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| **Control** | **Assessment** | **Compliance?** |
| B1.1 Sediment and Erosion control  Erosion and sediment control measures | Appropriate erosion and sedimentation control measures have been proposed, which include sediment basins, stabilized stockpiles**,** geotextile inlet filters, mesh and gravel inlet filters and sediment fencing. Appropriate conditions of consent will ensure compliance with this control. | Yes |
| B1.2 Earthworks  Minimise disturbance to existing landforms, costly earthworks and to protect existing and proposed development from becoming unstable.  Use only clean fill | The levels created are considered to generally respond to the existing topography of the site.  Standard conditions of consent will apply to address fill material imported to the site. | Yes  Yes |
| B1.3 Salinity Measures  Salinity resistant construction | Consideration of salinity has been made within the report on Salinity Investigation and Management Plan prepared by Douglas Partners. The site was found to be mild to moderate aggressive to concrete and to steel. As such, management strategies during construction of the development will be required. The report and its recommendations have been reviewed by Council’s Environmental Health Officers and is considered satisfactory subject to conditions. | Yes |
| B1.4 Water Management  Ensure compliance with Council’s Engineering Specifications | The engineering plans and engineering development report have been reviewed by Council engineers and is considered satisfactory. | Yes |
| B1.5 Trees and Vegetation  Provide criteria for permitting removal and  appropriate ongoing management of prescribed trees and vegetation. | A small stand of scattered trees adjoining the existing entry road connecting to Raby Road will be removed. New street trees will be planted to offset the loss of this vegetation. | Yes |
| B1.6  Environmentally Sensitive Land  Development on land mapped as environmentally sensitive must address any impacts on the native vegetative community, habitats, habitat corridors, wetlands and biodiversity values within a reserve. | Previous existing sensitive vegetation on site has been removed under previous development consents, including Raby Road re-widening works. | Yes |
| B1.8  Environmental and Declared Noxious Weeds  All applications for development, subdivision and bulk earthworks are to consider the need to minimise weed dispersion and to ensure weed infestations are managed during the stages of development. | A standard condition is recommended requiring noxious weeds management in accordance with the DCP. | Yes, subject to conditions. |
| B1.9.1 Waste minimisation and management  A waste management plan shall be submitted with any development application seeking consent for development that is likely to generate waste during | A suitable waste management plan has been provided with the application. | Yes |
| B1.10 Bushfire Risk Management  1) A Bushfire Protection and Assessment Report must form part of all development applications on land identified as Bushfire Prone Land on Camden Council’s Bushfire Prone Land Map. The report must be in accordance with the requirements of the NSW RFS Planning for Bushfire Protection Guidelines and must outline the proposed development’s consistency with:  a) RFS Planning for Bushfire Protection Guidelines,  b) Australian Standard AS 3959 Construction of Buildings in Bush Fire Prone Areas,  c) RFS Building in Bushfire Prone Areas Single Dwelling Applicants Kit for any detached dwelling house or alterations and additions to a dwelling house, and  d) Building Code of Australia  2) Asset Protection Zones must be contained wholly within the subdivision they are designed to protect. The asset protection zones are to be placed as restrictions on the burdened allotments. No habitable buildings or storage structures are permitted within those zones.  3) Asset Protection Zones, fire trails and perimeter roads are not permitted on land that is considered or zoned environmentally sensitive. | A bushfire protection assessment has been prepared for the development concluding that the bushfire protection measures proposed will comply with Planning for Bushfire Protection 2019. The DA was referred to the RFS under the integrated provisions of the Act, with a bushfire safety authority granted by the RFS subject to conditions.  