with CPTED principles and allows users to easily navigate the Site.	Yes
3 Built Form			
1	Development satisfies Part 2.3 Volume 5 of the DCP.	Refer to assessment of DCP in Appendix O – Development Control Plan Assessment.	Yes
2	Demonstrates consistency with the streetscape through materials and building massing. New buildings are to be designed to complement the character of development facing the street frontage.	Materiality and design of buildings and associated landscaping compliments the surrounding heritage character of Picton Town Centre.	Yes
3	Privacy of the neighbouring residential buildings must be maintained by mitigating direct views into private spaces.	Surrounding residential properties are located opposite the proposed development on Menangle and Colden Streets. The upper level of the GSB is setback from Colden Street and do not provide an opportunity for overlooking. Similarly, the western façade of the Library fronts onto the Civic Forecourt and pedestrian walkway. Street trees and landscaping along Colden Street and Menangle Street provides additional screening of views into private areas.	
4	Buildings within the WCP must be located generally in accordance with the arrangement of buildings as shown in Figure 1	Buildings are generally located in accordance with Figure 1.	Yes
5	Separation distances between all buildings in the WCP should have a minimum width of 6m to provide for pedestrian movement.	A minimum setback of 6m is provided between all buildings.	Yes
Wollondilly Government Services Building			
1	No greater than 4 storeys.	Complies with 4 storey height limit.	Yes
2	The gross floor area must not exceed 5,925m ²	A GFA of 5,100m ² is provided.	Yes
3	A nil setback control applies to the boundary to Colden Street and Corbett Lane.	A 6m setback from Colden Street and 1.8m setback from Corbett Lane is provided.	Yes
4	A maximum of 2.5 storeys with a maximum height of 9m at street frontage to Colden Street.	The building provides 2.5 floors from Colden Street at a maximum height of 9m.	Yes
5	Any protrusions of parking or service areas above ground level must be limited or mitigated through design solutions, landscaping and a selection of suitable building elements to avoid creating blank facades along the street frontage.	The building provides one level of basement parking and one level of above ground parking (Level 1) with entry from Corbett Lane. Car parking does not protrude above ground level and landscaping (mature trees) and cladding on this elevation ensure that there are no blank facades along this frontage.	Yes
6	A minimum upper-level setback of 12m from Colden Street above 9m.	An upper-level setback of 16m from Colden Street is provided.	Yes
7	The terrace created as a result of the upper-level setback to Colden Street may be accessible to occupants of the building and is to include planter boxes with suitable landscaping.	The roof terrace as a result of the upper-level setback to Colden Street includes landscaping to soften the hard edges of the building.	Yes

