

State Environmental Planning Policy (Transport and Infrastructure) 2021		
SEPP Section	Provision	Assessment
Section 2.98 Development adjacent to rail corridors		
(1)	This clause applies to development on land that is in or adjacent to a rail corridor, if the development -	
(a)	is likely to have an adverse effect on rail safety, or	<p>The proposal will have no adverse impacts on the rail corridor or its operations. The proposal was referred to Sydney Trains for review who provided a letter in support subject to recommended conditions of consent.</p> <p>A recommended condition of consent requires the applicant to receive written approval for drainage works that may include a discharge point into the drainage culvert in the railway corridor prior to the issue of any construction certificate.</p>
(b)	involves the placing of a metal finish on a structure and the rail corridor concerned is used by electric trains, or	Not applicable.
(c)	involves the placing of a metal finish on a structure and the rail corridor concerned is used by electric trains, or	Not applicable.
(d)	is located within 5 metres of an exposed overhead electricity power line that is used for the purpose of railways or rail infrastructure facilities.	Not applicable.
Section 2.99 Excavation in, above, below, or adjacent to rail corridors		
(1)	This section applies to development (other than development to which section 2.101 applies) that involves the penetration of ground to a depth of at least 2m below ground level (existing) on land —	
(a)	within, below or above a rail corridor, or	Not applicable.
(b)	within 25m (measured horizontally) of a rail corridor, or	Not applicable as excavation proposed below ground by 2m is not proposed within 25m of corridor. Stormwater basin has a maximum excavation of 850mm.
(b1)	within 25m (measured horizontally) of the ground directly below a rail corridor, or	Not applicable (as above).
(c)	within 25m (measured horizontally) of the ground directly above an underground rail corridor	Not applicable.
Section 2.100 Impact of rail noise or vibration on non-rail development		
(1)	This clause applies to development for any of the following purposes that is on land in or adjacent to a rail corridor and that the consent authority considers is likely to be adversely affected by rail noise or vibration—	
(a)	Residential Accommodation,	Not applicable.
(b)	A place of public worship,	Not applicable.
(c)	A hospital,	Not applicable.

(d)	An educational establishment or centre-based child care facility.	Applies however the proposal has been accompanied by an Acoustic Report from a qualified consultant that has been peer reviewed by Council's Acoustic Specialists. Appropriate conditions of consent have been recommended that ensure ongoing compliance with acoustic report.
(2)	Before determining a development application for development to which this clause applies, the consent authority must take into consideration any guidelines that are issued by the Secretary for the purposes of this clause and published in the Gazette.	The proposal has been referred to the relevant state authority in accordance with the SEPP and been granted concurrence subject to conditions of consent.
(3)	If the development is for the purposes of residential accommodation, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded -	
(a)	in any bedroom in the residential accommodation—35 dB(A) at any time between 10.00 pm and 7.00 am	Not applicable.
(b)	anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time	Not applicable.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Clause	Control	Assessment	Complies
3.22 Centre-based child care facility - concurrence of Regulatory Authority required for certain development	Concurrence of Regulatory Authority Required if indoor and outdoor unencumbered space do not comply with the Education and Care Services National Regulations.	Concurrence is not required as indoor and outdoor space meet the minimum requirements.	Yes.
3.23 Centre-based child care facility - matters for consideration by consent authorities	Consent authority must take into consideration any applicable provisions of the Child Care Planning Guideline, in relation to the proposed development.	The proposal has been assessed against the child care planning guidelines, with the application considered satisfactory in this regard.	Yes.
3.26 Centre-based child care facility - non-discretionary development standards	The development may be located at any distance from an existing or proposed early education and care facility	There are no approved child care centres directly adjoining or in the vicinity of the proposed child care centre.	Yes.
	Indoor or outdoor space to comply with Education and Care Services National Regulations.	Indoor space required → 3.25m ² = 962m ² required. Provided → 1,011.3m ² / 3.41m ² of indoor space per child. Outdoor space required → 7m ² 2,072m ² required.	Yes

		Provided → 2,279m ² / 7.69m ² of outdoor space per child.	
	The development may be located on a site of any size and have any length of street frontage or any allotment depth.	The site has an area of 8,027m ² and a frontage of 76m.	Yes.
	The development may be of any colour or colour scheme unless it is a State or local heritage item or in a heritage conservation area.	The development will have a combination of colours and finishes. The site is not a State or local heritage item, nor is it located in a heritage conservation area.	Yes.

State Environmental Planning Policy (Precincts - Western Parkland City) 2021 Assessment Table (Western Parkland City SEPP)		
Section	Assessment	Compliance?
Appendix 5, 2.3 Zone objectives and land use table <p>The land use table for each zone sets out what development is permitted without consent, permitted with consent and prohibited.</p> <p>The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within a zone.</p> <p>The objectives for the B7 Commercial Core zone are:</p> <ul style="list-style-type: none"> (a) To provide a range of office and light industrial uses. (b) To encourage employment opportunities. (c) To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area. 	<p>Both centre based child care centres and commercial premises are permitted with consent in the B7 Business Park zone.</p> <p>The development is consistent with the relevant objectives of the B7 Commercial Core zone in that:</p> <ul style="list-style-type: none"> (a) The development will include office uses. (b) The mix of land uses proposed will ensure that a variety of employment opportunities are provided. (c) The development will include a centre-based child care facility and commercial premises and These land uses will provide for the day to day needs of workers in the area. 	Yes.
Schedule 5, 2.6 Subdivision - consent requirements <p>Development consent is required to subdivide land (unless the subdivision is exempt or complying development under another environmental planning instrument).</p>	Subdivision not proposed.	N/A
Schedule 5, 2.7 Demolition <p>Development consent is required to demolish a building or work (unless the demolition is exempt or complying development under another environmental planning instrument).</p>	Development consent has been sought for the demolition of an existing detached dual occupancy and ancillary structures as part of the DA. The proposed demolition is supported subject to recommended conditions.	Yes.

State Environmental Planning Policy (Precincts - Western Parkland City) 2021 Assessment Table (Western Parkland City SEPP)		
Section	Assessment	Compliance?
Schedule 5, 4.3 Height of buildings Maximum building heights must not exceed the maximum building height shown on the Height of Buildings Map.	The maximum building height for the site is 24m. The development has a maximum building height of 10m.	Yes.
Schedule 5, 5.9 Preservation of trees or vegetation Development consent is required for tree removal and tree related works.	Development consent has been sought for tree removal as part of the DA. The tree removal is considered reasonable (refer to the assessment of Section 2.3.5 Native Vegetation and Ecology of the Growth DCP).	Yes.
Schedule 5, 6.1 Public utility infrastructure Development consent must not be granted for development on land unless the consent authority is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.	<p>Clause 6.1 defines essential public utility infrastructure as the supply of water and electricity and the disposal and management of sewage.</p> <p>The DA was referred to Sydney Water for comment. Sydney Water has advised that potable water and wastewater servicing will be available to the development subject to potential amplifications, adjustments and/or minor infrastructure extensions.</p> <p>The applicant has provided a supply offer from Endeavor Energy to demonstrate that there is capacity available in Endeavour Energy's network to service the development.</p> <p>Standard conditions are recommended that require essential public utility infrastructure to be provided for the development prior to it becoming operational.</p>	Yes.

Education and Care Service National Regulations			
Part 4.3 Physical Environment			
Division 1 Centre -based services and family day care services			
Clause	Control	Assessment	Compliance
104 – Fencing	The outdoor space used by children is required to be enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it.	<p>The proposed outdoor space to be used by children is fenced by a 1.8m acoustic barrier on side boundaries and a 2.1m acoustic barrier on the rear boundaries.</p> <p>The design of the barrier does not allow for children to climb or go under the fence.</p> <p>The proposed fencing will ensure the safety of preschool aged children.</p>	Yes
105 – Furniture, materials and equipment	The provider must ensure the children have access to sufficient furniture, materials and developmentally appropriate equipment suitable for the education and care and that child	<p>Basic details have been provided of the proposed indoor furniture.</p> <p>The proposed fixed outdoor play equipment is detailed in the landscape plan and is considered to be developmentally appropriate for the intended age groups.</p>	Yes

