Turner Road Development Control Plan 2007

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| **Part A – Precinct Wide Controls**  |
| **Control** | **Assessment** | **Compliance** |
| **2.1 – Indicative Layout Plan**All development is to be undertaken generally in accordance with the indicative layout plan (ILP). | The ILP identifies this site for business development within a local service hub. The proposed child care centre will operate as a business and support the economic viability of the area by providing employment opportunities for up to 35 staff and a service for local workers and residents. | Yes |
| **2.5 – Hierarchy of Centres and Employment Areas**Development is to be consistent with the Turner Road Business Development Area. | The development is consistent with the desired mix of commercial uses for the business development area. | Yes |
| **3.1 – Street Network and Design**Street trees are required on all streets.The design of all signage, street furniture and street lighting are to be consistent with Council’s Landscape and Streetscape Elements Manual for Camden.Direct vehicular site access to two lane sub-arterial roads will be determined on merit having regard to traffic volumes, traffic speeds and the location of cycleways. | No changes are proposed to the existing street trees along Gregory Hills Drive, which remain in good condition and are set back approximately 20m from either side of the driveway. No changes are proposed to the existing bus stop signage or street light pole in Gregory Hills Drive. The site has left-in entry from Gregory Hills Drive and existing easements (E) and (F) for reciprocal rights of access shared with Lot 8440 for SOMA wellness and 8441 for the existing child care centre. Exit for all three lots is via Digitaria Drive. Minor realignment of the entry driveway is proposed to facilitate split access to the SOMA car park (left) or new child care car park (right). Entry from Digitaria Drive via the existing child care car park to the north will be restricted; vehicles will not be able to enter the new car park from that direction. Waste collection can occur outside of business hours by either a small rigid vehicle through the undercroft car park; or a heavy rigid vehicle or Council truck via the car park on Lot 8441 using the existing easement.The traffic report was revised at the request of Council staff to review the cumulative impacts from surrounding developments. A mixed-use development approved at 14 Holborn Circuit warranted an increase in the length of turning lanes near the intersection of Holborn Avenue with Gregory Hills Drive and Central Hills Drive. This work will be carried out by the developer of 14 Holborn Circuit as per the conditions of DA/2021/1737/1 and is expected to assist the traffic flows for vehicles exiting the subject site. Council’s traffic engineer supports the revised SIDRA modelling and its conclusions that the development will not have any unreasonable impacts on service levels during peak periods.The revised report also addresses concerns about 5 to 6 vehicles queuing in the driveway off Gregory Hills Drive. As the car park will be open during operating hours, queuing to this extent is not expected to occur frequently and would only be for short periods. Some minor delays might be caused if vehicles are maneuvering into the spaces immediately adjacent to the car park entry. To limit impacts, the report recommends that the first few spaces be allocated for staff parking. Council’s traffic engineer has recommended approval, subject to conditions for the signposting of staff spaces. Based on the above, direct vehicular access from Gregory Hills Drive can be supported. | YesYesYes |
| **3.2 – Pedestrian and Cycle Network**The key pedestrian and cycleway routes in Figure 17 are to be provided. | No changes are proposed to the existing shared path along the site’s frontage. A new 1.9m wide footpath will be installed west of the driveway crossover to provide safe pedestrian access to the building’s entry and connection to the new car park and SOMA wellness centre.  | Yes |
