Turner Road Development Control Plan 2018

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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 the site as part of the entertainment precinct. The proposal is consistent with the ILP in that it proposes various entertainment, retail/commercial and residential uses that are permissible in the B4 zone; and in the R1 zone, pursuant to Clause 5.3 of the SEPP. | Yes |
| **2.3 – Residential Density Targets**  The residential density target for the Turner Road Precinct is 4,284.  Sub-precinct ‘B’ has a minimum dwelling target of 214 dwellings and sub-precinct ‘C’ has a minimum dwelling target of 50 dwellings. | The residential density targets for the Turner Road Precinct and sub-precincts B and C (which the site straddles) have already been met; however, there is no maximum density limits prescribed. | Yes |
| **2.4 – Infrastructure Delivery and Development Staging**  Core infrastructure, services and facilities are to be established early in accordance with the Turner Road Contributions Plan, | Subdivision staging and infrastructure have been addressed in previous DAs, and the downstream regional basins required to service the site’s stormwater catchments have already been constructed.  The existing density in Gledswood Hills, in combination with the new dwellings proposed, is sufficient to sustain the development of the entertainment precinct. | Yes |
| **2.5 – Hierarchy of Centres and Employment Areas**  Development is to be consistent with the Entertainment Precinct and provide a range of entertainment, leisure and accommodation functions and local retail facilities.  Maximum aggregate of 3,500m2 of gross leasable floor areas (GLAR) of ***shops***.  Individual ***shops*** are to be no more than 500m2.  A ***shop*** means a premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop and neighbourhood supermarket, but does not include food and drink premises or restricted premises. | The development is consistent with the desired mix of uses for the entertainment precinct.  The proposal contains 18,570.8m2 of non-residential gross floor area measured from the inside face of external walls, excluding lifts and stairs, plant rooms, parking and loading areas.  Of this total, the supermarket has an area of 3,051.4m2; and there is 2,253.3m2 of ancillary retail on lower ground level and 364.7m2 of retail on ground level, also defined as ***shops***. Therefore, the total ***shop*** area proposed is **5,669.4m2**. This exceeds the 3,500m2 cap **by 2,169.4m2**. The largest ***individual*** ***shop*** is the supermarket, but there are no other shops that exceed the 500m2 cap.  **Refer to main assessment report for full assessment of variations and justification.** | **No, but supported on merit** |
| **3.1 – Street Network and Design**  The street network is to be provided generally in accordance with Figures 2 and 5. | No new public roads are proposed, as the access laneway will remain in private ownership.  The scale of the development warrants upgrades to surrounding public road infrastructure including pedestrian crossings, footpaths and street trees. These components will require further detailed assessment against Council’s streetscape manual, engineering specification, Australian Standards and the BCA (for compliance access grades and the like).  A condition for a public works domain plan is recommended to detail the full extent of works required, and the quality of design elements to be provided.  Local Traffic Committee (LTC) approval will also be required for all changes to line-marking, street signs, speed limits and infrastructure within the road reserve. | Yes |
| **3.2 – Pedestrian and Cycle Network**  Key pedestrian and cycleway routes in Figure 17 are to be provided. | Changes are required to the existing shared paths surrounding the site. Detailed conditions are recommended. | Yes |
| **3.3 – Public Transport Network**  Bus routes to be provided in accordance with Figure 18. | Figure 18 depicts a bus route through the north/south central axis of the site. As noted in the previous DA assessment, this is not able to be provided due to the private golf course development directly to the north.  There are existing bus routes along The Hermitage Way that can service the site. Review of specific routes and existing bus shelter infrastructure may need to be undertaken, once the development is operational and there is increased demand for services. This is a matter for the bus service companies and LTC to review in due course. | 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 proposal includes a public gathering space at ground level in the ‘eat street’ with a playground adjacent to food and beverage premises, and an 80-place child care centre.  The child care location is appropriate and the centre proposed complies with the Camden DCP 2019 controls, as outlined in the separate assessment table below. | Yes  Yes |
| **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, to manage stormwater quantity.  Various controls for water sensitive urban design to achieve water quality.  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 the development is capable of complying with Council’s Engineering Design Specification. However, the current stormwater report includes impervious calculations and catchment discharge locations in accordance with an outdated precinct-wide water cycle management plan (WCMP).  Deferred commencement conditions are recommended for the drainage modelling and disposal strategy to be reviewed. In a worst case scenario, the development may be required to provide additional on-site detention (OSD) beneath the basement. Conditions are included for all scenarios.  The development will be required to maintain compliance with the DCPs water quality targets. The two existing regional basins have been calculated and designed to achieve compliant stormwater quality reductions. Additional pump-out pits in the basement levels will include Oceanguard filters for additional water quality treatment for surface water entering the basement. | Yes  Yes |