	Detail	Proposed	Complies
8	If vehicular access is proposed from Colden Street, the driveway must be integrated in the design of the building and not compromise the interface with Colden Street.	Vehicle access proposed from Colden Street includes a hardstand loading area for the PAC. The loading area is integrated into the design of the building and includes mature tree plantings along the street verge.	Yes
<i>Wollondilly Library</i>			
1	No greater than 2 storeys	Complies with two storey height limit.	Yes
2	The gross floor area of the Library must not exceed 4,000m ²	A GFA of 2,700m ² is provided.	Yes
3	A 4m building setback must be provided to Menangle Street together with a 2m awning. Any variation to this control must consider the heritage controls at Section 4.5A(5).	A 4m setback from Menangle Street is provided and includes a 2m awning.	Yes
4	The design of the Library shall positively relate to and complement the built form of the Performing Arts Centre whilst also clearly delineating the two separate uses.	The Library and PAC are physically connected. The architecture style and materiality of the Library will compliment the form of the PAC.	Yes
<i>Village Green</i>			
1	The Village Green must promote useability for a variety of events such as markets and small-scale concerts	The Village Green includes terraces for use in small-scale concerts and a large lawned area for community markets.	Yes
4 Landscaping			
1	Satisfies Part 2.6 of Volume 5 of the DCP.	Please refer to Appendix O .	Yes
2	Street tree planting is to be provided along Colden Street and Corbett Lane at a minimum of one (1) tree for every 10m of frontage, with allowance for driveways and intersections.	Consistent with requirements. A small allowance has been made along Colden Street to allow for access into hardstand loading area for the PAC.	Yes
3	Street tree planting is to be provided along Menangle Street adjacent to the Performing Arts Centre and Library	Consistent with requirements.	Yes
4	The existing mature Camphor Laurel in front of the Wollondilly Shire Hall is to be retained	The mature Camphor Laurel has been retained within the proposed garden design located at the front of the Shire Hall.	Yes
5	Sufficient deep soil area is to be provided to achieve a canopy coverage target of 25% within the WCP site.	The development will introduce a total tree canopy coverage of 1,227 m ² . Landscaping will be provided through deep soil planning areas, and on-slab planting.	Yes
6	Deep soil zone planting must be provided in consolidated areas of landscaping with an area of 20sqm or larger.	Deep soil planting is provided across the following areas: <ul style="list-style-type: none"> Natural ground: 884.9m² On-Slab planting (deep planters): 80.4 m² 	Yes
7	Garden beds are to be provided around the Shire Hall, Library, Performing Arts Centre and the Government Services Building.	Consistent with requirements.	Yes
8	Future landscaping and planting must help achieve the following: <ul style="list-style-type: none"> Cool buildings in summer Intercept glare from hard surfaces Allow sun into buildings in cooler months 	Consistent with requirements. Refer to Appendix F – Landscape and Public Realm Design Reports .	Yes
9	Green walls and green roofs are to be provided where practical.	Roof terraces with planting have been incorporated into each level of the GSB. Planted vegetation will overhang from upper-level roof spaces.	Yes
5 Heritage			
1	Complies with Part 5 and 6.4 of Volume 1 of the DCP.	Refer to Appendix O – Development Control Plan Assessment .	Yes
2	Maintains significant view lines, including (but not limited to) Vault Hill, wooded hillsides, Stonequarry Creek, and Picton Post Office Clock Tower	Both the Library and GSB include generous setbacks to improve sightlines to the surrounding landscaping. In this regard, the proposed development is a significant improvement to the existing development at the site.	Yes

	Detail	Proposed	Complies
3	Where significant public domain features (for example, the public domain in front of the Shire Hall) with heritage value exist in the vicinity of a development site, any new development must demonstrate how any potential adverse impacts as a result of the development on these features are reduced through design.	The proposed development does not have any significant impacts to heritage value of the Shire Hall. The design of the Library and associated landscape is sympathetic to the architectural style of the Shire Hall. Refer to Appendix E – Heritage Impact Statement .	Yes
4	Consideration must be given to how development alters the setting of the Shire Hall and where necessary, mitigation measures such as landscaping or additional setbacks must be implemented to limit heritage impacts.	Refer to assessment provided above.	Yes
6 Traffic and Parking			
1	Satisfies Part 2.9 and 2.10 of Volume 5 of the DCP	Refer to Appendix O – Development Control Plan Assessment .	
2	A drop off area for the Children’s Centre must be provided along Corbett Lane adjacent to the Children’s Centre building.	Not applicable to the proposed development.	Not applicable.
3	Basement level car parking is to be provided for the Government Services Building	Complies with requirements. Refer to Basement Plan in Appendix A .	Yes
4	Car parking is to be provided in accordance with the Picton Town Centre Parking Strategy.	Car parking has been provided to meet the minimum requirements of the Picton Town Centre Parking Strategy. Car parking includes the following: <ul style="list-style-type: none"> - Basement Level 1: 64 car park spaces, 4 motor bike spaces. - Level 1: 16 car park spaces inclusive of 2 accessible car parks, 1 shared space, and secured bicycle parking. 	Yes
5	If offsite parking arrangements are proposed, suitable pedestrian facilities to connect the development to the parking area must be in place.	No offsite parking proposed.	Not applicable
6	Service vehicle loading bays are to be adequately separated from pedestrian movement to minimise potential conflict and allow truck unloading to occur in a secured area.	Service vehicle loading areas are separated from pedestrian movement areas, located off Colden Street for the PAC, and on Level 1 of the GSB.	Yes
7	Where appropriate, different components of the WCP can share service vehicle access and loading bay infrastructure.	Complies with requirement.	Yes
8	Bicycle parking facilities shall be provided in accordance with ‘Cycling Aspects of Austroads Guidelines’ 2017.	Complies with requirement. Secured bicycle parking is located Level 1 of the GSB.	Yes
7 Accessibility			
1	Satisfies Part 3.4 of Volume 5 of the DCP		
2	The main entrance to all public buildings must provide direct, level access from the street and from any parking area.	Complies with requirement. Level access is provided to the GSB and Library buildings. Public car parking provided within the GSB includes direct lift access to ground level.	Yes
3	A lift must be provided at ground floor to upper and lower floors in all new development with three or more storeys and where gross floor area above the ground floor is 400m ² or greater.	The GSB complies with this requirement.	Yes
4	Design of pathways through the WCP must ensure consideration is given to people of varying levels of ability.	Consistent with requirements. Refer to Appendix K - Access Report .	Yes
8 Sustainability			
1	Satisfies Part 2.1 of Volume 5 of the DCP.	Refer to Appendix O – Development Control Plan Assessment .	Yes
2	The size and spatial configuration of rooftop elements in all development must be designed to maximise opportunities for the installation of solar systems to generate renewable energy.	The rooftop design is consistent with this requirement and provides opportunities for the installation of solar panels.	Yes

