

Part 6
Commercial
Development

6.1

Application

6.1 Application

Parts 6 sets out the following:

- Desired future character for neighbourhood and local centres;
- Desired Future Character for areas zoned B5;
- General requirements for commercial development;
- Development controls for commercial subdivision;
- Development controls for neighbourhood shops in areas zoned R3 and R4;
- Development control for outdoor dining; and
- Development control for parenting facilities.

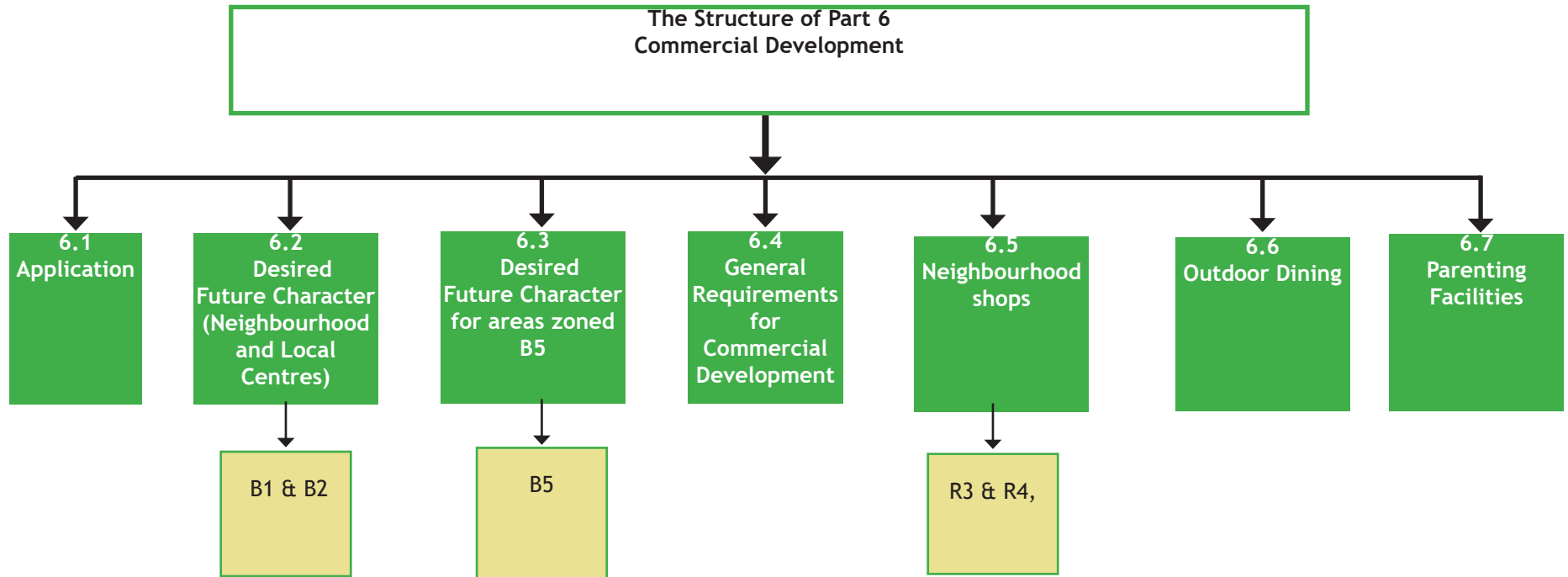
Zone Acronyms
RU5 Village: RU5
R3 Medium Density Residential: R3
R4 High Density Residential: R4
B5 Business Development: B5
B1 Neighbourhood Centre: B1
B2 Local Centre: B2
B3 Commercial Core: B3
B4 Mixed Use: B4
B5 Business Development: B5

Note:
For desired Future Character for areas zoned B3 and B4 Refer to Part 5 Mixed Use Development.

Note: Outdoor Dining Permits
A current outdoor dining permit issued by the Council under its Street Trading Policy (adopted by Council on 9 December 2014) is required for any outdoor dining activities. An outdoor dining permit can only be issued where an existing and active development consent is in place for the lawful use of the principal tenancy.

Note: For the purpose of this part, commercial development means any of the following:

- commercial premises;
- wholesale suppliers;
- registered clubs;
- function centres;
- service station;
- amusement centre;
- entertainment facility;
- veterinary hospital;
- health services facility;
- tourists and visitors accommodation;
- amusement centre;
- community facilities
- entertainment facilities;
- storage premises
- recreations facilities (indoor); and
- any other commercial type development that in the opinion of Council Part 6 applies.



