



CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN 2015

COMPLIANCE TABLE

Control	Comment	Compliance
<u>Part 2: Requirements applying to all types of development</u>		
<u>2.2 Site Analysis</u>		
(a) A Site Analysis Plan shall be lodged with the development application for all development involving the construction of a building and the Torrens title subdivision of land.	A Site Analysis Plan is included at as part of the Architectural Design Report attached as Appendix G with in the Volume of Plans.	✓
<u>2.3 Views and Vistas</u>		
(a) Development shall appropriately respond to Campbelltown's important views and vistas to and from: <ul style="list-style-type: none"> i) the Scenic Hills ii) rural/ semi-rural landscape areas; iii) the Georges and Nepean River corridors; iv) areas of significant public open space (formal and informal); and 	The site has a number of significant views. These include: <ul style="list-style-type: none"> • Blue Mountains and Razorback Range; • Scenic Hills; • Sydney CBD and surrounding landscape; • Views within the site to Varroville House; and • Views from Varroville House. 	✓



Control	Comment	Compliance
v) heritage items.	It is proposed to retain historically significant views to and from Varroville House through the design and siting of all site components and as reflected by the landscape masterplan.	
(b) District views and existing significant view corridors as viewed to and from public places shall be protected.	A detailed Visual Impact Assessment has been completed for the project by Richard Lamb and Associates and is attached as Appendix HH of the Statement of Environmental Effects. It concludes that the project is capable of satisfying the visual impact considerations.	✓
(c) The opportunity to create new view/vista corridors shall be taken wherever possible and appropriate	The opportunity to create new view corridors is not presented by the site and the works proposed. Rather existing view/vista corridors are maintained.	✓
<u>2.5 Landscaping</u>		
(a) Landscape design shall enhance the visual character of the development and complement the design/use of spaces within and adjacent to the site.	<p>The focus of the site masterplan has been to appropriately respond to the unique features of the site, the amenity of adjacent properties and the need to preserve significant view corridors and the visual quality of the existing landscape.</p> <p>Landscaping includes various measures to achieve the above, including:</p> <ul style="list-style-type: none"> • Public art sculptures across the site in strategic locations; • A pedestrian network including boardwalks, bridges and interpretation materials to convey the history of the site; 	✓



Control	Comment	Compliance
	<ul style="list-style-type: none"> • 30% of the site will be publicly accessible open space, and will include the restoration of the Bunbury Curran Hill top; and • Planting strategies to screen burial rooms. <p>As demonstrated above, the strategic location of land uses across the site ensures the visual character of the site and adjacent properties is preserved.</p>	
(b) Landscape design shall retain and enhance the existing native flora and fauna characteristics of a site wherever possible.	<p>The landscaping strategy proposes the retention of existing native flora and fauna where possible, restoration of degraded native bushland and new plantings.</p> <p>Trees that are proposed to be removed are dangerous, in the location of roads or along dam edges and comprise less than 10% of the existing vegetation onsite. The removal of these trees will be offset by new native plantings within the site.</p>	✓
(c) Landscape design shall add value to the quality and character of the streetscape.	<p>As detailed in the Landscape Design Response (Appendix D), the existing streetscape character is generally semirural with informal, native planting.</p> <p>The proposal includes significant new plantings, as well as a public art strategy and other carefully designed elements to ensure the development preserves and enhances the existing rural landscape setting.</p>	✓
(d) A Landscape Concept Plan shall be submitted.	<p>Detailed landscape plans have been completed for the project and is attached as Appendix B and C within the submitted Volume of Plans.</p>	✓



Control	Comment	Compliance
(e) The Landscape Concept Plan shall illustrate mature height, spread of species, trees to be removed/retained and shall be prepared by a suitably qualified person	The Landscape Plan (Appendix B) and Species Plan (Appendix C) at and respectively provides detail on the type, size and location of trees to be removed or retained.	✓
(f) Landscaping shall maximise the use of locally indigenous and other drought tolerant native plants and avoid the use of invasive species.	As detailed in the Species Plan at Appendix C, proposed planting primarily consists of drought tolerant and native plants.	✓
<u>2.7 Erosion and Sediment Control</u>		
(a) An Erosion and Sediment Control Plan (ESCP) shall be prepared and submitted with a DA proposed construction and/or activities involving disturbance of the land surface.	Erosion and sediment control measures are detailed in the Civil Engineering Report at Appendix P.	✓
(b) Site activities shall be planned and managed to minimise soil disturbance.	As detailed in Appendix P, all exposed earth areas will be protected by a sediment and erosion control silt fence generally installed along the site boundaries.	✓
(d) All stockpiles shall be located within the sediment control zone and shall not be located within an overland flow path.	The Soil and Water Management Plan included in the Civil Package at Appendix P provides detail on proposed stockpile locations.	✓



