

Camden Growth Centre Precincts Development Control Plan (Growth DCP) Assessment Table

Requirement	Provided	Complies
Part 2 - Precinct Planning Outcomes		
2.2 Indicative Layout Plan (ILP) Development to be undertaken generally in accordance with the ILP	The ILP identifies this site as 'Mixed Use', 'Civic Precinct' (4 – Indicative Health Facility), and a 'Primary Road' through the middle. The proposal only seeks to develop the portion of the site identified as 'Mixed Use', and the proposed ground floor retail and commercial suites mean that it is consistent with the ILP. The proposed road layout for the portion of the site proposed for development is also in accordance with the ILP.	Yes
2.3.1 Flooding The subdivision layout is to ensure that the ability to develop land, including adjoining properties, is not adversely impacted, with regard to the 1% Annual Exceedance Probability (AEP). Pedestrian and vehicle access to basement car parking is to be located above the 1% AEP level plus 500mm freeboard.	The subject site is not identified in Schedule 1 or 2 as flood prone land.	N/A
2.3.2 Water Cycle Management Consistency with Council's engineering specifications	The proposed development will be consistent subject to the recommended deferred commencement conditions	Yes. Subject to conditions.
Compliance with the Precinct's Water Cycle Management and Ecology Strategy	The proposed development is consistent with the Precinct's Water Cycle Management and Ecology Strategy	Yes
Compliance with the DCP's water quality and environmental flow targets - % reduction Gross Pollutants -90% Total suspended solids – 85% Total phosphorous – 65% Total nitrogen – 45%	The development demonstrates that the water quality targets and environmental flow targets as per the DCP can be achieved. Gross Pollutants – 94.4% Total suspended solids – 85.1% Total phosphorous – 74.5% Total nitrogen – 68.0%	Yes
2.3.3 Salinity and Soil Management A salinity assessment and compliance with the DCP's Appendix B is required	Eleven samples were taken from two boreholes which indicated the site to be non to moderately saline and non aggressive to concrete and non to mildly aggressive to steel. Design recommendation for the concrete reinforced structures has been nominated, which is consistent with Council's Engineering Specifications.	Yes

Requirement	Provided	Complies
Sediment and erosion control measures must be implemented	This will be enforced by a recommended condition of consent.	Yes. Subject to conditions.
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.	<p>The applicant has submitted a due diligence report in which has identified that an AHIP is required.</p> <p>The applicant has also submitted an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared by AMAC and Streat Archaeological Services, dated October 2019, which includes consultation with the relevant Aboriginal communities.</p> <p>The ACHAR has been referred to Heritage NSW for assessment, who has issued general terms of approval. These will be enforced by a recommended condition of consent.</p>	Yes. Subject to conditions.
2.3.5 Native Vegetation and Ecology Council is to consider a number of matters when assessing proposed tree removal	The site is biocertified and tree removal has been considered in an Arboricultural Impact Assessment prepared by Redgum Horticultural, dated 26 March 2018, Ref: 3594. A total of twenty trees are proposed for removal. This has been assessed to the satisfaction of Council's Urban Tree & Landscape Officer.	Yes.
All existing indigenous trees are to be replaced where retention is not possible	There are no indigenous trees onsite. The site is largely host to radiata pine, with three ash trees and a Chinese tallow wood.	Yes
The eradication and minimisation weed dispersal is to be considered	This will be enforced by a recommended condition of consent.	Yes. Subject to conditions.
A suitable landscaping plan must be submitted	A landscaping plan has been submitted. A recommended condition of consent requires a detailed landscaping plan that includes a number of changes.	Yes. Subject to conditions.
2.3.6 Bush Fire Hazard Management Asset Protection zones are to be identified and comply with the NSW Rural Fire Service (NSW RFS) Publication 'Bush Fire Protection 2006'	The subject site is identified as bushfire prone land due to vegetation on 293 Bringelly Road. The NSW RFS have assessed the proposal and provided general terms of approval.	Yes
2.3.7 Site Contamination	The applicant has submitted a phase two detailed contamination assessment and supporting	Yes

