

Camden Development Control Plan 2019

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 could address this matter should the application be approved.	Yes
B1.2 Earthworks Cut and fill should be minimized Only virgin excavated natural material should be used as fill	The proposal includes extensive excavation for the proposed basement parking which is reasonable for the proposed development. A standard condition could address this matter should the application be approved.	Yes Yes
B5.1 Off Street Car Parking Rates/ Requirements Off-street car parking compliant with the car parking rates provided in the Camden DCP Office Premises – 1 car parking space per 40m ² of GFA. Bulky Goods (specialised retail) – 1 car parking space per 50m ² of GFA. Food and Drink Premises – 1 car parking space per 30m ² of GFA Kids amusement – 200m ² or greater – 1 car parking space per 22m ² of GFA. 6 Bicycle spaces and 3 motorcycle spaces are required	Business premises → 7,195sqm proposed. Bulky Good → 1,188sqm proposed. Food and Drink → 2,423sqm proposed. Kids Amusement → 1,001sqm proposed. A total of 331 car spaces are required. 295 parking spaces are provided. The proposed development includes 22 bicycle spaces and 4 motorcycle spaces.	No

Turner Road Development Control Plan 2018

Control	Assessment	Compliance
Part A, 2.1 Indicative Layout Plan (ILP) Development to be undertaken generally in accordance with the ILP	The proposed development is generally consistent with the ILP in that it proposes a business development on the site.	Yes
Part A, 2.2 Vision and Development Objectives Consistency with key development objectives for the Turner Road Precinct.	<p>The proposal is inconsistent with the following objectives:</p> <p><i>(b) To ensure all development achieves a high standard of urban and architectural design quality.</i></p> <p><i>(f) To create walkable neighbourhoods with good access to public transport.</i></p> <p>There is insufficient fall across the site (from Digitaria Drive to Redback Drive) to support the proposed building form. The floorplate of the southwestern end of the proposed development rises approximately 3.5m out of the ground, whereas the north eastern corner is proposed to be excavated more than 1m below the footpath level.</p> <p>The proposed built form is a poor urban design outcome, both in terms of streetscape appearance and activation.</p> <p>The building also fails to provide universal access whereby there are steep steps leading up to the ground floor and no elevator access from Redbank Drive. Access to the ground floor from Digitaria Drive is also required via steps. The built form does not provide legible, safe and easy access for pedestrians and therefore does not contribute to a walkable neighbourhood.</p> <p>The proposal is car dominant with the four vehicle ingress/egress points and two separate loading docks proposed.</p>	No
Part A, 2.5 Hierarchy of Centres and Employment Areas		

The Turner Road business development area is to provide for a range of business development type activities, including bulky goods premises and business premises	The proposed development is consistent with this requirement in that it will provide a range of business development type activities and compatible land uses including bulky goods business development type activities and compatible land uses including bulky goods premises and business premises.	Yes
Part A, 6.2 Flooding and Watercycle Management		
Compliance with Council's Engineering Specifications	Insufficient information including amended civil engineering plans, amended stormwater report, amended MUSIC and DRAINS Models and swept paths have been submitted for the amended proposal to demonstrate compliance.	No
Compliance with the DCP's environmental stormwater objectives	Insufficient information has been submitted to demonstrate compliance with the DCP's environmental stormwater objectives.	No
Part A, 6.3 Salinity and Soil Management		
Salinity resistant construction	<p>A salinity assessment accompanied the DA. Three boreholes were drilled up to 12m and analysed for pH, EC resistivity, sulfates and chlorides and sodicity.</p> <p>The results indicated that the soils are non-mildly saline and non-aggressive to mildly aggressive to concrete and steel, and ground water is moderately saline. The management recommendations can be imposed should the application be approved.</p>	Yes
Sediment and erosion control to be provided	A standard condition can be imposed should the application be approved to address this matter.	Yes
Part A, 6.8 Contamination Management		
A contamination assessment in accordance with Council's Management of Contaminated Lands Policy is required	A phase one contamination assessment was submitted 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 a commercial development from a contamination perspective.	Yes
Part A, 6.10 Acoustics		