| **6.3 – Salinity and Soil Management**  Applications 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 was completed in 2016 for depths to 3m. An addendum with additional testing for cut and fill depths to 7m was completed in 2019. The basement levels now proposed are to depths of 11m-12m. A condition for further testing is recommended prior to the issue of a Construction Certificate.  Results of the 2019 assessment showed soils to be slightly to moderately saline and non-aggressive to concrete and steel. Compliance with the recommendations of the original salinity management plan (SMP) is recommended.  Erosion and sediment control plans have been submitted. The concept includes a temporary sediment basin on Lot 1 to the north. Standard conditions are recommended to ensure appropriate controls are implemented during the construction phase. | Yes  Yes |
| **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. | Refer to Resilience and Hazards SEPP assessment. Remediation and validation conditions are recommended. | Yes |
| **6.9 – Odour**  For industrial or employment developments, air emissions to comply with EPA requirements. | The plans show smoke cinema exhaust stacks. A condition is recommended for a detailed assessment of emissions and infrastructure prior to the issue of a construction certificate to ensure there are no adverse odour impacts on surrounding land uses. | Yes |
| **6.10 – Acoustics**  All development is to comply with Council’s Environmental Noise Policy. | The submitted acoustic report assessed:   * noise intrusion from adjacent roadways * noise intrusion from school * construction noise and vibration emissions * operational noise emissions from licensed premises/retail/and food and drink premises, mechanical plant, loading dock, child care centre, * noise impacts on surrounding sensitive receivers from additional traffic generated by the development   The report was revised at the request of Council staff to clarify details on traffic forecasts, PPOS assessment, impacts from the school on the apartments, internal noise and vibration from operations, mechanical plant, loading dock movements, sleep disturbance criteria, construction noise and vibration impacts and cumulative retail/food and beverage premises noise.  The revised report and subsequent correspondence confirm that the development can comply with the criteria in Council’s noise policy, subject to mitigation measures including acoustic glazing/linings/seals, wintergardens, restricted hours of operation and (future) individual noise assessments for certain tenancies.  Council’s Environmental Health Specialist has recommended approval subject to various conditions to ensure compliance with the report. | Yes |
| **7.5.4 – Controls for Residential Flat Buildings, Manor Homes and Shop Top Housing**  Residential flat buildings (RFBs) are to:   * be located on sites with a minimum street frontage of 30m. * have direct frontage to an areas of the public domain. * not adversely impacts existing or future amenity of land regarding overshadowing, privacy or visual impacts.   RFBs must be consistent with:   * the Housing SEPP. * the controls in Table 22.   A minimum of 10% of all apartments are to be designed as adaptable apartments in accordance with AS 4299.  Where possible, adaptable dwellings are to be located on the ground floor. Adaptable dwellings located above the ground level of a building are only permitted where lift access is available within the building. The lifts access must provide access from the basement to allow access for people with disabilities.  DAs must be accompanied by certification from an accredited access consultant that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with AS 4299.  Car parking allocated to adaptable dwellings must comply with the Australian Standards for disabled parking spaces.  A landscape plan is to be submitted with DAs for RFBs.  **Table 22 (B4 Zones)**  Communal Open Space (COS) – Minimum of 15% of site area. \*This control is able to be varied where the applicant demonstrates the development has good access to public open space or where the area of private open space is more than the minimum specified below.  Principal Private Open Space (PPOS) – Min 8m2 per dwelling with minimum dimension of 2m.  Front Setback for RFBs – 4.5m to building façade line.  Front Setback for Shop Top Housing – 0m for first floor, 4m for floors above first floor.  Rear Setback – Minimum 8m.  Carparking for residents requires – 1 space per dwelling plus 0.5 spaces per 3 or more bedroom dwelling.  May be in a ‘stack parking’ configuration.  All spaces to be located below ground.  Carparking for visitors requires – 1 visitor space per 5 apartments (may be above ground).  Bicycle parking required – 1 space per 3 dwellings.  Car parking spaces to have minimum dimensions of 2.5m x 5.2m and aisle widths must comply with AS 2890.1. | The proposed RFBs are to be located on consolidated Lots 2, 3 and 4, which will have frontages of 70m to Huntington Street, 76m to Providence Drive, and 237m to The Hermitage Way.  The RFBs will have direct frontage to the public domain on three of the four sides, and direct frontage to the private laneway that will remain accessible to the public.  The architectural plans demonstrate compliance with respect to the ADG’s requirements for solar access/overshadowing, privacy and visual impacts.  Refer to Housing SEPP and ADG assessment tables.  Refer to Table 22 assessment below.  10% x 331 = 33.1 dwellings required to be adaptable. 36 adaptable dwellings are provided.  Adaptable dwellings are provided in all Buildings A to J except for Buildings C, I and J.  Adaptable dwellings are located on ground and upper levels accessed via lifts from the basement all the way up.  The access report has been updated to suit the plans that were amended during the DA assessment and confirms that the development can comply with all relevant access standards. A deferred commencement condition is recommended for the report to be revised further following the preparation of the detailed Public Works Domain Plan (to confirm the footpaths and building entries comply).  41 accessible spaces are allocated for residential use on B1 and B2.  Concept landscaping plans have been provided and conditions are recommended to ensure compliant soil volumes and minor amendments.  COS = 5,654m2 / 23,071m2 = 25% (as required by ADG).  PPOS for 1 bedroom units = 8m2 with min depth of 2m.  