

Turner Road Precinct Development Control Plan 2018

Control	Assessment	Compliance?
2.1 Indicative Layout Plan (ILP) All development is to be undertaken generally in accordance with the ILP at Figure 2.	The proposed development seeks to construct a hotel, with function rooms. The proposed uses and operation of the site is consistent with the ILP which seeks business development to occur in this location.	Yes
2.2 Vision and Development Objectives Consistency with key development objectives for the Turner Road Precinct.	The proposed development is consistent with the vision and objectives of the Turner Road Precinct as it: <ul style="list-style-type: none"> <li data-bbox="695 764 1208 847">a. Facilitates urban development which meets environmental sustainability objectives. <li data-bbox="695 847 1208 908">b. Achieves a high standard of urban and architectural design quality. <li data-bbox="695 908 1208 968">c. Maximises opportunities for local employment and business; and, <li data-bbox="695 968 1208 1029">d. Provides a specialist business centre. 	Yes.
2.4 Infrastructure Delivery and Development Staging Core infrastructure, services and facilities are to be established at the early stages of development consistent with the Special Infrastructure Contribution Practice Note and the Oran Park and Turner Road Section 94 Contributions Plan.	Development surrounding the precinct has progressively been developed to enable the current project the ability to connect into existing infrastructure to drain stormwater and connect to energy and other infrastructure.	Yes
2.5 Hierarchy of Centres and Employment Areas Development is to be consistent with Table 1 and Figure 4 A maximum aggregate of 2,500m ² GLAR of retail premises.	The proposed development seeks to create a hotel, which is consistent with the characteristics of the Turner Road Business Development Area.	Yes
3.2 Pedestrian and Cycle Network Key pedestrian and cycleway routes are to be provided generally in accordance with Figure 17.	A 2.5m wide pedestrian/cycleway exists to the east of the site within the adjoining riparian corridor.	Yes
3.3 Public Transport Network Bus routes are to be provided in accordance with Figure 18: Public Transport network.	Figure 18 identifies the Turner Road to Campbelltown (from Catherine Fields) public transport link along Gregory Hills Drive to the south of the development. A bus stop is located on the southern side of Gregory Hills Drive nearby to the intersection of Donovan Boulevard. (Approximately 177m walking distance).	Yes

6.1 Riparian Corridors Development in and adjoining riparian corridors shall be consistent with Part B2 of this DCP. In the event of any inconsistency between this DCP and the Waterfront Land Strategy, the Waterfront Land Strategy prevails.	The development is consistent with the development controls identified within Part B2 of the DCP and as outlined below in this compliance table.	Yes
6.2 Flooding and Watercycle Management Compliance with Council's Engineering Specifications. Compliance with the environmental stormwater objectives listed in Table 9.	Civil engineering plans, stormwater management report and MUSIC/DRAINS models were submitted with the DA which demonstrate compliance with Council's Engineering Design Specifications. An on site detention (OSD) tank is proposed as part of the development and the development achieves water sensitive urban design in accordance with Council's Engineering Design Specifications (Table 9).	Yes.
6.3 Salinity & Soil Management Works are to comply with the Salinity Initiative booklets and Council's Building in Saline Prone Environments policy. Sediment and erosion controls are to be installed prior to construction.	A salinity assessment has been submitted with the DA and has been reviewed by Council's Environmental Health Officers. It is noted that an assessment was conducted on 3 boreholes to a maximum depth of 2m and aggressivity to concrete and steel was not assessed. Council's Environmental Health Specialist has recommended a condition which requires a salinity assessment to be undertaken prior to construction certificate to the depth of the development. Where aggressive or saline soils are identified a salinity management plan must be prepared. The application has been supported with a sediment and control plan, which proposes the erection of a silt fence, settling pond and a stabilised site access to control and mitigate the loss of sediment from the site.	Yes
6.4 Aboriginal and European Heritage Aboriginal Archaeological Conservation Areas are identified at Figure 22. Development shall not proceed within these areas without appropriate investigation and consultation with the relevant local Aboriginal groups and until a Plan of Management has been prepared	The site is not identified as an Aboriginal Archaeological Conservation Area as per the Turner Road Precinct Development Control Plan. The site is therefore not an Aboriginal place of heritage significance and does not contain Aboriginal objects.	Yes