6.2 Desired Future Character for neighbourhood and local centres (Areas Zoned B1 & B2)

6.2

Desired Future Character

Areas Zoned B1&B2

Neighbourhood and local centres within the Campbelltown LGA shall be characterised by:

- Buildings that are well designed with articulated facade treatments;
- Shops, restaurants, cafés and businesses with active street frontages and land uses that service the day to day needs of nearby residents;
- Landscaping that softens the car parking areas and enhances the streetscape;
- Uniform awnings that enhance the visual appearance of the buildings and provide weather protection for the users;
- Attractive buildings that have been harmoniously designed to complement each other and contribute to the overall architectural design quality of the neighbourhood and local centres.

Note: Table 6.2.1 provides a list of the local and neighbourhoods centres within the Campbelltown LGA.



Figure 6.2.1 - A photo of Eagle Vale Local Centre



Figure 6.2.2 - An example of a mixed use development within a neighbourhood centre with an active street frontage.

6.2

Desired Future
Character

Areas Zoned
B1&B2

Table 6.2.1 Lists of Neighbourhood Centres within Campbelltown LGA

Glen Alpine Shopping Centre	Heritage Way, Glen Alpine
Kearns	Kearns Avenue, Kearns
Raby	Thunderbolt Drive, Raby
Raby Shopping Centre	Raby Shopping Centre, 2 Hurricane Drive, Raby
St Andrews Shopping Centre	Ballantrae Drive, St Andrews
Minto	Minto Road, Minto
Minto	Benham Road, Minto
Ingleburn	Lagonda Drive, Ingleburn
Ruse Village Shopping Centre,	Junction Road, Ruse
Blairmount	Clydesdale Drive, Blairmount
Blair Athol	The Kraal Drive, Blair Athol
Campbelltown	Cnr Chamberlain Street & Lindesay Street Campbelltown
Campbelltown (1)	Waminda Avenue, Campbelltown
Campbelltown (2)	Waminda Avenue, Campbelltown
Bradbury	Hoddle Avenue Shopping Centre 3 Hoddle Avenue, Bradbury
Ambarvale Shopping Centre	45 Woodhouse Drive, Ambarvale
Airds Shopping Centre	Riverside Drive, Airds
Bradbury Shopping Centre	The Parkway, Bradbury
St Helens Park	Kellerman Drive, St Helens Park
St Helens Park	Woodland Road, St Helens Park
Rosemeadow Shopping Centre	Thomas Rose Drive, Rosemeadow
Macquarie Fields	Saywell Road, Macquarie Fields
Macquarie Fields Neighbourhood	Evelyn Street, Macquarie Fields
Woodbine Neighbourhood Centre	North Steyne Road, Woodbine
Leumeah	Bradfield Street, Leumeah
Leumeah	54 Parkhill Avenue, Leumeah

Table 6.2.2 Lists of Local Centres within Campbelltown LGA

Eagle Vale	Eagle Vale Centre, Emerald Drive,
Minto	Minto Marketplace, Brookfield Road, Minto
Leumeah	O'Sullivan Road, Leumeah
Macquarie Fields	Glenquarie Shopping Centre, 60 Harold Street, Macquarie Fields

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Desired Future Character

Areas Zoned B1&B2

6.3

6.3 Desired Future Character for (Areas Zoned B5)

Desired Future Character

Areas Zoned B5

The areas zoned B5 shall be characterised by:

- well designed and articulated facade treatments addressing the primary streets.
- buildings with active street level frontages.
- well designed signage that does not distract from the character of the locality.
- easily accessible loading dock facilities that are designed to operate separately to any public/retail function.
- landscaping that softens car parking areas and enhances the streetscape.
- street trees.



Figure 6.3.1 - Examples of streetscapes within existing areas zoned B5 within Campbelltown.

6.4 General Requirements for Commercial Development

6.4

General Requirements for Commercial Development

This Section provides general development controls for commercial development within Campbelltown LGA.

6.4.1 Building Form and Character

6.4.1 Building Form and Character

Objectives:

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

Design Requirements

- a) All building facades, including rear and side elevations visible from a public place or adjacent to residential areas, shall be architecturally treated to enhance the quality of the streetscape.
- b) Large buildings shall incorporate the following elements to assist in achieving a high quality architectural outcome:
 - i) the provision of vertical and/or horizontal offsets in the wall surfaces at regular intervals, including columns, projections, and recesses; variation to the height of the building so that the building appears to be divided into distinct massing elements;
 - ii) articulation of the different parts of a building's facade by use of colour, arrangement of facade elements, or by varying the types of materials used; and
 - iii) maximising the interior and exterior

Note:

Numerical Development Standards for building heights and minimum subdivision are provided under the CLEP.

