

DRAFT Campbelltown (Sustainable City) Development Control Plan 2015



VOLUME 2

Site Specific DCPs

Part 13: Maryfield's DCP

Creating Campbelltown's Future 2025



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13.1

Application

13.1 Application

This Development Control Plan (DCP) applies to ‘Maryfields Estate’ being the land identified in Figure 13.1. The land is situated in the suburb of Campbelltown and is bounded by Maryfields Drive to the north-east, Narellan Road to the south, John Kidd Reserve and Blair Athol housing to the east and Hume Motorway to the west. Maryfields Estate has an aggregate site area of 43.554 hectares.



Figure 13.1 - Land to which this DCP Applies - Maryfields Estate

13.1.1 Purpose of this Part

The purpose of this Part is to establish a supplementary planning framework (beyond the general provisions of the Campbelltown Sustainable City DCP) for achieving the Council endorsed vision for the Maryfields Estate, through the establishment of issue specific objectives and controls. In doing so it provides a platform against which Council will assess future development applications in Maryfields Estate.

13.1.2 Relationship with Campbelltown (Sustainable City) DCP

13.1 Application

This DCP forms part of the Campbelltown (Sustainable City) DCP ('CSCDCP'), and provides additional controls and guidelines that apply specifically to development within Maryfields Estate. Where a development control is not specified in this Part, development is subject to all other relevant controls of CSCDCP.

Where there is an inconsistency between this Part and any other provision of the CSCDCP, this Part applies to the extent of the inconsistency.

Campbelltown City Council Engineering Design Guide for Development applies to all development within Maryfields Estate.

Maryfields Estate has been identified as an Urban Release Area under Campbelltown Local Environmental Plan 2015 (CLEP 2015). Clause 6.3 of CLEP 2015 requires a DCP to be prepared for the land that includes certain provisions and controls.

This DCP satisfies the requirements of Clause 6.3 as detailed in the below table.

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Application

13.1.3 Urban Release Area

CLEP 2015 Clause 6.3 Requirement	Relevant Provision / Control
(a) A staging plan for the timely and efficient release of urban land, making provision for necessary infrastructure and sequencing.	The development of the land is intended to be staged generally in accordance with the map provided at Figure 13.3 of this part.
(b) An overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists.	<p>The internal road layout and connections with Narellan Road and Maryfields Drive shall be provided generally in accordance with Figure 13.4.</p> <p>The road system shall restrict private vehicular access between Narellan Road and Blair Athol to ensure through traffic does not adversely impact upon the local road network.</p> <p>Pathway connections for pedestrians and cyclists shall be generally provided in accordance with Figure 13.2.</p>
(c) An overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed landscaping requirements for both the public and private domain.	<p>Site specific tree species for the embellishment of the public road system are provided at Appendix 1. The most significant native vegetation on the site is zoned RE2 Private Recreation and excluded from urban development.</p> <p>Vegetated areas are also preserved within riparian corridors and subject to a vegetation management plan to achieve the objective of this provision.</p>
(d) A network of passive and active recreational areas.	A network of open space and passive recreation areas are to be provided generally in accordance with the masterplan at Figure 13.2. This includes the riparian corridor across the Narellan Road frontage of the site. A cycleway and pathway system is to be provided throughout the site to connect with surrounding areas.
(e) Stormwater and water quality management controls.	These are to be provided in accordance with the Campbelltown City Council Engineering Design Guide for Development.

13.1

Application

CLEP 2015 Clause 6.3 Requirement	Relevant Provision / Control
(f) Amelioration of natural and environmental hazards, including bush fire, flooding and site contamination and, in relation to natural hazards, the safe occupation of, and the evacuation from, any land so affected.	<p>The development precincts under the masterplan respond to site hazards and constraints, including bushfire risk, flooding potential, and environmental considerations.</p> <p>Bushfire: All future development is to comply with the NSW Rural Fire Service’s Planning for Bushfire Protection. This includes the provision of suitable asset protection zones and appropriate maintenance of vegetated open space areas.</p> <p>Flooding: Development precincts have been informed by the flooding characteristics of the site. All future development is to comply with Council’s Engineering Design Guide for development. Site specific controls to ensure the structural integrity of the main dam wall are provided in Section 13.7.3.</p> <p>Contamination: A preliminary environmental site assessment has been undertaken to determine the suitability of the site for the land uses identified under the masterplan. Given the low potential for some contamination of portions of the site, future targeted investigations and where appropriate remediation may be required at the development application stage to comply with State Environmental Planning Policy No. 55 - Remediation of Land.</p>
(g) Detailed urban design controls for significant development sites.	No significant development sites have been identified for the land. Urban design controls are provided for the business / lake and heritage precincts to provide a high quality design outcome.
(h) Measures to encourage higher density living around transport, open space and service nodes.	The zoning provides for an appropriate diversity of housing choice and lot sizes having regard to the site context and masterplan transport links, ranging from low density housing adjacent at Blair Athol to higher density seniors living adjacent to the open space heritage precinct.
(i) Measures to accommodate and control appropriate neighbourhood commercial and retail uses.	Neighbourhood shops are centrally located and suitable controls on retailing are provided under Clause 7.22 of CLEP 2015 to ensure land use outcomes within this precinct are consistent with the objectives for development in the Business Park zone.

13.1

<p>(j) Suitably located public facilities and services, including provision for appropriate traffic management facilities and parking.</p>	<p>Vehicular access will be available along the public road network with parking provided in conjunction with the development of each nominated precinct under the masterplan. The main lake and surrounds will be accessible to pedestrians/cyclists via the nominated path network. The site is accessible to the adjacent Blair Athol Community Centre and higher order public facilities within the Campbelltown City Centre. An environmental/heritage interpretation centre with appropriate on-site parking is also planned for the heritage precinct which will facilitate community access..</p>
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13.2

Key Development Objectives and Controls

13.2 Key Development Objectives and Controls

Objectives

- Provide a high quality landscaped Business Park that complements and enhances the main lake setting and natural attributes of the site.
- Generate employment and economic growth for the Campbelltown-Macarthur Regional Centre through collaborative research and development opportunities involving the Western Sydney University, Campbelltown TAFE College, Campbelltown Hospitals and other enterprises in the Macarthur Region.
- Create a high quality residential environment with a variety of housing choice options.
- Deliver an appropriately landscaped and managed network of passive recreation and private open spaces.
- Provide a safe and efficient system of roads and pathways within a quality landscaped setting.
- Protect and enhance the important visual, ecological, and riparian qualities of the site.
- Conserve and promote the heritage significance of the site.

Controls

1. Masterplan - Subdivision layout and land uses to generally comply with the Masterplan shown at Figure 13.2.

The Masterplan provides the conceptual road design, subdivision layout and land use outcomes for the development of Maryfields Estate. All development applications relating to the Maryfields Estate are to be generally consistent with the Masterplan.

This Masterplan has been informed by detailed environmental planning studies undertaken during the rezoning of the land. Any deviations to the Masterplan may only be considered having regard to any relevant studies informing the Masterplan and where the general development objectives are achieved.

13.3

Precinct Staging



Figure 13.2 - Maryfields Estate Masterplan

13.3 Precinct Staging

The Maryfields Estate Masterplan contains four distinct precincts comprising the Business Park and main lake, a Heritage Park, a Seniors Housing precinct and a Residential Precinct. The precincts are to be delivered in accordance with the staging plan (Figure 13.3) to ensure the orderly and economic development of the land. Variations to the staging plan may be considered if the orderly delivery of the overall development and associated infrastructure is not compromised.



Figure 13.3 - Precinct Staging Plan

13.4

Streetscape and Connectivity

13.4 Streetscape and Connectivity

Objectives

- To provide for an efficient and connected street and pathway network for vehicular traffic, pedestrians and cyclists
- To provide an attractive and safe urban streetscape environment with integrated landscaping.
- To mitigate any adverse impacts of through traffic on the local road network by restricting the movement of private vehicles between Narellan Road and Blair Athol.