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A contamination assessment (and remediation action plan if required) must be submitted	information in support of the DA. This assessment found the site to be suitable for the development from a contamination perspective. Council staff have reviewed the assessment, agree with its findings and are satisfied that the site is suitable for the development.	
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 Policy have been considered, must be submitted	An acoustic report was submitted with the application to determine the sites exposure to road traffic noise from Bringelly Road and rail noise and vibration from the T2 Inner West and Leppington line. The predicted internal noise levels indicate that the road traffic noise will potentially exceed the noise criteria with windows open. Further acoustic treatment is required in the recommended conditions of consent.	Yes. Subject to conditions.
2.3.10 Odour Assessment and Control Odour impacts, and the need for an odour assessment, must be considered	Council’s Specialist Support Environmental Health Officer has assessed the proposal and has not required an odour assessment prepared by an appropriate qualified person in accordance with the EPA Draft Policy ‘Assessment and Management of Odour from Stationary Sources in NSW’ and Technical Notes’ as the subject site is not anticipated to be impacted by odour.	Yes
2.4 Demolition A number of demolition controls are to be implemented	The demolition of all existing buildings structures is proposed with Stage 2 of the development. Conditions of consent are recommended to control the demolition	Yes. Subject to conditions.
2.5 Crime Prevention Through Environmental Design (CPTED) Buildings should be designed to overlook streets and other habitable areas	The proposed development will overlook Bringelly Road, the proposed service lane, town centre street, pedestrian through site link and communal open space areas.	Yes
The design of all development is to enhance public surveillance of public streets	The proposal enhances public surveillance in all directions	Yes
Developments are to avoid creating areas for concealment and blank walls facing the street	The proposal does not include any blank walls facing the street. Opportunities for concealment are largely negated by passive surveillance.	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

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All developments are to incorporate CPTED principles	The proposed development is consistent with CPTED principles.	Yes
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 seeks to cut the site to facilitate two levels of basement car parking, and seeks to fill the site to accommodate the Town Centre Street, which must cross Scalabrini Creek to the west and intersect with the elevated levels of Dickson Road and Rickard Road. The proposed levels will still generally maintain the site's existing east to west 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. A condition of consent is recommended requiring the design to be by a practicing engineer and be of masonry construction.	Yes
Retaining walls that front a public place are to be finished with an anti-graffiti coating	There are no retaining walls proposed that front a public place	N/A
A validation report must be submitted prior to the placement of any imported fill on the site	A recommended condition of consent specifies that only VENM may be imported to the site.	Yes. Subject to conditions.
Earth moved containing noxious weed material must be disposed of at an approved waste management facility and be transported in compliance with the <i>Noxious Weeds Act 1993</i>	A condition of consent is recommended to address the management of noxious weeds.	Yes. Subject to conditions.
Part 3 - Neighbourhood and Subdivision Design		
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	Approximately 199 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	The schedule for the Austral and Leppington North Precincts and the Leppington Major Centres identifies the development site for mixed use development and excludes it from the Residential Structure Figure.	Yes

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Vehicular access to arterial roads, sub-arterial roads and transit boulevards shown on the Precinct Road Hierarchy Figure may only be via another road		
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	A Construction Management Plan will be required by a recommended condition of consent.	Yes
Applicants are to ensure that the management of construction activities is undertaken in accordance with the Camden DCP	The recommended conditions of consent will ensure the protection of water quality and soil stability.	Yes
Trees are to be protected with fencing installed to conform to a tree protection zone that is consistent with current arboricultural industry standards	No trees are proposed for retention.	Yes
Part 4 - Development in Residential Areas		
4.1.1 Site Analysis A site analysis plan, consistent with the DCP, is required	A site analysis has been provided.	Yes
4.1.2 Cut and Fill DAs are to illustrate and justify any proposed cut and fill	The DCP permits greater cut for basement garages. The fill proposed for the Town Centre Street is justified on engineering terms, per the assessment against Section 2.6.	Yes
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 is addressed in a recommended condition of consent.	Yes
4.1.3 Sustainable Building Design The majority of plant species are to be selected from Appendix C of the DCP and indigenous species are preferred.	Council staff have assessed the proposed landscaping species 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 set aside by Clause 6A of SEPP 65. Clause 6A provides that where there is an	NA