An 8m wide asset protection zone is proposed within the rear open space areas of Lots 6 – 12and will be partially shared within the adjoining golf course land. Restrictions on the title of land will be imposed as conditions of consent.  An 8m wide asset protection zone is proposed to be shared within the rear open space areas of lots 6 – 12 and the adjoining golf course land, which is zoned E2 Environmental Conservation and RE2 Private Recreation. It is noted that Environmental Sensitive Land mapping does not correlate with land zoning mapping, with sensitive vegetation only partially located within the E2 Environmental Conservation zone. In addition, a perimeter access path has been cleared adjoining the boundary of the development site upon the golf course land, which will used for the purposes of an asset protection zone. | Yes  No. However, adjoining owner’s consent has been obtained to jointly accept the 8m asset protection zone occurring on neighbouring land.  No. However environmental sensitive mapping doesn’t correlate with the E2 Environmental Conservation zoning mapping. |
| B1.12 Contaminated and potentially  Contaminated land management  Appropriate site assessment is required  to determine whether remediation is required or if the site is suitable for its intended use. | Please see comments made within the assessment report made against State Environmental Planning Panel No. 55 – Remediation of land. | Yes |
| B1.14  Development adjoining Sydney Catchment Authority Controlled Areas – the upper canal  All development shall include the provision of appropriate security / delineation fencing and / or other mitigation strategies in the consultation with the Sydney Catchment Authority | Lot 70 DP 1261166 is irregularly shaped and is adjacent to the Upper Canal (State Heritage Item) at the southernmost point of the lot. However, as all works within the subject development are located immediately adjacent to Raby Road, which is a considerable distance from the Upper Canal (approximately 315m), there is no heritage impact from the development upon the Upper Canal. Consideration of heritage impacts upon the Upper Canal will be made within separate applications located in closer proximity to the Upper Canal. | Yes |
| B1.16 Acoustic Amenity  Compliance with Council’s Environmental Noise Policy  Subdivision or development for residential purposes near roads, airports, and industrial / commercial uses, shall include a program of appropriate noise attenuation measures to reduce traffic or other noise that potentially will affect residential properties. For roads, noise attenuation measures must be prepared in accordance with Council’s Environmental Noise Policy. The program shall predict noise levels for a ten year period and any noise attenuation measures shall address these noise levels. | Due to the site’s proximity to Raby Road, the application has been supported with a noise impact assessment to assess the development’s compliance with internal and external amenity criteria. The application has been reviewed by Council’s Environmental Health Officers who are satisfied with the acoustic recommendations proposed to mitigate acoustic amenity subject to conditions. | Yes |
| B2 Landscape Design  A landscape plan is required | A detailed landscape plan was submitted with this application which addresses the DCP landscaping objectives and controls. | Yes |
| B5 – Access and Parking   1. Parking is to be provided for a development in accordance with Table B8 and B9 – Schedule of car parking requirements.   Dwelling House  Two car parking spaces for dwellings with more than 2 bedrooms. At least one car parking space behind the building line.  Residential Flat Buildings  1 car parking space per dwelling, plus  0.2 parking spaces per 2 bedroom unit, plus  0.5 car parking spaces per 3 or more bedroom unit.  One visitor car parking space per 5 units.  1 bicycle space per 3 units. | All dwelling houses have two carparking spaces. All car spaces are provided behind the building line.  South Apartment – Lot 65  30 Apartments (1br x 8, 2br x 10, 3br x12)  39 Residential Spaces  6 Visitors (including 2 spaces at grade); and  10 bicycle spaces  East Apartment – Lot 70  30 Apartments (1br x 9, 2br x 9, 3br x 12)  44 Residential  6 visitor spaces at grade; and  10 bicycle spaces  West Apartment – Lot 71  30 Apartments (1br x 8, 2br x 10, 3br x 12)  43 Residential  6 visitor spaces at grade; and  10 bicycle spaces | Yes  Yes  Yes  Yes |