Controls

1. The street and pathway network is to be provided by the developer in conjunction with the corresponding development/subdivision of each staged precinct generally in accordance with the masterplan layout and Figure 13.4.
2. The technical design of all streets and pathways is to comply with the Campbelltown City Council Engineering Design Guide for Development.
3. Tree planting is to be integrated into the street design consistent with the Indicative Street Tree Hierarchy provided at Appendix 1.
4. A Street Tree Planting Plan for each Precinct, prepared by a suitably qualified landscape designer and including drawings, costings, materials and planting palettes shall be submitted to Council for approval in conjunction with the subdivision/development of each staged precinct.

13.4

Streetscape and Connectivity

5. A distinctive framed vista and formal entry design is to be provided for the entrance road to the Business Park precinct to achieve a high quality presentation from the Narellan Road frontage. Entry design shall include high quality paving, street lighting, entry signage, advanced tree planting and irrigated mass planting beds.
6. Street Tree planting shall be provided to both sides of all streets, comprising of minimum 100L pot size and corralled by hardwood timber tree guards.
7. The intersection of Maryfields Estate with Narellan Road shall be upgraded by the developer in conjunction with the construction of road works for the Business Park precinct. The upgrade works are to comply with the requirements of Campbelltown City Council and NSW Roads and Maritime Service, as generally depicted in Appendix 3.
8. A single lane restricted road link across the riparian corridor between the residential and seniors living precincts of the Maryfields Estate shall be provided for the use of bus and emergency vehicles only. The subject road link is to comply with any design requirements of local bus operators and emergency authorities.
9. Bus stops shall be provided as generally shown on the masterplan, including in proximity to the local neighbourhood shops. Where bus stops are provided consideration shall be given to wideing the road carriageway to accommodate a 2.5m wide bus parking bay. Roadside seating or shelters shall be provided at all bus stops.

13.4

Streetscape and Connectivity

- 10. Pedestrian and cycle pathways are to be designed having regard to the principles of Crime Prevention through Environmental Design to promote safety and security for users, including clear sight lines and provision of night lighting.
- 11. All street lighting is to be LED “Smart” lighting to Council’s specification. The street lighting plan must consider the impact of street tree planting (at planting and mature height and form) on the lighting.
- 12 The street lighting and associated infrastructure for all public roads is to be dedicated to Council. The design and installation of the street lighting is to be such that Council can take ownership of the street lighting in this subdivision (ie. separate circuit to residential supply).



Figure 13.4 Road Hierarchy

Objectives

- Provide a coordinated and managed open space network delivered in a timely manner with the development of the respective precincts identified under the Maryfields Staging Plan.
- Maintain and enhance the visual qualities of the main lake and associated open space areas as viewed from the Narellan Road frontage.
- Maintain and enhance riparian habitat and remnant Cumberland Plain Woodland of ecological significance.

Controls

1. Open space areas within Maryfields Estate are to be generally provided in accordance with Figure 13.5 (Open Space Areas), including connection with pedestrian and bicycle pathways. Specific controls for each open space area are provided in Table 13.1.
2. Open space areas are to be progressively embellished and managed by the developer at no cost to Council in conjunction with the development of the corresponding stage of Maryfields Estate.
3. Native vegetation within open space areas and riparian corridors are to be rehabilitated and managed in accordance with a Vegetation Management Plan (VMP) prepared by a suitably qualified environmental consultant in accordance with Council's Guide for the preparation of Vegetation Management Plans. VMPs for Stages 1A (Seniors Living), 1B (Business Park) and 3 (Heritage Precinct) are to be submitted with the initial development application for subdivision or development works for each of these precincts.

13.5

Open Space Areas



Figure 13.5 Open Space Areas

13.5

Open Space Areas

Table 13.1

Open Space Area	Specific Controls and Management Criteria
A. St Clare Memorial Park	<ol style="list-style-type: none"> 1. This Park comprises the existing designated cemetery at Bethlehem Monastery and adjacent grassed verge to the immediate west. These two spaces are to collectively comprise the St Clare Memorial Park. 2. The site is to include signature signage, sensitively designed with respect to the character of the landscape setting and presence of the existing cemetery. 3. The open structure and simple style of the landscape is to be maintained. Upgrade existing turf to match existing. Retain and protect existing vegetation and enhance with limited tree planting to the western side of the site. 4. Provide for passive recreation and surveillance through the use of seating and subtle lighting, styled to reflect the landscape character of the site. 5. Repair any dilapidated elements within the cemetery with approval from representatives of the Bethlehem Monastery and/or the Trustees of the Poor Clare Colletines. 6. Where required, restrict vehicular access to St Clare Memorial Park with landscape elements that reflect the landscape character of the site and with respect for the presence of the existing cemetery. 7. A Landscape Concept Plan for St Clare Memorial Park including drawings, costings, materials and planting palettes, shall be submitted to Council for review and approval as part of the Stage 2 development proposal. 8. Construction Certificate Plans for St Clare Memorial Park including drawings, details, costings, maintenance program and specifications shall be submitted to Council for review and approval, prior to construction. 9. Due to the existence of the cemetery, park ownership is to be retained and managed by the developer / private owner in accordance with the relevant legislation.

13.5

Open Space Areas

Open Space Area	Specific Controls and Management Criteria
B.Upper Riparian Corridor	<ol style="list-style-type: none"> 1. A Vegetation Management Plan shall be submitted to Council for the rehabilitation of the Upper Riparian Corridor in accordance with the requirements of Campbelltown City Councils Vegetation Management Plan: Guide to Vegetation Management Plan within the Campbelltown City Council Local Government Area, and the objectives of the Campbelltown (Sustainable City) Development Control Plan 2015. 2. Rehabilitation and management of the riparian corridor is to be undertaken by the private owner / developer of the Seniors Living Precinct in accordance with a Council approved VMP. 3. As a minimum, rehabilitation works shall be provided to enhance the quality of the Cumberland Plain Woodland (CPW), offer wildlife (terrestrial and aquatic) habitats and connectivity, ensure long-term bank stabilisation and improvements to water quality, and increase the bio-diversity value of the riparian corridor. 4. Maintenance access for on-going management of the Upper Riparian Corridor shall be provided. The width for Council maintenance access requirements is typically 3m. Subtle methods to prevent general vehicular access from the adjacent road shall also be incorporated. 5. A Landscape Concept Plan for the Upper Riparian Corridor including drawings, costings, materials and planting palettes, shall be submitted to Council for review and approval as part of the Stage 1A development proposal. The Landscape Concept Plan must reflect the objectives and strategies outlined in the Council approved VMP. 6. Construction Certificate Plans for the Upper Riparian Corridor including drawings, details, costings, maintenance program and specifications shall be submitted to Council for review and approval, prior to construction.

13.5

Open Space Areas

Open Space Area	Specific Controls and Management Criteria
C.St Francis Park	<ol style="list-style-type: none"><li data-bbox="448 344 1203 517">1. St Francis Park is to be delivered to the requirements of Campbelltown City Council as part of the initial development application for subdivision or development of the adjoining Business Park Precinct (Stage 1B).<li data-bbox="448 555 1203 1010">2. The embellishment of the park is to be provided by the developer at no cost to Council in a manner consistent with informal health and fitness pursuits. This includes as a minimum, a playground area covered by a shade structure/sails that comprises a variety of play equipment catering to the 0-5 year old and 5-10 year old age groups, wetpour rubber safety softfall to enable access to all play equipment items, advanced tree plantings, furniture items such as picnic settings, picnic shelters, drinking station, rubbish bins, and bench seating, accessible pedestrian pathways and connections that are appropriately lit to meet the relevant Australian Standards.<li data-bbox="448 1048 1203 1429">3. The western edge of St Francis Park consists of a riparian corridor that connects to the Upper Riparian Corridor. A Vegetation Management Plan shall be submitted to Council for the rehabilitation of the riparian corridor in accordance with the requirements of Campbelltown City Councils Vegetation Management Plan: Guide to Vegetation Management Plan within the Campbelltown City Council Local Government Area, and the objectives of the Campbelltown (Sustainable City) Development Control Plan 2015.<li data-bbox="448 1467 1203 1570">4. Rehabilitation and management of the riparian corridor is to be undertaken by the private owner / developer in accordance with a Council approved VMP.