Compliance with Council's Environmental Noise Policy (ENP)	The applicant has submitted an acoustic report in support of the DA. The report demonstrates that the proposed development can comply with the ENP. Council staff have reviewed the report, agree with its findings and are satisfied that the proposed development can comply with Council's ENP, subject to conditions (if the DA was approved) restricting delivery vehicles to a maximum of 2 heavy vehicle deliveries per hour and operating hours of the loading dock between 7am and 10pm.	Yes
Part A, 8.1 Sustainable Building Design Development must achieve a 40% reduction of baseline potable water consumption	A condition could address this matter should the application be approved.	Yes
Part A, 8.2 Stormwater and Construction Management A stormwater concept plan must be submitted with DAs	Insufficient information - an amended stormwater concept plan to reflect the amended design has not been submitted.	No
Part A, 8.3 Waste Management A waste management plan must be submitted with DAs	Adequate waste management plans have been submitted in support of the DA. Council's waste officer has reviewed the amended design and is satisfied adequate waste storage is provided on site.	Yes
Part A, 8.6 Safety and Surveillance Buildings must be designed to provide casual surveillance, avoid blank walls and comply with Crime Prevention Through Environmental Design (CPTED) principles	The ground floor is situated up to 3.5m above the street alignment along Digitaria Drive and 1m below the street alignment on Redbank Drive. The proposal does not achieve an active street frontage and acceptable level of pedestrian amenity which impacts on passive surveillance to both street frontages and particularly to the riparian corridor.	No
Part B3, 3.1 Land Uses Development is to be undertaken generally in accordance with the DCP's Preferred Land Use Plan which identifies the site for a mix of bulky goods, highway retail, light industrial, recreation, function, education, trade services and business premises	The proposed development is generally consistent with the DCP's Preferred Land Use Plan in that it proposes a mix of bulky goods premises, business premises, and recreation land uses. The proposal also includes food and drink premises, however this is supported as they are compatible with the preferred land uses for the site.	Yes

<p>Part B3, 3.4 Public Domain and Interface Areas</p> <p>The principles of CPTED must be incorporated into the design of all development</p> <p>Where lots directly adjoin riparian corridors or open space, the following controls are applicable:</p> <p>2) Building facades directly facing the riparian corridor or open space land shall be both structurally and visually articulated to avoid the appearance of unduly long unbroken walls. Structural articulation may consist of additional setbacks in the wall, side boundary setbacks or architectural building elements such as awnings or fin walls, or the like. Visual articulation may be achieved through the appropriate use of colours or building materials. A range of neutral colours are preferred with darker tones at the base of buildings and lighter tones above. Simple patterns that provide visual interest are preferred.</p> <p>3) Landscaping of the setback area is required for further articulation of the façade. Landscape plans shall be submitted with development applications for the erection of buildings on individual lots demonstrating how the proposed landscaping complements and softens the building bulk. Landscaping should be</p>	<p>The ground floor is situated up to 3.5m above the street alignment along Digitaria Drive and 1m below the street alignment on Redbank Drive. The proposal does not achieve an active street frontage and acceptable level of pedestrian amenity which impacts on passive surveillance to both street frontages and particularly to the riparian corridor.</p> <p>The proposed buildings have been broken up into three buildings with side setbacks introduced to break down the building mass. The colour scheme has been amended to reflect a more natural colour palette. However, the buildings fail to provide an appropriate visual and physical connection to achieve an active street frontage. There are multiple vehicle entry points concentrated along the Redbank Drive frontage which has visual impacts on the streetscape and an unreasonable impact on the activation of this elevation or pedestrian movements from the riparian zone.</p> <p>Insufficient information has been submitted to demonstrate compliance. A landscape plan was not provided for the amended building design. The designated landscape setback on the site/floor plans is unsatisfactory to provide sufficient deep soil zones for some larger tree canopy heights to soften the bulk of the building.</p>	<p>No</p> <p>No</p> <p>No</p>
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<p>native and low maintenance. Access to the setback area is to be provided for maintenance purposes. No external storage is allowed in the setback area.</p> <p>7) Where possible, openings shall be provided in facades fronting riparian corridors or open space areas to provide passive surveillance of the open space land.</p> <p>8) Where appropriate, pedestrian and cyclist connections between the open space land and the industrial land shall be facilitated. Such connections shall be designed having regard to principles of accessibility and safety and minimising environmental and amenity impacts.</p>	<p>The proposal fails to provide sufficient openings at street level due to the ground floor being up to 1m below street level (Redbank Drive) with pedestrian access into the upper ground floor elevated and disconnected from the street level. The buildings fail to provide passive surveillance to the riparian corridor available at street level.</p> <p>The proposal presents vehicle dominance with multiple vehicle entry points along Redbank Drive. It also provides a steep stairwell for access into the ground floor shops with no elevator proposed. The built form does not provide legible, safe and easy access for pedestrians or pedestrian connections to the riparian corridor.</p>	<p>No</p> <p>No</p>
<p>Part B3, 3.5 Site Planning</p> <p>The following building setbacks are required:</p> <p>3m to Digitaria Drive and Redbank Drive</p> <p>Front setbacks are to be landscaped and not dominated by parking areas or loading facilities</p> <p>Each site is to provide on-site stormwater detention</p>	<p>A 3m setback is provided to both street frontages.</p> <p>The proposal provides three vehicle entrances to two loading docks (one entry from Digitaria and two entries from Redbank Drive). The loading docks positioned along Redbank Drive are excessive and impact visually on the streetscape. A 3m landscape setback is shown on the site/ground floor plan; however, a detailed landscape plan has not been provided.</p> <p>Details of on-site detention were provided on the original DA plans submitted. However, the design has since been amended and insufficient information has been submitted to include details of the on-site detention.</p>	<p>Yes</p> <p>No</p> <p>No</p>

