

## Appendix 6 – DCP Compliance Table

Clause	Controls	Provision/Comments	Compliance
2a	Development along the Main Street and the Town Square should have retail premises on the ground floor. Development along the Luttrell Street frontage should where possible be used for community services, offices and retail purposes	The Luttrell Street elevation provides for Specialty Retail shops and Commercial areas to activate Luttrell Street frontage. No retail area provided to the other elevations due to the site constraint and legal issue with developing the car parking area with the lessee.	Yes
2b	Future land uses on the site are to complement the existing activities within the centre	The development proposes a large Supermarket, Speciality Shops, a smaller Supermarket, and other Commercial areas which will complement the existing centre and serve the Glenmore Park community.	Yes
2c	The Main Street is to be primarily a pedestrian street, which allows for local access and a limited amount of short term parking for shoppers on one side.	The main Street has been not been amended in this designed and there are no changes proposed the east west link road. The design of the new extension is to restrict most of the vehicular movements along Luttrell Street and Glenmore Parkway. 24 parking spaces have been provided along the frontage of Luttrell Street Shops.	Yes
3a	Street Setbacks and alignments	The Luttrell Street elevations are aligned with the street and provides adequate setback to include pedestrian pathways.	Yes
3.3a	Setbacks are to be consistent with those shown on figure 3.	Generally consistent with this requirements	Yes
3.3b	Glenmore Parkway to have 3m setback with average of 6.m	This is generally achieved	Yes
3.3c	Luttrell Street should have a variable setbacks with a zero setback to create an active edge where appropriate	This has been discussed in the report and this development has provided some zero setbacks to create active street edge.	Yes
3.3d	Building along main Street and in the town square should be constructed to street alignment to create an active edge	There are no building proposed within the town square in this extension. The existing buildings have been designed to have active streetscape. Building	Yes

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		along Luttrell Street and to the north also has been constructed to street alignment.	
3.4	Floor Space Ratio Allows up to 0.75:1	Proposes 0.41:1	Yes
3.5	Building Height To comply with the building height shown on figure 6	Figure 6 allows up to 14m in most area except in the central area where it should be 12m. This development generally conforms to this requirement and some vertical elements contribute to improve the building design and provide active street edge.	Yes
4.1	Interphase with residential area	This has not been considered in this application. However, it provides soft landscaping along the street frontages to provide soft landscaping theme to match the existing streetscape of residential area located along the northern and western sides of this property.	Satisfactory
4.1a	New development of the must not significantly diminish the amenity of residents living along Glenmore Parkway	The proposed building has been well setback from the residences located along Glenmore Parkway. Acoustic fence and some landscaping are proposed along the northern boundary to minimise noise impact.	Yes
4.1b/c	Loading/unloading areas and Access to underground parking should be designed to minimise noise and amenity impacts on adjoining residents.	The likely noise impact to residents is mainly from the loading/unloading areas located on the north side of the site. Acoustic fence and planting along with the restriction of delivery and pick up will ensure minimal noise impact to residents.	Yes
4.2	Landscaping.	The applicant has been required to provide additional landscaping with appropriate species in different areas.	Yes. Conditioned
5.1	Weather protection and under awning lighting	Weather protection has been provided along the Luttrell Street as well as under awning lightings.	Yes
5.2	Pedestrian access and mobility	This has been considered in the development and provides access for the pedestrian coming to the Centre.	Yes, conditioned.
5.3	Permeability Through site links provide	The development through site links has provided in general an	Yes

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	access connections between the long sides of street blocks for pedestrian and vehicular access at street level. These links provide an important permeability function in form of shared zone, arcades and pedestrian ways.	integrated pedestrian network providing choice of routes at ground level for pedestrians and where level change is unavoidable, ramps and/or mechanised access such as lifts, travelators etc. connecting to undercroft carparks, has been provided.	
5.4	Active Street frontages and address	Active street frontages have been provided along Luttrell Street frontage with existing active street frontages located in the east west link road.	Yes.
6	Car Parking and Access Fig 11	Vehicular access points are located in area located along Glenmore Park way and Car access from east west link road does not change. Service point is from Glenmore Parkway.	Yes.
6.2	East West road should be shared pedestrian and vehicles zone.	This has been provided as such.	Yes.
6.3	On-site parking	The development provides a total of 1062 spaces which is short by 65 spaces. This however is considered to be acceptable for such development based on similar developments in other areas.	Yes. Discussed in the report.
6.3f	Dedicated car space for the Community & Youth Centre	4 spaces have been allocated as existing and accessible from the C & Y Centre.	Yes, conditioned.
<b>7 Design Principles</b>			
	The ability of development to optimise thermal performance, thermal comfort and day lighting will contribute to the energy efficiency of the buildings, provide increased amenity to occupants and reduce greenhouse emissions.	ESD Report recommended several measures be implemented to improve the energy saving function of the development. These include artificial lighting, use of water saving fixtures and roof water collection tanks to use for irrigation and utilities.	Yes. Subject to conditions requiring implementation of the recommendations in the report.
<b>8 Waste Management</b>			
	Waste management refers to all stages of development from demolition to design, construction and occupation.	This has been examined by both Council's Waste management officer and Environmental Officers. Conditions have been imposed with respect to the demolition wastes.	Yes. Subject to conditions.
8.1	CPTED	This has been discussed in the	Yes subject to

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		report. SMP has been required.	conditions.
<b>9 Other</b>			
9.1	Town Square	This has been discussed in the report and due to legal issues TS has not been provided in this development but will be included in the future development proposal.	Yes conditioned
<b>9.2 Community Centre Building</b>			
	The space between the Community Centre and any new development should be treated as usable public walkway/pathway space with provision for adequate landscaping and passive surveillance from the retail centre.	This has been considered and provided. Landscaping is proposed and paving are to be continued to the pathway adjacent to basketball.	Yes. With conditions.