

Summary Table Assessing DCP Controls

The table summarises the development controls that are considered pertinent to the subject development. As indicated in the body of the report, the applicable Development Control Plans are Cabramatta Town Centre DCP No.5/2000 (as amended March 2014) and certain parts of Fairfield City Wide DCP 2013.

Table 1 Cabramatta Town Centre DCP No.5/2000

Clause	Control	Assessment
2.5.1	Identifies the various precincts	Precinct 2 is applicable
Table A - FSR	Floor Space Ratio limit of 2.5:1	Complies – discussed in the body of the report.
Table B - Height	Maximum Height 3 storeys Maximum Height 10 metres	Complies Non-compliance justified. Refer to discussion in body of report and Attachment C
Table C – Car parking	1space/ 25m ² on ground level & 1space/ 40m ² first floor level. Number of spaces to be reduced by 40% where contributions are paid. Not more than 30% of spaces to be provided on-site. Access to parking to utilise rear lanes. Vehicular and loading facilities shall not be located on the street frontage. Development to provide access for disabled persons.	Complies – contribution to be paid, 40% reduction applies, required 40 spaces provided. Spaces accounted for through contributions are to be partly provided as public spaces in a centralised facility on site and partly satisfied by a S94 monetary contribution. Refer to detailed discussion in the body of report. Non-compliance justified. Through provision of public spaces on site. Refer to detailed discussion in the body of report. Complies Not Directly Applicable - Refer to detailed discussion in the body of report about location of vehicle and loading facilities. Complies – Eight (8) spaces designed for disabled access and lifts are provided for wheelchair access to upper levels. Ramps accommodate level changes throughout the development.

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Table D – Unloading/Loading facilities	<p>Butcher, Fruit Store, Furniture Store/ Showroom – 1 bay (3.5 x11metres)</p> <p>Office/ Professional suite – 1 bay per 4000m²</p> <p>Restaurant with 100 seat capacity – 1 van space (3x6m) required.</p>	Complies - Refer to detailed discussion in the body of report.
Table E – Setbacks	<p>Where the existing buildings are immediately on the boundary ... then a zero lot boundary [setback] applies. Where variable, variable setbacks shall apply.</p> <p>Performance criteria: Maintain the existing streetscape or enhance.</p>	<p>Complies with performance criteria. Relative to the position of the existing car park to the west and other surrounding buildings the proposed development is adequately set back.</p> <p>The proposed setbacks enhance the streetscape as they accommodate new public open space on the eastern side, while on the north and south the setbacks accommodate public pathways, awnings and improvements to loading and traffic management.</p>
Table F – Pedestrian movement	Pedestrian movement routes indicated on precinct map should be incorporated into developments.	Generally complies. Pedestrian movement routes are provided generally in accordance with the precinct map in the DCP with two (2) minor variations. (1) The proposal extends the required longitudinal route through the spine of the development so that it continues to the boundary with the existing car park. (2) The route required on the northern side of Dutton Lane (North) is proposed to be provided on the southern side of Dutton Lane (North) immediately against the proposed building.
Table G – Advertising signs	<p>To comply with Chapter 8.1.3 of Council's City Wide DCP.</p> <p>Signage on shop fronts, awnings and under awnings is to be integrated into the building design.</p>	Signage to be subject to future applications.
Table H – Building Design	Building Design shall comply with the precinct objectives, standards and desired character with respect to scale, bulk,	