<p>that addresses the ongoing management of any archaeological deposits within the Conservation Areas.</p> <p>Items of European heritage significance are shown at Figure 23. Prior to any development that affects these items, an assessment of heritage significance is to be undertaken which addresses the significance assessment criteria contained in the NSW Heritage Manual.</p>	<p>No items of European heritage exist on the site or are located within immediate proximity to the development site.</p>	
<p>6.6 Bushfire Hazard Management</p> <p>Subject to detailed design at DA Stage, the indicative location and widths of APZ's are to be provided generally in accordance with Figure 24.</p> <p>Buildings adjacent to APZ's are to be constructed in accordance with the requirements of <i>Planning for Bushfire Protection 2019</i> and <i>Australian Standard 3958-1999 – Construction of Building in Bushfire Prone Areas</i>.</p>	<p>The site adjoins a revegetated riparian corridor which is designated as Bushfire Prone Land (BFPL) Category 2, and the site itself is designated BFPL Vegetation Buffer.</p> <p>As the proposed development is considered a '<i>special fire protection purpose</i>' as per Section 100B(6) of the <i>Rural Fires Act, 1997</i>, the development was referred to the New South Wales Rural Fire Brigade (NSW RFS) as integrated development. NSW RFS have provided a bushfire safety authority, subject to conditions, requiring that the site is to be managed as an inner protection area, but not subject to construction requirements as per <i>Australian Standard 3958-1999 – Construction of Building in Bushfire Prone Areas</i>.</p> <p>A condition is recommended to ensure compliance with the RFS conditions.</p>	Yes
<p>6.8 Contamination Management</p> <p>A contamination assessment in accordance with Council's Management of Contaminated Lands Policy is required</p>	<p>Contamination was assessed under the parent subdivision. Therefore, the site is suitable for the intended use as a hotel development. A standard unexpected finds contingency condition is recommended.</p>	Yes
<p>6.10 Acoustics</p> <p>Development shall be designed to comply with Council's Environmental Noise Policy.</p>	<p>An acoustic assessment has been provided, as the proposed hotel is located approximately 160 metres to the east of residential receivers. Potential noise impacts from the development include noise emissions from mechanical plant, vehicle noise and noise emissions from the operation of the bar, restaurant and function events.</p> <p>The acoustic report has recommended several requirements for the ground floor restaurant, bar and function room to</p>	Yes

	<p>mitigate noise impacts such as limitations to the maximum number of patrons on the terrace and within the restaurant / bar and function room, maximum sound levels for music, glazing requirements for portions of the ground floor, and restricted trading hours.</p> <p>These acoustic mitigation measures have been reviewed by Council's Environmental Health Specialist, who concurs with the assessment of the acoustic report and the mitigation measures proposed.</p>	
<p>8.1 Sustainable Building Design</p> <p>Buildings and developments not affected by BASIX are to achieve a 40% reduction of baseline potable water consumption. Where the building or development is water intensive (i.e. high water user), specific water conservation objectives must be resolved with Council.</p>	<p>The proposed building is subject to BASIX requirements under the State Environmental Planning Policy (Sustainable Buildings) 2022 as it is a large scale commercial building. Supporting documentation has been submitted which demonstrates compliance with the BASIX requirements.</p>	Yes
<p>Building design is to respond to local climate and site conditions with passive solar and ventilation measures to be incorporated into building design. High use work areas (such as offices) are to be positioned to maximise solar gain and natural ventilation.</p>	<p>The building is orientated to address the adjoining riparian corridor to the east, with a curved design, allowing all eastern hotel rooms the ability to receive solar access. The eastern hotel rooms adjoin balcony areas providing weather protection and shading opportunities for hotel occupants.</p>	Yes
<p>8.2 Stormwater and Construction Management</p> <p>A stormwater concept plan is to be submitted with each building DA indicating how stormwater will be managed and disposed of.</p> <p>Where properties fall away from the street and/or are unable to drain to a trunk drainage system, an easement for draining through downstream properties must be created in the subdivision plan.</p>	<p>A satisfactory drainage plan has been provided demonstrating how the development site will be drained.</p> <p>The development proposes to drain into an existing drainage easement to the east of the site contained along the eastern edge of the riparian corridor.</p>	Yes
<p>8.3 Waste Management</p> <p>A waste management plan is to be submitted with all DAs with the exception of single dwelling housing or superlot subdivision applications.</p>	<p>An adequate waste management plan has been submitted in support of the DA and adequate waste storage facilities are provided to the rear of the site. Council's Waste Officer has reviewed the design and is satisfied adequate waste storage and services are provided on site.</p>	Yes
<p>8.4 Site Facilities and Servicing</p> <p>Garbage, mailbox structures, service meters and the like are to be integrated with the overall design of buildings and / or landscaping.</p>	<p>The garbage room is located within the loading area on the ground floor which is internally housed and has no direct view to the public domain. Enclosed service areas (water and gas etc.) with openable doors</p>	Yes

