PART D – CONTROLS APPLYING TO SPECIFIC LAND USES/ACTIVITIES

Section 4.5 Site Specific Industrial Controls

INSERT: Subsection - D4.5.4 Glenlee Precinct

Introduction and Application of this Part

The Glenlee Precinct is located to the south-east of Spring Farm and is bound by Menangle Park to the east and Camden Park to the west. The Glenlee Precinct is partly within Camden and Campbelltown Local Government Areas (LGA). Accordingly, this subsection forms part of the following Development Control Plan (DCP):

- Camden Development Control Plan 2011

The site comprises a raised coal emplacement platform with steep embankments on three sides (western, southern and eastern). A rail siding connects the northern part of the site with the Main Southern Railway line, and the western boundary adjoins the Nepean River. A riparian/environmental protection corridor runs along the western and southern perimeter of the site.

The controls in this subsection relate to the land contained within the Camden LGA only.

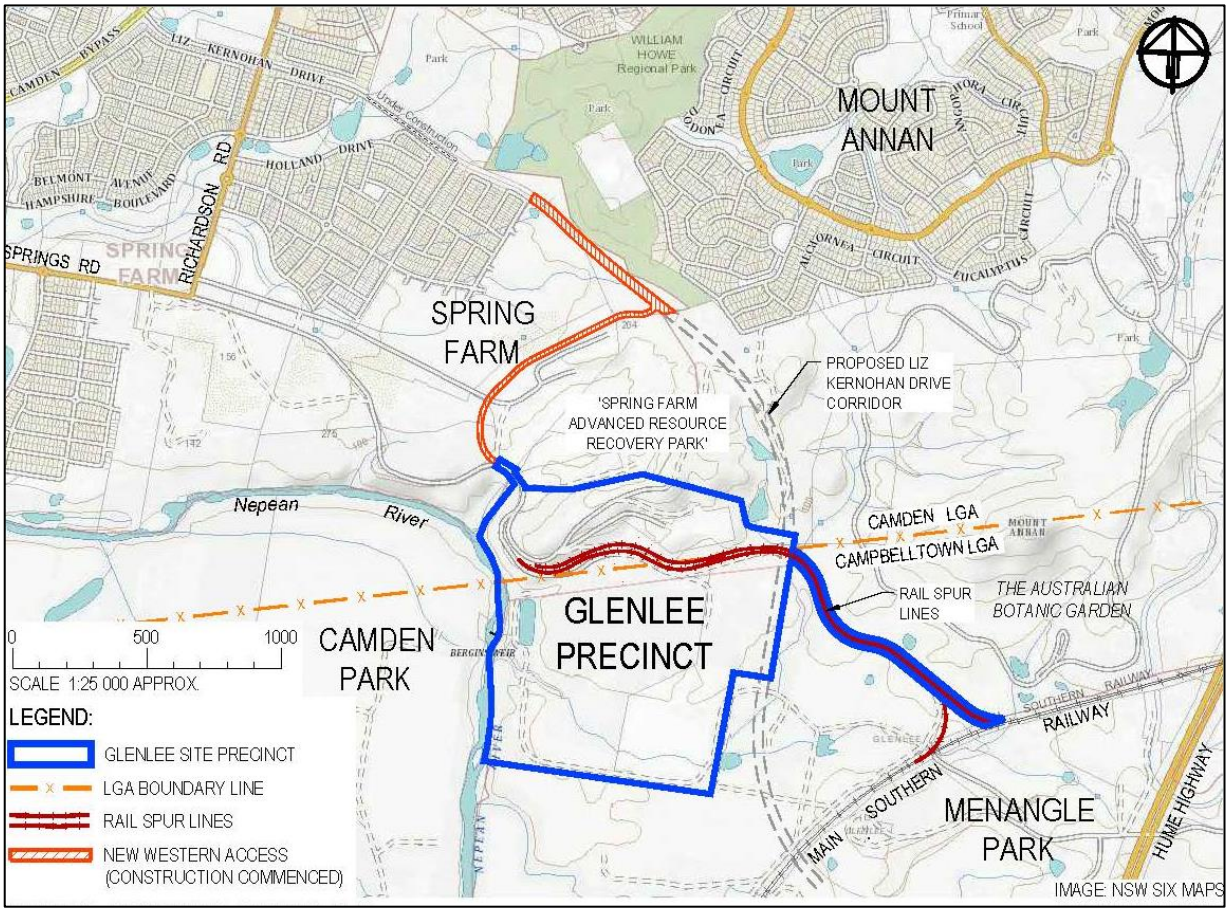