| **4.2 – Education, Civic and Community Facilities**Education, civic and community facilities are to be located as per Figure 20.Child care centres are to be co-located with commercial, community or education facilities, or adjacent to open space and are to comply with the child care centre controls in Camden DCP 2019. | Figure 20 identifies the site as a preferred location for community facilities and child care centres.The site is appropriate for the proposed use. The surrounding context includes a mix of commercial, health and child care uses. The State government has recently announced a potential high school development for Lot 2 immediately to the east. Whilst this is still subject to detailed assessment, the co-location of these land uses would be considered suitable, if a school does eventuate.  | YesYes |
| **6.2 – Flooding and Water Cycle Management**Management of stormwater flows using piped systems for the 10% annual exceedance probability (AEP) for commercial uses and Compliance with Council’s Engineering Specifications.All development is to incorporate water sensitive urban design (WSUD) measures.Compliance with the DCP’s stormwater quality targets, including reductions of:* Gross pollutants 90%
* Suspended solids 85%
* Phosphorous 65%
* Nitrogen 45%
 | Council’s engineers have reviewed the proposed stormwater strategy and are satisfied that it can comply with Council’s engineering specifications. Runoff from the front garden bed will drain to Gregory Hills Drive via existing overland flow. Runoff from the roof, upper play area, car park and driveway will be treated with pit baskets and filter cartridges in an on-site detention basin located beneath the car park. The basin will overflow to the existing stormwater easement (D) in Lot 8441 to the north. Various conditions are recommended to ensure the Construction Certificate plans achieve compliance.The development includes WSUD measures including treatment of stormwater prior to discharge. A condition is recommended for the installation of an additional rainwater tank in the upper external play area to enable re-use of water for garden beds and planters.The development will achieve the following targets:* Gross pollutants 97.4%
* Suspended solids 86.1%
* Phosphorous 65.1%
* Nitrogen 48.4%
 | YesYes Yes |
| **6.3 – Salinity and Soil Management**Application for land constrained by salinity to be accompanied with a salinity assessment or comply with an existing salinity management plan.Various controls for sediment and erosion control. | A site-specific salinity assessment has been submitted which confirms that the six samples taken were non-aggressive to steel and non-aggressive to mildly aggressive to concrete; therefore, no specific MPA levels are required to be prescribed (the trigger is ‘moderately aggressive’). An erosion and sediment control plan has been submitted. Standard conditions are recommended to ensure appropriate controls are implemented during the construction phase. | YesYes |
| **6.4 – Aboriginal and European Heritage**Appropriate investigations to be undertaken for the areas in Figures 22 and 23. | The site is not located within any mapped areas containing known Aboriginal or European heritage significance. Conditions are recommended for unexpected finds. | Yes |
| **6.8 – Contamination Management** Applications for development in the areas of environmental concern in Figure 26, or for more sensitive land uses, are to be accompanied with a detailed site investigation. | The submitted contamination assessment confirms that no contamination was identified, or likely, within the development area. The land is therefore suitable for the proposed child care use. Conditions are recommended for unexpected finds. | Yes |
| **6.10 – Acoustics**All commercial development is to comply with Council’s Environmental Noise Policy.Noise walls are not permitted on sub-arterial roads. A combination of the following measures is to be used to mitigate traffic noise on sub-arterial roads:* setbacks and service roads;
* layouts that minimise noise in sleeping areas;
* change in topography;
* non-standard fencing; and
* locate private open space areas away from the noise source.
