

Part 5
Commercial
Development

5.1

5.1 Application

Application

This part sets out controls relating to commercial developments. For the purpose of the DADCP, the term “ commercial development” includes, but is not limited to the definition of “commercial premises” under LEP 2002.

For the purpose of the DADCP, Commercial development includes, but is not limited to any commercial, retail, bulky goods retail, restaurant, temporary accommodation, sporting, social and/or community based premises (and ancillary structures) whether or not operated for the purpose of gain, but does not include any other use that is covered by a separate part under Volume 1 of the Plan.

5.2 Building Form and Character

Objectives:

- Ensure that the massing and scale of new development are complementary to the desired future character of business centres.
- Ensure that buildings are designed to enhance the existing and future desired built form by encouraging innovative and quality designs that fit harmoniously with their surroundings, and the public domain.
- Ensure that car parking areas and entries to commercial development are appropriately sited, designed and constructed so that they do not detract from the appearance of the development or the streetscape.
- Ensure that advertising is undertaken in a manner that reduces clutter and does not impact on the overall visual quality of the buildings.

Design Requirements

- a) All building facades, including rear and side elevations visible from a public place or adjacent to residential areas, shall be architecturally treated to enhance the quality of the streetscape.
- b) Large buildings shall incorporate the following elements to assist in achieving a high quality architectural outcome:
 - i) the provision of vertical and/or horizontal offsets in the wall surfaces at regular intervals, including columns, projections, and recesses; variation to the height of the building so that the building appears to be divided into distinct massing elements;

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Building Form and Character

- ii) articulation of the different parts of a building's facade by use of colour, arrangement of facade elements, or by varying the types of materials used; and
- iii) maximising the interior and exterior interactions at the ground level.
- c) The main entry to the building shall be easily identifiable from the street and directly accessible through the front of the building.
- d) Large expansive blank walls on ground floor levels or side and rear boundaries shall not be permitted unless abutting a building on an adjoining allotment.
- e) Roof mounted plant rooms, air conditioning units and other services and equipment shall be effectively screened from view using integrated roof structures and architectural elements.
- f) Solid opaque roller doors/shutters over windows and entry doors shall not be permitted on any building that has frontages to a street or a public place.
- g) Buildings shall not incorporate highly reflective glass.
- h) A schedule of proposed colours, materials and finishes shall accompany all development applications for new buildings.
- i) Development on corner sites shall incorporate splays, curves, building entries and other architectural elements to reinforce the corner as a land mark feature of the street.
- j) Except in the case of an outdoor cafe, the design of the development shall not provide for outdoor display and/or storage.
- k) Commercial development shall be designed to address both primary and secondary street setbacks.
- l) Infill development shall respect and

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Building Form and Character

maintain consistency with the established setbacks of existing shopfronts.

5.2.1 Commercial Development Floor Area

Design Requirements:

- a) The maximum gross floor area of any single retail premises within any business shall not exceed 500 square metres unless the proposal has been supported by an economic impact assessment, prepared by a suitably qualified person. In this regard, the economic impact assessment shall demonstrate that the economic impacts of the proposed development on the retail hierarchy of affected business areas in the Campbelltown Local Government Area are acceptable, and shall include an assessment of:
 - i) the trade area of the proposed development;
 - ii) market demand within the trade area to justify the proposal; and
 - iii) economic impacts on comparative retail outlets in the trade area.
- b) Despite Clause 5.2.1 a), bulky goods retailing development shall:
 - i) have a minimum gross floor area of 200 square metres; and
 - ii) be permitted to have a gross floor area greater than 500 square metres.

5.2.2 Building Setbacks

Design Requirements:

- a) Commercial development shall be setback by:
 - i) 30 metres to:
 - the main southern railway corridor,
 - the South Western Freeway corridor,
 - ii) 15 metres to:
 - Badgally Road,



Figure 5.2.1 An example of a well articulated commercial building.

