

# Campbelltown (Sustainable City) Development Control Plan 2015



## VOLUME 2

Site Specific DCPs

Part 12: Glenlee Precinct DCP

Creating Campbelltown's Future 2025



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## Table of Contents

<b>12.1 Application</b>	<b>4</b>
<i>12.1.1 Land to which this Part applies</i>	
<i>12.1.2 Development in the vicinity of the local government boundary</i>	
<b>12.2 Vision and Development Objectives</b>	<b>6</b>
<b>12.3 Development Objectives and Controls</b>	<b>7</b>
<i>12.3.1 Building Design and Setting</i>	
<i>12.3.2 Activities Outside Buildings</i>	
<i>12.3.3 Subdivision and Lot Design</i>	
<i>12.3.4 Landscaping</i>	
<b>12.4 Visual Impact</b>	<b>13</b>
<b>12.5 Environmental Protection Works</b>	<b>14</b>
<b>12.6 Transport Network, Access and Car Parking</b>	<b>19</b>
<b>12.7 Geotechnical Works</b>	<b>21</b>
<b>12.8 Contamination</b>	<b>22</b>
<b>12.9 Related Studies</b>	<b>23</b>

# 12.1

## Application

### 12.1 Application

The following parts of the Campbelltown (Sustainable City) Development Control Plan apply to the land shown in Figure 1:

Volume 1: Part 2 Requirements applying to all Types of Development;

Volume 1: Part 7 Industrial Development; and

Volume 1: Part 12 Glenlee Precinct.

Where the provisions of Part 12 differ from the requirements of the other parts, the controls in Part 12 will prevail.

Campbelltown City Council Engineering Design Guide for Development also applies to development specified in this Part.

### 12.1.2 Development in the vicinity of the local government boundary

#### Objectives

- Provide flexibility in circumstances where sites fall within both Campbelltown and Camden local government areas; and
- Ensure that a logical layout of development is achieved that can be managed adequately.

#### Controls

##### Architectural Design

- a) Buildings are to be articulated to reduce the apparent height and scale of external walls;
- b) Plant and mechanical equipment, including exhausts are to be screened or located appropriately so that they are not prominent features from the existing and likely future public domain;
- c) Materials and colours of buildings, utility and ancillary structures must adopt darker, recessive toned colours such as earth tones (stone, browns, muted greens, sand, dark red/plums) or cool tones (soft greys, grey/blues). All materials must be constructed of non-reflective materials; and

