

Camden Development Control Plan 2011 Assessment Table

Control	Assessment	Compliance?
A2.2 Notification of applications	The DA was notified to surrounding properties for a 14 day period between 13 May and 1 June 2019. Two submissions and two petitions containing a total of 106 signatures were received..	Yes
B1.1 Sediment and Erosion control Erosion and sediment control measures	A sediment and erosion plan was submitted with the development application. 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.	The proposal has been designed to deliver split building forms which respond to site levels and topography.	Yes
B1.3 Salinity Measures Salinity resistant construction	The proposal ensures that all ground water will be directed to paved roads and drainage lines. Appropriate conditions of consent will ensure compliance with this control.	Yes
B1.4 Water Management Ensure compliance with Council's Engineering Specifications	Engineering plans and designs have been prepared in accordance with Council Specifications. Appropriate conditions of consent will ensure compliance with this control.	Yes
B1.5 Trees and Vegetation Provide criteria for permitting removal and appropriate ongoing management of prescribed trees and vegetation.	A detailed Aborists report was submitted with the DA. Council's Natural Resources Officer has reviewed the application and raised no objection to the proposed removal of trees.	Yes
B1.9 Waste minimisation and management	A detailed Waste Management Plan has been prepared and is submitted with the application. An appropriate condition of consent will ensure compliance with this plan.	Yes
B1.10 Bushfire Risk Management	A Bushfire Risk Assessment has been prepared and submitted with the proposal. The buildings are located a sufficient distance from any potential bushfire source and do not warrant any specific construction requirements.	Yes
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.	A report was submitted with the development application and reviewed by Council's Specialist Environmental Health Officer who has raised no issues with the findings and is satisfied that the subject site has been adequately remediated in accordance with previous consents.	Yes
B1.16 Acoustic Amenity Compliance with Council's Environmental Noise Policy	A detailed acoustic assessment prepared by Hardwood Acoustics was submitted with the application.  The report demonstrates that the proposal	Yes

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	<p>is able to achieve compliance with all relevant noise criteria.</p> <p>Appropriate conditions of consent will ensure compliance with the recommendations of that report.</p>	
<p>B2 Landscape Design</p> <p>A landscape plan is required</p>	<p>A detailed landscape plan was submitted with this application which addresses the DCP landscaping objectives and controls.</p>	<p>Yes</p>
<p>B5 Access and Parking</p> <p>27 x 1 Bedroom units (1 spaces per unit) = 27 spaces</p> <p>68 x 2 Bedroom units (1.2 spaces per unit) = 81.6 spaces</p> <p>5 x 3 Bedroom units (1.5 spaces unit) = 7.5 spaces</p> <p>1 visitor car parking space per 5 units = 20 spaces</p> <p>Total Required Parking Spaces = 136 spaces</p> <p>1 bicycle space per 3 units = 33.3 spaces</p>	<p>Building 1 = 58 Spaces Building 2 = 55 Spaces Building 3 = 28 Spaces Total of 141 Space provided. 36 Bicycle spaces provided</p>	<p>Yes</p>
<p>D2.2.4 Residential Flat Buildings</p> <p>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.</p> <p>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.</p>		
<p>2. Residential flat buildings are to:</p> <p>(a) be located on sites with a minimum site area of 1000m<sup>2</sup> and a street frontage of 30m.</p> <p>(b) have a dwelling density not exceeding 1 unit per 200m<sup>2</sup> of site area.</p> <p>(c) have direct frontage to an area of the public domain (including streets and public parks).</p> <p>(d) not adversely impact upon the existing or future amenity of any adjoining land upon which residential development is</p>	<p>The development area occupies approximately 1.44ha of the site, with a frontage of 175m to Somerset Avenue.</p> <p>The proposal exceeds the specified density. Detailed justification for the variation is provided in the assessment report.</p> <p>The proposal has a frontage to Somerset Avenue and an open space link to the rear.</p> <p>The architectural plans and details submitted demonstrate that there are no amenity impacts.</p>	<p>Yes</p> <p>No, Variation proposed. See Report for discussion.</p> <p>Yes</p> <p>Yes</p>

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permitted with respect to overshadowing impact, privacy impact or visual impact.		
3. The maximum site coverage for residential flat buildings is 50%.	<p>Stage 1 &amp; 2 site coverage = 46% of the development area.</p> <p>Stage 3 site coverage = 42% of the development area.</p>	Yes
4. The minimum front and secondary street setback is 6m	Minimum setback to Somerset Ave = 6m.	Yes
5. The minimum side boundary setback is 3m	Minimum 5.1m setback	Yes
6. The minimum rear boundary setback is 6m	Minimum rear setback to the edge of the development is 19.5m where the private road forms part of the development	Yes
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.	There are three different height of buildings development standards applying to the site varying from 9.5m to 15.5m. The proposed development responds to the varying height standards by stepping up from two storeys at the Somerset Avenue frontage to a maximum height of 4 storeys at the rear of the site.	Yes
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.	The proposed development complies with the maximum building heights prescribed under the LEP delivering a transitional building form with modulated bulk and scale.	Yes
10. The proposed development shall:		
(a) blend in with its surroundings and/or be in keeping with the character of the area.	<p>The subject site is located adjacent to a local centre and has been zoned to allow for this form of development.</p> <p>Somerset Avenue generally consists of single dwelling houses. The proposed development includes terraced style dwellings fronting Somerset Avenue that respond to and are consistent with the established characteristics of the area.</p>	Yes
(b) create visual interest internally and with its relationship within the streetscape via building design, materials and colour scheme.	<p>The proposal incorporates variety in the building form to create visual interest in the streetscape.</p> <p>The building also utilises a variety of colours and finishes to create interest and articulate key elements.</p>	Yes
(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.	Landscape plans submitted with this application identify clear differentiation between private and communal areas through plantings and fencing.	Yes
11. The proposed development should:		

