

Turner Road Development Control Plan 2007 (Turner Road DCP) Assessment Table

Control	Assessment	Compliance?
Part A, 2.1 Indicative Layout Plan All development is to be undertaken generally in accordance with the indicative layout plan (ILP).	The development is consistent with the Turner Road Precinct's ILP in that it proposes predominantly business development land uses and the ILP identifies the site as being for business development.	Yes.
Part A, 2.5 Hierarchy of Centres and Employment Areas Development is to be consistent with the Turner Road DCP's Table 1 and Figure 4.	This matter is assessed in the 'State Environmental Planning Policy (Precincts - Western Parkland City) 2021' section of the assessment report.	No. Variation supported.
Part A, 6.2 Flooding and Watercycle Management Development must be consistent with water sensitive urban design principles and Council's engineering specifications.	Subject to the recommended conditions, the development is consistent with water sensitive urban design principles and Council's engineering specifications. The development will incorporate on-site stormwater detention and water quality control measures to ensure consistency with the Turner Road DCP's requirements.	Yes.
Part A, 6.3 Salinity and Soil Management Development is to address salinity management in accordance with the Turner Road DCP's requirements. Development is to incorporate sediment and erosion controls which are to be maintained throughout construction.	The applicant has submitted a salinity assessment in support of the DA. The assessment found the site to be affected by low levels of salinity. Council staff have reviewed the assessment, agree with its findings and recommend a condition that requires compliance with the salinity management measures in Council's engineering specifications. Standard conditions are recommended that require the installation and maintenance of sediment and erosion controls throughout construction.	Yes.
Part A, 6.6 Bush Fire Hazard Management Subject to detailed design at DA stage, asset protection zones (APZs) are to be provided generally in accordance with Figure 24. Development must comply with Planning for Bush Fire Protection 2019.	The site is not mapped as bush fire prone land but is in very close proximity to bush fire prone land to the north (South Creek). The applicant has submitted a bush fire protection assessment in support of the DA. The assessment demonstrates that the required APZs for the development will be provided by the surrounding public roads and recommends several design measures relating to landscaping, services and ember protection. Council staff have reviewed the assessment, agree with its findings and recommend a condition requiring compliance with it.	Yes.
Part A, 6.8 Contamination Management DAs must be supported by a contamination assessment (and a remediation action plan if required) consistent with Council's Management of Contaminated Lands Policy.	The site was previously subject to a contamination investigation as part of its approval by DA/2012/277/1 in 2012. Council staff note that the site has remained vacant since that time and that there is no evidence of any material dumping or other areas of environmental concern. Council staff are therefore satisfied that the site is suitable for the development. A standard contingency condition is recommended that requires any contamination found during works to be managed with	Yes.

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	development consent obtained for remediation if required.	
<p>Part A, 6.10 Acoustics</p> <p>All industrial/commercial/employment development is to comply with the Council's Environmental Noise Policy.</p>	<p>The applicant has submitted an acoustic report in support of the DA. The report found the development to be suitable from an acoustic perspective subject to a number of recommendations including loading dock construction and operation and detailed design of mechanical plant. Council staff have reviewed the report, agree with its findings and are satisfied that reasonable and compliant acoustic amenity will be achieved for existing commercial properties surrounding the site and existing residents to the north across South Creek. Conditions are recommended to ensure compliance with the report, prohibit the making of offensive noise and limit the development's hours of operation to 7am-10pm Monday to Saturday and 8am-10pm on Sundays and public holidays.</p>	Yes.
<p>Part A, 8.1 Sustainable Building Design</p> <p>Buildings and developments not affected by BASIX are to achieve a 40% reduction of baseline potable water consumption.</p> <p>Building design is to respond to local climate and site conditions with passive solar and ventilation measures to be incorporated into building design. High use work areas (such as offices) are to be positioned to maximise solar gain and natural ventilation.</p>	<p>The development is not affected by BASIX requirements however a condition is recommended to require it to achieve a 40% reduction of baseline potable water consumption.</p> <p>The development will take advantage of its wide northerly aspect by providing a communal, landscaped 'break-out' space along the northern boundary of the site and a children's play area in the northern corner of the site. A substantial 'eat street' area with opportunities for alfresco dining will also be located along the northerly aspect. Elsewhere, the proposed nine buildings will be separated by several communal plazas that will provide a range of passive solar and shading opportunities throughout the year.</p>	Yes.
<p>Part A, 8.2 Stormwater and Construction Management</p> <p>A stormwater concept plan is to be submitted with each building DA indicating how stormwater will be managed and disposed of. Drainage for individual developments shall be designed in accordance with the stormwater quality and quantity targets set by the Department of Environment and Climate Change's Australian Rainfall and Runoff (1997) and Council's Engineering Design Specification. All subsurface drains are to be connected into the stormwater system within the site downstream of any water tanks.</p> <p>All development shall be carried out in accordance with an approved soil and</p>	<p>The applicant has submitted a stormwater concept plan in support of the DA. Subject to the recommended conditions, Council staff are satisfied that this plan demonstrates compliance with the Turner Road DCP's criteria.</p> <p>Standard conditions are recommended that require the installation and maintenance of sediment and erosion controls throughout construction.</p>	Yes.

