

Turner Road Development Control Plan 2018 (Turner Road DCP) Assessment Table

Control	Assessment	Compliance
<b>Part A, 2.1 Indicative Layout Plan (ILP)</b>  All development is to be undertaken generally in accordance with the ILP at Figure 2.	The ILP identifies that the site should be developed for business development purposes. The proposed development is generally consistent with the ILP as it proposes a mixed use development which comprises predominately of business premises, and supplementary uses such as retail and food and drink premises which support the functions of the business tenancies.	Yes.
<b>Part A, 2.2 Vision and Development Objectives</b>  Consistency with key development objectives for the Turner Road Precinct.	The proposed development is consistent with the vision and objectives of the Turner Road Precinct as it: <ul style="list-style-type: none"> <li>a. Facilitates urban development which meets environmental sustainability objections.</li> <li>b. Achieves a high standard of urban and architectural design quality.</li> <li>c. Maximises opportunities for local employment and business; and,</li> <li>d. Provides a specialist business centre.</li> </ul>	Yes.
<b>Part A, 2.5 Hierarchy of Centres and Employment Areas</b>  Development is to be consistent with the Hierarchy of Centres and Employment Areas Table (Table 1) and the Neighbourhood and Employment Areas Figure (Figure 4).	The proposed development is consistent with the Hierarchy of Centres and Employment Areas in that it is a building which will offer business premises which is consistent with the business development type listed in Table 1.  Table 4 shows the site is located within a Local Service Hub. The proposal is satisfactory as it provides a range of services such as retail, food and drink premises and a rooftop pool with associated amenities.	Yes.
<b>Part A, 6.2 Flooding and Watercycle Management</b>  Compliance with Council's Engineering Specifications.  Compliance with the environmental stormwater objectives listed in Table 9.	Civil engineering plans, stormwater management report and MUSIC/DRAINS models were submitted with the DA which demonstrate compliance with Council's Engineering Design Specifications.  An on site detention (OSD) tank is proposed as part of the development and the development achieves water sensitive urban design in accordance with Council's Engineering Design Specifications (Table 9).	Yes.

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<p><b>Part A, 6.3 Salinity and Soil Management</b></p> <p>Works are to comply with the Salinity Initiative booklets and Council's Building in Saline Prone Environments policy.</p> <p>Sediment and erosion controls are to be installed prior to construction.</p>	<p>A Salinity Management Plan was approved as part of the parent subdivision which was included on the Section 88B instrument for the subject site. Conditions are recommended for compliance with the Salinity Management Plan.</p> <p>A satisfactory sediment and erosion control plan was submitted with the DA.</p>	<p align="center">Yes.</p>
<p><b>Part A, 6.8 Contamination Management</b></p> <p>A contamination assessment in accordance with Council's Management of Contaminated Lands Policy is required</p>	<p>A Phase 1 Contamination Report was submitted with the DA which concluded that there are no contaminants present on the site. Therefore, the site is suitable for the intended use as a mixed use development. A standard unexpected finds contingency condition is recommended.</p>	<p align="center">Yes.</p>
<p><b>Part A, 6.10 Acoustics</b></p> <p>Compliance with Council's Environmental Noise Policy (ENP)</p>	<p>The applicant has submitted an Acoustic Report in support of the DA. The report demonstrates that the proposed development can comply with the ENP (with respect to mechanical and traffic generation). Council staff have reviewed the report, agree with its findings, and are satisfied that the proposed development can comply with Council's ENP.</p>	<p align="center">Yes.</p>
<p><b>Part A, 8.1 Sustainable Building Design</b></p> <p>Developments <u>not</u> affected by BASIX must achieve a 40% reduction of baseline potable water consumption.</p> <p>Building design is to respond to local climate and site conditions with passive solar and ventilation measures to be incorporated into building design.</p> <p>High use work areas (such as offices) are to be positioned to maximise solar gain and natural ventilation.</p>	<p>The proposed building is subject to BASIX requirements under the State Environmental Planning Policy (Sustainable Buildings) 2022 as it is a large scale commercial building. Supporting documentation has been submitted which demonstrates compliance with the BASIX requirements including energy and water efficiency ratings.</p> <p>The building is designed to respond to local climate and site conditions through the incorporation passive solar and ventilation measures. Extensive use of solar panels are also provided on the rooftop.</p> <p>The tenancies are positioned to maximise solar gain and natural ventilation.</p>	<p align="center">Yes.</p>