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General Requirements for Commercial Development

6.4.1 Building Form and Character

- interactions at the ground level.
- c) The main entry to the building shall be easily identifiable from the street and directly accessible through the front of the building.
- d) Large expansive blank walls on ground floor levels or side and rear boundaries shall not be permitted unless abutting a building on an adjoining allotment.
- e) Roof mounted plant rooms, air conditioning units and other services and equipment shall be effectively screened from view using integrated roof structures and architectural elements.
- f) Solid opaque roller doors/shutters over windows and entry doors shall not be permitted on any building that has frontages to a street or a public place.
- g) Buildings shall not incorporate highly reflective glass.
- h) A schedule of proposed colours, materials and finishes shall accompany all development applications for new buildings.
- i) Development on corner sites shall incorporate splays, curves, building entries and other architectural elements to reinforce the corner as a land mark feature of the street.
- j) Except in the case of an outdoor cafe, the design of the development shall not provide for outdoor display and/or storage.
- k) Commercial development shall be designed to address both primary and secondary street setbacks.
- l) Infill development shall respect and maintain consistency with the established setbacks of existing shopfronts.
- m) For applications involving new construction work with a value of \$30 million or greater, any existing above



Figure 6.4.1.1 An example of a well articulated commercial building.

ground power lines, traversing the property's frontage, shall be relocated underground at the developers expense.

Note: To facilitate this requirement, the applicant must liaise with the relevant power authority requesting to install a conduit within the adjacent footpath (road reserve) area for the provision of an underground power supply and extension of the conduit up to the wall of any proposed building. It must also be demonstrated that ready connection to the building(s) can be made when the overhead connection is replaced with a new underground line during the construction phase of the development.

Where possible, above ground electricity utilities shall be located in a way to minimise impacts on landscaping and be placed/oriented to minimise the percentage they occupy within the front portion of the site.

n) The developer must allocate/set aside adequate space within the development to install a grease trap and mechanical ventilation, for any proposed food premises, in accordance with the Local Water Authorities recommendations and the following Australian Standards:

Mechanical ventilation (for any proposed food premises) must comply with:

- i) Australian Standard (AS) 1668.2-2012: The use of ventilation and air conditioning in buildings:
- ii) Part 2: Mechanical ventilation in buildings; and (where applicable); and
- iii) Australian Standard 1668.1-1998: The use of ventilation and air conditioning in buildings - Fire and smoke control in multi-compartment buildings.

All mechanical ventilation must be installed within the building during construction and is not permitted on any external building surfaces.

All required grease traps must be located



Figure 6.4.1.2 An example of a well articulated commercial building.

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General Requirements for Commercial Development

6.4.1 Building Form and Character

6.4

General Requirements for Commercial Development

6.4.1 Building Form and Character

and serviced on private land as no permission will be granted to install such a facility on public or Council land.

6.4.1.1 Commercial Development Floor Area

Design Requirements:

- a) The maximum gross floor area of any single retail premises within any business in areas zoned B1 ,B2 and B5 shall not exceed 500 square metres unless the proposal has been supported by an economic impact assessment, prepared by a suitably qualified person. In this regard, the economic impact assessment shall demonstrate that the economic impacts of the proposed development on the retail hierarchy of affected business areas in the Campbelltown Local Government Area are acceptable, and shall include an assessment of:
 - i) the trade area of the proposed development;
 - ii) market demand within the trade area to justify the proposal; and
 - iii) economic impacts on comparative retail outlets in the trade area.
- b) Despite Clause 6.4.1.1 a) bulky goods premises shall:
 - i) have a minimum gross floor area of 200 square metres; and
 - ii) be permitted to have a gross floor area greater than 500 square metres.

6.4.1.2 Building Setbacks

Design Requirements:

- a) All commercial development outside areas zoned B3 and B4 shall be setback from property boundaries in accordance with this section.
- b) Development shall be setback a minimum of :
 - i) 30 metres to:
 - the main southern railway corridor,
 - ii) 30 metres to:

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General Requirements for Commercial Development

6.4.1 Building Form and Character

- the South Western Freeway corridor,
- Ben Lomond Road between Pembroke Road and the Main Southern Railway Corridor,
- Campbelltown Road,
- Henderson Road,
- Pembroke Road,
- Rose Payten Drive; and
- Williamson Road.

iii) 15 metres to:

- Airds Road,
- Badgally Road,
- Ben Lomond Road between Campbelltown Road and the Main Southern Railway Corridor,
- Blaxland Road between Campbelltown Road and Rose Street,
- the south eastern side of Blaxland Road between Rose Street and Lot 5 DP 538258,
- Blaxland Road between Lot 5 DP 538258 and Narellan Road,
- Devon Road,
- Grange Road,
- Plough Inn Road between Campbelltown Road, and Hollylea Road,
- Sussex Street and
- Swaffham Road.

iv) 10 metres from any other primary street frontage.

exclusive of any required road widening.