FIGURE 1 LOCATION OF GLENLEE PRECINCT

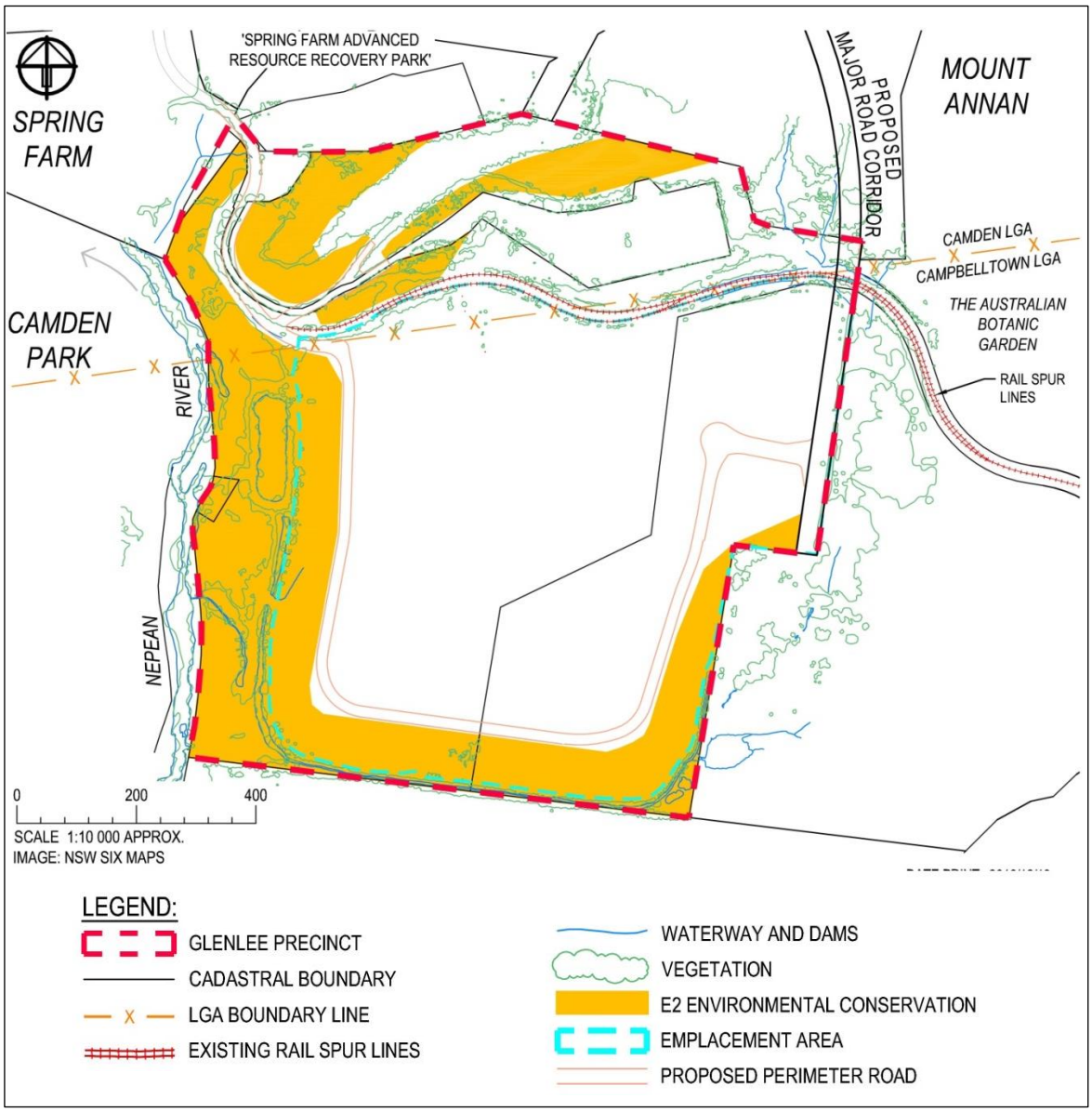

FIGURE 2 LOCATION OF IMPORTANT PRECINCT FEATURES

Objective

1. To provide flexibility in circumstances where sites fall within both Camden and Campbelltown local government areas.

Controls

1. In circumstances where a site falls within both Camden and Campbelltown local government areas; consideration must be given to controls in both Council areas.

2. Where there are inconsistencies between controls, Council Officers will undertake a merit assessment to determine the most suitable control for the site.

Desired Future Character Statement and Development Objectives

Glenlee provides an opportunity to create an employment precinct providing a mix of sustainable land uses, within the landscape context of its elevated position, the Nepean River and the Australian Botanic Gardens. Glenlee will act as a significant destination and employment precinct to complement the new residential areas currently being released, and proposed to be released within the locality.