 | The acoustic report was revised at the request of Council staff to reflect the correct background noise levels. The report confirms that the sleeping and play areas can comply with the criteria in Council’s noise policy, subject to mitigation measures including construction materials and a 1.8m high solid barrier wall around the external play area. Council’s environmental health officer has recommended approval subject to conditions for compliance with the report.No noise walls are proposed along the Gregory Hills Drive frontage. The building has been designed with sleeping and play areas on the upper level and a setback of 13.472m setback from the front boundary, being the largest noise source. Conditions are recommended for the external facing eastern playground wall to be treated with horizontal layers of anti-graffiti paint finishes.The design incorporates many of these recommended strategies to achieve the minimum noise criteria. | YesYesYes |
| **8.1 – Sustainable Building Design**Buildings not subject to BASIX for water intensive uses are to achieve a 40% reduction of baseline potable water consumption.Building design to respond to local climate and site conditions with passive solar and ventilation measures.  | The development is not subject to BASIX assessment but an assessment against State Environmental Planning Policy (Sustainable Buildings) 2022 is included in the attachments to the main report. Regarding water reduction, a condition is recommended for an additional rainwater tank in the external play area to reduce potable water consumption.The building layout and design is oriented to maximise solar access to the internal and external play areas. A mix of natural and manmade shade structures are proposed. Indicative solar panel locations are shown on the roof, which will have a northern aspect. The architectural plans have been revised at the request of Council staff to include 11 vertical louvre panels in the corridor on the upper floor. This will enable opportunities for crossflow ventilation to the playrooms when the internal windows and doors are open. The signage plans indicate vinyl feature graphics conflicting with the operable louvres. A condition is recommended for the signage plans to be updated.  | YesYes |
| **8.2 – Stormwater and Construction Management**A concept stormwater plan is required to be submitted.All development to comply with an approved soil and water management plan prepared in accordance with the ‘Blue Book’. Where properties fall away from the street or cannot drain directly to a trunk drainage system, an easement to drain through downstream properties must be registered. | The stormwater plans have been reviewed and are supported by Council’s engineer.An erosion and sediment control plan has been submitted. Standard conditions are recommended to ensure appropriate controls are implemented during the construction phase.The site is benefitted by easement (D) to drain to a 2m wide easement on Lot 8441 to the north for ultimate discharge to Digitaria Drive and South Creek.  | YesYesYes |
| **8.3 – Waste Management**A waste management plan (WMP) is required for all applications which assessed likely waste types, volumes, storage facilities and collection requirements.Business operations are to provide adequate on-site waste storage facilities that are readily accessible and screened from view.Storage areas to be located away from the front of the development and from neighbouring lots. | The WMP details each phase of the development. Council’s calculations indicate slightly higher waste volumes than the applicant’s estimate. However, the car park storage room is 23m2, which can accommodate the necessary 10 x 660L bins that require 15m2; or 6 x 1,100L contractor bins, as shown on the floor plan. The room is suitably screened and contains a tap, drain, solid walls and access/roller doors. Waste will be transferred to the storage room via safe paths of travel. Collection can occur outside of business hours by a small rigid vehicle through the undercroft car park, or a heavy rigid vehicle or Council truck via the car park on Lot 8441 via the existing easement. A condition is recommended to ensure waste is managed in accordance with either of these options.  | Yes |
| **8.4 – Site Facilities and Servicing**Underground services are required for all utilities, including electrical services.Garbage, mailbox structures, service meters and the like are to be integrated with the overall design of buildings and/or landscaping. | All utility service connections will be underground.Garbage has been discussed in Section 8.3 above. A mailbox is indicated on the western wall façade at ground level near the reception area. This location is appropriate.A condition is recommended for the three rainwater tanks near the new 1.9m wide footpath to be relocated in front of the car park, behind the entry/directional sign to minimise visual impacts and be more practical to collect roofwater.The plans indicate a fire hydrant booster in the landscaped garden along the front boundary (600mm x 3m pad). A condition is recommended for the booster to be contained in a cabinet to match the building finishes, to ensure landscaping does not prevent access to it. | YesYes |
| **8.6 – Safety and Surveillance**Buildings to overlook streets, lanes and communal areas to provide casual surveillance.Areas for concealment and blank walls facing the street are to be avoided.Pedestrian and communal areas are to be well lit.All developments to comply with Crime Prevention Through Environmental Design (CPTED) principles.  | The building will enable passive surveillance to Gregory Hills Drive, and the driveways and footpaths. Full-height windows are proposed in the internal corridor, which will be frequented regularly by parents and staff.The car park will remain unenclosed to maximise visibility and avoid areas for concealment/entrapment. Openings will be softened by perimeter landscaping. The application was referred to the NSW Police who completed a formal CPTED review. Their response identified the site and development as a ‘low crime risk’. However, several conditions were recommended for security locks to service rooms, lighting around footpaths and car park areas, CCTV cameras, landscaping and graffiti management. The proposal can achieve these features without variations to the plans. A condition requiring compliance is recommended. | YesYesYes |
| **Part B3 – Controls for the Turner Road Employment Area** |
| **Control** | **Assessment** | **Compliance** |
| **3.1 – Land Uses**Development to be consistent with the preferred land use plan Figure 67, including the ‘Local Service Hub’ for active uses, including child care centres. | The development is consistent with the preferred land uses identified for this site and it will help to activate the streetscape and other businesses (such as cafes) in the locality. | Yes |
| **3.3 – Movement Network**Various controls for road design and pedestrian connections. | The development will not have any adverse impacts on the surrounding pedestrian or vehicular networks.  | Yes |
| **3.4 – Public Domain and Interface Areas**Development along the Gregory Hills Drive interface should:* provide visual interest with active frontages and articulated building facades with recessing or projecting architectural elements;
* contain high quality landscaping with non-dominant parking areas;
* provide pedestrian amenity and shelter at building entries;
* emphasise entry points and corner elements;
* avoid long blank walls;
* have coordinated signage;
* comply with the setbacks in Section 3.5.