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Open Space Areas

Open Space Area	Specific Controls and Management Criteria
C.St Francis Park	<ol style="list-style-type: none"> <li data-bbox="667 342 1439 589">5. As a minimum, rehabilitation works to the riparian corridor shall be provided to enhance the quality of the Cumberland Plain Woodland (CPW), offer wildlife (terrestrial and aquatic) habitats and connectivity, ensure long-term bank stabilisation and improvements to water quality, and increase the bio-diversity value of the riparian corridor. <li data-bbox="667 622 1439 801">6. Maintenance access for on-going management of St Francis Park shall be provided. The width for Council maintenance access requirements is typically 3m. Subtle methods to prevent general vehicular access from the adjacent road shall also be incorporated. <li data-bbox="667 835 1439 1048">7. Vegetation within St Francis Park (outside of the riparian corridor) is to generally comprise irrigated open turfed areas with a mix of intermittent deciduous and native tree and mass plantings. A remote sensed subsoil irrigation system shall be provided to all mass planting beds in St Francis Park. <li data-bbox="667 1081 1439 1361">8. The Park contains a potential archaeological deposit (refer 'Aboriginal Heritage Due Diligence Assessment Maryfields Estate, Campbelltown' prepared by Niche environment and Heritage Consultants, October 2013). Any development involving soil disturbance is to consider the archaeological sensitivities of the site and comply with any relevant legislative requirements prior to ground disturbing works commencing. <li data-bbox="667 1395 1439 1675">9. A Landscape Concept Plan for St Francis Park including drawings, costings, materials and planting palettes, shall be submitted to Council for review and approval as part of the initial development application for subdivision or development of the adjoining business precinct. The Landscape Concept Plan must reflect the objectives and strategies outlined in the Council approved VMP for the riparian corridor. <li data-bbox="667 1709 1439 1854">10. Construction Certificate Plans for St Francis Park including drawings, details, costings, maintenance program and specifications shall be submitted to Council for review and approval, prior to construction

13.5

Open Space Areas

Open Space Area	Specific Controls and Management Criteria
C.St Francis Park	<p>11. Following completion of works to the requirements of Council, St Francis Park may be considered for dedication at no cost to Council as public land, in conjunction with the subdivision and development of the adjoining land.</p>
D. Heritage Precinct	<ol style="list-style-type: none"> 1. The Heritage Precinct forms the heritage listed curtilage of the Stations of the Cross (local heritage listed item). 2. The use and embellishment of the Heritage Precinct is to be consistent with a Conservation Management Plan and Vegetation Management Plan approved by Campbelltown City Council. 3. A Vegetation Management Plan shall be submitted to Council for the rehabilitation of the riparian corridor and system of ponds within the Heritage Precinct in accordance with the requirements of Campbelltown City Councils Vegetation Management Plan: Guide to Vegetation Management Plan within the Campbelltown City Council Local Government Area, and the objectives of the Campbelltown (Sustainable City) Development Control Plan 2015. 4. As a minimum, rehabilitation works shall be provided to enhance the quality of the Cumberland Plain Woodland (CPW), offer wildlife (terrestrial and aquatic) habitats and connectivity, ensure long-term bank stabilisation and improvements to water quality, and increase the bio-diversity value of the riparian corridor. 5. Access into and around the Heritage Precinct via a minimum 2.5m wide accessible bike and pedestrian pathway network with associated lighting, bike parking, seating, drinking stations and interpretive signage shall be provided for use by the general public as required for religious ceremonies or operation of the interpretive centre.

13.5

Open Space Areas

Open Space Area	Specific Controls and Management Criteria
D. Heritage Precinct	<ol style="list-style-type: none"> 6. A Landscape Concept Plan for the Heritage Precinct including drawings, costings, materials and planting palettes, shall be submitted to Council for review and approval as part of the Stage 3 development proposal. The Landscape Concept Plan must reflect the objectives and strategies outlined in the Council approved Conservation Management Plan and Vegetation Management Plan. 7. Construction Certificate Plans for the Heritage Precinct including drawings, details, costings, maintenance program and specifications shall be submitted to Council for review and approval, prior to construction. 8. The Heritage Precinct is to be retained as a single allotment in the care and control of private ownership and managed in conjunction with an environmental/religious community interpretive centre and /or by the owner(s) of the adjoining Seniors Living Precinct.
E. Business Park Precinct	<ol style="list-style-type: none"> 1. A Vegetation Management Plan shall be submitted to Council for the rehabilitation of the riparian corridor, system of ponds and lake/dam within the Business Park Precinct and in accordance with the requirements of Campbelltown City Councils Vegetation Management Plan: Guide to Vegetation Management Plan within the Campbelltown City Council Local Government Area, and the objectives of the Campbelltown (Sustainable City) Development Control Plan 2015. 2. Rehabilitation and management of the riparian corridor, system of ponds and lake/dam, Asset Protection Zones and remnant Cumberland Plain Woodland, is to be undertaken by the private owner / developer of the Business Park Precinct in accordance with a Council approved VMP. 3. As a minimum, rehabilitation works shall be provided to enhance the quality of the remnant Cumberland Plain Woodland (CPW), offer wildlife (terrestrial and aquatic) habitats and connectivity, ensure long-term bank stabilisation and improvements to water quality, and increase the bio-diversity value of the riparian corridor, system of ponds and lake/dam.

13.5

Open Space Areas

Open Space Area	Specific Controls and Management Criteria
E.Business Park Precinct	<ol style="list-style-type: none"> 4. Open space within the Business Park Precinct shall be retained and managed by the private owner as an accessible passive recreation space including accessible pedestrian boardwalks, shaded seating areas, open grassed picnic areas, viewing platforms, drinking stations and rubbish bins. 5. Access into and around the Business Park Precinct via a minimum 2.5m wide accessible bike and pedestrian pathway network with associated lighting, bike parking, seating and drinking stations shall be provided for all users of the Business Park Precinct. 6. Proposed vegetation to the lake/dam perimeter shall be designed to maintain clear and unobstructed sight lines. 7. A Landscape Concept Plan for the Business Park Precinct including drawings, costings, materials and planting palettes, shall be submitted to Council for review and approval as part of the Stage 1B development proposal. The Landscape Concept Plan must reflect the objectives and strategies outlined in the Council approved Vegetation Management Plan. 8. A Landscape Concept Plan for the proposed landscape buffer between Narellan Road and the Business Park Precinct and the entry into the business Park Precinct including drawings, costings, materials and planting palettes, shall be submitted to Council for review and approval as part of the Stage 1A development proposal. 9. Construction Certificate Plans for the Business Park Precinct including design drawings, details, costings, maintenance program and specifications shall be submitted to Council for review and approval, prior to construction.

13.5

Open Space Areas

Open Space Area	Specific Controls and Management Criteria
E. Business Park Precinct	<p>10. Any required works to ensure the long-term structural integrity of the dam wall must be undertaken as a part of the first stage of the Maryfields Estate.</p>
F. Neighbourhood Shops Park	<ol style="list-style-type: none"> 1. The Neighbourhood Shops Park is to be delivered to the requirements of Campbelltown City Council as part of the initial development application for subdivision or development of the adjoining Residential Precinct (Stage 2). 2. The embellishment of the park is to be provided by the developer at no cost to Council in a manner consistent with the adjoining St Francis Park and include as a minimum, high quality accessible pavements, accessible connections to both the Neighbourhood Shops and St Francis Park, an accessible toilet facility, outdoor seating areas, bike parking, advanced tree planting, pedestrian lighting, irrigated mass planting beds and rubbish bins. 3. Subject to Council approval, part of the Neighbourhood Shops Park may be utilised by the adjoining neighbourhood shops. 4. Following completion of works to the requirements of Council, the Neighbourhood Shops Park may be dedicated to Council as public land, at no cost to Council and in conjunction with the subdivision and development of the adjoining land or held in private ownership.

13.6 Development Precinct Controls

13.6

Development Precinct Controls

There are four broad precincts nominated under the Masterplan to control the development and land use outcomes for Maryfields Estate.