106 – Laundry and hygiene facilities	Laundry and hygiene facilities are required to be provided on site and are located in a way that does not pose a risk to children.	A laundry is provided in a room separate to rooms accessible by children.	Yes
107 – Indoor space	<p>3.25m² of unencumbered indoor space is required for each child.</p> <p>Areas to be excluded:</p> <ul style="list-style-type: none"> (i) Passageways or throughfare (including door swings) (ii) toilet of hygiene facility (iii) Nappy change and bottle prep areas (iv) Storage areas (v) Staff and administration areas (vi) Other space not suitable for children (vii) The kitchen <p>A minimum of 0.2m³ per child of internal storage space is recommended.</p>	<p>Total indoor unencumbered play space: 1,011.3m² / 296 = 3.41m² per child.</p> <p>Therefore sufficient space is allocated for 296 children proposed.</p> <p>The proposal includes indoor storage in excess of the 0.2m³ per children requirement.</p>	Yes
108 – Outdoor Space	<p>7m² of unencumbered outdoor space per child is required.</p> <p>Areas to be excluded:</p> <ul style="list-style-type: none"> i) Paths or thoroughfare ii) Car parking areas iii) Storage sheds or other storage areas iv) Any other space not suitable for children. <p>A minimum of 0.3m³ of external storage space is recommended.</p>	<p>Total unencumbered outdoor play space: 2,279m² / 296 = 7.69m² per child.</p> <p>The proposal includes outdoor storage in excess of 0.3m³ per children requirement. There is a total of 84m³ of storage area provided internally.</p>	Yes
109 Toilet and Hygiene facilities	Adequate developmentally and age-appropriate toilet, washing and drying facilities are provided for use by children.	All rooms have provided toilets and nappy change facilities (age dependent). These facilities have been designed in a way where there is suitable supervision at all times and access is accessible from indoor and outdoor areas.	Yes
110 Ventilation and natural light	<p>The approved provider of an educational and care service must ensure that the indoor spaces used by children at the education and care premises are:</p> <ul style="list-style-type: none"> i) Well ventilation ii) Have adequate natural light 	<p>A condition of consent is recommended to ensure the installation of a reverse cycle air conditioner with heating and cooling capabilities and ability to be controlled in each room.</p> <p>In addition a natural light and ventilation plan has been provided detailing each playroom achieving</p>	Yes

	iii) Are maintained at a temperature that ensures the safety and wellbeing of children.	4 hours of direct solar access and achieving natural ventilation.	
Division 2 Additional requirements for centre-based services			
111 – Administrative Space	Adequate areas are available for the purpose of: i) Conducting administrative functions ii) Consulting with parents/children iii) Conducting private conversations	Administration areas are sufficiently sized for all administrative functions, consulting with parents and the ability to hold private meetings.	Yes
112 – Nappy Change facilities	Adequate and appropriate nappy change hygiene facilities are required for any centre with <3yr old children.	Suitable nappy change and toilet facilities have been provided for each playroom.	Yes
	A minimum of one nappy change area is required. Hand cleaning facilities for adults are required in the immediate vicinity of nappy change areas. Nappy change facilities are required to be designed located and maintained in a way that prevents unsupervised access by children.	Each bathroom for children aged 0-1 and 1-2 years has been provided with a dedicated nappy change area. All nappy change rooms have a dedicated nappy change bench and separate hand basin. A condition of consent is recommended requiring a separate hand washing facility to be provided for all nappy change rooms. The nappy change room/bathrooms include windows into the playrooms to facilitate supervision and are all accessible to the outdoor play areas for each room.	Yes
113 – Outdoor Space – Natural Environment	Outdoor spaces are required to be provided to allow children to explore and experience the natural environment for example the use of natural features such as trees, sand and natural vegetation.	Generous landscaping is proposed across the site with a combination of trees, shrubs and native grasses throughout. Each playroom will have access and an outlook to both natural and manmade features. Proposed outdoor play equipment includes sand pits and moveable and permanent play features. Conditions of consent are recommended concerning the installation and maintenance of all landscaping across the site.	Yes
114 – Outdoor Space – Shade	The centre must ensure that outdoor spaces provided	The outdoor play spaces include trees, shade cloth structures and	Yes

	include adequate shade areas to protect children from overexposure to ultraviolet radiation from the sun.	courtyards/verandahs with roof coverings to ensure adequate protection from the sun is achieved.	
115 – Premises designed to facilitate supervision.	The centre must be designed and maintained in a way that facilitates supervision of children at all times, having regard to the need to maintain the rights and dignity of the children.	<p>All playrooms have direct visual access to the proposed outdoor play areas and into bathrooms. Windows and glass doors ensure all play areas achieve visual supervision. The entire outdoor area is visually accessible from inside the centre.</p> <p>All internal rooms designed to be used by children have direct visual access from the playrooms, with the playrooms themselves visually accessible from the centre area. Bathrooms also achieve visual access with internal and external windows enabling the bathrooms to be supervised from inside the playrooms and from the outdoor play space. The bathroom features open cubicles without doors.</p>	Yes

Child Care Planning Guideline		
Control	Proposal	Complies
Part 3 Matters for Consideration		
3.1 Site Selection and Location		
Objective: To ensure that appropriate zone considerations are assessed when selecting a site.		
C1 For proposed developments in or adjacent to a residential zone, consider: <ul style="list-style-type: none">the acoustic and privacy impacts of the proposed development on the residential properties.the setbacks and siting of buildings within the residential context.visual amenity impacts (e.g. additional building bulk and overshadowing, local character).traffic and parking impacts of the proposal on residential amenity and road safety.	<p>1. The site is located in a B7 Business Park zone under the SEPP (Precincts - Western Parkland City) 2021.</p> <p>The development has been designed in a U shape to ensure that the existing adjoining rural dwellings remain unaffected (should the adjoining sites remain undeveloped). The DA was accompanied by a Traffic Assessment and Acoustic Report that demonstrate that the proposed development will not result in unreasonable amenity impacts.</p> <p>The setbacks of the proposed building are appropriate and are generally consistent with the Camden Growth Centres Precinct DCP.</p> <p>The development is consistent with the B7 Business Park zone character and will not result in any unreasonable impacts for residents of adjoining properties.</p>	Yes

	The development provides car parking in accordance with the DCP.	
Objective: To ensure that the site selected for a proposed child care facility is suitable for the use.		
C2 When selecting a site, ensure that: <ol style="list-style-type: none"> 1. the location and surrounding uses are compatible with the proposed development or use. 2. the site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazards 3. there are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous materials remediation is needed 4. the characteristics of the site are suitable for the scale and type of development proposed having regard to: <ul style="list-style-type: none"> ▪ length of street frontage, lot configuration, dimensions and overall size. ▪ number of shared boundaries with residential properties. 5. the development will not have adverse environmental impacts on the surrounding area, particularly in sensitive environmental or cultural areas. 6. where the proposal is to occupy or retrofit an existing premises, the interior and exterior spaces are suitable for the proposed use. Where the proposal relates to any heritage item, the development should retain its historic character and conserve significant fabric, setting or layout of the item. 7. there are suitable and safe drop off and pick up areas, and off and on street parking 	<ol style="list-style-type: none"> 1. The proposed use for a child care centre and a commercial premises is a permissible in the B7 Business Park zone. The development is considered to be compatible with the desired future character of the area. 2. The site is not bushfire prone, however is partly affected by flooding. The development has been assessed to ensure the development is above the PMF level for the site. 3. Contamination and salinity for the site have been assessed via a detailed site investigation and remedial action plan and appropriate conditions of consent are recommended to ensure compliance with both of these reports. 4. The proposed development is compatible with the site. The proposed design ensures minimal adverse impacts for residents of surrounding properties. The width, length, configuration and size of the lot is considered appropriate for the proposed development. 5. The proposed development will not have any adverse environmental impact as the site has minimal vegetation. Suitable replacement planting has been conditioned to ensure the development will contribute positively to the desired future character of the locality. 6. Council's Urban Design Advisor is supportive of the proposed development which is consistent with the vision for the area. 7. The development includes the construction of a basement car park which will facilitate the safe drop off and 	Yes

<p>8. the characteristics of the fronting road or roads (for example its operating speed, road classification, traffic volume, heavy vehicle volumes, presence of parking lanes) is appropriate and safe for the proposed use</p> <p>9. the site avoids direct access to roads with high traffic volumes, high operating speeds, or with high heavy vehicle volumes, especially where there are limited pedestrian crossing facilities</p> <p>10. it is not located closely to incompatible social activities and uses such as restricted premises, injecting rooms, drug clinics and the like, premises licensed for alcohol or gambling such as hotels, clubs, cellar door premises and sex services premises</p>	<p>pick up of children. The design also includes a lift to provide ease of access from the basement car park to ground level.</p> <p>8. The development fronts Byron Road which is proposed to be upgraded in the future. The development has been designed to ensure that all car parking for drop off and pick up occurs underground.</p> <p>9. The site will be located on a future 60km/h zone road however pedestrian and vehicle access will be from the basement.</p> <p>10. The site is located in an area zoned for business park uses (previously a rural residential area). Surrounding sites are used for residential purposes. No incompatible land uses are proposed adjoining or in vicinity of the site.</p>	
<p>Objective: To ensure that sites for child care facilities are appropriately located.</p>		
<p>C3 A child care facility should be located:</p> <p>1. near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship</p> <p>2. near or within employment areas, town centres, business centres, shops</p> <p>3. with access to public transport including rail, buses, ferries</p>	<p>1. The site is currently surrounded by vacant or rural residential dwellings. A school exists (fronting Rickard Road) approximately 600m from the site. The Leppington town centre also includes a number of RE1 Public Recreation sites and SP2 Drainage Corridors to be used for passive and public recreation in the near future.</p> <p>2. The site is located amongst B7 Business Park zoned land and R3 Medium Density Residential zoned land. The site is located 950m from newly opened Leppington Shopping Village which is a local neighbourhood centre. As detailed earlier, the site is located within a rezoned area which is currently under development. The proposed child care centre will cater for existing families and those moving into the area. It will also cater for future employment lands located a short distance from the development site.</p> <p>3. The Leppington train station is located approximately 600m from the site.</p>	<p>Yes</p>

4. in areas with pedestrian connectivity to the local community, businesses, shops, services and the like.	4. The Leppington Town Centre Precinct has a road hierarchy and pedestrian street network that the proposal adheres to. The proposal will include a footpath fronting the site in future with the Byron Road upgrade design.	
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Objective: To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards.