PPOS for 2 bedroom units = 10m2 with min depth of 2m.  PPOS for 3 bedroom units = 12m2 with min depth of 2.4m  PPOS for ground floor terraces = 15m2 with min depth of 3m (as required by ADG).  N/A – Part B of DCP controls for entertainment precinct override and permit 0m setbacks.  As above.  No rear setback. Setback from northern boundary shared with Lot 1 to facades for Buildings A – E = min of 12m to 15m.  331 x 1 = 331  0.5 x 52 for 3 bedroom units = 26  331 + 26 = 357 spaces required for residential use.  399 spaces are allocated for residential use.  40 residential spaces contain stacked spaces in front. There is a sufficient number of 2 and 3 bedroom dwellings to absorb the stacked spaces. A condition is recommended for all stacked spaces to be allocated to the same unit number.  All residential spaces are provided in B1 or B2.  331 / 5 = 66.2 visitor spaces required.  **0** residential visitor spaces are formally provided. Given this is a mixed-use development, not purely for RFBs, reliance on use of retail spaces by visitors is supported, due to likely dual-use trips.  331 / 3 = 110.3 bicycle spaces required.  125 bicycle racks allocated for residential use on B1 and B2.  The traffic report states that all residential parking spaces will be 2.4m x 5.4m and aisle widths will be as per AS2890.1. A condition for a traffic compliance report is recommended. | Yes  Yes  Yes  **Yes, with minor variations supported on merit**  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  **Yes, with partial non-compliances supported**  N/A  N/A  Yes  Yes  Yes  Yes  **No, partial variation supported on merit**  Yes  Yes |
| **8.1 – Sustainable Building Design**  New residential dwellings, including a residential component within a mixed use building are to be accompanied by a BASIX Certificate and are to incorporate all commitments stipulated in the BASIX Certificate.  Building envelopes, depths and internal layouts of all residential development is to facilitate natural ventilation.  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. | Refer to Sustainable Buildings SEPP assessment.  Compliance BASIX Certificate provided.  65% of total dwellings provided with compliant cross flow ventilation (ADG requires ≥60%).  Refer to Sustainable Buildings SEPP Assessment, which overrides. Compliant Nabers/embodies emissions targets provided.  74% of total dwellings have been oriented to achieve compliant solar access (minimum of 2 hours to living and PPOS areas in mid-winter (as required by the ADG); and a compliant level of cross flow ventilation compliance. | Yes  Yes  Yes  N/A  Yes |
| **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 proposed stormwater plans have been reviewed by Council’s engineer and approval is recommended subject to deferred commencement conditions for modelling and design amendments, as required.  An erosion and sediment control plan has been submitted. Standard conditions are recommended to ensure appropriate controls are implemented during the construction phase.  All stormwater outlets will drain to the local street network. Easements are not existing or required (subject to further review as part of deferred commencement conditions, as if OSD is required, additional easements may need to be registered for ongoing maintenance). | Yes  Yes  Yes |
| **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 adequately details the waste management requirements for all uses in the development. Separate WMP(s) will be required for the demolition and construction phases, and tenancy-specific WMPs will also need to be developed for some of the uses which have not had fit-outs approved under this DA (e.g. supermarket). Conditions are recommended for these.  Council’s waste generation calculations for each use align with the waste consultant’s estimates and Council’s waste management guideline. Council’s calculations for sizing of bin storage/holding rooms also result in compliance.  All storage locations are located within the basement, screened from view. The bins for each collection day will be transferred by the building manager with bin tugs to the waste holding room near the loading dock on B1, for collection via private waste contractors. After collection, bins will be returned to each waste room/area. Provisions for bulky goods waste are outlined in the WMP.  Chutes are not provided for the residential units. Residents will need to transfer private waste to the relevant communal bin room on B2 for their respective building. The ADG does not require chutes, and Council’s waste team has not raised concerns with this arrangement. Conditions are recommended for the detailed design of each bin storage room and wash down requirements. | 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.  Residential mailboxes are indicated within the lobbies for each building. This is permitted by the ADG, however a condition requiring acceptance by Australia Post is recommended.  All other plant (including electrical substations) will be located within the basement levels or rooftops. | Yes  Yes  Yes  Yes |
| **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 buildings will provide reasonable levels of passive surveillance to the surrounding streets and internal walkways and open spaces.  There are no obvious areas for concealment around the perimeter of the site.  Conditions are recommended for lighting, CCTV cameras and graffiti management.  The development has been designed in accordance with CPTED principles, as per the following:   * Surveillance – the shopfronts are predominately glazed and the apartment living rooms and POS balconies/terraces are oriented towards the public domain, walkways and the internal activity spaces. The landscaped planters have been designed to enable clear lines of sight. Footpaths are wide enough to enable people to maintain visibility. * Access control – the public/private spaces are clearly delineated by level differences, landscaped planters or courtyard fencing. The child care centre and building and communal rooftop gardens will be heavily access controlled. * Territorial re-enforcement – the car park layout has been refined to cluster similar uses together and be clearly legible. * Space/activity management – the shared communal and public open spaces will be under the care of Strata or building managers who can prevent or respond to graffiti or vandalism promptly. | Yes  Yes  Yes  Yes |