 | The development achieves many of the listed requirements. Given the minimal architectural style proposed, the plans were revised at the request of Council staff to provide more visual interest and a cohesive colour palette. The variety of materials and finishes including cladding and projecting orange blades, expansive glazing, colourful signage and paint scheme and the openness of the car park, will help to reduce mass.Sufficient landscaping is proposed at ground level to soften the development and make the entry welcoming.Pedestrian accessibility has been prioritised and the main entry lobby is undercover.Directional signs are proposed to assist in wayfinding. The building is not on a corner lot, but the wall signs will emphasise the building’s corners. Blank walls have been minimised for most elevations. The eastern façade faces an undeveloped site. The plans indicate a variety of paint colours will be used. A condition is recommended for anti-graffiti paints in shades that match the overall colour scheme. The signage scheme is coordinated with the building’s feature colours, provides equal viewing rights for each business and is consistent with the types of signs in the surrounding area.The building fully complies with the DCPs minimum setback controls.  | YesYesYesYesYesYesYes |
| **3.5 – Site Planning**Minimum front setback for Gregory Hills Drive – 5m, although lesser setbacks (including 0m) may be permitted on merit. Front setbacks to be landscaped and not dominated by parking or loading facilities.On-site stormwater detention is required. | The front setback is 13.472m. There are no rear or side setbacks prescribed.Sufficient landscaping is proposed in the front setback, on either side of the driveways. The undercroft car park will be suitably screened. A compliant OSD strategy is proposed. | YesYesYes |
| **3.6 – Building Design**The scale and massing of buildings is to suit the desired urban character and be consistent with the streetscape.Office components to be integrated and generally located along the primary street frontage.‘Key Sites’ to include gateway buildings.Facades are to have high amounts of glazing (not exceeding 20% reflectivity) and varied articulation elements.When used, metal cladding is to be combined with other architectural finishes.Buildings are to include:* sun-shading for west facing windows;
* articulated roof forms;
* emphasis of customer entries;
* high quality materials and finishes.