<p>C4</p> <p>1. A child care facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions arising from proximity to:</p> <ul style="list-style-type: none"> ▪ heavy or hazardous industry, waste transfer depots or landfill sites; • Liquefied Petroleum Gas (LPG) tanks or service stations o water cooling and water warming systems; • odour (and other air pollutant) generating uses and sources or sites which, due to prevailing land use zoning, may in future accommodate noise or odour generating uses; • extractive industries, intensive agriculture, agricultural spraying activities; <p>2. any other identified environmental hazard or risk relevant to the site and/ or existing buildings within the site.</p>	<p>1. The proposed development is not located near any of the listed industries or activities. The proposed development is considered suitable for the locality with no adverse impacts to staff or children are expected.</p> <p>It is noted the development site is adjoins the rail corridor and is in the vicinity of a poultry farm, however acoustics and odour have been confirmed as satisfactory.</p> <p>There are no extractive industries within the direct vicinity of the site.</p> <p>2. The safety of the proposed development and the end users of the proposed development have been considered as part of the assessment process. The stormwater basin is surrounded by a child safety fence. In this respect it is considered the end uses of the proposed development will be safe even when the basin fills with water.</p>	<p>Yes</p>
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3.2 Local character, streetscape and the public domain interface

Objective: To ensure that the child care facility is compatible with the local character and surrounding streetscape.

<p>C5</p> <p>The proposed development should:</p> <p>1. contribute to the local area by being designed in such a way to respond to the character of the locality and existing streetscape;</p>	<p>1. The proposed development has been designed to have the appearance of a large, modern, architecturally designed building. The development will provide an attractive facade to the Byron Road frontage.</p>	<p>Yes</p>
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<ul style="list-style-type: none"> 2. build on the valued characteristics of the neighbourhood and draw from the physical surrounds, history and culture of place; 3. reflect the predominant form of surrounding land uses, particularly in low density residential areas; 4. recognise and respond to predominant streetscape qualities, such as building form, scale, materials and colours; 5. include design and architectural treatments that respond to and integrate with the existing streetscape and local character; 6. use landscaping to positively contribute to the streetscape and neighbouring and neighbourhood amenity; 7. integrate car parking into the building and site landscaping design in residential areas; 8. in R2 Low Density Residential zones, limit outdoor play space to the ground level to reduce impacts on amenity from acoustic fences/barriers onto adjoining residence, except when good design solutions can be achieved. 	<ul style="list-style-type: none"> 2. The design of the proposed child care centre incorporates design elements that meet the desired future character of the area. 3. The proposal is consistent with the built form and scale of the future character of the business park. 4. The child care centre is proposed to be double storey where two levels of learning areas and outdoor play areas are proposed. The building is proposed to be constructed in a range of materials and finishes including, stonework, rendered brickwork, and coloured concrete. The range of materials proposed have been tastefully executed resulting in a building which will integrate with a range of future developments within the business park. 5. As above. 6. A landscape plan has been provided, demonstrating the use of landscaping to soften the development and enable it to settle into the surrounding built environment. 7. Car parking has been incorporated into the development which has been put underground. Front landscaping is proposed around vehicle entry/exit points and fronting the commercial premises that will be visually acceptable to adjacent residential areas. 8. The site is zoned B7 Business Park and is therefore not applicable however acceptable acoustic measures have been implemented by design and conditions of consent. 	
Objective: To ensure clear delineation between the child care facility and public spaces.		
C6 Create a threshold with a clear transition between public and private realms, including: <ul style="list-style-type: none"> 1. fencing to ensure safety for children entering and leaving the facility. 	<ul style="list-style-type: none"> 1. The site will be adequately fenced by solid acoustic fencing to ensure safety for children entering and exiting the 	Yes

<p>2. windows facing from the facility towards the public domain to provide passive surveillance to the street as a safety measure and connection between the facility and the community.</p> <p>3. integrating existing and proposed landscaping with fencing.</p>	<p>facility.</p> <p>2. Windows have been proposed facing towards the public domain. This will provide passive surveillance from the facility to the street.</p> <p>3. The proposed landscaping integrates with the proposed acoustic fencing.</p>	
<p>C7</p> <p>1. On sites with multiple buildings and/or entries, pedestrian entries and spaces associated with the child care facility should be differentiated to improve legibility for visitors and children by changes in materials, plant species and colours.</p>	<p>1. The child care centre and commercial premises are accessed via a lift from the basement car park.</p>	Yes.
<p>C8</p> <p>Where development adjoins public parks, open space or bushland, the facility should provide an appealing streetscape frontage by adopting some of the following design solutions:</p> <p>1. clearly defined street access, pedestrian paths and building entries;</p> <p>2. low fences and planting which delineate communal/private open space from adjoining public open space;</p> <p>3. minimal use of blank walls and high fences</p>	<p>1. The subject site does not adjoin a public park, open space or bushland however the site has been adequately designed to provide front landscaping, pedestrian pathways from the street to the ground level entry/exit and has avoided using blank walls in the building design.</p>	Yes
<p>Objective: To ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain.</p>		
<p>C9</p> <p>1. Front fences and walls within the front setback should be constructed of visually permeable materials and treatments. Where the site is listed as a heritage item, adjacent to a heritage item or within a conservation area front fencing should be designed in accordance with local heritage provisions.</p>	<p>1. As detailed below, the Byron Road frontage does not include fences. The development contains a number of windows across the frontage of the commercial development that fronts the street.</p> <p>The site is not a local heritage listed property.</p>	Yes
<p>C10</p>		Yes

1. High solid acoustic fencing may be used when shielding the facility from noise on classified roads. The walls should be setback from the property boundary with screen landscaping of a similar height between the wall and the boundary	1. Acoustic fencing 1.8 and 2.1m in height is proposed around the perimeter of the centre. The development is mostly setback from the property boundaries with the exception of a relatively small extent on both side boundaries where the development steps out to the boundary. The remainder of the property boundary will be developed in accordance with the approved landscape plan.	
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3.3 Building orientation, envelope, building design and accessibility

Objective: To respond to the streetscape and site, while optimising solar access and opportunities for shade.

<p>C11 Orient a development on a site and design the building layout to:</p> <ol style="list-style-type: none"> 1. ensure visual privacy and minimise potential noise and overlooking impacts on neighbours by <ol style="list-style-type: none"> a) facing doors and windows away from private open space, living rooms and bedrooms in adjoining residential properties b) placing play equipment away from common boundaries with residential properties c) locating outdoor play areas away from residential dwellings and other sensitive uses 2. optimise solar access to internal and external play areas 3. avoid overshadowing of adjoining residential properties 4. minimise cut and fill 	<ol style="list-style-type: none"> 1. Visual privacy will be maintained as the development has been designed in a U shape. Visual privacy of adjoining properties is not compromised due to the design of the centre internalising play areas. <ol style="list-style-type: none"> a) Doors and windows have been minimised on outer elevations to ensure adjoining properties are not affected. b) Play areas and equipment have been centralised by building design to ensure they are away from side boundaries. c) As above. 2. Solar access to the internal and outdoor play areas will be achieved by building design. 3. Overshadowing of the adjoining properties have been minimised through good design. In the near future its likely this site will also be developed as it is also zoned B7 Business Park. 4. A basement car park is proposed, and additional cut and fill is proposed across the site to facilitate the construction of the child care centre. Although the cut of the site will be extensive for the basement car park, it is considered the resulting development will provide a much needed community service for the locality. 	<p>Yes</p>
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<p>5. ensure buildings along the street frontage define the street by facing it.</p> <p>6. ensure where a child care facility is located above ground level, outdoor play areas are protected from wind and other climatic conditions</p>	<p>5. The development has been designed to define the Byron Road frontage.</p> <p>6. The design of the development will protect the majority of outdoor play spaces from climatic conditions. There are covered courtyard areas, verandahs, shade sails, and trees proposed throughout the play spaces of the site. The building has been designed to include reverse cycle air conditioning which will facilitate a comfortable environment for children and staff members when the outside conditions are unfavourable.</p>	
<p>Objective: To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised.</p>		
<p>C12 The following matters may be considered to minimise the impacts of the proposal on local character:</p> <p>1. building height should be consistent with other buildings in the locality</p> <p>2. building height should respond to the scale and character of the street</p> <p>3. setbacks should allow for adequate privacy for neighbours and children at the proposed child care facility</p> <p>4. setbacks should provide adequate access for building maintenance.</p> <p>5. Setbacks to the street should be consistent with the existing character.</p>	<p>1. The proposed building is double storey and is consistent with the envisaged height of the Business Park precinct.</p> <p>2. The height of the child care centre is consistent with the emerging building height in the locality.</p> <p>3. The setbacks comply with the requirements of the DCP and are appropriate for the locality and building use.</p> <p>4. Where side setbacks are proposed, appropriate width has been provided to ensure building and garden maintenance is possible.</p> <p>5. Setbacks to the street are consistent with the desired future character of the B7 Business Park within the Leppington Town Centre Precinct.</p>	Yes
<p>Objective: To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.</p>		
<p>C13 1. Where there are no prevailing setback controls minimum setback to a classified road should be 10 metres. On other road frontages where there are existing buildings within 50 metres, the setback should be the average of the two closest buildings. Where there are no buildings within 50 metres, the same</p>	<p>1. As detailed previously the site is located in an area zoned B7 Business Park. A 3m setback is proposed to entry porch and the commercial premises. The proposed development is suitable and meets the desired future Business Park character.</p>	Yes