## 12.1 Application

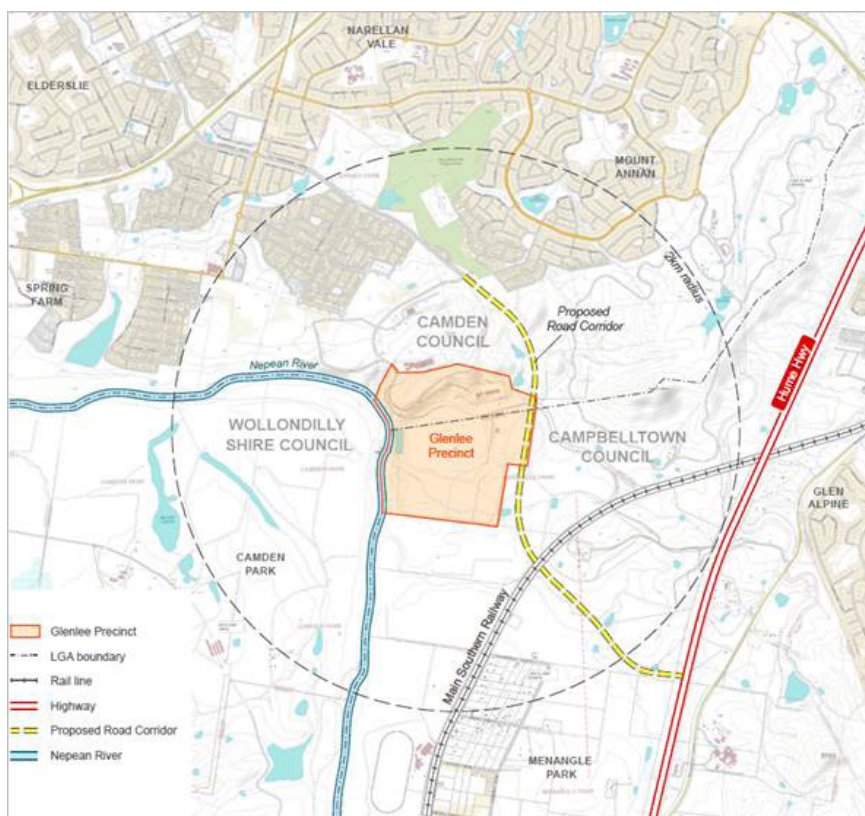


Figure 12.1 - Location of Glenlee Precinct

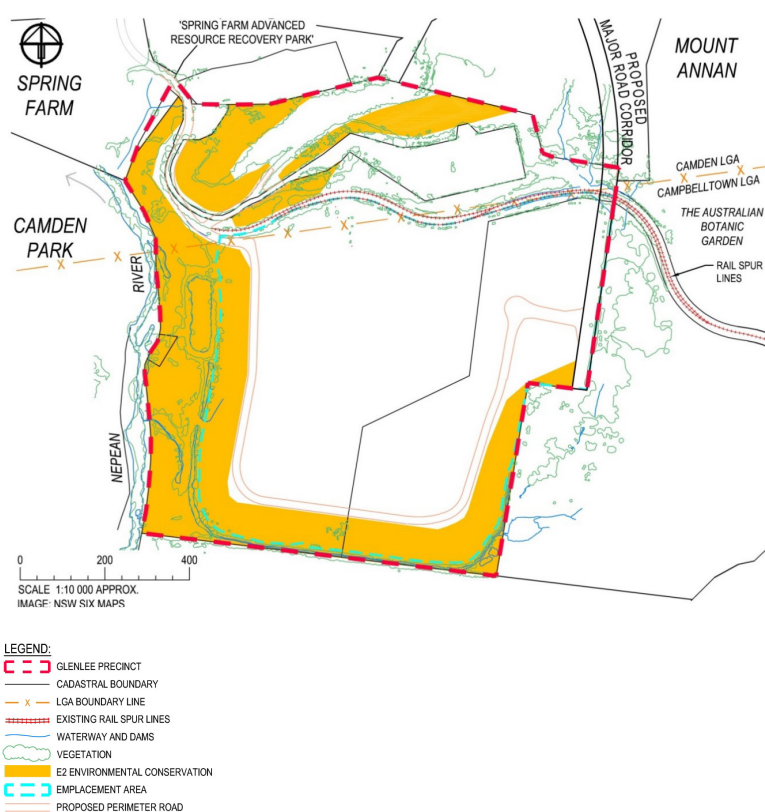


Figure 12.2 - Location of Important Precinct Features

## 12.2

### Vision and Development Objectives

#### 12.2 Vision and Development Objectives

Glenlee provides an opportunity to create an employment precinct with a balanced mix of sustainable land uses within the landscape context of its elevated position at the southern end of the Scenic Hills and adjacent to both the Nepean River and the Australian Botanic Gardens. Glenlee will be a significant destination and employment precinct to complement the new residential areas currently being developed in nearby areas.

The existing development of the site does not complement the surrounding landscape setting. Council seeks to ensure that any new development can take place in a way that is sustainable and is compatible with the surrounding cultural landscape.

Further, the precinct is located in an important distant backdrop when viewed from the M31 Hume Motorway. It shall therefore consist of a variety of low elevation industrial, warehouse and logistic development in a landscaped setting that ensures no detrimental visual impact on the surrounding cultural heritage and residential areas.

Development of the land may take several forms over a period of time given its existing circumstances. It may involve new buildings, structures and / or outside storage of materials within the existing or adjusted lots or may eventually involve subdivision of land and the creation of new public streets with subsequent development.

##### Objective:

- Facilitate new development such as industrial, warehousing and logistic activities;
- Ensure a high standard of development encouraging local employment and creating an area which is pleasant, safe and efficient to work in; Provide access to a bus route to service the precinct.
- Ensure that development takes account of the physical nature of the local environment, particularly the Nepean River, ridgelines and the natural landscape;
- Ensure that development does not result in pollution of waterways particularly the Nepean River and protects, restores and enhances riparian corridors;
- Ensure that development does not adversely affect the amenity of surrounding areas, such as Menangle Park, Glenlee House the Australian Botanic Garden and Camden Park;
- Ensure stability of the emplacement site and re-vegetation of the embankments;
- Ensure suitable transport and pedestrian connectivity to and from the precinct including the Macarthur Recreational Trail;
- Ensure provision of infrastructure to facilitate development of the precinct;
- Establish environmental criteria and controls for development within the area to ensure that the environmental quality of adjoining areas is not compromised;

## 12.3

### Development Objectives and Controls

- Preservation of existing bushland and establish or upgrade a continuous fully vegetated corridor to allow for the movement of fauna between the Nepean River corridor and the Australian Botanic Garden; and
- Minimise the impact of development on areas of native vegetation including areas of high biodiversity, archaeological and heritage significance.