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Building Form and Character

- the south eastern side of Blaxland Road between Rose Street and Lot 5 DP 538258, and
 - Blaxland Road between Lot 5 DP 538258 and Narellan Road,
- iii) 10 metres from any other public road,

excluding any required road widening.

b) Despite Clause 5.2.2 a) i) Council may consider a reduction of the rear setback from the southern railway corridor from 30 metres to 5 metres providing that:

- i) a vegetated screen/landscape area of a minimum width of 5 metres is constructed along the full width of the property between the railway corridor and the buildings;
- ii) the vegetated area is free of any easements or site constraints (refer to Figure 5.2.1);
- iii) the vegetated area is densely landscaped with trees and plants selected from the Campbelltown Native Gardening Guide, available from Council's website at www.campbelltown.nsw.gov.au;
- iv) Council is satisfied that the proposed vegetation is sufficient to screen the buildings from the southern railway corridor.

Note: All reduced setback proposals from the railway corridor shall be subject to the approval of the relevant public authorities.

5.2.3 Fencing

- a) Commercial fencing shall be a maximum 2.4 metres in height.
- b) The use of sheet metal fencing is not permitted.
- c) Fencing on corner allotments shall not obstruct the sight distance of traffic entering or within an intersection or

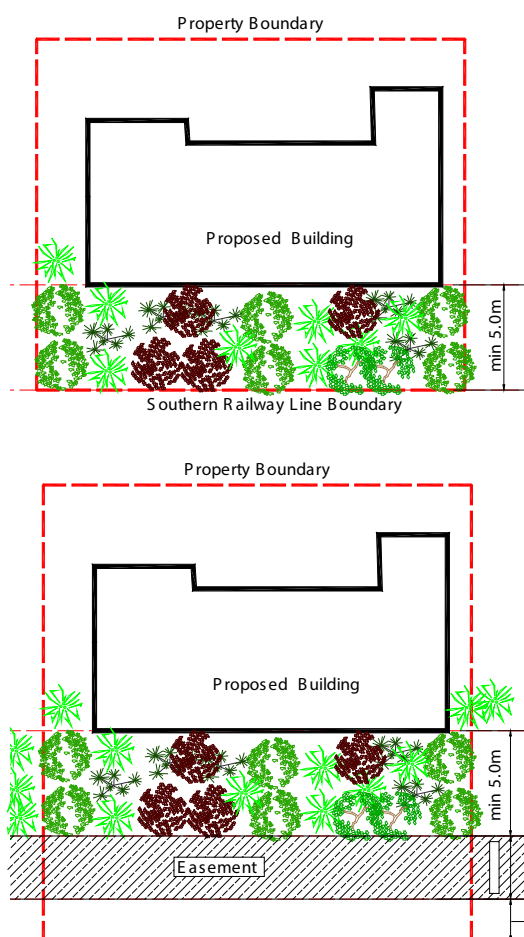


Figure 5.2.2 Illustration of the reduced set backs requirements from the southern railway corridor

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Building Form and Character

- roundabout.
- d) Fencing shall not obstruct power, water, sewer, gas or telephone services, drainage systems, (including overland flow paths) or any easements or rights of way.
 - e) Details for fencing shall be submitted with the development application.

5.3 Car Parking and Access

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Car Parking and Access

Objectives:

- Ensure that sufficient car parking is accommodated on site to meet the traffic demand generated by the development.
- Ensure that the layout of car parking spaces is safe, functional and maintains the free flow of traffic into and out of the site.
- Minimise parking demand through integration of land use and transport.
- Ensure consistency with desired future character of the area.