	are proposed along the southern elevation with an internal mail and luggage storeroom located adjacent to the lobby area.	
8.6 Safety and Surveillance		
Buildings should be designed to overlook streets, lanes and other public or communal areas to provide casual surveillance.	The building has been designed to address the internal private road and to the east overlooking the adjoining riparian corridor.	Yes
The design of all development, in particular, the public domain and community facilities is to enhance public surveillance of public streets and open space / conservation areas.	The western glazed ground floor of the hotel lobby allows views to the east through the hotel towards the riparian corridor, with the first floor pool deck and upper floor hotel rooms with adjoining balconies providing surveillance of adjoining public domain areas.	Yes
Appropriate design of publicly accessible areas (eg parks, footpaths, etc) encourages a sense of community ownership of open and public spaces.	Adjoining public areas, including the eastern riparian corridor and associated pedestrian / cycleway, have been constructed.	Yes
Developments are to avoid creating areas for concealments and blank walls facing the street.	The development does not create areas of concealment, with blank walls limited to adjoining service areas. The south-eastern blank walls do not face the street; however, they adjoin areas of landscaping to create a green wall (ground floor) to provide a more appealing interface to the adjoining riparian corridor to the east.	Yes
Pedestrian and communal areas are to provide casual surveillance of the street as a means of passive security.	The glazed hotel lobby and bar lounge room and upper western facing hotel rooms provides casual surveillance over the internal private road to the west.	Yes
All developments are to incorporate the principles of <i>Crime Prevention Through Environmental Design (CPTED)</i> . Development Applications for subdivision, public open space and community facilities may require a formal crime risk (CPTED) assessment as part of the EP&A Act 1979, development assessment and Camden Council's <i>Designing Safer Communities – Safer by Design Guidelines</i> .	The proposed development is consistent with CPTED principles.	Yes

Part B B2 Controls for Land Containing a Riparian Protection Area

3.0 Controls for preferred development		
(3) For those areas where residential, commercial or industrial land immediately abuts a riparian protection area, development shall be located and designed to achieve a satisfactory interface with the riparian protection area, built form and design, landscaping, activation of interfaces, where appropriate, and protection from bushfire threat.	<p>The building is orientated to address the adjoining riparian corridor to the east with a curved façade design, creating a visually interesting design and built form.</p> <p>The glazed eastern façade adjoining the ground floor function room and restaurant,</p>	Yes

	<p>upper floor balconies, in combination with the active first floor pool deck provide significant casual surveillance opportunities and a suitable interface with the adjoining riparian corridor.</p> <p>A portion of the ground floor at the south-east corner of the development adjoining internal service areas (loading dock) proposes blank walls, which will be finished in dark brown bricks in a patterned configuration with adjoining landscape planters to create a green wall.</p> <p>The proposed materials and finishes, including landscaping along the riparian corridor is considered suitable. Landscape species selected along the edge of the development allow the built form to be softened, but which also allow clear sightlines from the development to the riparian corridor.</p>	
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Part B B3 Controls for the Turner Road Employment Area