setback is required for the predominant adjoining land use.		
C14 1. On land in a residential zone, side and rear boundary setbacks should observe the prevailing setbacks required for a dwelling house.	1. The subject site is zoned B7 Business Park and the setbacks are considered to be generally consistent with the DCP.	Yes
Objective: To ensure that the built form, articulation and scale of development relates to its context and buildings are well designed to contribute to an area's character.		
C15 Entry to the facility should be limited to one secure point which: <ol style="list-style-type: none"> located to allow ease of access, particularly for pedestrians directly accessible from the street where possible directly visible from the street frontage easily monitored through natural or camera surveillance not accessed through an outdoor play area. in a mixed-use development, clearly defined and separate from entrances to other uses in the building 	The proposed child care centre contributes to the character of the local area as follows: <ol style="list-style-type: none"> The child care centre has been designed to be accessed from Byron Road and contains easy pedestrian access for people arriving by foot or via the basement for people arriving by vehicle. A pedestrian pathway is provided from the Byron Road front boundary to the front door for both premises. The front door is visible from the street. Casual surveillance will be achieved from the windows fronting Byron Road. Access into the centre will be via a front pedestrian access on Byron Road or from an internal lift which runs from the basement car park into the front foyer. Entry to the development is considered satisfactory. Entry points to each premises are separated appropriately. 	Yes
Objective: To ensure that child care facilities are designed to be accessible by all potential users..		
C16 Accessible design can be achieved by: <ol style="list-style-type: none"> providing accessibility to and within the building in accordance with all relevant legislation linking all key areas of the site by level or ramped pathways that are accessible to prams and wheelchairs, including between all 	<ol style="list-style-type: none"> The development has been designed to accommodate the fall of the land by providing ramps throughout the development. A lift is provided from the basement car park into the centre to ensure accessibility for people with wheelchairs and prams. Addressed by condition for BCA compliance. 	Yes

<p>car parking areas and the main building entry</p> <p>3. providing a continuous path of travel to and within the building, including access between the street entry and car parking and main building entrance. Platform lifts should be avoided where possible</p> <p>4. minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath</p>	<p>3. The development has been designed to provide ease of access for the end user. A lift and stairs are provided from the basement car park into the centre, as well as a pedestrian path from the street. The internal corridors are ramped.</p> <p>4. The proposed ramping is considered a suitable solution for the proposed development. A condition of consent is recommended requiring compliance with the BCA and NCC to ensure the proposed ramping complies with Australian Standards.</p>	
3.4 Landscaping		
Objective: To provide landscape design that contributes to the streetscape and amenity.		
<p>C17</p> <p>1. Appropriate planting should be provided along the boundary integrated with fencing. Screen planting should not be included in calculations of unencumbered outdoor space. Use the existing landscape where feasible to provide a high quality landscaped area by:</p> <ul style="list-style-type: none"> reflecting and reinforcing the local context incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping 	<p>1. Planting along the boundaries has been provided for outdoor play areas which will screen the acoustic fencing proposed in this area.</p> <p>The proposed landscaping includes a broad selection of native and ornamental species of trees, shrubs and grasses. The proposed landscaping will enhance the site and add to the local landscape context.</p> <p>The site is relatively void of any significant vegetation or natural features. Ten trees are proposed to be removed as a result of the development which will include replacement planting. A detailed landscape plan indicates extensive planting that will greatly improve the site.</p>	Yes
<p>C18</p> <p>Planting shade trees in large car parking areas to create a cool outdoor environment and reduce summer heat radiating into buildings</p> <p>1. taking into account streetscape, local character, pedestrian safety and context when siting car parking areas within the front setback</p>	<p>1. The car parking for the site is proposed to be underground in a basement, therefore providing additional landscaping opportunities at grade. The site is proposed to be tastefully landscaped which will add to the overall experience of staff and children visiting the centre.</p>	N/A

2. using low level landscaping to soften and screen parking areas.		
3.5 Visual and acoustic privacy		
Objective: To protect the privacy and security of children attending the facility		
C19 1. Open balconies in mixed use developments should not overlook facilities nor overhang outdoor play spaces.	1. Not proposed.	N/A
C20 Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through: 1. appropriate site and building layout. 2. suitably locating pathways, windows and doors. 3. permanent screening and landscape design	The site has been appropriately designed to reduce the possibility for overlooking of the child care centre from public areas. 1. The building has been designed to centralise play areas. 2. Pathways, windows and doors have been appropriately located to ensure overlooking from indoor play areas is centralised away from adjoining properties. 3. Appropriate landscaping is applied to the perimeter with the assistance of acoustic barriers.	Yes
Objective: To minimise impacts on privacy of adjoining properties.		
C21 Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through: 1. appropriate site and building layout 2. suitable location of pathways, windows and doors 3. landscape design and screening	Outdoor play spaces are sufficiently screened by the proposed acoustic barrier and landscaping. 1. The site has been designed to strategically locate outdoor play areas away from neighbouring developments through appropriate design, acoustic fencing and landscaping. 2. Pathways, windows and doors are not located on property boundaries, external windows and doors do not have openings to external elevations. 3. The proposed child care centre will only have two neighbours that could have the potential for overlooking. This has been overcome by the use of landscaping and 1.8m - 2.1m high acoustic barriers.	Yes
Objective: To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.		
C22 A new development, or development that includes alterations to more than 50 per cent		Yes

<p>of the existing floor area, and is located adjacent to residential accommodation should:</p> <ol style="list-style-type: none"> 1. provide an acoustic fence along any boundary where the adjoining property contains a residential use. An acoustic fence is one that is a solid, gap free fence 2. ensure that mechanical plant or equipment is screened by solid, gap free material and constructed to reduce noise levels e.g. acoustic fence, building, or enclosure 	<p>The site is located in a B7 Business Park zone and is located adjacent to a R3 Medium Density Residential zone.</p> <ol style="list-style-type: none"> 1. An acoustic report has been submitted in support of the application which has been reviewed/endorsed by Council's Specialist Support Environmental Health Officer (subject to recommended conditions of consent). 2. Appropriate conditions are recommended to ensure that mechanical plant is screened and not exceed prescribed noise levels. 	
<p>C23 A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters:</p> <ol style="list-style-type: none"> 1. identify an appropriate noise level for a child care facility located in residential and other zones 2. determine an appropriate background noise level for outdoor play areas during times they are proposed to be in use 3. determine the appropriate height of any acoustic fence to enable the noise criteria to be met. 	<p>A Noise Impact Assessment of Proposed Child Care Centre, 218 Byron Road, Leppington Report 2100819R revision 1, prepared by Rodney Stevens Acoustics Pty Ltd, dated 6 May 2022, was submitted with the DA.</p> <ol style="list-style-type: none"> 1. The provided acoustic report has confirmed satisfactory noise levels can be achieved. 2. The report and its findings are supported by Council's Specialist Support Environmental Health Officer (subject to recommended conditions of consent). 3. The acoustic report recommends the use of acoustic fencing 1.8m to 2.1m in height (subject to recommended conditions). 	Yes
3.6 Noise and air pollution		
Objective: To ensure that outside noise levels on the facility are minimised to acceptable levels.		
<p>C24 Adopt design solutions to minimise the impacts of noise, such as:</p> <ol style="list-style-type: none"> 1. creating physical separation between buildings and the noise source 2. orienting the facility perpendicular to the noise source and where possible buffered by other uses 3. using landscaping to reduce the perception of noise 	<p>The building has been designed to reduce noise impacts to neighbours from vehicles and noise generated from children playing by providing a basement car park and U-shape building design to internalise acoustics.</p> <ol style="list-style-type: none"> 1. The building has been designed to reduce noise from adjoining properties by using acoustic barriers and a U-shape design which results in outdoor play areas being mostly internalised. 2. No other noise sources are proposed by adjoining properties as there are no other approved uses in the direct locality. 3. Landscaping has been proposed throughout the site, which will reduce 	Yes

<ol style="list-style-type: none"> limiting the number and size of openings facing noise sources using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) using materials with mass and/or sound insulation or absorption properties, such as solid balcony balustrades, external screens and soffits locating cot rooms, sleeping areas and play areas away from external noise sources. 	<p>the visual impact of acoustic fencing and reduce the perception of noise.</p> <ol style="list-style-type: none"> Openings have been minimised in the exterior of the building to ensure noise is internalised and minimised. Acoustic design measures have been implemented and are to be in accordance with the acoustic report submitted with the DA. These design measures have been implemented and incorporated into the schedule of materials and finishes. Cot rooms and sleeping areas are located away from outdoor play areas where possible. 	
<p>C25 An acoustic report should identify appropriate noise levels for sleeping areas and other non-play areas and examine impacts and noise attenuation measures where a child care facility is proposed in any of the following locations:</p> <ol style="list-style-type: none"> on industrial zoned land where the ANEF contour is between 20 and 25 along a railway or mass transit corridor, as defined by State Environmental Planning Policy (Infrastructure) 2007 on a major or busy road other land that is impacted by substantial external noise. 	<p>An acoustic report has been provided to the satisfaction of Council's Specialist Support Environmental Health Officer with appropriate conditions of consent recommended. The site is located in Business Park and adjacent to a medium density residential area and noise has successfully been internalised through design.</p> <ol style="list-style-type: none"> Not proposed. Not proposed. The site is located adjoining a rail corridor however the acoustic report has ensured that suitable barrier fencing is proposed that screens noise. The centre is setback in excess of 35m from the railway line and separated by a drainage reserve. Not proposed on a major or busy road. No other approved uses adjoin this property that jeopardise the sites acoustic privacy. 	<p>No, but considered acceptable on merit.</p>
<p>Objective: To ensure air quality is acceptable where child care facilities are proposed close to external sources of air pollution such as major roads and industrial development</p>		
<p>C26 1. Locate child care facilities on sites which avoid or minimise the potential impact of external sources</p>	<p>1. There are no significant external sources of air pollution in the vicinity of the site.</p>	<p>Yes</p>