#### Controls

1. Development of the Glenlee Precinct is to be generally consistent with the Indicative Concept Plan shown in Figure 3.

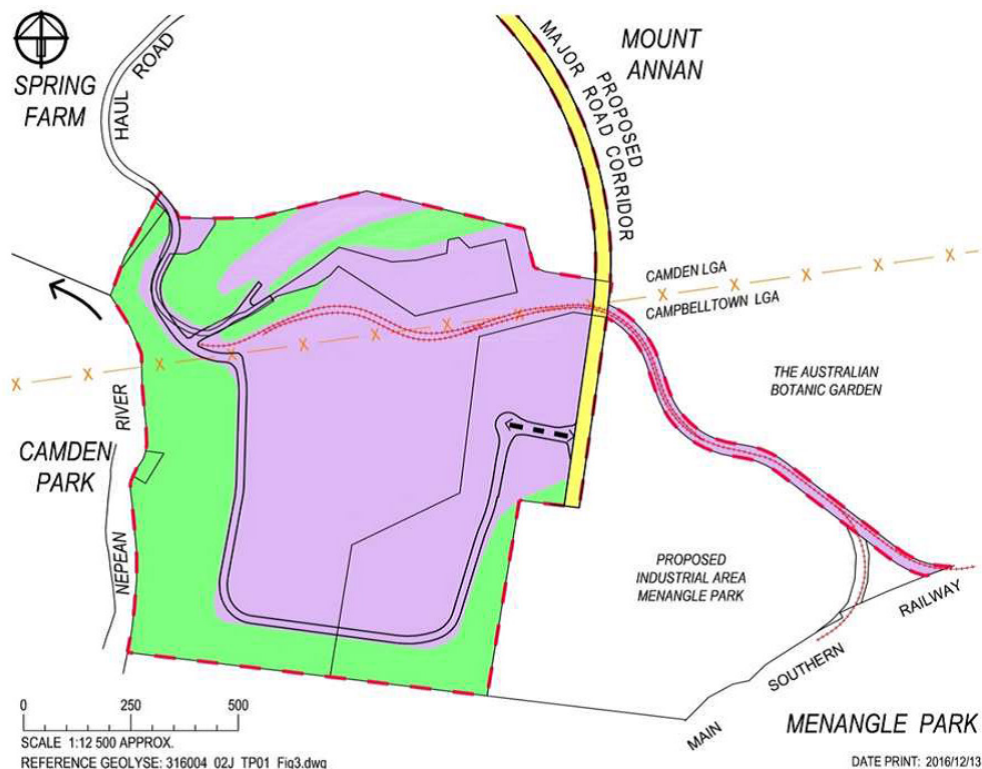


Figure 12.3 - Location of Important Precinct Features

### 12.3 Development Objectives and Controls

This section outlines the objectives and controls to achieve the desired site planning design and landscape outcomes.



# 12.3

## Site Development and Urban Design

### 12.3.1 Building Design and Setting

#### Objective:

- Optimise integration of buildings with the natural topography, landscape and relative positioning of buildings in the street and the surrounding context;
- Encourage a high standard of architectural design, utilising quality materials and finishes;
- Establish varied and articulated frontages fronting the existing or likely future public domain;
- Encourage the design of attractive and appropriate amenities for staff; and
- Ensure fencing has been designed with regard to the future desired character of the precinct and existing urban environment.

#### Controls

##### Architectural Design

1. Buildings are to be articulated to reduce the apparent height and scale of external walls;
2. Plant and mechanical equipment, including exhausts are to be screened or located appropriately so that they are not prominent features from the existing and likely future public domain;
3. Materials and colours of buildings, utility and ancillary structures must adopt darker, recessive toned colours such as earth tones (stone, browns, muted greens, sand, dark red/plums) or cool tones (soft greys, grey/blues). All materials must be constructed of non-reflective materials; and
4. Building facades to the street must be predominately constructed of face brick, decorative masonry blocks (non-standard concrete blocks), precast panels (coloured and / or textured to a high-quality finish), glass, natural timber or other building materials that present attractively to the public domain.

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## Siting / Building Orientation

1. Buildings must be integrated with the natural landscape and the existing and likely future streetscape with an articulated and landscaped appearance when viewed from the vegetation management areas;
2. Building elevations oriented towards residential areas shall be minimised. Where this is unavoidable, the building to be designed to ameliorate negative impacts;
3. Buildings should be designed to maximise solar efficiency, landscape design at the frontage and encourage passive surveillance;
4. Buildings and structures shall be consistent with any future public roads on or adjacent to the precinct; and
5. On lots with multiple street frontages, such as corner lots, buildings must be designed to address both streets.

