

Camden Development Control Plan 2011 (Camden DCP) Assessment Table

Control	Assessment	Compliance																								
A2 Notification Requirements - DAs are to be publicly exhibited in accordance with the Camden DCP	The DA has been publicly exhibited in accordance with the Camden DCP	Yes																								
B1.1 Erosion and Sedimentation - Appropriate erosion, sediment and dust control measures must be implemented	Standard conditions are recommended to address this matter	Yes, conditioned																								
B1.2 Earthworks - Cut and fill should be minimized	Only earthworks that are considered reasonable to facilitate the proposed development are proposed.	Yes																								
Only virgin excavated natural material should be used as fill	A standard condition is recommended to address this matter	Yes, conditioned																								
B5.1 Off-Street Car parking rates/requirements – <u>Retail:</u> The following formula determines the minimum rate to be provided: Peak Parking Demand (per 1,000sqm) = 24 A(S) + 40 A(F) + 42 A(SM) + 45 A(SS) + 9 A(OM) where: <ul style="list-style-type: none"> • A(S): Slow Trade GLFA, includes major Department stores such as David Jones and Myer, furniture, electrical and utility goods stores. • A(F): Faster Trade GLFA, includes discount department stores such as K-Mart, Big W, and Target. • A(SM): Supermarket GLFA, includes stores such as Franklins and large fruit markets. • A(SS): Speciality Shops and Secondary retail GLFA, includes speciality shops and take-away stores such as McDonalds. These stores are grouped since they tend not be primary attractors to the centre. • A(OM): Offices, medical GLFA. 	Retail Parking: A(F) Fast Trade Existing = 605sqm Proposed = 6,967sqm Total = 7,572sqm A(SM) Supermarkets Existing = 4,500sqm Proposed = 1,860sqm Total = 6,360sqm A(SS) Specialty Shops Existing = 3,999sqm Proposed = 6,502sqm Total = 10,502sqm A(OM) Existing = 4,354sqm Proposed = 3,890sqm Total = 8,245sqm Total of all uses = 32,697sqm Per the formula <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>Type</th> <th>Area m²</th> <th>Rate / 1000m²</th> <th>Required</th> </tr> </thead> <tbody> <tr> <td>A(F)</td> <td>7,572</td> <td>40</td> <td>303</td> </tr> <tr> <td>A(SM)</td> <td>6,360</td> <td>42</td> <td>268</td> </tr> <tr> <td>A(SS)</td> <td>10,502</td> <td>45</td> <td>473</td> </tr> <tr> <td>A(OM)</td> <td>8,245</td> <td>9</td> <td>75</td> </tr> <tr> <td colspan="3">Total</td> <td>1,119</td> </tr> </tbody> </table> Provided = 1,228 spaces Note: Of these 1228 spaces 124 are temporary spaces to the north of Main Street which will be removed during the construction of Stages 3 and 4 of Podium Shopping Centre. Note: An additional 134 temporary spaces can be used by the commercial building tenants within the residential car park that	Type	Area m ²	Rate / 1000m ²	Required	A(F)	7,572	40	303	A(SM)	6,360	42	268	A(SS)	10,502	45	473	A(OM)	8,245	9	75	Total			1,119	Yes
Type	Area m ²	Rate / 1000m ²	Required																							
A(F)	7,572	40	303																							
A(SM)	6,360	42	268																							
A(SS)	10,502	45	473																							
A(OM)	8,245	9	75																							
Total			1,119																							

Camden Development Control Plan 2011 (Camden DCP) Assessment Table

<p>1 bicycle and 1 motorcycle space per 25 car parking spaces in excess of the first 25 car parking spaces.</p>	<p>can / will be allocated to the 12 storey residential tower subject to the assessment and favourable determination of the planning proposal and subsequent DA.</p> <p>Bicycle Required = 44 spaces Bicycle Provided = 44 spaces Motorcycle Required = 44 spaces Motorcycle Provided = 44 spaces</p>	<p>Yes</p> <p>Yes</p>
<p><u>Residential:</u></p> <p>1 car parking space per unit, plus 0.2 car parking spaces per 2 bedroom unit, plus 0.5 car parking spaces per 3 or more bedroom unit.</p>	<p>10 x one bedroom = 10 spaces 30 x two bedroom = 36 spaces 10 x three bedroom = 15 spaces</p> <p>Required = 61 spaces Provided = 124 spaces</p>	<p>Yes</p>
<p>1 visitor car parking space per 5 units.</p>	<p>Visitor spaces required = 10 Visitor spaces provided = 41</p>	<p>Yes</p>
<p>1 bicycle space per 3 units.</p>	<p>Bicycle spaces required = 16 Bicycle spaces provided = 16 with additional motorcycle spaces</p>	<p>Yes</p>
<p><u>Note:</u> The concept building envelopes show provision of 51 spaces and 80 spaces for buildings 3 and 4 respectively.</p>		