| **Part B1 – Controls for the Entertainment Precinct** | | |
| **Control** | **Assessment** | **Compliance** |
| **2.2 – Vision and Development Controls**  Development of the Entertainment Precinct is to respond to and demonstrate achievement of the design outcomes depicted in Figures 49 and 49.  Development shall be generally consistent with the following development outcomes:  **Layout**  A central 20m wide north south axis is to be provided to the north of The Hermitage Way to protect and reinforce the view cone that broadens out down the valley towards the Gledswood Estate.  The location of buildings, streets and open spaces is to reinforce the central north south axis.  The secondary view axes align with the ridges to the north as depicted in Figure 2. These secondary axes are to be reinforced by the provision of 10m wide visual corridors within which can provide secondary access roads to service future development within the precinct.  All development and built form that abuts the central north south axis are to address the axis alignment.  **Public Domain**  The central 20m wide north south axis is to form the focal point of the precinct with a public plaza or open area component.  Car parking can be provided within or under the central north south axis.  Building orientation and location is to maximise opportunities to utilise the available district views from the public domain areas.  **Private Domain**  Development should maximise the available northerly aspect and district outlooks.  Development must be located to reinforce the primary central axis and secondary axes.  Transparent elements 10m wide at ground level and above, such as atria or undercrofts, are to be provided in buildings within the precinct where a secondary view axis intersects with the proposed building location (Figures 2 and 3). Such transparent building elements are to retain and reinforce the visual linkages along the secondary alignments.  The location of buildings at the northern extremity of the precinct shall ensure that a separation of 35m over the central north south axis is provided to ensure the expansive view cone to the north is reinforced (Refer to Figure 48). | The development is generally consistent with Figures 48 (north-south axis map) and 49 (views and vistas map), except for the provision of an additional east-west access laneway, as approved under DA/2020/202/1 (subdivision component).  A 20m corridor is provided through the middle of the site (increase from the 15m corridor previously approved), with a view corridor of 91.5m commencing at The Hermitage Way. The view corridor can broaden out even wider in the future development of Lot 1.  All buildings and open spaces are aligned with the north south axis.  Secondary view axes are provided over Huntington Street to the west and Providence Drive to the east via the buildings, access laneway and pathways.  The ground floor retail, café and food and beverage premises, and upper residential units provide a superior response to the north-south axis, as compared to the previously approved development.  The central north south axis has been designed as the ‘heart’ of the precinct, defined with a central water fountain feature, four corner ‘eat street’ premises and nearby vertical (elevator) access to the lower ground floor cinema entertainment and retail premises. Various publicly accessible spaces will be embellished at ground level, including a children’s playground.  Car parking is fully provided in B1 and B2 directly beneath the north-south axis, supplemented by additional on-street parking in all four perimeter streets.  Buildings are orientated towards the north-south and east-west axes with active frontages.  The buildings have been oriented and sited with appropriate building separation distances and a mix of straight and ‘L’ shaped floor plates to achieve a compliant amount of solar access to the central COS, POS, PPOS and living areas. >70% of dwellings will achieve compliant solar access. Most of the units around the perimeter of the site and the three communal rooftop gardens will enjoy distant views.  The site layout reinforces the desired axes.  Significant amounts of transparent building elements have been incorporated to maintain view axes, including ground floor awnings in the central heart, the roof level above the central elevator into the shopping centre and the loading dock enclosure.  Lot 1 is not proposed to be developed as part of this DA. It will be subject to a separate DA for ‘Stage 2’. The subject proposal will not jeopardise the ability for Lot 1 to provide a widened view cone. | Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes |
| **3.3 – Access and movement controls**  Development of the Entertainment Precinct is to respond to and demonstrate achievement of the design outcomes depicted in Figures 50, 51 and 52.  Development shall be generally consistent with the following design outcomes:  **Layout**  Two north-south access roads are to be provided along the secondary axes as shown in Figure 50.  The road treatment through The Entertainment Precinct is to incorporate appropriate traffic calming, thresholds slow zones and pedestrian crossings to maximise pedestrian safety and amenity.  The provision of cycleways and pedestrians pathways are to be integrated into the precinct planning to provide safe and attractive options for users;  The Hermitage Way is to be designed to accommodate public transport access and provision for bus stops.  **Public Domain Treatment**  The roads reserve treatments are to be generally in accordance with Section 3.0 of Part A of this DCP, except where specific guidance is provided by this Part for The Hermitage Way and the north-south centre axis.  The treatment of The Hermitage Way through and within this precinct is to be in accordance with the typical layout at Figure 51 and is to include an appropriate transition for the cycleways entering and exiting the precinct.  Footpaths along The Hermitage Way are to be designed to allow for the provision of future outdoor dining areas, including extended footpath wider between parking bays.  