The Glenlee Precinct is highly exposed to public places of significance and potentially impacts on a sensitive cultural landscape. Further, it forms an important distant backdrop when viewed from the M31 Hume Motorway. It will therefore consist of a variety of industrial, warehouse and logistic development in a landscaped setting that ensures no detrimental visual impact on the surrounding cultural heritage and residential areas. The Indicative Layout Plan (ILP) is contained in **Figure 3.**

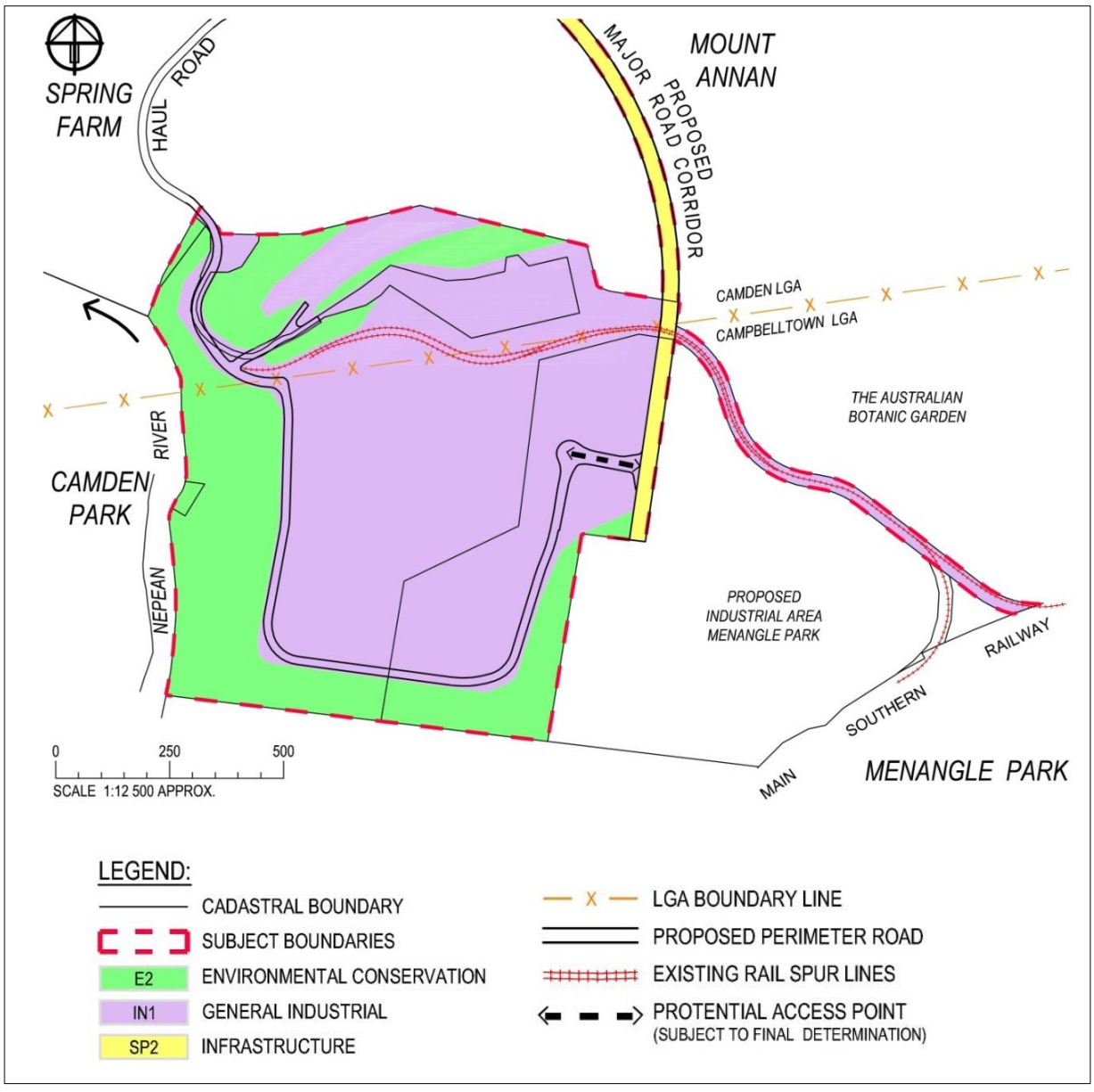

FIGURE 3 GLENLEE PRECINCT INDICATIVE LAYOUT PLAN

Development Objectives

1. Facilitate new development and industries such as industrial, warehousing, logistic activities and the like, that meet the environmental management objectives contained in Part B of the Camden DCP.

2. Provide a framework that will lead to a high standard of development in the Glenlee Precinct, encouraging local employment and creating an area which is pleasant, safe and efficient to work in.

3. Ensure that development takes account of the physical nature of the local environment, particularly the Nepean River, ridgelines and the natural landscape.

4. Ensure that development does not result in pollution of waterways and in particular the Nepean River; and protects, restores and enhances riparian corridors.

5. Promote the development of a visually attractive physical environment where the form, scale, colour, shape and texture of urban elements are managed in a way that will achieve an aesthetically pleasing balance.

6. Developments should not further detract from views to and from surrounding areas, in particular of Menangle Park, Glenlee House, Australian Botanic Garden and Camden Park Estate.

7. Ensure the stability of the emplacement site and stabilisation and re-vegetation of the embankments.

8. Establish environmental criteria and controls for development within the area to ensure that the environmental qualities of adjoining areas are not compromised.