# 12.3

## Activities Outside Building

### 12.3.2 Activities Outside Building

#### Objectives

- Optimise the location, scope and appearance of outdoor activities such as storage and structures involved in processing of materials with the natural topography, landscape and relative positioning of buildings in the street and the surrounding context; and
- Minimise views of outdoor activities from public roads and from the surrounding areas.

#### Controls

1. Outdoor activities shall be screened from view from existing and likely future public roads and the surrounding areas; and
2. Structures used in conjunction with the storage and / or processing of materials shall be designed and have colours to minimise their impact on the view from the surrounding areas.



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## 12.3

### Subdivision and Lot Design

#### 12.3.3 Subdivision and Lot Design

##### Objectives

- Ensure the creation of lots does not impact adversely on natural and cultural features, existing biodiversity, views and vistas of major heritage items and special areas;
- Ensure that development occurs in a logical and staged manner;
- Ensure that any development that may take place prior to any subdivision does not compromise the intended urban design outcome;
- Ensure provision of a perimeter road that provides an asset protection zone to development to the precinct, a legible road spine, buildings addressing the E2 Environmental Conservation Zone and permit views to more distant vistas; and
- Minimise the number of access points to major roads, whilst facilitating appropriate connectivity and permeability for all modes including pedestrians

##### Controls

1. Any development proposed for the site shall be consistent with Figure 3 - Indicative Concept Plan;
2. Where no subdivision of the site is proposed initially the proposed development shall be designed in a way that would not compromise the provision of a road around the perimeter of the site as envisaged in Figure 3;
3. All development applications must include an Indicative Layout Plan (ILP), or reference an existing ILP, that shows how the proposed development, any proposed or future subdivision, any proposed or future buildings and any proposed or future internal road network would be laid out to be consistent with the Indicative Concept Plan identified in Figure 4;
4. All development applications for the site shall show the vegetation management zones;
5. All development must ensure that:
  - a. all proposed roads and driveways are appropriately connected to the perimeter road;

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## 12.3

### Subdivision and Lot Design

- b. it does not unreasonably burden the development potential of adjoining lots;
  - c. it has an attractive frontage to adjoining vegetation management zones or open space land; and
  - d. it will provide opportunities for passive surveillance to the public domain.
- 6. Any perimeter public roads must be subject to significant landscape treatment in accordance with an approved Vegetation Management Plan (VMP) and be compatible with any bushfire management requirements;
  - 7. Battle-axe allotments shall be avoided, where possible;
  - 8. Where a Strata or Community Title subdivision is proposed, parking, landscaping, access areas and directory board signs shall be included as common property; and
  - 9. Prior to the issue of an occupation or subdivision certificate, the road verge /nature strip area adjoining the development site must be left weed and rubbish free, leveled, turfed and planted with appropriate upper canopy street trees at the rate of approximately 1 tree per 15m, main stem to main stem distance apart. The street trees are to be protected by the installation of durable and aesthetically appropriate tree guards with an approved root guard installed in the ground.

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## 12.3 Landscaping

### 12.3.4 Landscaping

#### Objectives

- Create a landscape character and amenity that is appropriate to the scale and nature of the development;
- Encourage development which provides attractive staff amenities through landscaping; and
- Minimise the visual impact of any development of the site from the surrounding area.

#### Controls

1. A detailed landscape plan, prepared by a suitably qualified consultant, must be prepared with all development applications for the subdivision of land and or erection of buildings. The landscape plan must also detail the location, height and type of fencing proposed within the site;
2. Where it is proposed to carry out development prior to any comprehensive subdivision, including the provision of new public roads, landscaping is to be provided around the development to provide sufficient screening of buildings and any outdoor activities when viewed from surrounding areas such as Menangle Park, Glenlee Estate, the Australian Botanic Gardens and Camden Park Estate. This landscaping may need to be located in places where landscaping would not be required if a comprehensive subdivision takes place;
3. Details shall be submitted showing what soil works are required to support landscaping and street tree planting;
4. Street setbacks are to comprise a minimum 50% of soft landscaping;
5. Staff amenities and open spaces, such as break-out spaces should be incorporated into landscaped areas to provide attractive working environments;

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## 12.4

### Visual Impact

6. Native trees are to be planted every 10m, within the first 3m of the primary street frontage. At the time of planting, the trees must have a minimum height of 2m and a minimum pot size of 400L;
7. Fencing shall be softened with landscaping and planting; and
8. Automatic irrigation systems should be installed for all landscaped areas on the developed lots. They shall be designed to meet specific site requirements.

### 12.4 Visual Impact

#### Objectives

- Ensure that view corridors are maintained between Glenlee and surrounding significant rural and historic sites;
- Mitigate visual impacts of the development by providing vegetative screening;
- Encourage well designed development in visually prominent locations, and
- Ensure that light spill and glare from external lighting does not impact adversely upon the use and enjoyment of adjoining premises and surrounding areas, particularly residential and rural areas or compromise road safety.