Part B3, 3.6 Building Design	<p>As pointed out above, there is insufficient fall across the site (from Digitaria Drive to Redbank Drive) to support the proposed built form.</p> <p>The floorplate of the southwestern end of the proposed development rises approximately 3.5 metres out of the ground (above Digitaria Drive), whereas the north eastern corner was excavated more than a 1 below the footpath level (Redbank Drive). The scale of the building, located significantly higher than ground level, is out of proportion to the streetscape.</p> <p>The proposed built form is a poor urban design outcome, both in terms of streetscape appearance and activation</p>	<p>No</p>
<p>Scale and massing of buildings should reinforce the desired urban design character with larger buildings used to signify prominent corners</p> <p>Facades visible from the public domain are to include a high proportion of glazing and be provided with architectural articulation</p>	<p>The eastern and western facades present as blank facades that are visible from the public domain. They have not been sufficiently articulated and no glazing has been proposed on these elevations.</p>	<p>No</p>
<p>Blank building facades facing the primary street frontage are not permitted</p>	<p>The Digitaria Drive and Redbank Drive frontages include sufficient glazing.</p>	<p>Yes</p>
<p>Glazing shall not exceed 20% reflectivity</p>	<p>A standard condition could address this matter should the DA be approved.</p>	<p>Yes</p>
<p>The use of metal cladding is discouraged unless it forms part of an architectural design solution in association with masonry, glazing and other high quality materials</p>	<p>The schedule of finishes submitted with the DA is unsatisfactory. The plan provides a list of materials; however, it does not clearly label the sections of the buildings to identify where specific materials are proposed.</p>	<p>No</p>
<p>Buildings must incorporate effective sun-shading for west facing windows, articulated roof forms, emphasis of customer entries and the use of high quality materials and finishes</p>	<p>The schedule of finishes submitted with the DA is unsatisfactory. The plan provides a list of materials; however, it does not clearly label the sections of the buildings to identify where specific materials are proposed.</p>	<p>No</p>

Rooftop structures, where visible from the public domain, are to be incorporated into the design of the building to create an integrated appearance	A standard condition could address this matter should the DA be approved.	Yes
Access, parking & loading is to comply with Section B5.1 of the Camden DCP	A total of 331 car spaces are required. 295 parking spaces are provided.	No
Part B3, 3.7 Employment Operations		
DAs must provide proposed operating hours, delivery details and lighting details	The DA has provided sufficient information regarding these matters	Yes
Front setback areas are to be landscaped	Insufficient landscaping is proposed to soften the appearance of the development. The applicant has also failed to submit a detailed landscape plan.	No
Part B3, 3.9 On Site Landscaping		
A concept landscaping plan is to be provided with the DA and native landscaping is to be used where possible	Insufficient landscaping is proposed to soften the appearance of the development. The applicant has also failed to submit a detailed landscape plan.	No