	Detail	Proposed	Complies
3	Incorporates rooftop solar panels where practical.	Solar panels have been incorporated into the roof design of the Library and GSB.	Yes
4	Development complies with ESD targets.	Complies with ESD Targets. Refer to Appendix P - Energy and Sustainability Strategy .	Yes
5	Choice of building materials.	The choice of building materials is consistent with the requirements of the DCP. Refer to exterior finishes schedule in Appendix A .	Yes
9 Safety and Crime Prevention Through Environmental Design			
1	Development is designed in accordance with the CPTED Guidelines	Design is in accordance with the CPTED Guidelines. Refer to Appendix J – Crime Prevention Through Environmental Design Report	Yes
2	Considers design elements that contribute to the creation of a sense of community ownership of public spaces.	The design includes active frontages with passive surveillance inclusions, including the large windows of the proposed buildings. A number of civic links throughout the site ensure pedestrians have multiple options to traverse the Site and access the surrounding commercial areas.	Yes
3	Security lighting shall be required around buildings and open space areas	Security lighting has been placed around all buildings and the public domain.	Yes
4	Buildings are to be configured such that no areas of potential concealment are available for criminal activities.	The design does not contain entrapment areas and incorporates both passive and active surveillance measures.	Yes
10 Flooding			
1	Any development within the WCP needs to be in accordance with the adopted Stonequarry Creek Flood Risk Management Study and Plan.	Refer to Appendix R - Flood Impact Statement .	Yes

5.4 Planning Agreements (or draft agreements)

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

5.5 Matters prescribed by the Regulations

Having regard to the matters prescribed under Clause 92 of the *Environmental Planning and Assessment Regulation 2000*, the proposed development includes the demolition of a building for the purposes of Australian Standard (AS) 2601 – 1991: The Demolition of Structures.

Demolition works would be undertaken in accordance with AS2601 – 1991: The Demolition of Structures to minimise the risk of injury to the health of workers or the public and to minimise damage to the environment. It is assumed that a condition would be imposed under Section 4.17 of the *EP&A Act* on any consent issued to ensure compliance with the standard.

5.6 The likely impacts of the development

5.6.1 Crime prevention through environmental design (CPTED)

Being a place of civic importance and providing key administrative uses, the consideration of CPTED principles is relevant. The proposal includes the following CPTED principles:

- No entrapment spaces of building elements that allow for concealment;
- Adequate natural surveillance is offered from buildings that surround the Village Green and civic links as a result of large windows;

- The 24-hour entry point to the Library near Menangle Street does not force users to travel through the whole site and 24-hour access points provided active surveillance (i.e., CCTV);
- Shared spaces to encourage mixed use throughout the day and night time hours, to increase public use and passive surveillance;
- Adequate lighting of public spaces, laneways and public car parking areas;
- Landscaping and planting does not block sight lines across the site.

Consulting Coordinated Australia have conducted an assessment on the CPTED principles, and the assessment adheres to the State Government's 'social impact' and 'public interest' requirements under Section 4.15 of the *EP&A Act*. Overall, the development provides sufficient external lighting, passive and active surveillance, does not include any entrapment spaces, and has been designed to ensure Women and Girl safety. The subject development is also deemed to comply with WSCs CPTED requirements.

Refer to **Appendix J – Crime Prevention Through Environmental Design Report**.

5.6.2 Traffic Impact Assessment

A traffic impact assessment has been prepared by Stantec for this project. Refer to **Appendix G – Traffic Impact Assessment**.