#### Controls

1. A Visual Analysis Report must be submitted with any development application for the construction of a new building or change in natural ground level. The report is to be prepared by a suitably qualified consultant and must identify visually prominent areas and establish potential view impacts to and from Menangle Park, Glenlee Estate, the Australian Botanic Gardens and Camden Park Estate as a result of the finished landform;
2. A vegetated buffer screen incorporating upper, middle and lower canopy planting must be established along the southern and western perimeter of the precinct. Details of the buffer screen are to be provided in the VMP;

## 12.5

### Environmental Protection Works

3. In visually prominent areas, the design of buildings must consider their appearance from locations outside of the Precinct. Architectural treatments should be used to ensure that the appearance of the building does not detract from the amenity of the area;
4. Electrical and telecommunication infrastructure shall be placed underground where feasible. If provided overhead, infrastructure must be designed so as to minimise visual impact, particularly in respect to significant sites surrounding the precinct; and
5. An external lighting strategy / plan must be submitted with development applications involving new building work, but excluding internal work to an existing building and must detail the location and design of lighting and the proposed hours of operation with reference to AS 4282-1997 Control of the obtrusive effects of outdoor lighting.

#### Note:

Remedial measures to reduce light spillage may include shielded street lighting, reduced height of light poles, directional lighting to avoid spillage upwards or towards heritage items, box lighting and earth bunding.

## 12.5 Environmental Protection Works

### Objectives

- Protect, restore and enhance the environmental qualities of water courses, in particular the Nepean River;
- Promote the conservation of urban bushland and establish continuous and a fully vegetated corridor to allow for the movement of fauna;
- Protect and preserve native vegetation and biological diversity in the Glenlee Precinct in accordance with the principles of ecologically sustainable development including the removal of weed infestations and to avoid first impacts to native vegetation by using prevention and where impacts are unavoidable biodiversity offsets must be used;
- Maintain and, where appropriate, enhance the ecological values within the Precinct and corridors for fauna and flora through re-vegetation and restoration work;

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## 12.5

### Environmental Protection Works

- Ensure that the all development is stabilised with vegetation and bush regeneration; and
- Ensure that adequate soil is provided to support landscaping required by the Section 3.1.4.

#### Controls

1. A VMP shall be submitted with the first development application for the development or subdivision of an allotment of land within the area to which Part 12 applies. The VMP will apply to land identified as Management Zones A and C within Campbelltown local government area in Figure 4.
2. The environmental protection works shall be carried out in accordance with the VMP either:
  - a. On the portion of land identified in the VMP on the lot where a development is proposed; or
  - b. On all of the land identified in the VMP where a comprehensive subdivision, including public roads is proposed.
3. The VMP must:
  - a. Be prepared in accordance with the Ecological Assessment prepared by Ecological Australia dated 29 April 2016;
  - b. Specify what soil works are to be undertaken to support landscaping required to stabilise the embankment and to provide a screen the site from views from the surrounding area;
  - c. Specify a vegetation landscape buffer along the boundaries of the precinct in accordance with Control (b) under 'Visual Impact' ; and
  - d. Show areas of vegetation that are to be fenced off and protected when earthworks and civil works are to be undertaken in close proximity.



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## 12.5

### Environmental Protection Works

4. Compliance with the VMP shall be undertaken within the relevant stages of the development application;
5. The re-alignment and / or construction of road networks in the E2 Environmental Conservation Zone must consider options for fauna overpass and underpasses;
6. Management Zone A (within the E2 Environmental Conservation Zone) shall be provided with vegetation in accordance with the following requirements:
  - a. Asset protection zones must not be located within vegetation retained for conservation in this zone;
  - b. Weed control and re-vegetation measures are to be implemented to improve the ecological value of this corridor;
  - c. Planting mix is to comprise both upper (tree) and lower storey using locally endemic species;
  - d. Best practice soil erosion control shall be implemented during construction and maintained as required, to prevent sediment flow into this zone;
  - e. Spray grass, hydro seeding, geo fabrics or jute weed matting shall be provided to minimise the loss of top soil while plant establishment takes place should be considered during construction. These management measures shall be detailed in the Construction Certificate plans; and
  - f. With the exception of the existing sedimentation traps, water storage dams and related pumping infrastructure in this zone, stormwater structures shall be located outside the conservation area, where possible.