Rooftop structures such as plant rooms and ventilation systems to be integrated into the building design. | The surrounding built form consists of one to three storey commercial buildings with varied architectural styles, a mix of pitched and flat roofs and modern building materials. The proposal will introduce some variety to the streetscape, whilst remaining cohesive with it.The office needs of this development are relatively low due to its primary child care functions. The administrative spaces are appropriately located on the ground floor adjacent to the reception area and customer entry.The site forms part of the wider SOMA wellness complex on the corner, but the lot itself only has single frontage to Gregory Hills Drive. The building has been oriented and designed to complement the adjacent built form and to achieve the design objectives in the Child Care Planning Guideline.Substantial glazing is proposed. A condition for ≤20% reflectivity is recommended. The extent of articulation is satisfactory.The original scheme at the pre-DA stage included darker finishes, but the revised lighter palette will assist in reducing urban heat island effects, and the extent of wider vertical seam cladding proposed is supported.Operable louvres and vertical blades are proposed to the upper west-facing façade which will help to mitigate solar impacts. High-level windows are proposed for the lower floor, which will likely receive shade by the upper-level overhang of approximately 500mm.The roofline has a single RL of 106.7, however is conducive to the contemporary style of the subject and surrounding buildings. Sufficient façade treatments are proposed to provide visual interest.All mechanical plant and service infrastructure is located on the ground floor; therefore roof access is not required. The section drawings show the lift overrun to be minimal and fully screened behind the perimeter wall/parapet. | YesYesYesYesYesYesYes |
| **3.7 – Employment Operations**Access and parking are to comply with the Camden DCP 2019.Applications for businesses must include details on hours of operation, deliveries, heavy vehicles, required machinery and light sources/spillage. | Refer to the Camden DCP 2019 assessment table ahead.The Statement of Environmental Effects has sufficiently outlined the operational aspects of the proposal. Various conditions are recommended to ensure compatibility with the surrounding land uses. | YesYes |
| **3.8 – Fencing**Various controls for fencing along street frontages and forward of the building line. | No fencing is proposed. However, a 1.8m high acoustic wall is required on top of the 600mm slab/basement wall (2.4m maximum height). This will remain exposed from the east until Lot 2 is developed. Condition recommended for anti-graffiti finishes.  | N/A |
| **3.9 – On Site Landscaping** Front setbacks are to have landscaped garden beds with a minimum bed width of 2m where parking is proposed forward of the building line. Native and low water-use species are to be used and all applications to be supported with a concept landscape plan. | No parking is proposed forward of the building line; however, split driveway access is required in this location due to existing easements. Tapering beds up to 5m wide are proposed adjacent to all driveways. The concept landscaping plans are supported by Council’s landscape officer and include a planting schedule that consists of a variety of native and low water use trees, shrubs and ground covers. | YesYes |
| **3.10 – Outdoor Storage**Details of external storage requirements are to be provided. External storage of goods is not to be visible from the public domain. | The only external storage area proposed is in the upper floor play area, adjacent to the fire exit on the eastern boundary. This is not visible form the public domain. | Yes |

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| **Control** | **Assessment** | **Compliance** |
| **2.1 – Earthworks** Buildings to respond to the natural topography of the site, minimising cut and fill.All retaining walls to be included in the application and be of masonry construction. Walls may be built on the boundary where 88B instrument restrictions can be created for support, drainage, and footings; or walls shall be suitably set back from boundaries. | The development includes bulk excavation to remove an excess of 4,875m3 of cut from the site, and enable finished ground levels to tie in with adjoining developments.Concrete retaining/structural walls up to 3.5m high are proposed with the 600mm upper floor slab and 1.8m high acoustic wall above. The car park walls are located just inside the site boundary. Conditions for new easements are recommended where required. | YesYes |
| **2.17.1 – General Requirements for Signage**The location, quantity, type color, design and size of all signage must not detract from the amenity and character of the land or scale of building to which it relates.All signage must align with an approved or exempt land use on the land to which the sign is displayed.All signage must remain within the property boundary.Signage must not interfere with road or pedestrian safety. | The proposal includes ‘Soma’ and ‘Rising Stars’ signs on all four facades of the building, as outlined in the assessment report. The number and size of signs is not excessive for the scale of building proposed and its setting within the commercial precinct. Illuminated wall signs are a common form of business identification in the locality.Consent is being sought for the use of the site as a child care centre. The signs reflect this, and the site’s location within the SOMA wellness precinct. All signs will be wholly contained in or on the lot boundaries.A condition is recommended for compliant illumination. | YesYesYesYes |