A break in the median along The Hermitage Way is permissible to facilitate vehicular access between The Hermitage and the existing country club on Lot 3 DP 1215911.  The north south access roads are to comply with the minimum cross section requirements of Part A 3.0 of this DCP.  **Private Domain**  All development loading areas are to be serviced from the rear, away from The Hermitage Way and the north south axis.  Driveways, service docks and waste storage areas are to be appropriately treated and designed to maximise safety and minimize their visual appearance and detraction from the quality of the public domain environment.  **Carparking provision**  Car parking is to be designed and allocated to land uses in accordance with Camden DCP 2019.  Car parking for development within The Entertainment Precinct is ideally to be provided below grade (i.e. undercroft or basement parking).  Various controls for where parking is provided at grade. | The development is generally consistent with Figures 50 (access configurations and cycle paths), 51 (Hermitage Way road treatment) and 52 (Hermitage Way cross section).  Huntington Street and Providence Drive are already existing.  A deferred commencement condition for a detailed public works plan is to be provided requiring wider footpaths, upgrade of speed hump in Hermitage Way to a pedestrian crossing, relocation of existing pedestrian crossing, construction of new pedestrian crossings in Providence Drive and Huntington Street, review of speed limits and parking restrictions.  The works outlined above will ensure continuous cycle connections and walkways are provided around the site.  Construction and use of The Hermitage Way as a public road has been completed for several years. Lane widths can accommodate bus movements, with the existing bus services providing transportation between Narellan to Leppington via Gregory Hills in The Hermitage Way. Other services are being trialed for connections to Oran Park. Additional services/route destinations offered in Camden Valley Way, a 300m to 400m walk from the site.  There are no changes required to any of the existing road widths or carriageways, only new verge treatments.  Construction and use of The Hermitage Way as a public road has been completed for several years. Figure 51 identifies a 4m wide footpath along the front of the site in The Hermitage Way. There are currently no paths installed. Insufficient survey details have been provided to determine if 4m is available between the property boundary and the existing indented parking bays. Conditions are recommended for the whole width to be paved or concreted.  As above, further details of public domain works to be provided in a deferred commencement condition.  As above, conditions are recommended for all speed hump and pedestrian crossing upgrades in the surrounding streets.  Huntington Street and Providence Drive are already existing.  A loading dock and service area is provided on the northern side of the precinct adjacent to Buildings D and E, which is accessible off Providence Drive. The loading dock will be designed to cater for a heavy rigid vehicle (12.5m) to service the development, with minimum vertical clearance, compliant ramp grades and sightlines, and acoustic treatments.  These areas have been largely segregated from public view, or treated with setbacks, landscaping and architectural features to minimise the potential to detract from the quality of the public domain environment.  Refer to the Camden DCP 2019 assessment table. The traffic report submitted with the DA has been revised to include a further detailed assessment of estimated traffic generation, off-street parking demands and requirements. Regarding traffic generation, a total of 433 movements will occur in the peak AM period and 685 movements will occur in the peak PM period. A total of 399 residential parking spaces and 696 commercial parking spaces are required (1,095 total), 917 provided.  All off-street parking will be provided in B1 or B2, with supplementary on-street parking in the four perimeter roads.  All parking is below grade. | Yes  N/A  Yes  Yes  Yes  N/A  Yes  Yes  Yes  N/A  Yes  Yes  **No, parking variation supported on merit**  Yes  N/A |
| **4.3 – Public Domain Controls**  Development of The Entertainment Precinct is to respond to and demonstrate achievement of the design outcomes depicted in Figures 53, 54 and 55.  Development shall be generally consistent with the following outcomes:    **Layout**  Development is to provide open, unbuilt upon areas generally consistent with Figure 53.  The open unbuilt upon areas can be above car parking and vehicle circulation structures.  The layout of buildings is to respect and reinforce the required central and secondary axis alignments.  Open space areas should be configured to provide high levels of amenity and utility for adjoining development.  Development should be configured to provide casual surveillance of the open space areas to avoid the creation of unsafe environments.  **Public Domain Levels**  The central north south axis and adjoining areas as depicted in Figure 54 is to be provided at a preferred RL 132.00 with variation permitted between RL 131 and RL 133 (Figure 54).  The development of the precinct should grade down from the north-south axis to the perimeter of the precinct to respect the topography of the site and optimise district views. | \* This section applies to all areas accessed by the public, regardless of whether they are privately or publicly owned.  The development is generally consistent with Figures 53 (open unbuilt areas), 54 (target contour levels) and 55 (east-west section through Quadrants 1 and 2).  The 20m building separation to create the ground level plaza between Buildings C and D is consistent with Figure 53.  Parking is located below the publicly accessible retail and ‘eat street’.  The buildings have been sited largely in a ‘grid’ formation, defining north-south and east-west axes.  The COS, POS (and PPOS areas overlooking) have been thoughtfully designed to achieve the minimum solar access requirements in mid-winter and provide appropriate plantings/structures to provide green amenity, suitable for growing on top of a slab, or wihtin the pockets of deep soil zones (DSZ) provided.  