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## 12.5

### Environmental Protection Works

7. Management Zone C (within the E2 Environmental Conservation Zone) shall be provided with vegetation in accordance with the following requirements:
  - a. A riparian corridor must be applied from the Caley's Creek watercourse to the top of the emplacement batter, where the creek is present (see Figure 5);
  - b. Soil remediation shall be undertaken to encourage growth of Cumberland Plain flora and fauna, or River-Flat Eucalypt Forest community;
  - c. Restoration planting adjacent to the watercourse shall comprise plants in association with characteristics of the River-flat Eucalypt Forest community with the batter slopes being planted to a modified, site specific community comprising of a vegetation community reflective of the locality and be able to be adapted to the soil conditions, land fill strata and slope;
  - d. The vegetation on the top of the emplacement batter must comply with Bushfire APZ requirements; and
  - e. An ongoing weed controls program in perpetuity and re-vegetation measures are to be implemented to improve the ecological value of the corridor.
8. Any new ground levels resulting from these and any other geotechnical works must be detailed as part of any subdivision development application plans and considered as part of any visual impact assessment;
9. A covenant (under 88B of the Conveyancing Act 1919) will be required to be registered on the title of the development lots, requiring compliance with the VMP; and

## 12.5 Environmental Protection Works

10. Where land in E2 Environmental Conservation Zone becomes separated by the future perimeter road from lots created for development, the land shall be required to be identified as common property under a Community Title scheme unless an alternate scheme can be provided.