9. Promote the conservation of existing bushland and establish or upgrade corridors to allow for the movement of fauna from the Nepean River through to the Australian Botanic Garden.

10. Minimise the impact of development on areas of high biodiversity, archaeological and heritage significance.

11. Encourage private ownership and maintenance of vegetated/landscaped areas throughout the precinct.

12. Ensure a legible, safe and convenient pedestrian and cycle network, connecting with networks external to the Precinct.

13. Allow suitable transport and pedestrian connectivity to and from the site including consideration for the Macarthur Recreational Trail.

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

15. Noise and Vibration Impact Assessment prepared by AECOM dated 6 May 2015

Controls

1. Where the provisions of this subsection differ from the requirements of the above documents or other sections of the Camden Development Control Plan, the controls in this subsection will prevail.

Environmental and Subdivision Planning and Design

Stormwater Management

Objectives

1. To manage the quantity and quality of surface stormwater run-off;
2. To manage flooding and stormwater run-off; and
3. To encourage Water Sensitive Urban Design (WSUD) strategies within all developments.
4. To ensure that stability of future developments within the site via a comprehensive drainage system.

Controls

1. Development applications must comply with Camden Council's Engineering Specifications for controls relating to detention, drainage and water sensitive urban design unless an alternative holistic and sustainable strategy is prepared and endorsed by Council.
2. On contaminated land, on-ground WSUD elements such as bio-retention facilities are not suitable unless the land is remediated and validated.
3. A comprehensive drainage system must be installed within the precinct, particularly in emplacement and shallow fill areas to manage potential risk. The drainage system must:
    a. Efficiently manage the perched water table and any recharge;
    b. Be designed and constructed to limit slope erosion, run off and loss of debris from the site; and
    c. Form part of the integrated water cycle management strategy.

Related Studies:

Refer to the Water Cycle Management Strategy prepared by AECOM dated 13 May 2015 when considering site specific methods to manage stormwater and pollution control.

Tree Planting and Biodiversity

Objectives

1. To protect, restore and enhance the environmental qualities of water courses, in particular the Nepean River.
2. To promote the conservation of urban bushland and establish corridors to allow for the movement of fauna;
3. To 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;
4. To maintain and, where appropriate, enhance the ecological values within the Precinct and corridors for fauna and flora through re-vegetation and restoration work; and
5. To ensure that all development is stablised with vegetation and bush regeneration.

Controls

1. The management of flora, fauna and the riparian corridor are to be in accordance with the concepts specified below. The relevant locations of the Management Zones are contained in **Figure 4**:

a. Management Zone A

i. Asset protection zones must not be located within vegetation retained for conservation in this zone.

ii. Weed control and re-vegetation measures are to be implemented to improve the ecological value of this corridor.

iii. Planting mix is to comprise both upper (tree) and lower storey using locally endemic species.

iv. Undertake best practice soil erosion control during construction, and maintain as required, to prevent sediment flow into this zone.

v. Use of spray grass, hydro seeding geo fabrics or jute weed matting to minimise the loss of top soil while plant establishment takes place should be considered during construction. These management measures must be detailed in the Construction Certificate plans.

vi. With the exception of the existing sedimentation traps, water storage dams and related pumping infrastructure in this zone, stormwater structures are to be located outside the conservation area, where possible.

b. Management Zone B

i. The existing African Olive weeds are to be removed where practicable, and replaced by native shrub and ground layer species representative of Cumberland Plain Woodland.

c. Management Zone C

i. A riparian corridor must be applied from the Caley's Creek watercourse to the top of the emplacement batter, where the Creek is present or on the boundary of the precinct (**see Figure 5**).

ii. Soil remediation is to be undertaken in this area to encourage growth of Cumberland Plain flora and fauna, or River-Flat Eucalypt Forest community.

iii. Restoration planting adjacent to the watercourse should comprise of 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 able to be adapted to the soil conditions, land fill strata and slope.

iv. The vegetation on the top of the emplacement batter must comply with Bushfire APZ requirements.

2. A Vegetation Management Plan is to be submitted to and approved by Council with the first development application for the development of land or subdivision within the area of which this DCP applies.

3. The VMP must:

a. Be prepared in accordance with the Ecological Assessment prepared by Ecological Australia dated 29 April 2016;

b. Specify a vegetation landscape buffer along the boundaries of the precinct in accordance with control 2 under 'Visual Impact';

c. Show areas of vegetation that are to be fenced off and protected when earthworks and civil works are to be undertaken in close proximity;

d. A covenant must be registered on the title of the development lots, requiring compliance with the VMP; and

e. Compliance with the VMP should be undertaken within the relevant stages of the development application.