All open areas will benefit from being casually overlooked by ground floor commercial tenancies or residential apartments above. Privacy ‘ribbon’ will overhang some of the areas requiring subtle screening or privacy and provide dappled sunlight/shade (such as playgrounds).  The whole precinct has been designed with a consistent ground level grade at RL132.00, consistent with the ‘hilltop ground plane’. Where the northern end of the site naturally drops lower than this and the ground plane/basement roof protrudes above NGL, the ‘lower ground’ levels have been in-filled with residential or child care development to ensure there are no blank walls along Huntington Street, Providence Drive or the access laneway, and that those street interfaces remain activated.  The plans have been amended at Council’s request to ensure that the western and eastern building heights grade down from the centre to four storeys on the lower order roads, providing a curvilinear height plane that follows the existing road levels, and ensure the buildings are not too dominant, opposite existing two storey residential dwellings and the two storey school at each end. Buildings A to J all have differing maximum RL heights helping to reduce the central buildings being ‘closed in’ and not able to access district views. | Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes |
| **4.4 – Public Domain Principles**  A public domain and landscape palette is to be developed in conjunction with Camden Council prior to the commencement of any works in the public domain of the Entertainment Precinct.  The public domain and landscape palette is to address the following issues:   * Provision of a unifying landscape treatment for the precinct. * Guidelines for the provision of street furniture, paving treatments, signage and public art. * Integration of public domain landscaping with private domain landscaping. * Providing amenity and shaded areas. * Safety by design. | The landscape concepts submitted are sufficiently detailed to demonstrate a wide variety of finishes and experiences for residents and visitors to the precinct. Curved seating areas, water features, glass awnings over the main ground floor restaurants and a publicly accessible playground are provided. A condition for addition seating within the primary DSZ alongside the access laneway is also recommended to maximise amenity available beneath natural shade trees, for pedestrians walking through the site (not necessarily residents), providing additional public benefit.  The concept will contain consistent treatments throughout to appear unified and cohesive, such as regular retaining wall finishes and landscape species/structural climbing vines etc.  Conditions are recommended to address these detailed matters.  Conditions recommended.  DSZs will contain suitable trees to provide natural shade options. Internal courtyards will provide interesting features such as climbing vine structures.  The longer through-site links are wide enough to see all the way to the end, with no areas for concealment. | Yes  Yes  Yes  Yes  Yes |
| **5.2 – Landuse and built form controls**  The development of The Entertainment Precinct is to respond to and demonstrate achievement of the development outcomes depicted in Figures 56, 57, 58, 59 and 60.  Development within the precinct can contain a maximum aggregate of 3,500m2 GLAR of “Shop” premises.  All non-residential development must include a signage strategy that demonstrates the integration of business and building identification signage into the overall building design.  Any large format “shop” is to be located within zone 2 in Figure 11, and  Development shall be generally consistent with the following outcomes:  **Active Frontages**  Active frontages are to be provided generally in accordance with Figure 56.  A building has an ‘active street frontage’ if all premises on the ground floor of the building facing the street or the north-south plaza are primarily used for the purposes of business premises or retail premises. This doesn’t preclude other uses such as residential, community facilities or entertainment, provided they are designed to create a positive relationship with the street and public domain.  An active street frontage is not required for any part of a building that is used for any of the following:   * Entrances and lobbies (including as part of mixed use development). * Access for fire services. * Vehicular access.   Where an active street frontage is not identified, buildings are to be designed to create a positive relationship with the street and public domain. Buildings are to be articulated through architectural treatments and materials.  **Land uses within the precinct**  The Entertainment Precinct is divided into four development zones (Figure 57) comprising: 1. Zone 1 – North  2. Zone 2 – Central  3. Zone 3 – South West  4. Zone 4 – South East  The preferred land uses within each zone are provided below and grouped into land use categories. This will allow for the flexible delivery of permissible uses in accordance with the Precinct SEPP. All land uses must demonstrate that the key built form objectives and principles to reinforce the axis alignments through the precinct are achieved.  **Development Sequence**  The north-south central axis, indicative east-west service road and The Hermitage Way divide the precinct into four development zones. The development of these zones can be undertaken in any sequence. Completion of any zones is not a pre-requisite for the commencement of development within any other zone.  **Zone 2**  Preferred land uses:  Mixed use development – which may include entertainment, community, commercial, retail, residential and car park.  **Public Domain Relationship**  Development in zones 1 or 2 is to:   * Provide articulation / special treatment to identify the entry lobby. * Provide transparent elements where a view axis intersects with the building (eg. Atrium, under-croft). * Utilise transparent materials to provide sightlines into internal public spaces (e.g. atrium). * Cloister or awning treatments are requirement to provide shading to public domain. The awning or cloister is to provide a minimum 2.0m overhang encroachment. * Where a building frames a view axis a straight-edge treatment is required to the perimeter of the building along that alignment (Figure 59 and Figure 60); * Buildings located on the primary building alignments as identified under Figure 59 are to be a minimum height of three storeys and are to be built on a nil setback to the street edge. * Incorporate shading to the central street north south axis public domain with either extended eave lines or a lower level awning / cloister structure treatment. * Blank walls are to be avoided. * Any community building should be of flat roof design incorporating shade structures to facilitate a number of different uses. * Buildings should avoid the use of traditional hipped or gabled roof forms and be of single pitch or multi-pitch roof design. Alternate roof shapes may be considered on a merit basis.   **Residential flat buildings and multi dwelling housing**  Residential flat building or multi dwelling housing in any zone is to:   * Recognise the importance of view lines to vistas and district views. * Provide transparent elements where view axis intersects with the building (e.g. atrium, under-croft); * Buildings should frame the view axis by referencing or aligning with the axis boundary; * The use of integrated balconies is preferred. The use of cantilevered balconies may be considered on a merit basis. * Provide eaves to shade upper balcony areas. Large eave overhangs are encouraged for architectural expression and enhanced passive solar design. * Apartment buildings should avoid the use of hipped or gabled roof forms and should be of single pitch or multi-pitch design. * Blank walls are to be avoided. * Parking is to be provided below grade where possible. Alternatively, other parking configurations may be provided but are to be appropriately treated and designed to maximise safety and minimize their detraction from the quality of the public domain environment. * Private dwellings should provide casual surveillance to public domain areas. * Private dwelling entry points should respect and respond to adjoining public domain areas. * Address the requirements of Section 7.12 of Part A of this DCP.   **Building alignment and setbacks**  Buildings are to reflect the setbacks and alignments allocated in Figures 59 and 60 - 0m.  **Materials finishes and colours**  All applications for the construction of new buildings are to include a proposed schedule of materials and finishes. Any schedule of materials and finishes is to demonstrate that the following concepts are achieved:   * Tripartite stratification of building elements (e.g. Base, middle, top-roof); and * Distinct identities for retail/community uses as compared with residential uses.   **Environmental Management in non-residential development**  Applications for non-residential buildings are encouraged that are ecologically sustainable and minimises waste production. As a minimum this is to be demonstrated by all development for non-residential purposes being required to achieve a minimum 4 star rating under the Australian Building Greenhouse Rating (ABGR) Scheme. | The development is generally consistent with the development outcomes depicted in Figures 56 (active frontages), 57 (quadrants), 58 (developable zones), 59 (primary building alignments) and 60 (setbacks).  Refer to Section 2.5 – Hierarchy of Centres of this assessment table above.  Indicative signage locations have been shown on buildings facades, but as tenants are currently unknown, and designs may be subject to change, conditions are recommended for all future signs to be considered in future approvals (or via exempt or complying development pathways).  There are no large format shops, except for the supermarket on lower ground level. This whole development is located wihtin Zone 2.  Active ground level frontages are proposed for Buildings C, D, G and H towards the central north-south axis, as well as at the eastern end of the ground floor tenancies along The Hermitage Way in Buildings F and G. A secondary pedestrian entry/exit into the lower ground level shops is also provided at street level of The Hermitage Way near the Huntington Street, which will ensure activation the whole way along the highest order road.  The active food and beverage and retail premises are located in the central junctions. Residential, cinemas and child care uses are appropriately separated.  The bulk of the Entertainment Precinct is proposed to be developed subject to the current application. Future Precinct A for further residential accommodation will be subject to separate applications.  All of the residential building lobby entries are located away from the core active centre, on more quiet sections of the street frontages.  Subject to detailed design at construction certificate stage, but no major fire service infrastructure has been identified as required within the active, publicly accessible areas.  The ground floor apartments all have private courtyards or terraces that provide a setback of at least 2m from the public domain/footpaths in the street verges. The level of architectural detailing and variety of finishes proposed for the development is satisfactory to provide visual interest. Lobbies have been detailed with awnings and vertical brick finish features.  Noted. Zone 1 (Lot 1) will be developed under a separate DA. Zone 2 (Lots 2, 3 and 4) will be consolidated and developed under this DA. Zone 3 (west of country club) will be developed under a separate DA. Zone 4 (east of country club) will be developed under a separate DA.  The land uses throughout the site are permissible and have been appropriately grouped. Previous conflicts of ground floor apartments interspersed with the child care centre and other retail premises have been deleted at the request of Council staff, and converted to complementary land uses only.  Flexibility for sequencing noted, with Zone 2 being the first quadrant proposed to be developed.  The mix of proposed uses is consistent with the intent for Zone 2.  The architectural design generally achieves all these preferred attributes.  A high proportion of glazing is provided to shop front and central awnings, to maintain transparency and provide shade.  Sufficient articulation features and design elements have been provided for the central commercial premises.  0m to variable setbacks provided along The Hermitage Way, as required.  There are no blank walls.  