2.8.2 Surface Water and Floor Levels

(b) All development on land affected by stormwater flow from main stream, local creek or over land flow shall satisfy the relevant fill and floor level requirements as specified in Table 2.8.1.

The Flood Assessment attached at the rear of Appendix FF recommended FPLs that are responsive to detailed study of overland flow paths and topography and consistent with the DCP requirements.
The recommended FPLs established are able to be achieved.

✓

(c) All development shall have a ground surface level, at or above a minimum, equal to the 100-year 'average recurrence interval' (ARI) flood level.

Development on the site will have the following ground surface levels:

Building	DCP Requirement	FPL mAHD
Gatehouse	Ground + 0.15m	69.18
Chapel	1% AEP + 0.3m	80.86
Function room	1% AEP +0.5m	72.65
Café/flower shop	1% AEP +0.5m	59.89
Administration building	Ground +0.15m	73.9
Mortuary facilities	Ground +0.15m	80.75
Workshop	1% AEP +0.5m	72.65

✓



	As demonstrated above, the proposal complies with the ground floor surface levels.	
d) For development on land not affected by an overland flow path the minimum height of the slab above finished ground level shall be 150 mm, except in sandy, well-drained areas where the minimum height shall be 100mm. These heights can be reduced locally to 50mm near adjoining paved areas that slope away from the building in accordance with AS 2870 (Residential Slabs and Footings Construction).	Refer above. All FPLs have been established in accordance with the relevant policies guidelines.	
e) Buildings involving basements, hospitals, seniors living dwellings and educational establishment with more than 50 students shall comply with the provisions of Council's Engineering Design Guide	Not applicable to this DA.	✓
(f) Any solid fence constructed across an overland flow path shall be a minimum 100mm above the finished surface level of the overland flow path.	No solid fences are proposed as detailed in the Landscape Design Response Report at Appendix D.	✓



<u>2.10 1 Water Cycle Management</u>		
(a) A comprehensive Water Cycle Management Plan (WCMP) shall be submitted as part of a development application.	A Water Cycle Management Plan has been prepared for the application and is included at Appendix Q.	✓
<u>2.10.2 Stormwater</u>		
(a) All stormwater systems shall be sized to accommodate the 100- year ARI event	All relevant culverts have been sized to accommodate the 1% AEP flood event.	✓
(b) The design and certification of any stormwater system shall be undertaken by a suitably qualified person.	The Civil Engineering Report has been prepared for the project by suitably qualified engineering consultants from Warren Smith & Partners.	✓
(c) Water quality control structures shall be located generally off line to creek paths or other watercourses. Major detention storages shall not be located on areas of native vegetation or within riparian areas.	Stormwater will be captured by existing dams and stormwater infrastructure and will be managed by 10 proposed culverts. No additional water quality control structures are proposed.	✓
(d) Development shall not impact on adjoining sites by way of overland flow of stormwater unless an easement is provided. All overland flow shall be directed to designated overland flow paths such as roads.	A certain portion of overland flow from the site which reticulates directly to the dams or natural watercourses will remain as per the existing conditions. Of this area, approximately 79% will remain undeveloped and 13% will be developed into lawn areas. 9.5% of the total site area will bypass the site's stormwater network. Each of the bypass areas currently reticulate in to neighbouring properties; this will remain unchanged. The change in the flow of water overland will be minimal as the majority of the bypass area will remain undeveloped.	✓