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	<p>setback, height and streetscape:</p> <ul style="list-style-type: none"> Encourage medium scale and car based retail activities. Encourage the development of commercial offices of between three and five storeys in specific locations. Ensure that the siting and bulk of buildings contributes to the existing or proposed character of the precinct. Encourage development of new open space. Ensure adequate, safe and convenient car parking and loading. Quality open forum retail development. 	<p>Non-compliance but acceptable. All retail activity is proposed to be small scale. The provision of medium to larger scale retail premises would conflict with the desire to create active pedestrian linkages and other activity in the precinct. Variety stores and supermarkets up to 2,500m² are encouraged but the largest floor plate that could be achieved while maintaining pedestrian paths is about 1,500m². Even if such an outlet was included it would likely turn inwards and become a 'big box' retail, which would not comply with Council's objectives and desired character.</p> <p>If this was the desired outcome a condition could be imposed to this effect but it is not considered the optimal outcome in the circumstances.</p> <p>Non-compliance but acceptable. The proposal does not adopt the alternative built form that would enable taller buildings with increased open space. The proposal is three storeys in height and does include some office space but would not be considered a commercial office building. The alternative higher built form with more offices would preclude the provision of car parking and the better management of loading and traffic.</p> <p>Complies. The siting and bulk of buildings contribute to the enhancement of open spaces areas and pedestrian linkages.</p> <p>Complies.</p> <p>Complies - Refer to detailed discussion in the body of report.</p> <p>Generally complies. The proposal provides some public open space to expand Freedom Plaza and create the sense of an open forum on the eastern side of the site. The extent of open forum activity</p>
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		<p>is constrained by the need to provide parking and loading facilities to satisfactorily service the town centre.</p>
	<ul style="list-style-type: none"> ○ provide normal retail activities, high quality architectural facades, shops clustered together, quality landscaping, outdoor furniture and entertainment opportunities. ○ Modern security system. 	<p>Complies</p>
	<ul style="list-style-type: none"> • The development must provide natural linkages to surrounding development • The pedestrian common should include features to reinforce the cultural significance of Cabramatta • Minimise visual impact of the existing car park. • Provide pedestrian access through public 	<p>The applicant advises as follows: “The proposed development provides retail facilities on the ground floor that face outwards towards Dutton Lane. These facilities will have large glass installations (in the form of windows and/or doors) to ensure clear sight lines between public and private space are provided. This will enable a high level of natural surveillance between private property and the public domain (and vice versa). Where direct views cannot be provided, the development will have High Definition (HD) CCTV infrastructure installed.”</p> <p>Complies</p> <p>Complies. History walls are proposed at the intersection of the internal pedestrian linkages and also externally in the public open space on the eastern side of the site connecting with Freedom Plaza.</p> <p>Complies. The proposal will obscure the existing car park with a modern, high quality building and urban environment.</p> <p>Complies. The design enables pedestrian access. Legal requirements to provide a</p>

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	and private lands.	public easement may be included as a condition of consent.
Table H – Lighting	<ul style="list-style-type: none"> Shall provide external illumination levels of at least 75 lux when measured 900mm above ground level at any point on the footpath or pedestrian movement routes and 40 lux in loading areas or car parking areas. 	To be determined at construction certificate stage. Include as condition of consent.
Table H – Security measures	<ul style="list-style-type: none"> Shall be provided in developments creating rights of way, concealed loading/unloading, parking or service areas without open and direct view from the street. 	Complies. Refer comments above.
Table H – Disabled Access	Development shall provide access for disabled persons in accordance with AS	Complies. Lifts are provided for wheelchair access to upper levels. Ramps accommodate level changes throughout the development. Eight (8) car spaces are also accommodated in the development.

According to Chapter 1 – Introduction to the Fairfield City-Wide DCP that plan applies to all land in the Fairfield LGA with the exception of areas identified in the relevant map, which include the Cabramatta town centre (INSET D). This states that the following sections of Fairfield City Wide DCP 2013 apply:

Chapter 2, Chapter 3, Chapter 7, Chapter 8A and Chapter 8B, Chapter 10, Chapter 11, Chapter 12, Chapter 13 and Chapter 14
 Appendices A, B, & C, D, E

Table 2 Fairfield City-Wide DCP

Chapter/ Clause	Control	Assessment
Chapter 2	Requirements for submission	Complies.
Chapter 3	Environmental Management and Constraint.	Mostly not applicable. Heritage provisions are included in this chapter and the matter was referred to

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		Council's Heritage advisor as the Pailou Gates in Freedom Plaza are heritage listed. The advisor indicated that the proposal has no heritage impact.
Chapter 7	Residential Flat Buildings	Not applicable.
Chapter 8A	Local and Neighbourhood Centres - Business Uses	Not applicable. Applies to smaller centres and to Enterprise Corridors adjoining the Fairfield and Cabramatta Town centres.
Chapter 8B	Local and Neighbourhood Centres – Mixed Use	Not applicable. Applies to smaller centres and to Enterprise Corridors adjoining the Fairfield and Cabramatta Town centres.
Chapter 10	Miscellaneous Development	Not applicable.
Chapter 11	Flood Risk Management	Not applicable. The land is not identified as flood prone.
Chapter 12	Car Parking, Vehicle and Access management	Complies. This chapter provides parking rates (which are not applicable) and other design details, which have been taken into consideration elsewhere in this report.
Chapter 13	Child Care Centres	Not applicable.
Chapter 14 Clause 14.5	Subdivision Business zones – no minimum areas. Ensure that subdivision provides opportunity for orderly and economic development of land. Proposed new roads shall be consistent with the prevailing standard of construction in the centre.	Complies. To be considered at Construction Certificate stage.
Appendix A	Definitions	Appropriately Considered
Appendix B	Notifications Policy	Complied
Appendix C	Signage	Not Applicable. Signage to be subject to future applications.
Appendix D	Tree Preservation	Not Applicable.
Appendix E	Waste Not Policy	Complies. A garbage room that is located on the ground floor and separated from other areas. The room's dimensions are 6.5m x 12.9m

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		A condition will also be imposed regarding the preparation of a waste management plan.
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