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water management plan prepared in accordance with Managing Urban Stormwater - Soils and Construction, Landcom 4th Edition March 2004 ('The Blue Book').		
Part A, 8.3 Waste Management A waste management plan must be submitted with all DAs and address a number of matters including waste generation, storage and disposal.	The applicant has submitted construction and operational waste management plans in support of the DA. Council staff are satisfied that these plans demonstrate compliance with the Turner Road DCP's criteria.	Yes.
Part A, Site Facilities and Servicing Garbage, mail box structures, service meters and the like are to be integrated with the overall design of buildings and/or landscaping.	The development will integrate waste storage and electrical services into it via dedicated rooms for these purposes.	Yes.
Part A, 8.6 Safety and Surveillance Buildings should be designed to overlook streets, lanes and other public or communal areas to provide casual surveillance. In the case of corner lots habitable windows are also be oriented to overlook the side street. The design of all development, in particular, the public domain and community facilities is to enhance public surveillance of public streets and open space/conservation areas. All development should aim to provide casual surveillance of the street as a means of passive security. This should be achieved by maximising outlooks and views but minimising the overlooking of neighbouring properties. Developments are to avoid creating areas for concealment and blank walls facing the street. Pedestrian and communal areas are to have sufficient lighting to ensure a high level of safety. These areas must be designed to minimise opportunities for concealment. All developments are to incorporate the principles of crime prevention through environmental design.	The development will provide ample opportunities for passive surveillance and activation of the surrounding public roads and communal spaces through glazed building frontages and entries and multiple entries/exits to the site and buildings. The development will not create areas for concealment or blank walls facing streets. A standard condition is recommended that requires that lighting is provided to all pedestrian and communal areas. The development is considered to be generally consistent with crime prevention through environmental design criteria including access control and territorial reinforcement which will be achieved through the use of fencing, security gates and lighting. The DA was referred to the Camden Police Area Command (CPAC) who has reviewed the development, evaluated it as a low crime risk and recommended a number of crime prevention design features. A condition is recommended to ensure compliance with the CPAC's recommendations.	Yes.
3.1 Land Uses Development is to be undertaken generally in accordance with the preferred land use plan (Figure 67) subject to consistency with the objectives and development controls set out in the Turner	The development is consistent with Figure 67 in that it proposes a mixed-use commercial development that includes business premises. The development will contribute towards the provision of the local service hub by providing active food and drink premises and a gateway	No. Variation supported.