| C11.1 Camden Lakeside  Subdivision Design   1. The subdivision pattern for Camden Lakeside shall provide for a diversity of dwelling types (attached and detached) with lot sizes ranging from small lot residential (250m2 to 450m2) to standard lot residential (450m2 to 850m2) and large lot residential (850m2+) 2. Precinct 1 dwelling types may also include provision for seniors living, multi dwelling housing and residential flat buildings. The development of the latter will be on superlots which are not required to provide building envelopes as any future subdivision will be assessed to include the relevant design criteria. The permissible dwelling density is 1 dwelling per 200m2 of site area with a maximum permissible site coverage of 50%. | A diversity of lot sizes (ranging from 317m2 to 693m2), including zero lot line and detached housing is proposed.  Precinct 1 proposes three (3) x residential flat building developments.  South Apartment – Lot 65  4100m2/30 = 136.7m2 per dwelling  Site Coverage 1400.662m2/4100m2 – 34.1%  East Apartment – Lot 70  3513m2/30 = 117.1m2 per dwelling  Site Coverage 1367.451m2/3513m2 – 38.9%  West Apartment – Lot 71  3968m2/30 = 132.3m2 per dwelling  Site Coverage 1366.599m2/3968m2 – 34.4% | Yes  No, density fails to comply. |
| C11.2 Street, pedestrian and cycle network   1. The street, pedestrian and cycle transport networks are to be designed and constructed in accordance with Figures C61, C62 and C63 and C61.1 – C61.5 and landscaped accordingly. 2. Kerb returns of 8.5m radius are to be provided for intersections between streets. | Figure C61 does not prescribe a road layout or street type within Precinct 1.  Kerb return radius of 8.5m are achieved. | Yes  Yes |
| C11.3 Parks and Open Space   1. Local open space will generally be located in accordance with Figure C64. | No areas of local open space are required to be provided within Precinct 1. | NA |
| C11.4 Vegetation Conservation   1. All ‘Core Local Vegetation Protected’ and ‘Other Vegetation Protected’ areas identified in Figure C65 are to be retained within open space and protected to ensure long term viability. 2. Land identified as ‘Core Local Vegetation Rehabilitated’ in Figure C65 is to be restored in accordance with a Conservation Management Plan (CMP). The CMP must be prepared in line with recommendations of the Cumberland Ecology – Ecological Assessment (January 2007) and be endorsed by Camden Council. 3. All applicants for subdivision and bulk earthworks are required to consider the need to minimise weed dispersion. | All ‘Core Local Vegetation Protected’ and ‘’Other Vegetation Protected areas identified in figure C65 exist outside the boundaries of the development site.  All ‘Core Local Vegetation Rehabilitated’ areas identified in Figure C65 exist outside the boundaries of the development site. Restoration of vegetation adjacent to the sites frontage parallel with Raby Road will be undertaken in accordance with the approved Vegetation Management Plan subject to DA/2018/1063/1.  A standard condition is recommended requiring noxious weeds management in accordance with the DCP. | Yes  Yes  Yes |
| C11.5 Sydney Upper Canal   1. The stormwater system along the boundaries of Precincts 1, 4 and 5 that adjoin the Upper Canal shall be designed to ensure that stormwater during a 1% AEP flood event will not enter the Upper Canal. Management measures shall accommodate and not impede flows from the trails, drains, banks/berms,pipes/flumes/culverts/siphons that convey stormwater across the Upper Canal. | All stormwater flows from the development are conveyed to the north west and will discharge into a stormwater / bio-retention basin subject to DA/2018/1063/1. The stormwater / bio-retention basins are located approximately 700 metres to the north of the closest point of the Upper Canal. | Yes |