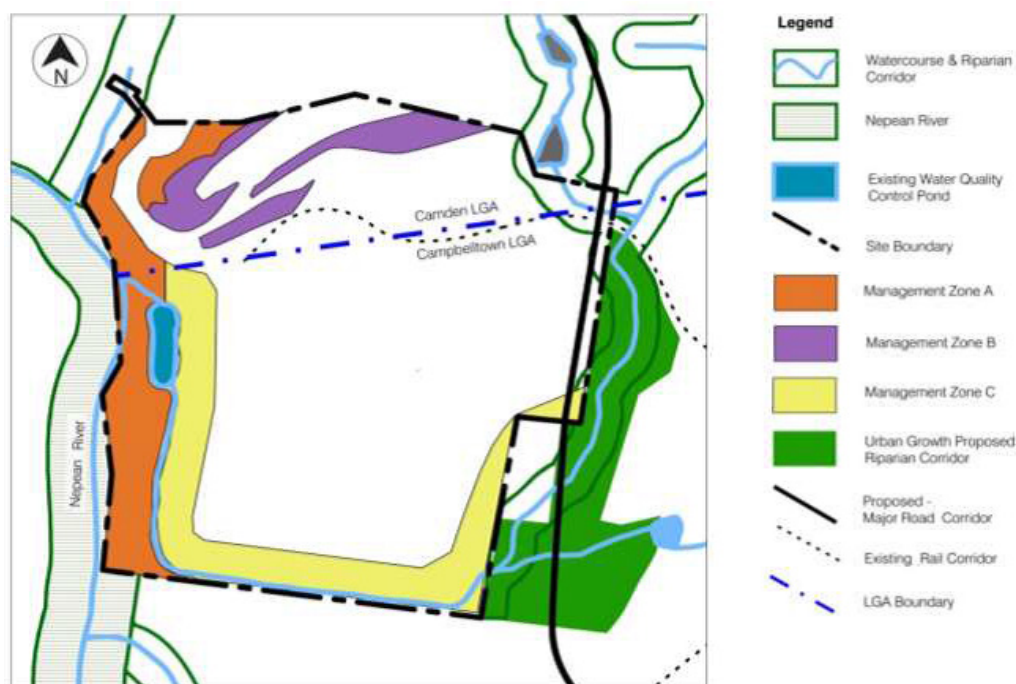


Figure 12.4 - Location of Management Zones within the Precinct

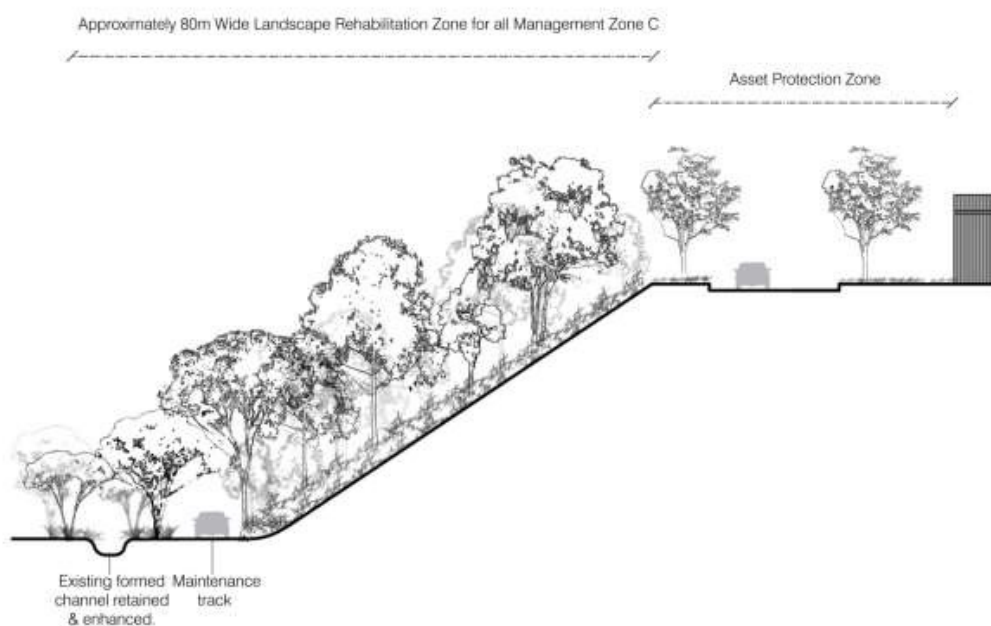


Figure 12.5 - Indicative Section for Management Zone C

## 12.6 Transport Network, Access and Car Parking

# 12.6

## Transport Network, Access and Car Parking

This section outlines the objectives and controls to achieve the desired network planning and site access outcomes.

### 12.6.1 Network

#### Objectives

- Provide for diverse integrated means of accessing the Precinct;
- Ensure the movement network accommodates a range of uses and functions;
- Optimise access without compromising the safety and efficiency of the surrounding network;
- Develop a legible, safe and convenient pedestrian and cycle network, connecting with networks external to the Precinct;
- Provide safe, efficient access and maneuvering; and
- To ensure that adequate consideration has been given to any potential routes to and from the Macarthur Recreational Trail.

#### Controls

1. A clear road hierarchy must be reinforced through landscape treatment including street trees;
2. Road design must consider all modes of transport;
3. All roads shall have a minimum carriageway width of 13m;
4. Pedestrian and transport routes must have consideration to potential impacts on the Macarthur Recreational Trail;
5. Where public roads are provided in the site, the proposed future road link to the future Spring Farm Parkway shall be constructed up to the boundary of this future road link; and

#### Note:

Infrastructure such as roads, drainage and cycleways are to be designed in accordance with Campbelltown City Council Engineering Design Guide for Development.

# 12.6

## Transport Network, Access and Car Parking

### 12.6.2 Access to the Precinct within Campbelltown LGA

#### Objective

- Ensure that secure access is provided to the site.

Where the site has no frontage to a public road, any development of the site will require access over “other private land”. This other private land will be required to be part of the development application to develop the site and will require owner’s consent of the other private land.

Where the other private land is within Camden Council, that council will also be the consent authority for the development.

#### Controls

1. Where public road access is not available directly to the site, access via a right of carriageway shall be obtained to provide access to the Spring Farm Parkway that exists at the time of development; and
2. Where public road access is not provided directly to the site and requires access to Spring Farm Parkway within Camden LGA, consent of Camden Council will be required for the provision of the right of way access to the site.

### 12.6.3 Car Parking and Loading Access

#### Objectives

- Ensure adequate integrated on-site parking and to minimise the demand for kerbside parking; and
- Ensure that on-site car parks are visually attractive and can blend into the development area’s background.

#### Controls

1. All car parking spaces, including accessible spaces are to be detailed in the development application plans;
2. Car parking and loading access shall be provided in accordance with Part 7 Industrial Development of Campbelltown (Sustainable City) DCP; and

3. Car parking and loading areas should be suitably landscaped to provide shade, ameliorate large expanses of paving and identify entrances.

## 12.7

### Geotechnical Works

#### 12.7 Geotechnical Works

##### Objectives

- Ensure the stability of future developments and Council infrastructure within the site;
- Mitigate impacts associated with erosion and instability of sub-soils; and
- Ensure that landscaping and vegetation are used to stabilise the precinct.

##### Controls

1. A development application that involves the construction of new buildings, roads or footpaths are to be accompanied by a geotechnical report to ascertain whether the sub-soils are capable of supporting that development;
2. Embankments must be suitably stabilised to prevent erosion;
3. Developments that affect the embankment are to ensure that support for the establishment and continued growth of required screen vegetation is sufficiently provided;
4. Evidence must be provided to demonstrate that specific testing of the road pavement subgrade soils have been carried out prior to design of new pavements;
5. Loose surface material must be suitably treated and addressed in the geotechnical report;
6. A capping layer of granular fill at a minimum depth of 2m, or otherwise specified by a geotechnical engineer, must be provided over the entire emplacement area;
7. Any potential adverse impacts on ground water as a result shall be identified and minimised; and

##### Related Studies:

The findings contained in the Glenlee Precinct Rezoning - Revision of Land Capability Statement - Geotechnical report prepared by AECOM and dated 20 May 2016 should be considered when preparing plans for geotechnical works.



