

Camden Growth Centre Precincts Development Control Plan (DCP)

The following is an assessment of the proposed development's compliance with the controls in the DCP.

Control	Requirement	Provided	Compliance
2.2 Indicative Layout Plan (ILP)	Development to be undertaken generally in accordance with the ILP	The ILP identifies this site as being for medium density residential development and public roads. The proposed development is inconsistent with the ILP in respect to proposing a high density development.	No
2.3.2 Water Cycle Management	Consistency with Council's engineering specifications	Outstanding engineering issues raised with the applicant have not been resolved.	No
	Compliance with the Precinct's Water Cycle Management and Ecology Strategy	Outstanding engineering issues raised with the applicant have not been resolved.	No
	Compliance with the DCP's water quality and environmental flow targets Stormwater management objective - % reduction Gross pollutants – 90% Total Suspended Solids – 85% Total phosphorous – 65% Total nitrogen- 45%	The submitted stormwater management report for the development has been incorrectly modelled to comply with Liverpool DCP 2008 in lieu of Camden Growth Centre Precincts Development Control Plan. Subsequently, the development fails to meet the objective water quality targets and environmental flow targets, proposing reductions for total suspended solids (80%) and total phosphorous (45%).	No
2.3.3 Salinity and Soil Management	A salinity assessment and compliance with the DCP's Appendix B is required	A salinity assessment and management plan was requested for the depth of development i.e. 2 levels of basement, however was not provided. This matter could be satisfied with a condition.	No

Control	Requirement	Provided	Compliance
	Sediment and erosion control measures must be implemented	A satisfactory sediment and erosion control plan has been submitted with the application.	Yes
2.3.4 Aboriginal and European Heritage	DAs must consider the requirements of the <i>National Parks and Wildlife Act 1974</i> . An Aboriginal Heritage Impact Permit may be required where Aboriginal heritage will be impacted	The site is not mapped as having the potential for aboriginal relics or artefacts on site. Accordingly, an AHIP is not required in this instance.	NA
2.3.5 Native Vegetation and Ecology	Council is to consider a number of matters when assessing proposed tree removal	All existing vegetation is proposed to be removed from the site subject to DA/1335/2016.	NA
	All existing indigenous trees are to be replaced where retention is not possible	All existing vegetation is proposed to be removed from the site subject to DA/1335/2016.	NA
	The eradication and minimisation weed dispersal is to be considered	This matter could be satisfied with a condition.	Yes
	A suitable landscaping plan must be submitted	A suitable landscaping plan has been submitted in support of this DA.	Yes
2.3.6 Bush Fire Hazard Management	Asset Protection zones are to be identified and comply with the NSW Rural Fire Service Publication 'Bush Fire Protection 2006'	The site is not mapped as bushfire prone land and does not require asset protection zones.	NA
2.3.7 Site Contamination	A contamination assessment (and remediation action plan if required) must be submitted	Please see comments made within State Environmental Planning Policy – No. 55 Remediation of Land.	Yes
2.3.9 Noise	An acoustic report, demonstrating that the Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning 2008) and Council's Environmental Noise	An acoustic report was submitted with the application. Additional information was requested in respect to future traffic volumes, and Council's Environmental Noise Policy external amenity criteria. However, these	No