| C11.6 Golf Course and Recreational Facilities Precinct  11) If recreational facilities are provided, they are to be in a location easily accessible from the clubhouse and roads.  12) Facilities may include a fenced full size tennis court and swimming pool. | The development proposes the creation of a central piazza area, which includes a children’s playground and community facilities building, including a swimming pool, BBQ’s, a multi-purpose room and amenity facilities to provide for social and recreational opportunities for residents and their visitors. The piazza is located centrally within the site and is accessible from Road 01, Road 04 and a share way.  The central piazza includes a swimming pool. | Yes  Yes |
| C11.7 Camden Lakeside – Odour impacts   1. An odour impact assessment of the identified poultry operation (within the Benbow Environmental Level 3 Odour Impact Assessment for development of Camden Lakeside (November 2007) is to be undertaken in accordance with the EPA draft policy Assessment and Management of Odour from Stationary sources in NSW and Technical Notes. | All former poultry operations have ceased. Accordingly, no odour impact assessment is required in this instance. | NA |
| C11.8 Camden Lakeside – Acoustic Amenity   1. Residential premises immediately adjacent to Camden Valley Way and Raby Road are to be designed to comply with the EPA Policy document ‘Environment Criteria for Road Traffic Noise’ and be in accordance with the following principles: 2. Appropriately designed acoustic mounds are to be provided along Camden Valley Way and housing. 3. Setbacks and service roads placed between Camden Valley Way and housing. 4. Internal dwelling layouts that are designed to minimise noise in living and sleeping areas. 5. Higher than standard fencing constructed with a suitably solid mass. 6. Locating courtyards and private open space areas away from the noise source to achieve external noise criteria of less than 55db(a) LAeq (15 hr) day time, and less than 50 db(a) LA eq (9 hr) night time. | An acoustic mound is proposed adjacent to Raby Road for the full length of the site’s frontage and will be constructed under a separate development application (DA/2018/1063/2). The acoustic mound has been assessed by Council’s Environmental Health Officers, who are satisfied with the mound’s height and shape to mitigate noise from Raby Road. | Yes |
| C11.9 Stormwater Management  The design and performance of the stormwater management system infrastructure must have regard to the Water Sensitive Urban Design measures contained within the ‘Camden Lakeside Rezoning: Water Cycle and Civil Infrastructure Assessment’ prepared by Cardno Forbes Rigby and dated September 2007. | The proposed stormwater management system has been designed with regards to the Camden Lakeside Rezoning: Water Cycle and Civil Infrastructure Assessment. | Yes |
| C11.10 Bushfire Risk Management   1. Subject to detailed design at development application stage, the indicative location and widths of Asset Protection Zones are to be provided in accordance with Figure C67. 2. Buildings adjacent to APZ’s are to be constructed in accordance with the requirements of Appendix 3 of Bushfire Protection and Australian Standard 3959 – Construction of Building in Bushfire-prone Areas. 3. Where an allotment fronts and partially incorporates an APZ it shall have an appropriate depth to accommodate a dwelling with private open space and the minimum required APZ. The APZ will be identified through a Section 88b instrument. 4. Temporary APZ’s, identified through a Section 88b instrument, will be required where development is proposed on allotments next to undeveloped land. Once the adjacent stage of development is undertaken, the temporary APZ will no longer be required and shall cease**.** | Detailed bushfire assessment and modelling, including fire runs, reveals that an 8m wide Asset Protection Zone is required on the south west property boundary of lots 6 – 12, which is partially shared with the adjoining golf course land.  Buildings adjacent to lots 6 – 12 will be required to be constructed in accordance with the requirements of Appendices 3, 5 and 6 Australian Standard 3959 – 2018 Construction of Buildings in Bushfire Areas as per the terms of the Bushfire Safety Authority issued by New South Wales Rural Fire Service.  Lots 6 – 12 back onto the required 8m wide Asset Protection Zone rather than front it. Sufficient land area exists within the lot to provide for a residential dwelling and open space area, notwithstanding the requirements of an APZ. The APZ will be partially shared with the adjoining golf course land in some sections. A standard condition is required to create an 88b instrument upon both sites burdened by the APZ.  No temporary APZ’s are proposed. | Yes  Yes  Yes  NA |