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<p><b>Part A, 8.2 Stormwater and Construction Management</b></p> <p>A Stormwater Concept Plan is to be submitted with each building DA indicating how stormwater will be managed and disposed of. Drainage for individual developments shall be designed in accordance with the stormwater quality and quantity targets set by the DECC, Australian Rainfall and Runoff (1997), and Council's Engineering Design Specification. All subsurface drains are to be connected into the stormwater system within the site downstream of any water tanks.</p> <p>All development shall be carried out in accordance with an approved Soil and Water Management Plan prepared in accordance with Managing Urban Stormwater - Soils and Construction, Landcom 4th Edition March 2004 ('The Blue Book').</p> <p>Where properties fall away from the street and/or are unable to drain to a trunk drainage system, an easement for draining through downstream properties must be created in the subdivision plan.</p>	<p>A concept stormwater plan has been submitted with the application, which is consistent with the DECC, Australian Rainfall and Runoff (1997), Council's Engineering Design Specifications and the Blue Book.</p> <p>The property falls towards Lasso Road and does not require provision of an easement.</p>	<p align="center">Yes.</p>
<p><b>Part A, 8.3 Waste Management</b></p> <p>A waste management plan must be submitted with DA.</p> <p>All business and industrial operations are to provide adequate on-site waste storage facilities that are readily accessible and appropriately screened from view.</p> <p>Development must demonstrate that the design takes into account refuse storage and collection without reducing the amenity of a dwelling or neighbouring lots</p> <p>Storage areas for rubbish bins are to be located away from the front of development where they have a significant negative impact on the streetscape, the visual presentation of the building entry and on the amenity of residents, building users and pedestrians.</p>	<p>An adequate waste management plan has been submitted in support of the DA and adequate waste storage facilities are provided within the basement. Council's Waste Officer has reviewed the design and is satisfied adequate waste storage and services are provided on site.</p>	<p align="center">Yes.</p>

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<p><b>Part A, 8.4 Site Facilities and Servicing.</b></p> <p>Garbage, mail structures, service meters and the like are to be integrated into the overall design of the building and landscaping</p>	<p>Service facilities are adequately integrated into the building design.</p>	<p>Yes.</p>
<p><b>Part A, 8.6 Safety and Surveillance</b></p> <p>Buildings must be designed to provide casual surveillance, avoid blank walls and comply with Crime Prevention Through Environmental Design (CPTED) principles</p>	<p>The building is designed to have a frontage to Lasso Road and provide casual surveillance of the street and internal common areas.</p>	<p>Yes.</p>
<p><b>Part B3, 3.1 Land Uses</b></p> <p>Development is to be undertaken generally in accordance with the DCP's Preferred Land Use Plan at Figure 67.</p>	<p>The proposed development is generally consistent with the DCP's Preferred Land Use Plan in that it proposes the primary land use as business premises. Food and drink and retail premises are proposed as supplementary land uses.</p>	<p>Yes.</p>
<p><b>Part B3, 3.4 Public Domain and Interface Areas</b></p> <p>The principles of CPTED must be incorporated into the design of all development</p>	<p>CPTED principles are evident in the design of the building and layout. The proposed building has a frontage to Lasso Road. This will enable passive surveillance of the public streets.</p>	<p>Yes.</p>
<p><b>Part B3, 3.5 Site Planning</b></p> <p>The following building setbacks are required:</p> <p>5m to Lasso Road</p> <p>Front setbacks are to be landscaped and not dominated by parking areas or loading facilities</p> <p>Each site is to provide on-site stormwater detention</p>	<p>A 9.5m setback is provided to Lasso Road.</p> <p>The front setback has been adequately landscaped with no vehicular hard stand areas. Parking is confined to four basement levels with access off Lasso Road.</p> <p>The site proposes on site detention tanks which complies with Council's pre and post discharge requirements.</p>	<p>Yes.</p>