Related Studies:

The recommendations contained in the following documents are to be used to inform the preparation of the VMP:

- *Ecological Assessment prepared by Ecological Australia dated 29 April 2016;*
- *Riparian Corridor Study prepared by AECOM and dated 16 May 2016;*
- *Revised Remediation Strategy prepared by AECOM dated 13 May 2016; and*
- *Revised Consolidated Phase 1 and Phase 2 Contamination Assessments prepared by AECOM dated 13 May 2016*

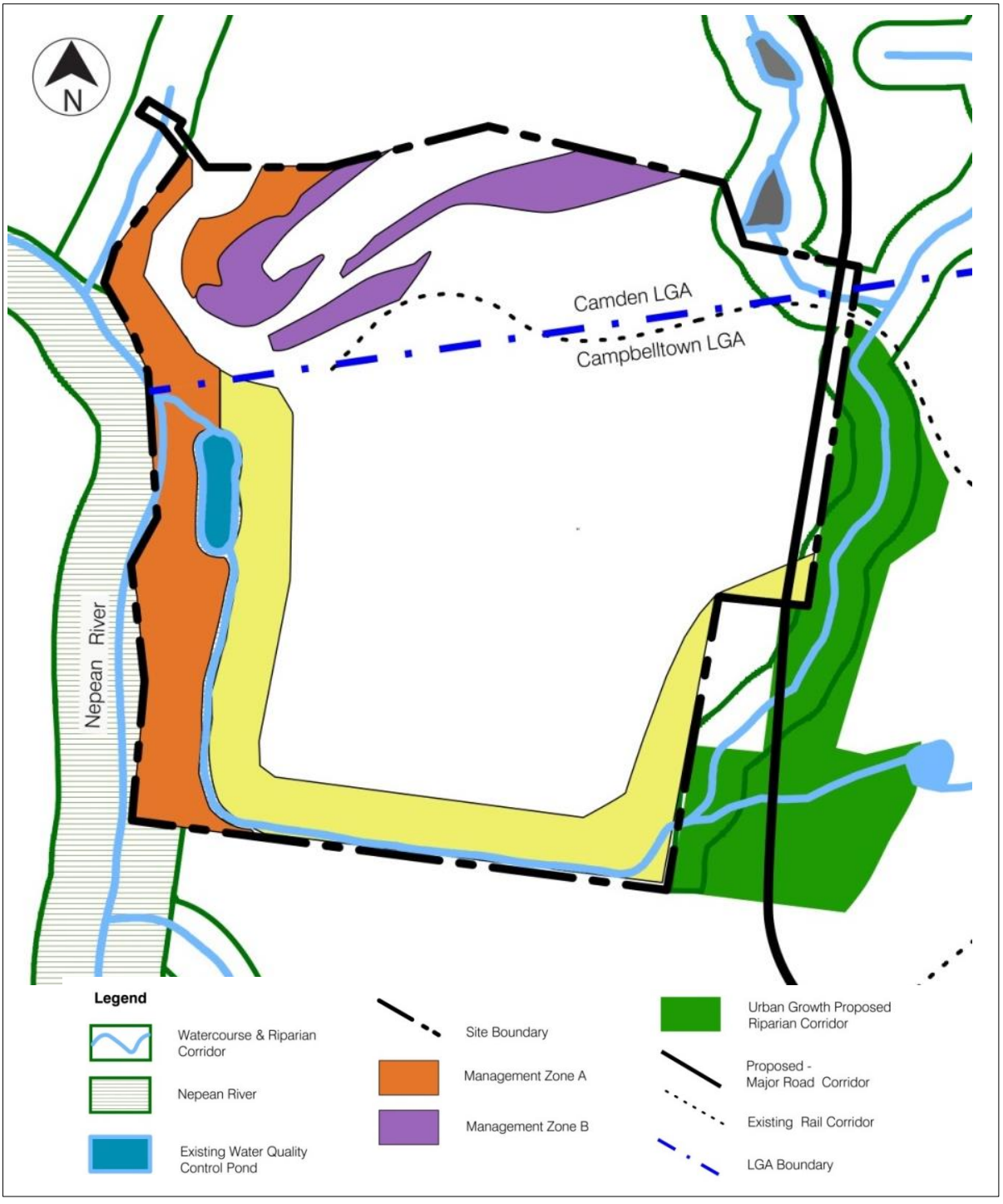

FIGURE 4 LOCATION OF MANAGEMENT ZONES WITHIN THE PRECINCT

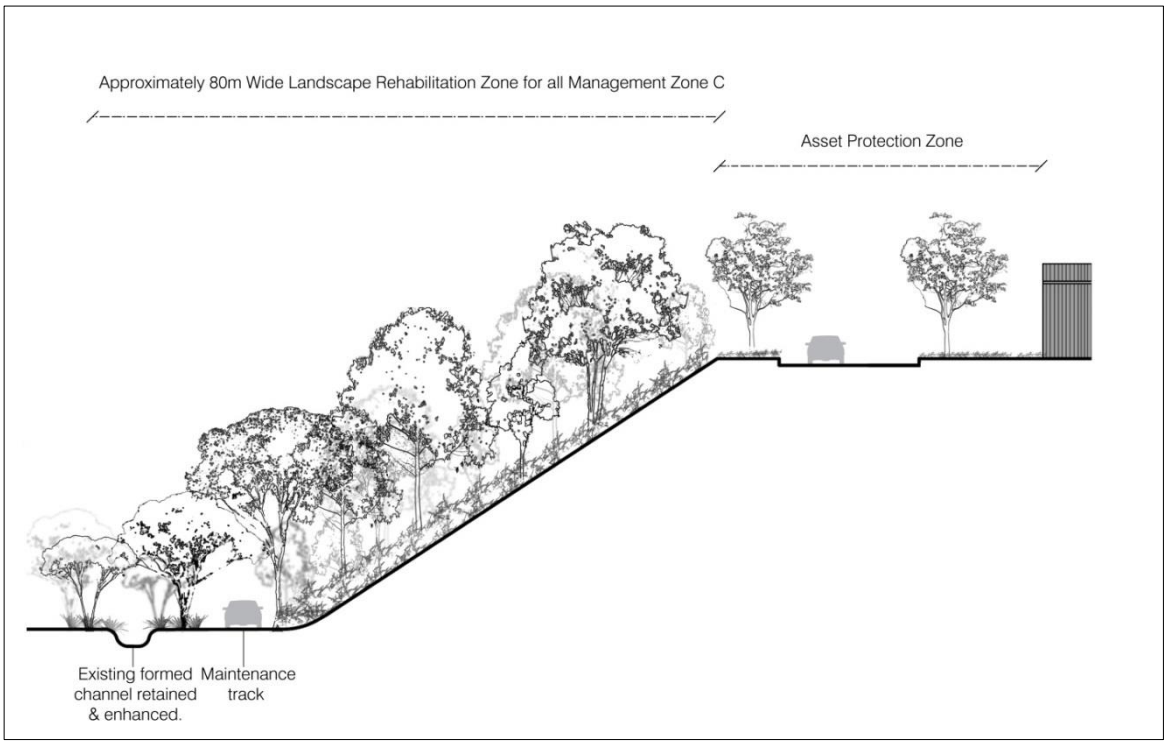

FIGURE 5 INDICATIVE STRUCTURE OF THE RIPARIAN CORRIDOR FOR ALL OF MANAGEMENT ZONE C

Noise and Vibration

Objectives

1. To ensure that the amenity of surrounding land uses is not adversely impacted upon by noise and vibration from the Glenlee precinct.

Controls

1. All development applications are required to comply with the NSW Industrial Noise Policy published by the Environmental Protection Authority and any relevant Council guidelines.

2. For each development, an Acoustic Report prepared by a suitably qualified acoustic expert must be submitted to demonstrate compliance with the NSW Industrial Noise Policy and relevant noise criteria for sensitive receivers. Where Council finds appropriate, an Acoustic Report may not be required but only following justification from the applicant.

Contamination

Objectives

1. To protect the environment by ensuring that Potentially Contaminated Areas (PCAs) within the Glenlee Precinct are remediated.

Controls

1. Development Applications for development in Potentially Contaminated Areas (PCA) 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.

2. Where remediation is required, a Remediation Action Plan (RAP), prepared by an appropriately qualified person must be lodged with the development application.

Note:

Developments relating to coal seam gas infrastructure are to be undertaken with consideration to the exclusion zones contained in State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

Related Studies:

The following reports contain site specific recommendations which may help inform your RAP:

- *Revised Remediation Strategy prepared by AECOM dated 13 May 2016; and*
- *Revised Consolidated Phase 1 and Phase 2 Contamination Assessments prepared by AECOM dated 13 May 2016*