Control	Requirement	Provided	Compliance
	Policy have been considered, must be submitted	issues have not been satisfactorily addressed.	
2.3.10 Odour Assessment and Control	Odour impacts, and the need for an odour assessment, must be considered	This development site is not impacted by odour criterion exceeding 4.5OU. Council have conducted odour modelling for the Leppington area and have accepted an alternative odour criterion of the area of 4.5OU for no more than 250 hours a year in lieu of 2OU as per the EPA's criteria, which would otherwise sterilize most of the Leppington area from urban redevelopment.	Yes
2.4 Demolition	A number of demolition controls are to be implemented	The demolition of existing structures on the site will be undertaken subject to DA 1335/2016.	NA
2.5 Crime Prevention Through Environmental Design (CPTED)	Buildings should be designed to overlook streets and other habitable areas	The proposed development will overlook Ingleburn Road, and future Road No. 1 and communal open space areas.	Yes
	The design of all development is to enhance public surveillance of public streets	The proposed building entries accessed from the communal open space area compromise's street activation and therefore decreases the perceived sense of safety.	No
	Developments are to avoid creating areas for concealment and blank walls facing the street	The proposed development will not create concealment opportunities or blank walls facing the street.	Yes
	Pedestrian and communal areas are to have sufficient lighting to secure a high level of safety	This matter could be satisfied with a condition.	Yes
	All developments are to incorporate CPTED principles	The proposed development is consistent with CPTED principles. The application was referred to Camden Local Area	Yes

Control	Requirement	Provided	Compliance
		Command who provided several recommendations in respect to surveillance, access control, territorial re-enforcement and space / activity management to improve the development.	
2.6 Earthworks	Subdivision and building work is to be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill both during subdivision and when buildings are constructed. Finished levels must be integrated with nearby land and facilitate appropriate drainage	The proposed development will include cut and fill in order to facilitate drainage and reasonable building platforms. The proposed levels will still generally maintain the site's existing south west to north east fall pattern but adjusted to facilitate its urban redevelopment. The proposed levels will reasonably integrate with those of the adjoining properties.	Yes
	All retaining walls must be identified, be designed by a practicing structural engineer and be of masonry construction	Retaining walls have been indicated upon the development plans. The requirement for the design by a practicing engineer and be of masonry construction could be satisfied with a condition.	Yes
	Retaining walls that front a public place are to be finished with an anti-graffiti coating	This matter could be satisfied with a condition.	Yes
	A validation report must be submitted prior to the placement of any imported fill on the site	This matter could be satisfied with a condition.	Yes
	Earth moved containing noxious weed material must be disposed of at an approved waste management facility	This matter could be satisfied with a condition.	Yes

Control	Requirement	Provided	Compliance
	and be transported in compliance with the <i>Noxious Weeds Act 1993</i>		
3.1.1 Residential Density	All residential subdivision and building applications are to meet the minimum residential density requirements of the Precinct Plan and contribute to the Precinct's overall dwelling target. The Precinct Plan's minimum residential density requirement for this site is 25 dw/ha	130.58 dwellings per hectare	Yes
	Residential development is to be generally consistent with the residential density structure as set out in the Residential Structure Figure in the relevant Precinct Schedule and the typical characteristics of the corresponding density band in Table 3-1	<p>The schedule for the Leppington Priority Precinct identifies this site for medium density residential development.</p> <p>The proposed development is consistent with the typical characteristics for development with a density greater than 25 dwellings/ha in that the site is located within the Leppington Priority Precinct, consists of multi-storey residential flat buildings and presents an urban streetscape.</p>	Yes
3.3.6 Access to Arterial Roads, Sub-Arterial Roads and Transit Boulevard	Vehicular access to arterial roads, sub-arterial roads and transit boulevards shown on the Precinct Road Hierarchy Figure may only be via another road	As detailed earlier within this report, the application does not seek to obtain vehicular access from Ingleburn Road (sub-arterial road). Vehicular access to the site is dependent upon the delivery of future road No.1, which connects to Ingleburn Road via a temporary access road. The proposed development is located	NA