of air pollution such as major roads and industrial development.		
C27 A suitably qualified air quality professional should prepare an air quality assessment report to demonstrate that proposed child care facilities close to major roads or industrial developments can meet air quality standards in accordance with relevant legislation and guidelines. The air quality assessment report should evaluate design considerations to minimise air pollution such as <ol style="list-style-type: none"> 1. creating an appropriate separation distance between the facility and the pollution source. The location of play areas, sleeping areas and outdoor areas should be as far as practicable from the major source of air pollution 2. using landscaping to act as a filter for air pollution generated by traffic and industry. Landscaping has the added benefit of improving aesthetics and minimising visual intrusion from an adjacent roadway 3. incorporating ventilation design into the design of the facility 	An air quality and odour assessment has been provided that confirms the proposed development is satisfactory as not threat to air quality is present from an adjoining land use. <ol style="list-style-type: none"> 1. No pollutions sources are present. 2. Perimeter landscaping is proposed around the centre in addition to acoustic barriers. 3. Suitable ventilation is proposed throughout the design of the building. 	Yes
3.7 Hours of operation		
Objective: To minimise the impact of the child care facility on the amenity of neighbouring residential developments		
C28 <ol style="list-style-type: none"> 1. Hours of operation where the predominant land use is residential should be confined to the core hours of 7.00am to 7.00pm weekdays. The hours of operation of the proposed child care facility may be extended if it adjoins or is adjacent to non residential land uses 	<ol style="list-style-type: none"> 1. The site is zoned B7 Business Park with the proposed operating hours of 6am to 6pm Monday to Friday. The proposed hours of operation are considered reasonable. 	Yes
C29 <ol style="list-style-type: none"> 1. Within mixed use areas or predominantly commercial areas, the hours of operation for each child care facility should be assessed with respect to its compatibility with adjoining and co-located land uses 	<ol style="list-style-type: none"> 1. The hours of operation proposed are compatible with the envisaged operations of the Business Park. 	Yes
3.8 Traffic, parking and pedestrian circulation		
Objective: To provide parking that satisfies the needs of users and the demand generated by the centre and to minimise conflicts between pedestrians and vehicles		
C30		Yes

1. Off street car parking should be provided at the rates for child care facilities specified in a Development Control Plan that applies to the land.	1. See DCP Assessment Table for a summary. The proposal is fully compliant with the relevant DCP controls.	
C31 1. In commercial or industrial zones and mixed use developments, on street parking may only be considered where there are no conflicts with adjoining uses, that is, no high levels of vehicle movement or potential conflicts with trucks and large vehicle	1. No on street parking is proposed.	Yes
C32 A Traffic and Parking Study should be prepared to support the proposal to quantify potential impacts on the surrounding land uses, to optimise the safety and convenience of the parking area(s) and demonstrate how impacts on amenity will be minimised. The study should also address any proposed variations to parking rates and demonstrate that: 1. the amenity of the surrounding area will not be affected 2. there will be no impacts on the safe operation of the surrounding road network	A Traffic Impact Assessment has been provided which confirms the proposal has provided off street parking that is safe for both pedestrians and vehicles. 1. Council's Traffic Engineer and Certification Engineers have reviewed the report and are supportive of the development subject to recommended conditions of consent. 2. The proposal will not adversely impact the safety of the surrounding road network	Yes
Objective: To provide vehicle access from the street in a safe environment that does not disrupt traffic flow		
C33 Alternate vehicular access should be provided where child care facilities are on sites fronting: 1. a classified road 2. roads which carry freight traffic or transport dangerous goods or hazardous materials. The alternate access must have regard to: 3. the prevailing traffic conditions 4. pedestrian and vehicle safety including bicycle movements 5. the likely impact of the development on traffic.	Access is proposed from a local road. The proposed driveway and car park are appropriately designed. 1. Not proposed. 2. Not proposed. Not required.	N/A
C34 1. Child care facilities proposed within cul-de-sacs or via narrow lanes or	1. Not proposed.	N/A

roads should ensure that safe access can be provided to and from the site, and to and from the wider locality in times of emergency.		
Objective: To provide a safe and connected environment for pedestrians both on and around the site.		
<p>C35 The following design solutions may be incorporated into a development to help provide a safe pedestrian environment:</p> <ol style="list-style-type: none"> 1. separate pedestrian access from the car park to the facility 2. defined pedestrian crossings and defined/ separate paths included within large car parking areas 3. separate pedestrian and vehicle entries from the street for parents, children and visitors 4. pedestrian paths that enable two prams to pass each other 5. delivery, loading and vehicle turnaround areas located away from the main pedestrian access to the building and in clearly designated, separate facilities 6. minimise the number of locations where pedestrians and vehicles cross each other 7. in commercial or industrial zones and mixed use developments, the path of travel from the car parking to the centre entrance physically separated from any truck circulation or parking areas 8. vehicles can enter and leave the site in a forward direction 	<p>Egress to and from the site is considered appropriate for the locality and the wider context of the local community.</p> <ol style="list-style-type: none"> 1. The car park contains a suitable pedestrian pathway around the perimeter of the basement, contains a lift and staircase for direct access into the centre, and a pedestrian pathway separated from the driveway to the front door of the centre. 2. Ramped pathway is provided at the entry to enable pram and wheelchair entry/exit. 3. The pathways are over 2m wide and considered suitable for the intended use. 4. Pathways proposed are of adequate width for two prams to pass each other. 5. Delivery and loading to be conducted from the separate waste collection area to ensure they are separate from the facilities entrance. 6. Pedestrians and vehicles should not cross each other outside the centre due to the arrangement of the basement car park, no cars will be parking on Byron Road. 7. The pedestrian paths are separated from the driveway and loading areas. The basement car park includes a pedestrian pathway around the perimeter to reduce the possibility for vehicle/pedestrian conflict and waste collection is done at grade in its own designated area. 8. All vehicles are able to enter and exit in a forward direction including waste vehicles. 9. A condition of consent is recommended to ensure the basement car park 	Yes

9. clear sightlines are maintained for drivers to child pedestrians, particularly at crossing locations	includes appropriate lighting to ensure adequate visibility at all times.	
C36 Mixed use developments should include: <ol style="list-style-type: none"> 1. driveway access, manoeuvring areas and parking areas for the facility that are separate to parking and manoeuvring areas used by trucks 2. drop off and pick up zones that are exclusively available for use during the facility's operating hours with spaces clearly marked accordingly, close to the main entrance and preferably at the same floor level. Alternatively, direct access should avoid crossing driveways or manoeuvring areas used by vehicles accessing other parts of the site 3. parking that is separate from other uses, located and grouped together and conveniently located near the entrance or access point to the facility. 	<ol style="list-style-type: none"> 1. Trucks are not proposed to enter the basement car park for either proposed use. 2. No drop off or pick up zones are appropriate for a child care centre as children are required to be picked up and dropped off by parents. Adequate parking is provided in the basement for this purpose. 3. The child care centre and commercial premises share the basement car park however have separate lift access points and designated car parking spaces. 	Yes
C37 Car parking design should: <ol style="list-style-type: none"> 1. include a child safe fence to separate car parking areas from the building entrance and play areas 2. provide clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards 3. include wheelchair and pram accessible parking 	<ol style="list-style-type: none"> 1. The car park is a basement car park and is separated from the building entrance, however is directly accessible via a lift. 2. The accessible car parking has been clearly nominated on the plans and a condition of consent is recommended requiring compliance with relevant Australian Standards. 3. The car park is wheelchair and pram accessible via the proposed lift. An assessment has been completed that demonstrates wheel chair and pram accessible parking spaces within the basement. 	Yes

Camden Growth Centres Development Control Plan			
Clause	Control	Assessment	Complies
2.2 Indicative Layout Plan	All development is to be undertaken generally in accordance with the Indicative Layout Plan.	This proposal is consistent with the Leppington North ILP.	Yes.
2.3.2 Water cycle management	Management of 'minor' flows and 'major' flows within subdivisions and development sites is to be in accordance with Council's Engineering Specification.	The proposed stormwater management procedures for this development have been designed according to Council's Engineering Specifications. The development includes a basement which will have a pump out system.	Yes.
2.3.3 Salinity and soil management	Development applications, that include earthworks, on land with a low, or moderate to high risk of salinity (identified in the Areas of potential salinity risk map), are to be accompanied by information detailing how the design and construction of the proposed subdivision intends to address salinity issues. All works are to comply with the Western Sydney Salinity Code of Practice 2004 (WSROC) and Appendix B.	A salinity management plan has been submitted with the application and has been reviewed and supported by Council's Environmental Health Officer. Appropriate erosion, sediment and dust control measures have been proposed. A recommended condition of consent requires implementation of these measures.	Yes.
2.3.4 Aboriginal and European heritage	Development applications must identify any areas of Aboriginal heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that are to be retained and protected (and identify the management protocols for these).	An aboriginal heritage due diligence assessment report was provided. The report outlines that there are no items of significance. Should any remains be found the development consent includes an unexpected finds condition (that requires work cease and NSW Department of Environment & Heritage is contacted).	Yes.
2.3.5 Tree Retention and Biodiversity	Native trees and other vegetation are to be retained where possible by careful planning of development (particularly at the subdivision stage) to incorporate trees into areas such as road reserves and private or communal open space.	Tree retention and biodiversity was assessed as part of the parent subdivision. The proposal includes the removal of ten trees. Appropriate landscaping has been proposed and is required to be adhered to by recommended conditions of consent.	Yes.
2.3.6 Bushfire hazard management	Reference is to be made to Planning for Bushfire Protection 2006 in subdivision planning and design and development is to be consistent with Planning for Bushfire Protection 2006.	The site is not bushfire affected.	Yes.
2.7 Contamination Management	All subdivision Development Applications, and applications		Yes.

