

Camden Development Control Plan 2019

Control	Assessment	Compliance
<b>A2 Notification Requirements</b>  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
<b>B1.1 Erosion and Sedimentation</b>  Appropriate erosion, sediment and dust control measures must be implemented	Appropriate conditions are included in the recommendation to ensure the control of erosion and sedimentation.	Yes
<b>B1.2 Earthworks</b>  Cut and fill should be minimized  Only virgin excavated natural material should be used as fill	The proposal includes excavation for the proposed basement parking which is reasonable for the proposed development.  An appropriate condition is included in the recommendation to ensure only virgin excavated natural material is used as fill.	Yes  Yes
<b>B5.1 Off Street Car Parking Rates/ Requirements</b>  Off-street car parking compliant with the car parking rates provided in the Camden DCP  Business premises = 1 space per 40m <sup>2</sup>  Food and Drink Premises – 1 car parking space per 30m <sup>2</sup> of GFA  Retail premises = 1 space per 30m <sup>2</sup>  4 bicycle spaces and 2 motorcycle spaces are required	5,278m <sup>2</sup> / 40 = 132.  193m <sup>2</sup> / 30 = 6.  284 m <sup>2</sup> / 30 = 9  <b>A total of 147 car spaces are required.</b>  <b>135 parking spaces are provided (12 space deficit).</b>  The proposed development includes 4 bicycle spaces and 4 motorcycle spaces.	<b>No – DCP Variation. See discussion in main body of report.</b>

Turner Road Development Control Plan 2018

Control	Assessment	Compliance
<b>Part A, 2.1 Indicative Layout Plan (ILP)</b>  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
<b>Part A, 2.2 Vision and Development Objectives</b>  Consistency with key development objectives for the Turner Road Precinct.	The proposed development incorporates a range of architectural design elements including building articulation through the provision of a mix of materials and finishes, as well as landscaping consisting of various shrubs, trees and turf.	Yes
<b>Part A, 2.5 Hierarchy of Centres and Employment Areas</b>  Development is to be consistent with the Hierarchy of Centres and Employment Areas Table (Table 1) and the Neighbourhood and Employment Areas Figure (Figure 4)	The proposed development is consistent with the Hierarchy of Centres and Employment Areas in that it is a building which will offer land uses characteristic of those identified in Table 1 such as businesses premises.	Yes
<b>Part A, 6.2 Flooding and Watercycle Management</b>  Compliance with Council's Engineering Specifications.  Compliance with the environmental stormwater objectives listed in Table 9.	The proposed development achieves water sensitive urban design in accordance with Council's Engineering Specifications (Table 3.3.9).  The DA has demonstrated compliance with the environmental stormwater objectives listed in Table 9.	Yes  Yes
<b>Part A, 6.3 Salinity and Soil Management</b>  Works are to comply with the Salinity Initiative booklets and Council's Building in Saline Prone Environments policy.  Sediment and erosion controls are to be installed prior to construction.	A Salinity Management Plan was approved as part of the parent subdivision. Conditions are recommended for compliance with the Salinity Management Plan.  A standard condition can be imposed should the application be approved to address this matter.	Yes  Yes
<b>Part A, 6.8 Contamination Management</b>  A contamination assessment in accordance with Council's Management of Contaminated Lands Policy is required	Remediation of contaminated land was approved as part of the parent subdivision which made the subject site suitable for the intended use. A standard unexpected finds contingency condition is recommended.	Yes

<p><b>Part A, 6.10 Acoustics</b></p> <p>Compliance with Council's Environmental Noise Policy (ENP)</p>	<p>The applicant has submitted an acoustic report in support of the DA. The report demonstrates that the proposed development with respect to mechanical and traffic generation 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 requiring compliance with the acoustic report recommendations which include:</p> <ul style="list-style-type: none"> <li>• External glazed facades must have an Rw rating of 32;</li> <li>• Noise restrictions regarding music and amplified sound; and,</li> <li>• Requirement for a Noise Management Plan prior to occupation certificate which demonstrates noise management principles to associated with temporary events in the central courtyard.</li> </ul>	<p>Yes</p>
<p><b>Part A, 8.1 Sustainable Building Design</b></p> <p>Development must 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.</p> <p>High use work areas (such as offices) are to be positioned to maximise solar gain and natural ventilation.</p>	<p>The proposed building is not subject to BASIX. A recommended condition requires the building to achieve a 40% reduction of baseline potable water consumption.</p> <p>The building is designed to respond to local climate and site conditions through the incorporation passive solar and ventilation measures.</p> <p>Ventilation of offices is facilitated by the development.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
<p><b>Part A, 8.2 Stormwater and Construction Management</b></p> <p>A stormwater concept plan must be submitted with DAs</p>	<p>A concept stormwater plan has been submitted with the application that is consistent with Council's Engineering Specifications.</p>	<p>Yes</p>
<p><b>Part A, 8.3 Waste Management</b></p> <p>A waste management plan must be submitted with DAs</p>	<p>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.</p>	<p>Yes</p>
<p><b>Part A, 8.4 Site Facilities and Servicing.</b></p>	<p>Service facilities are adequately integrated into the building design.</p>	<p>Yes</p>