These precincts comprise the following:

- (a) Business Park Precinct
- (b) Residential Precinct
- (c) Seniors Housing Precinct
- (d) Heritage Precinct

The following precinct-specific design guidelines provided in this DCP aim to ensure that the desired development outcomes for each precinct are achieved and the overall objectives of the Masterplan are realised.

13.6

Business Park

13.6.1 Business Park

Objectives

- Create a high quality landscaped campus-style business park that promotes employment and economic growth in the Campbelltown Region.
- Deliver high quality architectural building designs within an extensively landscaped and planned setting.
- Promote the main dam and associated riparian corridor as an integral landscaped feature of the business park.

The masterplan layout of the Business Park Precinct, incorporating the main water body and dam, is illustrated at Figure 13.6.

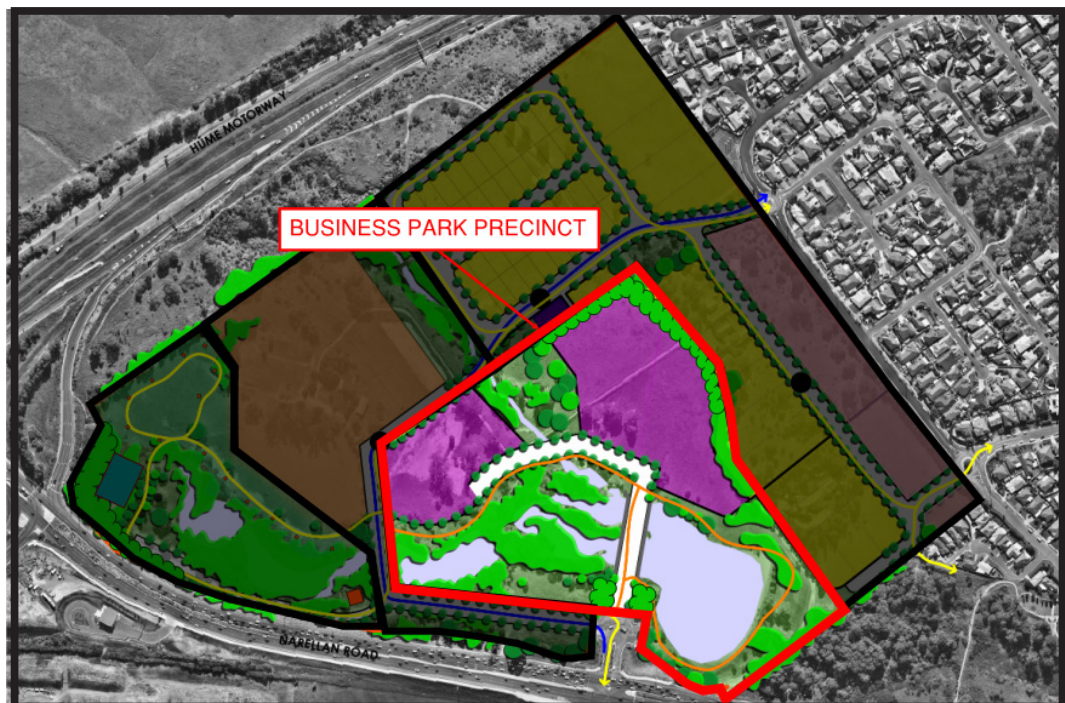


Figure 13.6 Business Park Precinct

13.6.1.1 Building Design

Controls

1. Buildings must be designed by a qualified and registered architect.
2. All proposed building designs shall incorporate the following unifying elements:
 - a. Campus-style arrangement of building forms with a high quality architectural presentation to publicly accessible spaces, including views across the main dam from the Narellan Road frontage.
 - b. An active interface to the streetscape and adjoining open spaces, including pedestrian entry treatments comprising podiums and forecourts at ground level.
 - c. Integration of common landscaping elements including tree planting, paving, lighting and furniture.
3. The visual impact of building facades is to be moderated by detailed architectural treatment incorporating the following treatments:
 - a. Extensive use of glass, expressed steelwork and louvers.
 - b. Use of panelised materials for general external cladding.
 - c. A generally monochromatic colour scheme based on the use of off-white/light greys/natural/aluminium/stainless steel tones.
 - d. Contrast or feature elements which should be generally organic in character and may include timber, stone-faced cladding, terracotta tiles cladding and bronze or



Figure 13.7 Business Park - Artist Impression

13.6 Business Park

- other metal finish colours.
- e. Window-shading treatments and other façade elements.
- 4. Perspectives, photomontages, sections and other appropriate diagrams are to accompany all development applications.
- 5. Buildings shall generally present as four stories (or lesser) when viewed from surrounding landscape so as to comply with the height limit prescribed by Campbelltown Local Environmental Plan 2015.
- 6. Crime Prevention through Environmental Design (CPTED) principles should be considered in the building design and layout to minimise opportunities for crime and enhance security.

13.6.1.2 Building Setbacks

Controls

1. Building setbacks shall be provided in accordance with Figure 13.8, generally comprising:
 - a. Minimum 6 metre building setback to streets and open space areas.
 - b. Minimum 10 metre setback to the northern precinct boundary of the business park adjoining residential land uses and the neighbourhood shops.
2. All rooftop exposed structures including lift motor rooms and plant rooms together with air conditioning, ventilation and exhaust systems must be suitably screened and integrated with the building design and set back 6 metres from all sides of the building to minimise any visual impact.
3. At least 50% of the area of required building setbacks is to be utilised for landscaping incorporating

significant shade trees, and landscape screening where appropriate.

4. Building setbacks for development adjoining park spaces are to incorporate paving and lighting to facilitate pedestrian activity and connections between the building and the park space.

13.6.1.3 Landscaping

1. Regular tree planting to both sides of streets and within building street setbacks and open car parking spaces shall be provided as required to deliver a tree dominated precinct.
2. Landscaping, paving and lighting shall be provided to the main access road from Narellan Road to deliver a framed vista of formal tree planting and a heightened sense of entry to the precinct.
3. The open space, riparian areas and main dam of the Business Park precinct are to be retained and managed as an accessible passive recreation space for users of the Business Park. Requirements for the embellishment of these areas are provided in Part 13.5.

13.6.1.4 Car Parking

1. Car parking spaces are to be provided on site to satisfy the parking demand generated by the business park development. This requirement may be satisfied by the provision of on-site parking at the following rates:
 - a. A general parking rate of 1 space per 70m² of Gross Floor Area. A higher parking ratio may be required having regard to the final mix of development types, ongoing monitoring of parking demand and actual take-up of public and alternative transportation strategies.

13.6 Business Park

- b. One bicycle rack space must be provided for every 10 car parking spaces allowed and should be located in close proximity to the building's entrance.
 - c. One motor cycle space must be provided for every 20 car parking spaces provided.
 - d. Provision of accessible car spaces as prescribed by the Building Code of Australia (BCA).
2. Provision of parking shall be configured to provide a suitable distribution and mix of parking spaces, including;
 - a. Clearly legible visitor parking to service each building.
 - b. Centralised staff parking.
 - c. Parking bays for service vehicles, taxis, bus bays and the like.
3. Parking spaces shall generally be provided within centralised locations and basement car parks to minimise visual impacts to the streetscape.
4. Temporary on-grade parking areas may be provided in developable areas and progressively reduced as the Business Park Precinct is developed.
5. The depth of any required setback area may be partially used for car parking purposes, provided car parking areas do not dominate the landscape nor compromise the architectural value and visual interest of the development.
6. Basement parking adjoining the streetfront must be located fully below footpath level if feasible. On sloping sites, consideration will be

given to a portion of the basement level exceeding ground level by a maximum of 1.2 metres provided the street elevation of the building is not compromised. (Figure 13.8)

7. Vehicular circulation areas for each development site must be designed to facilitate forward direction of vehicle movements at all times.
8. Outdoor parking areas are to be provided with shade trees at regular intervals.

13.6.1.5 Signage

1. Use of signage on buildings must not detract from the architectural qualities of the building and shall be located below the roofline and/or parapets.
2. Use of common directional signage for multi-tenanted buildings must be designed and constructed from durable materials to complement the architectural theme of the business park buildings. The placement of these signs should be at the main entrance points to buildings.
3. The maximum height of all free standing signs should not exceed 3 metres, with the exception of a signature business park sign at the main entrance which must not exceed 5-metres in height.