	proposing a change of use to a more sensitive land use (e.g. Residential, education, public recreation facility etc), shall be accompanied by a Stage 1 Preliminary Site Investigation prepared in accordance with the NSW EPA Contaminated Sites Guidelines, State Environmental Planning Policy 55 – Remediation of Land and the Contaminated Land Management Act, 1995 and relevant Council Policies.	The DA was accompanied by a Remediation Action Plan and a Detailed Site Investigation. Council's Specialist Support Environmental Health Officer supports the RAP and appropriate conditions of consent are recommended.	
2.3.9 Acoustics.	Compliance with Council's Environmental Noise Policy.	<p><u>Child Care Centre</u></p> <p>An Acoustic Report was submitted with the DA which assesses the noise impacts from the centre on surrounding properties, as well as traffic noise intrusion on the centres indoor and outdoor play areas.</p> <p>The Acoustic Report recommends noise mitigation measures to be implemented including, noise barriers, sound absorbing construction materials, internal treatments and reverberation controls, glazing requirements and noise management plan.</p> <p>Suitable acoustic barriers are required around the perimeter of the site to ensure that noise is internalised and not compromising the acoustic privacy of adjoining properties.</p> <p>The submitted Acoustic Report has been reviewed / endorsed by Council's Specialist Support Environmental Health Officer (subject to recommended conditions of consent).</p> <p><u>Commercial Premises</u></p> <p>Future acoustic considerations for the commercial premises will be required to be addressed when a use is proposed.</p>	Yes.
2.5 Crime Prevention through Environmental Design	<p>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 both streets.</p> <p>All developments are to incorporate the principles of</p>	The development has been designed to allow for the passive surveillance of common areas. The development proposes fencing which provides natural access control and territorial reinforcement.	Yes.

	Crime Prevention Through Environmental Design (CPTED).		
2.6 Earthworks	Subdivision and building work are to be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill both during subdivision and when buildings are constructed.	Minimal fill is proposed as the site is generally flat. Cut to a maximum of 3.3m is proposed for the basement car park (from RL 79.80 to 76.50).	Yes.

Camden Growth Centre Precincts Development Control Plan (DCP)			
Control	Requirement	Provided	Complies
5.3.1 Streetscape and Architectural Design	An active frontage that is built to the street boundary is required at ground level	The proposed development provides an active frontage that is built to the street boundary	Yes
	Commercial uses on upper floors are to be designed to overlook streets	The proposed development's upper floor will overlook Byron Road	Yes
	Ground and first floor levels must be built to the street edge	The proposed development's ground and first floor levels will be built to the street edge	Yes
	Pedestrian access is to be from the street with entries prominent, clearly identifiable and accessible	The main pedestrian access will be from the street and the entry point is prominent, clearly identifiable and accessible.	Yes
	Vehicle access to parking located behind buildings must not be from active street frontages	Vehicular access to the site will be from a combined entry/exit driveway off Byron Road. The vehicle access is located behind the building line and is not prominent when viewed from the street.	Yes
	Blank walls visible from the public domain are to be avoided	Blank walls visible from the public domain have been minimised, noting that some blank walls are unavoidable until the adjoining properties are developed. The direct locality has been zoned B7 Business Park and therefore the expectation is that in future adjoining properties will be developed in a similar manner. To address the exposed/blank side boundary walls the applicant has included painted precast concrete walls with alternating patterns to break up and add interest to these walls.	No. Variation supported.
	Entrances are to be visible from the street and well lit	The proposed development's street entrance is clearly visible and a condition is recommended to provide appropriate lighting.	Yes
	Security shutters and grilles are not supported	No security shutters or grilles are proposed. Appropriate condition also recommended.	Yes
	Parking is to be screened by buildings	The proposed car park is located in the basement and not prominent to the street.	Yes

Camden Growth Centre Precincts Development Control Plan (DCP)			
Control	Requirement	Provided	Complies
	Buildings facades at street level on active frontage streets are to have a minimum of 80% glazing and be open to the street	The proposed commercial premises fronting the street provides a minimum of 80% glazing.	Yes
	Translucent or obscure glazing is not permitted on active street frontages	A condition is recommended to address this matter	Yes
	At night internal lighting is to fall onto the footpath or under-awning lighting is to be provided	A condition is recommended to address this matter	Yes
	Solid elements are preferably to be finished with rendered masonry, tiles or face brick	The proposed development will largely be finished in face brick or rendered face brick which is considered appropriate.	Yes
	Façade articulation is encouraged above the ground floor through the incorporation of balconies, openings and other design elements that modulate the façade, providing rhythm and interest	Appropriate façade articulation is proposed.	Yes
	Landscaping selection shall take into account a number of matters including ongoing maintenance, solar access and shade and contribution to the character of the centre	The proposed landscaping has been assessed and is considered acceptable in relation to these matters.	Yes
5.3.2 Solar Access, Weather Protection and Energy Efficiency	Building envelopes are to allow for east-west streets to receive 2 hours of sunlight between 9am-3pm on June 21 st on a minimum of 50% of the southern footpaths	The proposed development complies with this requirement	Yes
	Hot water is to be supplied from solar or heat pump systems. Where these systems cannot deliver sufficient hot water to meet demand (e.g. if the roof area is not sufficient), gas water heating is preferred	A condition is recommended to address this matter	Yes
	Rainwater collected from roof areas is to be used for non-potable uses including toilet flushing, laundries and cleaning	A condition is recommended to address this matter	Yes
	External glazing or shade structures to commercial development shall be capable of controlling solar ingress into internal spaces	External glazing requirements are addressed by condition of consent.	Yes
	Materials use for construction shall have low volatile organic compounds emissions content	A condition is recommended to address this matter	Yes
	Timber building materials should be sourced from sustainable suppliers such as	A condition is recommended to address this matter	Yes

Camden Growth Centre Precincts Development Control Plan (DCP)			
Control	Requirement	Provided	Complies
	products certified by the Forestry Stewardship Council		
5.3.3 Building Bulk, Scale and Design	0m setbacks are required on the ground and first floor and the side wall shall contain no windows or other openings	Zero setbacks are proposed on side boundaries. A 3m front setback has been proposed to ensure that the development will have the ability to tie into the future Byron Road upgrade design which is yet to be finalised with respect to finished road levels.	No, however minor variation supported
	Where windows, balconies and other openings are provided on upper floors, the minimum side setback for upper floors is 6m from the side property boundary and the minimum separation distance between habitable rooms or balconies is 12m	Upper floors do not contain openings to adjoining properties. These rooms achieve their natural light and ventilation through the u-shape building design and doors/windows not located on the exterior of the building to adjoining properties.	Yes
	Roof forms should not result in excessive bulk or overshadowing	The proposed roof form will not result in excessive bulk or overshadowing	Yes
	For development in close proximity to a rail corridor, balconies and windows are to be designed so as to prevent objects being thrown onto Railcorp's facilities (refer to the relevant National Construction Code standards and the Railcorp Electrical Standards)	Compliance with the recommendations of the acoustic report address this control and are covered by recommended conditions of consent.	Yes
	Floor to ceiling heights are to be a minimum of: Ground floor of all buildings (regardless of use): 3.6m First floor for commercial uses: 3.3m	The proposed development's ground floor to ceiling height is 3.6m. The proposed development's first floor floor to ceiling height is 3.3m.	Yes
5.3.5 Acoustic and Visual Privacy	Development in the centres must comply with the Office of Environment and Heritage and Council noise attenuation requirements and the controls for visual and acoustic privacy in Clause 4.2.9 of the DCP	Subject to the recommendations contained within the submitted Acoustic Report, and subject to the recommended conditions, the proposed development will comply with these requirements.	Yes
	A combination of a number of measures listed in the DCP is to be used to mitigate the impacts of rail or road traffic noise within centres	The proposed development will mitigate the impacts of road traffic noise through a U-shape building design and increased rear setback of 16m from rear boundary.	Yes
5.3.6 Safety, Surveillance and Maintenance	CPTED principles are applicable to all development within centres	The proposed development is consistent with CPTED principles	Yes
	The design of all buildings, fences and landscape elements shall take sight lines, both horizontal and vertical, into consideration to minimise blind	The proposed development minimises blind spots and will promote a reasonable sense of security	Yes