Control	Requirement	Provided	Compliance
		over a portion of the temporary access road and associated easement for access and services.	
3.4 Construction Environmental Management	A construction environmental management plan, consistent with the DCP, is to be submitted to Council or the accredited certifier prior to the issue of a construction certificate for subdivision	This matter could be satisfied with a condition.	Yes
	Applicants are to ensure that the management of construction activities is undertaken in accordance with the Camden DCP	This matter could be satisfied with a condition.	Yes
	Trees are to be protected with fencing installed to conform to a tree protection zone that is consistent with current arboricultural industry standards	This matter could be satisfied with a condition.	Yes
	A report outlining existing tree conditions must be submitted with DAs and include a tree retention management plan (where relevant). The report must be prepared by a suitably qualified person	All existing vegetation is proposed to be removed from the site subject to DA/1335/2016.	NA
4.1.1 Site Analysis	A site analysis plan, consistent with the DCP, is required	Insufficient site analysis information as per the requirements of the DCP has been submitted in support of the DA.	No
4.1.2 Cut and Fill	DAs are to illustrate and justify any proposed cut and fill	The development provides adequate details	Yes

Control	Requirement	Provided	Compliance
		of proposed cut and fill works.	
	All retaining walls are to be identified in the DA and be a minimum of 0.3m from property boundaries	Proposed retaining walls have been indicated. The location of retaining walls from property boundaries could be addressed with a condition.	Yes
4.1.3 Sustainable Building Design	The majority of plant species are to be selected from Appendix C of the DCP	Council staff have assessed the proposed species for landscaping and consider it to be acceptable.	Yes
	BASIX compliance must be achieved	The applicant has submitted a valid BASIX Certificate in support of the DA that demonstrates that water, thermal comfort and energy requirements have been achieved.	Yes
	The design of dwellings is to maximise cross flow ventilation	This DCP control is overridden by Clause 6A of SEPP 65. Clause 6A provides that where there is an inconsistency between a DCP and the ADG regarding certain design matters, the DCP is of no effect.	NA
	The orientation, location and position of dwellings, living rooms and windows is to maximise natural light penetration and minimize the need for mechanical heating and cooling	The proposed building layout could be improved to locate the basement ramp underneath the building to increase the extent of communal open space, which has a northern orientation.	No
	Outdoor clothes lines and drying areas are required for all dwellings and can be incorporated into communal areas for multi-dwelling and residential flat building development	This matter could be satisfied with a condition.	Yes
	The design and construction of	This matter could be satisfied with a condition.	Yes

Control	Requirement	Provided	Compliance
	dwelling is, where possible, to make use of locally sourced and recycled and renewable materials		
	Roof and paving materials and colours are to minimise the retention of heat from the sun	This matter could be satisfied with a condition.	Yes
	The design of dwellings that require acoustic attenuation shall use, where possible, alternatives to air conditioning	The proposed development necessitates the use of a range of acoustic attenuation measures including acoustic sealed frames and glazing. Air conditioning may however be required for apartments that require windows to be kept closed in order to achieve acoustic attenuation.	Yes
4.1.4 Salinity, Sodicity and Aggressivity	Salinity shall be considered during the siting, design and construction of dwellings. Compliance with a salinity management plan and Appendix B of the DCP must be achieved and certified upon completion of the development	A salinity assessment and management plan was requested for the depth of development ie. 2 levels of basement, however was not provided. This matter could be satisfied with a condition.	No
4.3.5 Controls for Residential Flat Buildings, Manor Homes and Shop Top Housing	Residential flat buildings are to be located on sites with a minimum street frontage of 30m, have direct frontage to an area of the public domain and not adversely impact upon the existing or future amenity of any adjoining land upon which residential development is permitted	The minimum street frontage proposed is 80.49m to Ingleburn Road and 80.485m to proposed Road No. 1. Public road frontages will be provided to all proposed buildings.	Yes