Parking requirements

The minimum car parking requirement for the GSB and Library were sourced from the both the Wollondilly DCP (Volume 5, Section 2.10) and the Picton Town Centre Parking Strategy (the Parking Strategy). It is noted that there is no parking requirement for the Village Green as it considered ancillary to other land uses. The total GFA for the proposed development is lower than the GFA assessed under the Parking Strategy, and therefore the parking requirement is less than previous assessments have modelled. Parking is provided on basement level 1 of the GSB with primary access from Corbett Lane and includes two accessible spaces with an additional three on-street spaces provided on the left-hand side of Corbett Lane.

The car parking requirements were calculated in accordance with the GFA proposed in the design and the detailed calculations are as follows:

Table 5-4 | Car parking demand generated by proposed development (Source: Stantec, 2023)

Use	Statutory Parking Rate	GFA	Statutory Parking Requirement
GSB	2.5 spaces / 100 m ² GFA	5,100 m ²	128 spaces
Library	2.3 spaces / 100 m ² GFA	2,700 m ²	63 spaces
Village Green	No parking generation		
Total			191 spaces

The development provides 80 car parking spaces in the GSB basement car park to ensure compliance with the DCP and the Parking Strategy. Parking surveys undertaken as part of the Parking Strategy concluded that 1,192 parking spaces existed in the Picton Town Centre as of September 2022. Initially, the construction of the development will remove 90 spaces during the GSB construction. A number of off-street parking opportunities are provided in the Parking Strategy for implementation by Council and a 29-space car park has been constructed on the corner of Menangle Street and Walton Street to facilitate this to-date. An additional 20 parking spaces are deemed necessary in the Picton Town Centre and the provision of these would be subject to a separate DA.

The provision of bicycle parking has been provided in accordance with the Wollondilly DCP (Volume 5, Part 4.5A) and the *Austrroads Cycling Aspects of Austrroads Guidelines*. It is noted that Class 1 bicycle parking facilities include high security lockable enclosures and Class 3 facilities include bicycle rails or racks. Bicycle parking requirements were calculated as follows:

Table 5-5 | Austrroads bicycle parking requirements

Use	GFA	Class 1 or 2 parking rate	Class 1 or 2 requirement	Class 3 parking rate	Class 3 requirement
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GSB	5,100 m ²	1 space / 200 m ²	26	1 space / 750 m ² GFA over 1000m ²	6
Library	2,700 m ²	1 space / 500 m ²	6	4 spaces plus 2 spaces / 200m ² GFA	31
		Total	32		37

Traffic generation

The removal of the existing public administration building and construction of the new GSB and Library will result in a net increase to GFA at the site. The development is expected to generate a combined total of up to 45 vehicle movements in the morning peak and 52 vehicle movements in the afternoon peak hour.

Intersection counts and subsequent Signalised & Unsignalised Intersection Design and Research Aid (SiDRA) modelling indicate that the existing intersections at Menangle Street/Colden Street and Argyle Street/Margaret Steet /Cliff Street will continue to operate with acceptable delays and will retain their existing levels of service. There are existing delays for vehicles turning right from Menangle Street onto Argyle Street, however, it is noted that low traffic volumes make this turn and overall the intersection operates well under post development modelling results.

No significant queuing or long delays are expected and there is adequate capacity in the surrounding road network to cater for traffic generated by the development.

5.6.3 Noise and Vibration Impact Assessment

Pulse White Noise Acoustics Pty Ltd has prepared the noise and vibration report for the development to provide a summary of the expected impacts from construction and operation of the development compared to current conditions. All sensitive receivers are identified as residential receivers located on the eastern side of Colden Street and southern side of Menangle Street. Given the distance of residential receivers, noise impacts are only expected during the demolition phase if the noisiest plant is located in close proximity to residential receivers. It is recognised that there is typically a level of noise and vibration impacts from the construction of commercial developments. To mitigate expected construction noise levels a number of management controls are recommended, these include, but are not limited to the following:

- Maintenance of plant and equipment to ensure good working order
- A register of complaints is to be recorded
- Access for trucks entering the Site is to follow a Traffic Management Plan
- The use of percussive and concrete sawing should be undertaken behind the existing façades of buildings when possible.

It is expected that the Conditions of Consent will include measures for the use of plant equipment and construction activities which will need to be adhered to. Please refer to **Appendix M – Noise and Vibration Assessment**.

