

Camden Growth Centre Precincts Development Control Plan (Growth DCP) Assessment Table

Control	Assessment	Compliance
2.2 Indicative Layout Plan All development is to be undertaken generally in accordance with the Indicative Layout Plan.	This proposal is consistent with the ILP and is a compatible land use within the R2 Low Density Residential zone.	Yes.
2.3.2 Water cycle management Management of 'minor' flows and 'major' flows within subdivisions and development sites is to be in accordance with Council's Engineering Specification.	Council's Development Engineer has reviewed the plans and details and raised no objection to the proposal subject to recommended conditions of consent.	Yes.
2.3.3 Salinity and soil management Development applications, that include earthworks, on land with a low, or moderate to high risk of salinity (identified in the Areas of potential salinity risk map), are to be accompanied by information detailing how the design and construction of the proposed subdivision intends to address salinity issues. All works are to comply with the Western Sydney Salinity Code of Practice 2004 (WSROC) and Appendix B.	Salinity was assessed as part of the parent subdivision under DA/2022/94/1. Council's Environmental Health Specialist has reviewed the proposal and recommended a condition of consent to ensure compliance with the approved Salinity Management Plan.	Yes.
2.3.4 Aboriginal and European heritage Development applications must identify any areas of Aboriginal heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that are to be retained and protected (and identify the management protocols for these).	<p>Aboriginal heritage was assessed as part of the parent subdivision under DA/2022/94/1. The site is deemed clear of Aboriginal heritage significance. A condition is recommended which addresses the unexpected finds of Aboriginal artefacts on site which requires works to cease until an Aboriginal Heritage Impact Permit is obtained.</p> <p>There are no European heritage items within or adjacent to the subject site.</p>	Yes.
2.3.5 Tree Retention and Biodiversity Native trees and other vegetation are to be retained where possible by careful planning of development (particularly at the subdivision stage) to incorporate trees into areas such as road reserves and private or communal open space.	The site has been cleared of native trees under a previous subdivision application.	Yes.
2.3.6 Bushfire hazard management Reference is to be made to Planning for Bushfire Protection 2006 in subdivision planning and design and development is to be consistent with Planning for Bushfire Protection 2006.	A small portion of the parent lot being 52 Park Road is mapped as bush fire prone land. Although the proposed lot on which the centre is to be located is not covered by the bushfire affectation, the proposed child care centre is still defined as a special bush fire protection purpose pursuant to Section 100B(6)(d) of the <i>Rural Fires Act 1997</i> given that the subject lot is not yet registered.	Yes.

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	Therefore, the development is classed as integrated development and the DA was referred to the NSW Rural Fire Service (RFS) for approval. The RFS has issued a Bush Fire Safety Authority with no applicable bushfire conditions.	
2.7 Contamination Management All subdivision Development Applications, and applications proposing a change of use to a more sensitive land use (e.g. Residential, education, public recreation facility etc), shall be accompanied by a Stage 1 Preliminary Site Investigation prepared in accordance with the NSW EPA Contaminated Sites Guidelines, State Environmental Planning Policy 55 – Remediation of Land and the Contaminated Land Management Act, 1995 and relevant Council Policies.	A remediation action plan (RAP) was approved as part of the parent subdivision under DA/2016/1335/1. The site will be remediated and validated prior to the subject lot being registered. Council's Environmental Health Specialist has reviewed the DA and is satisfied the site is suitable for residential and child care uses. An unexpected finds contingency condition is recommended.	Yes.
2.3.9 Acoustics. Compliance with Council's Environmental Noise Policy.	An acoustic report was submitted with the DA which was assessed by Council's Environmental Health Specialist. The report is deemed satisfactory subject to conditions requiring compliance with the report and recommendations including acoustic fencing, window treatment, mechanical plant and equipment and implementation of a centre noise management plan.	Yes.
2.5 Crime Prevention through Environmental Design Buildings should be designed to overlook streets, lanes and other public or communal areas to provide casual surveillance. In the case of corner lots habitable windows are also be oriented to overlook both streets. All developments are to incorporate the principles of Crime Prevention Through Environmental Design (CPTED).	The development has been designed to incorporate key CPTED principles including clear sightlines, lighting and surveillance. The design ensures clear site lines to surrounding streets via windows positioned around the centre. A masonry fence is proposed around the outdoor play area which includes clear Perspex panels to comply with acoustic requirements and provide visual permeability surrounding streetscape.	Yes.
2.6 Earthworks Subdivision and building work are to be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill both during subdivision and when buildings are constructed. Finished levels should integrate with nearby land and facilitate drainage.	The natural topography of the site is being altered as part of the subdivision works approved under DA/2022/94/1. This proposal responds to the approved site levels with the exception of excavations required for the proposed basement / lower level car park.	Yes.