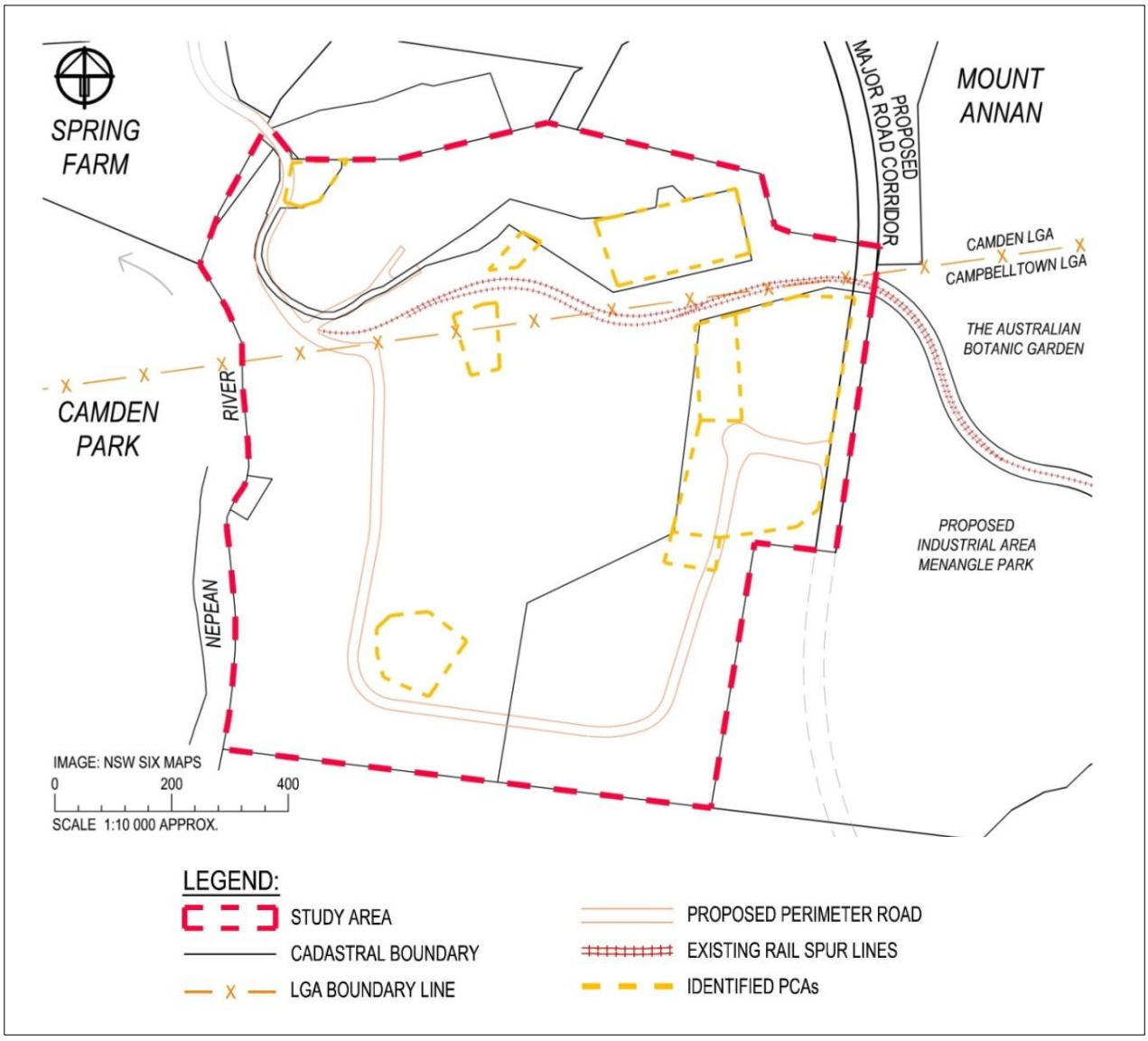

FIGURE 6 POTENTIALLY CONTAMINATED AREAS

Geotechnical Works

Objectives

1. To ensure the stability of future developments within the site;

2. To mitigate impacts associated with erosion and instability of subsoils; and

3. To ensure that landscaping and vegetation are used to stabilise the precinct.

Controls

1. 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.

2. Development applications that involve the construction of new buildings, roads or footpaths are to be accompanied by a geotechnical report. The geotechnical report will ascertain whether subsoils are capable of supporting that development.

3. Embankments are to be suitably stablised to prevent erosion.

4. Developments that affect the embankment are to ensure that support for the establishment and continued growth of required screen vegetation is sufficiently provided.

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, with consideration of the Geotechnical Report prepared by AECOM and dated 20 May 2016, must be provided over the entire emplacement area.

7. The new ground level resulting from ground level changes in Control 6 and any other geotechnical works must be detailed as part of any subdivision development application plans.

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.

Subdivision and Lot Design

Objectives

1. To 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;

2. To ensure that development occurs in a logical and staged manner; and

3. To minimise the number of access points to major roads, whilst facilitating appropriate connectivity.

Controls

1. Prior to the first development for subdivision or construction of roads and/or infrastructure being submitted, an indicative layout plan must be submitted and approved by the relevant Council. The indicative layout plan must show the perimeter road and vegetation management zones.

2. The relevant Council must consult with the neighbouring Council prior to the approval of the layout plan.
3. All development applications must submit site and building plans, indicating the position of the subject site relative to main perimeter road and management zones contained in the indicative layout plan above. The proposal must ensure:
    a. that all proposed roads and driveways are appropriately connected to provide access to the perimeter road;
    b. that development does not unreasonably burden the development potential of adjoining lots;
    c. that buildings have an attractive frontage to adjoining vegetation management zones or open space land; and
    d. that development will provide opportunities for passive surveillance to the public domain.
4. Any perimeter roads must be subject to significant landscape treatment and be able to comply with any bushfire management requirements.
5. Battle-axe allotments should be avoided, where possible.
6. Where a Strata or Community Title subdivision is proposed; parking, landscaping, access areas and directory board signs must be included as common property.