There are no specific community buildings, but ground floor eat street will provide opportunities for communal gathering.  Distinctive building forms, including mansard roof shapes are proposed to all buildings within the precinct.  View lines will be maintained via multiple axes between buildings.  Transparent atrium provided above elevator to lower ground level.  Axis well established.  Integrated balconies and courtyards are proposed.  N/A - Mansard roof proposed.  Mansard roofs proposed and acceptable.  No blank walls.  Parking is provided in B1 and B2.  All dwellings will overlook local streets or internal development.  Building entries appropriately located directly from public domain (relocated from internal COS).  RFB/Shop top housing controls already addressed.  0m – variable building setbacks provided along The Hermitage Way and the other street frontages, with projecting awnings above public footpaths.  Schedule of materials and finishes is satisfactory. The building materials and finishes clearly identify the different parts and functions of the building, with glazed ground floor shopfronts providing active frontages. In respect to the shop top housing, there is a clear base with floor to ceiling glass windows, brick middle and a colourbond roof with clerestory windows.  The buildings have been designed with three distinct ‘layers’: commercial, mid residential and upper residential levels stepped in with mansard roofs.  Compliant BASIX and Nabers certification have been provided to ensure the proposal provides satisfactory measures to reduce potable water demand, climatic responsive design, and passive thermal performance. | Yes  **No, variation supported on merit**  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  N/A  Yes  Yes  Yes  Yes  Yes  N/A  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  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 a net cut of 241,935.463m3 from the site.  Conditions for further details on all structural elements including basements, landscape planters/retaining walls and the like, to be provided.  Basement walls are setback from all boundaries, except the boundary shared between Lots 1 and 4 to the north. Condition for easements recommended. | Yes  Yes  Yes |
| **2.18.2 – Off Street Car Parking Rates/Requirements**  RFBs  N/A – Section 7.5.4 of Turner Road DCP, as these RFB rates supersede Camden DCP 2019.  Retail including supermarket  1 space per 22m2 of GFA, but can be varied with site-specific traffic study based on comparable context.  Commercial  1 space per 40m2 of GFA.  Shopping centre formula per 1,000m2  Supermarket (including back of house) = 42 x GLFA  Specialty retail = 45 x GLFA  Office/commercial = 9 x GLFA  Food and drink  1 space per 30m2 of GFA.  Gymnasium  7.5 spaces per 100m2 of GFA.  Child care centre  1 space per 4 children.  Cinema  1 space per 5 seats.  Bicycles  Residential – 1 space per 3 dwellings.  Retail and commercial – 1 space per 25 parking spaces, in excess of first 25 spaces  Motorbikes  Residential – N/A.  Retail and commercial – 1 space per 50 parking spaces, in excess of first 50 spaces.  Service vehicle parking  Residential – no spaces required, but long driveway access required for furniture removal, waste and emergency vehicles  Commercial – 1 space per 4,000m2 of GFA up to 2,000m2 and 1 space per 8,000m2 thereafter  Supermarket, shops and restaurants – 1 space per 400m2 of GFA up to 2,000m2 and 1 space per 800m2 thereafter | Note – the GFAs (m2) for all use calculations have been based on the areas shown for individual tenancies on architectural drawings DA2.10 to DA2.13, as there are discrepancies/inconsistencies in the figures quoted in the traffic report and economic report.  357 spaces required under Section 7.5.4.  399 spaces required under Camden DCP 2019 (N/A).  399 residential spaces provided.  5,669.4m2 / 22 = 258.  **Note** – where tenancies have been labelled as both ‘retail/commercial’, the higher (worst case) *retail* rates have been applied.  691.2m2 / 40 = 17.  Sub-total of all retail + commercial = 258 + 17 = 275  3,051.4m2 (supermarket) + 703.5m2 (storage) = 3,754.9m2  [42 x 3,754.9m2 / 1,000 = 158]  2,253.3m2 (retail) =  [45 x 2,253.3m2 / 1,000 = 101]  (commercial) = 691.2m2  [9 x 691.2m2 / 1,000 = 6]  Total shopping centre formula = 158 +101 + 6 = 265.  Shopping centre rate therefore more favourable and acceptable given site context. 265 to be used instead of 275.  2,769.1m2 / 30 = 92.  895.8m2 / 100 x 7.5 = 67.  80 children / 4 = 20.  1,300 seats / 5 = 260.  Total combined non-residential required is = 265 + 92 + 67 + 20 + 260 = 704.  Total provided is **518.**  (**186 space shortfall, 26% variation to the control**).  Residential bikes – 331 / 3 = 110 bike racks required.  125 residential bike racks provided on B2.  Retail and commercial bikes – 241 + 17 = 258 – 25 = 233 / 25 = 10 bike racks required.  20 commercial bike racks provided on B1.  Retail and commercial motorbikes – 241 + 17 = 258 – 50 = 208 / 50 = 56 motorcycle spaces required.  7 motorcycle spaces provided on B1.  Suitable access for removal, waste and emergency vehicles provided via the loading dock and turntable.  Commercial – 691.2m2 = 1 service space required.  Supermarket and specialty retail 5,304.7m2 + food and drink 2,769.1m2 = 8,073.8m2 – 2,000m2 = first 5 spaces +  6,073.8m2 / 800 = 8.  Total combined service spaces required = 1 + 5 + 8 = 14  Total service spaces provided = 3 HRV + 3 MRV + 6 SRV (car spaces to be managed via an online booking system) = Total provided is **12**.  **2 space shortfall (14%variation to the control)**  **Refer to main assessment report for full summary and justification for parking variations.** | Yes (residential complies)  **No (combined commercial shortfall), but supported on merit** |
| **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 front setback control and there are no prescribed side or rear setback controls for the entertainment precinct.  The proposal complies with the DCP’s minimum car parking requirements – 20 dedicated spaces provided on B1.  The proposed hours of operation are 7am to 6pm Monday to Friday. Extended hours and Saturday morning operations are not proposed.  The plans 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.  No signage is proposed under this DA. | N/A  Yes  Yes  Yes  Yes  Yes  Yes  N/A |