

Appendix No. 9 – Penrith DCP 2014 Compliance Table

C1 Site Planning and Design Principles
The development takes into account social, economic and environmental opportunities and constraints. Acceptable height, massing and scale have been proposed and are consistent with the existing streetscape.
C2 Vegetation Management
The majority of existing trees will be retained and protected. Few trees will be removed as part of this development. These trees do not have a 'high' level of significance. Any further removal of trees will be subject to Council approval.
C3 Water Management
A stormwater assessment which takes into account Council's Water Sensitive Urban Design Policy has been prepared and accompanies this application. This has further been discussed in the body of this report.
C4 Land Management
A Stage 1 Contamination Analysis accompanies this application. Due to the site's historical land uses, the site has a low likelihood of contamination being present.
C5 Waste Management
<p>The proposed development provides for access by a Medium Rigid Vehicle for waste recovery.</p> <p>A condition of consent will require that materials be recycled where possible during construction or disposed of at a lawful waste facility and be detailed as part of the construction plans and specifications.</p>
C6 Landscape Design
<p>The development is accompanied by a Landscape Plan. The landscape approach reinforces the low density character of the area, providing broad buffer areas to adjoining development.</p> <p>Landscaping adopts ESD principles, promoting the use of native, hardy, drought tolerant species, use of trees for shade, encourages the use of water and promotes habitat diversity through buffer planting.</p> <p>Landscaping also minimises the scale of development through the retention, and planting, of screening vegetation.</p>
C7 Culture and Heritage
There is no indication that the site is of any Aboriginal or European heritage importance.
C8 Public Domain
The development's footpath will embellish and improve the public domain of this area of Glenmore Park.
C9 Advertising and Signage
N/A
C10 Transport, Access and Parking
<p>A traffic and parking report accompanies the application. A total of 48 car parking spaces (including accessible parking) have been provided. Adequate access and transport arrangements have also been provided, including acceptable locations for drop off/pick up and access for commercial and emergency vehicles.</p> <p>This matter is further addressed and discussed in the body of this report.</p>

C11 Subdivision
N/A
C12 Noise and Vibration
An Acoustic Report has been submitted with the application which recommends certain requirements to ensure that adverse impacts on the adjoining residences' amenity are avoided. Refer to section 8 of the report for further details.
D2 Residential Development
<p>Section D2.6 Non-Residential Developments applies to any development proposed in a residential zone and requires that development should be planned and designed according to principles of traditional suburban design, and to preserve the amenity of residential neighbourhoods.</p> <p>The proposed development achieves these objectives through the use of significant landscaped setbacks from boundaries, single storey design, off-street car parking provision and traditional building design features such as eaves, windows and front landscaped areas.</p>
D5 Other Land Uses
<p>Section D5.4 Educational Establishments outlines a number of controls specifically for that type of development.</p> <p>The proposed school has been designed in an acceptable manner. No adverse impacts on the neighbouring residential dwellings have been identified.</p> <p>The school is of a sufficient size and includes all the required facilities needed to meet the educational requirements of the future students and staff.</p> <p>Specialised consultant reports accompany the application which address issues such as noise, traffic, parking and access.</p>
E7 Glenmore Park Stage 1
<p>The proposed school has been designed using contemporary architecture that is compatible with existing developments in the area.</p> <p>The proposal is in line with the Glenmore Park Structure Plan as it will assist in the integration of different essential land uses required for the sustainable growth of this growing area of western Sydney. The development will contribute to a mix of different uses and it will also promote a continuation of the open and semi-rural character of the area.</p>