

Appendix No. 5 – Penrith DCP 2010 Development Control Table

	DCP Provision	Comment	Compliance
Part C-Controls Applying to all Development			
C1 Site Planning and Design	New proposals on land identified on the Scenic and Landscape Values Map should be accompanied by a visual impact	Visual impact is discussed in the SEE.	No
	CPTED principles should be incorporated into the design addressing surveillance, access control and territorial reinforcement	Detailed CPTED commentary not provided. Conditions can be imposed.	Yes
	DA for frequent public use should address the principles of Universal Design in the SEE	N/A	N/A
C2 Vegetation Management	Development consent is required to remove trees and may require an Arborist Report	No vegetation is proposed to be removed.	Yes
	A Species Impact Statement will be required if Council determines that works may have a significant effect on threatened species	N/A	N/A
	Any proposed industrial development with a roof area greater than 600sqm should submit an investigation into the feasibility of a roof garden to reduce hard surface area	N/A	N/A
C3 Water Management	Where relevant, a comprehensive flood study should be incorporated into a DA for flood prone land	N/A	N/A
	Floor level for new development should be at least 0.5m above the 1:100ARI floor of the		

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	building should be flood-proofed to at least 0.5m above the ARI flood		
	Flood safe access and emergency egress shall be provided to new development		
	Adequate stormwater systems should be designed for the development		
C4 Land Management	Any DA that requires earthworks and changes to levels of a site is required to address it in an SEE or a geotechnical report	This matter has not been fully addressed in SEE.	No
	Earthworks should not exceed 1m below ground All retaining walls should be identified in a DA	Not all retaining walls are identified.	No
	All applications which involve site disturbance must be accompanied by an Erosion and Sedimentation Control Plan in accordance with 'Managing Urban Stormwater-Soils and Construction and the 'additional measures for large sites' in the DCP	Condition can be imposed.	Yes
	DAs for new buildings may be required to include information on the potential for contamination	This matter has been addressed in a previous section of this report.	Yes
C5 Waste Management	A Waste Management Plan should be submitted with a DA for demolition and construction of a building	Waste Management Plan provided	Yes
	On site sewage management	This matter has been addressed in a previous section of this report.	Risk of transfer of pathogens/bacteria to poultry farms.

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C6 Landscape Design	A Landscape Concept Plan is required to be submitted with the DA by a Category 3 Landscape Professional	Provided	Yes
C7 Culture & Heritage	N/A	N/A	N/A
C8 Public Domain	Public access to the public domain should be maximised by: <ul style="list-style-type: none"> • Location of building entrance • A visual transition to the public space by avoiding continuous lengths of blank walls in the built form • Views to and from the public domain to be protected • Accessibility should be provided for all members of the community 	These matters are discussed in the report.	
C9 Advertising and Signage	Signs should generally be confined to the ground level of the building	No signage is proposed.	N/A
	Pole or pylon signs to be a maximum height of 7m. Flat standing signs are only permissible where the building is set back 3m from the street	No signage is proposed.	N/A
C10 Transport Access and Parking	New development that will have potential significant public transport patronage is to be located close to existing or proposed transport nodes or networks	Bus services operate along Elizabeth Drive, adjacent to the site, and provide links to surrounding areas. While it is expected that the majority of customers will access the site via cars, employees may use the public transport	Yes
	Development applications for major development should be accompanied by a Traffic Report	Traffic Report is provided	Yes

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	Development should demonstrate how it: • Provides safe entry and exit for pedestrians and vehicles • Minimises potential vehicular and pedestrian conflict • Not restricts traffic flow or creates a hazard • Provides suitable off-street parking • Identifies needs for any additional on street traffic facilities	Addressed in Traffic Report	Yes
	Where possible, vehicular access should be from service roads. New access points off arterial, sub arterial or other major roads is to be avoided where alternatives exist	The site has only one road frontage to Elizabeth Drive which will provide access to the site	Yes
	Car parking and manoeuvring layout should be in accordance with AS2890.1-2004	Addressed in Traffic Report	Yes
	Provision of disabled parking should be at a rate of 1-4% of total parking spaces in accordance with Australian Standards	This matter can be imposed as a condition of consent.	Yes
	Large car parking areas should be visually separated from access roads and from the building by planting and landscaping	This matter is discussed in the report.	
	Design of car parking should ensure that passive surveillance is possible and incorporate active security measures	Safety and security matters are discussed in the report.	
	Bicycle parking spaces should be provided in accordance with Austroads, be located to provide convenient	This matter can be imposed as a condition of consent.	Yes

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	access and associated shower and change rooms should be provided		
C12 Noise and Vibration	Where a site is likely to be affected by unacceptable levels of road traffic noise, a Noise Impact Statement should be provided	Road traffic noise is considered to have no adverse impact	Yes
C13 Infrastructure and Services	Any site analysis should address the existing and proposed provisions of services/utilities to a property and whether there is satisfactory capacity to address required demand of the proposal	The provision of services can be imposed as a condition of consent.	Yes
	On site sewage management	This matter has been addressed elsewhere in this report.	Risk of transfer of pathogens/bacteria to poultry farms.
Part D Controls Applying to all Specific Land Uses – Part D5 Other Land Uses			
Cemeteries, Crematoria and Funeral Chapels	Cemeteries, crematoria and funeral chapels may not locate immediately adjacent to properties used primarily for residential development only (including rural residential/rural living or seniors housing) unless a sufficient separation can be obtained between any buildings on the site and any adjacent dwellings. The extent of the separation needed will vary with the scale of the proposed development.	The adjoining properties are not used primarily for residential development. These properties are agricultural enterprises. Dwellings are also located on these properties.	

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	Cemeteries and crematoria must locate on a site with a minimum area of 10 hectares.	The area of land is 36.62 ha.	Yes
	A landscaped buffer zone 15 metres wide must be provided to the side and rear boundaries of the site.	Can be imposed as a condition of consent.	Yes.
	Cemeteries, crematoria and funeral chapels must locate on a road with sufficient capacity to accommodate likely traffic generation.	RMS is satisfied with the proposal subject to conditions.	Yes
	A traffic impact assessment may be required for the development of a cemetery, crematorium or funeral chapel.	Traffic impact assessment was provided.	Yes
	Cemeteries and crematoria must comply with relevant legislation including the Public Health Act 1991 and Protection of the Environment Operations Act 1997 and supporting regulations.	This matter is discussed in the report.	