Control	Requirement	Provided	Compliance
	Residential flat buildings are to be consistent with SEPP 65 and the DCP. Note that Table 4-10 takes precedence over SEPP 65 where there is an inconsistency	The proposed development is inconsistent with several of the design quality principles as discussed within earlier sections of this report.	No
	A minimum of 10% of all apartments are to be designed as adaptable apartments in accordance with AS 4299 10 adaptable units required	8 adaptable units have been provided, with two adaptable units provided on the ground floor of each building (A, B, C and D).	No
	Where possible, adaptable dwellings are to be located on the ground floor. Adaptable dwellings located above the ground level of a building are only permitted where lift access is available within the building. The lifts access must provide access from the basement to allow access for people with disabilities.	Adaptable apartments are located upon the ground floor. Lift access to/from all floor levels from/to the proposed basements is provided.	Yes
	DAs must be accompanied by certification from an accredited access consultant confirming that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with AS 4299	An accessibility report has been submitted in support of the DA.	Yes
	Car parking allocated to adaptable dwellings must comply with the	This matter could be satisfied with a condition.	Yes

Control	Requirement	Provided	Compliance
	Australian Standards for disabled parking spaces		
	A landscape plan is to be submitted with DAs for residential flat buildings	A suitable landscaping plan has been submitted in support of this DA.	Yes
	Site coverage of less than 50% (Max – 2851.5m ²)	Building A – 645.489m ² Building B – 642.094m ² Building C & D – 1437.847m ² Total – 2725.43m ² /5613m ² =48.5 %	Yes
	Landscaped area of at least 30% (Min – 1710.9m ²)	1704.199m ² /5613m ² = 30.3%	Yes
	Communal open space area of at least 15% (Min – 855.45m ²)	Ground – 1074.851m ² Total – 1074.851m ² / 5613m ² = 19.1%	Yes
	Principal private open space of 10m ² per dwelling with a minimum dimension of 2.5m	This DCP control is overridden by Clause 6A of SEPP 65. Clause 6A provides that where there is an inconsistency between a DCP and the ADG regarding certain design matters, the DCP is of no effect. The proposed private open spaces for each apartment are generally	N/A
	Front setback of at least 6m with 1.5m balcony/articulation encroachments permitted for the first three storeys for 50% of the façade length	Ingleburn Road Building A Ground – 6m 1 – Wall 6m balconies setback 5m. Balconies span 13.013m/28.13m (46.2%) 2 – Wall 6m balconies setback 5m. Balconies span 13.208m/28.13m (46.9%) 3 – Wall 6m balconies setback 5m Building B Ground – 6m	Yes Yes Yes No Yes

Control	Requirement	Provided	Compliance
		1 – Wall 6m balconies setback 5m. Balconies span 12.968m/28.13m (46.1%)	Yes
		2 – Wall 6m balconies setback 5m. Balconies space 13.361m/28.137m (47.4%)	Yes
		3 – Wall 6m balconies setback 5m	No
	Corner lots require a secondary street setback of at least 6m	Development proposed to address Road No. 1 Ground – 6m 1 – 6m 2 – 6m 3 – 6m	 Yes Yes Yes Yes
	For buildings 3 storeys and above, at least 12m separation distance is required for habitable rooms and balconies	This DCP control is overridden by Clause 6A of SEPP 65. Clause 6A provides that where there is an inconsistency between a DCP and the ADG regarding certain design matters, the DCP is of no effect. The proposed development does not achieve the minimum separation distances as per the ADG requirements. Details of the developments building separation distances are contained in the ADG compliance table attached with this report.	N/A
	Residential flat buildings in the R3 zone require; Carparking spaces Residents required - 102 Visitors required - 19 Total required – 121 Bicycle spaces required – 32	Carparking spaces Residents 165 Visitors – 24 Total 189 Bicycle spaces - 28	No

Control	Requirement	Provided	Compliance
	Car parking spaces are to have minimum dimensions of 2.5m x 5.2m and aisle widths must comply with AS 2890.1	<p>The proposed car parking spaces have dimensions of 2.4m x 5.4m. These dimensions are acceptable as they comply with AS 2890 for longer stay residential development. The dimensions sought by the control are more consistent with AS 2890's criteria for medium stay commercial developments with more frequent vehicle turn overs.</p> <p>The proposed aisle widths comply with AS 2890.1</p>	No, but the development complies with the requirements of AS 2890 and is considered acceptable in this instance.