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Requirement	Provided	Complies
	inconsistency between a DCP and the ADG regarding certain design matters, including natural ventilation, the DCP is of no effect.	
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 takes advantage of the site's northern orientation. To maximise light penetration into the greatest number of apartments.	Yes
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	Compliance with this matter will be enforced by the BASIX Certificate.	Yes
Roof and paving materials and colours are to minimise the retention of heat from the sun	The roof will be constructed of cement.	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 specific glazing requirements. Air conditioning and mechanical ventilation may however be required for apartments, that require windows to be kept closed in order to achieve acoustic attenuation.	Yes
4.1.4 Salinity, Sodicty 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	Eleven samples were taken from two boreholes which indicated the site to be non to moderately saline and non aggressive to concrete and non to mildly aggressive to steel. Design recommendation for the concrete reinforced structures has been nominated, which is consistent with Council's Engineering Specifications.	Yes
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	Sites for Building A and Building B have a frontage of >30m Both buildings will have direct frontage to an area of the public domain (i.e. the street) The proposal will not have undue adverse impacts upon the existing or future amenity of any adjoining land upon which residential development is permitted with respect to overshadowing, privacy or visual impacts.	Yes Yes Yes

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Requirement	Provided	Complies
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 consistent with the design quality principles and complies with Table 4-10, as per the following rows.	Yes
A minimum of 10% of all apartments are to be designed as adaptable apartments in accordance with AS 4299	<p>The proposal is compliant with the minimum requirement in that 15 units in Building A and 12 units in Building B are adaptable.</p> <p>The adaptable units are as follows:</p> <ul style="list-style-type: none"> Building A: 1.12, 1.18, 2.02, 2.16, 2.23, 3.02, 3.16, 3.23, 4.02, 4.16, 4.23, 5.02, 5.16, 5.23, 6.14 Building B: 1.04, 1.06, 2.09, 2.13, 3.09, 3.13, 4.09, 4.13, 5.07, 5.11, 6.03, 6.07 	Yes
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 on upper levels. Lift access is provided to all floor levels from the proposed basements, which includes accessible parking for the adaptable units. .	Yes
DAs must be accompanied by certification from an accredited access consultant that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with AS 4299	An Access Report has been submitted in support of the DA. The report demonstrates that the adaptable apartments can comply with AS 4299.	Yes
Car parking allocated to adaptable dwellings must comply with the Australian Standards for disabled parking spaces	The Access Report demonstrates compliance.	Yes
A landscape plan is to be submitted with DAs for residential flat buildings	A landscaping plan has been submitted in support of this DA.	Yes
Communal open space area of at least 15%	The Apartment Design Guide requires 25%, per the assessment table attached to the report.	Yes
Principal private open space of 10m ² per dwelling with a minimum dimension of 2.5m	This DCP control is set aside 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, including private open space and balconies, the DCP is of no effect. The proposed private open spaces for each apartment are consistent with the ADG.	N/A

Requirement	Provided	Complies
Front setback of 0m for first floor and 4m for floors above first floor Rear setback of 8m	All floors are compliant with the required setbacks, as demonstrated on the floor plans.	Yes
Residential flat buildings in the B zones require; Carparking spaces: <ul style="list-style-type: none"> 1 space per dwelling, plus 0.5 spaces per 3 or more bedroom dwelling. May be in a 'stack parking' configuration. Car parking spaces to be located below ground or behind the building 1 visitor car parking space per 5 apartments (may be above ground). Bicycle parking spaces: 1 per 3 dwellings. Building A: 24 spaces for 24 1br dwellings + 106 spaces for 106 2br dwellings + 27 parking spaces for 18 3br dwellings = 157 spaces + 30 visitor spaces ($148/5 = 29.6$) =187 total Building A: 23 spaces for 24 1br dwellings + 74 spaces for 106 2br dwellings + 21 parking spaces for 14 3br dwellings = 118 spaces + 23 visitor spaces ($111/5 = 22.2$) =141 total	<p>This DCP control is set aside by Clause 30 of SEPP 65. Clause 30 states that if the car parking for the building will be \geq the recommended minimum amount of car parking specified in Part 3J of the ADG the application cannot be refused on such grounds.</p> <p>Building A provides 144 residential & 30 visitor spaces (9 residential spaces are tandem), plus 46 commercial spaces</p> <p>Building B provides 100 residential and 23 visitor space, plus 23 commercial spaces.</p> <p>The proposal is compliant with the RMS requirement, which is cited by Part 3J of the ADG and is provided as follows:</p> <p><i>High density residential flat buildings Metropolitan sub-regional centres:</i></p> <ul style="list-style-type: none"> 0.6 spaces per 1 bedroom unit 0.9 spaces per 2 bedroom unit 1.40 spaces per 3 bedroom unit +1 space per 5 units (visitor parking) <p><i>Commercial premises:</i></p> <ul style="list-style-type: none"> 1 space per 40m² GFA <p>This calculation is demonstrated in the ADG Assessment Table attached to the report.</p>	N/A
Car parking spaces are to have minimum dimensions of 2.5m x 5.2m and aisle widths must comply with AS 2890.1	The dimensions of the carparking spaces are specified upon the development plans (2.4m x 5.4m). Aisle widths of 6.1m are proposed.	Yes
5.3.1 Streetscape and architectural design Active street fronts, built to the street boundary, are required on the ground level of all retail and commercial development fronting the main street and public open space as identified in	Active street frontages have been provided on the ground floor of the frontages to the Town Centre Street, Service Lane, and Bringelly Road.	Yes