| D2.1.2 Zero lot Line development   1. An easement for ‘support and maintenance’ of the zero lot line wall is to be provided on the adjoining property, except where a 400mm side boundary setback is provided. 2. No section of a wall built on a side boundary should be longer than 10 metres. For single storey development, such walls should not exceed 50% of the length of the corresponding boundary. Two storey walls should not exceed 30% of the length of the corresponding boundary. | 1. A 200mm side setback is provided to lots 2, 3, 5, 8, 9, 10, 15, 16, 17, 20, 21, 23, 24, 25, 28, 31, 32, 34, 35, 36, 37, 38, 39, 40, 41, 43, 44, 45, 46, 47, 48, 49, 50, 52, 53, 54, 55, 56, 57, 59, 60, 61, 63, 64, 66, 67 and 68 (Note: In some instances, a zero lot line is only provided to the detached garages of the dwellings). An easement for support and maintenance over the length of the zero lot line is provided as indicated upon the plan of subdivision. 2. Generally 10m, with the exception to nine lots (2, 3, 29, 31, 58, 59, 66, 67, 68), which range from 10.4m to 14m. | Yes  No |
| ***D2.3.6 Camden Lakeside***  ***Table D17 – Summary of residential accommodation controls – Camden Lakeside*** | | |
| Front setback – 4.5m | Generally 4.5m, with exceptions to Lot 28 (2m) and Lot 31 (2m) | No |
| Secondary street setback (min) – lots>450m2 – 3m | Lot 40 – 2.876m  Lot 73 – 5.903m | No  Yes |
| Secondary street setback (min) – lots<450m2 – 2m | Greater than 2m achieved to lots 2, 28, 31, 32, 41, 52, 61 and 66 | Yes |
| Side setback(min) - 0.9m | 1m. | Yes |
| Rear Setback (min) 6m, with 50% of the building width permitted to extend to within 3m of the rear boundary. | Generally 6m, with exceptions to Lots 14 (5.839m), 58 (1m), 61 (4.001m), 66 (1.5m). | No |
| Rear setback – (where land abuts Sydney Water Upper Canal) | No portion of Precinct 1 development is located adjacent to the Upper Canal. | NA |
| Garage setback (min) 1m behind principal building line and 5.5m front boundary | 5.5m and generally 1m behind principal building line. | Yes |
| Architectural element front setback encroachment (max) 1.5m | 1.5m. | Yes |
| Rear lane setback (min) 2.5m | Lane 01 – 0.5m to lots 42, 53 and 54. Remining lots range from 0.85m to 2.1m  Lane 02 – 0.5m | No  No |
| Public Reserve setback (min) 3m | No portion of Precinct 1 development adjoins a public reserve. | NA |
| Site coverage (max) – lots <450m2  Single storey development – 60%  Two storey development – 50% ground floor, 30% upper floor | All lots comply. | Yes |
| Site coverage (max) – lots > 450m2  Single storey development – 50%  Two storey development – 50% ground floor, 30% upper floor | All lots comply. | Yes |
| Landscaped area (min) 30% | Generally 30% is achieved to all lots, with the exception to lots 33, 35, 37 and 39, which will achieve 26%. | No |
| Private open space (min) 20% | Min 20% Achieved | Yes |
| Gradient of PPOS (max) 1:10 | 1:10 | Yes |
| Solar access to PPOS (min) 2 hours between 9.00am and 3.00pm on 21 June. | Compliance is achieved to all lots, with the exception to lots 4, 5, 54 and 63.  4 – Nil  5 – Nil  54 – Nil  63 – 1 hour between 10am and 11am. | No |
| Garage door width (max) – lots 7-15m wide – 60% of front elevation width | <60% | Yes |
| Garage door width (max) – lots greater than 15m – 50% of front elevation width. | <50% | Yes |
| ***D2.2.4 Residential Flat Buildings***  ***Note: This section must be read in conjunction with the controls and provisions contained in Section D2.1 and all other relevant chapters of the DCP. If there is no specific control listed in the subsections below, the general residential controls contained in Section D2.1 will apply. In the event of any inconsistencies, the provisions of section D2.2 will prevail.***  ***Given that all controls in Section D2.1 Primary Residential Controls are inconsistent with either the specific controls outlined in the RFB section of the DCP or the ADG, no assessment against the general controls has been undertaken.*** | | |