13.6

Business Park

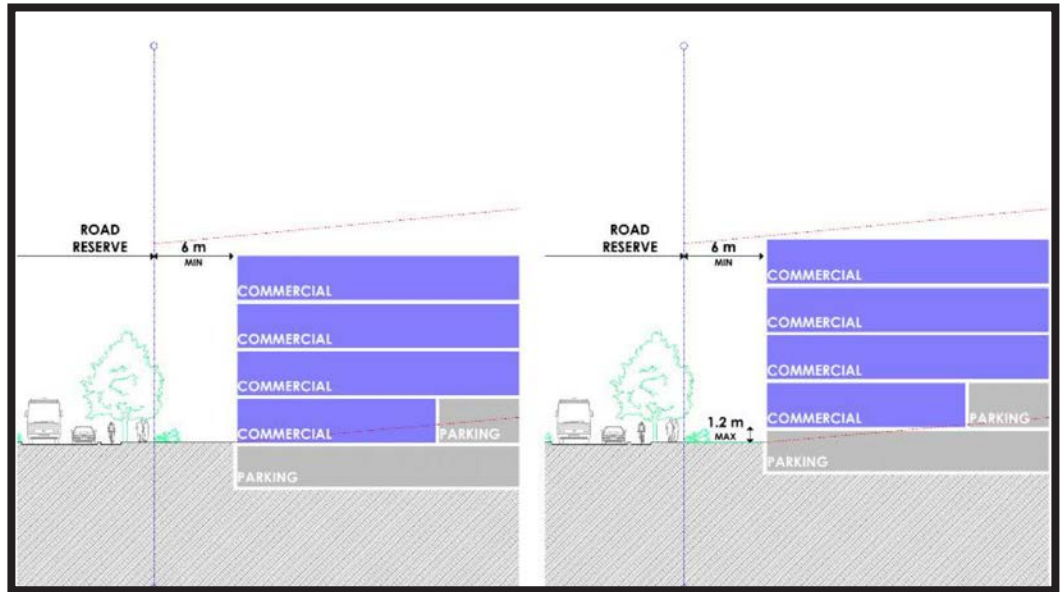


Figure 13.8 Business Park - Street Setback and Carparking Option

13.6.2 Residential Precinct

13.6

Residential Precinct

Objectives

- Provide a variety of housing choice to promote a diverse residential community.
- Integrate the new residential precinct with the existing neighbourhood of Blair Athol and adjacent masterplan precincts, including St Clare Memorial Park.
- Provide a built form that appropriately responds to the site context and constraints.

The Masterplan for the residential precinct has been informed by a number of considerations including the site context, local topography, promotion of a diversity of housing types, and limiting traffic impacts on the local road network. Provision has also been made in the residential precinct for local neighbourhood shops and enhanced connectivity with adjoining open space areas.

Building Design, setbacks and landscaping shall comply with the general development controls for low and medium density housing under Campbelltown (Sustainable City) Development Control Plan 2015 (as amended).

Additional site specific controls for development of the residential precinct are outlined as follows:

Controls

1. All development sharing a boundary with Maryfields Drive must be designed to front and be accessed from Maryfields Drive. Consideration is to be given to split level dwelling designs to accommodate garage access at street level and minimise site regrading.
2. Any development of land affected by the existing electrical easement (Figure 13.11) must demonstrate a suitable residential design outcome having regard to the restrictions imposed by that easement, and safety clearances required by relevant Australian Standards.

13.6

Residential
Precinct

- 3. Development of the residential precinct adjoining the Hume Motorway boundary shall incorporate suitable noise attenuation measures to address acoustic impacts from this traffic corridor in accordance with relevant Australian Standards and noise planning criteria. This may require:



Figure 13.9 Residential Precinct

- a. Acoustic fencing or shielding along the Hume Motorway boundary to be provided at the subdivision works stage consistent with that already in place for existing dwellings in the adjoining residential subdivision of Blair Athol.
- b. Site regrading of dwelling lots at the subdivision works stage to enhance the effectiveness of any acoustic shielding along the common boundary.



Figure 13.10 Acoustic Fence Example

13.6

Residential Precinct

- c. Mitigation measures used in the dwelling design, including dwelling layout, positioning on the allotment, landscaping, and use of acoustically rated windows, doors, ventilation systems and facade treatments.
- 4. Common boundary fencing treatment with the St Clare Memorial Park must use wood panelling or similar natural material.

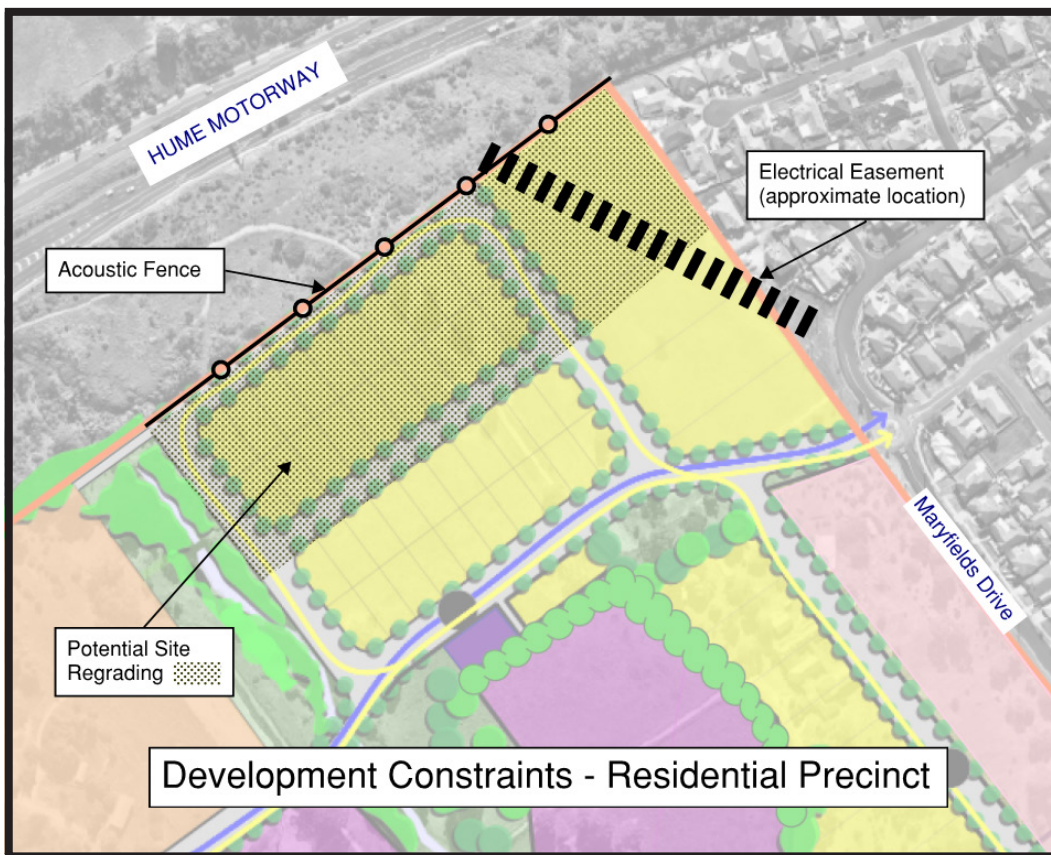


Figure 13.11 Development Constraints- Residential Precinct

13.6

Neighbourhood Shops

13.6.3 Neighbourhood Shops

Objectives

- To provide a small scale neighbourhood shopping centre to serve the day-to-day retail and service needs of the local population.
- To ensure the design of the neighbourhood shopping centre integrates with the adjacent open space area (St Francis Park) and surrounding land uses.
- To ensure the neighbourhood shopping centre operates without adversely impacting the amenity of the area.

Controls

The following requirements supplement the development controls for Neighbourhood Shops (Commercial Development) under Campbelltown (Sustainable City) Development Control Plan 2015 (as amended).