5.6.4 Waste Management

The waste collection method of the development will be implemented with the use of 21 x 240l bins and 6 x 1100l bins to capture general waste, recycling and green waste. The GSB and Library will utilise the Refuse Store to be built as part of the PAC and waste will be collected from this point by a rear loader waste truck located in a loading zone to the immediate north of the refuse store. It is noted that this arrangement was previously assessed in the traffic report provided as part of the PAC project. Figure 5-2 provides the vehicle turning path for waste vehicles.

It is requested that a condition is placed on the DA that waste management plans are to be completed prior to construction.

Refer to **Appendix G – Traffic Impact Assessment**.

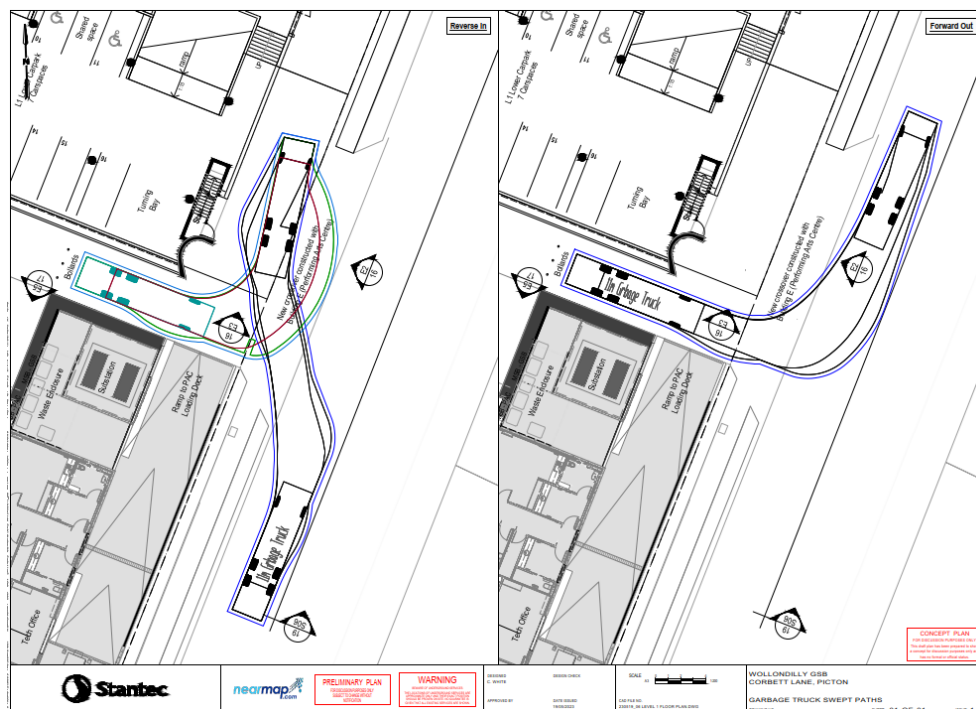


Figure 5-2 | Waste vehicle turning path (Source: TIA, Stantec)

5.6.5 Stormwater Management and Flooding

The proposed stormwater strategy ensures the development does not increase the stormwater flows or increase downstream flooding for events up to the 1% AEP storm event.

Proposed drainage system

The main concentrated flows from impermeable surfaces including paved footpaths parking spaces and buildings will be collected by the proposed drainage system. Runoff from pervious areas will also be collected if possible.

The proposed stormwater management system includes:

- A pit and pipe network to collect minor stormwater runoff from areas
- An on-site detention (OSD) tank

Rainwater collected from the rooftops of the GSB and Library will be collected in the existing rainwater tank provided under the PAC. The size of this tank is 125,000L and has been designed to take the future rainwater from the GSB and Library. All stormwater runoff from ground floor hardstand areas will be captured by surface pits retrofitted with gully pit baskets. The stormwater collected in this system will be filtered prior to discharge into WSC's stormwater system. Results from MUSIC modelling undertaken by Indesco (refer to Appendix S) demonstrate that stormwater quality treatment complies with WSC public stormwater system.

Indesco has completed A DRAINS model to assess the impact of the development on the existing infrastructure. Computations have been performed for the existing site conditions for low recurrence interval (5-year ARI), a medium recurrence interval (20-year ARI) and a upper recurrence interval (100-year ARI) to assess the infrastructure capabilities. The OSD storage, which detains stormwater captured from ground floor hardstand and village green areas dispels stormwater from the post-developed site catchment has been designed by Indesco to match/reduce the flowrates of each respective pre-development interval.