- c) Despite Clause 6.4.2.1. b) i) Council may consider a reduction of the rear setback from the southern railway corridor from 30 metres to 5 metres providing that:
- i) a vegetated screen/landscape area of a minimum width of 5 metres is constructed along the full width of the property between the railway corridor and the buildings;
 - ii) the vegetated area is free of any easements

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General Requirements for Commercial Development

6.4.1 Building Form and Character

or site constraints (refer to Figure 6.4.1.3);

- iii) the vegetated area is densely landscaped with trees and plants selected from the Campbelltown Native Gardening Guide, available from Council’s website at www.campbelltown.nsw.gov.au;
- iv) Council is satisfied that the proposed vegetation is sufficient to screen the buildings from the southern railway corridor.

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

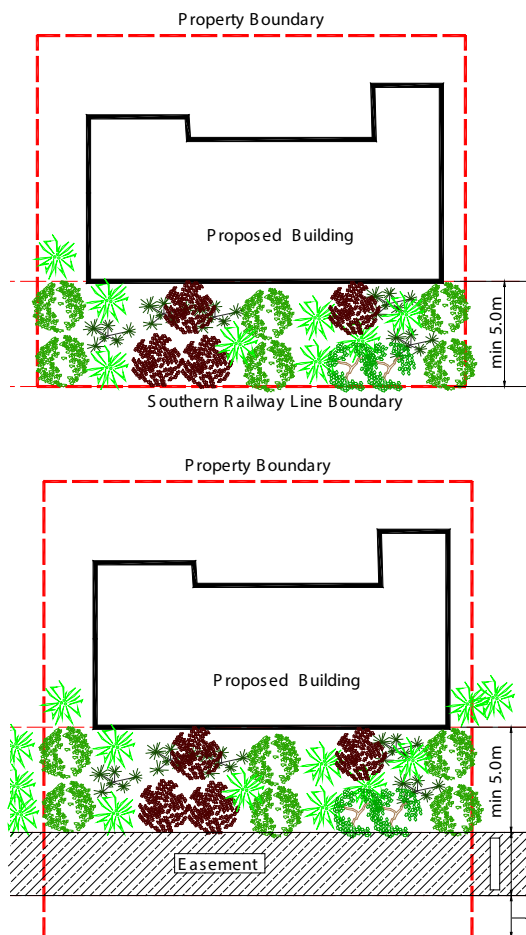


Figure 6.4.1.3 Illustration of the reduced set backs requirements from the southern railway corridor

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General Requirements for Commercial Development

6.4.1 Building Form and Character

6.4.1.3 Fencing

- a) Commercial fencing shall be a maximum 2.4 metres in height.
- b) The use of sheet metal fencing is not permitted.
- c) Fencing on corner allotments shall not obstruct the sight distance of traffic entering or within an intersection or roundabout.
- d) Fencing shall not obstruct power, water, sewer, gas or telephone services, drainage systems, (including overland flow paths) or any easements or rights of way.
- e) Details for fencing shall be submitted with the development application.

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6.4.2 Car Parking and Access

General Requirements

6.4.2 Car Parking and Access

Objectives:

- Ensure that sufficient car parking is accommodated on site to meet the traffic demand generated by the development.
- Ensure that the layout of car parking spaces is safe, functional and maintains the free flow of traffic into and out of the site.
- Minimise parking demand through integration of land use and transport.
- Ensure consistency with desired future character of the area.
- To ensure that new development does not compromise the effective and ongoing operation of the Queen Street commercial core; and
- To prevent or reduce the potential impact of traffic on any commercial development adjacent to Queen Street.
- Promote the use of electric vehicles across the Local Government Area.
- Encourage the installation of electric vehicle charging infrastructure.