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Requirement	Provided	Complies
the Desired future layout of the Centre figure in the relevant Precinct's Schedule.		
Schedule 2 Leppington Major Centre		
Control	Assessment	Complies
Part 3 - Town Centre Structure		
3.1 Indicative Layout Plan Development within the Leppington Major Centre is to be generally in accordance with the Indicative Layout Plan	The proposed development is in accordance with the Indicative Layout Plan, as considered above.	Yes
3.2 Public Domain Public domain elements are to be located as shown on the Indicative Layout Plan. Elements of the public domain that are zoned RE1 Public Recreation or SP2 Infrastructure can be delivered by Council, or may be constructed in accordance with the DCP by another party and dedicated to Council, subject to the agreement of Council. Access is to be available to the public domain at all times of the day and night.	The Town Centre Street is zoned SP2 Infrastructure. The application does not seek to construct works within these zones. In the Camden Growth Areas Contributions Plan Technical Document, the portion of the Town Centre Street relevant to the subject site is identified on the Works Location Map as 'CR2 – Civic Precinct Road East'. The Works Schedule in the plan acknowledges that the staging/priority of CR2 is "to be carried out as community facility, health facility or TAFE campus is delivered". The community facility, health facility or TAFE campus are located to the south-east, south, and east of the proposal respectively. None of these have been proposed for delivery at this point in time. As such the delivery of the Town Centre Street is not due at this time and delivery will be carried out by the applicant. Access is available to all streets and the pedestrian through-site link 24/7 as they will be dedicated to Council.	Yes
3.3 Road hierarchy and circulation The locations of streets are to be as shown on the Indicative Layout Plan.	The location of all streets is consistent with the ILP.	
The hierarchy of streets within the centre is shown on Figure 3-23-2. Streets are to be designed and		

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Requirement	Provided	Complies
constructed in accordance with this hierarchy and with clause 4.1 of this Schedule.		
Additional mid-block streets (eg. Service Lanes) or Pedestrian Through-Site Links may be proposed in accordance with the requirements of the DCP	<p>The proposed Pedestrian Through Site Link satisfies the DCP requirements in that it:</p> <ul style="list-style-type: none"> improves pedestrian movement or the circulation of traffic within the centre; integrates with the modified grid network of streets in the centre as shown on the Indicative Layout Plan; meets relevant road safety requirements for intersection locations and road geometry; will be publicly accessible at all times; does not significantly reduce the amount of pedestrian and vehicular activity on the Main Street or Town Centre Streets so as to jeopardise the creation of vibrant and active public spaces and the viability of businesses; and, will be constructed to withstand vehicular traffic for emergency and event access. 	Yes
Principles of CPTED (Crime Prevention through Environmental Design) are to be incorporated in the design of the street network	The proposed street network applies the principles of CPTED and a number of recommendations from NSW Police are included in the recommended conditions of consent.	Yes
Pedestrian and cycle links are to be provided along the streets in the major centre and in other areas of the public domain, as shown on Figure 3-3	A cycle path is proposed on the Town Centre Street in accordance with Figure 3-3.	Yes
Part 4 - Public Domain Controls		
4.1 Materials Materials used in the public domain are to be consistent with Table 4-1 and demonstrate implementation of the materials selection principles below.	A condition of consent is recommended enforcing the provisions of this control.	Yes. Subject to conditions.
4.2 Landscaping Plant species are to be selected predominantly from the lists in the DCP.	A condition of consent is recommended specifying species for the public domain.	Yes