1. A local shopping centre comprising of 'neighbourhood shops' at ground level is to be provided in the location shown on the Maryfields Estate Masterplan.
2. The aggregate size of the local shopping centre shall not exceed 500 square metres of gross floor area unless supported by an economic impact assessment prepared by a suitably qualified person to demonstrate that any economic impacts of the proposed development on the retail hierarchy of business areas in the Campbelltown locality are acceptable.
3. The design of the local shopping centre shall incorporate facades of a high quality architectural presentation to all street fronts and the adjoining open space area (St Francis Park).
4. Building facades shall be setback a minimum of 5.5 metres from any street or adjoining open space.

13.6

Neighbourhood Shops

5. Any commercial outdoor areas fronting the adjoining park shall be designed to enhance the public domain and facilitate public use of that space.
6. Adequate space for loading and unloading of delivery and service vehicles shall be integrated into the design of the development so as to not impact upon the amenity of the surrounding area. This may include the provision of a common service area or lane to provide for the collective servicing needs of the development.

13.6

Seniors Housing Precinct

13.6.4 Seniors Housing Precinct

Objectives

- Provide high quality independent and assisted living housing solutions for persons aged 55 and over.
- Provide a modern attractive built form that integrates with the surrounding landscape setting and respects the heritage significance of the adjoining heritage listed precinct.
- Manage bushfire risk by encouraging the appropriate treatment and use of the required Asset Protection Zones (APZ) through strategic placement of car parking, roads, landscaping, and buildings.
- Facilitate a precinct road and path layout that provides suitable connectivity for residents whilst discouraging through public vehicular access between Narellan Road and Maryfields Drive.

Controls

1. Buildings must be designed by a qualified and registered architect. All facades of any buildings within the seniors housing precinct must embrace a high quality of architectural presentation and complement the surrounding landscape setting and heritage precinct.
2. The occupancy of residential accommodation is regulated under Campbelltown Local Environmental Plan 2015, generally being restricted to seniors and people who have a disability. A covenant or similar restriction must be provided on the title of the land to restrict the occupancy of any approved development in accordance with this limitation.
3. Building design and layout shall be generally consistent with the following requirements:
 - a. all buildings shall have a positive street address and presentation;
 - b. building facades shall generally present as a maximum of 4-storeys in height.

13.6

Seniors Housing Project



Figure 13.12 Seniors Housing Precinct

- c. provision of an active interface with the open space riparian corridor to the north and the heritage precinct to the south;
 - d. suitable building layout and facade treatments to mitigate impacts of vehicular noise from the adjacent Hume Motorway.
 - e. building materials and colour palate should incorporate natural earth tones to complement the landscape context.
 - f. compliance with NSW RFS Guidelines including provision of APZs as generally depicted in Figure 13.17.
4. Any development shall be consistent with the requirements of 'Stations of the Cross, Maryfields, Campbelltown' Conservation Management Plan prepared by Perumal Murphy Alessi - May 2015. This may include:

13.6 Seniors Housing Precinct

- a. maximising surveillance opportunities to the heritage precinct through building design layout, and provision of balconies and living areas fronting the heritage precinct.
 - b. complementary landscaping and unobtrusive fencing treatments at ground level along the common boundary to provide an integrated setting with a strong visual connection between the spaces.
5. The road and subdivision layout is to be generally consistent with the materplan, including:
- a. provision of a private driveway connection across the northern creek to provide a northern connection with the adjacent residential precinct; and
 - b. provision of a limited road connection to the north for use by bus and emergency vehicles only.
 - c. allocation of a peripheral road reserve within the APZs as illustrated at Figure 13.17.
 - d. provision of pedestrian and cycleways to promote connectivity with other precincts.
6. Building setbacks shall be provided as follows:
- a. building setbacks to a public road is to be a minimum of 6 metres;
 - b. the first three storeys of any scheme fronting the heritage precinct or open space corridor must be setback a minimum of 6m storey being setback a further 3m (9m minimum).

13.6

Seniors Housing Precinct

7. Regular tree planting to both sides of streets and within building street setbacks and open car parking spaces shall be provided to deliver a tree dominated precinct.
8. Operational noise from mechanical plant, loading docks and car parks associated with the seniors housing precinct should be mitigated where necessary using selected building materials, acoustic screens, enclosures and acoustic shielding.



Figure 13.13 Artist Impression- Seniors Housing

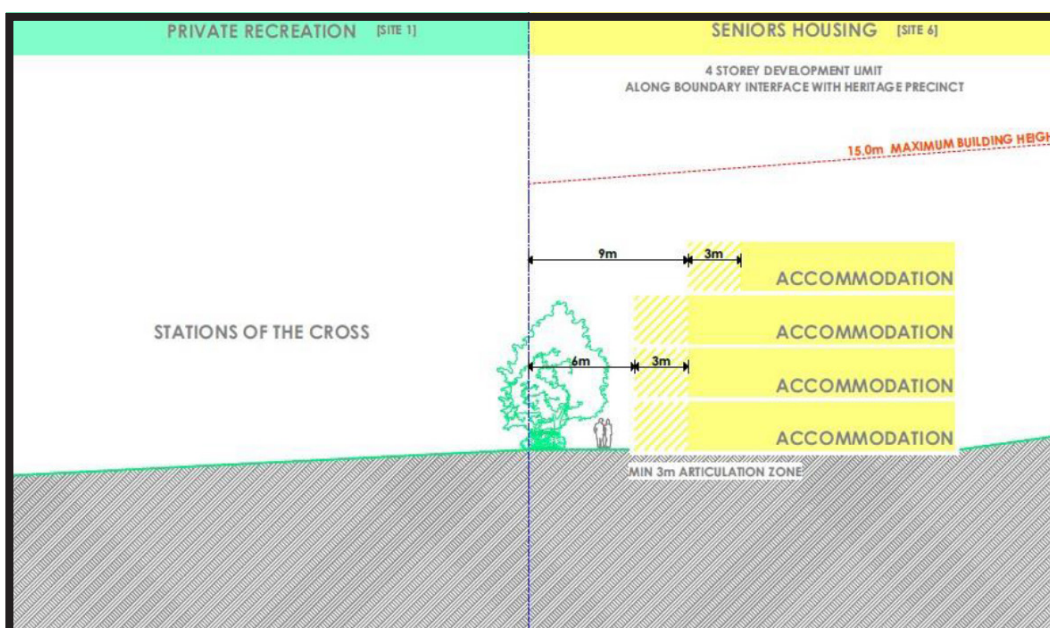


Figure 13.14 Senior Housing Setbacks

13.6

Heritage Precinct

13.6.5 Heritage Precinct

Objectives

- Promote long term conservation outcomes and public use of the site consistent with the Conservation Management Plan (CMP) prepared for the site.
- Ensure new development and vegetation management conserves the heritage significance of the site.
- Promote public access and interpretation of the cultural significance of the site.
- Ensure any new development is low in scale and not visible from Narellan Road.



Figure 13.15 Heritage Precinct at Maryfields Estate

Controls

1. Any development within the heritage precinct must be generally consistent with the Conservation Management Plan prepared for the site.
2. The CMP may be reviewed and updated to take into account changes in legislation or any changes to site conditions.

13.6 Heritage Precinct

3. Any development within the heritage precinct must be low in scale and not be visible from the adjacent Narellan Road or the Hume Motorway. This will require low building heights, substantial building setbacks from the road frontage, dense landscape screening, and use of natural building materials and neutral colour palates.
4. Any development proposal for an Interpretative Centre or similar facility, as identified in the CMP, must also provide heritage documentation prepared by a suitably qualified person that includes:
 - a. A proposed development design outcome that is low scale and visually compatible with the landscaped setting of the site.
 - b. A demonstrated public benefit including long term conservation outcomes for the Stations of the Cross and the associated landscape elements of the heritage listed precinct.
 - c. An interpretative strategy to tell the story and background to the Maryfields estate, including aboriginal history and connections; the changing natural landscape; religious connections to the local area and people; religious connections to the local area and people; and the development of the Stations of the Cross and religious celebrations.
 - d. A public accessibility strategy to provide safe and equitable access for the public, including where feasible the continuation of religious and associated activities.