6.4.2.1 General Requirements

Design Requirements

- a) Off street parking and loading shall be designed in accordance with *Australian Standards 2890.1 and 2 (as amended)*, except as otherwise provided by this Plan.
- b) The minimum car parking rates shall be provided in accordance with Table 6.4.2.1. If in the opinion of Council, additional car parking spaces are required due to the constraints of the site and or the nature of the use, additional car parking spaces shall be provided as part of the development.
- c) All car parking spaces that are required under clause 6.4.2.1 b) shall not be locked off, obstructed, reserved or separately allocated to any individual use at any time.
- d) Commercial development shall be designed to accommodate all related vehicle movements on site such that:
 - i) all vehicles shall enter and exit the

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General Requirements

6.4.2 Car Parking and Access

- site in a forward direction;
 - ii) the area for manoeuvring of delivery and service vehicles is separate from vehicle parking areas, and preferably accessed via a rear service lane;
 - iii) cause minimal interference to the flow of traffic within the surrounding road network; and
 - iv) safe and convenient access is provided for pedestrians.
- e) A *Traffic Impact Assessment Report* shall be prepared by a suitably qualified person and submitted as part of a development application addressing the following criteria if the development exceeds the relevant thresholds within *SEPP (Infrastructure) 2007*:
- i) the existing traffic environment;
 - ii) anticipated traffic generation from the proposed development;
 - iii) the potential cumulative impact in the locality;
 - iv) the need for traffic improvements in the locality;
 - v) traffic egress/ingress to arterial/sub arterial roads; and
 - vi) sight distance and other safety issues.
- f) Each site shall have a:
- i) maximum of one ingress and one egress for heavy vehicles (combined or separated); and
 - ii) each site may have an additional ingress/egress for cars (and other light vehicles).
- g) No car parking spaces shall be designed in a stacked configuration.
- h) No required car parking spaces shall be created as a separate Strata or Torrens Title allotment.



Figure 6.4.2.1 Examples of a well landscaped car park

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General Requirements

6.4.2 Car Parking and Access

- i) Above ground multi-level car parking structures shall be designed so as to integrate with the surrounding built form, incorporate design methods and architectural form that complements and adds value to the character of the local area.
- j) Carparks must be developed with the infrastructure required for electric vehicle charging.
- k) *On-site car parking is to be provided to support a range of vehicles, including small cars, hybrid cars and fully electric cars in multi-space car parks.*
- l) *Spaces allocated to environmental vehicles should be marked and managed according to the specific vehicle type targeted.*

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

6.4.2.2 Loading and Unloading

Design Requirements

- a) Where practicable, loading bays shall be separated from parking and pedestrian access.
- b) All loading and unloading shall take place wholly within the site.
- c) No loading or unloading shall be carried out across parking spaces, landscaped areas, pedestrian aisles or on roadways.
- d) Parking and loading bays shall be provided and clearly identified on site.
- e) Required manoeuvring areas for heavy vehicles shall not conflict with car parking.
- f) Each new commercial building/unit having a gross floor area:
 - i) up to 200 square metres shall provide a loading area to allow for a small rigid vehicle to manoeuvre

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General Requirements

6.4.2 Car Parking and Access

on site;

- ii) more than 200 square metres, but up to 1500 square metres shall provide an area to allow for a medium rigid vehicle to manoeuvre on site; and
- iii) more than 1500 square metres shall provide a loading area to allow for a heavy rigid vehicle to manoeuvre on site.
- g) Loading docks and service areas shall not be visible from any public place and shall be suitably screened from adjacent properties. Screening may be achieved by locating such areas behind the buildings, by fencing, landscaping, mounding or a combination of these, or by other means to Council's satisfaction.

6.4.2.3 Access for People with Disabilities

Design Requirements

- a) Commercial development shall comply with the minimum access requirements contained within the BCA, the Disability (Access to Premises – Buildings) Standards 2010 and *Australian Standard 1428 - Design for Access and Mobility* (as amended).
- b) Notwithstanding Clause 6.4.2.2 a) the required percentage of car parking spaces for people with disabilities within retail/commercial development shall be:
 - i) one car space per development; plus
 - ii) one for every 20 car parking spaces;
 - iii) and shall be designed in accordance with AS No 2890.6 (as amended).

6.4.2.4 Vehicular Access along the Queen Street, Campbelltown Commercial Core

Design Requirements

- a) Consent must not be granted to the development of land that has a frontage to Queen Street unless Council is satisfied that:
 - i) where practicable, vehicular access to the land is provided by a road other than Queen Street; and

6.4

Table 6.4.2.1 Car Parking Rates

General Requirements

6.4.2 Car Parking and Access

Commercial Premises

<ul style="list-style-type: none"> Office Premises 	Ground floor - 1 space for every 25m ² of the GFA
<ul style="list-style-type: none"> Business Premises 	Upper levels-1 space per 35 m ² of GFA

Health Services Facility

<ul style="list-style-type: none"> Health Consulting Room 	1 space for every 35m ² of the GFA
<ul style="list-style-type: none"> Hospital 	Transport Assessment Study required
<ul style="list-style-type: none"> Medical Centre 	1 space for every 35m ² of the GFA
<ul style="list-style-type: none"> Other health services e.g community health services facilities 	On merits, consideration will be given to scale and location of the proposed facility