5.3.1 General Requirements

Design Requirements

- a) Off street parking and loading shall be designed in accordance with *Australian Standards 2890.1 and 2 (as amended)*, except as otherwise provided by this Plan.
- b) The minimum car parking rates shall be provided in accordance with Table 5.3.1. If in the opinion of Council, additional car parking spaces are required due to the constraints of the site and or the nature of the use, additional car parking spaces shall be provided as part of the development.
- c) All car parking spaces that are required under clause 5.3.1 b) shall not be locked off, obstructed, reserved or separately allocated to any individual use at any time.
- d) Commercial development shall be designed to accommodate all related vehicle movements on site such that:
 - i) all vehicles shall enter and exit the site in a forward direction;
 - ii) the area for manoeuvring of delivery and service vehicles is separate from vehicle parking areas, and preferably accessed via a rear service lane;
 - iii) cause minimal interference to the flow of traffic within the surrounding

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Car Parking and Access

- road network; and
- iv) safe and convenient access is provided for pedestrians.
- e) A *Traffic Impact Assessment Report* shall be prepared by a suitably qualified person and submitted as part of a development application addressing the following criteria if the development exceeds the relevant thresholds within *SEPP (Infrastructure) 2007*:
 - i) the existing traffic environment;
 - ii) anticipated traffic generation from the proposed development;
 - iii) the potential cumulative impact in the locality;
 - iv) the need for traffic improvements in the locality;
 - v) traffic egress/ingress to arterial/sub arterial roads; and
 - vi) sight distance and other safety issues.
- f) Each site shall have a:
 - i) maximum of one ingress and one egress for heavy vehicles (combined or separated); and
 - ii) each site may have an additional ingress/egress for cars (and other light vehicles).
- g) No car parking spaces shall be designed in a stacked configuration.
- h) No required car parking spaces shall be created as a separate Strata or Torrens Title allotment.
- i) Above ground multi- level car parking structures shall be designed so as to integrate with the surrounding built form , incorporate design methods and architectural form that compliments and adds value to the character of the local area.



Figure 5.3.1 Examples of a well landscaped car park

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Car Parking and Access

Note: Council may consider the use of mechanical turntables and/or vertical stacking devices as part of the car parking arrangements.

5.3.2 Loading and Unloading

Design Requirements

- a) Where practicable, loading bays shall be separated from parking and pedestrian access.
- b) All loading and unloading shall take place wholly within the site.
- c) No loading or unloading shall be carried out across parking spaces, landscaped areas pedestrian aisles or on roadways.
- d) Parking and loading bays shall be provided and clearly identified on site.
- e) Required manoeuvring areas for heavy vehicles shall not conflict with car parking.
- f) Each new commercial building/unit having a gross floor area:
 - i) up to 200 square metres shall provide a loading area to allow for a small rigid vehicle to manoeuvre on site;
 - ii) more than 200 square metres, but up to 1500 square metres shall provide an area to allow for a medium rigid vehicle to manoeuvre on site; and
 - iii) more than 1500 square metres shall provide a loading area to allow for a heavy rigid vehicle to manoeuvre on site.
- g) Loading docks and service areas shall not be visible from any public place and shall be suitably screened from adjacent properties. Screening may be achieved by locating such areas behind the buildings, by fencing, landscaping, mounding or a combination of these, or by other means to Council's satisfaction.

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Car Parking and Access

5.3.3 Access for People with Disabilities

Design Requirements

- a) Commercial development shall comply with the minimum access requirements contained within the BCA, the Disability (Access to Premises – Buildings) Standards 2010 and *Australian Standard 1428 - Design for Access and Mobility* (as amended).
- b) Notwithstanding Clause 5.3.3 a) the required percentage of car parking spaces for people with disabilities within retail/commercial development shall be:
 - i) one car space per development; plus
 - ii) one for every 20 car parking spaces;
 - iii) and shall be designed in accordance with AS No 2890.6 (as amended).

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Car Parking and Access

Table 5.3.1 Car Parking Rates

Commercial Premises

| | |
|---|---|
| <ul style="list-style-type: none"> Office Premises | Ground floor - 1 space for every 25sqm of the GFA |
| <ul style="list-style-type: none"> Business Premises | Upper levels-1 space per 35sqm of GFA |

Health Services Facility

| | |
|--|---|
| <ul style="list-style-type: none"> Health Consulting Room | 1 space for every 35sqm of the GFA |
| <ul style="list-style-type: none"> Hospital | Transport Assessment Study required |
| <ul style="list-style-type: none"> Medical Centre | 1 space for every 35sqm of the GFA |
| <ul style="list-style-type: none"> Other health services e.g community health services facilities | On merits, consideration will be given to scale and location of the proposed facility |