Requirement	Provided	Complies
4.3 Street design Materials used in footpaths, landscaped areas and other elements of road verges are to be consistent with this DCP	A condition of consent is recommended enforcing the selection of suitable public domain materials.	Yes
Each Development Application is to include a landscaping plan which demonstrates how the landscaping proposed for the development fits into the overall Public Domain Strategy.	A landscaping plan identifying public domain planting has been provided to the satisfaction of Council's Urban Tree & Landscape Officer, subject to conditions of consent.	Yes
Tree spacing should generally be: <ul style="list-style-type: none"> • 12-15m on E-W and NW-SE streets to allow greater solar access in winter. • 10-12m on N-S and NE-SW streets to provide greater protection from summer western sun. 	Street trees have been proposed at a closer spacing, which is considered desirable to provide greater protection from western summer sun. The spacing of street tree planting is approximately 4m of the Town Centre Street (E-W) and 5m on the Service Lane (N-S). Planting is only proposed on the western and northern side respectively.	Yes
4.3.3 Town Centre Streets The design of Town Centre Streets is to be as shown on Figure 4-6, which identifies the cross section requirements for the Town Centre Street to the centreline and provides for a 4.5m verge with a 3.3m awning overhead, 2.3m for parking, 2.2m cycle lane and 3.5m traffic lane.	Per Sheet C351 of the Civils Works plans, the proposed Town Centre Street is precisely compliant with the cross section, providing a 4.5m verge with a 3.3m awning overhead, 2.3m for parking, 2.2m cycle lane and 3.5m traffic lane.	Yes
4.3.5 Service Lanes The design of Service Lanes is to be as shown on Figure 4-8, which identifies the cross section requirements for Service Lanes and provides for a 3.5m footpath on either side of a and 9m road reserve.	Per Sheet C351 of the Civils Works plans, the proposed Service Lane is compliant with the cross section, providing a 3.5m verge on either side of a and 9m road reserve. A condition of consent is recommended to require modified plans to amend the footpath width from 1.2m to 3.5m	Yes
4.4.4 Small Urban Plazas and Pedestrian Through-site Links Pedestrian through site links are to be located mid-block and where they will enhance pedestrian connectivity within the Centre.	The proposed Pedestrian Through Site Link is located mid block and will enhance pedestrian connectivity within the centre when the adjoining site is developed.	Yes
The design of the Small Plazas is to be consistent with Figure 4-1, which provides for a 4m clear zone through the centre	The proposed Pedestrian Through Site Link is consistent with Figure 4-1.	Yes

Requirement	Provided	Complies
4.5 Public Open Space The design of public open space is to be generally in accordance with the concept designs at Figure 4-13 to Figure 4-16.	The proposed development includes a Pedestrian Through Site Link in the location shown in Figure 4-13.	Yes
Part 5 - Building Controls		
5.1.1 Building orientation Buildings are to be orientated towards and provide active frontages at street level, to Rickard Road, the Main Streets and preferably to Town Centre Streets, as shown on Figure 5-1.	Active frontages are proposed to all streets, including Bringelly Road.	Yes
The main pedestrian entries to buildings, including ground floor retail and commercial premises that face the street, are to be from the streets listed in the controls above with active frontages.	Main pedestrian entries from Bringelly Road, Pedestrian Through Site Link and Town Centre Street.	Yes
Buildings are to be orientated towards major roads in the Leppington Major Centre, including Bringelly Road. Blank walls are not to face these roads, and glazing is to occupy at least 50% of the building façade width facing these roads.	No blank walls are proposed to Bringelly Road. Bringelly Road - Total glazing width of 27.1m for approx. 44.8 metres of building width (60.5%).	Yes
Service and utility bays, loading docks and car park entries are to be orientated towards Service Lanes	Car park entries proposed on Service Lane.	Yes
5.1.2 Setbacks Building setbacks are to be in accordance with Figure 5-2. Where Figure 5-2 identifies a zero setback, buildings are to be built to the property boundary (i.e. a zero setback), for at least the ground floor and first floor. Projections beyond the zero setbacks lines may include awnings, verandas, balconies, roof overhangs and blade walls above street level.	Zero setbacks are identified for the Town Centre Street and Service Lane. A 4m setback is identified to Bringelly Road. The proposal is compliant with all setbacks, as indicated on the floor plans. Architectural projections including balcony treatments and façade elements protrude to a maximum of 1.5m into the front setback.	Yes.
5.1.3 Building height and envelope controls Maximum building heights are to be in accordance with Figure 5-3. The subject site is indicated in orange, for 4 - 6 storeys.	Both buildings in the proposed development are seven storeys. The northern portion of Building B is six storeys, except for the portion located on the corner of Bringelly Road and the proposed Service Lane. Additional height to accentuate the corner is	No – DCP Variation 1