<p><b>Part B3, 3.6 Building Design</b></p> <p>Scale and massing of buildings should reinforce the desired urban design character with larger buildings used to signify prominent corners, activity nodes and the like</p> <p>The office component of any development is to be incorporated into the overall design of the building, and located generally along the primary street frontage.</p> <p>Key sites (Figure 70) are to include 'gateway buildings' which signify the entrances to the employment area. The built form and architecture of development is to enhance its location and positively respond to and emphasise the street corner.</p> <p>Facades visible from the public domain are to include a high proportion of glazing and be provided with architectural articulation</p> <p>Blank building facades facing the primary street frontage are not permitted</p> <p>Glazing shall not exceed 20% reflectivity</p> <p>The use of metal cladding is discouraged unless it forms part of an architectural design solution in association with masonry, glazing and other high quality materials.</p>	<p>The scale of the proposed building is generally in keeping with surrounding development in the area. The proposed height of this development is positioned 2.79m higher than the approved height of the mixed use development to the north-west which is considered similar in bulk and scale.</p> <p>The proposal includes business premises offices which have a frontage to all elevations.</p> <p>The subject site is not identified as a key site.</p> <p>The proposed development provides an active presentation to the street and is appropriately modulated / articulated with satisfactory glazing. The side boundaries have a 1.6m side setback on the ground floor and 3m setback from levels 1 to 6, which then transition to a zero lot line for two thirds of the length of the building. The rear glazing line of the building, from levels 3 to 6, is setback 3m from the rear boundary.</p> <p>No blank facades are proposed. The front and rear elevations are articulated and include extensive glazing. Where part of the side elevations has zero setbacks, they include a textured and ribbed concrete finish to visually articulate these elevations where visible from the streetscape.</p> <p>A standard condition could address this matter should the DA be approved.</p> <p>The proposal does not include metal cladding.</p>	<p align="center">Yes.</p>
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<p>Materials that are likely to contribute to poor internal air quality, such as those generating formaldehyde or those that may create a breathing hazard in the case of fire (e.g. polyurethane), should be avoided.</p> <p>Building design within the Business Development Lands are to include:</p> <p>(a) Effective sun-shading for west facing windows.</p> <p>(b) Articulated roof forms.</p> <p>(c) Emphasis on customer entries.</p> <p>The use of high-quality materials and finishes.</p>	<p>The proposed materials will not contribute to poor internal air quality.</p> <p>West facing windows are adequately shaded from the sun.</p> <p>Roof forms are articulated through the staggering of height. The top level is recessed back and provides rooftop landscaping and amenities to reduce the bulk and scale.</p> <p>Each tenancy at ground level has individual access. Access to upper floors is via a lobby and with a lift and stairs which is accessible via the centre of the building.</p> <p>The design incorporates high quality materials and finishes including the use of curved glass and complementary landscaping.</p>	
<p><b>Part B3, 3.7 Employment Operations</b></p> <p>Access, parking and loading to be in accordance with Camden DCP 2011</p> <p>Development applications must provide proposed hours of operation, number and timing of deliveries expected per day, nature and frequency of heavy vehicles expected to access the premises and proposed locations of external light sources and the extent of light spillage outside of the subject property.</p>	<p>The proposal requires a total of 207 car parking spaces to be provided. A total of 252 spaces have been provided. Satisfactory loading and unloading are provided. It noted that deliveries are to be undertaken within the basement in the by a medium rigid vehicle.</p> <p>A DA/CDC will be required for the fit-out of the tenancies. All other business tenancies identified on the plans will be leased and subject to CDCs/DAs for those uses and fit outs.</p> <p>A standard condition is recommended ensuring provision of a detailed lighting plan prior to the issue of a construction certificate.</p>	<p align="center">Yes.</p>
<p><b>Part B3, 3.9 On Site Landscaping</b></p> <p>A concept landscaping plan is to be provided with the DA and native landscaping is to be used where possible</p>	<p>A satisfactory landscape plan has been submitted and reviewed by Council's Landscape Officer. Landscaping is provided within the front setback and ground floor foyer, edge planting along the front and rear balconies, and rooftop landscaping within the outdoor pool/seating areas.</p>	<p align="center">Yes.</p>

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<p><b>Part B3 3.10 Outdoor Storage.</b></p> <p>(1) No external storage of goods, including garbage bins, shall be permitted where such areas will be visible from the public domain.</p> <p>(2) The ground surfaces of outdoor storage areas, including waste collection areas, are to be sealed and are to be located behind the building line and screened with landscaping and solid fences.</p> <p>(3) The following information is to be provided with a Development Application, where required:</p> <p>(4)</p> <ul style="list-style-type: none"> <li>(a) Size of outdoor storage area;</li> <li>(b) Maximum storage height;</li> <li>(c) Types of goods, materials and equipment being stored outdoors; and</li> </ul> <p>Details on landscaping and screening structures.</p>	<p>No external storage of goods is proposed. A proposed waste storage room is proposed for the storage of bins out of view of the public domain.</p> <p>Storage of waste is proposed to be located within the proposed premises and away from the public domain.</p> <p>No outdoor storage areas proposed.</p>	<p align="center">Yes.</p>
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