| 2. Residential flat buildings are to:  (a) be located on sites with a minimum site area of 1000m2 and a street frontage of 30m.  (b) have a dwelling density not exceeding 1 unit per 200m2 of site area.  (c) have direct frontage to an area of the public domain (including streets and public parks).  (d) not adversely impact upon the existing or future amenity of any adjoining land upon which residential development is permitted with respect to overshadowing impact, privacy impact or visual impact. | South Apartment - Lot 65 – 4100m2 – 52.6m (to entry road)  East Apartment - Lot 70 – 3513m2 – 47.68m  West Apartment - Lot 71 – 3968m2 122m  South Apartment Lot 65 – 136.7m2  East Apartment Lot 70 – 117.1m2  West Apartment Lot 71 – 132.3m2  Each residential flat building development lot (65, 70 and 71) has direct frontage to future local streets and / or to the piazza.  The architectural plans and details submitted demonstrate that there are satisfactory amenity impacts (existing and the future) upon adjoining land. | Yes  Yes  Yes  No  No  No  Yes  Yes |
| 3. The maximum site coverage for residential flat buildings is 50%. | South Apartment - Lot 65 –1400.662m2/4100m2 – 34.1%  East Apartment - Lot 70 – 1367.451m2/3513m2 – 38.9%  West Apartment - Lot 71 -1366.599m2/3968m2 – 34.4% | Yes  Yes  Yes |
| 4. The minimum front and secondary street setback is 6m  5. The minimum side boundary setback is 3m  6. The minimum rear boundary setback is 6m | South Apartment - Lot 65 – 8.636m (Entry Road West) & Secondary 14.693m (Road 01) and 5.644m (Entry Road South)  East Apartment - Lot 70 – 7.6m(Road 04)& 6m (road 01 Secondary)  West Apartment - Lot 71 – 10.973m (Road 01) & 5.2m (Road 02 Secondary)  South Apartment - Lot 65 – No side boundary  East Apartment - Lot 70 – 10.131m West to piazza  West Apartment - Lot 71 - 8.268m East to piazza  South Apartment - Lot 65 – 10.446m  East Apartment - Lot 70 – 7.493m  West Apartment - Lot 71 - 12.992m | Yes  No  No  NA  Yes  Yes  Yes  Yes  Yes |

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| 7. The maximum height of buildings is established by Clauses 4.3A, 4.3B and 4.3C of Camden LEP 2010 and the associated Height of Buildings Map.  8. Residential flat buildings may be designed with flat roof forms in order to maximise the number of storeys within a building. However, such buildings must feature a high level of architectural design and incorporate appropriate treatments to minimise the visual bulk and scale of the building. | South Apartment - Lot 65 – 12.5m  East Apartment - Lot 70 – 12.5m  West Apartment - Lot 71 – 12.05m  Each residential flat building development proposes a flat roof design. Each residential flat building development is articulated, with horizontal and vertical architectural elements, which are accentuated by quality colours and finishes, including brickwork facades and wood grain polytec upper balcony ceilings. | Yes  Yes  Yes  Yes |
| 10. The proposed development shall:  (a) blend in with its surroundings and/or be in keeping with the character of the area.  (b) create visual interest internally and with its relationship within the streetscape via building design, materials and colour scheme.  (c) provide a clear differentiation between private areas (open space, private front and side yard areas, private car parking spaces) and communal open space and car parking. | The subject site is located adjacent to the Emerald Hills local centre to the north east, with residential flat building development permitted within the R1 General Residential zone. The eastern (Lot 70) and western (Lot 71) apartment buildings are grouped together overlooking the central piazza. The entire development is surrounded by the Camden Lakeside Golf Course. Dwellings and / or roads are located adjoining the golf course boundaries, with the taller development of the residential flat building development located centrally within the site to provide a suitable transition to the adjoining landscape.  Each residential flat building development is articulated, with horizontal and vertical architectural elements, which are accentuated by quality colours and finishes, including light coloured speckled brickwork facades and wood grain polytec upper balcony ceilings.  Ground floor terrace areas are provided with solid balustrades and or open style palisade style fencing to reinforce private open areas from adjoining communal open space areas. Low height retaining walls and landscaping have been used to differentiate communal open space areas from public areas. In addition, all residential carparking is provided within secured basement levels with controlled access via swipe cards and remote controllers. | Yes  Yes  Yes |