3.1 Land Uses Development is to be undertaken generally in accordance with the DCP's Preferred Land Use Plan at Figure 67.	The proposed development is consistent with the preferred land use table.	Yes
3.4 Public Domain and Interface Areas The principles of CPTED must be incorporated into the design of all development The following provisions apply to development fronting the locations set out in Table 1 below.	The proposed development is consistent with CPTED principles.	Yes
Riparian corridors and open space links Development of land adjoining riparian corridors or open space land shall have a minimum setback to the boundary of the riparian corridor or open space land of 2.0m.	<p>Ground floor 0m – 5.66m</p> <p>First floor 0m – 4.44m</p> <p>Level 2 – 2.6m – 4.44m</p> <p>Level 3 – 2.6m – 4.44m.</p> <p>Level 4 – 2.34 – 4.27m</p> <p>Level 5 – 4.05m – 5.88m</p> <p>Level 6 (roof) – 5.29m – 1.01m</p> <p>A discussion regarding the merits of the variation is contained within the assessment report.</p>	No – See DCP variation discussion within Panel report.

<p>Building facades directly facing the riparian corridor or open space land shall be both structurally and visually articulated to avoid the appearance of unduly long unbroken walls. Structural articulation may consist of additional setbacks in the wall, side boundary setbacks or architectural building elements such as awnings or fin walls, or the like. Visual articulation may be achieved through the appropriate use of colours or building materials. A range of neutral colours are preferred with darker tones at the base of buildings and lighter tones above. Simple patterns that provide visual interest are preferred.</p>	<p>The eastern façade adjoining the riparian corridor contains a curved façade design, creating a visually interesting design and built form, with increased setbacks in the middle of the bow. The ground floor façade comprises of wall to ceiling glazing adjoining the restaurant, function room, kitchen and gym, with the south eastern corner consisting of dark brown bricks in a patterned configuration with adjoining landscape planters to create a green wall.</p>	<p>Yes</p>
<p>Landscaping of the setback area is required for further articulation of the façade. Landscape plans shall be submitted with development applications for the erection of buildings on individual lots demonstrating how the proposed landscaping complements and softens the building bulk. Landscaping should be native and low maintenance. Access to the setback area is to be provided for maintenance purposes. No external storage is allowed in the setback area.</p>	<p>Landscaping of the rear setback area is proposed, with a combination of deep soil planting and planters to soften the built form of the eastern rear setback adjoining the riparian corridor. The proposed landscape palette has been considered by Council's Urban Tree and Landscape Officer and is considered satisfactory.</p>	<p>Yes</p>
<p>A 2m maintenance easement will be required to be provided in the adjoining riparian corridor or open space land to ensure maintenance access is provided.</p>	<p>Given the shallow depth of the setback area and the species of landscaping contained within the setback area requiring minimal maintenance, it is considered unnecessary to require the development to seek a 2m maintenance easement over the adjoining riparian corridor to the east. Maintenance access to the riparian corridor could be satisfactorily achieved from the subject sites via the existing pedestrian link which runs parallel to the site.</p>	<p>Yes</p>
<p>The rear boundary must be fenced with dark-coloured, open-style fencing to a maximum height of 2.1 metres from ground level. Consistent fencing along the riparian corridor or open space land is required.</p>	<p>Rear boundary fencing is not proposed.</p>	<p>Yes</p>
<p>Landscaping of the setback area is required for further articulation of the</p>		<p>Yes</p>