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Where terraced retaining walls shall have a minimum horizontal distance between each step of 1m Retaining walls that front public place are to be finished with anti-graffiti coatings.		
4.4.3 Child Care Centres Direct frontage to an arterial road, sub-arterial road or transit boulevard (refer to clause 3.2.5). Opposite “T” intersections or on bends where sight distances are limited and may create dangerous conditions for vehicle entry to and exit from the site. On cul-de-sacs On flood liable land or land affected by local overland flooding (refer to clause 2.3.1) On bushfire prone land (refer to clause 2.3.6). On land that requires significant cut or fill, where retaining walls would create a safety hazard for children.	The proposed centre is not located on any of the specified land. The proposed retaining walls will not create a safety risk for children as they are limited to external boundaries.	Yes.
4.4.3.3 In order to limit impact on neighbouring properties child care centres should be located in close proximity to other non-residential uses such as community facilities, schools, neighbourhood halls, churches and public recreation areas; Be located in close proximity to transport routes and public transport nodes and corridors (collector roads are the preferred location for child care centres). If practical, be located on sites that have minimal common boundaries with residential neighbours; locate play areas as far as possible away from neighbours’ living rooms and bedrooms; and be sited on allotments that can provide sufficient buffering to minimise noise and loss of privacy.	The indicative layout plan shows the adjoining site is planned for a future school and is positioned to have a frontage to Park Road which is a collector road. The site context is appropriate for the proposed centre. The site has a frontage to three roads and minimum common boundaries with residential neighbours. The centre shares one residential boundary located on the south-western boundary. Outdoor play areas are positioned away from the residential boundary in a U-shape orientation which mitigates possible privacy impacts.	Yes.
4.4.3.4 Matters for consideration Council will consider the following matters when assessing development applications for child care centres:	The levels of the proposed development are considered appropriate, and the building has been designed to ensure there is satisfactory amenity to the surrounding locality.	Yes.

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<p>Whether the development maintains the privacy and amenity of adjoining development.</p> <p>The extent to which the design of the proposed development, including any signage, is consistent with the desired character of the residential area in which it is located.</p> <p>The appropriateness of the location of the development, including its location in relation to other existing or proposed child care centres.</p> <p>The size of the land where the development is proposed.</p> <p>The provision of and location within the development site of car parking.</p>	<p>Signage for the centre is proposed which is consistent with the desired character of the residential areas in which it is located.</p> <p>The applicant has demonstrated the site is of an appropriate size to accommodate the proposed development.</p> <p>The proposed siting of the centre and car parking is considered satisfactory.</p>	
Section 4.4.3 Child Care Centres, Table 4-11		
<p>Distance Separation Requirement:</p> <p>Must be 1km from any existing, approved or proposed child care centre, 100m from high voltage transmission lines, mobile phone towers, radio telecommunication facilities, restricted premises, sex service premises, 85m (measured at site boundary) of service stations and gas storage tanks.</p>	<p>In accordance with the State Environmental Planning Policy (Transport and Infrastructure) 2021, clause 3.26 Centre-based child care facility - non-discretionary development standards -</p> <p><i>(a) location - the development may be located at any distance from an existing or proposed early education and care facility,</i></p> <p>This clause in the SEPP overrides any conflicting DCP control, and therefore there is no discrepancy in compliance.</p> <p>The site is not within 100m of high voltage transmission lines, mobile phone towers, radio telecommunication facilities, restricted premises, sex services premises or 85m (measured at site boundary) of service stations and gas storage tanks.</p>	Yes
Minimum Allotment size – 900sqm	The site has a total area of 2,598sqm	Yes.
Minimum Frontage width – 26m	The site has a frontage to: Park Road - 42.765m Proposed local road – 42.015m Proposed local road – 42.765m	Yes.
Minimum Lot Depth – 30m	The site has a depth of 54.015m.	Yes.
Maximum site coverage – 50%	Site area: 2,598sqm Site coverage: 986sqm (37.9%)	Yes.
Minimum landscape area – 30%	Site area: 2,598sqm Landscape area: 790.91sqm (30.4%)	Yes.