Camden Growth Centre Precincts Development Control Plan (DCP)			
Control	Requirement	Provided	Complies
	spots and promote a sense of security		
	Lighting is to be installed on all circulation routes and under awnings	Detailed lighting plan has been conditioned.	Yes
	Lighting fixtures must be sturdy, durable, vandal resistant and easily maintainable	Detailed lighting plan has been conditioned.	Yes
	Fixtures visible from the public domain should be mounted at a height of at least 2.7m and their appearance should complement the architectural and landscape character of the location	Detailed lighting plan has been conditioned.	Yes
	The installation of lighting should take into account and minimise its impacts on surrounding commercial premises and residential properties	Detailed lighting plan has been conditioned.	Yes
	Durable and easily cleaned materials should be selected in all areas exposed to the public, and all masonry surfaces to a height of 3m should be protected with an approved anti-graffiti treatment	A condition is recommended to address this matter with respect to cleaning of graffiti and graffiti resistant materials.	Yes
	Fencing should be designed to achieve a balance between screening and security/surveillance	The proposed fencing will provide a reasonable balance between privacy, acoustic attenuation and security/surveillance.	Yes
5.3.7 Site Servicing	Services and support structures are generally to be located to the rear of the property	Service areas are to use Byron Road frontage as the site does not contain secondary street frontage. The service area has been setback and screened behind the commercial premises and basement entry/exit and is therefore considered acceptable.	No, however minor variation supported
	Service areas are not permitted on active street frontages	As per above.	No, however minor variation supported
	Service/delivery vehicles should access service and loading areas using secondary streets	Service and delivery vehicles will access the site from Byron Road however this is unavoidable as the site only has access to Byron Road.	No, however minor variation supported
	All wheeled rubbish bins must be effectively screened from view	Wheeled rubbish bins will be stored behind the building line in a separate garbage room.	Yes
	Adequate space should be provided for the movement, unloading and loading of	A condition is recommended that requires that all loading and unloading of service vehicles occur from the	Yes

Camden Growth Centre Precincts Development Control Plan (DCP)			
Control	Requirement	Provided	Complies
	service vehicles. All service vehicles should enter and exit any loading area in a forward direction	designated waste collection area outside of peak operational hours. All vehicles have demonstrated SWEPT paths that show entering and exiting the site in a forward direction.	
	No roof or wall mounted air conditioners shall be visible from public areas	A condition is recommended to address this matter	Yes
	Television antennas and other telecommunication devices are not to be visible from the street	A condition is recommended to address this matter	Yes
5.3.8 Traffic Circulation, Parking and Access	On-site car parking and bicycle parking is to be provided in accordance with Camden Development Control Plan 2019. The car parking requirements are therefore:	117 off-street car parking spaces are proposed in a basement car park, four of which will be accessible. See Section 2.18 of the Camden DCP 2019 for detailed assessment.	Yes
	At grade or decked parking areas are to be located behind building lines	Not proposed / basement car park.	N/A
	Outdoor parking areas are to be screened and landscaped to minimise their visual dominance within the centre	No outdoor parking is proposed.	N/A
	At grade car parks must contain shade tree plantings using tree species and spacing of trees to demonstrate that tree canopies are capable of covering 50% of the car space surface area (excluding car park travel lanes. Submitted plans are to illustrate the estimated extent of tree canopies at maturity	Not relevant.	N/A
	Bicycle parking is to be in secure and accessible locations. Bicycle parking for employees it to have weather protection	Bicycle parking available underground basement car park.	Yes
	Parking areas for vehicles are to be in accordance with AS 2890	A condition is recommended to address this matter	Yes
6.3.2 Allotment Landscape	Landscaped areas are required between buildings	Suitable landscaping has been proposed along the building's side boundaries where possible	Yes
	Allotment landscape design is to be integrated with the site planning and building design to achieve a number of objectives listed by the DCP	The proposed landscaping complies with these objectives where relevant	Yes
	Landscaping should incorporate hard and soft landscape elements including pavements, retaining walls, low	The proposed landscaping provides a suitable mixture of these elements	Yes

Camden Growth Centre Precincts Development Control Plan (DCP)			
Control	Requirement	Provided	Complies
	walls and terracing, trees, garden beds planting and turfed areas		
	Indigenous landscaping species are from the area are encouraged however non-native species may be considered in external courtyard areas. Trees should be a minimum height of 1m at the time of planting. Mass plantings may use a variety of sizes	The proposed landscaping is consistent with these requirements.	Yes
	Landscaped areas are to be provided with an automatic trickle irrigation system installed below mulch level. The system is to be supplied by rainwater collected from the site	A condition is recommended to address this matter with irrigation supply to come from rainwater tank.	Yes
	Landscaped areas are to be separated from vehicular access areas by an appropriate edge, preferably a raised kerb	Not relevant.	N/A
6.3.3 Landscaping of Car Parking Areas	Landscaping of car park areas is to comply with Table 6-1 of the DCP	Not relevant as car parking is below ground.	N/A
6.4.2 Setbacks	Blank building facades facing the primary street frontage are not permitted	The proposed building façade facing Byron Road is suitably articulated and not blank.	Yes
	Building orientation and siting should respond to natural elements such as topography, wind and sunlight	The proposed development suitably responds to the natural elements of the site and area.	Yes
	Buildings should provide effective sun shading for windows, wall surfaces and building entries by the use of design elements such as overhanging eaves and awnings, undercrofts, colonnades and external sun shading devices including screens	Reasonable sun shading will be provided through overhanging eaves, the proposed awning and the semi-covered balconies.	Yes
	Building design should be integrated with landscape elements	The proposed building design will be suitably integrated with the sites landscape elements.	Yes
	The bulk and scale of the building should minimise impact on views to features such as local open space and creek lines	The building's bulk and scale will not have any significant impacts to these features.	Yes
	Building facades should be articulated by different elements such as those listed in the DCP	The building facades will be articulated by a range of appropriate materials including balconies, a range of finishes and a highlighted Byron Road pedestrian entry/exit.	Yes

Camden Growth Centre Precincts Development Control Plan (DCP)			
Control	Requirement	Provided	Complies
	Roof design should be visually interesting and compatible with the overall building design. All rooftop structure and equipment must be suitably screened and integrated with the building	The proposed roof design provides sufficient visual interest and is compatible with the overall building design.	Yes
6.4.3 External Materials and Colours	External finishes should be constructed of durable, high-quality and low maintenance materials and contain a combination of materials and/or colours	The proposed external finishes are of sufficient quality and mixture.	Yes
	Any wall visible from the public domain must be finished with a suitable material to enhance the appearance of that facade	The walls visible from the public domain will be finished with suitable materials to achieve a reasonable building appearance	Yes
	Building materials should be selected to minimise reflection	A condition is recommended to address this matter.	Yes
	External colours shall not detract from the surrounding area. Fluorescent colours are not permitted	The proposed external colours, being relatively neutral, are considered to be acceptable for new urban development in this area. No fluorescent colours are proposed.	Yes
	Materials containing volatile organic compounds should be avoided	A condition is recommended to address this matter.	Yes
	Proposed external colours and finishes are to be specified in the development application	The proposed external colours and finishes have been specified in the DA.	Yes
6.4.4 Entrance Treatment	Entries to buildings should be clearly visible well sign posted and lit to pedestrians and motorists	The building entries are clearly visible and a condition is recommended requiring them to be appropriately lit.	Yes
	Architectural features are to be provided at ground level giving an entrance element to the building and addressing the primary street frontage	The building's Byron Road pedestrian entry is highlighted by glazed entry doors and a foyer together with a raised awning element.	Yes
6.4.5 Ancillary Buildings, Storage and Service Areas	Ancillary buildings and storage sheds are to be located behind the setback lines and be consistent with the design of the main building and must be detailed in the development application	Not proposed.	N/A
	Waste and recycling areas must be provided in accordance with the relevant controls and be integrated with the development, have its visibility from the street minimised and be located away from openable windows to habitable rooms	Waste bins will be stored behind the building line in a separate garbage room.	Yes

Camden Growth Centre Precincts Development Control Plan (DCP)			
Control	Requirement	Provided	Complies
6.5 Ecologically Sustainable Development	Development applications are required to demonstrate consideration of the DCP's ecologically sustainable design principles	Subject to recommended conditions, the proposed development will be consistent with the DCP's principles	Yes
	On-site stormwater detention and water quality treatment is required	On-site stormwater detention and water quality treatment has been proposed	Yes
	Development shall incorporate water efficient fixture such as taps, showerheads and toilets (rated at least 3 stars under the National Water Conservation Rating and Labelling Scheme)	A condition is recommended to address this matter.	Yes
	Roof stormwater should be collected in tanks and be available for non-potable uses such as watering landscaped areas, cleaning and toilets	A condition is recommended to address this matter.	Yes
	Rainwater tanks must be equipped with a 'first flush' diversion system, be connected to toilets, laundries and/or garden irrigation fixtures and be provided with screens on inlets and overflows to reduce mosquito risk	A condition is recommended to address this matter.	Yes
	Tanks are to be designed, installed and operated in accordance with the requirements of the NSW Department of Health, Sydney Water and relevant Australian Standards	A condition is recommended to address this matter.	Yes
	New commercial buildings must achieve a minimum 4 star Green Star rating from the Green Building Council of Australia. An Energy Efficiency Report is to be provided to Council as part of the development applications for the development proposal	A condition is recommended to address this matter.	Yes.
	Development should incorporate energy efficient hot water systems (solar hot water is preferred)	A condition is recommended to address this matter	Yes
6.6.1 Fencing	Side fencing behind the building line may comprise chain wire mesh or similar open style fence, plastic coated in dark green or black. Solid fencing is not permitted	Fencing proposed is of satisfactory materials.	Yes