The civil design set provides additional stormwater water details under [Appendix C](#).

Flood Impacts

The site is located within the Flood Risk Precinct and Study Area for the Stonequarry Creek (Picton) Flood Study Update (WMA, 2019) and is subject to overland flow and mainstream flood risks from Stonequarry Creek. A flood impact statement has been prepared by Indesco for the proposed development and notes that the site is classified as 'Flood Fringe'. Flood risk varies across the site, with the south-eastern corner flood free in events up to the 1% AEP. During 5%

and 1% AEP events, the remainder of the site experiences shallow flooding with depths of less than 150mm caused by overland flow and is not impacted by mainstream flooding during these events. It is noted that development in Flood Fringe areas do not have any significant effect on the pattern of flood flows or flood levels.

Refer to **Appendix R – Flood Impact Statement**.

5.6.6 Landscape

The Village Green is located on the northern side of the proposed development fronting Corbett Lane to maximise solar access and improve pedestrian movement through the Site. This will encourage open and equitable pedestrian movement through the civic laneways and is consistent with the intent of the Picton Place Plan to establish the Village Green as the 'centre' of the WCCCP and gathering place for the community. The development includes the construction of the 'Civic Forecourt' and 'Civic Link' which will provide access to the Site from Menangle Street. The East West Link will provide pedestrian access from Colden Street. Civic laneways have been designed to provide opportunities for gatherings, public art installation, and space for spill out from internal functions of the adjacent buildings. A variety of seating and gathering spaces ensures that civic laneways are not just used as thoroughfares.

Plantings and landscaping within the proposed development will have an emphasis on 'Designing with Country' principles and will provide a mixture of species endemic to the area and that have various cultural connections to food, medicine and practices. Refer to **Appendix L – Connecting with Country Framework**.

In addition, the lawns and tree planting provided by the Village Green and surrounding landscaping will increase amenity and reduce the urban heat island effect. The Village Green orientates itself to the outdoor performance space of the Shire Hall rear extension, and a number of soft and hard edges are provided including sandstone seating to transition between the surrounding buildings.

A variety of lighting types, including pole top lights, up-lighting and lighting around building base edges will emphasise main pedestrian thoroughfares and provide additional safety for users during non-daylight hours.

5.6.7 Height

As identified on the *WLEP 2011* Height of Buildings Map, the site is subject to building heights of 16m and 9m (refer to **Error! Reference source not found.**). The buildings sections show that the GSB has a height of 16m as measured from the existing ground level (RL 159.5 m AHD) to the roof (RL 175.00). The lift overrun and stairwell enabling roof access to GSB for maintenance purposes will exceed the 16m height limit by an additional 2.5m or non-compliance of approximately 15.6%. This height exceedance will be concealed by aluminium screening with horizontal blading (Figure 5-3). The skylight will be slightly angled to ensure that rainwater and debris will not collect and extends slightly above the 16m height plane. The height of the Library is 9m when measured from existing ground level (RL 159.5 m AHD) to the roof (RL 168.3 m AHD) and will have a 1m height exceedance due to the lift overrun which result in an approximate non-compliance of 11.1% (