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<p>Road DCP.</p> <p>A Local Service Hub is to be provided, in the form of a 'main street type' configuration, in the hub site that crosses Gregory Hills Drive as shown at Figure 67. This and the other hub sites are the preferred locations for local service retail such as banks, cafes, etc. as well as local businesses that serve the employment area and local open space. Alternative uses of land in the hubs may be approved where it is demonstrated that the preferred uses will not be precluded from developing in these locations.</p> <p>A total maximum of 2,500m² of gross lettable retail area of retail premises is to be provided in the business development lands. Of this maximum, no more than 1,250m² is to be provided either to the north or south of Badgally Road.</p>	<p>into the rest of the development.</p> <p>The development standard contraventions are assessed in the 'State Environmental Planning Policy (Precincts - Western Parkland City) 2021' section of the assessment report.</p>	
<p>3.4 Public Domain and Interface Areas</p> <p>The principles of crime prevention through environmental design and safer by design must be incorporated into the design of all development within the employment area.</p>	<p>The development is considered to be generally consistent with crime prevention through environmental design criteria including access control and territorial reinforcement which will be achieved through the use of fencing, security gates and lighting.</p>	Yes.
<p>3.5 Site Planning</p> <p>Development is to be consistent with the front setbacks shown at Figure 70. Lesser setbacks than those shown on Figure 5 may be considered on merit having regard to the overall site layout, building form and design, landscaping, streetscape elements, signage proposals, etc. Proposals for lesser setbacks must address these and other relevant matters to the Council's satisfaction.</p> <p>Front setback areas are to be landscaped and not dominated by parking areas or loading facilities. Where parking is proposed forward of the building line the parking area is to be broken up with landscaping and designed to provide convenient, safe and comfortable pedestrian access to the building entrance.</p> <p>Where a zero setback is identified within a hub on Figure 5, such setback is only permitted for development proposing an active frontage. Blank walls will not be permitted on a zero lot line in a hub. Where a blank wall is proposed to address the street, it shall have a landscaped setback of no less than 3m.</p>	<p>The development is almost fully compliant with the building setbacks provided by Figure 70 apart from a small 'point' encroachment of the upper levels of building 1 at the corner splay of Holborn Circuit North and West. This minor variation will not have any adverse impacts and is supported.</p> <p>The development's building setbacks will be landscaped and not dominated by parking areas or loading facilities. The parking area along the site's northern frontage will be adequately softened by landscaping. There will be ample opportunities for convenient, safe and comfortable pedestrian access to the development's entrances.</p> <p>The 0m building setback proposed along Holborn Circuit East will include an active frontage and no blank walls.</p> <p>The development will provide on-site stormwater detention consistent with the Turner Road DCP.</p>	No. Variation supported.

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Each development site in the employment area is to be designed to provide on-site stormwater detention designed to minimise the impacts of stormwater run-off on adjoining riparian corridors and to demonstrate compliance with Table 10 of Part A of this DCP.		
3.6 Building Design The scale and massing of buildings should reinforce the desired urban design character of the precinct. Building scale and massing should be generally consistent within a streetscape. Larger scale buildings and or building elements should be used to signify prominent corners, activity nodes and the like. Facades (visible from the public domain) are to include high proportions of glazing and be articulated using architectural elements such as the use of projecting upper stories over building entries, upper storey display windows and the like. Blank building facades facing the primary street frontage are not permitted. Glazing shall not exceed 20% reflectivity. The use of metal cladding is discouraged on front elevations, unless it can be satisfactorily demonstrated that it forms part of an architectural design solution in association with masonry, glass and other high quality materials. Within the Business Development Lands, building design (visible from the public domain) is to include: (a) effective sun-shading for west facing windows, (b) articulated roof forms, (c) emphasis of customer entries, and (d) the use of high quality materials and finishes. Rooftop structures (including plant rooms, air conditioning and ventilation systems), where visible from the public domain, are to be incorporated into the design of the building to create an integrated appearance.	<p>The scale and massing of the buildings are considered to be appropriate for the character of the area. The tallest building element will be used to signify a 'gateway' to the site and area as it will be located adjacent to a proposed pedestrian crossing and pedestrian and cyclist paths across South Creek.</p> <p>The facades that are visible from the public domain will include a high proportion of glazing and will be articulated via a range of building setbacks, materials and finishes.</p> <p>No blank building facades will face the primary street frontage.</p> <p>A standard condition is recommended to ensure that all glazing used externally will not exceed 20% reflectivity.</p> <p>The proposed metal cladding forms parts of an integrated architectural design solution involving masonry and glazing and is supported.</p> <p>The development will include shading blades and provision for roller blinds, roof forms adequately articulated through varying building setbacks, heights, materials and finishes, emphasis of customer entries and the use of high quality materials and finishes.</p> <p>A standard condition is recommended that requires that all roof mounted equipment be integrated into the overall design of the development.</p>	Yes.
3.7 Employment Operations	Parking has been assessed in the 'Camden Development Control Plan 2019' section of the	No. Variation supported.

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Access, parking and loading is to be in accordance with Camden Development Control Plan 2019.	assessment report. Access and loading will be consistent with Camden Development Control Plan 2019.	
3.9 On Site Landscaping Front setbacks are to be landscaped. Where parking is forward of the building line, a minimum 2m wide landscape strip shall be provided along the frontage. Native plant species are to be utilised in all landscaped areas where possible. Low water usage plants are preferred. A concept landscape plan is to be submitted with DAs where required.	The front building setbacks will be landscaped with a 3m wide landscape strip. An appropriate mix of native and exotic plant species will be utilised in all landscaped area. The applicant has submitted a concept landscape plan in support of the DA.	Yes.