Recreation Facilities

<ul style="list-style-type: none"> Recreation facility Indoor <ul style="list-style-type: none"> (A squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation. 	3 spaces per court/alley (where relevant); or 1 space per 25m ² GFA
<ul style="list-style-type: none"> Recreation Facility Outdoor <ul style="list-style-type: none"> A golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation. 	3 spaces per court/alley (where relevant); or 1 space per 50m ² of site area
<ul style="list-style-type: none"> Recreation Facility (major) 	Transport Assessment Study required

6.4

General Requirements

6.4.2 Car Parking and Access

Tourist and Visitor Accommodation

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

Other Commercial Uses

<ul style="list-style-type: none"> Vehicle body repair workshop or vehicle repair station 	1 space per 25m ² GFA, plus 3 spaces per work bay (for vehicle servicing facilities)
<ul style="list-style-type: none"> Highway service centre 	Transport Assessment Study required
<ul style="list-style-type: none"> Service station 	1 space per 25m ² GFA plus 5 spaces per work bay (for vehicle servicing facilities)
<ul style="list-style-type: none"> Truck depot 	Transport Assessment Study required
<ul style="list-style-type: none"> Transport depot 	Transport Assessment Study required
<ul style="list-style-type: none"> Entertainment facility; – theatre, cinema, music hall, concert hall, dance hall and the like 	for indoor facilities: – 1 space per 25m ² GFA for outdoor facilities: – 1 space per 50m ² of site area
<ul style="list-style-type: none"> Registered club 	1.5 spaces per 10m ² GFA
<ul style="list-style-type: none"> Eco-tourist facility 	1 space per 25m ² GFA
<ul style="list-style-type: none"> Environmental facility 	1 space per 25m ² GFA

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General Requirements

6.4.2 Car Parking and Access

Retail Premises

– Bulky goods premises	1 space per 60m ² GFA	
– Cellar door premise	10 spaces	
– Food and drink premises		
• a restaurant or cafe	1.5 spaces per 10m ² GFA	
• take away food and drink premises	1.5 spaces per 20m ² GFA	
• a small bar	1 spaces per 10m ² GFA	
– Garden centres	15 spaces; Plus 0.5 spaces per 100 m ² of site area	
– Hardware and building supplies	15 spaces; Plus 0.5 spaces per 100 m ² of site area	
– Kiosks	Nil	
– Landscaping material supplies	15 spaces; plus 0.5 spaces per 100 m ² of site area	
– Markets	1 space for every 15m ² of GFA occupied by the market or 3.5 places for every stall provided whichever is greater	
– Plant nurseries	15 spaces; plus 0.5 spaces per 100 m ² of site area	
– Rural supplies	15 spaces; plus 0.5 spaces per 100 m ² of site area	
– Shops	Ground level	1 space per 25m ² GFA
– (Neighbourhood shops)	Upper level(s)	1 space per 35m ² GFA
– Timber yards	10 spaces	
– Vehicle sales or hire premises	1 space per 100m ² site area, plus 5 spaces per work bay (for vehicle servicing facilities)	

- ii) The safety, efficiency and ongoing operation of Queen Street must not be adversely affected by the proposed development as a result of:
- The design of the vehicular access to the land, or
 - The nature, volume or frequency of vehicles using Queen Street to gain access to the land.

6.4

General Requirements

6.4.2 Car Parking and Access

- b) Any vehicular access must take into account the existing services within the Queen Street road reserve, such as power poles, drainage pits and existing street trees.
- c) If adjacent to an existing residential development, a minimum 1.5m setback must be provided from the relevant side property boundary.
- d) Vehicular access shall be designed to:
 - i) minimise any potential impact on Queen Street, the site layout and building façade design; and
 - ii) if located off the Queen Street frontage, be integrated into the building design; and
 - iii) enable all vehicle to enter the site and leave in a forward direction without the need to make more than a three point turn.
- e) Access ways to underground parking should not be located adjacent to doors or windows of any habitable rooms which form part of a residential development.

6.4.2.5 Shopping Trolleys

- a) All newly proposed supermarkets that operate 10 or more shopping trolleys to include a smart technology or 'a coin mechanism' to ensure that shoppers will not be able to leave the site with the shopping trollies.

6.4.2.6 Public Carparks

- a) A minimum 10 per cent of parking spaces are to be designed and labelled for small & environmental vehicles in commercial, office or shopping centre developments wherever 10 or more spaces are required.
- b) The design of car parking spaces shall take into consideration the principles of Crime Prevention Through Environmental Design (CPTED) to minimise opportunities for crime and enhance security.