	Water which reticulates across the southern boundary will reticulate approximately 350 metres over pervious farmland before reaching Bunbury Curran Creek.	
(e) Safe passage of the Probable Maximum Flood (PMF) shall be demonstrated for major systems.	The Flood Assessment attached as Appendix FF includes flooding details including flows and velocities for a 1% AEP event.	✓
(f) A treatment train approach to water quality shall be incorporated into the design and construction of major systems.	The majority of the site will reticulate over land through the burial areas to be captured by the stormwater pit and pipe network in the roads. In two (2) locations, the stormwater network will be piped directly to an existing dam on site for treatment purposes	✓
(g) A major/minor approach to drainage is to be taken for stormwater flows. Generally, the piped drainage system shall be sized to accommodate the difference between the 100-year ARI flow and the maximum safe overland flow, with minimum requirements as set out in section 4 of Council's Engineering Design Guide	The proposed stormwater drainage system is detailed in the Civil Engineering Report and Civil Engineering Plans at Appendix J and Appendix P respectively. The stormwater network has been designed to reticulate the majority of the site's catchment to six of the existing dams on site.	✓
(i) All proposed drainage structures incorporated within new development shall be designed to maintain public safety at all times.	The swales are designed to capture runoff from the 5% AEP storm event and will connect to existing stormwater networks. This ensures that there is no risk to public safety due to sheeting overland flows during minor storm events.	✓
(j) Development shall not result in water run-off causing flooding or erosion on adjacent properties.	As detailed in the Civil Engineering Report, 9.5% of the total site area will bypass the site's stormwater network. Each of the bypass areas currently reticulate in to neighbouring properties; this will remain unchanged. The change in the flow of water overland will	✓



	be minimal as the majority of the bypass area will remain undeveloped.	
(k) Stormwater run-off shall be appropriately channelled into a stormwater drain in accordance with Council's Engineering Design Guide for Development	The Civil Engineering Report confirms that council assets are immediately affected by the post development runoff as per the Campbelltown City Council Engineering Guidelines.	✓
<u>2.10.3 Stormwater Drainage</u>		
(a) A stormwater Drainage Concept Plan shall be prepared by a suitably qualified person, and submitted with all development applications, involving construction (except for internal alterations/fitouts), demonstrating to Council how the stormwater will be collected and discharged from the site.	The Stormwater Drainage Concept Plans included at Appendix J have been prepared by suitably qualified persons from Warren Smith and Partners.	✓
(b) The stormwater concept plan shall include the following information as a minimum: i) locations, layouts and sizes of stormwater pipes and pits; ii) minimum grades and capacity of stormwater pipes; and iii) existing and proposed easements, site contours and overland flow path/s.	The Stormwater Drainage Concept Plans at Appendix J incorporate all required information.	✓
<u>2.11.1 Aboriginal Heritage</u>		
(a) All developments that have the potential to impact upon Aboriginal cultural heritage must provide an assessment in accordance with the "Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW", published by OEH. This requires an initial investigation of the potential impact of a development on Aboriginal Cultural Heritage in circumstances	A Historical Archaeological Assessment and Impact Assessment has been undertaken for the site (Appendix Y). The assessment has been undertaken in accordance with all relevant OEH publications.	✓



<p>where the proposed development involves disturbance to cultural sites or the ground surface.</p>		
<p>(c) If this assessment indicates that there are, or are likely to be, Aboriginal objects, and/or an Aboriginal Place in the area of the activity more detailed investigation and an impact assessment must be prepared by a suitably qualified person. Where harm could occur to Aboriginal objects, a permit application must be made and approved by the OEH prior to works occurring.</p>	<p>Testing has been undertaken by Artefact Heritage across 12 tests areas. A total of 155 hand excavated pits were distributed across the test areas. Eight areas within the testing program identified Aboriginal objects. In general, testing identified a low-density artefact scatter with isolated areas of high density deposits across the majority of tested landforms. In consultation with the local Aboriginal community the results of the test excavation and ASR will be used to provide an updated assessment of the archaeological sensitivity and significance of the study area. The identified significance of Aboriginal sites within the study area will be used to guide recommendations regarding appropriate mitigation measures for sites which cannot be avoided as part of works (refer to Historical Archaeological Assessment and Impact Assessment at Appendix Y).</p>	<p>✓</p>
<p>(d) The assessment shall be prepared in accordance with the following documents: i) Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (2010); ii) Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales (2010); and iii) Aboriginal cultural heritage consultation requirements for proponents 2010. Part 6 National Parks and Wildlife Act 1974 (2010)</p>	<p>All Codes of Practice have been followed as confirmed in the Historical Archaeological Assessment and Impact Assessment at Appendix Y.</p>	<p>✓</p>