Note:

The Heritage precinct is illustrated at Figure 13.15 and is approximately 6 hectares in area. The precinct is listed as an item of local heritage significance given historical religious practices undertaken on the site by the broader Catholic community. The Stations of the Cross Statues and Garden of Gethsemane are significant physical elements associated with these religious activities that remain as the visual evidence of religious worship on the site.

The Stations of the Cross Statues have been restored and repositioned as part of the rezoning process of the Maryfields Estate, so that a sense of the “pilgrimage” and experience of rising to the 12th Station in an open landscaped setting is retained and can continue to be interpreted.

A Conservation Management Plan (CMP) has been prepared to outline the history and significance of the Station of the Cross statues at Maryfields and provide policy guidelines for their long term conservation, use and maintenance as part of the cultural heritage of Campbelltown:

-May 2015 ‘Stations of the Cross, Maryfields, Campbelltown’ Conservation Management Plan (CMP) prepared by Perumal Murphy Alessi (‘PMA’).

The CMP will provide the basis of any assessment of potential heritage impacts for development proposed within the precinct.

13.6 Heritage Precinct

- e. Consideration of an integrated caretaker's residence to manage site conservation outcomes.
 - f. Archaeological assessment for any major site works or excavation
 - g. An assessment of opportunities to use the facility and associated external areas as a communal space for the adjacent Seniors Precinct.
 - h. Review of the Vegetation Management Plan required in accordance with Part 13.5.
5. Pedestrian and cycle paths are to be delivered generally in accordance with the Masterplan and the controls specified at Part 13.2.
6. Carparking shall be provided in the general location indicated in Figure 13.16 to service the car parking needs of the heritage precinct. An at-grade car park and associated driveway may be provided in the general location shown subject to:
- a. A traffic impact assessment being provided by a suitably qualified person to demonstrate that the design, layout and quantity of carparking is suitable to accommodate vehicular parking demand generated by the intended use;
 - b. Sufficient landscape plantings being provided to mitigate any adverse visual impacts of any proposed carparking and driveway areas.

Note:

Any development application for an interpretive centre or similar facility must also address the relevant provisions of Campbelltown Local Environmental Plan 2015, including permissibility of proposed land uses and consideration of heritage impacts and conservation outcomes.

13.6 Heritage Precinct

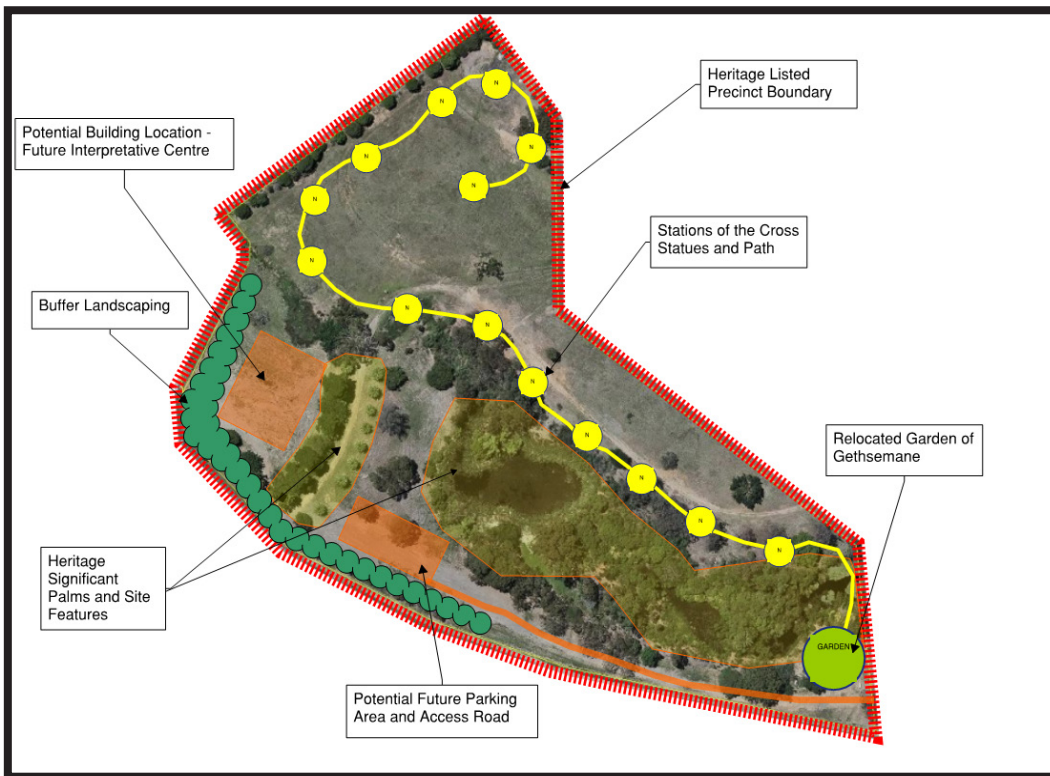


Figure 13.16 Detailed Heritage Precinct supported by CMP

13.7

Risk
Management

13.7 Risk Management

This Part sets out relevant controls to appropriately manage site specific risk factors identified for the Maryfields Estate.

13.7.1 Bushfire Risk

Objectives

- To ensure that all development within Maryfields Estate appropriately manages potential bushfire risk.

Controls

1. All subdivision and development must be compliant with the relevant requirements of the NSW Rural Fire Service Planning for Bushfire Protection Guidelines 2006 (as amended).
2. Where asset protection zones are required on private land, a suitable restriction must be recorded on the titles of any created lots to ensure any required APZs are appropriately managed in perpetuity by the respective land owners.
3. Indicative Asset Protection Zones required for development within Maryfields Estate are illustrated in Figure 13.17 (source: Bushfire Constraints Assessment for the Maryfields Estate Rezoning, Campbelltown - Australian Bushfire Protection Planners P/L October 2013).

13.7

Dam Wall Structural Integrity

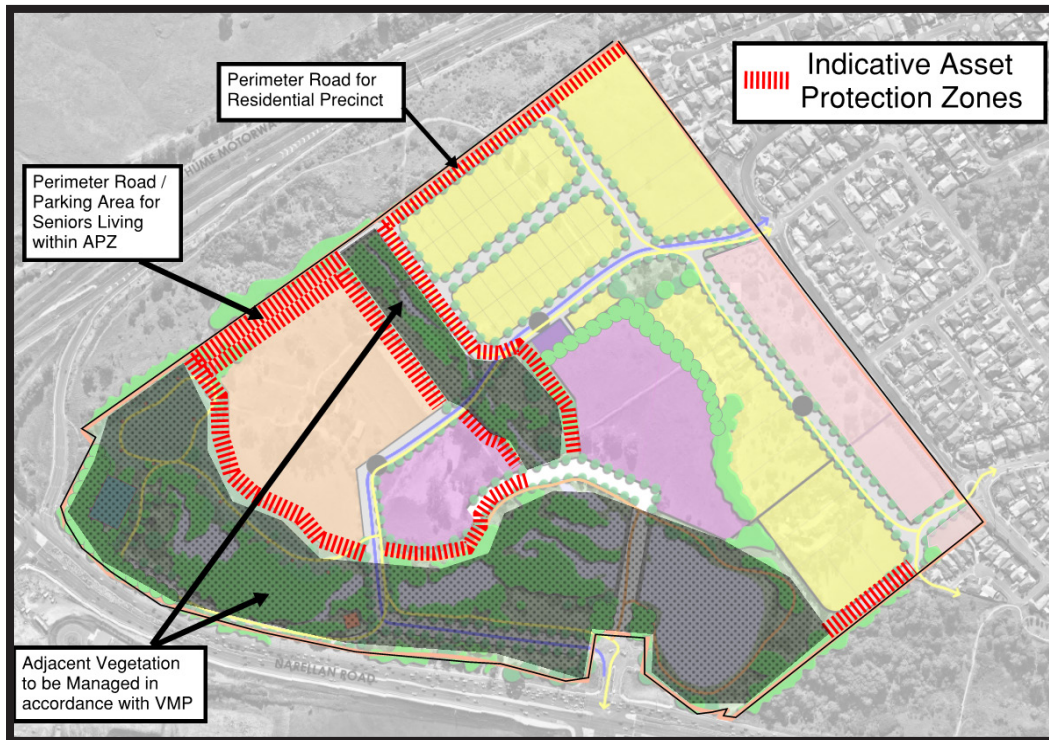


Figure 13.17 Indicative Asset Protection Zones required to address Bushfire Risk

13.7.2 Dam Wall Structural Integrity (Main Lake)

Objectives

- To ensure that the development of Maryfields Estate ensures the structural integrity of the main dam wall forming the main lake adjacent to the Narellan Road frontage.