Recreation Facilities

| | |
|---|---|
| <ul style="list-style-type: none"> Recreation facility Indoor <ul style="list-style-type: none"> A squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation. | 3 spaces per court/alley (where relevant); or 1 space per 25 sqm GFA |
| <ul style="list-style-type: none"> Recreation Facility Outdoor <ul style="list-style-type: none"> A golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation. | 3 spaces per court/alley (where relevant); or 1 space per 50sqm of site area |
| <ul style="list-style-type: none"> Recreation Facility (major) | Transport Assessment Study required |

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Car Parking and Access

Tourist and Visitor Accommodation

| | |
|---|--|
| <ul style="list-style-type: none"> Backpackers' accommodation | 1 space per 10 beds or 1 space per 5 bedrooms (which ever is the greater) plus 1 space per 2 staff |
| <ul style="list-style-type: none"> Bed and breakfast accommodation | 1 space for guest use (plus the required parking for the dwelling) |
| <ul style="list-style-type: none"> Hotel or motel accommodation | 1.5 space per 10sqm, plus 1 space per 2 employee |
| <ul style="list-style-type: none"> Farm stay accommodation | 1 space for guest use (plus the required parking for the dwelling) |
| <ul style="list-style-type: none"> Serviced apartments | 1 space per 4 apartments; and 1 space per manager/caretaker |

Other Commercial Uses

| | |
|--|--|
| <ul style="list-style-type: none"> Vehicle body repair workshop or vehicle repair station | 1 space per 25sqm GFA, plus 3 spaces per work bay (for vehicle servicing facilities) |
| <ul style="list-style-type: none"> Highway service centre | Transport Assessment Study required |
| <ul style="list-style-type: none"> Service station | 1 space per 25sqm GFA plus 5 spaces per work bay(for vehicle servicing facilities) |
| <ul style="list-style-type: none"> Truck depot | Transport Assessment Study required |
| <ul style="list-style-type: none"> Transport depot | Transport Assessment Study required |
| <ul style="list-style-type: none"> Entertainment facility; – theatre, cinema, music hall, concert hall, dance hall and the like | for indoor facilities: – 1 space per 25sqm GFA for outdoor facilities: – 1 space per 50sqm of site area |
| <ul style="list-style-type: none"> Registered club | 1.5 spaces per 10sqm GFA |
| <ul style="list-style-type: none"> Eco-tourist facility | 1 space per 25sqm GFA |
| <ul style="list-style-type: none"> Environmental facility | 1 space per 25sqm GFA |

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Car Parking and Access

Retail Premises

| | | |
|-------------------------------------|---|-----------------------|
| – Bulky goods premises | 1 space per 60sqm GFA | |
| – Cellar door premise | 10 spaces | |
| – Food and drink premises | | |
| • a restaurant or cafe | 1.5 spaces per 10sqm GFA | |
| • take away food and drink premises | 1.5 spaces per 20sqm GFA | |
| • a small bar | 1 spaces per 10sqm GFA | |
| – Garden centres | 15 spaces; Plus 0.5 spaces per 100sqm of site area | |
| – Hardware and building supplies | 15 spaces; Plus 0.5 spaces per 100sqm of site area | |
| – Kiosks | Nil | |
| – Landscaping material supplies | 15 spaces; plus 0.5 spaces per 100sqm of site area | |
| – Markets | 1 space for every 15sqm of GFA occupied by the market or 3.5 places for every stall provided whichever is greater | |
| – Plant nurseries | 15 spaces; plus 0.5 spaces per 100sqm of site area | |
| – Rural supplies | 15 spaces; plus 0.5 spaces per 100 sqm of site area | |
| – Shops | Ground level | 1 space per 25sqm GFA |
| – (Neighbourhood shops) | Upper level(s) | 1 space per 35sqm GFA |
| – Timber yards | 10 spaces | |
| – Vehicle sales or hire premises | 1 space per 100sqm site area, plus 5 spaces per work bay (for vehicle servicing facilities) | |

5.4

5.4 Public Domain

Public Domain

Objectives:

- Ensure that commercial development enhances and integrates with the existing public domain.
- Ensure that public art is provided in accordance with Council’s Public Art Master Plan.