<u>2.11.2 Heritage</u>		
<p>a) Any development application made in respect to development on land that is:</p> <ul style="list-style-type: none"> i) occupied by a heritage item; or ii) adjoining land occupied by a heritage item; or iii) located within a heritage conservation area, shall provide a Statement of Heritage Impact (SHI) that assesses the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item or conservation area. 	A Heritage Impact Statement has been prepared and is included at Appendix X.	✓
<p>(b) Any development on land occupied by an item of heritage, or land located within a heritage conservation area shall be designed by a suitably qualified person and have regard to the provisions of any relevant study or Conservation Management Plan (CMP) .</p>	The proposal has been developed in accordance with the Conservation Management Plan endorsed for the site by the NSW Department of Planning and Environment and attached as Appendix W.	✓
<p>(c) Unless otherwise advised by council, a Conservation Management Plan (CMP) shall be required for all proposed development involving the adaptive reuse of a heritage item, or major alterations and additions.</p>	The adaptive re-use of the outbuildings precinct has been design in accordance with CMP.	✓
<u>2.12 Retaining Walls</u>		
<p>(a) Any retaining wall that is not complying or exempt development as specified in the E&CDC shall be designed by a suitably qualified person.</p>	All retaining walls have been design by qualified engineering consultants from Warren Smith & Partners.	✓



<p>(e) Any retaining wall and associated structures shall be designed to be located wholly within the property boundary, except where written or legal agreements have been reached between relevant parties to Council's satisfaction.</p>	<p>All retaining walls are wholly located within the subject site.</p>	<p>✓</p>
<p><u>2.13 Security</u></p>		
<p>(a) Development shall be designed to:</p> <ul style="list-style-type: none"> (i) maximise, where possible, casual surveillance opportunities to the street and surrounding public places; (ii) minimise dead ends and other possible entrapment areas; (iii) clearly identify and illuminate access points to buildings and designated public places; and (iv) clearly differentiate between public and private space. 	<p>As detailed in the Landscape Design Response (Appendix D), the planting strategy for the site has considered the relative heights and densities of planting to ensure casual surveillance is possible.</p> <p>Dead end spaces have been minimised in building design. Lighting will be present to ensure safe access after dark and will be controlled by motion sensors or similar technologies to ensure that safety is maintained whilst light spill is minimised.</p>	<p>✓</p>
<p>(c) Development shall incorporate appropriate landscaping, fencing and security devices to assist in crime prevention.</p>	<p>Site fencing and gates will provide an appropriate degree of safety and will also delineate the site boundary.</p>	<p>✓</p>
<p><u>2.14 Risk Management</u></p>		
<p>(a) The requirements of Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (EPA, DUAP, 1998) shall be satisfied on sites known to have, or may give Council reason to suspect, a potential for previous contamination.</p>	<p>A Hazardous Materials/Contamination Assessment has been undertaken for the site in accordance with SEPP 55 (refer to Appendix S).</p>	<p>✓</p>



<u>2.14.3 Bushfire</u>		
(b) Development on bush fire prone land (as detailed on the Campbelltown Bush Fire Prone Lands Map) shall comply with the requirements of Planning for Bushfire Protection, (NSW Rural Fire Service) as amended. Development applications relating to land identified on the Bushfire Prone Land Map shall be accompanied by a Bushfire Hazard Assessment Report prepared by a suitably qualified person.	A Bushfire Assessment has been undertake and is included at Appendix CC. The assessment concludes that the proposed development will provide compliance with Planning for Bushfire Protection (PBP) 2006 subject to alternative solutions provided in the report.	✓
(d) All 'Asset Protection Zones' shall be provided within the boundary of the subject land.	As confirmed in the Bushfire Report (Appendix CC) all APZs are located within the boundary of the subject site.	✓
<u>2.15 Waste Management</u>		
(a) A detailed Waste Management Plan (WMP) shall accompany development applications for certain types of development/land uses, as detailed in Table 2.15.1 and for any other development that in the opinion of Council a WMP is required.	A Demolition and Construction Waste Management Plan (Appendix NN) and an Operational Waste Management Plan (Appendix PP) have been provided.	✓
(c) Plans submitted with a development application shall detail the following (as applicable): i) the size and location of waste and recycling storage areas; ii) routes for occupants to access waste and recycling areas; iii) collection point and/or access route for collection vehicles; iv) ventilation of waste and recycling storage areas;	All relevant considerations have been assessed in both Waste Management Plans.	✓