6.4

6.4.3 Public Domain

General Requirements

6.4.3 Public Domain

Objectives:

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

Design Requirements

- a) A public domain plan incorporating street furniture, paving, landscaping and public art shall be submitted as part of any development application for a new development having a gross floor area greater than 5,000sqm.
- b) Any development application for a new development having a gross floor area greater than 5000sqm shall provide public art of a type and location that is acceptable to Council.
- c) Any commercial outdoor areas fronting the street and used by the general public shall be designed to compliment the surrounding public domain and spaces.
- d) Awnings shall be provided on all newly constructed buildings that have road frontages, be it primary or secondary frontages located within the Campbelltown, Macarthur, and Ingleburn Business Centres.
- e) Awnings shall:
 - i) be 2.5 metres wide;
 - ii) be setback from the kerb by a minimum of 1 metre; and
 - iii) provide a minimum of 3 metres clearance to the underside of the fascia.



Figure 6.4.3.1 - An example of public art within commercial centres.

6.4.4 Landscaping

6.4

General Requirements

6.4.4 Landscaping

Objectives:

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

Design Requirements

- A detailed landscape plan and report shall be prepared by a suitably qualified person and submitted with all development applications for commercial development involving the construction of a new development.
- Landscaping shall be provided between the primary street boundary and the building in accordance with Section 2.5 Landscaping of this Plan.
- All landscaped bays shall be a minimum 2 metres wide and allow for deep soil planting.
- Landscaped areas shall be separated from driveways and car parking areas by a suitable device such as bollards or concrete wheelstops to ensure that the landscaping is not damaged as a result of vehicular movement.
- Landscaped area at ground floor level shall be incorporated within the car park at all the outer edges of car parking bays as illustrated in Figure 6.4.4.1
- High canopy trees shall be used to allow for clear lines of sight within car parking areas and to internal site access pathways.

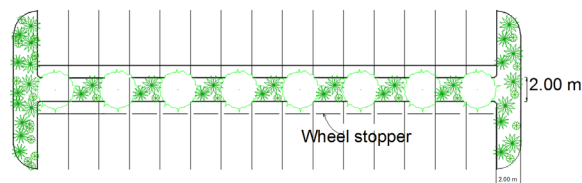
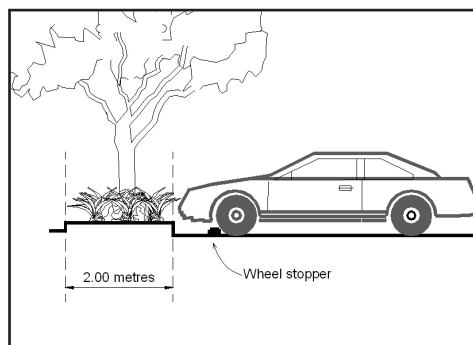


Figure 6.4.4.1 - An illustration of the need to use wheel stoppers to protect landscaping and the need to landscape all parking edges and between parking bays.

Note:

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

6.4

6.4.5 Residential Interface

General Requirements

6.4.5 Residential Interface

Objectives:

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

Design Requirements

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

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



Figure 6.4.5.1 - An example of a commercial building, where upper storeys are stepped back to minimise bulk of the building.

6.5 Neighbourhood Shops (R3 and R4)

6.5

Neighbourhood Shops

Areas Zoned R3&R4

This Section provides development controls for neighbourhood shops development within areas zoned R3 and R4.

Objective:

- Ensure new development is well articulated, makes a positive contribution to the streetscape and respects the desired future character of neighbourhood centres.
- Ensure that neighbourhood shops are of small scale and located to service residential areas that are not within close proximity to existing centres.

Design Requirements

- Neighbourhood shops within areas zoned R3 and R4 shall not be permitted within one (1) kilometre radius of areas zoned B1,B2,B3,B4,and B5 and existing neighbourhood shops.
- Neighbourhood shops shall only be located at ground floor and shall be designed for access for people with
- Where neighbourhood shops are proposed as part of a residential development within areas zoned R3, the development controls under Part 3 Volume 1 shall apply to the residential component of the development.
- Where neighbourhood shops are proposed as part of a residential development within areas zoned R4, the development controls under Part 5, Volume 1 shall apply to the residential component of the development.
- Neighbourhood shops within areas zoned R3 shall be setback a minimum of:
 - 5.5 metres from any street or adjoining open space;
 - 6 metres from the rear boundary where it adjoins residential properties or public open space; and
 - 3 metres from any other property boundary.
- Neighbourhood shops within areas zoned R4 shall be setback a minimum of:

Note:

Under the CLEP (Section 5.4 (7)) the retail floor of a neighbourhood shop is not permitted to exceed 100sqm.

