

Compliance with Blacktown City Council Growth Centre Precincts Development Control Plan (DCP) 2010

Control	Town Planning Comment	Compliance
Section 2 Precinct Planning outcomes		
CI 2.2 the Indicative Layout Plan	Residential use	Yes
CI 2.3.2 Salinity and Soil Management	Subdivision – Salinity Management Plan – condition for compliance.	Yes
CI 2.3.3 Aboriginal and European Heritage	Subdivision - AHIP on site – condition for compliance.	Yes
CI 2.3.4 Native Vegetation and Ecology	Landscape plan submitted.	Yes
CI 2.3.5 Bushfire Hazard Management	Nil	Yes
CI 2.3.6 Site Contamination	Subdivision – condition for pre-cc sign-off that site is suitable for residential.	Yes
Section 3 Neighbourhood and subdivision design		
CI 3.1.1 Residential Density	Overall density of site achieved, however, density on specific density bands not achieved.	Yes
CI 3.1.2 Block and Lot Layout	Plan of subdivision should be revised to show lot dimensions. ▪ Dwellings have frontage to the public domain ▪ Minimum lots do not comply with the SEPP and Table 3.2. All lots have been supported with construction of dwelling. ▪ Minimum lot width 4.5m in accordance with Table 3.3. All lots comply between 4.5 m and 9 m. ▪ Proposal is for seniors housing and therefore exempt from the 40% lots type requirement. ▪ Lots are primarily rectangular in shape. ▪ The proposed lots front public roads/ ▪ Zeros proposed, but are acceptable ▪ Dwellings are not attached or abutting.	Yes
CI 3.1.4 Corner Lots	Satisfactorily address both frontages.	Yes
CI. 3.4.1 Street Layout and Design	Street Layout in accordance with approved at subdivision stage.	Yes
CI 3.4.2 Laneways	N/A – Community title road proposed.	N/A
CI 3.4.3 Shared Driveways	N/A	N/A
CI 3.4.4 Access to Arterial Roads	Access is to local roads/ Community title road only.	Yes
Section 4 Development in residential zones		
CI 4.1.2 Cut and Fill	Bulk earthworks previously approved, however, approval is sought for retaining walls. The maximum height of retaining walls is 1.3 m, internal to the development and conditioned for masonry construction.	Yes
CI 4.1.3 Sustainable Building Design	BASIX and ABSA certificates submitted..	Yes
CI 4.1.4 Salinity, Sodidity and aggressivity	Subdivision – Salinity Management Plan – condition for compliance.	Yes

Control	Town Planning Comment	Compliance
4.4.1 General Requirements for non-residential uses in the Residential zone	1. Lot has a width greater than 15 m 2. Building generally meets the residential amenity and sustainable building design requirements. 3. Setbacks and car parking requirements met 4. Site is not a battle axe lot. 5. Site coverage does not exceed 60% 6. More than 20% of allotment is landscaped 7. Development is consistent with the objectives of the zone. Traffic report and acoustic report has been prepared to ensure it is in-keeping with the surrounding residential uses.	
Schedule 6 Marsden Park Precinct	Satisfactory. Matters have been addressed at subdivision stage, through above comments or are not applicable to the specific site.	Yes