<p>v) location of garbage chute and service rooms; vi) bin and storage area washing facilities;</p>		
<p><u>2.15.2 Waste Management During Demolition and Construction</u></p>		
<p>(a) All waste and recyclable streams shall be stored separately on site.</p>	<p>As detailed in the Construction and Demolition Waste Plan (CDWP) (Appendix NN), general waste and recyclable streams will be stored separately on site.</p>	<p>✓</p>
<p>(b) All storage areas/containers for each waste and recycling stream shall be kept on the site at all times and shall be indicated on the site plans/drawings as part of the WMP.</p>	<p>The CDWP at Appendix NN provides a summary table and site plan detailing proposed waste storage locations.</p>	<p>✓</p>
<p>(c) Where material cannot be reused or recycled, it shall be disposed of at an appropriately licensed waste management facility. Details of disposal arrangements shall be specified in the WMP</p>	<p>Disposal facilities will be finalised pending the appointment of a contractor. All disposal arrangements will be at appropriately licensed waste management facilities.</p>	<p>✓</p>
<p>(d) Convenient and safe vehicular access to waste and recycling material storage areas shall be provided.</p>	<p>As detailed in the Waste Management Plan at Appendix PP, waste storage areas are located outside of buildings and adjacent to the road network.</p>	
<p>(e) The removal, handling and disposal of asbestos or other hazardous materials shall be carried out in accordance with WorkCover NSW, Office of Environment and Heritage and other regulatory authority guidelines and requirements</p>	<p>It is understood that material in the outbuildings may contain asbestos in the form of asbestos cement. Section 2 of the CDWP outlines appropriate processes to manage asbestos waste.</p> <p>It is not anticipated that any other hazardous materials will be encountered during construction. In the unlikely event that hazardous materials are uncovered, they will be correctly identified, separated into individual categories and managed by</p>	<p>✓</p>



	contractors that have demonstrated compliance with NSW EPA and WorkCover requirements.	
<u>2.15.3 On-going Waste Management</u>		
(a) Provision shall be made for all waste and recycling storage containers to be located behind the primary and secondary building line and out of public view.	All external waste areas are conveniently located to maximise pickup efficiency without being visually obtrusive. As shown in the Operational Waste Management Plan (Appendix PP), these areas are located to the site or rear of buildings or in another suitably screened location.	✓
(b) Any room(s) for storing garbage and recycling shall be located in a position that is convenient for occupants and waste collection staff. Collection rooms shall complement the development and not be visibly obtrusive when viewed from any public place.	As above and provision (d) and (e).	✓
(c) A refuse collection point shall be nominated demonstrating that waste loading operations can occur on a level surface not adjacent to steep gradients, vehicle ramps and pedestrian access points.	Waste will be taken from internal bins to the larger bins located in external waste areas on a daily basis. The cemetery's own waste truck will then pick-up this waste from each external area. These areas will be at a level service.	✓
(d) The path for wheeling bins between waste storage area(s) and the collection vehicle shall be free of steps or kerbs and have a maximum gradient of 1V:8H.	Paths for wheeling bins are free of steps or kerbs and have a maximum gradient of 1V:8H	✓
(e) The maximum travel distance between any storage area/point and the collection point for all bins shall be 25 metres.	The maximum travel distance between any external bin storage area and collection points is no more than 25 metres.	✓



<p>(f) Where it is intended that collection vehicles are to drive into a private property to collect waste and recycling, the development shall be designed to provide for:</p> <ul style="list-style-type: none">i) the safe and efficient service of the development with minimal need to reverse;ii) vehicles to enter and exit in a forward direction;iii) adequate clearance to accommodate the waste collection vehicle dimensions detailed in Table 2.15.2.iv) where collection vehicles are required to enter the property, the pavement shall be constructed in such a manner that will not be damaged by a collection vehicle carrying the maximum legal weight	<p>As detailed in the Waste Management Plan at Appendix PP, the waste vehicle will utilise the proposed road network and will undertake all collection in a forward direction.</p>	<p>✓</p>
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