6.5

Neighbourhood Shops

Areas Zoned R3&R4

- i) 5.5 metres from any street; and
- ii) 6 metres from any other property boundary.
- g) Neighbourhood shops proposed immediately adjacent to existing residential dwellings within areas zoned R3 and R4 shall not have an adverse impact on the existing amenity of the occupants of adjacent residential dwellings including impacts on solar access, noise, odour, visual and acoustic privacy.
- h) Neighbourhood shops shall provide adequate space for the on-site parking, loading and unloading of all delivery/service vehicles as detailed in under Part 6.4.2 of this part of the Plan.
- i) Exterior lighting shall be of low intensity and shielded so that light does not spill out onto the residential dwellings or project above the horizontal plane.
- j) Lighting shall not strobe, flash, oscillate, be of unusually high intensity of brightness, or be uncovered.
- k) Stairs providing access to residential dwellings shall be enclosed.
- l) No advertisement shall be permitted on any part of the residential dwellings.
- m) Private car parking for the residential component of the development shall be clearly identified and separated from neighbourhood shops car parking.
- n) Areas for commercial and residential waste shall be kept separate.
- o) No blank walls shall be permitted on any elevation facing a primary or a secondary street.

6.5.1 Access for People with Disabilities

- a) Mixed use development shall comply with the minimum access requirements contained within the BCA, the Disability (Access to Premises – Buildings) Standards 2010 and *Australian Standard 1428 - Design for Access and Mobility* (as amended).

6.6 Subdivision

6.6

Subdivision

Objective:

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

6.6.1 Strata Subdivision

Design Requirements

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

6.7

6.7 Commercial Waste Management

Commercial Waste Management

Objective:

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

Design Requirements - Commercial Development

- a) Commercial development shall make provision for an enclosed onsite waste and recycling area that has adequate storage to accommodate the volume of waste and recycling generated at the development. Minimum commercial waste generation rates are contained in Table 6.7.1.
- b) The waste storage area shall:
- i) be no more than 30 metres from the point of collection;
 - ii) contain a hose connection;
 - iii) have an impervious floor that is connected to the sewer;
 - iv) be adequately ventilated;
 - v) incorporate appropriate design and construction materials (including colours and finishes) which complement the development;
 - vi) be appropriately screened from public view by a visual barrier of at least 1.5m high;
 - vii) provide an opening sufficient to allow egress of the maximum sized bin to be used at the development; and
 - viii) Ensure that the path for wheeling bins between the waste storage area(s) and the collection point is free of steps and kerbs and has a maximum gradient of 1V:8H.
- c) Any commercial premises that

Table 6.7.1 Commercial Waste Generation Rates.

Type of Premises	Waste Generation	Recycling Generation
Food Premises		
Butcher, Delicatessen, Seafood Shop, Takeaway	250L/80 m ² floor area/day	50L/80 m ² floor area/day
Restaurants	400L/100 m ² floor area/day	280L/100 m ² floor area/day
Retail (other than food premises)	50L/80 m ² floor area/day	100L/80 m ² floor area/day
Offices	10L/100 m ² /day	15L/100 m ² /day
Hairdresser/ Beauty Salon	50L/80 m ² floor area/day	40L/80 m ² floor area/day
Licensed Premises	50L/100 m ² floor area/day	50L/100 m ² floor area/day
Motel and other temporary accommodation premises	10L/bed/day	5L/bed/day

Figures extracted from EPA document “Better practice guide for resource recovery in residential developments” - Appendix F - Table F3 - Calculating commercial and industrial waste and recycling generation rates.

6.7

Commercial Waste Management

generates more than 20% of total weekly waste generated or 50 litres by weight or volume (whichever is the lesser) of meat/seafood product shall be collected daily or refrigerated awaiting collection.

- d) All commercial premises shall produce evidence of a collection contract with a licensed waste and recycling collection contractor, if requested by Council.
- e) The development must be designed in such a way that an Australian Standard heavy rigid vehicle can provide waste collection services to the development. If on-site servicing is required, the site plan and layout shall consider how heavy rigid vehicles can access and move around the development, and make appropriate provisions for this to occur safely. All waste and recycling generated from the business is to be kept within an appropriate storage receptacle on the premises. Waste is not to be stored or placed outside of a waste storage receptacle or in such a manner that it will become a litter, odour or health nuisance.

6.8

6.8 Parenting Facilities

Parenting Facilities

Objective:

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

6.8.1 Development Applications to which this Section Applies

Design Requirements

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

6.8.2 General Requirements

Design Requirements

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

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



Figure 6.8.1 - An example of a parenting facility.

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