| **2.17.2 – Signs in Commercial and Mixed Use Zones**The combined signage area on a building elevation must not exceed 20% of that building elevation that is visible from a public place.Illumination must comply with AS 1158 – Lighting for Roads and Public Spaces and AS 4282 – Control of the Obtrusive Effects of Outdoor Lighting.Window signs must be affixed to the inside of the window. The total combined window singe area must not exceed 20% of visible window area. | The combined display area (m2) of signs of all four elevations is <20%.A condition is recommended for compliant illumination.A condition is recommended for the window graphics to be affixed to the inside of the windows and for the total coverage to be ≤20% of the visible window area. | YesYesYes |
| **2.17.10 – Signs for Child Care Centres**Signs are to be limited to flush wall or pole/pylon signs.A maximum of two wall signs with a **combined area of 4m2** are permitted.The signs must be limited to display only the business name, address and any associated logos/graphics, phone number or any other information required to be displayed by the Department of Education.Signs must not impact on the operations or safety of the centre.Pole/pylon signs must not exceed 2m above existing ground level.Illuminated signs are not permitted. | Seven wall signs and one low height wall directional sign are proposed.Excluding the standalone directional sign, a maximum of two signs are proposed per building elevation (7 total). The combined display areas for each elevation are:North – 9.12m2South – 8.63m2East – 4.36m2 West – 4.42m2These minor exceedances to the 4m2 control are supported as the signs are in scale with the building and will not have adverse visual impacts.The signs are limited to business names and logos.The signs do not pose any safety concerns. No pole/pylon signs are proposed. The directional wall sign will have a maximum height of 1.2m.Illuminated signs are acceptable for a commercial zone. A condition is recommended for compliant illumination. | Yes**No, but supported by Council staff**YesYesYes**No, but supported by Council staff** |
| **2.18.1 – Access to Classified Roads and Sub Arterial Roads**Direct vehicular access to two lane sub-arterial roads is to be determined on merit having regard to traffic volumes, traffic speeds and the location of cycleways. | Refer to Section 3.1 of the Turner Road DCP and the SEPP (Transport and Infrastructure) 2021 assessment table. | Yes |
| **2.18.2 – Off Street Car Parking Rates/Requirements**Child care centres require 1 car parking space per 4 children. At least 1 space must be designed for people with a disability. | 197 children / 4 = 49.25 (50) spaces required.63 car parking spaces are proposed, including 2 accessible spaces and 4 electric vehicle charging bays, plus 4 motorbike spaces and a bike rack near the front entry.  | Yes |
| **6.3.1 – Child Care Centres**Various front, side and rear setback controls.Compliance with the DCPs car parking controls.Council may consider longer hours of operation including Saturday mornings if it can be demonstrated that there will be no adverse impacts on neighbouring properties.If the child care centre requires a commercial kitchen, it must be designed to comply with the Food Act and Regulations incorporating the Food Standards Code and Council’s Food Premises Code.A waste management plan (WMP) is to be submitted for all phases of the development.Various controls relating to waste storage and collection. A child care centre must have access to a potable water supply.Signage must comply with Part 2.16 of the DCP. | In accordance with the Turner Road DCP which prevails to the extent of inconsistency, this site is subject to a 0m - 5m front setback control (based on merits) and there are no prescribed side or rear setback controls for the business development area. The building setbacks proposed are:North – 0mSouth – 13.472m East – 2.16mWest – 4mThese setbacks have been assessed on merit and are supported by Council staff.The proposal more than complies with the DCP’s minimum car parking requirements.The proposed hours of operation are 6:30am to 6:00pm Monday to Friday (excluding public holidays). Extended hours and Saturday morning operations are not proposed.The plans generally show adequate space for food preparation, storage and basins for hand washing and equipment cleaning. Conditions are recommended to ensure the detailed construction plans demonstrate compliance with all relevant food legislation, in terms of fixtures and fittings, cooking equipment, mechanical ventilation, sealed surfaces, temperature control and cleaning facilities. A cleaner’s sink/room has been added to the upper floor at the request of Council staff.The submitted WMP is satisfactory.The design, size and location of the waste storage room in the car park is satisfactory. Conditions are recommended to address waste collection.Existing potable water (and sewer) connections will be extended to service the proposed development.All signage generally complies with minor exceptions, as outlined and supported above. | N/AYesN/AYesYesYesYesYes |