Figure 5-3 | East West Link elevation of GSB showing 16m height plane

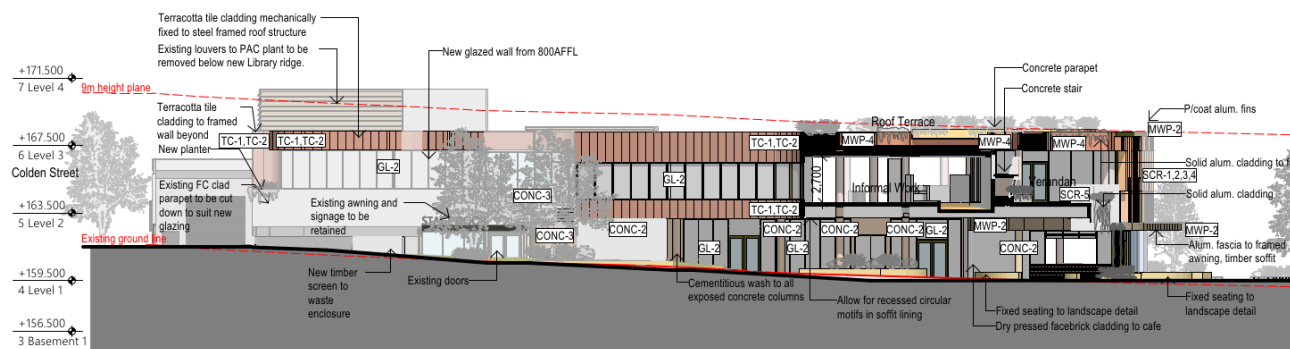


Figure 5-4 | East West Link elevation of Library showing 9m height plane

These exceptions still achieve the objectives of Clause 4.3 of the *WLEP 2011* including complimenting the surrounding streetscape and maintaining a size and scale that is compatible with the existing and emerging character of the area. Clause 4.6(b) of the *WLEP 2011* allows for exceptions to development standards if they achieve a better outcome for the development. In this instance the additional height is minimal and is for the purpose of providing space for critical services (building lifts and access for maintenance) to allow people to move through the buildings efficiently. The lift overruns have been placed in the centre of the roof space to ensure they are not visible from the Village Green. Increased setbacks and a roof terrace on the Colden Street side of the GSB ensures that the lift overrun is not a main focal point and does not impact the streetscape or overall architectural feel of the building.

The proposed variation to height demonstrates sufficient environmental grounds for the following reasons:

- The additional height is consistent with the objectives of clause 4.3 (Height of Buildings) and Zone E1 Local Centre
- The additional height would cause no notable impacts on the views of the development in the area, including no impacts to the surrounding heritage items in the Picton Town Centre. Similarly, there is no overshadowing impacts caused by the lift overruns.
- The additional height is positioned to align with the requirements of the *WLEP 2011* and DCP and contains large setbacks with landscaping terraces to break-up the overall mass of the building and will not be visible from key parts of the WCCP, including the Village Green.

The proposal provides a better planning outcome with no significant adverse environmental impacts. There are sufficient environmental planning grounds to justify the contravention, which results in a better planning outcome than a strictly compliant development in the circumstances of this particular case. It is therefore open to the consent authority to vary clause 4.3 of the *WLEP 2011* as it applies to the proposal.

Refer to **Appendix M - Clause 4.6 Variation Request**.

5.6.8 Overshadowing

Existing residential development is located opposite the proposed development on southern side of Menangle Street and eastern side of Colden Street. A shadow impact study does not show any overshadowing to neighbouring residential properties during the winter and summer solstice periods (9am to 3pm). Shadow diagrams indicate that the GSB will partially shade the Village Green at 9am during both summer and winter however this shading is minimal.

Refer to Shadow Diagrams under **Appendix A**.

5.6.9 Accessibility

Vista Access Architects has prepared the access report to demonstrate the review of concept drawings and analyse the provisions of disability design of the development. Recommended solutions are also provided to ensure the design complies with the *Disability Discrimination Act 1992* (DDA), *Building Code of Australia* (BCA), and relevant Australian Standards.

The detailed investigation considers the standard requirements outlined in the DDA which intends to protect the rights of all people and makes disability discrimination unlawful and promotes equal rights, equal opportunity and equal access

for people with disabilities. Overall, the development achieves the spatial requirements to provide access for people with a disability.

Refer to **Appendix K – Access Report**.

5.6.10 Social Impact

The development will demonstrate a positive impact on the local community once operational. The development increases the overall permeability of the Picton Town Centre through the provision of civic pathways that encourage people to sit and gather. Civic pathways will lead to the Village Green which will be a multi-use space for small scale concerts and events and will contribute to the overall sense of place and activation of the WCCP. Both the GSB and Library continue the use of the site as the major community and administration hub within the Wollondilly LGA, providing additional employment opportunities and encouraging business activity through leasable commercial space.

The character of the Picton Town Centre will be enhanced through the development resulting in a positive social outcome for the community. As noted, landscaping for the Civic Forecourt and the Library façade will include elements sympathetic to the architectural design of the Shire Hall. The use of endemic native species and natural materials has been included in the landscape design in accordance with Caring for Country principles and will strengthen Aboriginal Culture through design and engagement.

As noted, the development has been designed with women and girl safety as a major design component. The provision of civic spaces with good view lines, adequate lighting, and lack of space for concealment will ensure the safety of users of the space.

It is anticipated that any negative social impacts will be a result of construction activities and may include noise, dust and loss of community character during construction. These impacts are temporary and can be managed through identified construction mitigation measures.