Design Requirements

- a) A public domain plan incorporating street furniture, paving, landscaping and public art shall be submitted as part of any development application for a new development having a gross floor area greater than 5,000sqm.
- b) Any development application for a new development having a gross floor area greater than 5000sqm shall provide public art of a type and location that is acceptable to Council.
- c) Any commercial outdoor areas fronting the street and used by the general public shall be designed to compliment the surrounding public domain and spaces.
- d) Awnings shall:
 - i) be 2.5 metres wide;
 - ii) be setback from the kerb by a minimum of 1 metre; and
 - iii) provide a minimum of 3 metres clearance to the underside of the fascia.



Figure 5.4.1 - An example of public art within commercial centres.

5.5 Landscaping

5.5

Landscaping

Objectives:

- Enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings.
- Encourage the planting of native and low water consumption plants and trees.
- Ensure that landscaping is in scale with the development.
- Encourage appropriate placement of vegetation that provides both shade and solar access opportunities at various times of the year.

Design Requirements

- A detailed landscape plan and report shall be prepared by a suitably qualified person and submitted with all development applications for commercial development involving the construction of a new development.
- Landscaping shall be provided between the primary street boundary and the building in accordance with Section 2.5 Landscaping of this Plan.
- All landscaped bays shall be a minimum 2 metres wide and allow for deep soil planting.
- Landscaped areas shall be separated from driveways and car parking areas by a suitable device such as bollards or concrete wheelstops to ensure that the landscaping is not damaged as a result of vehicular movement.
- Landscaped area at ground floor level shall be incorporated within the car park at all the outer edges of car parking bays as illustrated in Figure 5.5.1.
- High canopy trees shall be used to allow for clear lines of sight within car parking areas and to internal site access pathways.

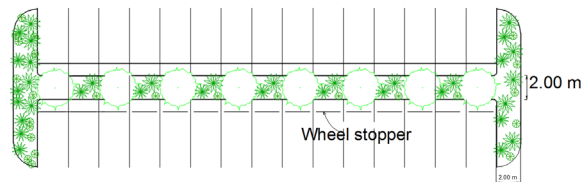
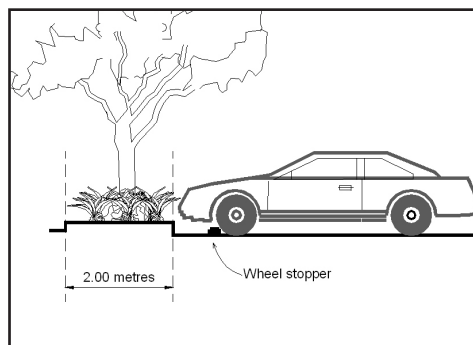


Figure 5.5.1 - An illustration of the need to use wheel stoppers to protect landscaping and the need to landscape all parking edges and between parking bays.

Note:

Refer to Section 2.5 Landscaping of Part 2 of Volume 1 of the Plan for additional requirements on Landscaping.

5.6

Residential Interface

5.6 Residential Interface

Objectives:

- To ensure that commercial development does not have adverse impacts on the amenity of adjoining and nearby residential development.
- To ensure that commercial buildings are appropriately setback from nearby residential development.
- To ensure that heavy vehicles associated with commercial development do not adversely impact upon residential amenity.
- To provide a visually attractive relationship with residential development.

Design Requirements

- a) Buildings adjoining residential zones and/or open space shall be setback a minimum of 3 metres from that property boundary.
- b) Loading areas, driveways, waste storage areas and roof top equipment shall not be located adjacent to residential development.
- c) Any commercial buildings that are designed to accommodate the preparation of food from a commercial tenancy, shall provide ventilation facilities to ensure that no odour is emitted in a manner that adversely impacts upon any residential premises.
- d) External lighting shall be positioned to avoid light spillage to adjoining residential development.
- e) An acoustic report may be required to be prepared as part of a development application where the proposed development is adjacent to residential or other sensitive uses, such as places of worship and child care centres.