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<p>The Rickard Road Transit Boulevard, Leppington Station, and prominent street corners should be reinforced in a visual context through concentrating building height and built form.</p> <p>Taller buildings may also be concentrated along other major roads and adjacent to public open space, plazas and squares to emphasise and assist in wayfinding to these public spaces, providing solar access requirements can still be achieved.</p>	<p>supported in accordance with Control 2.</p> <p>The DCP notes that the Growth Centres SEPP specifies maximum building heights and that the controls in this DCP are intended to provide more detailed guidance on appropriate building heights to achieve urban design, amenity and environmental sustainability outcomes for the Leppington Major Centre.</p> <p>A detailed assessment of the proposed DCP is provided in the report main body.</p>	
<p>Above the first floor, building setbacks and separation distances are to be provided in accordance with the controls in Part 5 in the main body of this DCP.</p>	<p>As assessed previously and demonstrated on the floor plans, the upper levels are compliant with the minimum setbacks and ADG separation distances.</p>	Yes
<p>Buildings are to be designed to ensure a human scale is maintained at street level.</p>	<p>The building has been designed with active frontages with 2.8 to 3.4m high awnings to ensure that the human scale is maintained at street level. Additionally, the combination of stepped buildings elevations and blades that break up the building upwards to the sky, interwoven with curved and rigid shaped balconies, create a highly articulated façade that aids in ensuring a human scale is maintained at street level.</p>	Yes
<p>Minimum floor to finished ceiling heights are as follows:</p> <ul style="list-style-type: none"> • Ground floor of all buildings (regardless of use): 3.6m • First floor for retail and/or commercial use: 3.3m • All other retail and/or commercial floors: 3.3m • All other residential floors: 2.7m 	<p>This DCP control is set aside 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, including ceiling heights, the DCP is of no effect. The proposed ceiling are consistent with the ADG.</p> <p>The DCP control is also annulled by Clause 30 of SEPP 65, which states that if the ceiling heights for the building will be \geq the recommended minimum ceiling heights specified in Part 4C of the ADG the application cannot be refused on such grounds.</p> <p>Floor to ceiling heights of 2.85m have been provided to all residential units and a minimum 3.3m is provided to</p>	N/A

Requirement	Provided	Complies
	ground and first floor, as required for mixed use areas.	
5.2 Façade design Articulation zones should be provided to compliment the building mass and emphasise key design elements such as entrance points and respond to environmental conditions including solar access, noise, privacy and views.	The proposal has been articulated to emphasise entry points and minimise the visual impact of the proposal's bulk and scale. A key design element in the articulation of the proposal is the 'ribbon' design of the balconies across both buildings.	Yes
External security shutters are not permitted	None proposed.	Yes
On corner sites, shop fronts are to wrap around the corner.	Shop fronts wrap around both street corners at either end of the Service Lane. Shop fronts are not required to wrap around the corner of the Pedestrian Through Site Link.	Yes
Entries to residential or commercial lobbies, facing Rickard Road, Main Town Centre Streets or Internal Access Streets, are to be a maximum of 50% of the building frontage width or 10 metres, whichever is the lesser.	No lobby entrances are greater than 10 metres in width.	Yes
Architectural expression should be diverse across building groups/blocks and facades should be articulated to create visual interest.	Various architectural expressions are incorporated into the design of the development. Building A balconies are curved, while Building B balconies are rigid, but a 'ribbon' effect is consistent between the two.	Yes
There should be a contemporary architectural style based on simple primary building forms and a fine grained assemblage of elements	The proposal is a contemporary architectural style and employs a wide range of finishes as per dwg. 6300 of the architectural plans.	Yes
Façade design should create a series of vertical elements along a building length reflecting a traditional main street façade.	Vertical forms have been expressed with concrete finished clad blades dividing groups of balconies.	Yes
Building facades are to be designed to accentuate key architectural features and clearly delineate points of interest such as building entries, vertical and horizontal elements.	The building facades have been successfully designed to clearly delineate the building entries and to accentuate building elements such as the horizontal 'ribbon' and the vertical 'shadow drop' breaks where the façade is recessed to reduce the visual bulk and scale of the proposal. The façade appears in its most basic form as a solid podium base with 4 x 4 storey building forms floating over the podium.	Yes
Building facades are to incorporate a variety of finishes and materials which provide visual relief to the built	The proposal is a contemporary architectural style and employs a wide ranges of finishes as per dwg. 6300 of	Yes