Garbage, mail structures, service meters and the like are to be integrated into the overall design of the building and landscaping		
<b>Part A, 8.6 Safety and Surveillance</b>  Buildings must be designed to provide casual surveillance, avoid blank walls and comply with Crime Prevention Through Environmental Design (CPTED) principles	The building is designed to have a frontage to Lasso Road and provide casual surveillance of the street and internal common areas.	Yes
<b>Part B3, 3.1 Land Uses</b>  Development is to be undertaken generally in accordance with the DCP's Preferred Land Use Plan.	The proposed development is generally consistent with the DCP's Preferred Land Use Plan in that it proposes the primary land use as business premises. Food and drink and retail premises are proposed as supplementary land uses.	Yes
<b>Part B3, 3.4 Public Domain and Interface Areas</b>  The principles of CPTED must be incorporated into the design of all development	CPTED principles are evident in the design of the building and layout. The proposed building has a frontage Lasso Road. This will enable passive surveillance of the car park and public streets.	Yes
<b>Part B3, 3.5 Site Planning</b>  The following building setbacks are required:  5m to Lasso Road  Front setbacks are to be landscaped and not dominated by parking areas or loading facilities  Each site is to provide on-site stormwater detention	A 5m setback is provided to Lasso Road.  The front setback has been adequately landscaped with no vehicular hard stand areas. Parking is confined to two basement levels with access off Lasso Road.  The site proposes on site detention tanks that complies with Council's pre and post discharge requirements.	Yes  Yes  Yes
<b>Part B3, 3.6 Building Design</b>  Scale and massing of buildings should reinforce the desired urban design character with larger buildings used to signify prominent corners  Facades visible from the public domain are to include a high	The scale of the proposed building is generally in keeping with surrounding development in the area.  The proposed development provides an active presentation to the street and is appropriately	Yes  Yes

proportion of glazing and be provided with architectural articulation	modulated / articulated with satisfactory glazing. The rear of the building is setback 3.5m and provided for rear glazing and a rear break out space with outdoor seating and landscape elements. The side boundaries are proposed to be constructed on a zero lot line.	
Blank building facades facing the primary street frontage are not permitted	No blank facades are proposed. The front and rear elevations are articulated and include extensive glazing. The side elevations with zero setbacks include a concrete grid frame with ribbed concrete finish to visually articulate these elevations where visible from the streetscape.	Yes
Glazing shall not exceed 20% reflectivity	A standard condition could address this matter should the DA be approved.	Yes
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	Some charcoal ribbed metal cladding is proposed on the rear elevation which is satisfactory as it is in combination with glazing and a concrete grid frame to provide visual articulation to the rear elevation. It is also only visible from the rear which faces a proposed blank concrete wall to a neighbouring development.	Yes
Building design within the Business Development Lands are to include:		
(a) Effective sun-shading for west facing windows.	West facing windows are adequately shaded from the sun.	Yes
(b) Articulated roof forms.	Roof forms are articulated through the staggering of height.	Yes
(c) Emphasis on customer entries.	Each tenancy at ground level has individual access. Access to upper floors is via a lobby and lift/stairs on all sides of the building.	Yes
(d) The use of high-quality materials and finishes.	Design seeks to incorporate high quality materials and finishes.	Yes
<b>Part B3, 3.7 Employment Operations</b>		
Access, parking and loading to be in accordance with Camden DCP 2011	The proposal requires a total of 147 car parking spaces to be provided. A total of 135 spaces have been provided with a shortfall of 12 parking spaces. The applicant has submitted a car parking variation justification which Council staff have assessed and are supportive of. Satisfactory loading and unloading are provided. It noted that deliveries are to be undertaken within the basement in the space nominated as "c" which is large enough to accommodate a van. Waste collection is to be undertaken on Lasso Road.	<b>No – DCP Variation. See discussion in main body of report.</b>

<p>Development applications must provide proposed hours of operation, number and timing of deliveries expected per day, nature and frequency of heavy vehicles expected to access the premises and proposed locations of external light sources and the extent of light spillage outside of the subject property.</p>	<p>The ground floor and mezzanine will be occupied by “the lowdown” business premises and level 4 will be occupied by the Trend Connection and Colour Selection studio business premises associated with the construction and housing business. Flexibility in hours is sought with the provision of 24 hour operation. A DA/CDC will be required for the fit-out of these tenancies. All other business tenancies identified on the plans will be leased and subject to CDCs/DAs for those uses and fit outs.</p> <p>In addition, the central courtyard will be utilised for temporary events whereby on occasion businesses on site may utilise this space to show case products and services. Events hosted in the courtyard will generally be for customers, prospective customers, staff and other affiliated persons. These events will not exceed 80 attendees, and have the following general hours of operation:</p> <ul style="list-style-type: none"> <li>- 7:30am to 11:00pm on Monday, Tuesday, Wednesday or Thursday;</li> <li>- 7:30am to 12:00am during Friday or Saturday; and</li> <li>- 7:30am to 8:00pm on Sunday.</li> </ul> <p>Vehicle access to the courtyard will be necessary on occasion via Lasso Road to showcase branding products and will generally restricted outside of temporary events. This will be controlled with the use of removable bollards and limited to a maximum of 5 vehicles.</p> <p>A standard condition is recommended ensuring provision of a detailed lighting plan prior to the issue of a construction certificate.</p>	<p>Yes</p>
<p><b>Part B3, 3.9 On Site Landscaping</b></p> <p>A concept landscaping plan is to be provided with the DA and native landscaping is to be used where possible</p>	<p>A satisfactory landscape plan has been submitted and reviewed by Council’s landscape officer. Conditions are recommended which require the following to improve the overall landscaping:</p> <ul style="list-style-type: none"> <li>- The soil depth and volume in the raised planter in the central courtyard to be increased to support the proposed tree canopy height;</li> <li>- An additional street tree is required;</li> <li>- Four additional planter boxes are required in the central courtyard to allow a mature tree height of 5m; and,</li> <li>- Two additional trees in the rear landscape corners are required.</li> </ul>	<p>Yes</p>
<p><b>Part B3 3.10 Outdoor Storage.</b></p> <p>(1) No external storage of goods, including garbage</p>		<p>Yes</p>