## 12.8 Contamination

8. The new ground level resulting from ground level changes must be detailed as part of any subdivision development application plans.

### 12.8 Contamination

#### Objective

- Protect the environment by ensuring that potentially contaminated areas within the Glenlee Precinct are remediated.

#### Controls

1. Development applications for development in potentially contaminated areas as identified at Figure 6 must be accompanied by a Stage 2 Detailed Site Investigation prepared in accordance with State Environmental Planning Policy 55 - Remediation of Land and where relevant, Council's contamination policies; and
2. Where remediation is required, a remediation action plan, prepared by a certified consultant must be lodged with the development application.

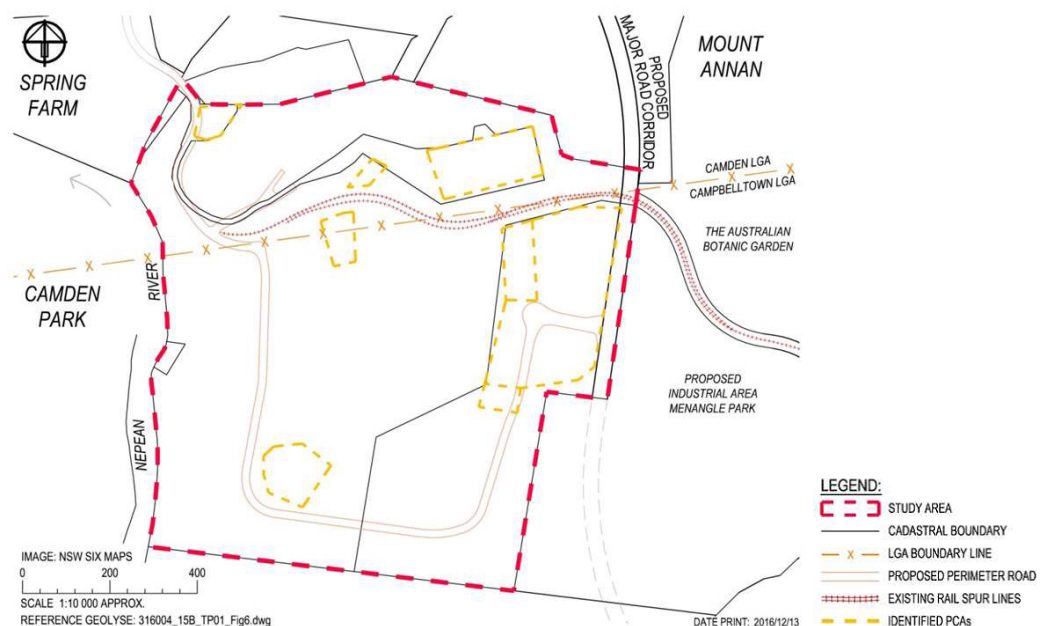


Figure 12.6 - Potentially Contaminated Areas

## 12.9 Related Studies

This section must be read in conjunction with the following supporting documents. These are additional to those set out in this subsection and must be considered when submitting a development application:

1. Visual and Landscape Assessment prepared by Musecape dated 24 February 2015 and revised October 2016;
2. Riparian Corridor Study prepared by AECOM dated 16 May 2016;
3. Water Cycle Management Strategy prepared by AECOM dated 13 May 2015;
4. Ecological Assessment prepared by Ecological Australia dated 29 April 2016;
5. Bushfire Assessment prepared by Ecological Australia dated 24 February 2014 and revised 29 April 2016;
6. Geotechnical Report prepared by AECOM dated 20 May 2016;
7. Traffic Impact Assessment prepared by AECOM dated 20 May 2016;
8. Aboriginal Heritage Due Diligence Assessment prepared by Cultural Heritage Connections dated July 2014;
9. Non-Indigenous Heritage Assessment prepared by Musecape dated 24 July 2014;
10. Air Quality Assessment prepared by AECOM dated 13 May 2016;
11. Civil Infrastructure Report prepared by AECOM dated 13 May 2016;
12. Revised Remediation Strategy prepared by AECOM dated 13 May 2016;
13. Revised Consolidated Phase 1 Contamination Assessment prepared by AECOM dated 13 May 2016;
14. Revised Consolidated Sampling, Analysis and Quality Plan for Phase 2 Contamination Assessment prepared by AECOM dated 13 May 2016; and
15. Noise and Vibration Impact Assessment prepared by AECOM dated 6 May 2015.

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