| 11. The proposed development should:  (a) minimise vehicular and pedestrian entry and exit points to the site.  (b) provide a defined and well-lit pedestrian ‘safe route’ which can be clearly viewed by residents for passive surveillance.  (c) consider site accessibility to people in wheelchairs and with lesser mobility. | Each residential flat building development provides a single vehicle entry point. Each residential flat building development provides for dual pedestrian points from opposing facades to address multiple road frontages.  Pedestrian entries are well defined and will be well lit, with high levels of passive surveillance from upper floor units and the central piazza area between the eastern and western apartment buildings.  Access is provided in manner which considers all ability access requirements. | Yes  Yes  Yes |
| 12. Car parking shall be provided in accordance with Chapter B5 of this DCP | Please see comments made against Part B5 earlier within this assessment table. | Yes |
| 13. Basement car parking areas shall include adequate lighting, ventilation and access control/security. To enhance the effectiveness of the lighting system, it is recommended that the walls and ceiling of basement car parking areas should be painted white.  14. Traffic calming measures should be provided to ensure a safer vehicle and pedestrian environment.  15. Driveways, maneuvering areas, parking areas and garages are to be located away from bedrooms. | Sufficient lighting and ventilation are provided to basement parking areas.  The design of the subdivision, including reduced road carriageways, landscaped verges and variation in road pavement materials will stablish a low speed environment.  Basement entries to each residential flat building have been located to avoid bedrooms. | Yes  Yes  Yes |
| 16. Each dwelling shall be provided with a separate secure storage space of 8m3. This space is to be provided exclusively for storage purposes and must be provided in addition to any garage space. | 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 consistent with the ADG. | NA |
| 17. Private open space is to be provided in accordance with subsection D2.1.5 of this DCP. | 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 consistent with the ADG. | NA |
| 18. Each development shall incorporate landscaping in accordance with Section D2.1.5 of this DCP, along with an area of dedicated communal open space.  19. Landscaping shall take into account probable day and night use by residents, seating, shade and allow surveillance by  residents i.e. the plants are either high (canopy trees) or low (ground covers).  20. If the area is fenced, the fence shall be dark in colour and permeable to maximise surveillance of the area.  21. Communal open space landscaping shall be designed to minimise water usage and maintenance requirements.  22. Communal open space should be provided in locations which help to retain existing trees wherever possible. | Landscaping and communal open space areas comply with the relevant sections of the DCP.  Proposed landscaping has considered height, canopy cover, lighting etc. to ensure shading is provided without restricting visibility.  Low height retaining walls are provided in lieu in combination with landscaping to reinforce the perimeter and area of communal open space areas.  Suitable plant selections for communal open space areas to minimise water usage and maintenance requirements have been made.  Previous existing vegetation on site has been removed under previous development consents, including Raby Road re-widening works. | Yes  Yes  NA  Yes  NA |
| 23. The proposed development should be designed to comply with Council’s ‘Safer By Design’ Guidelines. | The proposed development has been considered by Camden Local Area Command and is considered to be consistent with CPTED principles. | Yes |