5.7 The suitability of the site

The proposed development is located within the Picton Town Centre and the main surrounding architectural styles are Victorian and Federation. The character and feel of the streetscape along Menangle Steet and Colden Street are largely single storey buildings, with the exception of the existing library and Council Administration Building with contain two storeys each. Further along Colden Street and Corbett Lane, the feel of the area changes to reflect the commercial centre of Picton with the Picton Mall. (Refer to Site Assessment in **Appendix E**).

The development has been designed to respect surrounding heritage items and streetscape and is consistent with the built form of the Picton Town Centre. The existing two storey Council Administration Building will be demolished and replaced by the four storey GSB, located in the northern section and a new Library will be constructed

The Picton Place Plan identifies Picton as the main public administration and civic hub of the Wollondilly LGA. The proposed development continues the current use of the Site as a public administration centre through the construction of the new GSB and will provide community uses through the construction of the Library and Village Green. This will ensure the WCCCP is used for a variety of events and purposes and will be the main gathering point for Picton.

The design of the Library and surrounding landscaping considers the character, historic value, built form, scale and materiality of development within the local area. The design of the Library incorporates architectural elements from the PAC to ensure a sense of continuity whilst also maintaining the different uses. Aluminium facade cladding on the Library compliments the red face-brick façade of the Shire Hall. Similarly, the use of finer materials on the GSB such as terracotta tiling is consistent with the finer grain urban scale present within the Picton Heritage Conservation Area. The proposed development is suitably sited to provide separation between new structures and heritage items.

The development is considered consistent with the desired future character of the Picton Town Centre and is consistent with the WLEP 2011. The development will activate the WCCCP precinct with the Library, GSB and Village Green.

5.8 Public Interest

The development will allow for the relocation of WSC employees from the current Public Administration Building to the new GSB and provides a new Library. The provision of a new public administration building, and new community facility would be in the public interest.

Additionally, the proposed development provides for a more intensive use of the underutilised land within the Picton Town Centre in accordance with the height and density envisaged by the WLEP 2011. WSC have committed to retain the Shire's administrative functions Picton with the addition of important cultural and community services. The proposed development will provide a modern public administration building with underground carparking, new public square, and library as well as associated landscaping and civic laneways.

The proposal will improve public amenity with Picton and provide new services, and as such, approval of the development is in the public interest.

6. Conclusion

The proposed development demonstrates compliance with the relevant Environmental Planning Instruments and will provide two buildings with contemporary aesthetics that integrate with the streetscape and its surrounding heritage character. The proposed built form and nominated building materials allow the development to interconnect with the existing streetscape and architectural style seamlessly, whilst providing a link to the Wollondilly Shire Hall.

The proposal seeks a minor variation to the WLEP 2011 and DCP controls of the Wollondilly DCP 2016 in relation to building height for lift overruns. These variations are considered minor in nature and justifiable based on the placement of the lift overruns in the centre of the roof. The GSB and Library are public administration and community use buildings respectively located in an urban CBD environment. The adjoining Village Green will include terraces and seating and will provide opportunities for casual and organised public gathering and interaction.

Overall, it is considered that the development presents a positive outcome for Picton Town Centre and will provide Council and the future tenants with modern, functional and fit-for-purpose customer service centre, offices, commercial lettable space and library. The development will positively contribute to the revitalisation of the Picton Town Centre and it is requested that the application be granted approval.

Appendix A

Architectural Drawings

Appendix B

Civil Design Set

Appendix C

Site Survey

Appendix D

Heritage Impact Statement

Appendix E

Landscape and Public Realm Design Report

Appendix F

Traffic Impact Assessment

Appendix G

Design Report

Appendix H

Section J Report

Appendix I

Crime Prevention Through Environmental Design Report

Appendix J

Access Report

Appendix K

Connecting with Country Framework

Appendix L

Noise and Vibration Impact Assessment

Appendix M

Clause 4.6 Variation Request

Appendix N

Geotechnical Investigation Report

Appendix O

Development Control Plan Assessment

Appendix P

Energy and Sustainability Strategy

Appendix Q

BCA Assessment Report

Appendix R

Flood Impact Statement

Appendix S

Water Sensitive Urban Design Report



SMEC

Level 9, 12 Moore Street Canberra ACT 2601

Phone: 02 6234 1900

Email: Canberra@smec.com

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