Camden Growth Centre Precincts Development Control Plan (DCP)			
Control	Requirement	Provided	Complies
	Fencing must be set back 1m from the front property boundary	Compliant with this control.	Yes
	Fencing along boundaries must not exceed 2.1m in height when measured from finished ground level	Acoustic fencing proposed does not exceed 2.1m high.	Yes
6.6.2 Signage and Lighting	Directional signage for car parking areas and service areas should be located close to the site's main access	A condition is recommended to address this matter.	Yes
	The design and lux of any internal or spot lighting shall be designed to avoid off-site or traffic safety impacts	A standard condition is recommended to address this matter.	Yes
	All lighting must comply with AS 1158 and AS 4282	A standard condition is recommended to address this matter.	Yes
6.7.1 Vehicular Access	All development are to be designed, constructed and operated to comply with Council's Engineering Specifications and relevant Australian Standards	A standard condition is recommended to address this matter.	Yes
	Parking areas are to be screened from view from the street by buildings where at grade	Car parking area in basement and not visible at ground level.	Yes
	Adequate space shall be provided within the development site for the loading and unloading of service vehicles	A condition is recommended to require all loading and unloading activities to occur within the designated waste collection area.	Yes
	The potential for on-street queuing should be eliminated by the provision of sufficient standing areas on-site for vehicles entering the car parking and loading areas	The combined entry/exit driveway to/from the site is approximately 8m wide to provide a sufficient on-site standing area for vehicles	Yes
	Provision is to be made for all vehicles to enter and leave the site in a forward direction	All vehicles can enter and leave the site in a forward direction.	Yes
6.7.2 Car Parking	The design of car parks is to comply with Council's Engineering Specifications	A standard condition is recommended to address this matter.	Yes
	Safe and secure 24 hour access to car parking areas is to be provided for building users	Safe and secure access to the proposed car park area during the proposed development's operating hours will be available for building users.	Yes
	At-grade parking areas are to be located so as to minimise visual impacts from the street and generally behind front building lines	Basement car park proposed.	N/A

Camden Growth Centre Precincts Development Control Plan (DCP)			
Control	Requirement	Provided	Complies
	Parking facilities for commercial vehicles must be designed in accordance with AS 2890.2 and where development has a gross floor area greater than 300m ² , for heavy rigid vehicles	Service vehicles and collections will occur from the designated garbage and service dock which is separate from the car park.	Yes
	Sufficient spaces must be provided for parking for people with disabilities	A standard condition is recommended to address this matter.	Yes
	All parking areas shall be constructed of hard-standing, all weather material, with parking bays and circulation aisles clearly delineated	A standard condition is recommended to address this matter.	Yes
6.8 Waste Management	Details of waste management are to be provided as part of the DA	Sufficient waste management details have been provided and a condition is recommended that requires the preparation of a construction and operational waste management plan (that achieves compliance with the controls of this DCP section).	Yes
	Waste collection should be provided on-site at the street frontage with clear access to facilitate pick up	Waste collection will occur from the designated waste collection area fronting Byron Road which separates service vehicles from passenger vehicles visiting the site.	Yes
6.9 Safety and Surveillance	Buildings should be designed to overlook public domain areas and provide casual surveillance	The proposed development has been designed to overlook and provide casual surveillance to Byron Road	Yes
	Building entrances should be orientated towards the street to ensure visibility between entrances, foyers, care parking areas and the street	The building's main entrance is orientated to Byron Road and will provide visibility of the street.	Yes
	Appropriate lighting should be provided to all buildings	Appropriate lighting will be provided to the proposed building.	Yes
	Development should provide clear sight lines and well-lit routes between buildings and the street	Appropriate lighting will be provided to ensure clear and well-lit sight lines between the building and the street.	Yes
	Landscaping design is to consider and implement CPTED principles	The proposed landscaping design is consistent with CPTED principles.	Yes
6.10.3 Child Care Centres	Child care centres should be sited on allotments which provide buffering from adjoining developments so as to minimise possible conflicts such as noise and invasion of privacy	It is considered that the proposed development is adequately sited and as it is the first urban development in the area, future surrounding developments can be designed to fit in with it. It is not anticipated that it will conflict with future surrounding developments by way of unreasonable noise, privacy loss of other issues.	Yes
	In order to ensure or protect the privacy of staff and children adequate noise abatement, site	The proposed development will provide setbacks, landscaping and acoustic fencing that will protect the	Yes

Camden Growth Centre Precincts Development Control Plan (DCP)			
Control	Requirement	Provided	Complies
	landscaping and fencing may be required. Such landscaping is to be in keeping with adjoining developments	privacy and amenity of staff and children. The proposed landscaping is considered appropriate for the area.	
Schedule 2, 3.1 Indicative Layout Plan	Development within the Leppington Major Centre is to be in accordance with the ILP	The ILP identifies this site and surrounding area as being for business park purposes. The child care centre is considered to be an appropriate and compatible use of this land in that it will provide a useful service for future residents/workers in the areas.	Yes
Schedule 2, 4.3.3 Town Centre Streets	Active frontages are preferred for town centre streets, but these streets may also provide vehicle access to internal parking and loading areas	The proposed development will provide an active frontage to Byron Road and a vehicle basement car park and separate service vehicle loading area.	Yes
	Buildings define the street edge (0m setbacks) where there is an active frontage or to screen internal parking and loading areas	The proposed development will have a minor front street setback to ensure that the development corresponds with the future Byron Road level.	No, however minor variation supported
Schedule 2, 5.1.1 Building Orientation	Buildings are to be orientated towards and preferably provide active frontages at street level to town centre streets. The main pedestrian entrance is to be from the town centre street. These streets are not to be fronted by blank walls and glazing is to occupy at least 50% of the building facade	The proposed building and its main pedestrian entrance is orientated towards Byron Road. No blank walls will front Byron Road and the facade will be at least 50% glazed.	Yes
	Service and loading areas are not be orientated towards active streets	The proposed building will screen all service and loading areas.	Yes
Schedule 2, 5.1.2 Setbacks	A 0m setback for the ground and first floor to Byron Road is required	A 3m setback is proposed at the building's entrance at ground and first floor level and this minor variation is supported as it helps ensure that the future upgrade of Byron Road will not have interface issues with the development. As the final levels of Byron Road are still unknown, by providing a minor setback will allow for future interface with the finished levels of the road and the development will not require further works (i.e. stairs or additional ramps into the site or driveway amendments).	No, however minor variation supported
	Maximum building heights are to be consistent with State Environmental Planning Policy (Western Parkland City) 2021 and the DCP	The proposed development's building height is consistent with the both the SEPP and the DCP as the proposed maximum building height is only 10m.	Yes

Camden Growth Centre Precincts Development Control Plan (DCP)			
Control	Requirement	Provided	Complies
	Buildings are to be designed to ensure a human scale is maintained at street level	The proposed development will ensure that a human scale is maintained at street level	Yes
	Floor to ceiling heights are to be a minimum of: Ground floor of all buildings (regardless of use): 3.6m First floor for commercial uses: 3.3m	The proposed development's ground floor to ceiling height is 3.6m. The proposed development's first floor floor to ceiling height is 3.3m	Yes
Schedule 2, 5.2 Façade Design	Articulation zones should be provided to compliment the building mass, emphasis key design elements and respond to environmental conditions	The proposed development has been suitably articulated by the first floor balcony, a range of finishes and glazing	Yes
	External security shutters are not permitted	A condition is recommended to address this matter.	Yes
	Entries to lobbies are to be a maximum of 50% of the building frontage or 10m, whichever is the lesser	The proposed lobby entry is both less than 50% of the building frontage and 10m long.	Yes
	Facades should be articulated to create visual interest	The proposed facades have been appropriately articulated to create visual interest.	Yes
	There should be a contemporary style based on simple primary buildings forms and a fine grain assemblage of elements	The proposed development is consistent with this requirement.	Yes
	Façade design should create a series of vertical elements along a building length reflecting a traditional main street facade	The proposed development is consistent with this requirement.	Yes
	Building facades are to be designed to accentuate key architectural features and clearly delineate points of interest such as building entries, vertical and horizontal element	The proposed development is consistent with this requirement.	Yes
	Building facades are to incorporate a variety of finishes and materials which provide visual relief to the built form and which complement the materials and colours adopted for the public domain	The proposed development is consistent with this requirement.	Yes
	Roof elements should be used to screen mechanical plant	A standard condition is recommended to address this matter.	Yes
Schedule 2, 5.3 Landscaping	A landscaping plan is to be submitted with development applications. Landscaping is to complement the public domain, incorporate rainwater storage	A landscaping plan has been submitted and the proposed landscaping is considered acceptable and consistent with the DCP.	Yes

Camden Growth Centre Precincts Development Control Plan (DCP)			
Control	Requirement	Provided	Complies
	and re-use and consider solar access and shade		
Schedule 2, 5.4 Water Sensitive Urban Design	A water cycle management strategy should be prepared to demonstrate water quantity and quality control	A suitable water cycle management strategy has been submitted.	Yes
Schedule 2, 5.5 Parking, Loading and Access	The majority of car parking is to be provided under or behind buildings and accessed from a secondary town centre street	The proposed car parking area will be under the proposed building and accessed from Byron Road which is a town centre street.	Yes