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form and which complement the materials and colours adopted for the public domain	the architectural plans. These materials complement the materials and colours required by the DCP for the public domain	
Sleeve buildings are to be used to minimise the visual impact of large boxes, service areas and to define streets.	Sleeve buildings are not proposed with this development, although both buildings are arranged in C shapes surrounding the communal open space.	Yes
Roof forms and structures such as clock towers/spires are encouraged for key sites and roofs should be designed to break up the overall mass of a roof on a large building.	The subject site is not a 'key site', although steps have been taken to break up the overall mass of both roofs (e.g. clerestory windows, 5-6 storey elements) .	N/A
Roof elements should be used to screen mechanical plant.	Mechanical plant will not be visible from the public domain or future adjoining development.	Yes.
5.3 Landscaping A landscape plan is to be submitted for all development within the Leppington Major Centre where landscaped areas are required or proposed at ground level.	A landscape plan, prepared by Melissa Wilson Landscape Associates, has been provided in support of this DA. The landscape plan has been assessed to the satisfaction of Council's Urban Tree & Landscape Officer, subject to conditions of consent.	Yes
5.4 Water Sensitive Urban Design Development applications must demonstrate compliance with the WSUD Strategy and the controls in this DCP	Stormwater Concept Plans, a Stormwater Management Report, and MUSIC Models have been provided in support of the proposal. These have been assessed against the WSUD Strategy to the satisfaction of Council's Infrastructure Planning Engineer and Land Development Engineer.	Yes
5.5 Parking, loading and access On street parking to be provided throughout the centre in accordance with the cross sections in Part 4 of this Schedule to contribute to street life and surveillance.	The proposal's compliance with the relevant street cross sections, as assessed previously, ensures compliance with this control.	Yes
Rates of provision for car parking are to be determined with reference to the car parking rates specified in this DCP	This DCP control is set aside by Clause 30 of SEPP 65. Clause 30 states that if the car parking for the building will be \geq the recommended minimum amount of car parking specified in Part 3J of the ADG the application cannot be refused on such grounds.	N/A
5.8 Staging of development Development in the early stages of growth in the centre should be designed, oriented and located to comply with the relevant controls in	The proposal is fully compliant with the relevant controls in Schedule 2 except where set aside by SEPP 65 and the proposed variation to clause 5.1.3 of with regard to building height.	Yes

Camden Growth Centre Precincts Development Control Plan (Growth DCP) Assessment Table

Requirement	Provided	Complies
this schedule, or to not preclude future development from complying with the controls and Planning Principles.		
To the extent that it is practical, early development in the centre is to consider the layout, orientation and scale of future stages of development that may occur and whether the proposed development will enable future stages of development to occur.	The applicant has provided concept plans to demonstrate consideration for future stages of development.	Yes
Council will generally require the full width of roads to be constructed as part of any development proposal that requires the construction of a new road, except for the road verge and footpath on the side opposite the development, where applicants can demonstrate to Council that that verge and footpath is not required to service the proposed development.	The applicant has proposed full width roads with the exclusion of the road verges opposite the development. Council is satisfied that verge and footpath is not required there to service the proposed development.	Yes
Figure 5-4 illustrates the potential staging of development in Leppington Major Centre, based on factors including likely water, sewer and electricity servicing, development of the road network and demand for different types of development in the town centre. The staging of development is not required to occur as shown on Figure 5-4, but is to consider the other requirements of this clause to contribute to the orderly and efficient development of the centre.	The subject site is identified as 'Long Term' in the staging plan in Figure 5-3 in Schedule 2 to the DCP. Despite this, the site is now capable of being fully serviced by public utility infrastructure and the applicant has provided a market analysis, which indicates that there is demand for the proposed residential dwellings. Additionally, the proposal is compliant with all other requirements of clause 5.8 in Schedule 2 to the DCP.	Yes