<p>façade. Landscape plans shall be submitted with development applications for the erection of buildings on individual lots demonstrating how the proposed landscaping complements and softens the building bulk. Landscaping should be native and low maintenance. Access to the setback area is to be provided for maintenance purposes. No external storage is allowed in the setback area.</p>	<p>Landscaping of the rear setback area is proposed, with a combination of deep soil planting and planters to soften the built form of the eastern rear setback adjoining the riparian corridor. The proposed landscape palette has been considered by Council's Urban Tree and Landscape Officer and is considered satisfactory.</p>	
<p>Where side setbacks are proposed, an acoustic wall shall be provided within the setback area.</p>	<p>Side setbacks are proposed, however the northern and southern side setbacks do not present to the riparian corridor. Acoustic walls do not form part of the recommended noise mitigation measures for the development.</p>	Yes
<p>Where possible, openings shall be provided in facades fronting riparian corridors or open space areas to provide passive surveillance of the open space land.</p>	<p>Numerous glazed openings exist within the eastern façade upon the ground floor, including upper balconies and the first floor pool deck area, providing significant passive surveillance.</p>	Yes
<p>Where appropriate, pedestrian and cyclist connections between the open space land and the industrial land shall be facilitated. Such connections shall be designed having regard to principles of accessibility and safety and minimizing environmental and amenity impacts.</p>	<p>The development proposes pathways leading to the adjoining pedestrian / cycleway within the adjoining eastern riparian corridor.</p>	Yes
<p>3.5 Site Planning</p> <p>Development is to be consistent with the front setbacks shown at Figure 5. Min 3.</p> <p>Front setback areas are to be landscaped and not dominated by parking areas or loading facilities.</p> <p>Each development site in the employment area is to be designed to provide on-site stormwater detention designed to minimize the impacts of stormwater run-off on adjoining riparian corridors and to demonstrate compliance with Table 10 of Part A of this DCP.</p>	<p>Ground 8.409m Level 1 to 4 - 3.5m – 6.69m Level 4 – 6 - > 3.5m</p> <p>The front setback area is landscaped with all car parking provided within basement levels. A porte cochere is provided adjacent to the building as a covered drop off area.</p> <p>On-site stormwater detention forms part of the drainage concept design.</p>	Yes Yes Yes

3.6 Building Design	<p>The scale and massing of buildings should reinforce the desired urban design character of the precinct. Building scale and massing should be generally consistent within a streetscape. Larger scale buildings and or building elements should be used to signify prominent corners, activity nodes and the like.</p>	<p>The proposed development proposes an appropriate bulk, scale and massing.</p>	Yes
			Yes

<p>Rooftop structures (including plant rooms, air conditioning and ventilation systems), where visible from the public domain, are to be incorporated into the design of the building to create an integrated appearance.</p>	<p>glass, aluminum metal panels (flat and ribbed) and finished concrete.</p> <p>Plant and machinery and lift runs are consolidated and centralized upon the roof behind metal screens creating an integrated design appearance and a sense of articulation to the roof.</p>	<p>Yes</p>
<p>3.7 Employment Operations</p> <p>1 Hotel parking space for each unit – 137 rooms (137)</p> <p>1 car parking space per 2 employees – 25 staff 12.5 (13)</p> <p>15 car parking spaces per 100m² GFA of restaurant / public entertainment / function / reception room / bar – 938m² – 140.8 (141)</p> <p>1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces (11)</p> <p>1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces (5)</p> <p>Total required parking spaces = 291 spaces</p>	<p>294 car spaces are provided</p> <p>12 Bicycle spaces</p> <p>6 Motorcycle spaces</p>	<p>Yes</p>
<p>3.9 On site landscaping</p> <p>Front setback areas are to be landscaped. Where parking is forward of the building line, a minimum 2m wide landscape strip shall be provided along the frontage.</p> <p>Native plant species are to be utilised in all landscaped areas where possible. Low water usage plants are preferred.</p> <p>A concept landscape plan is to be submitted with a Development Application, where required.</p>	<p>The front setback area is landscaped. All parking is provided within basement levels.</p> <p>The proposed landscape palette has been considered by Council's Urban Tree and Landscape Officer and is considered satisfactory.</p> <p>A concept landscape plan has been submitted.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>