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Max no. of storeys – 1 storey building or ground floor for children's rooms only	The development is generally single storey with a basement / lower level car park.	Yes.
Floor to ceiling height – Minimum 2.4m	3.165m ceiling height is demonstrated.	Yes.
Capacity – Max. 40 children	In accordance with Part 3.3, Clause 3.27(1)(b) of the SEPP (Transport and Infrastructure) 2021, a DCP requirement stating a maximum number of children does not apply to development for the purpose of centre-based child care facility.	Yes.
Open Space – Minimum unencumbered indoor play space / licensed child (irrespective of age) and minimum unencumbered outdoor play space/licensed child (irrespective of age). Reference should be made to the Children's Services Regulation 2004 and other supporting information for these standards.	Indoor space required → 3.25sqm per child. Which has been provided: <u>Playroom 1</u> 0-2yrs – 16 x 3.25 = 52m ² required 54.55m ² provided <u>Playroom 2</u> 1-2yrs – 20 x 3.25 = 65m ² required. 67.18m ² provided <u>Playroom 3</u> 2-3 years – 25 x 3.25 = 81.25m ² 83.40m ² provided. <u>Playroom 4</u> 2-3 years – 25 x 3.25 = 81.25m ² 83.40m ² provided. <u>Playroom 5</u> 3-4 years – 20 x 3.25 = 65m ² 67.79m ² provided. <u>Playroom 6</u> 4-5 years – 30 x 3.25 = 97.5m ² 101.60m ² provided. <u>Outdoor space</u> External Playspace 136 x 7 = 952sqm required Provided = 989.63sqm	Yes.
Primary Front (Building) – 6m and 2m landscaped setback	6m setback to Park Road. 2m landscaped setback provided.	Yes.
Corner Lot (Street Frontage) – 3m	3m secondary setback provided to local road.	Yes.
Side (Building) – 2m	2m side setback provided.	Yes.
Rear (Building) – 4m ground and 8m upper floors	4.5m rear setback provided.	Yes.
Staffing ratio's 1:4 in respect of all children who are under the age of 2 years,	136 place child-care centre requires a total of 23 staff. Staff ratios are as follows:	Yes

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<p>1:8 in respect of all children who are 2 or more years of age but under 3 years of age,</p> <p>1:10 in respect of all children who are 3 or more years of age but under 6 years of age.</p>	<p>Playroom 1 – (0-2yrs) 16 children $16/4 = 4$</p> <p>Playroom 2 – (1-2yrs) 20 children $20/4 = 5$</p> <p>Playroom 3 – (2-3 yrs) 25 children $25/8 = 3.1 (4)$</p> <p>Playroom 4 (3-3 yrs) 25 children $25/8 = 3.1 (4)$</p> <p>Playroom 5 (3-4 yrs) 25 children $25/10 = 2.5 (3)$</p> <p>Playroom 6 (4-5 yrs) 30 children $30/10 = 3$</p> <p>Total of 23 staff required</p>	
<p>Total Car Parking required by the development.</p> <p>Parking required at a rate of 1 carparking space per employee (reduced rates of provision may apply where the child care centre is within walking distance of a bus stop or train station).</p> <p>Parking required at a rate of 1 carparking spaces per 6 children.</p>	<p><u>Required:</u></p> <p>For the purposes of this calculation the number of employees is based on the minimum ratios of staff</p> <p>Staff car parking = 23 Visitor car parking = $136/6 = 23$</p> <p>$23 + 23 = 46$</p> <p>A total of 34 car parking spaces are proposed (including 1 x disabled car parking space). Based on these rates there is a shortfall of 12 car spaces.</p> <p>However, applying the CDCP 2019 rates, of 1 space per 4 children, a minimum of 34 spaces is required which this proposal would be compliant with.</p> <p>It is reasonable to apply to CDCP rate as the site is within 500m of a Camden Valley Way which has multiple bus routes and 500m from the Rickard Road transit boulevard extension. The site is also located directly adjacent to a planned school and is surrounded by future residential development. As such it is considered that the centre will attract shared trips and/or people will arrive by foot.</p>	Yes