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(a) minimise vehicular and pedestrian entry and exit points to the site.	Pedestrian entry points are articulated and highlighted through the building form. Vehicular entry points to the basement car park areas are via the private access road at the rear.	Yes
(b) provide a defined and well-lit pedestrian 'safe route' which can be clearly viewed by residents for passive surveillance.	Pedestrian entries are well defined and will be well lit, with high levels of passive surveillance.	Yes
(c) consider site accessibility to people in wheelchairs and with lesser mobility.	Access is provided in manner which considers all ability access requirements.	Yes
12. Car parking shall be provided in accordance with Chapter B5 of this DCP.	The car parking provided exceeds DCP requirements as detailed above.	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.	Sufficient lighting and ventilation is provided to basement parking areas.	Yes
14. Traffic calming measures should be provided to ensure a safer vehicle and pedestrian environment.	NA – vehicular access is provided through private road.	Yes
15. Driveways, manoeuvring areas, parking areas and garages are to be located away from bedrooms.	Basement entries have been located to minimise impacts on dwellings and site construction works.	Yes
16. Each dwelling shall be provided with a separate secure storage space of 8m <sup>3</sup> . This space is to be provided exclusively for storage purposes and must be provided in addition to any garage space.	Each dwelling is provided with at least 8m <sup>3</sup> of storage.	Yes
17. Private open space is to be provided in accordance with subsection D2.1.5 of this DCP.	Private Open Space has been provided in accordance with the relevant sections of the DCP.	Yes
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.	Landscaping and communal open space areas comply with the relevant sections of the DCP.	Yes
19. Landscaping shall take into account probable day and night use by residents, seating, shade and allow surveillance by residents ie the plants are either high (canopy trees) or low (ground covers).	Proposed plantings have considered the heights, tree cover, lighting etc to ensure shading is provided without restricting visibility.	Yes
20. If the area is fenced, the fence shall be dark in colour and permeable to maximise surveillance of the area.	NA.	NA
21. Communal open space landscaping shall be designed to minimise water	Plant selection for communal open space areas minimises water usage and	Yes

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usage and maintenance requirements.	maintenance requirements.	
22. Communal open space should be provided in locations which help to retain existing trees wherever possible.	Existing trees are predominantly to be removed from the subject site under a previously approved DA.	Yes
23. The proposed development should be designed to comply with Council's 'Safer By Design' Guidelines.	A detailed CPTED Assessment has been provided with the application and reviewed by the Camden Local Area Command. Relevant conditions of consent are recommended to ensure compliance.	Yes
<b>D3.2 General Controls Applying to all Business Zone Areas</b>		
<b>D3.2.4 Pedestrian Amenity</b>  Development is to incorporate appropriate measures for convenient, weather sheltered access for pedestrians, including access to other land.	Within the applicable area a private access road is proposed. This enables all vehicular access to occur at the rear of the building, creating safer pedestrian connections on Elyard Street and Somerset Avenue	Yes
<b>D3.2.5 Public Domain</b>  Development must include a high quality landscape design including a co-ordinated package of street furniture and lighting that enhances the character of the business zone. The design of landscaping and the public domain must be generally in accordance with Council's Landscape and Streetscape Elements Manual and chapter B2 of this DCP where applicable.	The portion of the development within this area is limited to a private access road, appropriate plantings are provided between the building and private road.	Yes
<b>D3.2.6 Parking and Access</b>  The visibility of parking areas at street frontages shall be minimised through parking layout and design, building location and design and landscaping treatments. Bitumen and cars are not to be the dominant features of the landscape.  Parking areas shall be designed to enable legible, safe, comfortable and easy access for pedestrians from the street frontages, within the centre and to adjoining land, where appropriate	The proposed basement car parks are accessed via the private road proposed at the rear of the site. The provision of this private access road ensures an improved presentation to Somerset Avenue.	Yes
<b>D3.6 Narellan – B2 Local Centre</b>		
<b>D3.6.3.1 Vehicle Movement Network</b>  Traffic management measures are to be utilised within and surrounding Narellan Town Centre to produce a low speed pedestrian friendly traffic environment particularly on Somerset Avenue, Queen and Elyard Street.	This control is satisfied through the provision of the private road. All car park access is via the private road, directing cars away from Somerset Avenue and increases the number of on street car parking spaces available due to the removal of redundant driveways.	Yes
<b>D3.6.5.3 Safety and Surveillance</b>  All developments are to incorporate the principles of <i>Crime Prevention Through Environmental Design</i> (CPTED).	The proposal has included a number of elements throughout the design to incorporate CPTED principles. Design measures relating specifically to the space captured by this section include,	Yes

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Development Applications for subdivision, public open space and community facilities may require a formal crime risk (CPTED) assessment as part of the <i>Environmental Planning and Assessment Act 1979</i> , development assessment and <i>Camden Council's Designing Safer Communities – Safer by Design Guidelines</i> (October 2002).	units overlooking the private road and street lighting.	
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