Transport Network

Objectives

1. Provide for diverse integrated means of accessing the Precinct;
2. To optimise access without compromising the safety and efficiency of the surrounding network;
3. Development a legible, safe and convenient pedestrian and cycle network, connecting with networks external to the Precinct; and
4. To provide safe, efficient access and manoeuvring.
5. 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.
2. Integration between transport networks must be considered in the road design.
3. All roads are to be a minimum carriageway width of 13m.
4. A separate Transport Management Plan (TMP) must be provided with the indicative layout plan required in Control 1 in *"Subdivision and Lot Design".* The TMP must consider the location of public transport routes, pedestrian walkways and cycleways.
5. Pedestrian and transport routes should have consideration to potential impacts on the Macarthur Recreational Trail.

> ***Related Studies:***
>
> *Consideration should be given to the Traffic Impact Assessment prepared by AECOM dated 20 May 2016 when preparing a Traffic Management Plan.*

> ***Note:***
>
> *Infrastructure such as roads, drainage and cycleways are to be designed in accordance with Camden Council's Engineering Construction Specification and Engineering Design Specification.*

Site Specific Industrial Controls

Visual Impact

Objectives

1. To ensure that view corridors are maintained between Glenlee and surrounding significant and historic sites;
2. To mitigate visual impacts of the development by providing vegetative screening; and
3. To encourage well-designed development in visually prominent locations.
4. To 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 prepared by a suitably qualified consultant must be submitted with any development application involve the construction of a new building or change in natural ground level which may impact on potential view corridors. The Visual Analysis Report must identify visually prominent areas and established potential view impacts. Where Council finds appropriate, a Visual Analysis Report may not be required but only following justification from the applicant.
2. In visually prominent areas, an analysis identifying sensitive viewing locations should be undertaken and the design of buildings should consider their appearance from these external locations. Architectural treatments should be used to ensure that the appearance of the building does not detract from the amenity of the area.
3. 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 Vegetation Management Plan.
4. Services and utilities must 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.
5. Council may request an external lighting strategy/plan to be submitted with development applications. The plan 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.*

Setbacks

Objectives

1. To allow for adequate landscaping to reduce the bulk and scale of buildings, enhance streetscape amenity and provide for an extension of the local biodiversity; and
2. To provide setbacks appropriate to the proposed site and characteristics of the location of the land.

Controls

1. Front setbacks from the street are to be a minimum of 10m. Secondary frontage setbacks, for corner allotments may be a minimum of 3m.

Building Design and Siting

Objectives

1. To optimise integration of buildings with the natural topography, landscape and relative positioning of buildings in the street and the surrounding context;

2. To encourage a high standard of architectural design, utilising quality materials and finishes;

3. To establish varied and articulated frontages facing or visible from public roads;

4. To encourage the design of attractive and appropriate amenities for staff; and

5. To ensure fencing has been designed with regard to the future desired character of the precinct and existing urban environment.

Architectural Design

1. Buildings are to be articulated to reduce apparent height and scale of external walls. Treatments may include projecting upper storeys or upper storey display windows and the like.

2. Plant and mechanical equipment, including exhausts are to be screened or located appropriately so that they are not prominent features from the 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). Both wall and roof cladding must be constructed of non-reflective materials.

4. Building façades 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 or other building materials.

Siting/Building Orientation

1. When viewed from vegetation management areas, buildings must be integrated with the natural landscape and surrounding streetscape. Treatments to the building may include articulation and/or landscaping.

2. Building elevations oriented towards residential areas must 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. The design of buildings on lots with multiple street frontages must address all street frontages.

Fencing

1. Fencing is to be constructed of non-reflective materials, consistent with the colour pallet prescribed in Control 3 of *"Architectural Design".*

2. Fencing should be of an open form so as not impede sight lines for drivers.

3. Fencing is to be contained wholly within the site.

4. Fencing must be located behind required landscaped areas.

Landscaping

Objectives

1. To create a landscape character and amenity that is appropriate to the scale and nature of the development.
2. Encourage development which provides attractive staff amenities.

Controls

1. A detailed landscape plan, prepared by a suitably qualified consultant, must be submitted with all development applications. The landscape plan must also detail the location, height and type of fencing proposed within the site.
2. Street setbacks are to comprise a minimum 50% of soft landscaping.
3. External staff amenities and open spaces, such as break-out spaces should be incorporated into landscaped areas to provide attractive working environments.
4. 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.
5. Automatic irrigation systems should be installed for all landscaped areas on the developed lots. They must be designed to meet specific site requirements.

Carparking

Objectives

1. To ensure adequate integrated on-site parking and to minimise the demand for kerbside parking.
2. To ensure that on-site car parks are visually attractive and can blend into the development areas's background.

Controls

1. All car parking spaces, including accessible spaces are to be detailed in the development application plans.
2. Carparks should be suitably landscaped to provide shade, ameliorate large expanses of paving and identify entrances.
3. Car parking rates are to be in accordance with the *RMS Guide to Traffic Generating Developments*.
4. For industrial units or other similar uses, a minimum of 2 off-street car parking spaces must be provided.
5. In the event that the car parking rates cannot be met, a detailed Traffic Impact Assessment, prepared by a suitably qualified consultant must be submitted with the development application.