Note: Enquiries should be made with Council's Development Services Section as to whether an acoustic report is required in respect to a particular development application.

5.7 Subdivision

5.7

Subdivision

Objective:

- Encourage the equitable distribution of car parking within strata titled commercial development.

5.7.1 Strata Subdivision

Design Requirements

- a) No more than 50% of the required car parking within a strata title subdivision shall be allocated to individual commercial units within a multi-unit complex.
- b) All car parking spaces that are allocated to individual units shall be proportioned in number to the size of the units.
- c) No car parking spaces shall be created as a separate allotment.
- d) No internal or outdoor storage space shall be created as a separate allotment.
- e) No common property car parking spaces shall be fenced off from other parts of the development.

5.8

5.8 Commercial Waste Management

Commercial Waste Management

Objective:

- Ensure that appropriate facilities are provided for the storage and collection of commercial waste.
- Minimise adverse impacts on the amenity of all users of the site.

Design Requirements - Commercial Development

- Commercial development shall make provision for an enclosed onsite waste and recycling facility that has adequate storage area to accommodate the waste generated from the development. Minimum commercial waste generation rates are contained in Table 5.8.1.
- Any commercial premises that generates more than 20% of total weekly waste generated or 50 litres by weight or volume (whichever is the lesser) of meat/seafood product shall be collected daily or refrigerated awaiting collection.
- All commercial premises shall hold evidence of a contract with a licensed collector for garbage and recycling collection.

Table 5.8.1 Commercial Waste Generation Rates.

| Type of Premises | Waste Generation | Recycling Generation |
|--|---|---|
| Food Premises | | |
| Butcher, Delicatessen, Seafood Shop, Takeaway | 80L/100 m ² floor area/day | Discretionary |
| Restaurants | 10L/1.5 m ² /day | 2L/1.5 m ² /day |
| Retail (other than food premises) | | |
| Less than 100m ² floor area | 50L/100 m ² floor area/day | 25L/100 m ² floor area/day |
| Over 100m ² floor area | 50L/100 m ² floor area/day | 50L/100 m ² floor area/day |
| Offices | 10L/100 m ² /day | 10L/100 m ² /day |
| Hairdresser/ Beauty Salon | 60L/1.5 m ² /day | Discretionary |
| Licensed Premises | 50L/100 m ² /bar area/day 10L/1.5 m ² /off dining area/day | 50L/100 m ² /of bar and dining areas/day |
| Motel and other temporary accommodation premises | 5L/bed/day | 1L/bed/day |

5.9 Parenting Facilities

5.9

Parenting Facilities

Objective:

- Ensure that adequate parenting facilities are provided within large scale commercial and retail developments.
- Provide easily accessible, safe and adequately equipped parenting facilities suitable for feeding and other purposes related to the care of babies/infants by both female and male carers.

5.9.1 Development Applications to which this Section Applies

Design Requirements

- a) Parenting facilities shall be incorporated in all new buildings and alterations/refurbishment of existing buildings for regional and district shopping centres, major sporting facilities, swimming centres, community facilities, libraries, hospitals, theatres, cinemas, department stores, and any other building where in Council's opinion such facilities should be provided.

A parenting facility is a room which is equipped with facilities for feeding (including breast feeding) and caring of babies/infants.



Figure 5.9.1 - An example of a parenting facility.

5.9.2 General Requirements

Design Requirements

- a) Each parenting facility shall be designed to:
- provide a quiet place for parents to feed children in privacy;
 - be a unisex use facility;
 - provide an allocated area to change nappies;
 - provide hand washing (warm and cold) and drying facilities;
 - provide a toddler toilet;
 - be separated from male, female and disabled toilets; and
 - be well ventilated in accordance with *Australian Standard 1668 Part 2- Acceptable Indoor Air Qualities* (as amended).

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