Controls

1. Works to safeguard the long term structural integrity of the main dam wall must be undertaken to the requirements of Council as part of the first stage of the development of Maryfields Estate.
2. A structural assessment of the main dam wall and the proposed methodology to ensure the stability of the dam wall must be provided by a suitably qualified hydraulic engineer having regard to post-development stormwater flows, and is to include consideration of the following:

13.7

Dam Wall

Structural Integrity

- a. Provision of a minimum freeboard level of 1.0m. The required freeboard height is to be achieved by a reduction in the spillway height level rather than increasing the height of the dam wall.
 - b. Adjustment of dam wall batter angles and/or controlled floor mechanisms to provide an optimum design outcome.
 - c. Design parameters for required spillway(s).
 - d. Measures to provide long-term erosion control including protection measures for the internal dam wall against wave action and suitable vegetation treatments of the external wall areas.
3. Any structural works associated with the main dam wall shall where possible be undertaken in concert with the construction of the business park access roads to maximise the re-use efficiency of materials within the site.

13.7.3 Site Remediation

Objectives

- To ensure that the land is suitable for the proposed use in terms of site contamination.

Controls

1. An evaluation of site contamination risks is required to be completed by a suitably qualified person in accordance with the requirements of Managing Land Contamination Planning Guidelines, SEPP 55 - Remediation of Land (EPA, DUAP, 1998)
2. Where a site is identified as being, or having the potential to be contaminated, a Contamination Management Plan shall be submitted with the development application to demonstrate that the land may be appropriately remediated for the proposed use.

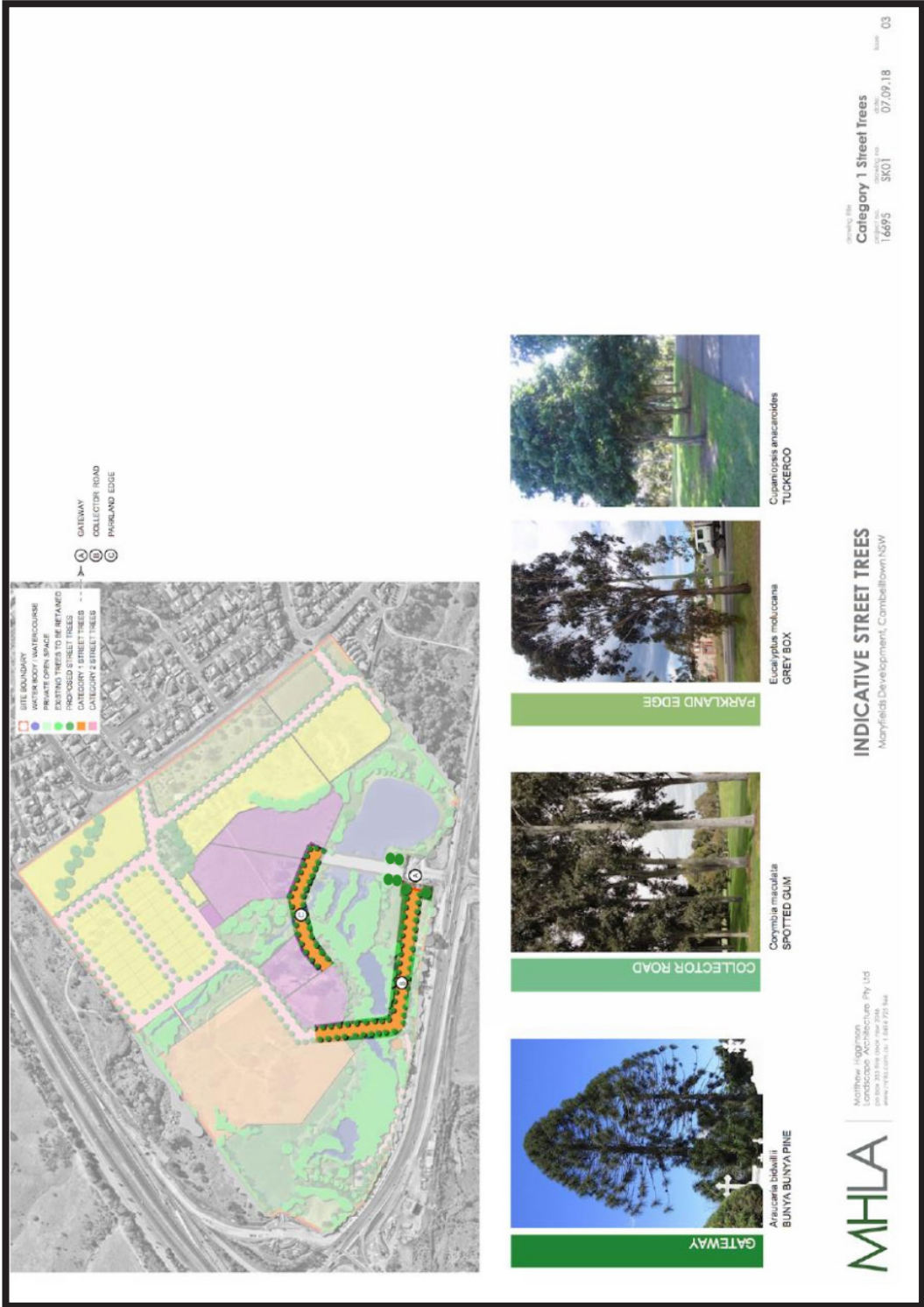
Note:

A preliminary environmental site audit undertaken during the rezoning of the land identified low potential for contamination on some portions of the site as a result of past development and agricultural activities. The audit recommended that more detailed investigations of potential site contamination are undertaken in areas of potential environmental concern, generally comprising parts of the site affected by historical development activity and/or filling, with a broad scale assessment in open areas or areas previously used for agricultural and farming activities.

13.8

Appendix 1

13.8 Appendix 1 - Indicative Street Tree Planting Plan



13.8

Appendix 1

INDICATIVE STREET TREES
 Manlyfields Development, Campbelltown NSW

Category 2 Street Trees
 16695 SK02 07.09.18 03

MHILA
 Matthew Hodgson
 Landscape Architecture Pty Ltd
 www.mhila.com.au | 1845 725 544

Tree Selection Guide:

- PARKLAND EDGE:** *Tristania laurina* WATER GUM
- RESIDENTIAL STREETS:**
 - Fragaria angustifolia 'Raywood'* CLARET ASH
 - Tristania laurina* WATER GUM
 - Eleocharis reticulata* Bludberry Ash
- COLLECTOR ROAD:**
 - Corymbia maculata* SPOTTED GUM
 - Prunus callearyana 'Chanticleer'* ORNAMENTAL PEAR
- ENTRY / MARKER:** *Prunus callearyana 'Chanticleer'* ORNAMENTAL PEAR

Site Plan Legend:

- SITE BOUNDARY
- WATER BODY / WATER COURSE
- PRIVATE OPEN SPACE
- EXISTING TREES TO BE RETAINED
- PROPOSED STREET TREES
- CATEGORY 1 STREET TREES
- CATEGORY 2 STREET TREES
- CONTRACT ZONES

Location Markers:

- ENTRY / MARKER
- COLLECTOR ROAD
- PARKLAND EDGE
- RESIDENTIAL STREETS

13.9

Appendix 2

13.9 Appendix 2- Indicative Intersection Upgrade Works

Indicative Intersection Upgrade Works - Narellan Road (Subject to RMS Requirements).

